



Weekly Permit Bulletin

July 17, 2014

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.

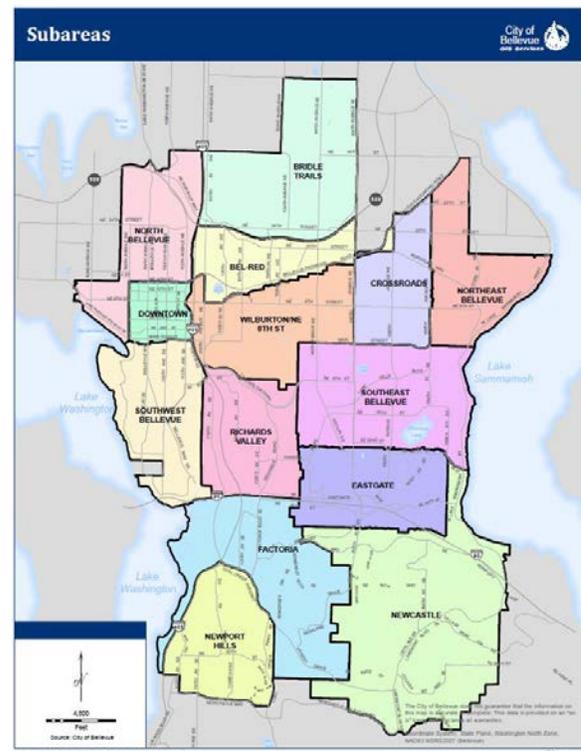
To receive the bulletin by email:

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

Beddoe

Location: 9449 Lake Washington Blvd NE

Neighborhood: North Bellevue

File Number: 14-125970-LO

Description: Application for Critical Areas Land Use Permit approval for landscape and hardscape improvements within the 25-foot shoreline buffer and 25-foot shoreline structure setback. This proposal also includes the reconfiguration of an existing deck associated with the single-family residential structure.

Approvals Required: Critical Areas Land 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: July 31, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 3, 2014

Completeness Date: March 10, 2014

Applicant Contact: David Fey, Jensen Fey Architecture, 425-216-0318

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

Windward Factoria Townhomes

Location: 4049 129th Ave NE

Neighborhood: Factoria

File Number: 14-134269-LD & 14-134270-LO

Description: Application for Land Use approval of a Design Review and a Critical Areas Land Use Permit to construct 24 attached single-family townhomes in a combination of duplex and townhomes. The site is located within the R-20 zoning district and lies entirely within a Single-Family Transition Area.

Approvals Required: Design Review approval, Critical Areas Land Use Permit approval, Concurrency Review 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 31, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: August 5, 2014, 6 PM;

Bellevue City Hall; 450 110th Ave NE,

Conference Room: Council Conference Chambers

Date of Application: June 16, 2014

Completeness Date: July 10, 2014

Applicant Contact: Greg Krabbe, Windward Real Estate Services Inc , 425-750-8400

Planner: Leah Chulsky, 425-452-6834

Planner Email: LChulsky@bellevuewa.gov

Notice of Decision

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

Bellevue 116th Ave LLC

Location: 316 116th Avenue NE

Neighborhood: Wilburton/NE 8th St.

File Number: 14-128488-LQ

Description: Proposal to rezone property in the Wilburton/NE 8th Street subarea from GC (General Commercial) to CB (Community Business).

Approvals Required: City Council approval.

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

Appeal Period Ends: July 31, 2014, 5 PM.
Refer to page one for information on how to comment on a project.

Public Hearing: September 11, 2014, 7:00 PM;
Bellevue City Hall; 450 110th Ave NE,

Hearing Room: City Council Chambers

Date of Application: April 2, 2014

Completeness Date: April 29, 2014

Notice of Application Date: May 8, 2014

Applicant: Bellevue 116th Ave LLC

Applicant Contact: John C. McCullough,
McCullough Hill, PS, 206-812-3388

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

NOTICE OF DECISION

[Talbot Dock Reconfiguration](#)

Location: 2027 Killarney Way

Neighborhood: Southwest Bellevue

File Number: 14-130535-WE

Description: Land Use approval and SEPA Threshold Determination to reconfigure an existing dock so that access to the boatlift is gained from the south rather than the north. The work includes the removal of an 8 by 14 foot section of the walkway and two associated support piles. Two 8" wood piles are proposed to be driven within the main walkway to support the dock adjacent to the area that was removed. Installation of the removed dock section on the north end of the dock to make one continuous walkway is required. Re-orient the existing boatlift and canopy. Proposal also includes repair of existing wood piles with a pile stub method and shoreline planting plan.

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 31, 2014, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: May 9, 2014

Completeness Date: May 22, 2014

Notice of Application Date: May 29, 2014

Applicant Contact: Ted Burns, Seaborn Pile Driving, 206-236-1700

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF THRESHOLD DETERMINATION

[SE Newport Way Sidewalk Project](#)

Location: Project begins at the intersection of SE Newport Way and 150th Ave NE to 152 Ave NE (15007 SE Newport Way)

Neighborhood: Eastgate

File Number: 14-129359-GB

Description: Land Use review of a proposal to construct 6 foot wide concrete sidewalk and 5 foot planters on the south side of SE Newport Way between 150th Ave NE and 152 Ave NE and add bike lanes to north and south side of SE Newport Way. Additionally, landscaping, mid-block crosswalk improvements, traffic signal improvements, construction of block walls, and pavement reconstruction are proposed.

Decision: N/A

Concurrency Determination: N/A

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

Appeal Period Ends: July 31, 2014, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: April 24, 2014

Completeness Date: May 14, 2014

Notice of Application Date: May 29, 2014

Applicant Contact: City of Bellevue Transportation Department, Chris Masek, 425-452-4619

Planner: Nicholas Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF PUBLIC HEARING

[Extension of Interim Official Zoning Controls Regulating Residential Dwelling Room Rentals](#)

Location: City-Wide

File Number: 13-131195-AD

Public Hearing: NOTICE IS HEREBY GIVEN that the **Bellevue City Council** and the **East Bellevue Community Council** will each 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 months, to March 23, 2015. The **Bellevue City Council** public hearing will be held during its 8:00 pm Regular Session meeting on **Monday, August 4, 2014**, in the City Council Chamber in Bellevue City Hall,

450 110th Ave NE, Bellevue. The **East Bellevue Community Council** public hearing will be held during its 6:30 pm regular meeting on **Tuesday, August 5, 2014**, in the Lake Hills Clubhouse, 15230 Lake Hills Boulevard, 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. Ordinance No. 6128 was subsequently approved by the East Bellevue Community Council on November 5, 2013. On March 3, 2015 the City Council adopted Ordinance No. 6152 extending the interim provisions of Ordinance No. 6128 by six months, to September 23, 2014. Ordinance No. 6152 was subsequently approved by the East Bellevue Community Council on March 4, 2014. The purpose of the August 4 and August 5, 2014 public hearings 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, to March 23, 2015. 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 **City Council** 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. Any person may participate in the **East Bellevue Community Council** public hearing by submitting written comments to the East Bellevue Community Council in care of Charmaine Arredondo, Deputy City Clerk, P.O. Box 90012, Bellevue, WA 98009, or by

submitting written or oral comments to the East Bellevue Community Council at the hearing. Comments to the City Council must be received by 5:00 pm on August 4, 2014. Comments to the East Bellevue Community Council must be received by 5:00 pm on August 5, 2014.

