



The Weekly Permit Bulletin

October 25, 2007

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the SEPA field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin.

New Applications

NOTICE OF APPLICATION

Electrical Utility Facility Land Use Code Amendment

Location: City Wide-non project action

Neighborhood: City Wide

File Number: 07-132926-AD

Description: Legislative amendment of City of Bellevue Land Use Code to modify standards applicable to electrical utility facilities and substations. Proposal includes adding a new section (20.20.255) specific to electrical utility facilities and other associated amendments to ensure code consistency.

Approvals Required: Planning Commission recommendation, City Council approval.

SEPA: Determination of Nonsignificance (DNS) is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period: November 8, 2007, 5 p.m. Refer to page one for information on how to comment on a project.

Date of Application: September 27, 2007

Completeness Date: October 15, 2007

Applicant Contact: Lacey Madche, 425-452-6134

SEPA Planner Email: lmadche@bellevuewa.gov

SEPA Planner: Lacey Madche, 425-452-6134

NOTICE OF APPLICATION

Marriott Hotel

Location: 11009 NE 3rd PI

Neighborhood: West Bellevue

File Number: 07-132509-LD

Description: Application for Design Review approval to construct a fourteen story hotel with approximately 231,750 sq. ft. of banquet and meeting space, and 142-seat restaurant and lounge over parking for 297 vehicles on a 0.94 acre site zoned DNTN-MU.

Approvals Required: Design Review approval, Concurrency Determination, and ancillary permits and approvals.

Public Meeting: Thursday, November 1, 2007, 6:00 p.m. Bellevue City Hall, Room 1E-118, 450 110th Ave NE

SEPA: Determination of Nonsignificance (DNS) is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period: November 8, 2007, 5 p.m. Refer to page one for information on how to comment on a project.

Date of Application: September 14, 2007

Completeness Date: October 12, 2007

Applicant: Russell Urban, HEI Hotels and Resorts, 203-849-2279

Planner Email: kthiem@bellevuewa.gov

Planner: Ken Thiem, 425-452-2728

NOTICE OF APPLICATION

Benridge Preliminary Short Plat

Location: 13050 SE 41st St.

Neighborhood: Factoria

File Number: 07-138711-LI

Description: Application for an Administrative Amendment to a Preliminary Short Plat decision (04-108251-LN) to clarify that statements made regarding Lot 6 remaining undeveloped only applied to the LN decisions; future development is permitted subject to compliance with the City's development regulations.

Approvals Required: Administrative Amendment to a Preliminary Short Plat permit, Concurrency Determination, and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period: November 8, 2007, 5 p.m. Refer to page one for information on how to comment on a project.

Date of Application: October 17, 2007

Completeness Date: October 18, 2007

Applicant Contact: Steve Bennett, Northwest Properties Inc, 425-445-9035

Planner Email: mupston@bellevuewa.gov

Planner: Mike Upston, 425-452-2970

NOTICE OF APPLICATION

2007 Storm System Improvements – Vasa Creek

Location: 15218 SE 48th Drive

Neighborhood: Eastgate/Cougar Mountain

File Number: 07-126647-LO

Description: Application for a Critical Areas Land Use Permit to construct inlet improvements to a Vasa Creek culvert beneath SE 48th Drive, including ecology block headwall, new Type 2 catch basin on the inlet of the pipe and construction of an access road for maintenance of the facility. This reach of Vasa Creek is designated a Type N stream. Proposed mitigation includes restoration of disturbed areas and supplemental planting of native vegetation.

Approvals Required: Critical Areas Land Use Permit, Concurrency Determination, and ancillary permits and approvals.

SEPA: Determination of Nonsignificance (DNS) is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period: November 8, 2007, 5 p.m. Refer to page one for information on how to comment on a project.

Date of Application: July 6, 2007

Completeness Date: August 1, 2007

Applicant Contact: Steve Costa, City of Bellevue Utilities, 425-452-2845

Planner Email: mjackson@bellevuewa.gov

Planner: Matthews Jackson, 425-452-2729

Decisions

NOTICE OF DECISION

Lindor Short Plat

Location: 10100 NE 16th Pl.

Neighborhood: Northwest Bellevue

File Number: 07-111998-LN

Description: Application for Preliminary Short Plat approval to subdivide one .45 acre lot, zoned R-3.5, into two .22 acre lots. A boundary line adjustment of 37 square feet was required to meet the minimum lot size for subdivision.

Decision: Approval with Conditions.

SEPA: Exempt.

Concurrency Determination: N/A

Appeal Deadline Ends: November 8, 2007, 5 p.m.

Date of Application: April 5, 2007

Completeness Date: May 5, 2007

Notice of Application Date: May 17, 2007

Applicant Contact: Karl Lindor, 206-890-8227

Planner Email: corr@bellevuewa.gov

Planner: Carol Orr, 425-452-2896

NOTICE OF DECISION

Si-Chang Triplex Townhomes

Location: 1638 104th Ave NE

Neighborhood: Northwest Bellevue

File Number: 06-117408-LD

Description: Design Review approval to construct one 3-unit, 2-story residential townhome building with 10 parking stalls and a request for a Variance to permit a 25 foot rear yard Transition Area setback from the east property line.

Decision: Approval with conditions

SEPA: Exempt.

Concurrency Determination: N/A

Appeal Deadline Ends: November 8, 2007, 5 p.m.

Date of Application: July 5, 2006

Completeness Date: September 7, 2006

Notice of Application Date: September 28, 2006

Applicant: Si-Chang Song

Applicant Contact: Mark Batson, Residential Design Services, 425-746-3036

Planner Email: csaari@bellevuewa.gov

Planner: Carol Saari, 425-452-2731

NOTICE OF DECISION

Windcrest Ridge Homeowners Association Wildlife Habitat Snags

Location: Adjacent to 2458 134th Ave SE in Non-Disturbance Tract C

Neighborhood: West Lake Hills

File Number: 07-123110-GH

Description: Land Use approval to create wildlife habitat snags out of 4 hazardous cottonwood trees adjacent to an un-typed stream with an unclassified wetland. Proposed mitigation includes replanting with native vegetation. Work allowed prior to issuance due to emergency hazard tree removal related to windstorm damage.

Decision: Approval with Conditions

SEPA: Determination of Nonsignificance

Concurrency Determination: N/A

Appeal Deadline Ends: November 8, 2007

Date of Application: June 20, 2007

Completeness Date: August 29, 2007

Notice of Application Date: September 6, 2007

Applicant Contact: David Deress, 425-653-5581

Planner Email: corr@bellevuewa.gov

Planner: Carol Orr, 425-452-2896

RECOMMENDATIONS

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

2007 Process Based Code Amendments

Location: Citywide

Neighborhood: Citywide

File Number: 07-130299-AD

Description: Application to amend the Land Use Code to delete unnecessary language, ensure certain land use provisions are consistent with state law, and adopt efficiency improvements, including elimination of

permit requirements for home occupation and replacement with performance standards.

Decision: Recommendation of Approval

SEPA: Exempt

14, 2007: City Council Conference Room, Lobby Floor, Bellevue City Hall, 450 110th Ave NE

Date of Application: August 1, 2007

Completeness Date: 9/19/2007

Notice of Application Date: 9/27/2007

Applicant: City of Bellevue Department of Planning and Community Development

Applicant Contact: Lacey Madche, 425-452-6134

Legal Planner Email: lmadche@bellevuewa.gov

Legal Planner: Lacey Madche, 425-452-6134

NOTICE OF PUBLIC RECOMMENDATION, PUBLIC HEARING AND SEPA DETERMINATION

2007 Phase I – Neighborhood Livability Land Use Code Amendments

Location: Citywide

Neighborhood: Citywide

File Number: 07-130300-AD

Decision: Recommendation of Approval

Description: Amendments to the Land Use Code relating to Neighborhood Character, including amendment to the definition of building height, prohibition of temporary shelters and storage facilities, which are visible from public or private streets, greenscape requirements for front yard setbacks in single family districts, and tree retention for redevelopment and infill development in single family districts.

SEPA Determination: DNS

SEPA Appeal: Any appeal of this SEPA threshold determination must wait until after final action is taken on this proposal by the City Council. Following final action by the City Council, an appeal of the SEPA threshold determination may be filed together with an appeal of the underlying City Council action by petition to the Growth Management Hearings Board (LUC 20.35.250C).

Public Hearing: 7 pm, Wednesday, November 14, 2007: City Council Conference Room, Lobby Floor, Bellevue City Hall, 450 110th Ave NE

Date of Application: August 1, 2007

Completeness Date: September 19, 2007

Notice of Application Date: September 27, 2007

Applicant: City of Bellevue Department of Planning and Community Development

Applicant Contact: Lacey Madche, 425-452-6134

SEPA Planner Email: mjackson@bellevuewa.gov

SEPA Planner: Matthews Jackson, 425-452-2729