



Weekly Permit Bulletin

October 4, 2018

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 to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.
- Click the name of the project to view digital plans.

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.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an appeal notification form. [Link to Form](#)
- 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:

Access our city website at www.bellevuewa.gov and click on Permits/Zoning and Land Use/ Public Notices and Participation /Subscribe. 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

COBU Glacier Key Culvert Replacement

Location: Glacier Key culvert replacement adjacent to 51, 54 Glacier Key and 52, 54 Skagit Key

Subarea: Factoria

File Number: 18-123725-LO

Description: Application for Critical Areas Land Use permit approval to replace an existing culvert conveying Coal Creek under Glacier Key with a new single-span bridge to meet current design guidelines for fish passage, flood conveyance, debris passage, and traffic safety. The culvert replacement is Phase 3 of the Lower Coal Creek Flood Hazard Reduction Project (LCCHRP) which will replace a total of five culverts on Coal Creek in the Newport Shores neighborhood.

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

SEPA: Determination of Non-Significance for the entire LCCHRP was previously issued under permit 16-145319-LO.

Minimum Comment Period Ends: October 18, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 29, 2018

Completeness Date: September 4, 2018

Notice of Application Date: October 4, 2018

Applicant Contact: James Stockwell, City of Bellevue Utilities Department, 425-452-4868, jstockwell@bellevuewa.gov

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION

10418 NE 29th ST

Location: 10418 NE 29th St

Subarea: North Bellevue

File Number: 18-124270-LO

Description: Application for Critical Areas Land Use Permit approval to remove an existing culvert, catch basin and embankment to restore a west tributary to Yarrow Creek to an open stream channel. The existing 24-inch diameter culvert is approximately 51-feet long and conveys the creek beneath a 10-foot high embankment that also encloses a 10-inch sewer pipe crossing the creek. The sewer pipe will be protected by a 20-inch steel casing and the sewer pipe and casing will be supported by concrete piers to cross the stream. The stream channel will be regraded and restored approximately 110 feet upstream and 150 feet downstream of the sewer pipe crossing. The project objective is to remove a fish passage barrier to protect and enhance salmon populations. **Approvals Required:** Critical Areas Land Use Permit approval and ancillary permits and approvals.

SEPA: Determination of Non-Significance is expected. Refer to page one regarding use of the Optional DNS Process.

Minimum Comment Period Ends: October 18, 2018. Refer to page one for information on how to comment on a project.

Date of Application: September 10, 2018

Completeness Date: September 17, 2018

Notice of Application Date: October 4, 2018

Applicant: Jay Hummel, City of Bellevue Utilities Department, 425-452-4160

Applicant Contact: Isaac Fournier, Osborn Consulting, 425-451-4009, isaacf@osbornconsulting.com

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION

Gooding Addition

Location: 445 154th Ave SE

Subarea: Southeast Bellevue

File Number: 18-124514-LO

Description: Application for a Critical Areas Land Use Permit approval to construct a 218 square foot addition to an existing single-family residence addition within a Category II wetland structure setback. The proposal is supported by a Critical Areas Report.

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

SEPA: Exempt

Minimum Comment Period Ends: October 18, 2018. Refer to page one for information on how to comment on a project.

Date of Application: September 12, 2018

Completeness Date: September 26, 2018

Notice of Application Date: October 4, 2018

Applicant Contact: 425-417-2065,

rvgooding@comcast.net

Planner: Veronica Guenther, 425-452-2044

Planner Email: vguenther@bellevuewa.gov

NOTICE OF APPLICATION

[COBU Lower Skagit Key Culvert Replacement](#)

Location: Lower Skagit Key culvert replacement adjacent to 66, 68, 73, 75 Skagit Key

Subarea: Factoria

File Number: 18-125205-LO & 18-125206-WG

Description: Application for Critical Areas Land Use Permit approval and Shoreline Substantial Development Permit approval to replace an existing culvert conveying Coal Creek under Skagit Key with a new single-span bridge to meet current design guidelines for fish passage, flood conveyance, debris passage, and traffic safety.

The culvert replacement is Phase 3 of the Lower Coal Creek Flood Hazard Reduction Project (LCCHRP) which will replace a total of five culverts in the Newport Shores neighborhood.

Approvals Required: Critical Areas Land Use Permit approval, Shoreline Substantial Development Permit approval and ancillary permits and approvals.

SEPA: Determination of Non-Significance for the entire LCCHRP was previously issued under permit 16-145319-LO.

Minimum Comment Period Ends: November 5, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 25, 2018

Completeness Date: September 26, 2018

Notice of Application Date: October 4, 2018

Applicant Contact: James Stockwell, City of Bellevue Utilities Department, 425-452-4868, jstockwell@bellevuewa.gov

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Bed & Breakfast](#)

Location: 2638 169th Ave SE

Subarea: Newcastle

File Number: 18-122117 LH

Description: Land Use approval for a Home Occupation permit to operate a short-term bedroom rental business. Guest arrivals will be between 2 and 7pm.

Decision: Approval

SEPA: Exempt

Appeal Period Ends: October 18, 2018, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 20, 2018

Completeness Date: September 6, 2018

Notice of Application Date: September 6, 2018

Applicant Contact: Terry Clancy, 425-614-1814, terryclancy@live.com

Planner: Veronica Guenther, 425-452-2044

Planner Email: vguenther@bellevuewa.gov

NOTICE OF THRESHOLD

DETERMINATION

[Former Oriental Rug Store](#)

Location: 401 Bellevue Way NE/10380 NE 4th Street

Subarea: Downtown Bellevue

File Number: 18-123676-BE

Description: Determination of Non-Significance to demolish the existing 5,773 square foot former Oriental Rug Store structure. No new structures are proposed for construction. Existing site to be improved with perimeter landscaping and new parking stalls.

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: October 18, 2018, 5 PM.

Refer to page one for information on how to appeal a project.

Date of Application: August 27, 2018

Completeness Date: September 7, 2018
Notice of Application Date: September 13, 2018
Applicant Contact: Ana Mendez, GLY Construction, 425-229-3558, ana.mendez@gly.com
Planner: Laurie Tyler, 425-452-2728
Planner Email: lt Tyler@bellevuewa.gov

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

Main Street Apartments Rezone

Location: 10777 Main St

Subarea: Downtown Bellevue

File Number: 18-103799-LQ

Description: Staff recommendation for Land Use approval of a site-specific rezone of a 0.95 acre split-zoned site to change from Downtown Mixed Use (DNTN-MU) and Professional Office (PO) to all DNTN-MU.

Approvals Required: City Council approval

SEPA: SEPA determination previously issued on October 12, 2017 under permit #17-121068-AC.

Public Hearing: October 25, 2018, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Hearing Room: 1E-126

Date of Application: January 31, 2018

Completeness Date: February 22, 2018

Notice of Application Date: March 22, 2018

Applicant: Tejal Pastakia, 206-669-6023, tejalp@pastakiallc.com

Planner: Nicholas Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

Public Hearings

NOTICE OF FINAL REVIEW PUBLIC HEARING, STAFF RECOMMENDATION AND SEPA DETERMINATION 2018 Annual Amendments to the Bellevue Comprehensive Plan

Notice of Application: varies

Approvals required: Planning Commission recommendation after public hearing to consider Final Review for amendments to the Comprehensive Plan. City Council takes final action under RCW 36.70A.130 and RCW 36.70A.470.

Public Hearing before the Planning

Commission: 6:30 p.m., Wednesday, October 24, 2018, Council Conference Room, Lobby Floor,

Bellevue City Hall, 450 110th Ave NE. Any person may participate in the public hearing by submitting written comments to the Director prior to the public hearing or by submitting written comments or making oral comments to the Planning Commission at the hearing. All written comments received by the Director will be transmitted to the Planning Commission no later than the date of the public hearing.

SEPA Determination: Determination of Non-Significance (DNS)

SEPA Appeal: Any appeal of this SEPA Threshold Determination must wait until final action is taken on this proposal by the City Council. Following final action by the City Council an appeal for the SEPA threshold determination may be filed together with an appeal of the underlying City Council action by petition to the Growth Management Hearings Board (LUC 20.35.250C).

SEPA Planner: Matthews Jackson, 425-452-2729
SEPA Planner email: mjackson@bellevuewa.gov

Concurrency Determination: N/A

A description of the individual amendments under consideration follows.

Site Specific:

City Dacha LLC

Location: 160 118th Ave SE

Subarea: Wilburton

Neighborhood: Wilburton

File Number: 17-131046-AC

Description: Map change of 0.43 acres from Public/Single Family-Low (P/SF-L) to Multifamily-Medium (MF-M)

Staff Recommendation: Approval

Date of Application: December 22, 2017

Completeness Date: February 1, 2018

Applicant Contact: Greg Krape Consulting LLC, 206-910-8779

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

Bellevue Nursery

Location: 842 104th Ave SE

Subarea: Southwest Bellevue

Neighborhood: Southwest Bellevue

File Number: 18-103877-AC

Description: Map change of 0.53 acres from Single Family-High (SF-H) to Neighborhood Business (NB)

Staff Recommendation: Approval

Date of Application: January 30, 2018

Completeness Date: February 1, 2018

Applicant Contact: MZA Architects Kevin Sutton 425-559-7888

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

Red Town

Location: 16425 SE Cougar Mountain Way

Subarea: Newcastle

Neighborhood: Newcastle

File Number: 18-103926-AC

Description: Map change of 1.56 acres from Single Family-Medium (SF-M) to Single Family-Urban Residential (SF-UR)

Staff Recommendation: Approval

Date of Application: January 31, 2018

Completeness Date: February 1, 2018

Applicant Contact: Shawn Bliss 206-910-9680

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371