



Weekly Permit Bulletin

January 16, 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

[Goldsmith Plaza 305](#)

Location: 305 108th Avenue NE

Neighborhood: Downtown Bellevue

File Number: 13-135081-LD

Description: Application for Design Review Permit approval to demolish an existing two story office building to construct a 15 story mixed use building in the DNTN-02 zone.

Approvals Required: Design Review 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: January 30, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 6, 2013

Completeness Date: January 9, 2014

Notice of Application Date: January 16, 2014

Applicant: Freiheit and Ho Architects

Applicant Contact: Arthur Chang, Freiheit and Ho Architects, 425-827-2100

Planner: Toni Pratt, 425-452-5374

Planner Email: tp Pratt@bellevuewa.gov

NOTICE OF APPLICATION

[Spatz Stream Stabilization](#)

Location: 5 Skagit Key

Neighborhood: Newport

File Number: 13-135274-LO

Description: Application for Critical Areas Land Use Permit approval to restore an eroding stream bank along Coal Creek with a soft stabilization measure including rock, soil, and native vegetation.

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: January 30, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 10, 2013

Completeness Date: January 7, 2014

Applicant: Mark and Jennifer Spatz

Applicant Contact: Kenny Booth, The Watershed Company, 425-822-5242

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Ritter Boatlift](#)

Location: 700 Shoreland Drive SE

Neighborhood: West Bellevue

File Number: 13-122681-WE

Description: SEPA Threshold Determination to install one ground mounted boat lift adjacent to an existing pier within a shoreline of statewide significance, Lake Washington.

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: January 30, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 15, 2013

Completeness Date: September 11, 2013

Notice of Application Date: December 19, 2013

Applicant: Michael Ritter, 425-652-2059

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF DECISION

Anderegg Block Wall

Location: 1002 W Lake Sammamish Pkwy. NE

Neighborhood: Northeast Bellevue

File Number: 13-130305-LO

Description: Critical Areas Land Use Permit approval to construct a block wall at the toe of a steep slope critical area with replanting and drainage improvements adjacent to a private road for code enforcement action 13-122988-EA. Also a small extension of the existing paver patio is proposed in the structure setback from Lake Sammamish.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: January 30, 2014, 5 PM.

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

Date of Application: September 25, 2013

Completeness Date: October 16, 2013

Notice of Application Date: October 24, 2013

Applicant Contact: Dan Evans, 425-518-6846

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

Notice of Expanded SEPA/GMA Scoping

City of Bellevue Comprehensive Plan Update – Integrated SEPA/GMA Review

Location: The proposed Comprehensive Plan update is a citywide action. The City of Bellevue is generally comprised of approximately 31 square miles, located between Lake Washington and Lake Sammamish.

File Number: 12-127970-AC

Applicant: City of Bellevue Planning and Community Development Department

Description: As required by the Washington Growth Management Act (GMA), the City of Bellevue is proposing to update the City's Comprehensive Plan. The Comprehensive Plan update is anticipated to include:

- Amendments required because of changes to the GMA, other state laws and regional planning documents
- Amendments that bring the Plan up to date and extend the planning horizon year to 2035

- Amendments to keep the plan relevant to the community, City Council and staff, and that reflect City actions since the last update and Council direction from current and recent projects
- Those amendments sought by individual citizens, subject to the direction of the City Council

The update project has four general phases, described below:

1. Early public outreach, City Council review of issues, staff data collection and audit of the existing Comprehensive Plan.
2. Analysis of issues and development of possible update opportunities.
3. Preparation of updated goals and policies
4. Review and final City action

During these steps, the environmental implications of potential policy actions will be considered through the provisions for integrated SEPA/GMA review established in WAC 197-11-210 through -235. Environmental information will be available in a variety of formats, including

- Technical analysis of issues and presentations to the City's boards and commissions for their guidance.
- Issue forums, tours and guest speakers to consider key topics.
- Ongoing assessment of current goals and policies relative to state law, regional plans and current best practices.
- Invitations for community feedback on policy options

Additional project information is available at <http://www.bellevuewa.gov/comp-plan-update.htm>

Approvals Required: The update of the Comprehensive Plan is a Process IV Non-Project Legislative Action requiring City Council approval in accordance with LUC 20.35.015.

Expanded Scoping: This Notice of Expanded Scoping is provided according to the provisions of WAC 197-11-232. A formal SEPA threshold

determination and supporting documentation will be prepared later in the planning process. The City has initiated scoping as an early step to assist and involve the public, tribes and agencies in formulating the goals and policies in the proposed Comprehensive Plan update and in identifying useful environmental information to support the GMA action.

Public Comment: Agencies, affected tribes, and members of the public are invited to comment on the scope of the environmental analysis. You may comment on alternatives, mitigation measures, potential environmental impacts and other environmental issues and concerns. Comments may be provided on an ongoing basis to:

Project Manager: Paul Inghram, City of Bellevue Planning and Community Development Department, 425-452-4070, PInghram@bellevuewa.gov

Project Planner: Erika Conkling, City of Bellevue Planning and Community Development Department, 425-452-2898, EConkling@bellevuewa.gov

SEPA Planner: Michael Paine, City of Bellevue Development Services Department, 435-452-2739, Mpaine@bellevuewa.gov

Comment Deadline: The comment period is now open. The deadline for consideration of comments will be published/noticed as part of the City's threshold determination process, as established in the City of Bellevue Environmental Procedures Code (BCC 22.02).