



# The Weekly Permit Bulletin

July 14, 2011

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.

### Application

## NOTICE OF APPLICATION

### Chang Residence Remodel

**Location:** 255 Shoreland Drive SE

**Neighborhood:** West Bellevue

**File Number:** 11-111292-LO

**Description:** Land Use Review of a Critical Areas Land Use Permit proposing a 183 square foot reduction of the 25-foot structure setback from Lake Washington. In addition, 716 square feet of steep slope critical areas is permanently impacted by a stair access and accessory decks. Five hundred and fourteen square feet of existing decks in the steep slope are to be removed and the area restored.

**Approvals Required:** Critical Areas Land Use Permit, Concurrency Review, and ancillary permits and approvals

**SEPA:** Determination of Nonsignificance (DNS) is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** Thursday, July 28, 2011, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** Wednesday, April 20, 2011

**Completeness Date:** Wednesday, July 06, 2011

**Notice of Application Date:** Thursday, July 14, 2011

**Applicant:** Ying Chang

**Applicant Contact:** Tom Kuniholm, Tom Kuniholm Architects, 206-625-9010

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

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

## NOTICE OF APPLICATION

### Ong Vegetation Management Plan

**Location:** 15153 SE 46th St

**Neighborhood:** Eastgate/Cougar Mountain

**File Number:** 11-115175-LO

**Description:** Application for Land Use approval of a Vegetation Management Plan to restore steep critical area cleared without permits.

**Approvals Required:** Critical Areas Land Use Permit Approval, Concurrency Review, and ancillary permits and approvals.

**SEPA:** Determination of Non-Significance (DNS) is expected. Refer to page two General Information regarding use of Optional DNS process.

**Minimum Comment Period Ends:** July 28, 2011, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 10, 2011

**Completeness Date:** July 05, 2011

**Contact:** Tin-Fook Ong, 425-445-9195

**Planner:** Leah Chulsky, 425-452-6834

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

## NOTICE OF APPLICATION

### Coal Creek Parkway Culvert Replacement

**Location:** 5200 Coal Creek Parkway SE (Generally)

**Neighborhood:** Somerset/Newport

**File Number:** 11-116702-LO

**Description:** Application for Critical Areas Land Use Permit approval to replace an existing corrugated metal pipe culvert (CMP) with a larger concrete bottomless box style culvert. The proposed culvert will be constructed over the top of and around the existing 9-foot-diameter, 113-foot long, CMP. In conformance with WDFW design criteria, the new culvert will be 39 feet wide and about 108 feet long, with 7 feet of the culvert width devoted to a trail next to the stream channel. The project includes impacts to the surrounding stream and wetland systems and is supported by a mitigation plan. The project will be implemented in two phases and will require extended closure of one half of Coal Creek Parkway for each phase of the project while the new culvert is installed and utilities are re-routed.

**Approvals Required:** Critical Areas Land Use Permit Approval, Concurrency Review, and ancillary permits and approvals.

**SEPA:** Determination of Non-Significance (DNS)

is expected. Refer to page two General Information regarding use of Optional DNS process.

**Minimum Comment Period Ends:** July 28, 2011, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 17, 2011

**Completeness Date:** July 01, 2011

**Applicant Contact:** Bruce Jensen, City of Bellevue, 425-452-7240

**Planner:** David Pyle, 425-452-2973

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

## NOTICE OF APPLICATION AND PUBLIC MEETING

### Toyota of Bellevue

**Location:** 3080 148<sup>th</sup> Avenue SE

**Neighborhood:** West Lake Hills

**File Number:** 11-117276-LD; 11-117277-LO and 11-117278-LB

**Description:** Application for Design Review, Critical Areas Land Use Permit and Conditional Use Permit to construct a three story, four-tier parking structure with approximately 220,000 SF of parking area for 713 cars located directly north of the existing Toyota of Bellevue sales and service facility and east of the Sun Villa Lanes building. The facility is for retail auto storage only; there will be no public parking available. The proposal includes a request to modify the 75-foot structure setback from the toe of a steep slope critical area, and a request for a Conditional Use Permit in order for the retail auto storage use to be located in the Community Business (CB) zoning district.

**Approvals Required:** Design Review, Critical Areas Land Use Permit, Conditional Use Permit, Concurrency Review and ancillary permits and approvals

**SEPA:** Determination of Nonsignificance (DNS) is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** Thursday, August 04, 2011, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** Thursday, July 28, 2011, 6 PM; Michael's Toyota, 3080 048<sup>th</sup> Ave SE

**Date of Application:** Friday, July 01, 2011

**Completeness Date:** Monday, July 11, 2011

**Applicant:** Toyota of Bellevue

**Applicant Contact:** Roger Carlson, Lance Mueller & Associates, 206-325-2553

**Planner:** Carol Hamlin, 425-452-2731

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

## NOTICE OF APPLICATION AND PUBLIC MEETING

### AT&T SH18 Ivanhoe

**Location:** 16229 Northup Way

**Neighborhood:** Crossroads

**File Number:** 11-114657-LI

**Description:** Application for Administrative Conditional Use Permit approval to replace a 5-foot pole-top extension and wireless antenna on an existing utility pole, with a 15-foot pole-top extension, for a total height increase of 10-feet and a maximum proposed height of 107'-6". Includes the re-installation of the existing antenna array at the same height as it presently exists, and installation of a new antenna array so that the top of the new antenna are level with the top of the proposed pole-top extension.

**Approvals Required:** Administrative Conditional Use Permit and ancillary permits and approvals

**SEPA:** Determination of Nonsignificance (DNS) is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** Thursday, July 28, 2011, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** Thursday, July 21, 2011; 6 PM; Bellevue City Hall; 450 110<sup>th</sup> Ave NE

**Conference Room:** 1E-109

**Date of Application:** Friday, May 27, 2011

**Completeness Date:** Tuesday, July 05, 2011

**Applicant:** AT&T Mobility

**Applicant Contact:** Becky Todd, PTS, 206-342-6388

**Planner:** Ken Thiem, 425-452-2728

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

## NOTICE OF APPLICATION AND PUBLIC HEARING

### Hilltop PAA Pre-Annexation Zoning

**Location:** Unincorporated portions of the Hilltop Potential Annexation Area (PAA) generally in an area south of SE 51<sup>st</sup> St., west of 150<sup>th</sup> Pl SE, north of SE 58<sup>th</sup> St., and east of 145<sup>th</sup> Pl SE located in the Newcastle Subarea.

**Neighborhood:** Eastgate/Cougar Mountain

**File Number:** 11-110362-AA

**Description:** Establish R-2.5 pre-annexation zoning for property known as the Hilltop Potential Annexation Area located in the Newcastle Subarea.

**Approvals required:** This is the first of two public hearings required by chapter 35A.14.330 RCW.

**SEPA:** Determination of Nonsignificance (DNS) is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** July 28, 2011, 5 PM. Refer to page one for information on how to comment on a project.

**Public Hearing:** The Bellevue City Council will hold a public hearing during its Regular Meeting on **Monday August 1, 2011, at 8:00 p.m.** in the City Council Chambers in Bellevue City Hall, 450 110<sup>th</sup> Ave NE. Any person may participate in the public hearing by submitting written comments to the Director of PCD prior to 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 Director will be transmitted to the City Council no later than the date of the public hearing.

**Date of Application:** Tuesday, March 29, 2011  
**Completeness Date:** Tuesday, March 29, 2011  
**Applicant:** City of Bellevue Planning and Community Development Department  
**Applicant Contact:** Nicholas Matz AICP, 425-452-5371  
**SEPA Planner:** Matthews Jackson, 425-452-2729  
**SEPA Planner Email:** [mjackson@bellevuewa.gov](mailto:mjackson@bellevuewa.gov)

#### **NOTICE OF APPLICATION**

##### **Stevens Residence Variance**

**Location:** 4845 Lakehurst Lane

**Neighborhood:** Newport

**File Number:** 11-115270-LS

**Description:** Application for Land Use approval of a Variance to reduce the front yard setback and increase the allowed height of an undersized lot.

**Approvals Required:** Variance Approval, Concurrency Review, and ancillary permits and approvals.

**SEPA:** Exempt

**Minimum Comment Period Ends: July 28, 2011,** 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 14, 2011

**Completeness Date:** July 05, 2011

**Applicant Name:** Garret Cord Werner

**Applicant Contact:** Scott Rea, 206-749-9019

**Planner:** Leah Chulsky, 425-452-6834

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

#### **NOTICE OF APPLICATION**

##### **Briggs Kitchen Expansion Critical Areas Land Use Permit**

**Location:** 215 130th Ave NE

**Neighborhood:** Wilburton

**File Number:** 11-117298-LO

**Description:** Application for Land Use approval of a Critical Areas Land Use permit for a kitchen expansion allowed under LUC Code 20.25H.055 within a top of slope buffer.

**Approvals Required:** Critical Areas Land Use Permit approval, concurrency Review, and ancillary permits and approvals.

**SEPA:** Exempt

**Minimum Comment Period Ends: July 28, 2011,** 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 14, 2011

**Completeness Date:** July 05, 2011

**Applicant Name:** Douglas Briggs

**Applicant Contact:** Darlene Forhart, 206-551-5602

**Planner:** Leah Chulsky, 425-452-6834

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

#### **Decisions**

##### **NOTICE OF DECISION**

##### **Cougar Mountain Conservation Short Plat**

**Location:** 17845 SE Cougar Mountain Drive

**Neighborhood:** Eastgate/Cougar Mountain

**File Number:** 07-144241-LN & 11-118782-LO

**Description:** Approval of Preliminary Conservation Short Plat and Critical Areas Land Use Permit to divide one 12.6 acre lot into 9 residential lots of approximately 23,000 sf each. The site is encumbered with 6.63 acres of critical areas and associated protective buffers. The project design incorporates stream buffer averaging and steep slope modifications needed to establish a consolidated development area and includes dedication of one 6.8 acre native growth tract and one .84 acre private road tract. A public trail easement is provided along the eastern boundary of the property. Site access is taken through a private access roadway easement that crosses through King County's Cougar Mountain Regional Wildland Park.

**Decision:** Approval with Conditions

**SEPA:** Determination of Non-Significance (DNS)

**Concurrency Determination:** N/A

**Appeal Deadline Ends: July 28, 2011, 5 PM**

**Date of Application:** December 21, 2007

**Completeness Date:** January 02, 2008

**Notice of Application Date:** March 13, 2008

**Applicant Name:** BSB Enterprises LLC

**Applicant Contact:** Todd Oberg, The Blueline Group, 425-216-4051

**Planner:** David Pyle, 425-452-2973

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

##### **NOTICE OF DECISION**

##### **Henke Tree Topping**

**Location:** 666 Lake Sammamish Parkway SE

**Neighborhood:** Northeast Bellevue

**File Number:** 11-102790-GH

**Description:** Land Use approval to allow for the topping of trees continuously topped to maintain views on a steep slope.

**Decision:** Approval with Conditions

**SEPA:** Determination of Non-Significance (DNS)

**Concurrency Determination:** N/A

**Appeal Deadline Ends: July 28, 2011, 5 PM**

**Date of Application:** January 06, 2011

**Completeness Date:** February 08, 2011

**Notice of Application Date:** May 26, 2011

**Applicant Name:** Mark Henke  
**Applicant Contact:** Mark Henke, 425-289-1009  
**Planner:** Leah Chulsky, 425-452-6834  
**Planner Email:** [ichulsky@bellevuewa.gov](mailto:ichulsky@bellevuewa.gov)

#### **NOTICE OF DECISION**

##### **Ng Critical Areas Modification**

**Location:** 13612 SE 7th St.  
**Neighborhood:** West Lake Hills  
**File Number:** 11-113752-LO  
**Description:** Land Use approval of a Critical Areas Land Use Permit to reduce the 25-foot structure setback from a Type-N Stream and use buffer averaging in order to construct a new single-family house.  
**Decision:** Approval with Conditions  
**SEPA:** Determination of Non-Significance (DNS)  
**Concurrency Determination:** N/A  
**Appeal Deadline Ends:** July 28, 2011, 5 PM  
**Date of Application:** May 06, 2011  
**Completeness Date:** May 23, 2011  
**Notice of Application Date:** June 02, 2011  
**Applicant Name:** Bank of Washington  
**Applicant Contact:** Eric Ng, Prospective Owner, 206-321-8983  
**Planner:** Reilly Pittman, 425-452-4350  
**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

#### **NOTICE OF DECISION**

##### **Safeway Dairy and Ice Cream Plant Parking Lot**

**Location:** 1635 NE 124<sup>th</sup> Street  
**Neighborhood:** Bel-Red  
**File Number:** 11-114027-GC  
**Description:** SEPA Threshold Determination for the upgrading of a portion of parking area, creation of a new employee-only parking access, and reconfiguration of truck and trailer parking on the site.  
**SEPA:** Determination of Nonsignificance (DNS)  
**Appeal Deadline Ends:** Thursday, July 28, 2011, 5 PM  
**Concurrency Determination:** N/A  
**Date of Application:** Friday, May 13, 2011  
**Notice of Application Date:** Thursday, June 23, 2011  
**Applicant Contact:** Alan Chiang, Transystems Inc., 510-835-2761  
**Planner:** Kevin LeClair, 425-452-2928  
**Planner Email:** [kleclair@bellevuewa.gov](mailto:kleclair@bellevuewa.gov)

#### **RE-NOTICE OF DECISION**

##### **Lake Hills Greenbelt-Larsen Lake Management Plan**

**Location:** 14812 SE 8<sup>th</sup> Street  
**Neighborhood:** West Lake Hills  
**File Number:** 11-104842-WG & 11-104840-LO  
**Reason for Re-Notice:** Complete decision documentation.

