



The Weekly Permit Bulletin

February 14, 2013

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

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

[Hidden Valley Park Recreation Center and Ballfield Renovation](#)

Location: 1905 112th Ave NE

Neighborhood: Northwest Bellevue

File Number: 12-129125-LB & 12-129122-LO

Description: The application under review is being re-noticed to include the consideration of an Interpretation of the Land Use Code (LUC 20.30K) to clarify the application and intent of the building height definitions in Land Use Code section 20.50, for non-single-family residential structures, such as churches, clubs and similar use structures that require a Conditional Use Permit when proposed in single-family residential land use districts. The applicant is requesting Conditional Use Permit approval to construct a 24,655 square foot community recreation center, containing three regulation-sized basketball courts, an entrance area/lobby, administrative office, concession stand, equipment storage room and both interior and exterior building restrooms. The parking lot is proposed to be renovated and expanded by 37 stalls to include a total of 177 stalls, including at least 6 ADA stalls. The proposal also includes conversion of the existing ballfields to all-weather synthetic turf. The applicant is also requesting Critical Areas Land Use Permit approval to disturb the 75-foot toe-of-slope critical area structure setback. The disturbance includes demolition of 3 existing buildings, renovation of the parking lot and renovation of the ballfields.

Approvals Required: Conditional Use Permit approval, Critical Areas Land Use Permit approval, Land Use Code Interpretation 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: Thursday, February 28, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 29, 2012

Completeness Date: December 6, 2012

Applicant Contact: Scott VanderHyden, Bellevue Parks & Community Services, 425-452-4169

Planner: Kevin LeClair, 425-452-2928

Planner Email: kleclair@bellevuewa.gov

NOTICE OF APPLICATION

[Gowdy Vegetation Management](#)

Location: 610 97th Place SE

Neighborhood: West Bellevue

File Number: 13-106152-LO

Description: Application for Critical Areas Land Use Permit approval for vegetation management on a steep slope critical area.

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: Thursday, February 28, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 29, 2013

Completeness Date: February 7, 2013

Applicant Contact: John Gowdy, 425-467-0492

Planner: Kevin LeClair, 425-452-2928

Planner Email: kleclair@bellevuewa.gov

NOTICE OF APPLICATION

[NE 4th Street Extension Critical Areas Land Use Permit](#)

Location: 316 116th Ave NE

Neighborhood: Wilburton

File Number: 11-115214-LO

Description: Application for Critical Areas Land Use Permit to extend NE 4th Street east from the intersection of NE 4th Street and 116th Ave NE by establishing a new Right of Way and construction of a new roadway across a steep slope critical area, toe of slope structure setback,

and top of slope buffer. The project construction limits included with this permit application include proposed sections of roadway from 116th Ave NE to the eastern edge of the BNSF/Port of Seattle rail Right of Way. The proposal includes an offsite slope restoration plan and is supported by geotechnical analysis.

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

SEPA: SEPA analysis for this project, including issuance of a DNS, was completed under City of Bellevue file #11-114971-LM.

Minimum Comment Period Ends: Thursday, February 28, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Concurrency Determination: N/A

Date of Application: June 13, 2011

Completeness Date: February 8, 2013

Applicant: City of Bellevue Transportation Department

Applicant Contact: Marina Arakelyan, City of Bellevue Transportation Department, 425-452-4632

Planner: David Pyle, 425-452-2973

Planner Email: dpyle@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Wiper Residence](#)

Location: 85 Cascade Key

Neighborhood: Newport

File Number: 12-128009-LO

Description: Critical Areas Land Use Permit approval to demolish and reconstruct an existing residence and improvements. A new patio and yard regrading is proposed within the 25-foot structure setback from the shoreline and an existing patio within the 25-foot shoreline buffer is proposed for replacement.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: Thursday, February 28, 2013, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: November 6, 2012

Completeness Date: November 14, 2012

Notice of Application Date: November 21, 2012

Applicant Contact: Bryan Krannitz, Krannitz Gehl Architects, 206-547-8233

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

[Harper Massage Therapy Home Occupation](#)

Location: 16054 NE 3rd St

Neighborhood: Sammamish/East Lake Hills

File Number: 12-131844-LH

Description: Land Use Approval of a Home Occupation permit to operate an in-home Massage

Therapy business Monday-Friday between the hours of 9:00 am and 6:00 pm by appointment. No more than one client will be at the residence at a time and no more than 6 clients visits per day.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: Thursday, February 28, 2013, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: December 6, 2012

Completeness Date: December 27, 2012

Notice of Application Date: December 27, 2012

Applicant Contact: Jannine Harper, 206-890-4745

Planner: Leah Chulsky, 425-452-6834

Planner Email: lchulsky@bellevuewa.gov

NOTICE OF DECISION

[West Ridge 2 Lot Short Plat](#)

Location: 1209 108th Ave SE

Neighborhood: West Bellevue

File Number: 12-128583-LN

Description: Land Use Approval of a 2 lot short plat to subdivide an existing 17,507 square foot parcel in the R-4 zoning district into two lots

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: Thursday, February 28, 2013, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: November 16, 2012

Completeness Date: November 12, 2012

Notice of Application Date: December 6, 2012

Applicant: Meritage Development

Applicant Contact: Jay Baranowski, Meritage Development, 425-802-3092

Planner: Leah Chulsky, 425-452-6834

Planner Email: lchulsky@bellevuewa.gov