



Weekly Permit Bulletin

August 21, 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

Hill Variance

Location: 9625 SE Shoreland Drive

Neighborhood: Southwest Bellevue

File Number: 14-132999-LS

Description: Land Use review of a Variance to modify the front yard setback from 20 feet to 15 feet in order to construct a new single family residence.

Approvals Required: Land Use Code Variance and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: September 4, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 22, 2014

Completeness Date: June 22, 2014

Applicant Contact: Thomas Isarankura, Baan Design, 206-295-0992

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION

Cameron Addition

Location: 4500 151st Ave SE

Neighborhood: Newcastle

File Number: 14-133187-LO

Description: Application for Critical Areas Land Use Permit approval to construct a 400

square foot garage addition within the 25-foot steep slope structure setback. The proposal includes the removal of two existing sheds within the 25-foot steep slope buffer and mitigation landscaping.

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: September 4, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 27, 2014

Completeness Date: August 7, 2014

Applicant Contact: Chris L. Cameron, 206-406-5386

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

Howard Residence

Location: 1830 W. Lake Sammamish Pkwy SE

Neighborhood: Southeast Bellevue

File Number: 14-133728-LO

Description: Application for Critical Areas Land Use Permit approval to modify the buffer from a steep slope critical area in order to construct a new single family residence on a vacant site. The site currently contains a paved area used for parking vehicles and boat trailers. The proposal includes a request to modify the buffer from 50 feet to between 3 and 15 feet from the top of the two slopes found on and in the vicinity of the subject site.

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

SEPA: Exempt

Minimum Comment Period Ends: September 4, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 5, 2014

Completeness Date: July 3, 2014

Applicant Contact: Mark L. Nelson, Nelson Architecture, 425-454-7704

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF APPLICATION

[Sterling Heights Tree Replacement](#)

Location: 3820 130th Ln SE

Neighborhood: Factoria

File Number: 14-133744-LO

Description: Application for Critical Areas Land Use Permit approval for a vegetation management plan to remove and replace 25 mature, non-native pine trees within a critical area steep slope and steep slope buffer. A mitigation planting plan and geotechnical report are included in this application.

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: September 4, 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 Contact: Cash M. Carr, Cash M. Carr Technical Services, 360-301-5671

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

[Ming Residence](#)

Location: 9900 NE 34th St

Neighborhood: North Bellevue

File Number: 14-139026-LS

Description: Land Use review of a Variance proposal to exceed the maximum lot coverage for a residential lot zoned R-2.5 by 340 square feet. Applicant has previously applied for a Critical Areas Land Use Permit under the Reasonable Use Exception provisions under LUC 20.25H.190. Total proposed lot coverage is 1963 square feet. Related to 14-133564-LO.

Approvals Required: Land Use Code Variance approval and ancillary permits and approvals

SEPA: Exempt

Date of Application: August 18, 2014

Completeness Date: August 18, 2014

Applicant Contact: Chad Kulper, John F Buchan Homes, 425-738-3855

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Bellevue Golf Course](#)

Location: 5500 140th Ave NE

Neighborhood: Bridle Trails

File Number: 13-115359-LA

Description: Administrative Conditional Use Permit approval to construct a new two story driving range building at the existing driving range location. The project includes the demolition of the existing driving range facility.

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: September 4, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: May 20, 2013

Completeness Date: May 29, 2013

Notice of Application Date: June 20, 2013

Applicant: City of Bellevue Parks and Community Services Department

Applicant Contact: Randy Leifer, 425-452-2850

Planner: Matthews Jackson, 425-452-2729

Planner Email: mjackson@bellevuewa.gov

NOTICE OF DECISION

[Shin Short Plat](#)

Location: 4488 Factoria Blvd SE

Neighborhood: Factoria

File Number: 13-112166-LN

Description: Land Use approval to subdivide an existing parcel into two single family lots.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: September 4, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 4, 2014

Completeness Date: April 25, 2013

Notice of Application Date: May 2, 2013

Applicant: In Nam Shin

Applicant Contact: Thomas Woldendorp, 425-298-4412

Planner: Leah Chulsky, 425-452-6834

Planner Email: lchulsky@bellevuewa.gov

NOTICE OF DECISION

Pacific Regent II

Location: 919 109th Avenue NE

Neighborhood: Downtown Bellevue

File Number: 13-134757-LD

Description: Design Review approval to construct a second north tower, 22-stories in height consisting of approx. 280,929 square feet, a 3-story addition of approx. 24,071 square feet to the existing south tower, and a 3-level underground parking garage.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

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

Appeal Period Ends: September 4, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: November 27, 2013

Completeness Date: January 23, 2014

Notice of Application Date: February 7, 2013

Applicant: Jerry McDevitt, 206-902-5556

Planner: Carol Hamlin, 425-452-2731

Planner Email: chamlin@bellevuewa.gov

NOTICE OF DECISION

Unique Greenhomes Short Plat

Location: 6200 Lake Washington Blvd SE

Neighborhood: Newport Hills

File Number: 13-134761-LN

Description: Land Use approval to subdivide an existing parcel into three single family lots in the R-5 zoning district.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: September 4, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: November 13, 2013

Completeness Date: November 27, 2013

Notice of Application Date: January 23, 2014

Applicant: Oleg Ponomar

Applicant Contact: Oleg Ponomar, 425-931-4349

Planner: Leah Chulsky, 425-452-6834

Planner Email: lchulsky@bellevuewa.gov

NOTICE OF DECISION

Fowler Mooring Piles

Location: 2043 Killarney Way

Neighborhood: Southwest Bellevue

File Number: 13-135414-WE

Description: Land Use approval to replace two (2) existing wood mooring piles with two (2) steel mooring piles, and install one (1) additional steel mooring pile within Lake Washington. Proposed mooring piles are to be placed in a 15ft easement located on the adjacent property.

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: September 4, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: December 13, 2013

Completeness Date: December 24, 2013

Notice of Application Date: January 2, 2014

Applicant: Killarney Way LLC

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

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF DECISION

Meydenbauer

Location: 9988 SE 7th St.

Neighborhood: Southwest 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.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: September 4, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 14, 2014

Completeness Date: March 20, 2014

Notice of Application Date: March 20, 2014

Applicant: Terrene at Lakemont LLC

Applicant Contact: Moira Haughian, The Blueline Group,

Planner Email: mhaughian@thebluelinegroup.com

Planner: David Wong, 425-452-4282
Planner Email: dwong@bellevuewa.gov

**NOTICE OF DECISION,
RECOMMENDATION, AND PUBLIC
HEARING**

**[Land Use Code Amendment to create a new
Part 20.25N - Camp and Conference Center
\(CCC\) Land Use District](#)**

Location: City-Wide

Neighborhood: City-Wide

File Number: 14-124608-AD

Description: Planning Commission public hearing to consider an amendment to the Land Use Code (Title 20 of the Bellevue City Code) to create a new Part 20.25N – Camp and Conference Center (CCC) Land Use District, setting forth provisions relating to applicability, review requirements, uses, dimensional requirements, landscape requirements, other development standards, and design guidelines; and providing for conformance amendments to other portions of the Land Use Code to ensure internal consistency with the new part 20.25N.

Staff Recommendation: Approval

SEPA Decision: Determination of Non-Significance. Refer to page one for information on how to appeal a project.

Public Hearing: September 10, 2014, 6:30 PM; Bellevue City Hall; 450 110th Ave NE

Hearing Room: 1E-113

Date of Application: February 18, 2014

Completeness Date: February 20, 2014

Notice of Application Date: February 27, 2014

Applicant: City of Bellevue

Applicant Contact: Mike Bergstrom, Principal Planner, City of Bellevue Development Services Department, 425-452-2970

Planner Email: mbergstrom@bellevuewa.gov

**NOTICE OF PUBLIC HEARING, AND
STAFF RECOMMENDATION**

[Land Use Code Clean-Up Amendments](#)

Location: City-Wide

Neighborhood: City-Wide

File Number: 13-134669 AD

Description: Planning Commission public hearing to consider amendments to the Land Use Code (Title 20 Bellevue City Code) to improve clarity and usability, ensure consistency with State law, improve internal Land Use Code

consistency, and correct inaccurate or outdated citations.

Staff Recommendation: Approval

Public Hearing: September 10, 2014, 6:30 PM; Bellevue City Hall; 450 110th Ave NE,

Hearing Room: 1E-113

Date of Application: November 26, 2013

Completeness Date: February 12, 2014

Notice of Application Date: February 20, 2014

Applicant: City of Bellevue

Applicant Contact: Mike Bergstrom, Principal Planner, City of Bellevue Development Services Department, 425-452-2970

Planner Email: mbergstrom@bellevuewa.gov

**NOTICE OF DECISION,
RECOMMENDATION, AND PUBLIC
HEARING**

**[Land Use Code Amendment Regarding
Residential Room Rentals – Permanent
Regulations](#)**

Location: City-Wide

Neighborhood: City-Wide

File Number: 13-133383-AD

Description: Planning Commission public hearing to consider an amendment to the Land Use Code to establish permanent regulations governing the rental of rooms in residential dwellings to multiple unrelated individuals. The permanent regulations will replace interim regulations adopted by Ordinance No. 6128 as extended.

Staff Recommendation: Approval

SEPA Decision: Determination of Non-Significance. Refer to page one for information on how to appeal a project.

Public Hearing: September 10, 2014, 6:30 PM; Bellevue City Hall; 450 110th Ave NE,

Hearing Room: 1E-113

Date of Application: October 30, 2013

Completeness Date: May 9, 2014

Notice of Application Date: May 22, 2014

Applicant: City of Bellevue

Applicant Contact: Mike Bergstrom, Principal Planner, City of Bellevue Development Services Department, 425-452-2970

Planner Email: mbergstrom@bellevuewa.gov

**NOTICE OF SEPA THRESHOLD
DETERMINATION, STAFF
RECOMMENDATION AND PUBLIC
HEARING**

Horizon View A Rezone

Location: Generally bounded by 151st Ave SE on the west, 152nd Pl SE on the south, 153rd Ave SE on the east, and the Eaglesmere neighborhood on the north, located in the Newcastle Subarea. (legal description available)

Neighborhood: Eastgate/Cougar Mountain

File Number: 14-138195-LQ

Description: Recommendation for area-wide rezone from R-3.5 to R-2.5 per part LUC 20.35.400 Process IV City Council Legislative Actions and Park 20.30A LUC Rezone.

SEPA: Determination of Non-Significance (DNS) is issued.

Concurrency Determination: N/A

Minimum Comment Period Ends: This DNS is only appealable as part of the City's action on the rezone. In order to comply with requirements of SEPA and the State of Washington Growth Management Act for coordination of hearings, any appeal of the SEPA threshold determination herein will be considered by the Growth Management Hearings Board along with an appeal of the City Council's action. *See* LUC 20.35.250C.

Public Hearing before the Planning

Commission: September 10, 2014 at 6:30 p.m. Bellevue City Hall, Room 1E-113, 450 110th Ave NE, Bellevue

Submittal of Comments: Any person may participate in the public hearings by submitting written comments to the Director of Planning and Community Development prior to the hearing or by submitting written or making oral comments to the Planning Commission at the hearing. Written comments received by the Director before 5 p.m. on September 10, 2014, will be transmitted to the Planning Commission prior to the start of the public hearing.

Applicant Contact: Nicholas Matz AICP, 425-452-5371, nmatz@bellevuewa.gov