



Weekly Permit Bulletin

June 27, 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 AVAILABILITY OF FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (Final SEIS)

Project Name: 2019-2030 Transportation Facilities Plan (TFP)

Project Proponent: City of Bellevue

Location: Citywide

City of Bellevue EIS File Number: 19-107204-LE

Project Description: Adoption of the 2019-2030 Transportation Facilities Plan (TFP); a program of transportation improvements to be implemented over the next 12 years and to provide the basis for the City of Bellevue's Transportation Impact Fees.

The TFP includes high-priority projects from the city's long-range plans that address future transportation and land-use needs. Projects included in the plan may address roadway/intersection capacity, safety/operations, walkway/bikeway mobility, and/or maintenance.

Final Supplemental Environmental Impact Statement (Final SEIS):

This Final SEIS supplements a previous Final EIS prepared for the 2013-2024 TFP and published by the City of Bellevue in July 2013.

This Final SEIS responds to comments received on the 2019-2030 TFP Draft SEIS and includes

changes to the information and analysis in the Draft SEIS.

Draft Supplemental Environmental Impact Statement (Draft SEIS):

A Draft Supplemental EIS (Draft SEIS) was issued on March 14, 2019 and the public comment period ending on April 15, 2019. The public comments that were received are included with City responses in Appendix F of the Final SEIS.

Alternatives: Two alternatives were considered for the 2019-2030 TFP and were analyzed in the SDEIS environmental document:

- CIP Network Alternative – This alternative is based on project plans with secured funding and is considered a 'no action' alternative.
- TFP Network Alternative – This alternative includes all CIP projects and an additional 31 projects not in the CIP.

The Final SEIS is a non-project review.

Nonproject actions are governmental actions involving decisions on policies, plans or programs that contain standards controlling use or modifications of the environment, or that will govern a series of connected actions.

Specific transportation projects listed in the TFP will undergo separate project-level State Environmental Policy Act (SEPA) review as they are funded for design and/or implementation

Availability: Hard copies of the Final SEIS are available for review at:

City of Bellevue Service First Desk
1st Floor Bellevue City Hall
450 110th Ave NE
Bellevue, WA. 98009

Bellevue Library
1111 110th Ave NE
Bellevue, WA. 98002

Downloadable files are available on the Internet at:

<https://bellevuewa.gov/city-government/departments/transportation/planning/infrastructure-and-subareas/transportation-facilities-plan>

Lead Agency Contact Email:

prosen@bellevuewa.gov

SEPA Responsible Official:

Elizabeth Stead, Land Use Director

Applicant Contact: Michael Ingram
Applicant Contact Phone: 425-452-4166
Applicant Contact Email:
mingram@bellevuewa.gov

NOTICE OF APPLICATION

[Enatai Interceptors Upgrade](#)

Location: Lake Washington, Enatai Beach Park, Enatai Neighborhood, Mercer Slough, and Sweyolocken Pump Station

Subarea: Southwest Bellevue and Factoria

File Number: 19-113671-WA, 19-113673-WG, 19-113670-LB, and 19-113672-LO

Description: Land Use review of a Shoreline Conditional Use Permit, Shoreline Substantial Development Permit, Conditional Use Permit, and Critical Areas Land Use Permit to repair and replace the King County sewer mains that cross Lake Washington from Mercer Island to reach the Sweyolocken Pump Station on Bellevue Way SE. A new sewer main will be bored underground from the Enatai Beach Park, under the Enatai neighborhood to reach the Sweyolocken Pump Station facility. The existing sewer line in Lake Washington that handles low flows and services houses along Lake Washington through the Mercer Slough is proposed to be repaired. Temporary construction impacts from this project include disturbance of Lake Washington and lake bed, disturbance of steep slopes, disturbance of wetlands in Mercer Slough, temporary closure of Enatai Beach Park, and temporary impacts from a sewer bypass located on private properties south of I-90 and north of Lake Washington. The objective of the Enatai Interceptor Upgrade Project is to improve reliability and increase the capacity of the existing facility and pipeline components of the regional wastewater system in the southwest portion of Bellevue and the Town of Beaux Arts Village.

Approvals Required: Shoreline Conditional Use Permit approval, Shoreline Substantial Development Permit approval, Conditional Use Permit, Critical Area Land Use Permit and ancillary permits and approvals

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance was issued by King County on May 23, 2019.

Minimum Comment Period Ends: July 29, 2019, 5 PM. Refer to page one for information on how to comment on a project. Comments are

accepted until the City issues a decision on the project.

Public Meeting: To be scheduled. Public notice of the meeting will be issued at a future date.

Date of Application: May 23, 2019

Completeness Date: June 20, 2019

Applicant Contact: Darlene Gaziano, King County Wastewater, 206-263-0562,
dgaziano@kingcounty.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Mirador Phase II, Mira Phase II-Residential](#)

Location: 10232 NE 10th Street

Subarea: Downtown Bellevue

File Numbers: 17-126596-LP & 18-124370-LD

Description: Master Development Plan approval for a phased, multiple-building development within a 51,162 square-foot (SF) project limit. Phase 1 includes an existing 6-story apartment building (Mira Phase 1) and Phase 2 (Mira Phase 2) will include a proposed 20-story residential building with 150 units, 5,739 SF of exempt Active Uses (retail and restaurant) and underground parking for 202 vehicles.

