



Weekly Permit Bulletin

January 24, 2019

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 AND PUBLIC MEETING

[Crossroads Multifamily](#)

Location: 15600 NE 8th Street

Subarea: Crossroads

File Number: 18-132391-LD

Description: Application for Design Review approval to construct a six-story mixed-use development that will include 224 residential units, 14,500 square feet of new retail, and three levels of parking which provides approximately 476 parking spaces for the residential, retail, and visitor uses. The project is on a 7.5-acre site adjacent to Michaels. Public benefits will also be provided, including a connection to Crossroads Park.

Approvals Required: Design Review 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: February 7, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: February 13, 2019, 6:00 PM; Bellevue City Hall; 450 110th Ave NE.

Conference Room: 1E-118

Date of Application: December 21, 2018

Completeness Date: January 10, 2019

Applicant: Terranomics Crossroads

Applicant Contact: Mark Taylor, MG2, 206-962-6804

Planner: Nicholas Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF APPLICATION

[Li Backyard Landscaping](#)

Location: 624 129th PI NE

Subarea: Wilburton/NE 8th St.

File Number: 19-102730-LO

Description: Application for Critical Areas Land Use Permit approval for residential backyard landscape improvements adjacent to the West Tributary, a Type F fish-bearing stream. The proposal would replace timber landscape walls with landscape bricks, grade to level the backyard, construct a footbridge, and enhance the stream buffer on the east side of the creek. The proposal is supported by a Critical Areas Report.

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

SEPA: Determination of Non-Significance is expected. Refer to page one regarding use of the Optional DNS Process

Minimum Comment Period Ends: February 7, 2019. Refer to page one for information on how to comment on a project.

Date of Application: January 3, 2019

Completeness Date: January 15, 2019

Applicant: Li Yun

Applicant Contact: Kerrie McArthur, Confluence Environmental Co, 206-999-6201

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION

[City of Bellevue Transportation Rockery Replacement](#)

Location: 4017 151st Ave SE

Subarea: Newcastle

File Number: 19-102850-LO

Description: Application for Critical Areas Land Use Permit approval to replace an existing rockery along the east side of 150th Ave SE with an engineered gravity block wall. The new wall would extend approximately 1,000 linear feet north from the intersection of 150th Ave SE and SE Newport Way. The existing adjacent curb and asphalt walkway will be replaced with a new concrete curb, gutter and sidewalk. The proposal would impact a steep slope critical area. The proposal is supported by a Geotechnical Report and Critical Areas Report.

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

SEPA: Determination of Non-Significance is expected. Refer to page one regarding use of the Optional DNS Process

Minimum Comment Period Ends: February 7, 2019. Refer to page one for information on how to comment on a project.

Date of Application: January 7, 2019

Completeness Date: January 15, 2019

Applicant Contact: Daniel Lam, City of Bellevue Transportation, 425-452-2063,

dlam@bellevuewa.gov

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION

[Giannetti Residence](#)

Location: 2012 W Lake Sammamish

Subarea: Southeast Bellevue

File Number: 18-132328-LO

Description: Application for Critical Areas Land Use Permit approval to construct a new single-family residence and associated improvements on a vacant lot through a reasonable use exception that will impact stream buffer, steep slopes, steep slope buffer and structure setback.

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

SEPA: Exempt

Minimum Comment Period Ends: February 7, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 17, 2018

Completeness Date: January 14, 2019

Applicant: Daniel Giannetti

Applicant Contact: Nicole Mecum, Encompass Engineering and Surveying, 425-392-0250, nmecum@encompasses.net

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Gooding Addition](#)

Location: 445 154th Ave SE

Subarea: Southeast Bellevue

File Number: 18-124514-LO

Description: Critical Areas Land Use Permit approval to construct a 183 square foot addition to an existing single-family residence within a Category II wetland structure setback. The proposal is supported by a Critical Areas Report.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Date of Application: September 12, 2018

Completeness Date: September 26, 2018

Notice of Application Date: October 4, 2018

Applicant Contact: Ross Gooding, 425-417-2065, rvgooding@comcast.net

Planner: Veronica Guenther, 425-452-2044

Planner Email: vguenther@bellevuewa.gov

NOTICE OF DECISION, RECOMMENDATION, PREHEARING CONFERENCE AND PUBLIC HEARING [Energize Eastside , South Bellevue Segment](#)

Location: Substation-13625 SE 26th St. and 13615 SE 26th St. and south to the Bellevue city limits at 6927 128th PL SE within PSE's existing transmission line corridor.

Subarea: Richards Valley, Factoria, Newport Hills

File Number: 17-120556-LB and 17-120557-LO

Description: Director's Recommendation of approval with conditions on Conditional Use Permit and Director's Decision approving with conditions Critical Areas Land Use Permit for the construction of a new substation and 230 kV transmission lines in the City of Bellevue. PSE plans to construct a new substation in Bellevue ("Richards Creek substation") and to upgrade approximately 16 miles of two existing 115 kV transmission lines with 230 kV lines across multiple jurisdictions from Redmond to Renton (referred to as the "Energize Eastside project" or "the Project"). In Bellevue, PSE is applying for permits to construct the Project in two phases. The first phase ("South Bellevue Segment") is the subject of PSE's proposal and this Staff Report, and includes upgrading 3.3 miles of existing 115 kV lines with 230 kV lines between the Lakeside substation and the southern city limits of Bellevue. The remainder of the southern portion of the Project crosses Newcastle and an area of unincorporated King County and terminates in Renton. In Bellevue, PSE proposes the replacement of existing wooden H-frame poles with steel monopoles within the existing utility

corridor. The proposed pole locations for the rebuilt lines will be in the same general locations as the existing poles. Construction of the Richards Creek substation, a new 230 kV to 115 kV substation, will be directly south of PSE's existing Lakeside switching station. The new substation will be located on parcel 102405-9130 (13625 SE 30th Street), which is currently used as a PSE pole storage yard. The parcel is 8.46 acres in size and contains critical areas (steep slopes, wetlands, and streams). Access to the substation site is from SE 30th Street.

Conditional Use Permit Director's

Recommendation: Approval with Conditions

Critical Areas Land Use Permit Director's

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: A Final Environmental Impact Statement (Final EIS) for the Project was prepared and released in March 2018 (File # 15-139122 LE). For more information about the Final EIS, see:

<http://www.energizeeastsideeis.org/>

Critical Areas Land Use Permit Appeal Period

Ends: February 7, 2019, 5 PM. Refer to page one for information on how to appeal a project.

Prehearing Conference: Wednesday February 13, 2019 at 10:30 AM

Bellevue City Hall, 450 110th Ave NE

Conference Room: 1E-113

Public Hearing: March 28, 2019 at 6:00 PM

Bellevue City Hall, 450 110th Ave NE,

Hearing Room: Council Chambers 1E-126

Date of Application: September 8, 2017

Completeness Date: October 6, 2017

Applicant: Puget Sound Energy

Applicant Contact: Bradley Strauch,

bradley.strauch@pse.com

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

City Permit Webpage:

<https://development.bellevuewa.gov/zoning-and-land-use/public-notices-and-participation/energize-eastside-updates>