



# The Weekly Permit Bulletin

December 7, 2006

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

##### SE 60<sup>th</sup> Street Sidewalk CIP

**Location:** 11425 SE 60<sup>th</sup> St.

**Neighborhood:** Newport

**File Number:** 06-136102-LO

**Description:** Application for a Critical Land Use approval to widen ravine crossing sections of roadway and add curb, gutter, and sidewalk. Project is located on a regulated 40% slope.

**Approvals Required:** Critical Land Use approval, 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 Ends: December 21, 2006, 5 p.m.** Refer to page one for information on how to comment on a project.

**Date of Application:** December 5, 2006

**Completeness Date:** December 6, 2006

**Applicant Contact:** Vangie Parico, City of Bellevue Transportation Department, 425-452-6103

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

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

#### NOTICE OF APPLICATION

##### Two Newport Office Building

**Location:** 3625 132<sup>nd</sup> Ave SE

**Neighborhood:** Factoria

**File Number:** 06-133318-LD

**Description:** Application for Design Review to demolish an existing office building and construct a five story office building with underground parking.

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

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

**Minimum Comment Period Ends: December 21, 2006, 5 p.m.** Refer to page one for information on how to comment on a project.

**Date of Application:** November 9, 2006

**Completeness Date:** November 30, 2006

**Applicant:** David Schneider, LMN Architects

**Applicant Contact:** John Jackson, Bentall Capital Inc, 206-315-3818

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

**Planner:** Toni Pratt, 425-452-5374

#### NOTICE OF APPLICATION AND PUBLIC MEETING

##### Newport Heights Elementary School

**Location:** 5225 119<sup>th</sup> Ave SE

**Neighborhood:** Newport

**File Number:** 06-135787-LA

**Description:** Application for Administrative Conditional Use Permit approval to demolish an existing one-story school and construct a 70,500 sf two story elementary school.

**Approvals Required:** Administrative Conditional Use approval, Concurrency Determination, and ancillary permits and approvals.

**SEPA:** Determination of Nonsignificance (DNS) previously issued by Bellevue School District on October 30, 2006.

**Public Meeting:** Thursday, December 14, 2006; 6:30pm. City of Bellevue, Room 1E-112; 450 110<sup>th</sup> Ave NE.

**Minimum Comment Period Ends: December 21, 2006, 5 p.m.** Refer to page one for information on how to comment on a project. Comments will be accepted until the time a staff report is prepared with the City's decision. A decision on this proposal is not expected to be issued prior to January 31, 2007.

**Date of Application:** November 24, 2006

**Completeness Date:** November 30, 2006

**Applicant Contact:** David Pool, BLRB Architects, 253-627-5599

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

**Planner:** Toni Pratt, 425-452-5374

## NOTICE OF APPLICATION

### Blasser Short Plat

**Location:** 4019 W Lk Sammamish Pkwy SE

**Neighborhood:** Sammamish/Eastlake Hills

**File Number:** 06-133769-LN

**Description:** Application for Preliminary Short Plat approval to subdivide an existing single-family lot within the R-5 zoning district into three lots. The site contains a critical stream. A Stream Reach Study was issued on September 29, 2005. This project short plat is vested to the critical areas regulations in place at the time of that approval and the conditions stipulated in the Stream Reach Study.

**Approvals Required:** Preliminary Short Plat approval, 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 Ends: December 21, 2006, 5 p.m.** Refer to page one for information on how to comment on a project.

**Date of Application:** November 22, 2006

**Completeness Date:** December 4, 2006

**Applicant:** Ronald Blasser

**Applicant Contact:** Tim Hildebrand, GeoData, 425-837-8083

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

**Planner:** Leah Hyatt 425-452-6834

## NOTICE OF APPLICATION

### Chang Pier and Boatlift

**Location:** 366 W Lk Sammamish Pkwy NE

**Neighborhood:** Sammamish/East Lake Hills

**File Number:** 06-133071-WB

**Description:** Application for a Shoreline Substantial Development Permit approval to construct a new 440 sf fixed steel pile pier and install a free standing portable boatlift. Proposed pier to extend 65 feet from OHWM. Project scope includes the installation of 11 steel plies and a concrete bent. All decking to be surfaced with thru-flow grating. Proposal includes shoreline planting with native plants. Project is located within the Lake Sammamish FEMA floodplain and the Shoreline Overlay District.

**Approvals Required:** Shoreline Substantial Development 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 Ends: January 8, 2006,**

**5 p.m.** Refer to page one for information on how to comment on a project.

**Date of Application:** November 3, 2006

**Completeness Date:** November 21, 2006

**Applicant:** Tom Chang

**Applicant Contact:** Gregory Ashley, Ashley Shoreline Design & Permitting, 425-957-9381

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

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

## NOTICE OF APPLICATION

### Cougar Ridge East Hazardous Tree Removal

**Location:** 16620 SE 70<sup>th</sup> St.

**Neighborhood:** Eastgate/Cougar Mountain

**File Number:** 06-133460-GH

**Description:** Application for Land Use approval to remove 10 hazardous trees within 3 NGPA tracts and 19 hazardous trees within 1 RVA tract. Proposal includes mitigation replanting as required by Land Use Code 20.25H.210.

**Approvals Required:** Land Use approval, 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 Ends: December 21, 2006, 5 p.m.** Refer to page one for information on how to comment on a project.

**Date of Application:** November 14, 2006

**Completeness Date:** December 1, 2006

**Applicant Contact:** L. Joseph Fowler, 425-213-3909

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

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

## Decisions

## NOTICE OF DECISION

### Reitz Tree Removal

**Location:** 13005 NE 3<sup>rd</sup> Pl

**Neighborhood:** Wilburton

**File Number:** 06-123628-GH

**Description:** Land Use approval to remove one hazardous Alder and convert one hazardous Douglas Fir into a habitat snag within the critical area buffer on the West Tributary of Kelsey Creek, a type F stream. Proposal includes mitigation planting with native vegetation.

**Decision:** Approval with conditions

**SEPA:** Determination of Nonsignificance

**Concurrency Determination:** Not Applicable

**Appeal Deadline Ends: December 21, 2006, 5 p.m.**

**Date of Application:** September 29, 2006

**Completeness Date:** October 20, 2006

**Notice of Application Date:** October 26, 2006

**Applicant Contact:** David Reitz, 425-455-4498

**Planner:** Leah Hyatt, 425-452-6834

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

## **RECOMMENDATIONS**

### **NOTICE OF PUBLIC HEARING, STAFF RECOMMENDATION AND SEPA DETERMINATION**

#### **2006 Clean-up LUCA**

**Location:** City Wide

**Neighborhood:** City Wide

**File Number:** 06-123848-AD

**Description:** Recommendation for a Land Use Code Amendment to eliminate out-dated cross references, correct conflicting provisions and inadvertent errors in the code, ensure use of terms consistently throughout the code and other minor, non-substantive changes.

**SEPA Planner:** Lesa Hutnak

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

**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).

**Concurrency Determination:** Not Applicable

**SEPA Appeal Deadline Ends: December 21, 2006,  
5 p.m.**

**Recommendation:** Approval

**Public Hearing:** 7 pm, Wednesday, January 3, 2007:  
City Council Conference Room, Lobby Floor, Bellevue  
City Hall, 450 110<sup>th</sup> Ave NE

**Date of Application:** October 4, 2006

**Completeness Date:** November 7, 2006

**Notice of Application Date:** November 9, 2006

**Applicant:** Lesa Hutnak, City of Bellevue, Planning &  
Community Development

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

**SEPA Planner Phone:** Lesa Hutnak, 425-452-4863