



The Weekly Permit Bulletin

February 21, 2013

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 Application

NOTICE OF APPLICATION

Quigley Short Plat

Location: 9818 NE 24th Street

Neighborhood: Northwest Bellevue

File Number: 13-104530-LN

Description: Application for Preliminary Short Plat approval to divide one, 18,210 Single Family lot into two lots within the R-4 single-family land use district.

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

SEPA: Exempt

Minimum Comment Period Ends: Thursday, March 7, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 18, 2013

Completeness Date: February 14, 2013

Applicant: Thom Gebhard/Countrycraft Homes

Applicant Contact: Todd Oberg, The Blue Line Group, (425) 216-4051 ext. 224

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

NOTICE OF APPLICATION

Sprint Network Vision - WCF

Location: 15015 Main Street

Neighborhood: Crossroads

File Number: 13-104682-LA

Description: Application for Administrative Conditional Use Permit approval to replace 6 panel antennas within an existing Sprint rooftop antenna array

with 3 new antennas, including 1 new freestanding antenna mount and antenna, on a building rooftop.

Approvals Required: Administrative Conditional 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: Thursday, March 7, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 22, 2013

Completeness Date: February 14, 2013

Applicant: Sprint Spectrum, LP

Applicant Contact: Susan Baer, Vinculums, 206-213-9932 ext. 228

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

NOTICE OF APPLICATION

Partovi Tree Removal

Location: 9655 Lake Washington Blvd NE

Neighborhood: Northwest Bellevue

File Number: 12-128567-GH

Description: Application for Land Use approval to remove two hazardous trees and remove a portion of a third hazardous trees within steep slope critical areas.

Approvals Required: Land Use 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: Thursday, March 7, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 16, 2012

Completeness Date: February 5, 2013

Applicant Contact: Bruce MacCoy, (425) 450-1584

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Darrow Residence Variance and Critical Areas Land Use Permit

Location: 6242 Hazelwood Lane SE

Neighborhood: Newport

File Number: 11-122838-LS / 12-121725-LO

Description: Administrative Variance from the Land Use Code and a Critical Areas Land Use Permit approval to construct a single-family residence that exceeds the height limitations on a lot nonconforming to size, reduces the front yard structure setback, modifies the side yard structure setbacks for a residential structure exceeding 0.5 FAR, increases the allowed lot coverage, and modifies the steep slope critical area structure setback.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: Thursday, March 7, 2013, 5 PM.

Refer to page one for information on how to appeal a project.

Date of Application: September 15, 2011

Completeness Date: August 22, 2012

Notice of Application Date: September 27, 2012

Applicant: Floyd and Sandy Darrow

Applicant Contact: Gregg Percich AIA , PKJB Architectural Group , 206-624-3210

Planner: David Pyle, 425-452-2973

Planner Email: dpyle@bellevuewa.gov

NOTICE OF DECISION

[Newcastle Beach Park Trail Improvement](#)

Location: 4400 Lake Washington Blvd SE

Neighborhood: Newport

File Number: 12-118225-WG

Description: Shoreline Substantial Development Permit and SEPA Threshold Determination to construct improvements to an existing park trail. Project includes the construction of a boardwalk in the location of the existing bark path and maintenance activities including restoration of previously disturbed areas, invasive vegetation removal, and installation of native plantings in the area surrounding trail improvement. The site contains a wetland, is adjacent to a shoreline of statewide significance, and is therefore subject to the provision of the Shoreline Overlay District.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

Appeal Period Ends: Thursday, March 14, 2013, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 24, 2012

Completeness Date: August 2, 2012

Notice of Application Date: August 16, 2012

Applicant Contact: Kevin Husemann, City of Bellevue Parks Department, 425-452-4154

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF DECISION

[Consolidated Land Use Permitting Process for Regional Light Rail Transit Projects](#)

Location: City-Wide

Neighborhood: City-Wide

File Number: 12-113861-AD

Description: The proposal is a Land Use Code Amendment to establish a consolidated land use permitting process for Regional Light Rail Transit projects. The proposed legislation creates a Light Rail Transit Overlay District to provide certainty and predictability with respect to permitting processes and requirements both for project applicants and for interested parties commenting on or otherwise participating in the permitting process. The proposal is intended to be consistent with the Memorandum of Understanding entered into between the City of Bellevue and the Central Puget Sound Regional Transit Authority, effective November 15, 2011, which calls for a package of Land Use Code amendments that, if adopted, would accomplish the following objectives: (a) Provide certainty and predictability for the City, the Regional Light Rail Transit authority, and the public with respect to land use code requirements and processes; (b) Allow for the City Council, through a development agreement, to establish a comprehensive and consolidated permit process for the Project; (c) Add provisions in the Land Use Code to accommodate Light Rail Transit Facilities and Systems as a permitted use allowed under the consolidated permit process; (d) Allow for extended vesting or duration of land use approvals for the Project; and (e) Provide a mechanism for addressing any Land Use Code requirements that are impractical or infeasible for the Project.

Decision: Recommendation of Approval

SEPA: Determination of Non-Significance (DNS)

SEPA Appeal: Any appeal of this SEPA threshold determination must wait until after final action 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: A public hearing was held before the City Council on February 11, 2013.

Date of Application: May 16, 2012

Completeness Date: September 11, 2012

Notice of Application Date: September 27, 2012

Applicant Contact: Catherine Drews, Legal Planner, City of Bellevue Development Services Department, 425-452-6134, cdrews@bellevuewa.gov

SEPA Planner: Michael Paine, 425-452-2739

SEPA Planner Email: mpaine@bellevuewa.gov

Notice of Recommendation

NOTICE OF DECISION, RECOMMENDATION AND PUBLIC HEARING

[Vuemont South Division II](#)

Location: 4634 14th Ave SE

Neighborhood: Eastgate/Cougar Mountain

File Number: 12-132099-LL

Description: Preliminary Plat approval to subdivide 4.85 acres (211,432 square feet) for development of 26 detached single-family dwellings and tracts for recreation, drainage facilities, access, and an existing cellular tower in the R-5 zone. The proposed lot sizes range from approximately 4,600 to 7,000 square feet, and the proposed density of the subdivision is approximately 5.3 units per acre. This application is vested to King County regulations in effect, March 8, 2012 under King County file # L12P0001.

Recommendation: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued.

Refer to page one for how to appeal SEPA.

SEPA Appeal Period Ends: Thursday, March 7, 2013, 5 PM. Refer to page one for information on how to appeal a project.

Public Hearing: Thursday, March 28, 2013, 7 PM;
Bellevue City Hall; 450 110th Ave NE,

Hearing Room: Council Chambers

Date of Application: March 8, 2012

Completeness Date: March 21, 2012

Notice of Application Date: April 6, 2012

Applicant Contact: George Newman, Barghausen
Engineers, 425-251-6222

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov