



Weekly Permit Bulletin

October 23, 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

[Murray Franklyn Short Plat](#)

Location: 1005 and 1015 104th Ave SE

Neighborhood: Southwest Bellevue

File Number: 14-140144-LN

Description: Application for Preliminary Short Plat approval to subdivide 2 existing parcels into 3 lots. The property is zoned R-3.5.

Approvals Required: Preliminary Short Plat 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 6, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 22, 2014

Completeness Date: October 9, 2014

Applicant: Todd Levitt, Murray Franklyn

Applicant Contact: Dylan Gerhardstein, Land Development Consultants (LDC Inc), 425-408-1869, jmirante@ldccorp.com

Planner: Nicholas Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF APPLICATION

[Bartell's Drug Store Remodel and Expansion](#)

Location: 10116 NE 8th Street

Neighborhood: Downtown Bellevue

File Number: 14-142241-LM

Description: Preliminary SEPA review for a full tenant interior remodel and an approximately 5,600 square foot building expansion to the existing Bartell's Drug Store, located in Downtown Bellevue. Also proposed are modifications to the existing parking lot, including new parking stall striping and upgrades to the existing landscaping. As the proposal constitutes a remodel and expansion greater than 4,000 square feet, SEPA review is required.

Approvals Required: SEPA Threshold Determination 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 6, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 6, 2014

Completeness Date: October 16, 2014

Applicant: Brianne Tomlin, Magellan Architects

Applicant Contact: Brianne Tomlin, Magellan Architects, 425-885-4300

Planner: Laurie Tyler, 425-452-2728

Planner Email: lyler@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Martyn Residence](#)

Location: 75 Cascade Key

Neighborhood: Factoria

File Number: 13-131214-LO

Description: Land Use approval to install an in-ground swimming pool and pool decking in a critical area structure setback. Replacement of an impervious patio near the bulkhead with pervious hardscape and mitigation plantings are proposed.

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

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: November 6, 2014, 5 PM. Refer to page one for information on how to appeal a project.
Date of Application: October 16, 2013
Completeness Date: November 12, 2013
Notice of Application Date: December 5, 2013
Applicant: Ed Horner
Applicant Contact: Ed Horner,, Horner Design Associates, 425-226-8281
Planner: Carol Orr, 425-452-2896
Planner Email: corr@bellevuewa.gov

NOTICE OF DECISION

[Cabrera Pier](#)

Location: 2009 Killarney Way
Neighborhood: Southwest Bellevue
File Number: 14-124074-WG
Description: Shoreline Substantial Development Permit approval to construct a new pier adjacent to a single family residential lot. The proposed pier would be grated and built to a dimension of 4 feet wide with a length of 71 feet and would be a minimum of 12 from the projected property lines in the water. The project also includes a mitigation 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: November 13, 2014, 5 PM. Refer to page one for information on how to appeal a project.
Date of Application: February 4, 2014
Completeness Date: February 27, 2014
Notice of Application Date: March 6, 2014
Applicant: Luis Cabrera and Marcelle Stagno
Applicant Contact: Greg Rauch, Waterfront Construction, 206-548-9800
Planner: Heidi Bedwell, 425-452-4862
Planner Email: hbedwell@bellevuewa.gov

NOTICE OF DECISION

[Wilburton Sewer Capacity Upgrade](#)

Location: 11400 SE 8th Street
Neighborhood: Southwest Bellevue
File Number: 14-133698-LO and 14-133699-WG
Description: Critical Areas Land Use Permit and Shoreline Substantial Development Permit approval to replace sewer conveyance lines with

increased capacity as needed to accommodate projected future higher density, mixed-use redevelopment in the Wilburton service area located east of the I-405 corridor between NE 8th Street and SE 8th Street. This area is served by a gravity sewer trunk line, and portions are currently at capacity. The project would replace approximately 4,300 lineal feet of existing 8-inch to 16-inch sewer lines with larger diameter pipelines that would generally follow the existing alignment. Major construction elements for the proposed project include the following: clearing and grading along the pipeline route, construction of pile supports along SE 8th Street, trenching along the pipeline route, construction of a stream bypass and open-cut construction in the streambed of a dewatered Sturtevant Creek, and then post-construction site restoration.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

SEPA Appeal Period Ends: November 6, 2014, 5 PM.

Shoreline Appeal Period Ends: November 13, 2014, 5 PM. Refer to page one for information on how to appeal a shoreline permit.

Date of Application: June 5, 2014

Completeness Date: June 19, 2014

Notice of Application Date: July 24, 2014

Applicant: Brandon Cole, City of Bellevue Utilities

Applicant Contact: Karissa Kawamoto, HDR, 425-452-6249

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

[Howard Residence](#)

Location: 1830 W. Lake Sammamish Pkwy SE
Neighborhood: Southeast Bellevue
File Number: 14-133728-LO
Description: Critical Areas Land Use Permit approval to modify the buffer from a steep slope critical area in order to construct a new single family residence on a vacant site. The site currently contains a paved area used for parking vehicles and boat trailers. The proposal includes a request to modify the buffer from 50 feet to

between 3 and 15 feet from the top of the two slopes found on an in the vicinity of the subject site.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: November 6, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 5, 2014

Completeness Date: July 3, 2014

Notice of Application Date: August 21, 2014

Applicant Contact: Mark L. Nelson, Nelson Architecture, 425-454-7704

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF DECISION

[COBT – Lakemont Cougar Mountain Traffic Signal](#)

Location: Lakemont Blvd & SE Cougar Mountain Wy

Neighborhood: Newcastle

File Number: 14-134478-LO

Description: Critical Areas Land Use Permit approval to install a new traffic light signal system at the intersection of Lakemont Blvd & SE Cougar Mountain Way. The proposal includes widening of the shoulder on the east side of Lakemont Blvd to accommodate a 5-foot wide bike lane.

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

Appeal Period Ends: November 6, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 18, 2014

Completeness Date: August 20, 2014

Notice of Application Date: September 4, 2014

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

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

Recommendations

NOTICE OF PUBLIC HEARING, STAFF RECOMMENDATION AND SEPA DETERMINATION

2014 Annual Amendments to the Bellevue Comprehensive Plan (CPA)

Approvals required: Planning Commission recommendation after public hearing on proposed annual amendments to the Comprehensive Plan. The City Council takes final action under RCW 36.70A.130 and RCW 36.70A.470.

Decision: Recommendation

Public Hearing before the Planning

Commission: 6:30 p.m., Wednesday, November 12, 2014, 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: Michael Paine, 425-452-2739

SEPA Planner email: mpaine@bellevuewa.gov

Concurrency Determination: N/A

A **Description** of the individual amendment under consideration follows.

Site Specific:

Mountvue Place

Description: Map change of 4.67 acres from split Bel-Red Commercial-Residential (BR-CR) and Bel-Red General Commercial (BR-GC) to Bel-Red Commercial-Residential (BR-CR)

Location: 14510 NE 20th St

File Number: 14-123964 AC

Subarea: BelRed

Neighborhood: BelRed

Staff Recommendation: Approval

Date of Application: January 31, 2014

Completeness Date: February 14, 2014

Applicant Contact: Joe Tovar 425-263-2792

Planner: Nicholas Matz AICP, 425-452-5371

Planner email: nmatz@bellevuewa.gov