



# The Weekly Permit Bulletin

December 13, 2012

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. 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 Public Meeting

#### NOTICE OF PUBLIC MEETING

##### Palmer Preliminary Short Plat

**Location:** 15330 SE 22<sup>nd</sup> Street

**Neighborhood:** West Lake Hills

**File Number:** 12-124733-LN

**Description:** To short plat one single family residential lot (14,640 square feet) into two single family residential lots (7832 square feet and 6808 square feet) in the R-5 zoning district.

**Approvals Required:** Preliminary Short Plat approval and ancillary permits and approvals

**SEPA:** Exempt

**Public Meeting:** Wednesday, January 2, 2013, 6:30 PM; East Bellevue Community Council, Lake Hills Clubhouse, 15228 Lake Hills Boulevard

**Date of Application:** September 21, 2012

**Completeness Date:** October 11, 2012

**Notice of Application Date:** October 11, 2012

**Applicant:** Doug Palmer, 425-351-9181

**Planner:** Carol Hamlin, 425-452-2731

**Planner Email:** [chamlin@bellevuewa.gov](mailto:chamlin@bellevuewa.gov)

### Notice of Application

#### NOTICE OF APPLICATION

##### Huang Short Plat

**Location:** 441 140<sup>th</sup> Ave NE

**Neighborhood:** Crossroads

**File Number:** 12-127860-LN

**Description:** Application for Preliminary Short Plat approval to divide one existing 31,927 square foot lot into two (2) lots of 15,970 and 15,957 square feet in the R-2.5 zone.

**Approvals Required:** Preliminary Short Plat approval, Land Use approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** Thursday, December 27, 2012, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** November 2, 2012

**Completeness Date:** November 22, 2012

**Applicant:** Oakcrest Homes

**Applicant Contact:** Thom Gebhard, Murray Franklyn, 425-644-2323

**Planner:** David Pyle, 425-452-2973

**Planner Email:** [dpyle@bellevuewa.gov](mailto:dpyle@bellevuewa.gov)

#### NOTICE OF APPLICATION AND PUBLIC MEETING

##### Hidden Valley Park Recreation Center and Ballfield Renovation

**Location:** 1905 112<sup>th</sup> Ave NE

**Neighborhood:** Northwest Bellevue

**File Number:** 12-129125-LB & 12-129122-LO

**Description:** Application for Conditional Use Permit approval to construct a 24,655 square foot community recreation center, containing three regulation-sized basketball courts, an entrance area/lobby, administrative office, concession stand, equipment storage room and both interior and exterior building restrooms. The parking lot is proposed to be renovated and expanded by 37 stalls to include a total of 177 stalls, including at least 6 ADA stalls. The proposal also includes conversion of the existing ballfields to all-weather synthetic turf. The applicant is also requesting Critical Areas Land Use Permit approval to disturb the 75-foot toe-of-slope critical area structure setback. The disturbance includes demolition of 3 existing buildings, renovation of the parking lot and renovation of the ballfields.

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

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

**Minimum Comment Period Ends:** Wednesday, January 23, 2013, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** Wednesday, January 9, 2013, 7 PM;  
Bellevue City Hall; 450 110th Ave NE,  
**Conference Room:** City Hall Room 1E-112  
**Date of Application:** November 29, 2012  
**Completeness Date:** December 6, 2012  
**Applicant Contact:** Scott VanderHyden, Bellevue  
Parks & Community Services, 425-452-4169  
**Planner:** Kevin LeClair, 425-452-2928  
**Planner Email:** [kleclair@bellevuewa.gov](mailto:kleclair@bellevuewa.gov)

#### **NOTICE OF APPLICATION**

[YS Development Three Lot Short Plat](#)

**Location:** 4105 131<sup>st</sup> Ave SE  
**Neighborhood:** Factoria  
**File Number:** 12-129126-LN  
**Description:** Application for Land Use Approval to  
subdivide an existing 23,822 square foot parcel in the R-  
5 zoning district into three single family lots.  
**Approvals Required:** Preliminary Plat approval, Land  
Use approval, Concurrency Review and ancillary  
permits and approvals  
**SEPA:** Exempt  
**Minimum Comment Period Ends:** Thursday,  
December 27, 2012, 5 PM. Refer to page one for  
information on how to comment on a project.  
**Date of Application:** November 29, 2012  
**Completeness Date:** December 6, 2012  
**Applicant:** Yuval Sofer  
**Applicant Contact:** Yuval Sofer, YS Built LLC, 408-  
627-9449  
**Planner:** Leah Chulsky, 425-452-6834  
**Planner Email:** [lechulsky@bellevuewa.gov](mailto:lechulsky@bellevuewa.gov)

#### **Notice of Decision**

#### **NOTICE OF DECISION**

[AT&T SD74 Crossroads West](#)

**Location:** 600 146<sup>th</sup> Avenue NE  
**Neighborhood:** Crossroads  
**File Number:** 12-111680-LA  
**Description:** Administrative Conditional Use approval  
to modify an existing WCF facility by increasing the  
height of an existing stealth light pole by 10 feet (to a  
maximum of 64'-10") and installing 3 more antennas to  
the existing antenna array. All antennas will be  
concealed within the proposed canister shroud. GPS  
antenna to be installed on existing equipment shed.  
Additional ground-mounted equipment will be  
concealed within existing equipment shed.  
**Approvals Required:** Administrative Conditional Use  
Permit approval and ancillary permits and approvals  
**Recommendation:** Approval with Conditions  
**Concurrency Determination:** N/A  
**SEPA:** Determination of Non-Significance  
**Appeal Period Ends:** December 27, 2012. Refer to  
page one for information on how to appeal a project.  
**Date of Application:** April 24, 2012

**Completeness Date:** May 17, 2012  
**Notice of Application Date:** June 7, 2012  
**Applicant:** AT&T Mobility  
**Applicant Contact:** Sunny Ausink, Pacific Telecom  
Services, 206-446-0448  
**Planner:** Elizabeth Stead, 425-452-2725  
**Planner Email:** [estead@bellevuewa.gov](mailto:estead@bellevuewa.gov)

#### **NOTICE OF DECISION**

[Mortell Short Plat](#)

**Location:** 1418 104<sup>th</sup> Ave SE  
**Neighborhood:** West Bellevue  
**File Number:** 12-123473-LN  
**Description:** Preliminary Short Plat approval to sub-  
divide one .47 acre lot, zoned R-4, into two lots and  
create a private road for access and utilities. Each new  
lot will average .23 acres.  
**Decision:** Approval with Conditions  
**Concurrency Determination:** N/A  
**SEPA:** Exempt  
**Appeal Period Ends:** Thursday, December 27, 2012,  
5 PM. Refer to page one for information on how to  
appeal a project.  
**Date of Application:** August 22, 2012  
**Completeness Date:** September 12, 2012  
**Notice of Application Date:** September 27, 2012  
**Applicant:** Randy Campadore  
**Applicant Contact:** Randy Campadore, Crossmark  
Properties, 206-999-5555  
**Planner:** Carol Orr, 425-452-2896  
**Planner Email:** [corr@bellevuewa.gov](mailto:corr@bellevuewa.gov)

#### **NOTICE OF THRESHOLD DETERMINATION**

[Pauley Residence Shoreline Restoration](#)

**Location:** 244 West Lake Sammamish Parkway SE  
**Neighborhood:** Sammamish/East Lake Hills  
**File Number:** 12-127174-WD  
**Description:** Letter of Shoreline Exemption to restore a  
portion of the residential shoreline by removing an  
unpermitted construction of a shoreline bulkhead and a  
drainage structure at or near the ordinary high water  
mark of Lake Sammamish.  
**SEPA:** Determination of Non-Significance is issued.  
Refer to page one for how to appeal SEPA.  
**Appeal Period Ends:** Thursday, December 27, 2012,  
5 PM. Refer to page one for information on how to  
comment on a project.  
**Date of Application:** October 18, 2012  
**Completeness Date:** November 13, 2012  
**Notice of Application Date:** November 21, 2012  
**Applicant:** Gilbert Pauley  
**Applicant Contact:** Gregory Ashley, Ashley Shoreline  
Design & Permitting, 425-957-9381  
**Planner:** Kevin LeClair, 425-452-2928  
**Planner Email:** [kleclair@bellevuewa.gov](mailto:kleclair@bellevuewa.gov)