**Description:** SEPA threshold determination, Shoreline Substantial Development Permit approval, and Critical Areas Land Use Permit approval for a 5-year Habitat Improvement Plan along Kelsey Creek in the Lake Hills Greenbelt – Larsen Lake Area. Work will be in 2 phases and will result in improved open space with the removal of invasive noxious species and replanting as needed with native trees and shrubs. Phase I is required work for Kelsey Creek Center Rezone - 09-113801-LQ.

**Approvals Required:** Critical Areas Land Use Permit Approval, Shoreline Substantial Development Permit Approval, Concurrency Review, and ancillary permits and approvals

**Decision:** Approval with Conditions

**SEPA:** Determination of Nonsignificance (DNS)

**SEPA and Critical Areas Land Use Permit Appeal**

**Deadline Ends:** Thursday, July 28, 2011, 5 PM.

**Shoreline Appeal Deadlines Ends:** Thursday, August 4, 2011, 5pm

**Concurrency Determination:** N/A

**Date of Application:** Thursday, March 03, 2011

**Completeness Date:** Thursday, March 24, 2011

**Notice of Application Date:** Thursday, April 07, 2011

**Applicant Contact:** Geoff Bradley, City of Bellevue Parks & Community Services Dept., 425-452-2740

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

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

#### **NOTICE OF DECISION**

##### **Live Mindfully Home Occupation Permit**

**Location:** 12840 SE 3rd St  
**Neighborhood:** Wilburton  
**File Number:** 11-114206-LH  
**Description:** Land Use approval to operate an in-home counseling business.  
**Decision:** Approval with Conditions  
**SEPA:** Exempt  
**Concurrency Determination:** N/A  
**Appeal Deadline Ends:** July 28, 2011, 5 PM  
**Date of Application:** May 25, 2011  
**Completeness Date:** June 16, 2011  
**Notice of Application Date:** June 23, 2011  
**Applicant Name:** Suzie Lyons  
**Applicant Contact:** Suzie Lyons, 425-462-2088  
**Planner:** Leah Chulsky, 425-452-6834  
**Planner Email:** [ichulsky@bellevuewa.gov](mailto:ichulsky@bellevuewa.gov)

#### **NOTICE OF PUBLIC HEARING**

##### **Interim Official Control Extending Deadlines for Certain Preliminary Short Plat Approvals**

**Location:** City-Wide.

**Public Hearing:** NOTICE IS HEREBY GIVEN that the Bellevue City Council will hold a public hearing during its Regular Session meeting on **Monday August 1,**

**2011, that begins at 8:00 p.m.** The public hearing is scheduled to begin sometime thereafter in the City Council Chambers in Bellevue City Hall, 450 110<sup>th</sup> Ave NE, Bellevue, on the interim official control extending deadlines for certain preliminary short plat approvals. On July 5, 2011, the Bellevue City Council adopted Ordinance No. 6009 imposing an interim official control extending the life of preliminary short plat approvals that were active on the date of adoption and not the subject of an active request for voluntary compliance or code violation. The interim official control was adopted in response to the ongoing economic downturn and extends certain preliminary short plat approvals by six months. RCW 35A.63.220 and the Growth Management Act, RCW 36.70A. 390, authorizes cities to adopt interim official controls provided cities hold a public hearing within 60-days of adoption. The public hearing is an opportunity to provide written and oral comments regarding the interim official control.

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 City Council in care of Myrna Basich, City Clerk, P.O. Box 90012, Bellevue, WA, 98009, or the Director of Development Services, in care of Catherine A. Drews, Legal Planner at the same address or by email at [cdrews@bellevuewa.gov](mailto:cdrews@bellevuewa.gov), 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 the Director will be transmitted to the City Council no later than the date of the public hearing. Comments must be received by 5:00 P.M. on August 1, 2011.

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