



Weekly Permit Bulletin

October 13, 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 Application

NOTICE OF APPLICATION

[Danis Plat Amendment](#)

Location: 2123 102 Ave NE

Subarea: North Bellevue

File Number: 16-140173-LF

Description: Application for Land Use approval to amend Lot 13 of the Woodmere Addition Plat from 75 feet shown on the plat to the standard City of Bellevue dimensional requirement of 20 feet for a front yard setback in the R-4 zone.

Approvals Required: Land Use approval, Concurrency Review and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: October 27, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 1, 2016

Completeness Date: October 27, 2016

Applicant Contact: Paul Danis, 206-409-7625, paul_d@msn.com

Planner: Leah Chulsky, 425-452-6834

Planner Email: lchulsky@bellevuewa.gov

NOTICE OF APPLICATION

[Cunnington Air BnB](#)

Location: 1538 108th Ave NE

Subarea: North Bellevue

File Number: 16-141596-LH

Description: Application for Land Use approval of a Home Occupation permit to rent a single-family home through Air BnB.

Approvals Required: Home Occupation Permit approval, Land Use approval, Concurrency Review and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: October 27, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 8, 2016

Completeness Date: October 13, 2016

Applicant Contact: Sharon Cunningham, 206-235-3190

Planner: Leah Chulsky, 425-452-6834

Planner Email: lchulsky@bellevuewa.gov

NOTICE OF APPLICATION

[Transient Rentals of Single Family Homes Code Interpretation](#)

Location: City-wide

Subarea: City-Wide

File Number: 16-141664-DA

Description: Formal Land Use Code Interpretation (Part 20.30K LUC). Applicant seeks a formal code interpretation of the Land Use Code regarding whether non-owner-occupied, transient rentals of single family homes in Bellevue are properly classified as Rooming Houses pursuant to LUC 20.50.044 and thus, should be regulated consistent with LUC 20.20.700 and other applicable provisions of the LUC.

SEPA: Exempt

Minimum Comment Period Ends: October 27, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 9, 2016

Completeness Date: September 9, 2016

Applicant: The City of Bellevue Code Compliance Section of the Development Services Department

Applicant Contact: Tom Campbell, 425-452-6985, tcampbell@bellevuewa.gov

Planner: Trisna Tanus, 425-452-2970

Planner Email: ttanus@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Park East

Location: 1400 Bellevue Way NE

Subarea: North Bellevue

File Number: 15-126289-LD

Description: Design Review approval of a townhome complex consisting of 16 housing units totaling 14,220 sq. ft., 11,150 sq. ft. below grade parking structure and a 450 sq. ft. club house.

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: October 27, 2016, 5 PM.

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

Date of Application: November 4, 2015

Completeness Date: January 4, 2016

Notice of Application Date: January 7, 2016

Applicant Contact: Zoe Yang, Su Development, 425-453-8887

Planner: Leah Chulsky, 425-452-6834

Planner Email: lchulsky@bellevuewa.gov

NOTICE OF DECISION

Sound Transit East Link Spring District/120th Station

Location: 120th Ave NE to 124th Ave NE

Neighborhood: Bel Red

File Number: 16-128731-LD

Description: Sound Transit is requesting a Design and Mitigation Permit approval for the portions of its East Link light rail transit system that will be within the Spring District from 120th Ave NE to 124th Ave NE. This application includes the proposed Spring District/120th Station. Design and Mitigation Permit review is a mechanism by which the City shall ensure that the design and proposed mitigation for temporary and permanent impacts of a regional light rail transit system and facility is consistent with:

a. The Comprehensive Plan including without limitation Light Rail Best Practices; and the policies set forth in Land Use Code (LUC) 20.25M.010.B.7; and

c. All applicable standards and guidelines contained in City Codes including the procedures related to involvement of a Citizens Advisory Committee (CAC) as required by LUC 20.25M.035.

Sound Transit must also demonstrate compliance with Design and Mitigation Permit decision criteria as outlined in LUC 20.25M.030.C.3. Design and Mitigation Permit approval is a Process II Administrative Decision subject to the requirements of LUC 20.35.200 - 250.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Final Environmental Impact Statement issued July 15, 2011, Final Supplemental Environmental Impact Statement, and SEPA Addendum to the Final Environmental Impact Statement prepared by Sound Transit

Appeal Period Ends: October 27, 2016, 5 PM.

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

Date of Application: April 1, 2016

Completeness Date: April 15, 2016

Notice of Application Date: June 23, 2016

Applicant Contact: Justin Lacson, Sound Transit, 206-903-7566

Contact Email: Justin.lacson@soundtransit.org

Planner: Matthews Jackson, 425-452-2729

Planner Email: mjackson@bellevuewa.gov

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

Mid Lakes Pump Station Replacement

Location: 12525 NE Spring Blvd

Subarea: Bel-Red

File Number: 16-129661-LB & 16-129643-LO

Description: Conditional Use Permit and Critical Areas Land Use Permit approval of a proposal to replace the existing City of Bellevue Utilities Department Midlakes sewer pump station to meet projected capacity demands.

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

Recommendation: 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: October 27, 2016, 5 PM.

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

Public Hearing: October 27, 2016, 7 PM;

Bellevue City Hall; 450 110th Ave NE,

Hearing Room: 1E-126

Date of Application: April 19, 2016

Completeness Date: May 19, 2016

Notice of Application Date: June 2, 2016

Applicant Contact: Vanaja Rajah, City of Bellevue Utilities, 425-452-4881,

Vrajah@bellevuewa.gov

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF DECISION

[Bruckner Critical Area](#)

Location: 2401 100th Ave SE

Subarea: Southwest Bellevue

File Number: 16-131309-LO

Description: Critical Areas Land Use Permit approval of a Vegetation Management Plan to remove and replace seven (7) previously topped trees within a steep slope and steep slope buffer. The proposal includes approximately 1,400 square feet of groundcover, shrub, and tree planting.

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

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: October 27, 2016. Refer to page one for information on how to appeal a project.

Date of Application: April 29, 2016

Completeness Date: June 15, 2016

Notice of Application Date: April 29, 2016

Applicant Contact: Leigh Anne Barr, Sander Groves Landscape, 425-766-2366,

leighanne@sandergroves.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov