



The Weekly Permit Bulletin

March 21, 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

NOTICE OF APPLICATION

[Myhavold Bulkhead Repair](#)

Location: 425 Shoreland Drive SE

Neighborhood: West Bellevue

File Number: 13-109929-LO and 13-107282-WE

Description: Application for SEPA Threshold Determination and Critical Areas Land Use Permit approval to replace an existing bulkhead that spans the property's frontage on Lake Washington. The existing vertical timber bulkhead will be removed and replaced with a battered rock bulkhead with a beach cove, shoreline planting, and spawning gravel installation.

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: April 4, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 14, 2013

Completeness Date: March 14, 2013

Applicant: Cameron Myhavold

Applicant Contact: Alan Foltz, Waterfront Construction, 206-548-9800

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Loehrer/Guzak Vegetation Management Plan](#)

Location: 4725 and 4731 139th Ave SE

Neighborhood: Somerset

File Number: 13-106990-LO

Description: Application for Critical Areas Land Use Permit approval to manage tree removal within a steep slope critical area. The proposed plan includes the removal of trees in two phases with a minimum of one year between the two phases. Proposal also includes revegetation of the steep slope with native lower growing vegetation.

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, April 4, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 14, 2013

Completeness Date: March 14, 2013

Applicant: Victor M. Loehrer

Applicant Contact: Joshua Beard, Core Design, 425-885-7877

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Phantom Lake 2](#)

Location: 16200 SE 24th Street

Neighborhood: Sammamish/East Lake Hills

File Number: 13-104137-LS

Description: Variance approval to increase the height of a new single family residence to 30.44 feet. The allowed maximum height without a variance is restricted to 20.57 feet because the property is nonconforming to the required lot size for the R-1.8 zone.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: Thursday, April 4, 2013, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 10, 2013

Completeness Date: January 29, 2013

Notice of Application Date: February 7, 2013

Applicant Contact: Tim Cowin, TEC Homes Inc., 425-373-9494

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

[Factoria Security Storage Emergency Footing Repair](#)

Location: 13120 SE 30th St

Neighborhood: Woodridge

File Number: 13-106404-LM

Description: SEPA Threshold Determination to perform emergency footing repairs where Sunset Creek has undermined the structure. This work will occur prior to stream channel, flood control and habitat improvements approved under permit #10-121739-LO and 11-105230-GH.

Approvals Required: Land Use approval and ancillary permits and approvals

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: April 4, 2013, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 4, 2013

Completeness Date: February 12, 2013

Notice of Application Date: February 28, 2013

Applicant Contact: Travis Ameche, Urban Storage, 425-213-4000

Planner: Carol Orr, 425-452-2896

Planner Email: corr@bellevuewa.gov

NOTICE OF DECISION

[Sound Transit East Link Bellefield Office Park Borings](#)

Location: 1745 114th Ave SE

Neighborhood: West Bellevue

File Number: 13-106772-LO

Description: Critical Areas Land Use Permit approval to perform exploratory geotechnical borings. Portions of the proposed work will be located within the Critical Areas Overlay District and the Shoreline Overlay District. Work involves the mobilization of drilling equipment to areas located within critical areas or critical area buffers, completion of borings, and removal of equipment. Work may include temporary vegetation removal (clearing). Areas of disturbed vegetation within critical areas or their buffers to be restored consistent with LUC 20.25H.220 (H) and the City's Critical Areas Handbook. Proposal is SEPA exempt under WAC 197-11-800(17) and exempt from Shoreline Substantial Development Permit under WAC 173-27-040(2)(M). Project site plans available in file - contact project planner for details on how to view plans.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: Thursday, April 4, 2013, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 11, 2013

Completeness Date: February 13, 2013

Notice of Application Date: February 28, 2013

Applicant Contact: Terry Beals, Sound Transit Permits Administrator, 206-398-5237

Planner: David Pyle, 425-452-2973

Planner Email: dpyle@bellevuewa.gov

NOTICE OF DECISION

[Sound Transit East Link Mercer Slough Sub-package A Geotechnical Borings](#)

Location: 2820 Bellevue Way SE

Neighborhood: West Bellevue

File Number: 13-106776-LO

Description: Critical Areas Land Use Permit approval to perform exploratory geotechnical borings. Portions of the proposed work will be located within the Critical Areas Overlay District. Work involves the mobilization of drilling equipment to areas located within critical areas or critical area buffers, completion of borings, and removal of equipment. Work may include temporary vegetation removal (clearing). Areas of disturbed vegetation within critical areas or their buffers to be restored consistent with LUC 20.25H.220 (H) and the City's Critical Areas Handbook. Proposal is SEPA exempt under WAC 197-11-800(17). Project site plans available in file - contact project planner for details on how to view plans.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: Thursday, April 4, 2013, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 11, 2013

Completeness Date: February 13, 2013

Notice of Application Date: February 28, 2013

Applicant Contact: Terry Beals, Sound Transit Permits Administrator, 206-398-5237

Planner: Kevin LeClair, 425-452-2928

Planner Email: kleclair@bellevuewa.gov

NOTICE OF DECISION

[Sound Transit East Link Mercer Slough Sub-package D Geotechnical Borings](#)

Location: 1800 112th Ave SE

Neighborhood: West Bellevue

File Number: 13-106783-LO

Description: Critical Areas Land Use Permit approval to perform exploratory geotechnical borings. Portions of the proposed work will be located within the Critical Areas Overlay District and the Shoreline Overlay District. Work involves the mobilization of drilling equipment to areas located within critical areas or

critical area buffers, completion of borings, and removal of equipment. Work may include temporary vegetation removal (clearing). Areas of disturbed vegetation within critical areas or their buffers to be restored consistent with LUC 20.25H.220 (H) and the City's Critical Areas Handbook. Proposal is SEPA exempt under WAC 197-11-800(17) and exempt from Shoreline Substantial Development Permit under WAC 173-27-040(2)(M). Project site plans available in file - contact project planner for details on how to view plans.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: Thursday, April 4, 2013, 5 PM.

