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Weekly Permit Bulletin

March 19, 2015

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 floor 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

Moen Boatlift

Location: 1650 W. Lake Sammamish Pkwy NE

Neighborhood: Northeast Bellevue

File Number: 15-104415-WG

Description: Application for a Shoreline Substantial Development Permit to install a freestanding portable boatlift adjacent to an existing dock associated with a single family residence on Lake Sammamish.

Approvals Required: Shoreline Substantial Development 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: April 20, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 10, 2015

Completeness Date: March 10, 2015

Applicant: Kim Moen

Applicant Contact: Greg Ashley, Ashley Shoreline Design and Permitting, 425-957-9381

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuwa.gov

NOTICE OF APPLICATION

Crossroads Land Use Code Amendment (LUCA)

Location: Crossroads Subarea – Districts E

Neighborhood: Crossroads

File Number: 15-107074-AD

Description: Proposal to Amend Land Use Code Section 20.10.440 to allow limited multifamily development in Crossroads Planning District E pursuant to a Council-approved development agreement.

Approvals Required: Administrative Amendment approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: April 2, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 11, 2015

Completeness Date: March 11, 2015

Applicant: City of Bellevue, Development Services Department

Applicant Contact: Sally Nichols, Land Use Planner, 425-452-2727

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuwa.gov

Notice of Decision

NOTICE OF DECISION

Washington Square Hilton Garden Inn

Location: 965 108th Avenue NE

Neighborhood: Downtown Bellevue

File Number: 14-140942-LD

Description: Design Review approval to build a six-story 254-room hotel over two levels of below grade parking on 1.07 acres. The proposed project will have approximately 187 parking stalls. Site landscaping will be provided as well.

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: April 2, 2015, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: September 10, 2014

Completeness Date: September 25, 2014

Notice of Application Date: October 2, 2014
Applicant: West 77 Partners
Applicant Contact: Arne Hall, 425-269-9899
Planner: Bradley Calvert, 425-452-6930
Planner Email: Bcalvert@bellevuewa.gov

NOTICE OF DECISION

[Oden Vegetation Management Plan](#)

Location: 1011 W Lake Sammamish Pkwy NE

Neighborhood: Northeast Bellevue

File Number: 15-103843-LO

Description: Critical Areas Land Use Permit approval for a vegetation management plan proposal within a Category IV wetland and steep slope. The proposal includes removing non-native invasive species, and planting of approximately 7,500 square feet of native trees, shrubs, and groundcover. This vegetation management plan proposal is associated with enforcement action #COB 14-143107-EA.

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: April 2, 2015, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 29, 2015

Completeness Date: February 4, 2015

Notice of Application Date: February 26, 2015

Applicant: Price Oden

Applicant Contact: Kenny Booth, The Watershed Company, 425-822-5242

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

Public Hearings

NOTICE OF THRESHOLD REVIEW

PUBLIC HEARING, STAFF

RECOMMENDATION AND

GEOGRAPHIC SCOPING

2015 Annual Amendments to the Bellevue Comprehensive Plan

2015 List of Initiated Applications

Notice of Application: March 5, 2015

Approvals required: (1) Planning Commission recommendation after public hearing to consider Threshold Review for amendments to the

Comprehensive Plan. City Council takes final action under RCW 36.70A.130 and RCW 36.70A.470. (2) The City shall consider the geographic scope of site-specific amendments through LUC 20.30I.130.A.1.a.ii. The proposed amendments will be subject to SEPA review if they are included in the Annual Comprehensive Plan Amendment Work Program.

A list of the individual amendments under consideration follows.

Public Hearing before the Planning

Commission: 6:30 p.m., Wednesday, April 8, 2015, Council Conference Room, Lobby Floor, Bellevue City Hall, 450 110th Ave NE. Any person may participate in the public hearing by submitting written comments to the Director prior to the public hearing or by submitting written comments or making oral comments to the Planning Commission at the hearing. All written comments received by the Director will be transmitted to the Planning Commission no later than the date of the public hearing.

Site Specific:

[St. Luke's Lutheran Church](#)

Location: 3030 Bellevue Way NE

Subarea: North Bellevue

Neighborhood: North Bellevue

File Number: 15-103696-AC

Description: Map change of 4.3 acres from Single Family-Medium (SF-M) to Multifamily-Medium (MF-M).

Staff Recommendation: Include the application in the CPA 2015 annual work program.

Geographic Scope: Do not expand the geographic scope.

Date of Application: January 27, 2015

Completeness Date: February 20, 2015

Applicant Contact: Robert Knox 206 623-1104

Planner: Nicholas Matz AICP, 425-452-5371

Planner Email: nmatz@bellevuewa.gov

Public Storage

Location: 1111 118th Ave SE

Subarea: Richards Valley

Neighborhood: Richards Valley

File Number: 15-103770-AC

Description: Map change of 2.9 acres from Office Limited Business (OLB) to Light Industrial (LI)

Staff Recommendation: Include the application in the CPA 2015 annual work program.

Geographic Scope: Expand the geographic scope.

Date of Application: January 28, 2015

Completeness Date: February 20, 2015

Applicant Contact: Kathryn Jerkovich 253 627-4367

Planner: Nicholas Matz AICP, 425-452-5371

Planner Email: nmatz@bellevuewa.gov

NOTICE OF PUBLIC HEARING

[Extension of Interim Official Zoning Controls Regulating Residential Dwelling Room Rentals Ordinance No. 6219](#)

Location: City-Wide

Public Hearing: NOTICE IS HEREBY GIVEN that the **Bellevue City Council** may hold a public hearing to consider an ordinance extending interim official zoning controls regulating the rental of multiple rooms in residential dwellings to unrelated individuals for an additional six month period, if permanent regulations are not adopted on or before April 6, 2015. If required, the **Bellevue City Council** public hearing will be held during its 8:00 pm Regular Session meeting on **Monday, April 6, 2015**, in the City Council Chamber in Bellevue City Hall, 450 110th Ave NE, Bellevue.

On September 23, 2013, the Bellevue City Council adopted Ordinance No. 6128 providing official interim zoning controls regulating the rental of multiple rooms in residential dwellings, for an initial period of six months, to March 23, 2014. On March 3, 2015 the City Council adopted Ordinance No. 6152 extending Ordinance No. 6128 to September 23, 2014. On February 17, 2015 the City Council adopted Ordinance No. 6219, extending the interim zoning controls for an additional six month period. If the permanent regulations are not adopted on or before April 6, 2015, a public hearing is required. The purpose of the April 6 public hearing, if required, is to provide an opportunity to take written and oral comments regarding the potential further extension of the interim regulations for an additional 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. 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 by submitting written or oral comments to the City Council at the hearing. Comments to the City Council must be received by 5:00 pm on April 6, 2015. Written comments will also be accepted and may be mailed to Catherine Drews, Legal Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, Washington, 98009-9012 or by e-mail to mbergstrom@bellevuewa.gov.

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

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

NOTICE OF PUBLIC HEARING

[Recreational Marijuana Interim Zoning Ordinance](#)

Location: City-Wide

Neighborhood: City-Wide

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, April 6, 2015** in the City Council Chamber in Bellevue City Hall, 450 110th Ave NE, Bellevue, to consider an ordinance extending interim zoning controls regulating recreational marijuana uses for an additional six-month period. The interim regulations will expire by their own terms, without further action by the Council, on April 21, 2015. The GMA allows cities to renew interim official controls for one or more six-month periods if a subsequent public hearing

is held. The purpose of the April 6, 2015 public hearing is to provide an opportunity to take written and oral comments regarding the six-month extension. 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 April 6, 2015.

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