Written comments will also be accepted and may be mailed to Mike Bergstrom, Principal 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: Mike Bergstrom, City of Bellevue Development Services Department, 425-452-2970

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

Questions relating to the East Bellevue Community Council public hearing process: Charmaine Arredondo, Deputy City Clerk, 425-452-6466

NOTICE OF PUBLIC HEARING

[Land Use Code Clean-Up Amendments](#)

Location: City-Wide

Neighborhood: City-Wide

File Number: 13-134669-AD

Description: **East Bellevue Community Council** courtesy hearing to consider a Land Use Code Amendment as applicable within their jurisdiction. The application is for a Land Use Code Amendment affecting a variety of Land Use Code (Title 20 BCC) provisions to improve clarity and usability, ensure consistency with State law, improve internal Land Use Code consistency, and correct inaccurate or outdated citations.

Approvals Required: Adoption of ordinance by the City Council

Public Hearing: August 5, 2014, 7 PM; Lake Hills Clubhouse, 15230 Lake Hills Boulevard, Bellevue

Date of Application: December 30, 2013

Completeness Date: February 12, 2014

Notice of Application Date: February 20, 2014

Applicant: City of Bellevue

Applicant Contact: Mike Bergstrom, Principal Planner, City of Bellevue Development Services Department, 425-452-2970

Planner Email: mbergstrom@bellevuewa.gov

NOTICE OF COURTESY HEARING

[Permanent Regulations Governing Individual Room Rentals in Residential Dwellings](#)

Location: City-Wide

Neighborhood: City-Wide

File Number: 13-333383-AD

Description: East Bellevue Community

Council courtesy hearing to consider a Land Use Code Amendment as applicable within their jurisdiction. The application is for a Land Use Code Amendment to adopt permanent regulations governing the rental of individual rooms in residential dwellings. If adopted, the permanent regulations will replace interim regulations adopted by Ordinance No. 6128 and extended by Ordinance No. 6152.

Approvals Required: Adoption of ordinance by the City Council

Public Hearing: August 5, 2014, 7 PM; Lake Hills Clubhouse, 15230 Lake Hills Boulevard, Bellevue

Date of Application: October 30, 2013

Completeness Date: May 9, 2014

Notice of Application Date: May 22, 2014

Applicant: City of Bellevue

Applicant Contact: Mike Bergstrom, Principal Planner, City of Bellevue Development Services Department, 425-452-2970

Planner Email: mbergstrom@bellevuewa.gov

NOTICE OF PUBLIC HEARING

[Draft Shoreline Master Program](#)

Location: City-Wide

Neighborhood: City-Wide

File Number: 07-122342-AC, 11-103227-AD, 11-103228-AD

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, August 4, 2014**, in the City Council Chamber in Bellevue City Hall, 450 110th Ave NE, Bellevue, to consider amendments to the Bellevue Land Use Code (LUC) and Comprehensive Plan to update the City's Shoreline Master Program (SMP). The updated master program will reside as a stand-alone SMP codified within Chapter 20.25E LUC and apply to all areas of the City within the shoreline jurisdiction. The SMP Update

amendments are intended to supplant the City's existing SMP in its entirety. The proposal also includes conformance amendments to other land use code sections, including the Critical Areas Overlay District Part 20.25H LUC to ensure internal consistency with the SMP as required under the Growth Management Act, Chapter 365.70A RCW. The proposed amendments are needed to comply with the statutory deadline for comprehensive update of the local Shoreline Master Program pursuant to RCW 90.58.080. Refer to the project web page for more information

<http://www.bellevuewa.gov/10600.htm>

The purpose of the August 4, 2014 public hearing is to provide an opportunity to make written and oral comments regarding Council-requested variations that are being considered to the Planning Commission's draft Shoreline Master Program. The Planning Commission SMP Update recommendation was the subject of a prior public hearing that was held on May 5, 2014.

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 to Carol Helland, Land Use Director, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, Washington, 98009-9012 or by e-mail to chelland@bellevuewa.gov. Comments must be received by 5:00 pm. on August 4, 2014. All written comments received by the City Clerk or Land Use Director will be transmitted to the City Council no later than the date of the public hearing.

Applicant Contact: Carol Helland, City of Bellevue Development Services Department, 425-452-2724