



# The Weekly Permit Bulletin

June 27, 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 AND PUBLIC MEETING

##### Bellevue Place Helistop

**Location:** 10500 NE 8<sup>th</sup> Street

**Neighborhood:** Downtown

**File Number:** 13-107448-LI

**Description:** Administrative Amendment approval to Conditional Use Permit (LI) from Kemper Development Company (KDC) requesting approval to modify Condition #A.3 of the approved Conditional Use Permit, 08-135262-LB:

#### **A.3 Type of Helicopter:**

Only light turbine, twin engine helicopters (examples include the Eurocopter EC-135, Eurocopter AS-355B, Ecureuil 2, and Bell 206 models) shall be approved to land at the Helistop. Upon landing, the helicopter shall have a cool-down period of no more than 2 minutes. The warm up period for the departure shall be 2 minutes or less. **(LUC 20.20.450; Comprehensive Plan Policy EN-89; City of Bellevue CUP approval)**

Applicant requests this condition be modified to allow single engine helicopters to also use the facility. In preparation to activate the approved Helistop, KDC has learned there is only one twin engine helicopter in the region that could potentially use the Helistop. This helicopter is corporately owned and is used only for corporate business. If the condition is not modified, the

applicant states that the practical effect of the twin engine restriction is that the Helistop will not be used. No other prior conditions of approval for the Helistop (08-135262-LB) are being modified.

**Approvals Required:** Administrative Amendment to Conditional Use Permit 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:** Thursday, August 1, 2013. Refer to page one for information on how to comment on a project.

**Public Meeting:** Thursday, August 1, 2013 starting at 6pm (presentation), City Hall, 450 110th Avenue NE, Room 1E-126 Council Chambers.

**Date of Application:** February 22, 2013

**Completeness Date:** March 26, 2013

**Applicant Contact:** Keith Dearborn, Kemper Development Company, 206-923-0812

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

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

#### NOTICE OF APPLICATION AND PUBLIC MEETING

##### Fidler 4-lot Planned Unit Development

**Location:** 1841 Richards Rd.

**Neighborhood:** Factoria

**File Number:** 13-111595-LK and 13-111591-LO

**Description:** Application for a Planned Unit Development Conservation Short Plat Permit approval to develop 4 single family lots. The site contains steep slope critical area. The proposal requests to modify the required 50-foot buffer from the top of the steep slope. Greater than 40% of the site area will be set aside in a separate tract.

**Approvals Required:** Planned Unit Development approval, Critical Areas Land Use Permit approval, Preliminary Short Plat 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:** July 23, 2013, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** July 16, 2013, 6:30 PM; Bellevue City Hall; 450 110th Ave NE,

**Conference Room:** CH-1E-109

**Date of Application:** March 22, 2013  
**Completeness Date:** June 10, 2013  
**Applicant:** Brett Fidler  
**Applicant Contact:** Bill Walker, W2 Architects, 425-765-6496  
**Planner:** Heidi Bedwell, 425-452-4862  
**Planner Email:** [hbedwell@bellevuewa.gov](mailto:hbedwell@bellevuewa.gov)

## NOTICE OF APPLICATION

### Ryan Pier

**Location:** 1650 W. Lake Sammamish Pkwy NE  
**Neighborhood:** Northeast Bellevue  
**File Number:** 13-117118-WG  
**Description:** Application for Shoreline Substantial Development Permit approval to construct a new 416 square foot fixed pile pier within the waters of Lake Sammamish. The pier walkway will be 4 feet wide and 70 feet in length. The pier platform is 6 feet by 26 feet oriented in a north south direction. The entire pier is proposed to be flow thru grating. Project also includes installation of shoreline vegetation along the length of the lot lake frontage.

**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:** July 29, 2013, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 4, 2013  
**Completeness Date:** June 13, 2013

**Applicant:** Heidi Ryan  
**Applicant Contact:** Greg Ashley, Ashley Shoreline Design and Permitting, 425-957-9381  
**Planner:** Heidi Bedwell, 425-452-4862  
**Planner Email:** [hbedwell@bellevuewa.gov](mailto:hbedwell@bellevuewa.gov)

## Notice of Decision

### NOTICE OF DECISION

#### Bellevue Waterfront Property LLC Grating

**Location:** 9655 Lake Washington Blvd. NE  
**Neighborhood:** Northwest Bellevue  
**File Number:** 13-111883-WG and 13-114521-LO  
**Description:** Shoreline Substantial Development Permit and Critical Areas Land Use Permit approval to replace one free standing boatlift and one personal watercraft lift, remove one existing watercraft lift, remove a ramp lift and replace it with a grated lift, and install one new free standing boat lift. The work will add one additional free standing boat lift to the facility which requires approval of a Critical Areas Land Use Permit with this Shoreline Substantial Development Permit. The remaining portion of the dock that is solid decking will be replaced with open grated decking.

**Decision:** 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:** July 11, 2013. Refer to page one for information on how to appeal a project.  
**Shoreline Permit Appeal Ends:** July 18, 2013, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** March 28, 2013  
**Completeness Date:** May 1, 2013  
**Notice of Application Date:** May 9, 2013  
**Applicant Contact:** Alan Foltz, Waterfront Construction, 206-548-9800  
**Planner:** Reilly Pittman, 425-452-4350  
**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

### NOTICE OF DECISION

#### Steel Residence Deck Construction

**Location:** 1432 187<sup>th</sup> Ave NE  
**Neighborhood:** Northeast Bellevue  
**File Number:** 13-112583-LO  
**Description:** Critical Areas Land Use Permit approval to construct a new second story deck within steep slope critical area top of slope buffer. Project includes geotechnical analysis.  
**Decision:** Approval with Conditions  
**Concurrency Determination:** N/A  
**SEPA:** Exempt  
**Appeal Period Ends:** July 11, 2013, 5 PM. Refer to page one for information on how to appeal a project.  
**Date of Application:** April 12, 2013  
**Completeness Date:** April 26, 2013  
**Notice of Application Date:** May 2, 2013  
**Applicant Contact:** Lianne Mock, H. Macke, 425-409-4365  
**Planner:** David Pyle, 425-452-2973  
**Planner Email:** [dpyle@bellevuewa.gov](mailto:dpyle@bellevuewa.gov)

### NOTICE OF DECISION

#### Tafreshi Remodel

**Location:** 504 West Lake Sammamish SE  
**Neighborhood:** Newport  
**File Number:** 13-113227-LO  
**Description:** Land Use Approval of a Critical Areas Land Use Permit to expand a single family residence into a 50 foot buffer from the top of a critical slope in order to add 409 square feet of living space. The proposal includes removal of an existing 500 square foot second story deck and restoration of approximately 527 square feet or degraded buffer with native plants.  
**Decision:** Approval with Conditions  
**Concurrency Determination:** N/A  
**SEPA:** Exempt  
**Appeal Period Ends:** July 11, 2013, 5 PM. Refer to page one for information on how to appeal a project.  
**Date of Application:** April 25, 2013

**Completeness Date:** May 15, 2013  
**Notice of Application Date:** May 23, 2013  
**Applicant:** Fereidoun Tafreshi  
**Applicant Contact:** John Pasco, Ecco Design Inc., 206-706-3937  
**Planner:** Leah Chulsky, 425-452-6834  
**Planner Email:** [ichulsky@bellevuewa.gov](mailto:ichulsky@bellevuewa.gov)

#### NOTICE OF DECISION

##### Hovind Residence

**Location:** 18131 SE 41<sup>st</sup> Ln  
**Neighborhood:** Sammamish/East Lake Hills  
**File Number:** 13-109449-LO  
**Description:** Critical Areas Land Use Permit approval to modify 3,800 square feet of type III wetland and type N stream buffers and structure setbacks to build a new single family residence. Project includes 7,085 square feet of buffer enhancement.  
**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:** July 11, 2013, 5 PM. Refer to page one for information on how to appeal a project.  
**Date of Application:** March 6, 2013  
**Completeness Date:** April 4, 2013  
**Notice of Application Date:** April 18, 2013  
**Applicant Contact:** Steve Hovind, 425-495-2077  
**Planner:** Drew Folsom, 425-452-4441  
**Planner Email:** [dfolsom@bellevuewa.gov](mailto:dfolsom@bellevuewa.gov)

#### NOTICE OF DECISION

##### Seattle Boat Newport - Newport Yacht Basin

##### Floating Boatlifts

**Location:** 3911 Lake Washington Blvd. SE  
**Neighborhood:** Newport  
**File Number:** 13-112491-WG  
**Description:** Shoreline Substantial Development Permit approval to install seven (7) floating boatlifts within existing moorage slips at the Newport Yacht Basin Association marina. Work is proposed by Seattle Boat Newport.  
**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:** July 18, 2013, 5 PM. Refer to page one for information on how to appeal a project.  
**Date of Application:** April 11, 2013  
**Completeness Date:** April 26, 2013  
**Notice of Application Date:** May 2, 2013  
**Applicant:** Seattle Boat Co.  
**Applicant Contact:** Evan Wehr, Ecco Design Inc., 206-706-3937  
**Planner:** David Pyle, 425-452-2973  
**Planner Email:** [dpyle@bellevuewa.gov](mailto:dpyle@bellevuewa.gov)

#### NOTICE OF RECOMMENDATION AND PUBLIC HEARING

##### Kelsey Creek Rezone

**Location:** 15015 Main Street  
**Neighborhood:** West Lake Hills  
**File Number:** 13-107421-LQ  
**Description:** Recommendation to amend King County Concomitant Agreement #20100518000442 to permit certain uses of less than 10,000 square feet for personal services, finance, insurance and real estate, and certain recreation uses at existing shopping center.  
**Decision:** Recommendation  
**Concurrency Determination:** N/A  
**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.  
**Appeal Period Ends:** July 11, 2013, 5 PM. Refer to page one for information on how to appeal a project.  
**Public Hearing:** July 11, 2013, 7 PM; Bellevue City Hall; 450 110th Ave NE.  
**Hearing Room:** Council Chambers  
**Date of Application:** February 22, 2013  
**Completeness Date:** March 22, 2013  
**Notice of Application Date:** April 18, 2013  
**Applicant:** Nat Franklin  
**Applicant Contact:** Ian Morrison, McCullough Hill, Leary, PS, 206-812-3380  
**Planner:** Elizabeth Stead, 425-452-2725  
**Planner Email:** [estead@bellevuewa.gov](mailto:estead@bellevuewa.gov)