



Weekly Permit Bulletin

November 17, 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

[Green Theory Bellevue](#)

Location: 1940 124th Avenue NE

Subarea: Bel-Red

File Number: 16-146138-LA

Description: Application for Administrative Conditional Use Permit approval to change an office tenant space to a marijuana retail store within an existing building in the Bel-Red Subarea allowed by Ordinance 6316.

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

SEPA: Exempt

Minimum Comment Period Ends: December 1, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 7, 2016

Completeness Date: November 10, 2016

Applicant: Mike Griffith, Par 5 Investments, 425-466-1108

Applicant Contact: Robert Miller, Space Plan, 425-822-0100, rsm@spaceplan.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Lower Coal Creek Flood Hazard Reduction](#)

Location: Adjacent to 5-8 Skagit Key

Subarea: Factoria

File Number: 16-145319-LO

Description: Lower Coal Creek Flood Hazard Reduction Project proposes to replace five culverts in the Newport Shores neighborhood with five new single-span bridge structures that meet current design guidelines for fish passage, flood conveyance, debris passage, and traffic safety. In addition, existing stormwater that currently discharges to Coal Creek will be rerouted to Lake Washington via two new outfalls. Replacement structures would be located where Coal Creek is crossed by the following roadways: Cascade Key, upper Skagit Key, Glacier Key, Newport Key, and lower Skagit Key. The project will be implemented in stages due to budget limitations and to minimize construction-related disturbance to the neighborhood. The first culvert replacement will be the upper Skagit Key culvert. The four remaining culverts will be replaced in subsequent years, at a rate of one to two culverts per year. Construction of the new stormwater outfalls will occur during or immediately following replacement of the existing culverts. The total timeframe for project implementation will be four to five years.

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: December 1, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 21, 2016

Completeness Date: November 14, 2016

Applicant: City of Bellevue

Applicant Contact: Debbie Harris, City of Bellevue Utilities Department, 425-452-4367, dharris@bellevuewa.gov

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF APPLICATION

[Cougar Ridge East](#)

Location: 16589 SE Cougar Mountain Way

Subarea: Newcastle

File Number: 16-142789-LO

Description: Application for Critical Areas Land Use Permit approval to modify a steep slope toe of slope structure setback; and remove trees within a Type-O stream structure setback for the construction of a single family residence. Application includes a Critical Areas Report and mitigation plan with planting of native vegetation and removal of invasive species within a wetland buffer.

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

SEPA: Exempt

Minimum Comment Period Ends: December 1, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 4, 2016

Completeness Date: November 2, 2016

Applicant: Vadim Scherbinin, Apex Elite Homes

Applicant Contact: Kenny Booth, The Watershed Company., (425) 822-5242, kbooth@watershedco.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF DRAFT ORDINANCE RELEASE

[Downtown Livability Land Use Code Amendment](#)

Location: Downtown

Neighborhood: Downtown

File Number: 15-123469-AD

Description: Ordinance Proposal

Approvals Required: Adoption by the City Council

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process. Refer to page one for information on how to comment on a project.

For more information:

<http://www.bellevuewa.gov/downtown-livability.htm>.

Contacts:

Emil King, Strategic Planning Manager, eking@bellevuewa.gov, (425) 452-7223

Trish Byers, Code Development Manager, PByers@bellevuewa.gov, (425) 452-4241.

The goal of the Downtown Livability Initiative is to make Downtown Bellevue viable, livable, memorable, and accessible. The Downtown Livability Initiative includes work accomplished by the City Council, the Downtown Livability Citizens' Advisory Committee, the Planning Commission and numerous stakeholders. The draft Land Use Code Amendment is the culmination of this work and can be found here. It includes new zoning, use charts, dimension charts, development standards, and design standards for Downtown. Because the economic study is not yet complete, the proposed basic floor area ratios have not been included. These will be provided as soon as the information is available. The Planning Commission will hold study sessions on the draft Land Use Code Amendment on December 7 and 14, and a public hearing in January 2017.

Notice of Decision

NOTICE OF THRESHOLD DETERMINATION

[Crossroads Bible Church Addition](#)

Location: 15815 SE 37th St

Subarea: Eastgate

File Number: 15-123135-GD

Description: SEPA Threshold Determination for clearing and grading work altering the parking lot and landscaping as part of the proposed 17,848 square foot expansion of the church to add a gymnasium, classrooms, and other spaces.

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: December 1, 2016, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: September 15, 2015

Completeness Date: October 1, 2015

Notice of Application Date: October 8, 2015

Applicant Contact: Mark Evanger, Crossroads Bible Church, 425-747-6750, mevanger@cbbellevue.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

[Lee Pier Reconfiguration](#)

Location: 100 Cascade Ky

Neighborhood: Factoria

File Numbers: 15-129095-WG and 16-131145-LO

Description: Shoreline Substantial Development and Critical Areas Land Use Permit approval to reconfigure an existing residential dock, add two 12" mooring piles 25' waterward of the pier, and extend the length of the ell from 31'6" to 60'. Caps and stringers will be replaced and the entire dock will be surfaced with grated decking. This application utilized the Critical Areas Report process to request a modification to the prescribed moorage standards as they relate to structural piling spacing and ell length.

Decision: Approval with Conditions

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

Appeal Period Ends: Critical Areas Land Use

Permit Appeal Period Ends: December 1, 2016, 5 PM.

Shoreline Substantial Development Permit

Appeal Period Ends December 8, 2016 Refer to page one for information on how to appeal a project.

Date of Application Shoreline Substantial:

December 1, 2015

Date of Application Critical Areas Land Use

Permit: April 29, 2016

Notice of Application Date Shoreline

Substantial: January 21, 2016

Notice of Application Date Critical Areas

Land Use Permit: June 2, 2016

Applicant Contact: Ted Burns, Seaborn Pile Driving Co, 206-947-4010

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuwa.gov