



Weekly Permit Bulletin

September 7, 2017

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.
- Click the name of the project to view digital plans.

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. [Link to Form](#)
- 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:

Access our city website at www.bellevuewa.gov and click on Permits/Zoning and Land Use/ Public Notices and Participation /Subscribe. 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

[Bellevue Boys & Girls Club Lake Hills Teen Center](#)

Location: 15228 Lake Hills Blvd

Subarea: Southeast Bellevue

File Number: 17-118652-LO

Description: Application for Critical Areas Land Use Permit approval to modify a combined wetland and stream buffer associated with Larsen Lake to construct an addition to an existing commercial structure. The proposal is supported by a Critical Areas Report and mitigation planting plan.

Approvals Required: Critical Areas Land Use Permit approval, 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: September 21, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 3, 2017

Completeness Date: August 31, 2017

Applicant: Ryan Scott, VP/COO Boys and Girls Club of Bellevue

Applicant Contact: Clover McIngalls, The Watershed Company, 425-822-5242, cmcingalls@watershedco.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

[Carrithers Property Reasonable Use Exception](#)

Location: 14615 NE 13th Pl

Subarea: Wilburton/NE 8th St.

File Number: 17-119605-LO

Description: Application for Critical Areas Land Use Permit approval for a Reasonable Use to allow 2,933 square feet of permanent disturbance to construct a single-family residence. The proposal is supported by a critical areas study and geotechnical analysis.

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

SEPA: Exempt

Minimum Comment Period Ends: September 21, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 21, 2017

Completeness Date: August 28, 2017

Applicant: Richard Carrithers

Applicant Contact: Craig Krueger, 425-478-3267, cjkrueger@live.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

[Stanton Slope Stabilization](#)

Location: 5515 142nd Ave SE

Subarea: Factoria

File Number: 17-119904-LO

Description: Land Use review of a Critical Areas Land Use Permit proposing replacement of an existing retaining wall to stabilize a slope and modification of a steep slope critical area.

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: September 21, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 25, 2017

Completeness Date: August 31, 2017

Applicant Contact: Rob Ross, Zipper Geo Associates, 425-582-9928, rross@zippergeo.com

Planner: Reilly Pittman, 425-452-4350
Planner Email: rpittman@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Aries-Hunt Short Plat

Location: 15443 NE 6th Street

Subarea: Crossroads

File Number: 16-135005-LN

Description: Preliminary Short Plat approval to divide 2 lots into 5 lots in the R-5 zoning district. Total lot area is 43,107 square feet.

Decision: Approval with Conditions

Concurrency Determination: N/A

Appeal Period Ends: September 21, 2017, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 16, 2016

Completeness Date: July 14, 2016

Notice of Application Date: July 21, 2016

Applicant: Jamie Waltier

Applicant Contact: Harbour Homes, LLC.,
206 315 8130, jwaltier@harbourhomes.com

Planner: Mark Brennan, 425-452-2973

Planner Email: mcbrennan@bellevuewa.gov

NOTICE OF DECISION

St. Luke Lutheran Church

Location: 3030 Bellevue Way NE

Neighborhood: North Bellevue

File Number: 17-106408-LO

Description: Critical Areas Land Use Permit approval to construct approximately 63 units of affordable housing over an existing parking lot located east of the existing St. Luke Lutheran Church on 4.34 acres. Underbuilding parking, landscaping, and pedestrian pathways will be developed with this application. Critical Areas are present on this site in the form of steep slopes and a stream. The proposed housing will encroach into the prescribed buffers.

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: September 21, 2017, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 21, 2017

Completeness Date: March 10, 2017

Notice of Application Date: March 16, 2017

Applicant: Red Vines 1

Applicant Contact: Arne Hall, Arne J. Hall,
425-269-9899

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

NOTICE OF DECISION

eLearning Chinese Studio

Location: 2505 167th pl NE

Subarea: Newcastle

File Number: 17-115879-LH

Description: Home Occupation Permit approval to provide Piano Lessons and Chinese Language Education. Hours of operation will be Monday-Friday 9am to 6pm.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: September 21, 2017, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 9, 2016

