



# Weekly Permit Bulletin

February 12, 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.
- 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 2<sup>nd</sup> 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](http://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 450 110<sup>th</sup> 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

**AT&T SB4856 Bellevue NE 10<sup>th</sup> and 106<sup>th</sup>**

**Location:** 1032 106<sup>th</sup> Avenue NE

**Neighborhood:** Downtown Bellevue

**File Number:** 15-103007-LA

**Description:** Application for Administrative Conditional Use Permit approval to install a new Wireless Communications Facility that would include 16 new antennas, 32RRH units, 8 distribution units, and an elevated platform. All equipment would be installed on the existing rooftop and enclosed in FRP screening.

**Approvals Required:** Administrative Conditional Use Permit approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** February 26, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** January 12, 2015

**Completeness Date:** February 12, 2015

**Applicant Contact:** Amanda Nations, Glotel Inc., 425-998-3637

**Planner:** Bradley Calvert, 425-452-6930

**Planner Email:** [bcalvert@bellevuewa.gov](mailto:bcalvert@bellevuewa.gov)

#### NOTICE OF APPLICATION

[Olympic Pipe Line ILI Dig 20AR 2014-002](#)

**Location:** 13204 SE 8<sup>th</sup> St

**Neighborhood:** Wilburton/NE 8th St.

**File Number:** 15-103686-LO

**Description:** Application for Critical Areas Land Use Permit approval to inspect and repair, if necessary, a detected anomaly within a section of 20-inch pipeline operated by Olympic Pipeline Company. Excavation required for inspection is proposed to impact approximately 300 square feet of a Category III wetland buffer and a steep slope buffer. The proposal is an allowed use under the Emergency Actions section of the City's Land Use Code (LUC 20.25H.055.C.3.b).

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** February 26, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** January 27, 2015

**Completeness Date:** February 4, 2015

**Applicant Contact:** Lisa Bona, GeoEngineers, 425-861-6090

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

#### NOTICE OF APPLICATION

[Oden Vegetation Management Plan](#)

**Location:** 1011 W Lake Sammamish Pkwy NE

**Neighborhood:** Northeast Bellevue

**File Number:** 15-103843-LO

**Description:** Application for Critical Areas Land Use Permit approval for a vegetation management plan proposal within a Category IV wetland and steep slope. The proposal includes removing non-native invasive species, and planting of approximately 7,500 square feet of native trees, shrubs, and groundcover. This vegetation management plan proposal is associated with enforcement action #COB 14-143107-EA.

**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:** February 26, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** January 29, 2015

**Completeness Date:** February 4, 2015

**Applicant:** Price Oden

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

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

## **NOTICE OF APPLICATION**

### **Rodgers & Company LLC Home Occupation**

**Location:** 618 174<sup>th</sup> PI NE

**Neighborhood:** Northeast Bellevue

**File Number:** 15-102791-LH

**Description:** Application for Land Use approval of a Home Occupation Permit to operate a certified public accounting firm. Hours of operation will be Monday through Fridays from 9:00 a.m. to 5:00 p.m.

**Approvals Required:** Land Use approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** February 26, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** January 7, 2015

**Completeness Date:** January 16, 2015

**Applicant:** Scott Rodgers

**Applicant Contact:** Scott Rodgers, Rodgers & Company LLC, 425-454-4166

**Planner:** Nick Whipple, 425-452-4578

**Planner Email:** [nwhipple@bellevuewa.gov](mailto:nwhipple@bellevuewa.gov)

## **Notice of Decision**

### **NOTICE OF DECISION**

#### **Spring District Residential (SDR) Phase 1A (Parcels 18, 19, 20)**

**Location:** 1227 124<sup>th</sup> Avenue NE

**Neighborhood:** Wilburton/NE 8th St.

**File Numbers:** 13-134794-LD and 14-124563-LO

**Description:** Design Review approval and Critical Areas Land Use Permit approval to construct five residential buildings (309 units) with ground-floor uses, including retail, office, fitness center and childcare. The buildings will be between 4 and 9 stories in height, with a total of approximately 320,924 gross square feet,

excluding the parking areas. There will be 2 levels of underground parking with 305 parking stalls. Site improvements to include, but not limited to, ROW improvements, site utility connections, landscaping, and a pedestrian hillside connection from the intersection of NE 12<sup>th</sup> Street & 120<sup>th</sup> through the plaza to District Way. The project includes an application for a Critical Areas Land Use Permit for work adjacent to existing wetlands and within critical slopes. There will be no demolition with this project. The project site area is 2.53 acres of the 36 acre The Spring District site.

**Decision:** Approval

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

**Appeal Period Ends:** February 26, 2015, 5 PM. Refer to page one for information on how to appeal a project.

**Dates of Applications:** December 2, 2013 (LD) and February 14, 2014 (LO)

**Notice of Application Dates:** February 6, 2014 (LD) and March 27, 2014 (LO application)

**Applicant:** Michael Nanney, 206-628-8003

**Planner:** Carol Hamlin, 425-452-2731

**Planner Email:** [chamlin@bellevuewa.gov](mailto:chamlin@bellevuewa.gov)

### **NOTICE OF DECISION**

#### **SD Short Plat**

**Location:** 5618 and 5606 Lk Washington Blvd SE

**Neighborhood:** Newport Hills

**File Number:** 14-133547-LN

**Description:** Preliminary Conservation Short Plat approval to subdivide 2 existing lots into a total of 9 single family lots. The home at 5606 to remain and home at 5618 to be demolished. Critical area and buffers will be preserved in a Native Growth Protection Area Tract.

**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:** February 26, 2015, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** June 3, 2014

**Completeness Date:** June 26, 2014

**Notice of Application Date:** July 3, 2014

**Applicant:** Callidus Development  
**Applicant Contact:** Barney Skochdopole, 425-417-5836  
**Planner:** Heidi Bedwell, 425-452-4862  
**Planner Email:** [hbedwell@bellevuewa.gov](mailto:hbedwell@bellevuewa.gov)

### **Notice of Recommendation**

#### **NOTICE OF RECOMMENDATION, THRESHOLD DETERMINATION, AND PUBLIC HEARING**

#### **[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

**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 includes amendments required because of changes to state laws and regional planning documents; amendments that bring the plan up to date and extend the planning horizon year to 2035; and 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, respond to requests from individual citizens and public comments. The proposal includes amended and new policies to each of the general elements of the plan, current growth targets and forecasts, an updated Land Use Map, revised background information, revised project lists, and limited changes to the Downtown, Southwest, Richards Valley, Factoria, and Eastgate subarea plans.

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 have been considered through the provisions for integrated SEPA/GMA review established in WAC 197-11-210 through -235. Environmental information is or has been made 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 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>

Project documents, including SEPA analysis, GMA analysis, draft policy language, and a draft of the updated Comprehensive Plan are available at <http://www.bellevuewa.gov/comp-plan-update-drafts.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.

**Recommendation:** Staff recommendation to Planning Commission to update the Bellevue Comprehensive Plan as presented in the draft.

**SEPA Threshold Determination:** A SEPA Threshold Determination of Non-Significance (DNS) is issued.

**Public Comment:** Agencies, affected tribes, and members of the public are invited to comment on the scope of the proposed update to the Bellevue Comprehensive Plan and the associated GMA/SEPA integrated environmental analysis. Comments may be provided verbally or in writing at the public hearing or in writing to:

**Paul Inghram**, Project Manager, City of Bellevue Planning and Community Development Department, 425-452-4070, [Pinghram@bellevuewa.gov](mailto:Pinghram@bellevuewa.gov)

**Erika Conkling**, Project Planner, City of Bellevue Planning and Community Development Department, 425-452-2898, [EConkling@bellevuewa.gov](mailto:EConkling@bellevuewa.gov)

David Pyle, SEPA Planner, City of Bellevue Development Services Department, 425-452-2973, [dpyle@bellevuewa.gov](mailto:dpyle@bellevuewa.gov)

**SEPA DNS Comment Period Ends:** February 26, 2015, 5 PM.

**SEPA DNS Appeal Period:** When bundled with a Process IV action of the City Council SEPA Threshold Determinations may be appealed by filing a petition with the Growth Management Hearings Board pursuant to the requirements set forth in RCW 36.70A.290. The petition must be filed within the 60-day time period set forth in RCW 36.70A.290(2).

**Public Hearing:** March 4, 2015, 7 PM; Bellevue City Hall; 450 110th Ave NE

**Hearing Room:** 1E-113

**Date of Application:** November 5, 2012

**Notice of Application Date:** January 16, 2014

**Applicant:** City of Bellevue, Department of Planning and Community Development

CITY OF BELLEVUE  
**EAST BELLEVUE COMMUNITY  
COUNCIL**

PUBLIC HEARING NOTICE  
**Major Update of the Bellevue Comprehensive  
Plan**

Rules of Procedure are available at the City  
Clerk's Office

NOTICE IS HEREBY GIVEN that the East Bellevue Community Council will hold a courtesy public hearing during its Regular Meeting on **Tuesday, March 3, 2015, at 6:30 pm** in the Lake Hills Clubhouse, 15230 Lake Hills Boulevard, to consider an update of the Bellevue Comprehensive Plan. The proposed action is the 2015 update of the City of Bellevue's Comprehensive Plan in accordance with the requirements of the Growth Management Act (GMA). In general, the proposed update is intended to revise and refine the current GMA Comprehensive Plan policy direction to reflect changed conditions since prior plan adoption. The City's Comprehensive

Plan was originally adopted in 1993 and has been reviewed and amended on an annual basis to allow for review of citizen requests for amendments and to address changed requirements or conditions. The 2015 update is considered a major update to the Comprehensive Plan that extends the planning horizon, updates growth targets, and reflects updated state and regional guidance and changed local conditions. The last major update was conducted in 2004. The update includes (1) updated growth targets; (2) policy and text amendments; and (3) Land Use Map amendments.

The purpose of the March 3, 2015, courtesy public hearing is to provide an opportunity to take written and oral comments regarding the potential adoption of the updated draft Comprehensive Plan within the jurisdiction of the EBCC.

Written comments may be addressed to the East Bellevue Community Council in care of Charmaine Arredondo, Deputy City Clerk, P.O. Box 90012, Bellevue, WA 98009.

**Notice of Hearing**

**NOTICE OF PUBLIC HEARING**

[Extension of Interim Official Zoning Controls Regulating Residential Dwelling Room Rentals](#)

**Location:** City-Wide

**File Number:** 13-131195-AD

**Public Hearing:** NOTICE IS HEREBY GIVEN that the East Bellevue Community Council will hold a public hearing during its Regular Meeting on **Tuesday, March 3**, at 6:30 pm in the Lake Hills Clubhouse, 15230 Lake Hills Boulevard. On February 17, 2015 the Bellevue City Council is scheduled to consider an ordinance to extend the adopted interim official zoning controls regulating the rental of multiple rooms in residential dwellings to unrelated individuals for an additional six months. The extension is necessary to allow sufficient time for Council consideration and adoption of permanent regulations before the interim regulations expire on March 23. The purpose of the March 3, 2015 public hearing is to provide an opportunity to

take written and oral comments regarding the potential extension of the interim regulations for an additional six month period, within the jurisdiction of the EBCC. The Growth Management Act, RCW 36.70A.390, authorizes cities to adopt interim official control provided cities hold a public hearing within 60-days of adoption. Cities may also renew the interim official control for one or more six-month periods if a subsequent public hearing is held.

**Comments:** Any person may participate in the East Bellevue Community Council public hearing by submitting written comments to the East Bellevue Community Council in care of Charmaine Arredondo, Deputy City Clerk, P.O. Box 90012, Bellevue, WA 98009, or by submitting written or oral comments to the East Bellevue Community Council at the hearing. Comments to the East Bellevue Community Council must be received by 5:00 pm on August 5, 2014. Written comments will also be accepted and may be mailed to Catherine Drews, Legal Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, Washington, 98009-9012 or by e-mail to [cdrews@bellevuewa.gov](mailto:cdrews@bellevuewa.gov).

**Applicant Contact:** Catherine Drews, City of Bellevue Development Services Department, 425-452-6134

**Questions relating to the East Bellevue Community Council public hearing process:** Charmaine Arredondo, Deputy City Clerk, 425-452-6466.