



The Weekly Permit Bulletin

April 24, 2008

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

2008 Amendments to the Comprehensive Plan Initiated by Planning Commission action

Approvals required: Planning Commission recommendation after public hearing to consider amendments to the Comprehensive Plan. City Council takes final action under RCW 36.70A.130(2)(b).

SEPA: Threshold Determination required for the Comprehensive Plan Amendment. 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.

A list of the individual amendments under consideration follows.

Minimum Comment Period Ends: May 8, 2008, 5 p.m.

NOTICE OF APPLICATION

Coal Creek Park Urban Growth Boundary (UGB)

Amend the UGB to include all of Bellevue's Coal Creek Park entirely within the urban area, include the relocated area within Bellevue's Potential Annexation Area (PAA), and establish a P/SF-M (Public-Single Family-Medium) Comprehensive Plan designation.

Location: generally north of Newcastle-Coal Creek Parkway and west of Lakemont Boulevard

Subarea: Factoria/Newcastle

Neighborhood: Forest Ridge

File Number: 08-109519-AC

Date of Application: March 12, 2008

Completeness Date: March 12, 2008

Applicant Contact: Nicholas Matz AICP

nmatz@bellevuewa.gov

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

Public Hearings

NOTICE OF THRESHOLD REVIEW PUBLIC HEARING, STAFF RECOMMENDATION AND GEOGRAPHIC SCOPING

2008 Annual Amendments to the Bellevue Comprehensive Plan

2008 List of Initiated Applications

Notice of Application: March 6, 2008

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, May 14, 2008, 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:

Sambica

Location: 4114 West Lake Sammamish Parkway SE, et. al.

Subarea: Newcastle

File Number: 08-103705 AC

Description: Map change of 6.5 acres from SF-H (Single Family-High), NB (Neighborhood Business), and MF-M (Multifamily-Medium) to most appropriate designation for current and future uses.

Staff Recommendation: Include the application in the CPA 2008 annual work program.

Geographic Scope: Do not expand the geographic scope.

Date of Application: January 31, 2008

Completeness Date: February 28, 2008

Applicant Contact: Bill Stalzer, 206-264-1150

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

Newport Professional Buildings

Location: 4307 and 4317 Factoria Boulevard SE

Subarea: Factoria

File Number: 08-103679 AC

Description: Map change of 0.62 acres from PO (Professional Office) to CB (Community Business).

Staff Recommendation: Do not include the application in the CPA 2008 annual work program.

Geographic Scope: If included, expand the geographic scope to include property addressed at 4301 Factoria Boulevard SE

Date of Application: January 31, 2008

Completeness Date: February 28, 2008

Applicant Contact: R.W. Thorpe and Associates, 206 624-6239

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

Oh

Location: 12624 SE 30th St.

Subarea: Richards Valley

File Number: 08-103739 AC

Description: Map change of 0.32 acres from SF-H (Single-Family High) to MF-M (Multifamily-Medium).

Staff Recommendation: Do not include the application in the CPA 2008 annual work program.

Geographic Scope: Do not expand the geographic scope

Date of Application: January 31, 2008

Completeness Date: February 28, 2008

Applicant Contact: William Palmer, 253 858-3644

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

Lee

Location: 1111 148th Ave NE

Subarea: Wilburton/NE 8th Street

File Number: 08-103731 AC

Description: Map change of 0.56 acres from SF-M (Single-Family Medium) to PO (Professional Office).

Staff Recommendation: Do not include the application in the CPA 2008 annual work program.

Geographic Scope: Do not expand the geographic scope

Date of Application: January 31, 2008

Completeness Date: February 28, 2008

Applicant Contact: William Palmer, 253 858-3644

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

Wilburton Village Mixed Use

Location: 457 120th Ave NE and 120, 126, 316, and 400 116th Ave NE

Subarea: Wilburton/NE 8th Street

File Number: 08-103709 AC

Description: Map change of 12.6 acres from GC (General Commercial) to CB (Community Business), and requiring the application of a Wilburton Village overlay district that is being proposed in a separate CPA application (08-103710 AC, below).

Staff Recommendation: Do not include the application in the CPA 2008 annual work program.

Geographic Scope: Do not expand the geographic scope

Date of Application: January 31, 2008

Completeness Date: February 28, 2008

Applicant Contact: Jay Johnson, 425 450-1550

Planner Email: pinghram@bellevuewa.gov

Planner: Paul Inghram AICP, 425-452-4070

Non Site Specific:

Wilburton Village Mixed Use

Subarea: Wilburton/NE 8th Street

Neighborhood: Wilburton

File Number: 08-103710 AC

Description: Amend Wilburton/NE 8th Street Subarea policy S-WI-2 to add larger-scale planned development to the list of supported uses complementary to the Downtown; policy S-WI-3 to consider the addition of an overlay district allowing for additional height and office density in this area; and add a new policy S-WI-54 that would ensure that the additional height and office density in the larger-scale planned development would provide for a superior urban form, improved viewsheds and more graceful buildings, and permit a reduction in parking requirements to support shared parking, all beyond that established by the Wilburton/NE 8th Street Corridor Study CPA.

Staff Recommendation: Do not include the application in the CPA 2008 annual work program.

Date of Application: January 31, 2008
Completeness Date: February 28, 2008
Applicant Contact: Jay Johnson, 425 450-1550
Planner Email: pingram@bellevuewa.gov
Planner: Paul Inghram AICP, 425-452-4070

NOTICE OF APPLICATION

[Clark Short Plat](#)

Location: 18110 SE 41st Lane
Neighborhood: Sammamish – East Lake Hills
File Number: 08-112431-LN
Description: Application for Preliminary Short Plat approval to sub-divide one 1.51 acre lot, zoned R-5, into two lots. Lot 1 is proposed to be equal .84 acres, and Lot 2 is proposed to equal .67 acres. The site contains a Type N stream, a category III wetland, and is located within the Shoreline Overlay District.
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: May 8, 2008, 5 p.m. Refer to page one for information on how to comment on a project.

Date of Application: March 11, 2008
Completeness Date: April 8, 2008
Applicant Contact: Bruce Johnson, Concept Engineering 425-392-8055
Planner Email: corr@bellevuewa.gov
Planner: Carol Orr, 425-452-2896

Decisions

NOTICE OF DECISION

[Tent City IV \(TC4\) - Temple B’Nai Torah](#)

Location: 15727 NE 4th Street
Neighborhood: Sammamish/East Lake Hills
File Number: 08-112966-LZ
Description: Temporary Encampment Permit approval to provide temporary housing for members of Tent City IV (TC4) as an interim solution to Eastside homelessness.
Decision: Approval with conditions
SEPA: Determination of Nonsignificance
Concurrency Determination: N/A
Appeal Period Ends: May 15, 2008, 5 p.m.
Date of Application: March 20, 2008
Completeness Date: March 26, 2008
Notice of Application Date: March 27, 2008
Applicant Contact: Temple B’Nai Torah, 425-830-5392

Planner Email: tp Pratt@bellevuewa.gov
Planner: Toni Pratt, 425-452-5374

NOTICE OF DECISION

[Bella Vista](#)

Location: 117 118th Ave SE
Neighborhood: Wilburton
File Number: 07-130357-LD
Description: Design Review approval to construct 14 townhomes in two buildings on a 0.71 acre site zoned R-20 and overlaid by the Transition Area Design District.
Decision: Approval with conditions
SEPA: Determination of Nonsignificance
Concurrency Determination: N/A
Appeal Period Ends: May 8, 2008, 5 p.m.
Date of Application: August 1, 2007
Completeness Date: August 15, 2007
Notice of Application Date: August 30, 2007
Applicant Contact: Randy Skiles, D.R. Horton, 425-821-3400
Planner Email: spnichols@bellevuewa.gov
Planner: Sally Nichols, 425-452-2727

NOTICE OF DECISION

[Amherst Tree Pruning](#)

Location: 13871 SE 64th Street
Neighborhood: Somerset
File Number: 08-112014-GH
Description: Clearing and grading permit approval to prune 3 trees on a steep slope critical area to mitigate hazard.
Decision: Approval
SEPA: Determination of Nonsignificance
Concurrency Determination: N/A
Appeal Period Ends: May 8, 2008, 5 p.m.
Date of Application: February 29, 2008
Completeness Date: March 19, 2008
Notice of Application Date: March 27, 2008
Applicant: Suzuko Matsunaga
Applicant Contact: Ryan Ringe, 206-755-3964
Planner Email: Kleclair@bellevuewa.gov
Planner: Kevin LeClair, 425-452-2928

NOTICE OF DECISION

[PSE-Lake Hills Connector to NE 10th Street PSE Gas Main](#)

Location: Within the City Right-of-Way from the intersection of 140th Ave SE and Lake Hills Connector, west on Lake Hills Connector, west on SE 8th Street, under I-405, north on 114th Ave SE, west on SE 6th Street, north 112th Ave SE, west on NE 2nd Street, north on 110th Ave NE and west on NE 10th street.
Neighborhood: Woodridge, West Bellevue, Northwest Bellevue
File Number: 08-113644-LM
Description: Approval for SEPA Determination for proposed Puget Sound Energy project consisting of installation of 3.5 miles of new natural gas distribution main within City of Bellevue public Right-of-Way between an existing main located in 140th Ave SE and an

existing distribution system district regulator located on the north side of NE 10th Street, approximately mid-block between 108th Ave NE and 110th Ave NE. The installation will be via open trenching, horizontal directional drilling and boring. See also: Shoreline Substantial Development Permit # 08-111774-WG and Right-of-Way Use Permit # 08-111777-TJ.

Decision: Approval

SEPA: Determination of Nonsignificance

Concurrency Determination: N/A

Appeal Period Ends: May 8, 2008, 5 p.m.

Date of Application: January 11, 2008

Completeness Date: April 3, 2008

Notice of Application Date: April 10, 2008

Applicant Contact: Andy Swayne, Puget Sound Energy, 425-462-3852

Planner Email: kleclair@bellevuewa.gov

Planner: Kevin LeClair, 425-452-2928

NOTICE OF DECISION; RECOMMENDATION AND PUBLIC HEARING

Seattle Boat Newport

Due to the large size of the attachments, they are all separated below:

[Attachment I](#), [Attachment II](#), [Attachment III](#),
[Attachment IV](#), [Attachment V](#), [Attachment VI](#),
[Attachment VII](#), [Attachment VIII](#), [Attachment IX](#),
[Attachment X](#), [Attachment XI](#), [Attachment XII](#),
[Attachment XIII](#), [Attachment XIV](#), , [Attachment XV](#),
[Attachment XVI](#), [Attachment XVII](#), [Attachment XVIII](#),
[Attachment XIX](#)

Location: 3911 Lake Washington Blvd SE

Neighborhood: Newport

File Numbers: 07-111073-WA, 07-111070-WG,
07-111074-LO, 07-138974-LS

Description: Shoreline Conditional Use Permit, Shoreline Substantial Development Permit, Critical Areas Land Use Permit, and Land Use Code Variance approval to redevelop an existing marina support facility on Lake Washington. The proposal includes development on two parcels with a project limit established to limit the extent of the work on one of the parcels. Generally, the development includes the reconstruction of existing boat repair facilities; the consolidation of existing boat storage through the installation of stacked boat storage racks to accommodate up to 112 boats; the continued storage of up to 61 additional boats at grade on trailers and on portable racks; the addition of an indoor boat retail center/showroom; the dedication, striping, and the establishment of parking for the proposed development; the installation of enhanced landscaping; the installation of new stormwater facilities; the adoption of enhanced environmental risk management practices; the repair/replacement of the facility's existing finger piers in the boat launching area. And approximately 30,000 sf of wetland buffer restoration and 3,000 of shoreline

restoration. The maximum number of boats to be stored under the revised proposal is 173. The proposed redevelopment is within the Shoreline Overlay District. (Lake Washington) and the Critical Areas Overlay District (Shoreline Critical Area Buffer).

Decision: Approval with conditions

SEPA: Determination of Nonsignificance

Concurrency Determination: N/A

SEPA, Critical Areas Land Use Permit, Land Use Code Variance Appeal Period Ends: May 8, 2008, 5 p.m. (14 days following publication of notice)

Shoreline Substantial Development Permit Appeal Period Ends: May 15, 2008, 5 p.m. (21 days following publication of notice)

Date of Public Hearing: June 19, 2008, 7 p.m., Bellevue City Hall

Date of Application: March 16, 2007

Completeness Date: April 3, 2007

Notice of Application Date: April 12, 2007

Applicant: Alan Bohling, Seattle Boat Co

Applicant Contact: Robert Betts, 425-455-9640

Planner Email: dpyle@bellevuewa.gov

Planner: David Pyle, 425-452-2973