Design Review approval for the Mira Phase 2 building as described above.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: July 11, 2019, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: 17-126596-LP: October 26, 2017 & 18-124370-LD: September 10, 2018

Completeness Date: 17-126596-LP: November 16, 2017 & 18-124370-LD: October 4, 2018

Notice of Application Date: 17-126596-LP: December 7, 2017, 18-124370-LD: October 18, 2018

Applicant: Shintex Global Investment Holdings, LLC.

Applicant Contact: Patrick Farley, MZA, 206-335-2651, patrick.farley@mza-us.com

Planner: Mark Brennan, 425-452-2973

Planner Email: mcbrennan@bellevuewa.gov

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

East Moorland Planned Unit Development

Location: 10235 SE 6th Street

Subarea: Southwest Bellevue

File Number: 17-128369-LK

Description: Planned Unit Development Recommendation and Preliminary Conservation Short Plat approval to develop 2 single family lots. The site contains stream buffer area. The subject property measures 23,835 square feet with 517 sf of stream buffer. An area greater than 40% of the site area will be set aside in a separate open space tract.

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: July 11, 2019, 5 PM. Refer to page one for information on how to appeal a project.

Public Hearing: July 25, 2019, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Hearing Room: Council Chambers

Date of Application: November 13, 2017

Completeness Date: December 7, 2017

Notice of Application Date: January 8, 2018

Applicant Contact: Peter Zhang, Darren Investment Group LLC, 206-412-1308, peterzhang518@yahoo.com

Planner: Carol Orr, 425-452-2896

Planner Email: corr@bellevuewa.gov

NOTICE OF DECISION

Lu Residence

Location: 13632 SE 37th Street

Subarea: Eastgate

File Number: 18-129010-LO

Description: Critical Areas Land Use Permit approval to allow for impacts within a prescribed 50-foot top of steep slope buffer to construct a new single-family dwelling. A critical area steep slope exists to the north of the site, which extends into the property.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Date of Application: October 26, 2018

Completeness Date: November 23, 2018

Notice of Application Date: December 6, 2018

Applicant: David Lu

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

Planner: Laurie Tyler, 425-452-2728

Planner Email: lyler@bellevuewa.gov

NOTICE OF DECISION

Liu Pier and Boatlift

Location: 4865 Lakehurst Lane

Subarea: Factoria

File Number: 19-110182-WG

Description: Land Use approval to replace a 144 square foot non-conforming pier with a 288 square foot conforming pier and relocate an existing freestanding boatlift and freestanding PWC lift next to new conforming pier.

Decision: Approval with Conditions

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: July 11, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 11, 2019

Completeness Date: April 30, 2019

Notice of Application Date: May 9, 2019

Applicant Contact: Greg Ashley, Ashley Shoreline Design & Permitting, 425-957-9371, greg@shoreline-permitting.com

Planner: Veronica Guenther, 425-452-2044

Planner Email: vguenther@bellevuewa.gov

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

The Little School

Location: 2812 116th Ave NE

Subarea: Bridle Trails

File Number: 18-110360-LB

Description: Conditional Use Recommendation to increase student enrollment from 158 to a maximum of 224 students. Proposal includes removal of some existing onsite structures, a new multi-use building and revised internal vehicular circulation.

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: July 11, 2019, 5 PM. Refer to page one for information on how to appeal a project.

Public Hearing: July 18, 2019, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Hearing Room: Council Chambers

Date of Application: March 30, 2018
Completeness Date: April 25, 2018
Notice of Application Date: May 31, 2018
Applicant: The Little School
Applicant Contact: Liz LeRoy, 206-331-7381
Planner: Leah Chulsky, 425-452-6834
Planner Email: lchulsky@bellevuewa.gov

NOTICE OF DECISION

[13300 SE 30th St. Suite 203](#)

Location: 13300 SE 30th St. Suite 203

Subarea: Richards Valley

File Number: 19-112363-LA

Description: Administrative Conditional Use Permit approval to allow a marijuana processor use to occupy a tenant space in the existing building on the site.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: July 11, 2019, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 30, 2019

Completeness Date: May 23, 2019

Notice of Application Date: May 30, 2019

Applicant Contact: Leslie Lopez, Andles Inc, 775-671-7543, finance@wander-cannabis.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

[Shetty Addition/ADU](#)

Location: 2215 135th Pl SE

Neighborhood: Richards Valley

File Number: 17-119906-LX

Description: Accessory Dwelling Unit (ADU) approval, located in the R-3.5 land use district.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: July 11, 2019, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 25, 2017

Notice of Application Date: August 2, 2018

Applicant: Jayaprakash Shetty,

jpschetty@yahoo.com

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov