



# Weekly Permit Bulletin

October 4, 2018

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](http://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 450 110<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

##### COBU Glacier Key Culvert Replacement

**Location:** Glacier Key culvert replacement adjacent to 51, 54 Glacier Key and 52, 54 Skagit Key

**Subarea:** Factoria

**File Number:** 18-123725-LO

**Description:** Application for Critical Areas Land Use permit approval to replace an existing culvert conveying Coal Creek under Glacier Key with a new single-span bridge to meet current design guidelines for fish passage, flood conveyance, debris passage, and traffic safety. The culvert replacement is Phase 3 of the Lower Coal Creek Flood Hazard Reduction Project (LCCHRP) which will replace a total of five culverts on Coal Creek in the Newport Shores neighborhood.

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

**SEPA:** Determination of Non-Significance for the entire LCCHRP was previously issued under permit 16-145319-LO.

**Minimum Comment Period Ends:** October 18, 2018, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** August 29, 2018

**Completeness Date:** September 4, 2018

**Notice of Application Date:** October 4, 2018

**Applicant Contact:** James Stockwell, City of Bellevue Utilities Department, 425-452-4868, [jstockwell@bellevuewa.gov](mailto:jstockwell@bellevuewa.gov)

**Planner:** Peter Rosen, 425-452-5210

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

#### NOTICE OF APPLICATION

##### 10418 NE 29<sup>th</sup> ST

**Location:** 10418 NE 29<sup>th</sup> St

**Subarea:** North Bellevue

**File Number:** 18-124270-LO

**Description:** Application for Critical Areas Land Use Permit approval to remove an existing culvert, catch basin and embankment to restore a west tributary to Yarrow Creek to an open stream channel. The existing 24-inch diameter culvert is approximately 51-feet long and conveys the creek beneath a 10-foot high embankment that also encloses a 10-inch sewer pipe crossing the creek. The sewer pipe will be protected by a 20-inch steel casing and the sewer pipe and casing will be supported by concrete piers to cross the stream. The stream channel will be regraded and restored approximately 110 feet upstream and 150 feet downstream of the sewer pipe crossing. The project objective is to remove a fish passage barrier to protect and enhance salmon populations.

**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:** October 18, 2018. Refer to page one for information on how to comment on a project.

**Date of Application:** September 10, 2018

**Completeness Date:** September 17, 2018

**Notice of Application Date:** October 4, 2018

**Applicant:** Jay Hummel, City of Bellevue Utilities Department, 425-452-4160

**Applicant Contact:** Isaac Fournier, Osborn Consulting, 425-451-4009,

[isaacf@osbornconsulting.com](mailto:isaacf@osbornconsulting.com)

**Planner:** Peter Rosen, 425-452-5210

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

#### NOTICE OF APPLICATION

##### Gooding Addition

**Location:** 445 154<sup>th</sup> Ave SE

**Subarea:** Southeast Bellevue

**File Number:** 18-124514-LO

**Description:** Application for a Critical Areas Land Use Permit approval to construct a 218 square foot addition to an existing single-family residence addition within a Category II wetland structure setback. The proposal is supported by a Critical Areas Report.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** October 18, 2018. Refer to page one for information on how to comment on a project.

**Date of Application:** September 12, 2018

**Completeness Date:** September 26, 2018

**Notice of Application Date:** October 4, 2018

**Applicant Contact:** 425-417-2065,

[rvgooding@comcast.net](mailto:rvgooding@comcast.net)

**Planner:** Veronica Guenther, 425-452-2044

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

#### **NOTICE OF APPLICATION**

[COBU Lower Skagit Key Culvert Replacement](#)

**Location:** Lower Skagit Key culvert replacement adjacent to 66, 68, 73, 75 Skagit Key

**Subarea:** Factoria

**File Number:** 18-125205-LO & 18-125206-WG

**Description:** Application for Critical Areas Land Use Permit approval and Shoreline Substantial Development Permit approval to replace an existing culvert conveying Coal Creek under Skagit Key with a new single-span bridge to meet current design guidelines for fish passage, flood conveyance, debris passage, and traffic safety.

The culvert replacement is Phase 3 of the Lower Coal Creek Flood Hazard Reduction Project (LCCHRP) which will replace a total of five culverts in the Newport Shores neighborhood.

**Approvals Required:** Critical Areas Land Use Permit approval, Shoreline Substantial Development Permit approval and ancillary permits and approvals.

**SEPA:** Determination of Non-Significance for the entire LCCHRP was previously issued under permit 16-145319-LO.

**Minimum Comment Period Ends:** November 5, 2018, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** September 25, 2018

**Completeness Date:** September 26, 2018

**Notice of Application Date:** October 4, 2018

**Applicant Contact:** James Stockwell, City of Bellevue Utilities Department, 425-452-4868, [jstockwell@bellevuewa.gov](mailto:jstockwell@bellevuewa.gov)

**Planner:** Peter Rosen, 425-452-5210

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

#### **Notice of Decision**

##### **NOTICE OF DECISION**

[Bed & Breakfast](#)

**Location:** 2638 169<sup>th</sup> Ave SE

**Subarea:** Newcastle

**File Number:** 18-122117 LH

**Description:** Land Use approval for a Home Occupation permit to operate a short-term bedroom rental business. Guest arrivals will be between 2 and 7pm.

**Decision:** Approval

**SEPA:** Exempt

**Appeal Period Ends:** October 18, 2018, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** August 20, 2018

**Completeness Date:** September 6, 2018

**Notice of Application Date:** September 6, 2018

**Applicant Contact:** Terry Clancy, 425-614-1814, [terryclancy@live.com](mailto:terryclancy@live.com)

**Planner:** Veronica Guenther, 425-452-2044

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

##### **NOTICE OF THRESHOLD**

##### **DETERMINATION**

[Former Oriental Rug Store](#)

**Location:** 401 Bellevue Way NE/10380 NE 4<sup>th</sup> Street

**Subarea:** Downtown Bellevue

**File Number:** 18-123676-BE

**Description:** Determination of Non-Significance to demolish the existing 5,773 square foot former Oriental Rug Store structure. No new structures are proposed for construction. Existing site to be improved with perimeter landscaping and new parking stalls.

**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:** October 18, 2018, 5 PM.

Refer to page one for information on how to appeal a project.

**Date of Application:** August 27, 2018

**Completeness Date:** September 7, 2018  
**Notice of Application Date:** September 13, 2018  
**Applicant Contact:** Ana Mendez, GLY Construction, 425-229-3558, [ana.mendez@gly.com](mailto:ana.mendez@gly.com)  
**Planner:** Laurie Tyler, 425-452-2728  
**Planner Email:** [lyler@bellevuewa.gov](mailto:lyler@bellevuewa.gov)

## NOTICE OF RECOMMENDATION AND PUBLIC HEARING

[Main Street Apartments Rezone](#)

**Location:** 10777 Main St  
**Subarea:** Downtown Bellevue  
**File Number:** 18-103799-LQ  
**Description:** Staff recommendation for Land Use approval of a site-specific rezone of a 0.95 acre split-zoned site to change from Downtown Mixed Use (DNTN-MU) and Professional Office (PO) to all DNTN-MU.  
**Approvals Required:** City Council approval  
**SEPA:** SEPA determination previously issued on October 12, 2017 under permit #17-121068-AC.  
**Public Hearing:** October 25, 2018, 6 PM; Bellevue City Hall; 450 110th Ave NE,  
**Hearing Room:** 1E-126  
**Date of Application:** January 31, 2018  
**Completeness Date:** February 22, 2018  
**Notice of Application Date:** March 22, 2018  
**Applicant:** Tejal Pastakia, 206-669-6023, [tejalp@pastakiallc.com](mailto:tejalp@pastakiallc.com)  
**Planner:** Nicholas Whipple, 425-452-4578  
**Planner Email:** [nwhipple@bellevuewa.gov](mailto:nwhipple@bellevuewa.gov)

### Public Hearings

## NOTICE OF FINAL REVIEW PUBLIC HEARING, STAFF RECOMMENDATION AND SEPA DETERMINATION

### 2018 Annual Amendments to the Bellevue Comprehensive Plan

**Notice of Application:** varies  
**Approvals required:** Planning Commission recommendation after public hearing to consider Final Review for amendments to the Comprehensive Plan. City Council takes final action under RCW 36.70A.130 and RCW 36.70A.470.

### Public Hearing before the Planning

**Commission:** 6:30 p.m., Wednesday, October 24, 2018, Council Conference Room, Lobby Floor,

Bellevue City Hall, 450 110<sup>th</sup> Ave NE. Any person may participate in the public hearing by submitting written comments to the Director prior to the public hearing or by submitting written comments or making oral comments to the Planning Commission at the hearing. All written comments received by the Director will be transmitted to the Planning Commission no later than the date of the public hearing.

**SEPA Determination:** Determination of Non-Significance (DNS)

**SEPA Appeal:** Any appeal of this SEPA Threshold Determination must wait until final action is taken on this proposal by the City Council. Following final action by the City Council an appeal for 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).

**SEPA Planner:** Matthews Jackson, 425-452-2729  
**SEPA Planner email:** [mjackson@bellevuewa.gov](mailto:mjackson@bellevuewa.gov)

**Concurrency Determination:** N/A

A description of the individual amendments under consideration follows.

### Site Specific:

#### City Dacha LLC

**Location:** 160 118<sup>th</sup> Ave SE  
**Subarea:** Wilburton  
**Neighborhood:** Wilburton  
**File Number:** 17-131046-AC  
**Description:** Map change of 0.43 acres from Public/Single Family-Low (P/SF-L) to Multifamily-Medium (MF-M)  
**Staff Recommendation:** Approval  
**Date of Application:** December 22, 2017  
**Completeness Date:** February 1, 2018  
**Applicant Contact:** Greg Krape Consulting LLC, 206-910-8779  
**Planner Email:** [nmatz@bellevuewa.gov](mailto:nmatz@bellevuewa.gov)  
**Planner:** Nicholas Matz AICP, 425-452-5371

#### Bellevue Nursery

**Location:** 842 104<sup>th</sup> Ave SE  
**Subarea:** Southwest Bellevue  
**Neighborhood:** Southwest Bellevue  
**File Number:** 18-103877-AC

**Description:** Map change of 0.53 acres from Single Family-High (SF-H) to Neighborhood Business (NB)

**Staff Recommendation:** Approval

**Date of Application:** January 30, 2018

**Completeness Date:** February 1, 2018

**Applicant Contact:** MZA Architects Kevin Sutton 425-559-7888

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

**Planner:** Nicholas Matz AICP, 425-452-5371

### **Red Town**

**Location:** 16425 SE Cougar Mountain Way

**Subarea:** Newcastle

**Neighborhood:** Newcastle

**File Number:** 18-103926-AC

**Description:** Map change of 1.56 acres from Single Family-Medium (SF-M) to Single Family-Urban Residential (SF-UR)

**Staff Recommendation:** Approval

**Date of Application:** January 31, 2018

**Completeness Date:** February 1, 2018

**Applicant Contact:** Shawn Bliss 206-910-9680

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

**Planner:** Nicholas Matz AICP, 425-452-5371