



# The Weekly Permit Bulletin

October 11, 2012

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

##### [Advanced Holistic Health](#)

**Location:** 14648 SE Eastgate Way

**Neighborhood:** West Lake Hills

**File Number:** 12-121231-LS

**Description:** Application for a Sign Variance approval to increase the maximum height by 1 foot from 15' to 16' on an existing commercial sign.

**Approvals Required:** Variance and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** Thursday, October 25, 2012, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** August 2, 2012

**Completeness Date:** September 4, 2012

**Applicant Contact:** James Lathrop, Lathrop Associates, 206-550-1777

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

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

#### NOTICE OF APPLICATION

##### [Sewer Lake Line Replacement at Meydenbauer Bay](#)

**Location:** 1 99<sup>th</sup> Ave NE

**Neighborhood:** West Bellevue

**File Number:** 12-123801-WG

**Description:** Application for Shoreline Substantial Development Permit approval to abandon in-place approximately 1,250 lineal feet of sanitary sewer line in Lake Washington and construct a new sewer line and pump station above the ordinary high water mark.

#### **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:** Monday, November 19, 2012, 5 PM. Refer to page one for information on how to comment on a project.

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

**Completeness Date:** September 17, 2012

**Applicant Contact:** Jay Hummel, Bellevue Utilities, 425-452-4160

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

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

#### NOTICE OF APPLICATION

##### [Factoria Shell Station Wetland Buffer Enhancement](#)

**Location:** 3204 Richards Road

**Neighborhood:** Woodridge

**File Number:** 12-124243-LO

**Description:** Application for Critical Areas Land Use Permit approval to enhance a portion of wetland buffer onsite. Enhancement includes restoration plantings and a maintenance and monitoring plan.

**Approvals Required:** 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:** Thursday, October 25, 2012, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** September 11, 2012

**Completeness Date:** October 3, 2012

**Applicant Contact:** Dan Baggen, 425-825-8992

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

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

#### NOTICE OF APPLICATION

##### [Eguchi Tree Removal](#)

**Location:** 636 129<sup>th</sup> PI NE

**Neighborhood:** Wilburton

**File Number:** 12-124523-GH

**Description:** Application for Land Use approval to remove a hazardous tree within the stream buffer from the West Tributary of Kelsey Creek.

**Approvals Required:** Land Use 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:** Thursday, October  
25, 2012, 5 PM. Refer to page one for information on  
how to comment on a project.

**Date of Application:** September 18, 2012

**Completeness Date:** October 3, 2012

**Applicant Contact:** Masakatsu Eguchi, 425-453-4104

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

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

## NOTICE OF APPLICATION

[Luthy Bulkhead Repair](#)

**Location:** 8 Enatai Drive

**Neighborhood:** West Bellevue

**File Number:** 12-124689-WE

**Description:** Application for Land Use approval to  
reset rocks and material to repair the existing shoreline  
bulkhead and retain existing vegetation along Lake  
Washington. This work qualifies as minor repair under  
the definition of *minor repair* found at LUC  
20.25E.080.E.1.g.

**Approvals Required:** Land Use 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:** Thursday, October  
25, 2012, 5 PM. Refer to page one for information on  
how to comment on a project.

**Date of Application:** September 20, 2012

**Completeness Date:** October 1, 2012

**Applicant:** Thomas Luthy

**Applicant Contact:** Peter Zuvela, Waterfront  
Construction Inc., 206-548-9800

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

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

## Notice of Decision

### NOTICE OF DECISION

[Goodboy Land Use Code Variance](#)

**Location:** 4003 177<sup>th</sup> Ave SE

**Neighborhood:** Sammamish/East Lake Hills

**File Number:** 11-131127-LS

**Description:** Approval of a Land Use Code Variance to  
modify a required front yard setback and maximum  
height for undersized lots. The front yard setback along  
SE 40<sup>th</sup> St will be reduced from 20 feet to 5 feet  
staggered (10 feet in front of the garage to allow for two  
off street parking stalls). The height will be increased  
from the maximum allowed 15 feet for undersized lots to  
a maximum of 32 ft. 2 in. from the lowest existing  
grade. The height does not exceed the maximum allowed  
in the R-5 zoning district for standard sized lots.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** Thursday, October 25, 2012,  
5 PM. Refer to page one for information on how to  
appeal a project.

**Date of Application:** December 30, 2011

**Completeness Date:** January 18, 2012

**Notice of Application Date:** February 9, 2012

**Applicant Contact:** James Goodboy Jr, 425-747-3920

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

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

### NOTICE OF DECISION

[Lewis Creek Tributary Stabilization](#)

**Location:** Lakemont Boulevard Bridge #3

**Neighborhood:** Eastgate/Cougar Mountain

**File Number:** 12-117271-LO

**Description:** Critical Areas Land Use Permit approval  
to perform stabilization of the banks and bed of a  
tributary to Lewis Creek where it flows under a bridge.  
The proposal calls for construction of a rock-lined  
channel and gabion baskets to stop ongoing erosion and  
to stabilize the banks that are supporting the bridge  
footings.

**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:** Thursday, October 25, 2012,  
5 PM. Refer to page one for information on how to  
appeal a project.

**Date of Application:** July 2, 2012

**Completeness Date:** July 5, 2012

**Notice of Application Date:** July 12, 2012

**Applicant Contact:** Steve Costa, City of Bellevue  
Transportation Department, 425-452-2845

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

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

### NOTICE OF DECISION

[Yarrowridge Vegetation Management](#)

**Location:** 3957 112<sup>th</sup> Avenue NE

**Neighborhood:** Northwest Bellevue

**File Number:** 12-121932-LO

**Description:** Critical Areas Land Use Permit approval  
for vegetation management of trees on a steep slope  
critical area across multiple private properties.

**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:** Thursday, October 25, 2012,  
5 PM. Refer to page one for information on how to  
appeal a project.

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

**Completeness Date:** August 22, 2012

**Notice of Application Date:** August 30, 2012  
**Applicant Contact:** Byron Hall, 425-822-2646  
**Planner:** Reilly Pittman, 425-452-4350  
**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

#### **NOTICE OF DECISION**

##### **Bellevue Children's Academy**

**Location:** 14640 and 14600 NE 24<sup>th</sup> Street  
**Neighborhood:** Northeast Bellevue  
**File Number:** 12-116335-LD, 12-116336-LA, 12-116337-LO  
**Description:** Land Use approval to construct a new playfield and an approximately 18,644 square foot addition to an existing private school. The playfield will be constructed on the Bellevue Children's Academy II site at 14640 NE 24<sup>th</sup> Street while the school expansion will occur on the 14600 NE 24<sup>th</sup> Street at Bellevue Children's Academy I. Ancillary improvements to parking and landscaping will occur with this application.  
**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:** Thursday, October 25, 2012, 5 PM. Refer to page one for information on how to comment on a project.  
**Date of Application:** June 11, 2012  
**Completeness Date:** June 28, 2012  
**Notice of Application Date:** July 5, 2012  
**Applicant:** Bellevue Children's Academy  
**Applicant Contact:** Shin Goto, S&L Architects, 206-890-8348  
**Planner:** Toni Pratt, 425-452-5374  
**Planner Email:** [tp Pratt@bellevuewa.gov](mailto:tp Pratt@bellevuewa.gov)

#### **NOTICE OF DECISION**

##### **Bellevue Brewing Company Water Main**

**Location:** 1820 130<sup>th</sup> Ave NE  
**Neighborhood:** Wilburton  
**File Number:** 12-118200-LO  
**Description:** Land Use approval to install a water main within the buffer to a Type F stream. The area of work is proposed to be within an area already developed as a paved parking area. Mitigation plantings will be required.  
**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:** Thursday, October 25, 2012, 5 PM. Refer to page one for information on how to appeal a project.  
**Date of Application:** July 24, 2012  
**Completeness Date:** August 15, 2012  
**Notice of Application Date:** August 23, 2012  
**Applicant:** John Robertson, Bellevue Brewing Company

**Applicant Contact:** Roy Lewis, Triad Associates, 425-216-2152

**Planner:** Carol Orr, 425-452-2896

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

#### **Notice of Adoption**

#### **NOTICE OF ADOPTION**

##### **AT&T Mobility**

**Location:** 4646 148<sup>th</sup> Ave SE  
**Neighborhood:** Eastgate/Cougar Mountain  
**File Number:** King County B12C0035, 12-126650-DC  
**Description:** AT&T Mobility proposes to modify an existing telecommunications facility by installing equipment inside a new underground vault on private property. The proposal would remove an existing vault and two existing antennas and install four new antennas on an existing PSE pole in the recently annexed South Bellevue Annexation Area. King County will continue to review and approve the associated construction permit under file No. B12C0035. Pursuant to Section 5 of the interlocal agreement between King County and the city, the final SEPA threshold determination is being made by the City of Bellevue. Pursuant to WAC 197-11-630, the SEPA environmental checklist and mitigated determination of significance (MDNS) for King County DDES file No. L03MI094 have been identified as appropriate for this proposal and are therefore adopted.  
**SEPA:** Adoption of MDNS dated July 29, 2004  
**Concurrency Determination:** N/A  
**Date of Adoption:** October 11, 2012  
**Applicant:** AT&T Mobility  
**Applicant Contact:** Tiffany McClurg, 206-719-1639  
**Planner:** Matthews Jackson, 425-452-2729  
**Planner Email:** [mjackson@bellevuewa.gov](mailto:mjackson@bellevuewa.gov)