



The Weekly Permit Bulletin

September 27, 2012

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.

Notice of Application

RE- NOTICE OF APPLICATION**

[Consolidated Land Use Permitting Process for Regional Light Rail Transit Projects](#)

**This Project is being re-noticed to provide additional information regarding the timeframe for submittal of comments on the Land Use Code Amendment that has been initiated and is currently being drafted to respond to direction received during the City Council Study Session on September 17, 2012. The next Council meeting on this topic is scheduled to occur on October 8, 2012.

Location: City-Wide

Neighborhood: City-Wide

File Number: 12-113861-AD

Description: Initiation of Land Use Code Amendment to establish a consolidated land use permitting process for Regional Light Rail Transit projects. It is proposed that a Light Rail Transit Overlay District be created, to provide certainty and predictability with respect to permitting processes and requirements both for project applicants and the public commenting on or otherwise participating in the permitting process. The proposal is intended to be consistent with the Memorandum of Understanding entered into between the City of Bellevue and the Central Puget Sound Regional Transit Authority, effective November 15, 2011, which calls for development of a package of Land Use Code amendments that, if adopted, would accomplish the following objectives: (a) Provide certainty and predictability for the City, the Regional Light Rail

Transit authority, and the public with respect to land use code requirements and processes; (b) Allow for the City Council, through a development agreement, to establish a comprehensive and consolidated permit process for the Project; (c) Add provisions in the Land Use Code to accommodate Light Rail Transit Facilities and Systems as a permitted use allowed under the consolidated permit process; (d) Allow for extended vesting or duration of land use approvals for the Project; and (e) Provide a mechanism for addressing any Land Use Code requirements that are impracticable or infeasible for the Project.

Approvals Required: Adoption of ordinance by the City Council; Subject to the disapproval jurisdiction of the East Bellevue Community Council

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

Minimum Comment Period Ends: November 2, 2012.

This date includes the minimum amount of time required by state law for providing a public comment opportunity. However, pursuant to the Bellevue Land Use Code, the Development Services Department accepts comments throughout development of a Land Use Code Amendment up to and until such time as the City Council takes final action. A public hearing is required on this application, which hearing is anticipated later in October and will be noticed in this bulletin.

Mailing List: The Planners assigned to this project will also be keeping a mailing list of individuals who are interested in being kept apprised of the status of this project, but who have chosen not to submit formal comments. If you would like to be included on the mailing list to receive information regarding this project, please provide the Applicant Contact person identified below with your contact information.

Date of Application: May 16, 2012

Completeness Date: September 11, 2012

Applicant Contact: Catherine Drews, Legal Planner, City of Bellevue Development Services Department, 425-452-6134, cdrews@bellevuewa.gov

SEPA Planner: Michael Paine, 425-452-2739

SEPA Planner Email: mpaine@bellevuewa.gov

NOTICE OF APPLICATION

[Darrow Residence Variance and Critical Areas Land Use Permit](#)

Location: 6242 Hazelwood Lane SE

Neighborhood: Newport

File Number: 11-122838-LS / 12-121725-LO

Description: Application for Land Use Code Variance and Critical Areas Land Use Permit to modify structure setbacks, lot coverage, and building height. The project site is located on the shoreline of Lake Washington and is constrained due to smaller than average lot size, presence of shoreline critical areas, geologic hazard critical areas, and a developed private road easement that crosses the property.

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

SEPA: Exempt

Minimum Comment Period Ends: Thursday, October 11, 2012, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 15, 2011

Completeness Date: August 22, 2012

Applicant: Floyd and Sandy Darrow

Applicant Contact: Gregg Percich AIA, PKJB Architectural Group, 206-624-3210

Planner: David Pyle, 425-452-2973

Planner Email: dpyle@bellevuewa.gov

NOTICE OF APPLICATION

Mortell Short Plat

Location: 1418 104th Ave SE

Neighborhood: West Bellevue

File Number: 12-123473-LN

Description: Application for Preliminary Short Plat approval to sub-divide one.47 acre lot, zoned R-4, into two lots and create a private road for access and utilities. Each new lot will average .23 acres.

Approvals Required: Preliminary Short Plat approval, Concurrency Review and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period Ends: Thursday, October 11, 2012, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 22, 2012

Completeness Date: September 12, 2012

Applicant Contact: Randy Campadore, Crossmark Properties, 206-999-5555

Planner: Carol Orr, 425-452-2896

Planner Email: corr@bellevuewa.gov

NOTICE OF APPLICATION

[Lake Hills Tap Transmission Line Extension](#)

Location: 15585 NE 24th Street

Neighborhood: Northeast Bellevue

File Number: 12-123722-LA

Description: Application for Administrative Conditional Use Permit approval to allow Puget Sound Energy (PSE) to collocate a second 115kV transmission line in an existing transmission corridor along NE 24th and Bel-Red Road between 156th Avenue NE and the

Ardmore Substation. The second transmission line is meant to improve PSE system reliability, flexibility, and capacity by looping transmission to the new Ardmore substation serving the surrounding area. Three existing 65-foot tall wooden poles are proposed to be replaced with three steel poles that range from 85 feet to 100 feet tall. A fourth existing wooden pole north of NE 24th Street would be removed and not replaced.

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

SEPA: Exempt

Minimum Comment Period Ends: Thursday, October 11, 2012, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 28, 2012

Completeness Date: September 12, 2012

Applicant Contact: Elaine Babby, Puget Sound Energy, 206-604-3061

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Alamdari Vegetation Management](#)

Location: 17630 SE Cougar Mountain Drive

Neighborhood: Eastgate/Cougar Mountain

File Number: 12-117425-LO

Description: Critical Areas Land Use Permit approval to manage native vegetation on a residential property containing steep slope critical area. Management includes the preservation of all of the native conifers, removal of 73 red alder trees, creation of wildlife habitat snags, management of invasive plants, and the installation of 40 native trees and 90 native shrubs.

Decision: Approval with conditions

SEPA: Exempt

Appeal Period Ends: Thursday, October 11, 2012, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 6, 2012

Notice of Application Date: August 9, 2012

Completeness Date: July 31, 2012

Applicant Contact: Farshad Alamdari, 206-484-9888

Planner: Kevin LeClair, 425-452-2928

Planner Email: kleclair@bellevuewa.gov

NOTICE OF THRESHOLD DETERMINATION

[Maus Short Plat Infrastructure Grading Permit](#)

Location: 13819 SE 10th Street

Neighborhood: West Lake Hills

File Number: 12-110870-GE

Description: SEPA approval of plat infrastructure for 5 lot short plat. Includes clearing and grading of more than 500 cubic yards.

Decision: Approval

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued.

Refer to page one for how to appeal SEPA.

Appeal Period Ends: Thursday, October 11, 2012,
5 PM. Refer to page one for information on how to
appeal a project.

Date of Application: April 5, 2012

Completeness Date: April 26, 2012

Notice of Application Date: August 30, 2012

Applicant: Thom Gebhard, Murray Franklyn

Applicant Contact: Todd Oberg, The Blueline Group,
425-216-4051 ext. 224

Planner: David Pyle, 425-452-2973

Planner Email: dpyle@bellevuewa.gov

NOTICE OF DECISION

Yarrowridge Vegetation Management

Location: 3957 112th Avenue NE

Neighborhood: Northwest Bellevue

File Number: 12-121932-LO

Description: Land Use approval of a Critical Areas
Land Use Permit for vegetation management of trees on
a steep slope critical area.

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: Thursday, October 11, 2012,
5 PM. Refer to page one for information on how to
appeal a project.

Date of Application: August 16, 2012

Completeness Date: August 22, 2012

Notice of Application Date: August 30, 2012

Applicant Contact: Byron Hall, 425-822-2646

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov