Weekly Permit Bulletin

September 22, 2016

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 to make arrangements to review the project files.*
- *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.*
- *Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an appeal notification form (available from the Office of the City Clerk).*
- *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 Check Status / Weekly Permit Bulletin / Alerts. 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 Decision

NOTICE OF DECISION
Liu Short Plat
Location: 12805 SE 44th Pl
Neighborhood: Factoria
File Number: 15-122500-LN
Description: Preliminary Short Plat approval to subdivide an existing 15,841 square foot lot (0.36 acre) into 2 single-family lots, located in the R-5 land use district.
Decision: Approval with Conditions
SEPA: Exempt
Appeal Period Ends: October 6, 2016, 5 PM. Refer to page one for information on how to comment on a project.
Date of Application: September 1, 2015
Completeness Date: September 24, 2015
Notice of Application Date: October 1, 2015
Applicant: Xindong Lui
Applicant Contact: Greg Diener, Pacific Engineering Design LLC, 206-431-7970, greg@paceng.com
Planner: Nick Whipple, 425-452-4578
Planner Email: nwhipple@bellevuewa.gov

NOTICE OF DECISION
Palmer Preliminary Short Plat
Location: 15340 SE 22nd Street
Subarea: Southeast Bellevue
File Number: 15-125983-LN
Description: Preliminary Short Plat approval to subdivide a single family residential lot (approximately 0.5 acres) into three single family residential lots in the R-5 zoning district.
Decision: Approval with conditions
Concurrency Determination: Exempt
SEPA: N/A
Appeal Period Ends: October 6, 2016, 5 PM. Refer to page one for information on how to appeal a project.
Date of Application: October 28, 2015
Completeness Date: November 19, 2015
Notice of Application Date: December 17, 2015
Applicant: Doug Palmer
Planner: Carol Hamlin, 425-452-2731
Planner Email: chamlin@bellevuewa.gov

NOTICE OF DECISION
Lux Short Plat
Location: 10042 NE 13th St
Neighborhood: North Bellevue
File Number: 15-126241-LN
Description: Preliminary Short Plat approval to subdivide an existing 20,347 square foot lot (0.47 acre) into 2 single-family lots, located in the R-3.5 land use district.
Decision: Approval with Conditions
SEPA: Exempt
Appeal Period Ends: October 6, 2016, 5 PM. Refer to page one for information on how to comment on a project.
Date of Application: November 3, 2015
Completeness Date: November 16, 2015
Notice of Application Date: November 25, 2015
Applicant Contact: John Lux, Luxhomes, LLC, 206-271-0340, johndlux@comcast.net
Planner: Nick Whipple, 425-452-4578
Planner Email: nwhipple@bellevuewa.gov

NOTICE OF DECISION
Worzel Accessory Structure
Location: 2399 Killarney Way
Neighborhood: Southwest Bellevue
File Number: 16-132374-LO
Description: Critical Areas Land Use Permit approval to modify a shoreline structure setback, steep slope area, and 75-foot toe-of-slope structure setback to construct an accessory structure with a footprint of 990 square feet. Approximately 280 square feet of the structure

footprint is within the shoreline structure setback, and 145 square feet is within the steep slope critical area, the remaining portion of the structure is within the toe-of-slope structure setback.
Decision: Approval with Conditions
SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.
Appeal Period Ends: October 6, 2016, 5 PM. Refer to page one for information on how to appeal a project.
Date of Application: May 18, 2016
Notice of Application Date: June 23, 2016
Applicant: David Bennett, Bennett Lavacot Architecture, 206-328-4389
Planner: Nicholas Whipple, 425-452-4578
Planner Email: nwhipple@bellevuewa.gov

NOTICE OF PUBLIC HEARING
Critical Areas Land Use Code Amendment
Location: Citywide
File Number: 16-141195-AD
Public Hearing: NOTICE IS HEREBY GIVEN that the **Bellevue City Council** will hold a public hearing during its 8:00 pm Regular Session meeting on **Monday, October 10th,** in the City Council Chamber in Bellevue City Hall, 450 110th Ave NE, Bellevue, to consider an ordinance to amend the City's Critical Areas regulations. The City of Bellevue adopted its Critical Areas Regulations in June 2006, as required by the Growth Management Act (GMA). Critical areas currently include streams, wetlands, shorelines, geologic hazard areas, habitat associated with species of local importance and areas of special flood hazard. The GMA also requires that Critical Areas regulations be updated periodically. The City seeks to update the current Critical Areas regulations. The proposed amendments are narrow in scope and are limited to address changes in agency guidance or where best available science has changed. The amendments are supported by the Critical Areas regulations Technical Report, which includes the Gap Analysis and the Update to Best Available Science and Existing Conditions.
Comments: Any person may participate in the public hearing by submitting written comments to the City Council in care of Kyle Stannert, City Clerk, P.O. Box 90012, Bellevue, WA 98009, before the public hearing, or by submitting written comments or making oral comments to the City Council at the hearing. Written comments will also be accepted by mail to Carol Helland, Land Use Director, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, Washington, 98009-9012 or by e-mail to chelland@bellevuewa.gov. Comments must be received by 5:00 p.m. on October 10, 2016. All written comments received by the City Clerk or Land Use Director will be transmitted to the City Council no later than the date of the public hearing.
Questions relating to the public hearing process: Kyle Stannert, City Clerk, 425-452-6021
SEPA: Exempt.
Applicant Contact: Carol Helland, Land Use Director, City of Bellevue Development Services Department chelland@bellevuewa.gov