



Weekly Permit Bulletin

November 5, 2015

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.

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 Check Status / Weekly Permit Bulletin / Alerts. 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

[Tina Ensminger Family Counseling](#)

Location: 11284 NE 37th Pl

Subarea: North Bellevue

File Number: 15-120683-LH

Description: Application for Land Use approval of a Home Occupation Permit to offer in-home family and marital counseling. The proposed days of operation are Monday through Friday between the hours of 10:00 a.m. and 8:00 p.m.. No client visits on weekend days.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: November 19, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 11, 2015

Completeness Date: September 8, 2015

Applicant: Tina Ensminger

Applicant Contact: Tina Ensminger, Tina Ensminger Counseling, LLC, 206-650-0254, tinaensmingercounseling@gmail.com

Planner: Carol Orr, 425-452-2896

Planner Email: COrr@bellevuewa.gov

NOTICE OF APPLICATION

Kayla's Flute Studio

Location: 2530 165th Ave NE

Subarea: Northeast Bellevue

File Number: 15-125277-LH

Description: Application for Land Use approval of a Home Occupation Permit to teach individual flute lessons. Hours of operation will be approximately 4-7pm, Monday through Friday.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: November 19, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 13, 2015

Completeness Date: October 23, 2015

Applicant: Kayla Terisa Smith

Applicant Contact: Kayla Terisa Smith, 425-785-3102, smith.kt@outlook.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION

[BDR Bellevue IX Steep slope Buffer Reduction](#)

Location: 106 97th Avenue NE

Subarea: North Bellevue

File Number: 15-125481-LO

Description: Land Use review of a Critical Areas Land Use Permit to reduce the 50-foot top-of-slope buffer on two lots under common ownership in order to construct a house on each lot.

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

SEPA: Exempt

Minimum Comment Period Ends: November 19, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 19, 2015

Completeness Date: November 4, 2015

Applicant: Jim Dwyer, BDR Holdings

Applicant Contact: Kevin Cleary, Goldsmith Engineering, 425-462-1080, kcleary@goldsmithengineering.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Puget Sound Energy Lakeside Substation Rebuild

Location: 13615 SE 26th St.

Neighborhood: Richards Valley

File Number: 14-141095-LO

Description: Critical Areas Land Use Permit approval to rebuild an existing 115kV electrical substation, including removal of existing equipment, foundations, a maintenance building, and control house building. Improvements will include replacement of 12 existing 115kV dead end bays and construction of a new control building within the existing substation and maintenance building footprints. Existing stormwater facilities inside the substation are proposed to be reconstructed with stormwater collection in catch basins and routed to a pond south of the substation fence. The project includes temporary guying or replacement of 11 transmission poles outside the substation fence. Three wood poles will be added on a temporary basis to facilitate substation construction.

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 19, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: September 12, 2014

Completeness Date: October 9, 2014

Notice of Application Date: October 16, 2014

Applicant Contact: Kerry Kriner, Puget Sound Energy, 425-462-3821

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

St. Luke Lutheran Church

Location: 3030 Bellevue Way NE

Neighborhood: North Bellevue

File Number: 15-103697-LQ

Description: St. Luke Lutheran Church recommendation to amend the zoning map from R-2.5 to R-20 to support the recently approved

Comprehensive Plan Amendment, 15-103699 AC.

SEPA: SEPA determination previously issued on April 23, 2015, under permit #15-103696 AC.

Recommendation: Approval with Conditions

Concurrency Determination: N/A

Appeal Period Ends: November 19, 2015, 5 PM. Refer to page one for information on how to appeal a project.

Public Hearing: November 19, 2015, 7 PM; Bellevue City Hall; 450 110th Ave NE,

Hearing Room: Council Chambers

Date of Application: January 27, 2015

Completeness Date: September 2, 2015

Notice of Application Date: September 10, 2015

Applicant: St. Luke Lutheran Church

Applicant Contact: Demian Minjarez, SMR Architect, 425-576-5190

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

Tillicum Middle School

Location: 16020 SE 16th Street

Neighborhood: Southeast Bellevue

File Number: 15-107834-LB

Description: Recommendation for Conditional Use Permit to demolish the existing 92,263 square foot building to construct a new two-story middle school on 26.9 acres. The new facility will be approximately 178,000 square feet for 1,400 students and 90 faculty. Modifications will be made to parking and landscaping. The playfields will be upgraded to synthetic turf. Existing trails and paths will remain with this application.

Recommendation: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance Issued February 10, 2015 by the Bellevue School District, #405.

Appeal Period Ends: November 19, 2015, 5 PM. Refer to page one for information on how to appeal a project.

Public Hearing: November 19, 2015, 7 PM; Bellevue City Hall; 450 110th Ave NE,

Hearing Room: Council Chambers

Date of Application: March 26, 2015

Completeness Date: April 7, 2015
Notice of Application Date: April 16, 2015
Applicant: Bellevue School District, #405
Applicant Contact: Jim O'Malley, Bellevue School District, 425-456-4558
Planner: Toni Pratt, 425-452-5374
Planner Email: tpratt@bellevuewa.gov

NOTICE OF DECISION

[Lakha Pier Reconfiguration](#)

Location: 9675 Lake Washington Blvd NE
Neighborhood: North Bellevue
File Number: 15-115386-WG
Description: Shoreline Substantial Development Permit approval to reconfigure an existing dock associated with the existing single family residence and install a Jet Ski lift and kayak lift. The proposal includes mitigation planting at the bulkhead.
Decision: Approval with Conditions
SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.
SEPA Appeal Period Ends: November 19, 2015, 5 PM. Refer to page one for information on how to appeal a project.
Shoreline Appeal Period Ends: December 6, 2015, 5 PM. Refer to page one for information on how to appeal a project.
Date of Application: June 2, 2015
Completeness Date: June 16, 2015
Notice of Application Date: June 25, 2015
Applicant: Amin Lakha
Applicant Contact: Evan Wehr, Ecco Design Inc., 206-706-5276
Planner: Nick Whipple, 425-452-4578
Planner Email: nwhipple@bellevuewa.gov

NOTICE OF DECISION

[Horizon View Reservoir and Pump Station Reconstruction](#)

Location: 4610 Highland Dr.
Subarea: Factoria
File Number: 15-118259-LI
Description: Administrative Amendment to a Conditional Use Permit approval to demolish and reconstruct a water reservoir and associated improvements.
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 19, 2015, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 9, 2015

Completeness Date: July 16, 2015

Notice of Application Date: July 23, 2015

Applicant Contact: James Nicolls, City of Bellevue Utilities, 425-452-2869,
jbnicolls@bellevuewa.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov