



# Weekly Permit Bulletin

December 17, 2020

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

**\*\*IMPORTANT INFORMATION\*\***

**In order to slow the spread of the novel coronavirus (COVID-19) and minimize infections, Bellevue City Hall has been closed to public access until further notice. For more information <https://bellevuewa.gov/city-government/departments/development>**

## How to use this Bulletin

### To learn more about a project:

- Click the name of the project to view digital plans.
- Submit online a request to review the project file <https://bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records>
- Call the planner assigned to the project to make arrangements to review the project files. [Development Services Department Contacts](#)

### 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](#)
- To file an appeal electronically please email to [cityclerk@bellevuewa.gov](mailto:cityclerk@bellevuewa.gov) and cc: [hearingexaminer@bellevuewa.gov](mailto:hearingexaminer@bellevuewa.gov) or mailing to Bellevue City Hall, Attn: City Clerk, P.O. Box 90012, Bellevue WA 98009-9012
- 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:

P.O. Box 90012  
Bellevue, WA 98009-9012  
425-452-6800

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110<sup>th</sup> Ave NE



## 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

##### Riley Addition

**Location:** 2512 124th Pl NE

**Subarea:** Bridle Trails

**File Number:** 20-120670-LO

**Description:** Application for Critical Areas Land Use Permit approval to modify a Steep Slope Buffer from 50 feet to 16 feet to construct an addition to an existing single-family home.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** December 31, 2020, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** November 5, 2020

**Completeness Date:** December 4, 2020

**Applicant:** Matt Wasse

**Applicant Contact:** Matt Wasse, Shugart Wasse Wickwire, LLC, 206-405-2537, [matt@shugartwasse.com](mailto:matt@shugartwasse.com)

**Planner:** Richard Hansen, 425-452-2739

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

#### NOTICE OF APPLICATION

##### Fu Property Tree Removal

**Location:** 17429 NE 10<sup>th</sup> Stret

**Subarea:** Northeast Bellevue

**File Number:** 20-121824-GJ

**Description:** Application for Land Use approval of a clearing and grading permit to remove 2 hazardous trees within a stream buffer.

**Approvals Required:** 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:** December 31, 2020, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** November 13, 2020

**Completeness Date:** December 10, 2020

**Applicant Contact:** Amanda Bliggenstorfer, Devoted Tree Solutions, 509-679-9802, [amanda@devotedgroup.com](mailto:amanda@devotedgroup.com)

**Planner:** Drew Folsom, 425-452-4441

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

#### NOTICE OF APPLICATION

##### Fox Dock Repair and Boat Lift

**Location:** 3400 W Lake Sammamish Pkwy. SE

**Subarea:** Newcastle

**File Number:** 20-121908-WE

**Description:** Land Use review of a shoreline exemption with review under the State Environmental Policy Act (SEPA) to repair an existing dock by replacing wood framing and decking with open grating as well as sleeve repair of existing piles. The proposal includes relocation of an existing boat lift which triggers SEPA review.

**Approvals Required:** 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:** December 31, 2020, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** November 16, 2020

**Completeness Date:** December 14, 2020

**Applicant:** William and Pauline Fox  
**Applicant Contact:** Jay Irwin, Irwin Land Use Consulting, 360-410-6745, [irwinlanduse@gmail.com](mailto:irwinlanduse@gmail.com)  
**Planner:** Reilly Pittman, 425-452-4350  
**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

## Notice of Decision

### NOTICE OF DECISION

#### [Vanderburg Short Plat](#)

**Location:** 3208 116th Ave NE

**Subarea:** Bridle Trails

**File Number:** 20-104493-LN

**Description:** Land Use approval to subdivide an existing 79,600 SF single-family lot into two single-family parcels measuring 34,079 SF (Lot 1) and 45,509 SF (Lot 2).

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** December 31, 2020, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** March 10, 2020

**Completeness Date:** April 7, 2020

**Notice of Application Date:** April 16, 2020

**Applicant Contact:** Andrew Lofstedt, A.S.P.I. Land Surveying & Planning, 425-252-1884, [andrewl@alphasub.com](mailto:andrewl@alphasub.com)

**Planner:** Richard Hansen, 425-452-2739

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

## Notice of Public Hearing

### NOTICE OF PUBLIC HEARING

#### [Unit Lot Subdivision Land Use Code Amendment](#)

**Location:** City-Wide

**Subarea:** City-Wide

**File Number:** 20-105150-AD

**Public Hearing:** NOTICE IS HEREBY GIVEN that the **Bellevue Planning Commission** will hold a public hearing during its virtual meeting on **Wednesday, January 13, 2021**, to consider a Land Use Code Amendment to amend chapters 20.45A Platting and Subdivisions, and 20.45B Short Plats and Short Subdivisions to establish

provisions for unit lot subdivisions within zoning districts where multifamily development is currently allowed. A “unit lot subdivision” is a land division that creates fee-simple ownership of attached multifamily units such as townhouses.

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

**Public Hearing:** January 13, 2021 at 6:30 PM;

**Hearing Room:** The public hearing will be held virtually via Zoom Webinar. Details on how to view the meeting and provide written and oral communication at the public hearing will be provided on the published agenda and can be found at

<https://bellevue.legistar.com/Calendar.aspx>.

**Comments:** Any person may participate in the public hearing by submitting written comments to the Planning Commission in care of Thara Johnson, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to

[PlanningCommission@bellevuewa.gov](mailto:PlanningCommission@bellevuewa.gov) before the public hearing, or by submitting written comments or signing up to make oral comments to the Planning Commission at the hearing.

Written comments will also be accepted by mail to Nick Whipple, Senior Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [nwhipple@bellevuewa.gov](mailto:nwhipple@bellevuewa.gov). Comments must be received by 3:00 PM on January 13, 2021. All written comments timely received by the

Comprehensive Planning Manager or Senior Planner will be transmitted to the Planning Commission no later than the date and time of the public hearing.

**Date of Application:** March 23, 2020

**Completeness Date:** April 20, 2020

**Applicant Contact:** Nick Whipple, Senior Planner, Development Services Department, 425-452-4578, [nwhipple@bellevuewa.gov](mailto:nwhipple@bellevuewa.gov)

**SEPA Planner:** Kenneth George, 425-452-5264

**SEPA Planner Email:**

[kgeorge@bellevuewa.gov](mailto:kgeorge@bellevuewa.gov)

**NOTICE OF PUBLIC HEARING**

[Accessory Dwelling Unit Land Use Code Amendment](#)

**Location:** City-Wide

**Subarea:** City-Wide

**File Number:** 20-105151-AD

**Public Hearing:** NOTICE IS HEREBY GIVEN that the **Bellevue Planning Commission** will hold a public hearing during its virtual meeting on **Wednesday, January 13, 2021**, to consider a Land Use Code Amendment to amend Land Use Code (LUC) 20.20.120 Accessory Dwelling Units, and Chapter 20.50 LUC Definitions to remove the three-year wait period to establish an Accessory Dwelling Unit in a new single-family residential construction.

**SEPA:** Exempt

**Public Hearing:** January 13, 2021 at 6:30 PM;

**Hearing Room:** The public hearing will be held virtually via Zoom Webinar. Details on how to view the meeting and provide written and oral communication at the public hearing will be provided on the published agenda and can be found at

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**Comments:** Any person may participate in the public hearing by submitting written comments to the Planning Commission in care of Thara Johnson, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to

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**Date of Application:** March 23, 2020

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