



Weekly Permit Bulletin

October 30, 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

[T-Mobile – SE0 1908D Dry Cleaners](#)

Location: 5629 119th Avenue SE

Neighborhood: Newport Hills

File Number: 14-136874-LA

Description: Application for Administrative Conditional Use Permit approval to upgrade an existing stealth antenna array, located at the top of an existing light pole. The existing light pole is located within the center of the parking lot of the subject site. Modifications include replacement of 3 existing antennas with 3 new panel antennas, along with the installation of ancillary equipment. Minor changes to the existing equipment within the equipment shed, located adjacent to the on-site commercial building are also proposed. The purpose of these modifications is for network upgrades relating to the transition to LTE-4G.

Approvals Required: Administrative Conditional 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: November 13, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: July 21, 2014

Completeness Date: October 22, 2014

Applicant Contact: Michael Cady, 425-785-0444

Planner: Laurie Tyler, 425-452-2728

Planner Email: ltyler@bellevuewa.gov

NOTICE OF APPLICATION

[Kamoh Residence](#)

Location: 439 W Lake Sammamish Parkway SE

Neighborhood: Southeast Bellevue

File Number: 14-141838-LO and 14-141875-LS

Description: Application for a Critical Areas Land Use Permit and Variance approval to the maximum lot coverage allowances for the development of a new single family residence on a parcel zoned R-1.8 which is 99% encumbered by critical areas and critical area buffers. The project will be reviewed under the reasonable use exception provisions of the City of Bellevue Land Use Code. The proposal includes a request to develop the site to accommodate a maximum of 3,000 SF of permanent disturbance (approx. 5% of the site). The proposal also includes the elimination of the standard Type N stream critical area buffer and structure setback, a request to develop on and immediately adjacent to the steep slope critical area, and a variance request to allow development to reach a maximum 5.3 percent of the site. The project will also include mitigation and restoration.

Approvals Required: Critical Areas Land Use Permit approval, Land Use Code Variance 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: November 13, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 29, 2014

Completeness Date: October 16, 2014

Applicant: Amrik Kamoh

Applicant Contact: Carl Hadley, Cedarock Consultants, Inc, 425-788-0961,

cedarock@frontier.com

Planner: Nicholas Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

RE-NOTICE OF APPLICATION

[Peterson Boat Lift Relocation](#)

Location: 6220 Hazelwood Ln. SE

Neighborhood: Factoria

File Number: 14-142133-WE

Description: Application for SEPA Threshold Determination to relocate an existing boat lift under an existing covered moorage. This re-notice is to clarify the comment period.

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: November 13, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 3, 2008

Completeness Date: October 9, 2008

Applicant: L.L. Peterson

Applicant Contact: Evan Wehr, Ecco Design Inc., 206-706-3937

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Moen Residence](#)

Location: 1650 W. Lake Sammamish Pkwy NE

Neighborhood: Northeast Bellevue

File Number: 14-141868-LO

Description: Application for Critical Areas Land Use Permit approval to demolish an existing single-family residence and construct a larger home on the same site. Applicant also seeks to modify the shoreline structure setback and the toe-of-slope setback from a steep slope geohazard area. Mitigation sequencing is required and a detailed mitigation package is proposed that includes extensive native shoreline plantings and upland forest planting at the base of the steep slope.

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: November 13, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 29, 2014

Completeness Date: March 3, 2014

Notice of Application Date: October 30, 2014

Applicant Contact: Andrew Finch, Finch

Production and Design, 206-633-1333

Planner: Michael Paine, 425-452-2739

Planner Email: mpaine@bellevuewa.gov

Notice of Decision

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

[PSE Transmission Line – Lake Hills Substation to Phantom Lake Substation](#)

Location: 16315 NE 8th Street to 15555 SE 16th St. via 148th Avenue

Neighborhood: City-Wide

File Number: 11-131123-LB, 12-127693-WA, 11-131125-LO, 11-131124-WG

Description: Proposal to construct a new, 115kV transmission line to connect the existing Lake Hills Substation with the Phantom Lake Substation. The route and new poles will be in the rights-of-way along SE 16th Street, 148th Avenue SE and NE and NE 8th Street. Work will also include upgrades to the existing substations and required mitigation for tree removal and construction within a floodplain and wetlands along the route.

Recommendation: Conditional Use Permit, Shoreline Conditional Use Permit, Approval with Conditions.

Decision: Critical Areas Land Use Permit, Shoreline Substantial Development Permit, Approval with Conditions

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

Critical Areas Appeal Period Ends: November 13, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Shoreline Substantial Development Permit Ends: November 20, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Public Hearing: November 20, 2014, 7 PM; Bellevue City Hall; 450 110th Ave NE,

Hearing Room: City Council Chambers

Date of Application: December 30, 2011

Completeness Date: January 27, 2012

Notice of Application Date: May 3, 2012

Applicant Contact: Jeff McMeekin, PSE, 425-462-3824,

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov