



# The Weekly Permit Bulletin

April 4, 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

[Davies Residence Variance](#)

**Location:** 550 98<sup>th</sup> Ave SE

**Neighborhood:** West Bellevue

**File Number:** 13-109629-LS

**Description:** Application for Land Use Code Variance to reduce the front yard setback from 20 feet to 10 feet and the rear yard setback from 25 feet to 10 feet within the R 3.5 zoning district.

**Approvals Required:** Land Use Code Variance approval, Concurrency Review and ancillary permits and approvals

**SEPA:** Exempt

**Date of Application:** March 8, 2013

**Completeness Date:** March 28, 2013

**Notice of Application Date:** April 4, 2013

**Applicant:** Roger Davies

**Applicant Contact:** Roger Davies, 425-681-0190

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

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

### Notice of Decision

#### NOTICE OF DECISION

[NE 4<sup>th</sup> Street Extension Critical Areas Land Use Permit](#)

**Location:** 316 116<sup>th</sup> Ave NE

**Neighborhood:** Wilburton

**File Number:** 11-115214-LO

**Description:** Critical Areas Land Use Permit approval to extend NE 4th Street east from the intersection of NE

4th Street and 116th Ave NE by establishing a new right-of-way and construction of a new roadway across a previously developed and degraded steep slope critical area. The project construction limits included with this permit application include proposed sections of the NE 4th Street roadway from 116th Ave NE to the eastern edge of the Port of Seattle rail right of way. The proposal includes an off-site slope mitigation plan and is supported by geotechnical analysis. SEPA analysis for this project, including issuance of a DNS, was completed under City of Bellevue file #11-114971-LM.

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

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** SEPA DNS Issued under file 11-114971-LM

**Appeal Period Ends:** April 18, 2013, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** June 13, 2011

**Completeness Date:** February 8, 2013

**Notice of Application Date:** February 14, 2013

**Applicant:** City of Bellevue Transportation Department

**Applicant Contact:** Marina Arakelyan, City of Bellevue Transportation Department, 425-452-4632

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

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

#### NOTICE OF DECISION

[Quigley \(9818\) Preliminary Short Plat](#)

**Location:** 9818 NE 24<sup>th</sup> Street

**Neighborhood:** Northwest Bellevue

**File Number:** 13-104530-LN

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

**Appeal Period Ends:** April 18, 2013, 5 PM. Refer to page one for information on how to appeal a project.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Date of Application:** January 18, 2013

**Completeness Date:** February 14, 2013

**Notice of Application Date:** February 21, 2013

**Applicant:** Thom Gebhard/Countrycraft Homes

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

**Planner:** Sally Nichols, 425-452-2727

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

**NOTICE OF THRESHOLD DETERMINATION**  
[COB Meydenbauer Storm Outfall Sediment Removal](#)

**Location:** 9927 Meydenbauer Way SE

**Neighborhood:** West Bellevue

**File Number:** 13-107199-WE

**Description:** SEPA Threshold Determination for proposed removal of 150 cubic yards of sediment accumulation at the outfall of a public storm water pipe that discharges into Meydenbauer Bay on the Meydenbauer Yacht Club property. Sediment removal was previously approved under 05-135628-WG in 2006.

**Decision:** Approval

**Concurrency Determination:** N/A

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

**Appeal Period Ends:** April 18, 2013, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** February 19, 2013

**Completeness Date:** February 27, 2013

**Notice of Application Date:** March 14, 2013

**Applicant Contact:** Don McQuilliams, City of Bellevue, Utilities Department, 425-452-7865

**Planner:** Reilly Pittman, 425-452-4350

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

**NOTICE OF THRESHOLD DETERMINATION**  
[Partovi Tree Removal](#)

**Location:** 9655 Lake Washington Blvd NE

**Neighborhood:** Northwest Bellevue

**File Number:** 12-128567-GH

**Description:** SEPA Threshold Determination to remove two hazardous trees and remove a portion of a third hazardous tree within steep slope critical areas.

**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 18, 2013, 5 PM. Refer to page one for information on how to appeal a project

**Date of Application:** November 16, 2012

**Completeness Date:** February 5, 2013

**Notice of Application Date:** February 21, 2013

**Applicant:** Bruce MacCoy

**Applicant Contact:** Bruce MacCoy, 425- 450-1584

**Planner:** Drew Folsom, 425-452-4441

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

**Notice of Recommendation and Public Hearing**

**NOTICE OF RECOMMENDATION, DECISION AND PUBLIC HEARING**

[Hidden Valley Park Recreation Center and Ballfield Renovation](#)

**Location:** 1903 112<sup>th</sup> Ave NE

**Neighborhood:** Northwest Bellevue

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

**Description:** 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 renovation of the existing ballfields by converting them to all-weather synthetic turf. The applicant is also requesting Critical Areas Land Use Permit approval in order to disturb the 75-foot toe-of-slope critical area structure setback. The disturbance includes the removal of 3 existing building that will be demolished, the parking lot renovation and the renovation of the ballfields. Also included in the proposal, is the consideration of an Interpretation of the Land Use Code (LUC 20.30K) to clarify the application and intent of the building height definitions in Land Use Code section 20.50, for non-single-family residential structures, such as churches, clubs and similar use structures that require a Conditional Use Permit when proposed in single-family residential land use districts.

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

**Conditional Use Permit Recommendation:** Approve with Conditions

**Concurrency Determination:** N/A

**Critical Areas Land Use Per Decision:** Approval with Conditions

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

**Critical Areas and SEPA Appeal Period Ends:** Thursday, April 18, 2013, 5 PM. Refer to page one for information on how to appeal a project.

**Public Meeting:** Wednesday, January 9, 2013, 7 PM; Bellevue City Hall; 450 110th Ave NE

**Conference Room:** City Hall Room 1E-112

**Public Hearing:** Thursday, May 2, 2013, 7 PM; Bellevue City Hall; 450 110th Ave NE,

**Hearing Room:** City Hall Council Chambers

**Date of Application:** November 29, 2012

**Completeness Date:** December 6, 2012

**Notice of Application Date:** December 13, 2012

**Applicant:** Scott VanderHyden, Bellevue Parks & Community Services, 425-452-4169

**Planner:** Kevin LeClair, 425-452-2928

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