



# Weekly Permit Bulletin

June 5, 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 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

##### [Recreational Marijuana Uses Permanent Land Use Regulations](#)

**Location:** City-Wide

**Neighborhood:** City-Wide

**File Number:** 14-130927-AD

**Description:** Proposed Land Use Code Amendment (LUCA) to establish permanent regulations regulating recreational marijuana producers, processors, and retailers as allowed under Initiative 502 passed by Washington voters in November 2012. The permanent regulations will replace interim regulations adopted by Ordinance No. 6133 B-1 as extended and amended by Ordinance No. 6156. The proposed LUCA will establish appropriate land use districts to locate recreational marijuana producers, processors, and retailers. The proposal will also include performance standards intended to mitigate the impacts related to recreational marijuana uses. The proposal will amend the general and Bel-Red use charts, add a new section to the general development requirements applicable to recreational marijuana uses, create new general development requirements for those uses, including specific definitions, and repeal Ordinance No. 6133 B-1 (adopting the interim regulations) and Ordinance No. 6156 (extending and amending Ordinance

No. 6133 B-1). The interim regulations will provide the starting point for the proposed permanent regulations.

**Approvals Required:** Planning Commission public hearing and recommendation to Council; adoption of ordinance by the City Council; subject to the disapproval jurisdiction of the East Bellevue Community Council.

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** June 19, 2014, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** May 13, 2014

**Completeness Date:** May 29, 2014

**Applicant:** City of Bellevue, Development Services Department

**Applicant Contact:** Catherine A. Drews, Legal Planner, City of Bellevue, 425-452-6134

**SEPA Planner:** Michael Paine, 425-452-2739

**Planner Email:** [mpaine@bellevuewa.gov](mailto:mpaine@bellevuewa.gov); [cdrews@bellevuewa.gov](mailto:cdrews@bellevuewa.gov)

#### NOTICE OF APPLICATION

##### [Dees Boat Lift](#)

**Location:** 1040 W Lake Sammamish Pkwy SE

**Neighborhood:** Southeast Bellevue

**File Number:** 14-130499-WE

**Description:** Land Use review to install a hydraulic boat lift on the north side of an existing shared dock within Lake Sammamish. Proposed boat lift will be installed approximately 27 feet east of the ordinary high water mark.

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** July 7, 2014, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** May 9, 2014

**Completeness Date:** May 21, 2014

**Applicant Contact:** Rory Dees, 206-715-4559

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

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

#### NOTICE OF APPLICATION

##### [Bulanny Slope Setback](#)

**Location:** 17116 SE Cougar Mountain Drive

**Neighborhood:** Newcastle

**File Number:** 14-131036-LO

**Description:** Application for Critical Areas Land Use Permit approval to reduce a 75-foot toe-of-slope setback from a steep slope critical area in order to construct a new residence on this vacant lot.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** June 19, 2014, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** May 19, 2014

**Completeness Date:** May 30, 2014

**Applicant Contact:** Dan Farrer, Casady Enterprises, 206-218-2736

**Planner:** Reilly Pittman, 425-452-4350

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

### Notice of Public Meeting

#### NOTICE OF PUBLIC MEETING

##### Rockefeller Bellevue Tower

**Location:** 10605 NE 8<sup>th</sup> Street

**Neighborhood:** Downtown Bellevue

**File Number:** 14-124458-LD

**Description:** Proposal 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.

**Public Meeting:** June 19, 2014, 4:30 PM; Bellevue City Hall; 450 110th Ave NE,

**Conference Room:** 1E-112

**Date of Application:** February 13, 2014

**Completeness Date:** March 6, 2014

**Notice of Application Date:** March 20, 2014

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

**Planner:** Sally Nichols, 425-452-2727

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

### Notice of Decision

#### NOTICE OF DECISION

##### [Shin Residence](#)

**Location:** 5521 142<sup>nd</sup> Ave SE

**Neighborhood:** Factoria

**File Number:** 14-108970-LO

**Description:** Critical Areas Land Use approval to install landscaping in a steep slope through a vegetation management plan.

**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:** June 19, 2014, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** January 10, 2014

**Completeness Date:** February 4, 2014

**Notice of Application Date:** February 20, 2014

**Applicant:** Tammy Shin

**Applicant Contact:** Anita Madtes, Madtes Design, 206-853-4668

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

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

### Notice of Public Hearing

#### NOTICE OF PUBLIC HEARING

##### Building Height & Retail Use Size – Land Use Code Amendment

**Location:** Wilburton Subarea

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

**File Number:** 14-130983-AD

**Description:** Land Use Code Amendment to allow retail uses in the CB District in the Wilburton Subarea to exceed 100,000 gross square feet and to increase the allowed height limit from 45 to 75 feet in the CB District in the Wilburton Subarea.

**Approvals Required:** City Council Hearing; adoption of Ordinance by the City Council

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Public Hearing:** June 23, 2014, 6 PM; Bellevue City Hall; 450 110th Ave NE, \*Note:

The evening is an Extended Study Session for the Council. The Hearing for the Land Use Code Amendment will begin sometime after 7:00pm.

**Hearing Room:** City Council Chambers

**Date of Application:** May 20, 2014

**Completeness Date:** May 20, 2014

**Notice of Application Date:** May 22, 2014

**Applicant Contact:** Sally Nichols, City of  
Bellevue Development Services Dept., 425-452-  
2727

**Planner:** Sally Nichols, 425-452-2727

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