



# Weekly Permit Bulletin

July 11, 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](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

[Spring District Retail & Bike Pavilion Variance](#)

**Location:** 12040 NE Spring Blvd.

**Subarea:** Bel-Red

**File Number:** 19-116200-LS

**Description:** Request for a variance from the Land Use Code (LUC) provisions of 20.25D.110.D which requires a ten-foot landscape buffer along all interior property lines not regulated elsewhere in the LUC. This request coincides with an existing development permit for a new retail and bike pavilion (#19-105409-LD) currently under review by City Staff. Applicant is asking for relief of the entire ten-foot landscape buffer along the northern and eastern property boundaries of Parcel 3A and the western, northern and eastern property boundaries of Parcel 3C. Refer to attached graphic for clarification.

**Approvals Required:** Land Use Code Variance approval, 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:** July 25, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** July 1, 2019

**Completeness Date:** July 3, 2019

**Applicant Contact:** Carolyn Wennblom, Wright Runstad, 206-805-5830,

[cwennblom@wrihtrunstad.com](mailto:cwennblom@wrihtrunstad.com)

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

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

### Notice of Decision

#### NOTICE OF DECISION

[Woelke Short Plat](#)

**Location:** 407 140<sup>th</sup> Ave NE

**Subarea:** Wilburton/NE 8th St.

**File Number:** 18-116650-LN

**Description:** Land Use approval for a Preliminary Short Plat permit for a proposed 2 lot short plat in the R-2.5 zone.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** July 25, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 14, 2018

**Completeness Date:** July 11, 2018

**Notice of Application Date:** March 21, 2019

**Applicant:** MN Custom Homes LLC

**Applicant Contact:** Joe Naeseth, MN Custom Homes LLC, 425-443-9141,

[permits@mncustom.com](mailto:permits@mncustom.com)

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

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

#### NOTICE OF DECISION

[Gan Residence Slope Restoration and Stabilization](#)

**Location:** 9912 SE 16<sup>th</sup> Street

**Subarea:** Southwest Bellevue

**File Number:** 19-103477-LO

**Description:** Critical Areas Land Use Permit approval for revegetation and slope stabilization in a steep slope critical area.

**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 25, 2019, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** January 18, 2019

**Completeness Date:** February 14, 2019

**Notice of Application Date:** February 21, 2019

**Applicant Contact:** Emilia Gan, 617-510-1461, [emiliagan@hotmail.com](mailto:emiliagan@hotmail.com)

**Planner:** Drew Folsom, 425-452-4441  
**Planner Email:** [dfolsom@bellevuewa.gov](mailto:dfolsom@bellevuewa.gov)

## NOTICE OF DECISION

### [Kinsman Residence](#)

**Location:** 829 134<sup>th</sup> Ave NE  
**Subarea:** Wilburton/NE 8th St.  
**File Number:** 19-103594-GJ

**Description:** Land Use approval to remove three (3) hazardous trees located in the 50-foot Kelsey Creek stream buffer, on a single family residential property located at 829 134<sup>th</sup> Ave NE. The applicant proposes to plant five (5) native-species trees to replace the hazard trees. The proposal is supported by an arborist assessment, ISA basic tree risk assessment forms, hazard declaration form and replanting plan.

**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 25, 2019, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** January 21, 2019

**Completeness Date:** April 24, 2019

**Notice of Application Date:** May 9, 2019

**Applicant Contact:** Thomas Kinsman, 425-633-0224, [takinsman@msn.com](mailto:takinsman@msn.com)

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

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

## NOTICE OF SEPA ADDENDUM TO 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

**Description:** Addendum to the Final SEIS on the 2019-2030 Transportation Facilities Plan (TFP).

The Final SEIS on the 2019-2030 Transportation Facilities Plan (TFP) was issued on June 27, 2019. An Addendum to the Final SEIS is now issued to respond to comments on the Draft SEIS that were not included in the Final SEIS.

This Addendum contains minor new information that was not included in the original SEPA document. The new information addresses comments that were received on the Draft SEIS but does not change the analysis of likely significant impacts or alternatives that were evaluated in the original SEPA documents.

**Original SEPA Documents:** A Draft Supplemental EIS (Draft SEIS) on the 2019-2030 Transportation Facilities Plan (TFP) was issued on March 14, 2019 and the public comment period ended on April 15, 2019. The Draft SEIS was prepared to supplement the Final EIS on the 2013-2024 Transportation Facilities Plan (TFP), issued by the City of Bellevue in July 2013.

A Final Supplemental EIS (Final SEIS) on the 2019-2030 TFP was issued on June 27, 2019. The Final SEIS responded to comments received on the Draft SEIS and included changes to the information and analysis in the Draft SEIS.

### **2019-2030 Transportation Facilities Plan (TFP):**

The 2019-2030 Transportation Facilities Plan (TFP) is 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.

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:** The Addendum to the Final SEIS is available on the Internet at:

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

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

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

Bellevue Library  
1111 110<sup>th</sup> Ave NE  
Bellevue, WA. 98002

**Lead Agency Contact Email:**

[prosen@bellevuewa.gov](mailto: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](mailto:mingram@bellevuewa.gov)