



Weekly Permit Bulletin

July 24, 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

[Wilburton Sewer Capacity Upgrade](#)

Location: 11400 SE 8th Street

Neighborhood: Southwest Bellevue

File Number: 14-133698-LO/14-133699-WG

Description: Application for Critical Areas Land Use Permit approval and Shoreline Substantial Development Permit approval to replace sewer conveyance lines with increased capacity as needed to accommodate projected future higher density, mixed-use redevelopment in the Wilburton service area located east of the I-405 corridor between NE 8th Street and SE 8th Street. This area is served by a gravity sewer trunk line, and portions are currently at capacity. The project would replace approximately 4,300 lineal feet of existing 8-inch to 16-inch sewer lines with larger diameter pipelines that would generally follow the existing alignment. Major construction elements for the proposed project include the following: clearing and grading along the pipeline route, construction of pile supports along SE 8th Street, trenching along the pipeline route, construction of a stream bypass and open-cut construction in the streambed of a dewatered Sturtevant Creek, and then post-construction site restoration.

Approvals Required: Critical Areas Land 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: August 18, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 5, 2014

Completeness Date: June 19, 2014

Applicant: Brandon Cole, City of Bellevue

Applicant Contact: Karissa Kawamoto, HDR, 425-450-6249

Planner: David Pyle, 425-452-2973

Planner Email: dpyle@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Nyce Gardens](#)

Location: 15824 SE 24th Street

Neighborhood: Southeast Bellevue

File Number: 14-123719-LO

Description: Critical Areas Land Use Permit approval to expand a stone patio associated with an existing single-family dwelling within a Category II wetland buffer and structure setback. The proposal also includes the reconfiguration of a separate stone patio and native landscaping within the associated wetland buffer. The proposal is supported by a critical areas report.

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: August 7, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 28, 2014

Completeness Date: February 10, 2014

Notice of Application Date: April 10, 2014

Applicant Contact: Jay Nyce, Nyce Gardens, 425-830-5810

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

**NOTICE OF THRESHOLD
DETERMINATION**

[Cheung Residence Tree Removal](#)

Location: 354 Northup Way

Neighborhood: Northeast Bellevue

File Number: 14-127952-GJ

Description: Conversion of 1 hazardous Big Leaf Maple tree located in a steep slope critical area into a wildlife snag. The Big Leaf Maple tree will be replaced with 2 Vine Maples and 3 Red-Flowering Currants on the steep slope.

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: August 7, 2014, 5 PM.
Refer to page one for information on how to comment on a project.

Date of Application: March 24, 2014

Completeness Date: April 10, 2014

Notice of Application Date: April 17, 2014

Applicant Contact: Chun Ho Cheung, 425-449-2632

Planner: Nicholas Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

**NOTICE OF THRESHOLD
DETERMINATION**

[Newport Yacht Basin Dock and Bulkhead Repair](#)

Location: 3911 Lake Washington Boulevard SE

Neighborhood: Factoria

File Number: 14-129336-WG

Description: SEPA MDNS and Exemption from Shoreline Substantial Development approval to repair 133 linear feet of bulkhead that supports the site's parking lot, repave a sunken/collapsed portion of parking, repair/replace up to 120 piles throughout the marina, and replace an existing concrete float with a grated wood float. The project includes shoreline restoration as mitigation.

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: August 7, 2014, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: April 18, 2014

Completeness Date: May 1, 2014

Notice of Application Date: May 22, 2014

Applicant: Newport Yacht Basin Association

Applicant Contact: Evan Wehr, Ecco Design Inc., 206-706-3937

Planner: David Pyle, 425-452-2973

Planner Email: dpyle@bellevuewa.gov