



# Weekly Permit Bulletin

June 16, 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](http://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 450 110<sup>th</sup> 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 AND PUBLIC MEETING

[Verizon Archerline Small Cell Wireless Communications Facility \(WCF\)](#)

**Location:** Multiple Addresses – North Bellevue

**Subarea:** North Bellevue

**File Number:** 16-129490-LA

**Description:** Application for Administrative Conditional Use Permit approval to install 17 small cell WCF's on existing wooden PSE utility poles in the public right of way.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** June 30, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** July 11, 2016, 6:00 PM; Northwest Arts Center, 9825 NE 24<sup>th</sup> Street

**Conference Room:** Studio D

**Date of Application:** April 15, 2016

**Completeness Date:** June 3, 2016

**Applicant:** MD7, LLC representing VZW

**Applicant Contact:** Lori Chase Nieuwenhuis, MD7, 866-251-8778, [LChase@md7.com](mailto:LChase@md7.com)

**Planner:** Sally Nichols, 425-452-2727

**Planner Email:** [spnichols@bellevuewa.gov](mailto:spnichols@bellevuewa.gov)

## NOTICE OF PUBLIC MEETING

### Midlakes Pump Station

**Location:** 12525 NE Spring Blvd

**Subarea:** Bel-Red

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

**Description:** Application for Conditional Use Permit and Critical Areas Land Use Permit approval to relocate and upgrade the existing City of Bellevue Utilities Department Midlakes sewer pump station to meet projected capacity demands. The proposal is supported by a Critical Areas Report. This notice is a correction to the Notice of Application and Notice of Public Meeting published on June 2, 2016 for the time of the public meeting.

**Approvals Required:** Conditional Use Permit approval, 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:** June 30, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** June 29, 2016, 6 PM; Bellevue City Hall; 450 110th Ave NE,

**Conference Room:** 1E-112

**Date of Application:** April 19, 2016

**Completeness Date:** May 16, 2016

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

[Vrajah@bellevuewa.gov](mailto:Vrajah@bellevuewa.gov)

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

#### NOTICE OF APPLICATION AND PUBLIC MEETING

[Hazelwood Preliminary Plat](#)

**Location:** 6018 Lk Wa Blvd SE

**Subarea:** Newport Hills

**File Number:** 16-131396-LL

**Description:** Application for Land Use approval to subdivide 4 parcels in the R-5 zoning district into 22 single family lots.

**Approvals Required:** Preliminary Plat 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:** June 30, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** June 29, 2016, 6:30 PM;  
Bellevue City Hall; 450 110th Ave NE,  
**Conference Room:** 1E-120  
**Date of Application:** May 2, 2016  
**Completeness Date:** May 30, 2016  
**Applicant:** Mark Wittman  
**Applicant Contact:** Jim Merritt, J.R. Merritt  
Construction, 206-660-1400,  
[jrmerrittconstruction@comcast.net](mailto:jrmerrittconstruction@comcast.net)  
**Planner:** Drew Folsom, 425-452-4441  
**Planner Email:** [dfolsom@bellevuewa.gov](mailto:dfolsom@bellevuewa.gov)

#### NOTICE OF APPLICATION

##### [East Main Station Preliminary SEPA](#)

**Location:** Eight parcels that are bounded by 112<sup>th</sup> Avenue SE to the west, 114<sup>th</sup> Avenue SE to the east, Main Street to the north and SE 8<sup>th</sup> to the south

**Subarea:** Southeast Bellevue

**File Number:** 16-134029-LM

**Description:** Application for Preliminary SEPA review of the Citizen's Advisory Committees' proposed Station Area Plan for the East Main Station.

**Approvals Required:** SEPA Threshold Determination, Land Use approval, Concurrency Review 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:** June 30, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** May 31, 2016

**Completeness Date:** June 9, 2016

**Applicant:** City of Bellevue

**Applicant Contact:** Mike Kattermann, Planning and Community Development, City of Bellevue, 425-452-2042, [mkattermann@bellevuewa.gov](mailto:mkattermann@bellevuewa.gov)

**Planner:** Leah Chulsky, 425-452-6834

**Planner Email:** [lchulsky@bellevuewa.gov](mailto:lchulsky@bellevuewa.gov)

#### NOTICE OF APPLICATION

##### [City Storm Pond Replacement](#)

**Location:** 501 W. Lake Sammamish Pkwy SE

**Neighborhood:** Northeast Bellevue

**File Number:** 16-132094-GD

**Description:** Application for a SEPA Threshold Determination to remove and replace the stormwater pond retaining wall and remove accumulated sediment.

**Approvals Required:** Land Use 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:** June 30, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** May 13, 2016

**Completeness Date:** June 9, 2016

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

**Planner:** Nick Whipple, 425-452-4578

**Planner Email:** [nwhipple@bellevuewa.gov](mailto:nwhipple@bellevuewa.gov)

#### Notice of Decision

#### NOTICE OF DECISION

##### [Lin Residence](#)

**Location:** 14602 SE Allen Rd

**Subarea:** Newcastle

**File Number:** 16-126681-LO

**Description:** Critical Areas Land Use Permit approval to construct a 3,065 square-foot, single-family residential structure within a steep slope toe-of-slope structure setback. The proposal is supported by a Critical Areas Report and Geotechnical Report.

**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:** June 30, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 14, 2016

**Completeness Date:** March 31, 2016

**Notice of Application Date:** April 14, 2016

**Applicant:** Lin Lin

**Applicant Contact:** Fivi Spatacean, 425-652-1558

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

#### NOTICE OF DECISION

##### [McDonald's Eastgate Rebuild](#)

**Location:** 3239 156<sup>th</sup> Avenue SE

**Neighborhood:** Eastgate/Cougar Mountain

**File Number:** 15-107316-LD

**Description:** Design Review approval to demolish an existing 4,625 square foot restaurant and replace it with a new 4,229 square foot restaurant. Project will include new parking stall configuration (44 stalls) and new perimeter landscaping. Lot size is 0.92 acres.

**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, June 30, 2016, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** March 16, 2015

**Completeness Date:** April 23, 2015

**Applicant:** McDonald's USA, LLC

**Applicant Contact:** Ivana Halvorsen, Barghausen Consulting Engineers, Inc., 425-251-6222 [ihalvorsen@barghausen.com](mailto:ihalvorsen@barghausen.com)

**Planner:** Mark Brennan, 425-452-2973

**Planner Email:** [mcbrennan@bellevuewa.gov](mailto:mcbrennan@bellevuewa.gov)

### **Notice of Public Hearings**

#### **NOTICE OF PUBLIC HEARING**

#### **[Interim Official Control regarding the Relocation of Businesses that are Displaced by Sound Transit](#)**

**Location:** Bel-Red

**File Number:** 16-134807-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 **Tuesday, July 5th**, in the City Council Chamber in Bellevue City Hall, 450 110th Ave NE, Bellevue, to consider an ordinance extending an interim official zoning control that provides for the relocation of businesses in the BelRed subarea that are displaced by Sound Transit. On May 16, 2016, the Bellevue City Council adopted Ordinance No. 6290, adopting an interim official zoning control to accommodate the relocation of businesses that are displaced by Sound Transit. The ordinance was adopted for a period of six months to be in effect while the City adopts permanent regulations as part of the BelRed Lookback Initiative. The purpose of the July 5th public hearing is to provide an opportunity to take written and oral comments regarding the interim regulations. The Growth Management

Act, RCW 36.70A.390, authorizes cities to adopt interim official zoning controls provided cities hold a public hearing within 60-days of adoption. Cities may also renew the interim official zoning control for one or more six-month periods if a subsequent public hearing is held.

**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](mailto:chelland@bellevuewa.gov). Comments must be received by 5:00 p.m. on July 5<sup>th</sup>, 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.

**Applicant Contact:** Carol Helland, City of Bellevue Development Services Department, 425-452-2724

**Questions relating to the public hearing process:** Kyle Stannert, City Clerk, 425-452-6021

#### **NOTICE OF PUBLIC HEARING**

#### **[Interim Official Control Revising the definition of Pedestrian Oriented Frontage and Retail Activity](#)**

**Location:** Downtown

**File Number:** 16-134806-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 **Tuesday, July 5th**, in the City Council Chamber in Bellevue City Hall, 450 110th Ave NE, Bellevue, to consider an ordinance extending an interim official zoning control designating financial institutions as retail activity and allowing them to locate in tenant spaces currently restricted to pedestrian oriented uses and retail activity. On May 16, 2016, the Bellevue City Council adopted Ordinance No. 6289, adopting an interim official zoning control revising the definitions of "Pedestrian Oriented

Frontage” and “Retail Activity” to allow financial institutions as retail activity and allowing them to locate in tenant spaces currently restricted to pedestrian oriented uses and retail activity. The ordinance was adopted for a period of six months to be in effect while the City adopts permanent regulations as part of the Downtown Livability Initiative. The purpose of the July 5th public hearing is to provide an opportunity to take written and oral comments regarding the interim regulations. The Growth Management Act, RCW 36.70A.390, authorizes cities to adopt interim official zoning controls provided cities hold a public hearing within 60-days of adoption. Cities may also renew the interim official zoning control for one or more six-month periods if a subsequent public hearing is held.

**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](mailto:chelland@bellevuewa.gov) . Comments must be received by 5:00 p.m. on July 5<sup>th</sup>, 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.

**Applicant Contact:** Carol Helland, City of Bellevue Development Services Department, 425-452-2724

**Questions relating to the public hearing process:** Kyle Stannert, City Clerk, 425-452-6021