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

Date of Application: February 11, 2013

Completeness Date: February 13, 2013

Notice of Application Date: February 28, 2013

Applicant Contact: Terry Beals, Sound Transit Permits Administrator, 206-398-5237

Planner: David Pyle, 425-452-2973

Planner Email: dpyle@bellevuewa.gov

NOTICE OF DECISION

[Sound Transit East Link Mercer Slough Sub-package B Geotechnical Borings](#)

Location: 2380 Bellevue Way SE

Neighborhood: West Bellevue

File Number: 13-106786-LO

Description: Critical Areas Land Use Permit approval to perform exploratory geotechnical borings. Portions of the proposed work will be located within the Critical Areas Overlay District and the Shoreline Overlay District. Work involves the mobilization of drilling equipment to areas located within critical areas or critical area buffers, completion of borings, and removal of equipment. Work may include temporary vegetation removal (clearing). Areas of disturbed vegetation within critical areas or their buffers to be restored consistent with LUC 20.25H.220 (H) and the City's Critical Areas Handbook. Proposal is SEPA exempt under WAC 197-11-800(17) and exempt from Shoreline Substantial Development Permit under WAC 173-27-040(2)(M). Project site plans available in file - contact project planner for details on how to view plans.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: Thursday, April 4, 2013, 5 PM.

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

Date of Application: February 11, 2013

Completeness Date: February 13, 2013

Notice of Application Date: February 28, 2013

Applicant Contact: Terry Beals, Sound Transit Permits Administrator, 206-398-5237

Planner: David Pyle, 425-452-2973

Planner Email: dpyle@bellevuewa.gov

NOTICE OF DECISION

[Sound Transit East Link Kelsey Creek West Tributary Geotechnical Borings](#)

Location: 1750 124th Ave NE

Neighborhood: Wilburton

File Number: 13-106789-LO

Description: Approval of Critical Areas Land Use Permit to perform exploratory geotechnical borings. Portions of the proposed work will be located within the Critical Areas Overlay District. Work involves the mobilization of drilling equipment to areas located within critical areas or critical area buffers, completion of borings, and removal of equipment. Work may include temporary vegetation removal (clearing). Areas of disturbed vegetation within critical areas or their buffers to be restored consistent with LUC 20.25H.220 (H) and the City's Critical Areas Handbook. Proposal is SEPA exempt under WAC 197-11-800(17). Project site plans available in file - contact project planner for details on how to view plans.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: Thursday, April 4, 2013, 5 PM.

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

Date of Application: February 11, 2013

Completeness Date: February 13, 2013

Notice of Application Date: February 28, 2013

Applicant Contact: Terry Beals, Sound Transit Permits Administrator, 206-398-5237

Planner: Kevin LeClair, 425-452-2928

Planner Email: kleclair@bellevuewa.gov

Notice of Public Meeting

NOTICE OF PUBLIC HEARING

Notice of Final Public Hearing before the EBCC Light Rail Transit Overlay Ordinance

Attachments:

[Ordinance 6101](#)

[Ordinance 6102](#)

Location: City Wide

Neighborhood: City-Wide

File Number: 12-113861-AD

Description: Final Public Hearing before the East Bellevue Community Council. Land Use Code Amendment to establish a consolidated land use permitting process for Regional Light Rail Transit projects. On February 25, 2013, the Bellevue City Council adopted Ordinance No 6101 establishing a new Light Rail Transit Overlay district (LRTO), and Ordinance No. 6102 adopting conformance

amendments to the City of Bellevue Land Use Code. The LRTO provides certainty and predictability with respect to permitting processes and requirements both for project applicants and for interested parties commenting on or otherwise participating in the permitting process. The LRTO is consistent with the Memorandum of Understanding entered into between the City of Bellevue and the Central Puget Sound Regional Transit Authority, effective November 15, 2011, which calls for a package of Land Use Code amendments that, when adopted, accomplishes the following objectives: (a) Provide certainty and predictability for the City, the Regional Light Rail Transit authority, and the public with respect to land use code requirements and processes; (b) Allow for the City Council, through a development agreement, to establish a comprehensive and consolidated permit process for the Project; (c) Add provisions in the Land Use Code to accommodate Light Rail Transit Facilities and Systems as a permitted use allowed under the consolidated permit process; (d) Allow for extended vesting or duration of land use approvals for the Project; and (e) Provide a mechanism for addressing any Land Use Code requirements that are impractical or infeasible for the Project. Ordinance No. 6102 amends relevant provisions of the Land Use Code for consistency with the LRTO.

Approvals Required: Vote by the East Bellevue Community Council on whether to implement ordinances within EBCC jurisdiction.

Public Hearing: April 2, 2013, 6:30 PM; Lake Hills Boys & Girls Club, 15228 Lake Hills Blvd.

Date of Application: May 16, 2012

Completeness Date: September 11, 2012

Notice of Application Date: September 13, 2012

Applicant: City of Bellevue, Development Services Department

Applicant Contact: Catherine Drews, Legal Planner, 425-452-6134

Planner: Catherine Drews, 425-452-6134

Planner Email: cdrews@bellevuewa.gov