Completeness Date: June 22, 2017

Notice of Application Date: June 29, 2017

Applicant Contact: Jsoi-Jung Lin, 425-442-2567

Planner: Jeremy Hammar, 425-452-2739

Planner Email: jhammar@bellevuewa.gov

NOTICE OF THRESHOLD

DETERMINATION

Surrey Downs Park Renovations and Upgrades

Location: 585 112th Ave SE

Subarea: Southwest Bellevue

File Number: 17-115687-GD

Description: Land Use SEPA Determination of Non-Significance for renovations and upgrades to existing neighborhood park amenities including: new restroom structure, two picnic shelters, parking lot, stormwater drainage improvements, pathways, seating areas, play area, playfields, half basketball court, and buffer plantings.

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: September 21, 2017, 5 PM.

Date of Application: June 7, 2017
Completeness Date: July 6, 2017
Notice of Application Date: July 27, 2017
Applicant Contact: Pamela Fehrman, City of Bellevue Parks and Community Services Department, 425-452-4326, pfehrman@bellevuewa.gov
Planner: Drew Folsom, 425-452-4441
Planner Email: dfolsom@bellevuewa.gov

Notice of Public Hearings

NOTICE OF PUBLIC HEARING

[Interim Official Control regarding the permit process required to establish a homeless shelter and identifying the Land Use Districts where a homeless shelter may be permitted](#)

Location: Citywide

File Number: 17-118783-AD

Public Hearing: NOTICE IS HEREBY GIVEN that the **Bellevue City Council** will hold a Public Hearing during its Extended Study Session on **Monday, September 25th**. The Extended Study Session starts at 6:00 pm, and the Public Hearing is anticipated to start at approximately 8:00 pm. The Public Hearing will be held in the City Council Chambers in Bellevue City Hall, 450 110th Ave NE, Bellevue, to consider an ordinance imposing an interim official control regarding the permit process required to establish a homeless shelter and identifying the Land Use Districts where a homeless shelter may be permitted; providing for severability; and establishing an effective date. On August 7, 2017, the Bellevue City Council adopted Ordinance No. 6368, imposing an interim official zoning control to add clarity about how homeless shelters are permitted and where they can be located within the City. The ordinance was adopted for a period of six months to be in effect while the City develops a work plan for the creation of permanent regulations related to the permitting and siting of homeless shelters. The purpose of the September 25th 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, Code and Policy Director, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, Washington, 98009-9012 or by e-mail to chelland@bellevuewa.gov. Comments must be received by 5:00 p.m. on September 25th, 2017. All written comments received by the City Clerk or Code and Policy Director prior to the comment deadline 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 regarding the prohibition of community health engagement locations, safe injection sites, and other uses or activities designed to provide a location for individuals to consume illicit drugs](#)

Location: Citywide

File Number: 17-118784-AD

Public Hearing: NOTICE IS HEREBY GIVEN that the **Bellevue City Council** will hold a Public Hearing during its Extended Study Session on **Monday, September 25th**. The Extended Study Session starts at 6:00 pm, and the Public Hearing is anticipated to start at approximately 8:00 pm. The Public Hearing will be held in the City Council Chambers in

Bellevue City Hall, 450 110th Ave NE, Bellevue, to consider an ordinance imposing an interim official control regarding the prohibition of community health engagement locations, safe injection sites, and other uses or activities designed to provide a location for individuals to consume illicit drugs; providing for severability; and establishing an effective date. On August 7, 2017, the Bellevue City Council adopted Ordinance No. 6369, imposing an interim official zoning control for a citywide ban on “Community Health Engagement Locations (CHELs),” also known as “safe injection sites.” Safe injection sites are part of a regional conversation led by King County in response to county-wide impacts from heroin use and heroin addiction. By adopting the interim official control, the City Council again expressed a strong preference for prohibiting uses and activities in the City of Bellevue that are established and designed to provide a location for individuals to consume illicit drugs. The ordinance was adopted for a period of six months while permanent regulations are prepared. The purpose of the September 25th 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, Code and Policy Director, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, Washington, 98009-9012 or by e-mail to chelland@bellevuewa.gov. Comments must be received by 5:00 p.m. on September 25th, 2017. All written comments received by the City Clerk or Code and Policy Director prior to the comment deadline 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