



Weekly Permit Bulletin

November 14, 2013

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

How to use this Bulletin

To learn more about a project:

- Call the planner assigned to the project.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.

To comment on a project:

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

To appeal a permit decision:

- You must have filed a written comment expressing your concerns before the decision was made.
- An appeal of a DSD decision is made to the Hearing Examiner, must be in writing, and must be received by the City Clerk's Office by 5 p.m. located on the 2nd on the appeal deadline indicated in the notice.
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at (360)459-6327.

To receive the bulletin by email:

Please access our city website at www.bellevuewa.gov and click on How do I / Get involved / E-mail News. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800



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. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

Notice of Application

NOTICE OF APPLICATION

[City of Bellevue Utilities Department 2013 Wastewater System Plan](#)

Location: Citywide

File Number: 13-131390-LM

Description: SEPA review of the City of Bellevue Utilities Department 2013 Wastewater System Plan. The Plan addresses aging of infrastructure, system expansion to accommodate development, revised policies and practices, newly available analytical data, finances, revised forecasting of growth, and recommended improvements. The Plan has been prepared in conformance with general sewer plan criteria, as defined in WAC 173-240-050. The Plan provides a basis for capital improvement planning for the next 6 years, forecasts anticipated needs over the next 20 years, and outlines ultimate system build-out based on land use zoning. The City has consulted with Bellevue's Environmental Services Commission (ESC) in public meetings for review and direction of the Plan at key points of Plan development, including policy clarifications, evaluation criteria, results analysis and recommendations.

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: December 2, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 17, 2013

Completeness Date: November 1, 2013

Applicant: City of Bellevue Utilities Department

Applicant Contact: Douglas Lane, City of Bellevue Utilities Department, 425-452-6865

Planner: David Pyle, 425-452-2973

Planner Email: dpyle@bellevuewa.gov

NOTICE OF APPLICATION

[Seto Residence](#)

Location: 729 97th Avenue SE

Neighborhood: Southwest Bellevue

File Number: 13-133282-LO

Description: Application for Critical Areas Land Use Permit approval for a new driveway within the 50-foot buffer from a steep slope critical area associated with the construction of a proposed single family residence on a vacant property.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: December 2, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 28, 2013

Completeness Date: November 7, 2013

Applicant Contact: Lisa Lu, Baylis Architects, 425-454-0566

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Hertz](#)

Location: 13200 NE Bel-Red Road

Neighborhood: Bel-Red

File Number: 13-130901-GD

Description: SEPA review of a proposal to excavate and replace the top 12 inches of an existing gravel parking area and replace it with 4 inch by 6 inch gravel. Total earth movement is approximately 760 cubic yards.

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: December 2, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 8, 2013

Completeness Date: October 22, 2013

Applicant: Tara Velleux

Applicant Contact: Nicholis Parker, Hertz Equipment Rental, 425-453-4045

Planner: Matthews Jackson, 425-452-2729

Planner Email: mjackson@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Ireta Short Plat

Location: 3218 & 3222 113th Ave Se

Neighborhood: Southwest Bellevue

File Number: 13-107646-LN

Description: Preliminary Short Plat approval to sub-divide two lots, averaging .51 acres, zoned R-4, into four lots averaging .24 acres.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: December 2, 2013, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 27, 2013

Completeness Date: March 28, 2013

Notice of Application Date: March 28, 2013

Applicant: Jack Willing, Lyle Homes

Applicant Contact: Duffy Ellis, Civil Engineering Solutions, 206-930-0342

Planner: Carol Orr, 425-452-2896

Planner Email: corr@bellevuewa.gov

NOTICE OF DECISION

SNC Development

Location: 10304 NE 28th Place

Neighborhood: Northwest Bellevue

File Number: 13-119890-LO

Description: Critical Areas Land Use Permit approval to modify a required fifteen foot (15') wetland critical area structure setback to allow for the construction of a new single-family dwelling. The modification includes a 271 square foot expansion/encroachment of the building footprint into the required structure setback.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: December 2, 2013, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 10, 2013

Completeness Date: July 31, 2013

Notice of Application Date: August 1, 2013

Applicant: SNC Development, LLC

Applicant Contact: Sal Cohen, SNC Development, LLC, 206-226-7252

Planner: Laurie Tyler, 425-452-2728

Planner Email: lyler@bellevuewa.gov

NOTICE OF DECISION

Overbrook Construction Steep Slope Buffer Reduction

Location: 9705 NE 1st Street

Neighborhood: Northwest Bellevue

File Number: 13-122705-LO

Description: Critical Areas Land Use Permit approval to reduce the top of slope regulatory buffer to accommodate construction of a new home as allowed under LUC 20.25H. The proposal is supported by a critical areas report and a geotechnical report.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: December 2, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 15, 2013

Completeness Date: August 20, 2013

Notice of Application Date: August 29, 2013

Applicant Contact: Dana Oliver, Overbrook Construction, 425-213-9567

Planner: David Pyle, 425-452-2973

Planner Email: dpyle@bellevuewa.gov

NOTICE OF DECISION

GRE Bellevue

Location: 15588 NE 22nd Place

Neighborhood: Northeast Bellevue

File Number: 13-123581 LD

Description: Design Review Permit approval to construct a five story, 100 unit, multifamily project. This is Phase II of 12-128151 LP and 12-132769 LD, Master Development Plan and Design Review. Apartments range from studios to two-bedroom units. Site access will occur from 156th Avenue NE.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: This proposal is exempt. Phase II was analyzed under 12-128151 LP and 12-132769 LD.

Appeal Period Ends: December 2, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 4, 2013

Completeness Date: September 27, 2013

Notice of Application Date: October 3, 2013

Applicant: GRE Bel-Red, LLC

Applicant Contact: Arne Hall, ALH, LLC, 425-269-9899

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

NOTICE OF DECISION

[Main Street Gateway](#)

Location: 10328 Main Street

Neighborhood: West Bellevue

File Number: 13-107469-LD

Description: Design Review Permit approval to develop a 6-story, multi-family, mixed-use project with 369 residential units, approximately 24,475 square feet of commercial space at the ground level and underground parking with 625 spaces. Applicant will demolish six buildings to construct new project.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: December 2, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 22, 2013

Completeness Date: March 22, 2013

Notice of Application Date: April 11, 2013

Applicant: Vander Hoek Corporation

Applicant Contact: Kevin Cleary, Baylis Architects, 425-454-0566

Planner: Elizabeth Stead, 425-452-2725

Planner Email: estead@bellevuewa.gov

Notice of Public Hearing

NOTICE OF PUBLIC HEARING

[Recreational Marijuana Interim Zoning Ordinance](#)

Location: City-Wide

Neighborhood: City-Wide

File Number: 13-133386-AD

Public Hearing: NOTICE IS HEREBY

GIVEN that the **Bellevue City Council** will hold a public hearing during its 8:00 pm Regular Session meeting on **Monday, December 2**, in the City Council Chamber in Bellevue City Hall, 450 110th Ave NE, Bellevue, on the interim zoning control regulating the location of recreational marijuana producers, processors, and retailers and providing operation and performance criteria to protect neighborhoods from the impacts related to the operation of recreational marijuana uses. On October 21, 2013, the Bellevue City Council adopted Ordinance No. 6133 B-1 adopting an official interim zoning control regulating recreational marijuana uses for a period of six months to be in effect while the City drafts, considers, holds hearings, and adopts permanent regulations. The purpose of the December 2 public hearing is to provide an opportunity to take written and oral comments regarding the interim regulations and their potential extension for a six-month period. The Growth Management Act, RCW 36.70A.390, authorizes cities to adopt interim official control provided cities hold a public hearing within 60-days of adoption. The December 2, 2013, public hearing satisfies this requirement. Cities may also renew the interim official control for one or more six-month periods if a subsequent public hearing is held.

Meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone 425 452-7810 or 711 (TDD Relay Service) if you require interpretation services at least 72 hours in advance. Assisted Listening Devices are also available upon request.

Comments: Any person may participate in the public hearing by submitting written comments to the City Council in care of Myrna Basich,

City Clerk, P.O. Box 90012, Bellevue, WA 98009, or the Director of the Development Services Department at the same address before the public hearing, or by submitting written comments or making oral comments to the City Council at the hearing. All written comments received by the City Clerk or Director will be transmitted to the City Council no later than the date of the public hearing. Written comments will also be accepted and may be mailed or e-mailed to Catherine Drews, Development Services Department, City of Bellevue, P. O. Box 90012, Bellevue, Washington, 98009-9012 or by e-mail to cdrews@bellevuewa.gov. Comments must be received by 5:00 pm. on December 2, 2013.

Applicant Contact: Catherine Drews, City of Bellevue Development Services Department, 425-452-6134,

Questions relating to the public hearing process: Myrna Basich, City Clerk, 425-452-2733