



Weekly Permit Bulletin

September 24, 2015

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.
- 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 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 Application

NOTICE OF APPLICATION

[Bel Red Windows and Doors Home Occupation](#)

Location: 15427 SE 10th St

Neighborhood: West Lake Hills

File Number: 15-118177-LH

Description: Application for a Land Use approval of a Home Occupation Permit to allow the sale of replacement windows to occur at a residential property and to allow a 21'10" long Commercial Vehicle to park overnight at the subject property. The business proposes no exterior signage other than business signage on the vehicle. The business will have 6 or less client visits per day, and no more than one client on the premises at any one time. No exterior or interior alteration of the home has been proposed and the home occupation will occupy 25 percent or less of the gross floor area of the home.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: October 8, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 3, 2015

Completeness Date: September 10, 2015

Applicant: Zachary Rogers, Bel Red Windows and Doors, 206-261-2432

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF PUBLIC MEETING

Open Window School

Location: 6128 168th Place SE

Subarea: Newcastle

File Number: 15-118262-LI

Description: Application for a Land Use approval for an amendment to a Conditional Use Permit. The following changes are proposed: modify school dismissal process, modify method of neighborhood noticing, and increase student enrollment cap.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Exempt

Public Meeting: October 8, 2015, 6:30pm;

Open Window School; 6128 168th Pl SE, Robinson Hall Multi-Purpose Room

Date of Application: July 9, 2015

Completeness Date: July 30, 2015

Notice of Application Date: August 6, 2015

Applicant Contact: Jeff Stroebel, Open Window School, 425-747-2911

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

NOTICE OF APPLICATION

[Gilchrest Retaining Wall](#)

Location: 15137 SE 66th St.

Subarea: Newcastle

File Number: 15-120220 LO

Description: Application for Critical Areas Land Use Permit approval to construct a 6 foot tall rockery at the top of a steep slope. Applicant constructed the rockery without permits (15-108403-EA).

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: October 8, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 21, 2015

Completeness Date: September 23, 2015

Applicant: Alan and Jeanine Gilchrest

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Vuecrest Apartments](#)

Location: 1000 100th Avenue NE

Subarea: Downtown Bellevue

File Number: 15-120258-LD

Description: Application for Design Review Permit approval to demolish existing multi-family structure and construct a new five story multi-family building with 137 residential units. Proposal will include 190 parking stalls in a below grade parking garage.

Approvals Required: Design Review 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: October 8, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: October 22, 2015, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-120

Date of Application: August 3, 2015

Completeness Date: September 17, 2015

Applicant Contact: Ed Segat, Continental Properties, esegat@continentalproperties-inc.com

Planner: Toni Pratt, 425-452-5374

Planner Email: tp Pratt@bellevuewa.gov

NOTICE OF APPLICATION

[Patterson Property Trail](#)

Location: 11550 SE 60th St.

Subarea: Newport Hills

File Number: 15-121120-LO

Description: Application for Critical Areas Land Use Permit approval to construct a 2,000 square-foot soft-surface trail as part of the City of Bellevue's Lake-to-Lake trail system. Proposal includes invasive species removal and native species enhancement plantings.

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: October 8, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 19, 2015

Completeness Date: September 14, 2015

Applicant: City of Bellevue Parks & Community Services Department

Applicant Contact: Chris Vandall, City of Bellevue, 425-452-7679

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

[Cheng Vegetation Management Plan](#)

Location: 12112 SE 26th St.

Subarea: Richards Valley

File Number: 15-122066-LO

Description: Application for Critical Areas Land Use Permit approval to allow vegetation management on a steep slope critical area to resolve a code violation for unpermitted tree cutting. #15-107253-EA

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: October 8, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 21, 2015

Completeness Date: September 18, 2015

Applicant Contact: Mike Foster, The Watershed Company, 425-822-5242, mfooster@watershedco.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Strandell Short Plat](#)

Location: 9834 NE 25th St

Subarea: North Bellevue

File Number: 15-106841-LN

Description: Preliminary Short Plat approval to subdivide an 18,889 square foot parcel into 2 lots.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: October 8, 2015, 5 PM.

Refer to page one for information on how to appeal a project.

Date of Application: March 5, 2015
Completeness Date: April 24, 2015
Notice of Application Date: May 14, 2015
Applicant: Peter Strandell
Applicant Contact: Peter Strandell, 425-283-7510
Planner: Drew Folsom, 425-452-4441
Planner Email: dfolsom@bellevuewa.gov

NOTICE OF DECISION

[PBI Parking Lot Expansion](#)

Location: 2045 120th Ave NE

Neighborhood: Bel-Red

File Number: 15-116085-LO

Description: Approval of a Critical Areas Land Use Permit to modify the required 60-foot buffer and 15-foot structure setback associated with a Category III wetland to a 45-foot buffer, and to modify the required 110-foot buffer and 20-foot structure setback associated with a Category II wetland to a 82.5-foot buffer to allow 4,665 square feet of new parking to be built on-site. Construction of the parking lot will require the total wetland buffers to be reduced by 2,578 square feet. Project includes buffer enhancement through mitigation.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: October 8, 2015, 5 PM.

Refer to page one for information on how to appeal a project.

Date of Application: June 15, 2015

Completeness Date: July 1, 2015

Applicant: Ed Urquhart, PBI Enterprises LLC, 425-709-3039, edwardu@seanet.com

Planner: Nicholas Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov