



Weekly Permit Bulletin

February 13, 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

RE-NOTICE OF APPLICATION

[Sound Transit East Link Shoreline Substantial Development Permit and Shoreline Variance](#)

Location: On and under I-90 from the middle of the East Channel Bridge to 200 feet landward of the shore of Lake Washington; then in intermittent places on the east side of Bellevue Way SE and 112th Ave SE, north of I-90 and south of SE 8th Street.

Neighborhood: West Bellevue

File Number: 13-135764-WG and 13-135765-LS

Description: Sound Transit is requesting a Shoreline Substantial Development Permit for the portions of its East Link light rail system that will be within Bellevue's Shoreline Overlay District. The Shoreline Substantial Development Permit application is made in response to the requirement that the project demonstrate compliance with Shoreline policies and design requirements, as outlined in the City's Comprehensive Plan and Land Use Code chapter LUC 20.25E. Sound Transit also is requesting a Shoreline Variance from the 35-foot shoreline height limit for approximately 90 linear feet of its light rail guideway, immediately north of the South Bellevue Park and Ride where the guideway will be between 45 and 42 feet above average grade as it transitions from

the elevated South Bellevue Station to a trench in front of the Winters House. This request to surpass the 35 foot height limit is processed through application for Shoreline Variance and must demonstrate compliance with Shoreline Variance approval criteria as outlined in LUC 20.30H. Shoreline Substantial Development Permits and Shoreline Variance approvals are Process II Administrative Decisions subject to the requirements of LUC 20.35.200. Both applications are supported by criteria compliance narratives and graphic depictions of site plans and elevations.

Approvals Required: Shoreline Substantial Development Permit approval, Shoreline Variance approval and ancillary permits and Approvals

SEPA: Final and Supplemental Environmental Impact Statements prepared by Sound Transit
Minimum Comment Period Ends: March 17, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 19, 2013

Completeness Date: January 16, 2014

Applicant: Sound Transit

Applicant Contact: Ellie Ziegler, Sound Transit, 206-398-5135

Planner: David Pyle, 425-452-2973

Planner Email: dpyle@bellevuewa.gov

Planner: Matthews Jackson, 425-452-2729

Planner Email: mjackson@bellevuewa.gov

Notice of Decision

NOTICE OF THRESHOLD DETERMINATION

[Culver Residence Bulkhead](#)

Location: 375 Shoreland Dr SE

Neighborhood: West Bellevue

File Number: 13-122011-WE

Description: SEPA Threshold Determination to remove and replace an existing bulkhead across entire front of a property. The vertical timber bulkhead will be removed and replaced with a rock bulkhead with a beach cove, shoreline planting, and spawning gravel installation.

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 27, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 5, 2013

Completeness Date: September 12, 2013

Notice of Application Date: October 17, 2013

Applicant: Karen Culver

Applicant Contact: Ted Burns, Seaborn Pile Driving Co, 206-947-4010

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF THRESHOLD

DETERMINATION

[City of Bellevue Wastewater System Plan](#)

Location: Citywide

Neighborhood: City-Wide

File Number: 13-131390-LM

Description: SEPA Threshold Determination for the 2013 Wastewater System Plan (the Plan). The Plan is a guidance document that establishes wastewater policies in support of the City's Comprehensive Plan and provides direction on the improvement, operation, and repair of the wastewater utility serving as a tool for future planning of the system. Finally, it assists the City in compliance with federal, state, and regional regulations.

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

Appeal Period Ends: February 27, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: October 17, 2013

Completeness Date: November 1, 2013

Notice of Application Date: November 14, 2013

Applicant: City of Bellevue Utilities Department

Applicant Contact: Doug Lane, 425-452-6865

Planner: David Pyle, 425-452-2973

Planner Email: dpyle@bellevuewa.gov

NOTICE OF PUBLIC HEARING

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

Location: City-Wide

File Number: 13-131195-AD

Public Hearing: NOTICE IS HEREBY GIVEN that the **Bellevue City Council** will hold a public hearing during its 8:00 pm Regular Session meeting on **Monday, March 3, 2014**, in the City Council Chamber in Bellevue City Hall, 450 110th Ave NE, Bellevue, to consider an ordinance extending interim official zoning control regulating the rental of multiple rooms in residential dwellings to unrelated individuals for an additional six months, to September 23, 2014. On September 23, 2013, the Bellevue City Council adopted Ordinance No. 6128 adopting an official interim zoning control regulating the rental of multiple rooms in residential dwellings. On November 4, 2013 the City Council held a public hearing pursuant to the Growth Management Act, RCW 36.70A.390, after which the Council affirmed that Ordinance No. 6128 would remain in effect for an initial period of six months, to March 23, 2014, while the City drafts, considers, holds hearings, and adopts permanent regulations. The purpose of the March 3, 2014 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, to September 23, 2014. 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. Meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone 425-452-7810 or 711 (TDD) Relay Service) if you require interpretation services at least 72 hours in advance. Assisted Listening Devices are also available upon request.

Comments: Any person may participate in the public hearing by submitting written comments to the City Council in care of Myrna Basich, City Clerk, P.O. Box 90012, Bellevue, WA 98009, or the Director of the Development Services Department at the same address before

the public hearing, or by submitting written comments or making oral comments to the City Council at the hearing. All written comments received by the City Clerk or Director will be transmitted to the City Council no later than the date of the public hearing. Written comments will also be accepted and may be mailed or e-mailed to Mike Bergstrom, Principal Planner, Development Services Department, City of Bellevue, P. O. Box 90012, Bellevue, Washington, 98009-9012 or by e-mail to mbergstrom@bellevuewa.gov. Comments must be received by 5:00 pm on March 3, 2014.

Applicant Contact: Mike Bergstrom, City of Bellevue Development Services Department, 425-452-2970

Questions relating to the public hearing process: Myrna Basich, City Clerk, 425-452-2733

NOTICE OF PUBLIC HEARING

[Interim Official 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 4, 2014**, at 6:30 pm, in the Lake Hills Clubhouse, 15230 Lake Hills Boulevard, Bellevue, to consider an ordinance extending interim official zoning control regulating the rental of multiple rooms in residential dwellings to unrelated individuals for an additional six months, to September 23, 2014. On September 23, 2013, the Bellevue City Council adopted Ordinance No. 6128 adopting an official interim zoning control regulating the rental of multiple rooms in residential dwellings. On November 4, 2013 the City Council held a public hearing pursuant to the Growth Management Act, RCW 36.70A.390, after which the Council affirmed that Ordinance No. 6128 would remain in effect for an initial period of six months, to March 23, 2014, while the City drafts, considers, holds hearings, and adopts permanent regulations. On November 5, 2013, the East Bellevue Community Council also held a public hearing and affirmed that Ordinance No. 6128 would remain in effect within the East Bellevue Community Council jurisdiction

through March 23, 2014. The purpose of the March 4, 2014 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, to September 23, 2014. 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.

Translation and American Sign Language services are available upon 48 hours notice. Please call (425) 455-4162 (voice) or 711 (TDD Relay Service) if you require interpretation services.

Comments: Any person may participate in the 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 the Director of the Development Services Department at the same address before the public hearing, or by submitting written comments or making oral comments to the East Bellevue Community Council at the hearing. All written comments received by the Deputy City Clerk or Director will be transmitted to the East Bellevue Community Council no later than the date of the public hearing. Written comments will also be accepted and may be mailed or e-mailed to Mike Bergstrom, Principal Planner, Development Services Department, City of Bellevue, P. O. Box 90012, Bellevue, Washington, 98009-9012 or by e-mail to mbergstrom@bellevuewa.gov. Comments must be received by 5:00 pm on March 4, 2014.

Applicant Contact: Mike Bergstrom, City of Bellevue Development Services Department, 425-452-2970

Questions relating to the public hearing process: Charmaine Arredondo, Deputy City Clerk, 425-452-6466