



Weekly Permit Bulletin

March 20, 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

[2014 AC Watermain Replacement CIP W-16](#)

Neighborhood: Newcastle

File Number: 14-109075-GC

Description: Land Use review for proposed replacement of 4" and 6" water mains along 153rd Ave. SE, SE 42nd Pl., 170th Pl. SE, 154th Pl. SE, SE 46th Pl., and Somerset Blvd. SE.

Approvals Required: Land Use 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 April 3, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 14, 2014

Completeness Date: January 28, 2014

Applicant Contact: Abe Santos, City of Bellevue, 425-452-6456

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

[International Montessori Academy](#)

Location: 14929 SE Allen Rd, Bldg. A

Neighborhood: Eastgate

File Number: 14-109319-LM

Description: Application for Land Use approval to change a 1,817 square foot 2nd floor office use to day care. This will increase the day care use from 3,795 square feet to 5,612 square feet.

Approvals Required: Land Use 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 April 3, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 21, 2014

Completeness Date: February 21, 2014

Applicant Contact: Kevin Broderick, Broderick Architects, 206-682-7525

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION

[Rockefeller Bellevue Tower](#)

Location: 10605 NE 8th Street

Neighborhood: West Bellevue

File Number: 14-124458-LD

Description: Application for Design Review Permit approval to construct a 20-story office tower with associated ground-level retail and underground parking.

Approvals Required: Design Review 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 April 3, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 13, 2014

Completeness Date: March 6, 2014

Applicant Contact: John Thomas, NBBJ, 206-621-2268

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

NOTICE OF APPLICATION

[Meydenbauer](#)

Location: 9988 SE 7th St.

Neighborhood: West Bellevue

File Number: 14-124529-LO

Description: Critical Areas Land Use Permit approval to modify the 75-foot structure setback

to facilitate the construction of a private road, rockery, and new single-family dwelling.
Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: Thursday April 3, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 14, 2014

Completeness Date: March 20, 2014

Applicant: Terrene at Lakemont LLC

Applicant Contact: Moira Haughian, The BlueLine Group,

mhaughian@thebluegroup.com, 425-216-4051 ext. 226

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

Peterson Short Plat

Location: 2131 140th Pl SE

Neighborhood: West Lake Hills

File Number: 14-124731 LN

Description: Land Use review of a proposal to subdivide a 17,522 square foot lot into two lots. The property is zoned R-5.

Approvals Required: Preliminary Short Plat approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: Thursday April 3, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 19, 2014

Completeness Date: March 13, 2014

Applicant Contact: Jamie Waltier, Harbour Homes, LLC 206-315-8130

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Bellevue District Court](#)

Location: 1309 114th Ave SE

Neighborhood: West Bellevue

File Number: 14-125951-WA

Description: Application for a Shoreline Conditional Use and Shoreline Substantial Development Permit approval to establish a government function use (court and probation facility services) within an Office zoning

district. The use is being relocated from a nearby site in Surrey Downs, 585 112th Ave SE, to the subject location. The site is within the Shoreline Overlay District.

Approvals Required: Shoreline Conditional Use Permit approval, Shoreline Substantial Development 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: Monday April 21, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: April 3, 2014, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-120

Date of Application: March 3, 2014

Completeness Date: March 12, 2014

Applicant Contact: Susan Harper, City of Bellevue, 425-452-6458

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF APPLICATION

Bellevue Place Helistop

Location: 10500 NE 8th Street

Neighborhood: Northwest Bellevue

File Number: 14-126065-DA

Description: The Director has initiated a formal code interpretation under section 20.30K of the Land Use Code (LUC) regarding application of LUC 20.30B.170 to the Kemper Development Company's (KDC) proposal to modify its Conditional Use Permit approval to operate a Helistop at Bellevue Place (13-107448-LI). A formal code interpretation is a Process II Land Use decision. As allowed under LUC 20.30K.130.C.2, the Director's decision on the formal code interpretation will be merged with the Director's decision on KDC's application to modify its conditional use permit approval, File No 13-107448-LI. One staff report addressing both applications will be issued.

Approvals Required: Director's Formal Code Interpretation per Part 20.30K LUC.

SEPA: Exempt

Minimum Comment Period: Thursday, April 3, 2014. Refer to page one for information on how to comment on a project.

Date of Application: March 04, 2014

Completeness Date: March 04, 2014
Applicant Contact: Catherine Drews, City of Bellevue, Development Services Department, 425-452-6134.
Planner: Carol Hamlin, 425-452-2731
Planner Email: chamlin@bellevuewa.gov

NOTICE OF APPLICATION

[Programmatic SEPA for Utility Infrastructure](#)

Location: City-Wide
Neighborhood: City-Wide
File Number: 14-126071-LM
Description: Land Use review of a programmatic SEPA proposal for City of Bellevue Utilities replacement or installation of water, sewer, and storm pipes and their appurtenances to exceed eight inches in diameter within public rights of way and or public easement.

Approvals Required: Land Use 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: Thursday, April 3, 2014. Refer to page one for information on how to comment on a project.
Date of Application: March 4, 2014
Completeness Date: March 13, 2014
Applicant Contact: Mark Cross, City of Bellevue Utilities, 425-452-6938
Planner: Reilly Pittman, 425-452-4350
Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Iwanski Pier and Boatlift](#)

Location: 1630 W. Lake Sammamish Pkwy NE
Neighborhood: Northeast Bellevue
File Number: 13-135461-WG and 14-125639 - LO
Description: Application for Shoreline Substantial Development Permit and Critical Areas Land Use Permit approval to construct a new fixed and floating pier not conforming to standards at LUC 20.25.080.N. Proposed work includes removal of existing remnant pier and rail system and construction of a new 74-foot pier complete with 20-foot fixed walkway, 13-foot aluminum ramp, 41-foot floating pier and ell, and free-standing boatlift. A planting plan including native shoreline plantings is proposed

to mitigate impacts associated with new dock construction.
Approvals Required: Shoreline Substantial Development Permit approval, 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: Monday, April 21, 2014, 5 PM. Refer to page one for information on how to comment on a project.
Date of Application: February 24, 2014
Completeness Date: March 3, 2014
Applicant: Mimi Iwanski
Applicant Contact: Greg Ashley, Ashley Shoreline Design and Permitting, 425-957-9381
Planner: Michael Paine, 425-452-2739
Planner Email: mpaine@bellevuewa.gov

RE-NOTICE OF APPLICATION AND PUBLIC MEETING

[Kelsey Creek Bldg. E](#)

Location: 106 148th Avenue SE
Neighborhood: Southeast Bellevue
File Number: 14-109031-LD
Reason for Renote: To modify the Public Meeting date.
Description: Application for Design Review approval to construct a new 4,250 square foot bank/retail commercial building at the corner of 148th Avenue SE and Main Street. Proposal includes a vehicular drive-thru for the bank use, 23 parking stalls, and landscaping.
Approvals Required: Design Review 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, April 3, 2014, 5 PM. Refer to page one for information on how to comment on a project.
Public Meeting: May 6, 2014, 6:30 PM; Lake Hills Boys and Girls Club; 15228 Lake Hills Boulevard.
Date of Application: January 14, 2014
Completeness Date: February 6, 2014
Applicant Contact: Michael Chen, Mackenzie, 206-749-9993
Planner: Laurie Tyler, 425-452-2728
Planner Email: lyler@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Kit Chan Short Plat

Location: 4246 SE Newport Way

Neighborhood: Factoria

File Number: 13-117000-LN

Description: Approval of a Preliminary Short Plat application to sub-divide a 20,184 square foot parcel into two (2) lots, within the R-3.5 single-family residential land use district.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: April 3, 2014, 5 PM.

Refer to page one for information on how to appeal a project.

Date of Application: May 31, 2013

Completeness Date: June 27, 2013

Notice of Application Date: July 3, 2013

Applicant: JSKK Investments LLC/Kit Chan

Applicant Contact: Tom Redding, Encompass Engineering & Surveying, 425-392-0250

Planner: Laurie Tyler, 425-452-2728

Planner Email: tyler@bellevuewa.gov

NOTICE OF DECISION

Renwick Short Plat

Location: 2612 131st PL NE

Neighborhood: Bridle Trails

File Number: 13-119064-LN

Description: Approval of a Preliminary Short Plat application to divide one existing lot into three lots. Site is zoned R-2.5, a single family zoning district requiring a minimum 13,500 square feet of lot area for each newly created lot. Existing structure is proposed to be demolished in order to create the three new lots.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Date of Application: June 25, 2013

Completeness Date: July 25, 2013

Notice of Application Date: August 29, 2013

Applicant Contact: Mike Renwick, Renwick Homes, 206-769-4223

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF DECISION

Best Buy Store Modification and Parking Garage Construction

Location: 457 120th Ave NE

Neighborhood: Wilburton

File Number: 14-109111-LM

Description: Land Use approval to modify the Best Buy store and site to accommodate the City of Bellevue NE 4th Street extension between 116th Ave NE and 120th Ave NE. The project includes the following actions as necessary to preserve store operations and accommodate the City's road project in the following order: 1) Property boundary adjustment to the north of the existing building. 2) Expansion to the north side of the retail building by adding 9,964 square feet of new retail space. 3) Demolition of a portion of the south side of the retail building through removal of 11,021 square feet of retail space. 4) Shifting of the retail floor space into the new building retail area. 5) Establishment of temporary parking in the area of demolition and the future right of way and in a portion of the adjacent rail right of way by paving and striping per the requirements of temporary parking plans submitted with the right of way use permit to be issued for this project. 6) Construction of a new single story parking garage on the eastern portion of the site in area currently dedicated to parking to accommodate up to 226 vehicles. 7) Establishment of new site landscaping, including approval of landscaping through the Alternative Landscape Option allowing modifications to perimeter, parking lot and required total percentage of landscaping. 8) Vacation and demolition of area to be used for construction of the City's NE 4th Street extension. The proposal includes installation and relocation of utilities and infrastructure as necessary to accommodate site modifications. Best Buy operations will be modified with this project to include restricted off hour use of the new NE 4th Street roadway for backing of delivery and service trucks at the store delivery point in the southwest corner of the property. After modification the final retail store structure is proposed to be 45,520 square feet and the parking deck is proposed to be 32,800 square feet. The project will require approximately 2,000 cubic yards of cut and fill.

Decision: Approval with Conditions

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

Appeal Period Ends: Thursday, April 3, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 15, 2014

Completeness Date: January 17, 2014

Notice of Application Date: January 23, 2014

Applicant Contact: Brendon Stuckey, Development Manager, Best Buy, 612-291-7541

Planner: David Pyle, 425-452-2973

Planner Email: dpyle@bellevuewa.gov

RE-NOTICE OF PUBLIC HEARING TO CORRECT MEETING TIME

[Recreational Marijuana Interim Zoning Ordinance](#)

Location: City-Wide

Neighborhood: City-Wide

File Number: 13-133386-AD

Public Hearing: NOTICE IS HEREBY GIVEN that the East Bellevue Community Council will hold a public hearing during its Regular Meeting on **Tuesday, April 1, 2014, at 6:30 pm** in the Lake Hills Clubhouse, 15230 Lake Hills Boulevard, to consider an ordinance extending interim official zoning control regulating recreational marijuana uses for an additional six months. On October 21, 2013, the Bellevue City Council adopted Ordinance No. 6133 B-1 adopting an official interim zoning control regulating the location of recreational marijuana producers, processors, and retailers and providing operation and performance criteria to protect neighborhoods from the impacts related to the operation of recreational marijuana uses. On December 2, 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. 6133 B-1 would remain in effect for an initial period of six months, 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 adopted Ordinance No. 6133 B-1. On March 17, 2014, the City Council will consider extending Ordinance No. 6133 B-1 for an additional six-month period. If the Council extends Ordinance No. 6133 B-1, the

purpose of the April 1, 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. 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.

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

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