



# Weekly Permit Bulletin

June 9, 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

##### Low Impact Development (LID) Principles Project Proposals

**Location:** City-wide

**Subarea:** City-Wide

**File Number:** 15-102686-AD and 15-102687-AB

**Description:** Land Use Code and City Code Amendment (LUCA) to incorporate low impact development principles into the City's development codes and standards.

**Approvals Required:** Planning Commission recommendation, Transportation Commission recommendation, City Council approval

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** June 23, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 1, 2016

**Completeness Date:** June 2, 2016

**Applicant:** Development Services Department, Utilities Department, City of Bellevue

**Applicant Contact:** Catherine A. Drews, Assistant City Attorney, Project Manager, 425-452-6134, [cdrews@bellevuewa.gov](mailto:cdrews@bellevuewa.gov)

**Planner:** Heidi Bedwell, 425-452-4862

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

#### NOTICE OF APPLICATION

##### Lakecrest Division II Short Plat Amendment

**Location:** 4130, 4140 and 4150 164<sup>th</sup> Court SE

**Neighborhood:** Newcastle

**File Number:** 16-126973-LF

**Description:** Application for Land Use approval to revise tree retention as required by a King County short plat, approved and recorded under City of Bellevue permit # 14-142403-LF.

**Approvals Required:** Land Use approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** June 23, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 24, 2015

**Completeness Date:** April 21, 2015

**Applicant Contact:** Wayne Potter, Novastar Development Inc., 425-251-6110

**Planner:** Carol Orr, 425-452-2896

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

#### NOTICE OF APPLICATION

##### **Higher Leaf**

**Location:** 3079 156<sup>th</sup> Avenue SE

**Subarea:** Eastgate

**File Number:** 16-131375-LA

**Description:** Application for Administrative Conditional Use Permit approval to establish a marijuana retail store within the existing building on the site.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** June 23, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** May 2, 2016

**Completeness Date:** May 30, 2016

**Applicant Contact:** Alex Scofield, Yen Design, 206-432-1111, [alex@yendes.com](mailto:alex@yendes.com)

**Planner:** Reilly Pittman, 425-452-4350

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

#### NOTICE OF THRESHOLD

##### DETERMINATION

##### White Property – Landscape Maintenance

**Location:** 3216 & 3220 162<sup>nd</sup> Place SE

**Subarea:** Eastgate

**File Number:** 16-131525-GJ

**Description:** Application for a Clearing and Grading permit and State Environmental Policy Act (SEPA) Threshold Determination for vegetation clearing work performed within the stream buffer on property located at 3220 162<sup>nd</sup> Place SE. Permit also includes grass overgrowth and blackberry shrub vegetation clearing performed on property located at 3216 162<sup>nd</sup> Place SE.

**Approvals Required:** Land Use approval.

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** June 23, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** May 4, 2016

**Completeness Date:** June 1, 2016

**Applicant Contact:** Steven White, 425-463-4001, [steve.white@itex.com](mailto:steve.white@itex.com)

**Planner:** Laurie Tyler, 425-452-2728

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

### **Notice of Decision**

#### **NOTICE OF SEPA DETERMINATION**

##### **Eastgate Land Use Code Amendment**

##### **Staff Report**

##### **DNS and Checklists**

**Location:** Eastgate

**Subarea:** Eastgate

**File Number:** 12-132861-AD

**Description:** The Eastgate / I-90 Land Use and Transportation Project Citizens' Advisory Committee (CAC) issued a final report concluding that the Eastgate/I-90 Corridor should expand its role as an employment center by creating a mixed-use transit oriented development district (EG-TOD) near the transit center and south of Bellevue College. The EG-TOD is suitable for office space as well as residential development and leverages the Eastgate Park and Ride that is already in place. Floor Area Ratio (density) is proposed to be 2.0 in the EG-TOD. Along with the EG-TOD, the CAC recommended the creation of two other land use districts: Office Limited Business 2 (OLB 2) and Neighborhood Mixed Use (NMU). In the new OLB 2 Land Use District, located in the eastern portion of the corridor, the mix of uses will be expanded to include those uses that

would provide services and retail for employees and employers in the area. The FAR is currently proposed at 1.0 in the OLB 2. The other new land use district, NMU, is being created to encourage more mixed use development in that area. It will be located in and near Eastgate Plaza. The proposed FAR for the NMU is 1.0. The creation of three new land use district includes the creation of use charts, development standards, dimensional requirements, design guidelines, and conformance amendments for each district. The Eastgate Land Use Amendments include the rezone of other parcels in the study area to districts that have already been created. The purpose of these rezones is to advance the CAC's vision for Eastgate as an employment center. For more information visit <http://www.bellevuewa.gov/eastgate-corridor.htm>

**Approvals Required:** Adoption of Ordinance by the City Council.

**Decision:** Recommendation of Approval

**SEPA:** Determination of Non-Significance

**SEPA Appeal:** Any appeal of this SEPA Threshold Determination must wait until after final action is taken on this proposal by the City Council. Following final action by the City Council, an appeal of the SEPA threshold determination may be filed together with an appeal of the underlying City Council action by petition to the Growth Management Hearings Board (LUC 20.35.250C).

**Public Hearing:** June 22, 2016, 6:30 PM;

[Bellevue College](#), Room N201, 3000

Landerholm Circle SE, **Hearing Room:** N201

**Date of Application:** December 27, 2012

**Completeness Date:** January 4, 2013

**Notice of Application Date:** May 19, 2016

**Applicant Contact:** Patricia Byers, Code Development Manager, 425-452-4241,

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

**SEPA Planner:** Matthews Jackson, 425-452-2729

**SEPA Planner Email:**

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