



Weekly Permit Bulletin

December 3, 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 and cc: 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 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 110th 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

Unit Lot Subdivision Land Use Code Amendment

Location: City-Wide

Subarea: City-Wide

File Number: 20-105150-AD

Description: Land Use Code Amendment (LUCA) 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 townhomes.

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: December 17, 2020, 5 PM. Refer to page one for information on how to comment on a project.

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

SEPA Planner: Kenneth George, 425-452-5264

SEPA Planner Email:

kgeorge@bellevuewa.gov

NOTICE OF APPLICATION

ADU Land Use Code Amendment

Location: City-Wide

Subarea: City-Wide

File Number: 20-105151-AD

Description: Land Use Code Amendment (LUCA) to amend the Land Use Code chapters 20.20.120 Accessory Dwelling Units, and 20.50 Definitions to allow accessory dwelling units to be built within a single-family structure sooner than the current three-year wait period, which begins after final building permit inspection for new construction.

SEPA: Exempt

Minimum Comment Period Ends: December 17, 2020, 5 PM. Refer to page one for information on how to comment on a project.

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

NOTICE OF APPLICATION

Nadian Group Residence

Location: 439 West Lake Sammamish Pkwy SE

Subarea: Southeast Bellevue

File Number: 20-115301-LO

Description: Application for Critical Areas Land Use Permit approval to obtain a reasonable use exception for the construction of a single-family residence within the maximum allowed 3,000 square foot permanent disturbance area. Site contains steep slopes, wetlands, a type-N stream, associated buffers, and setbacks.

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

SEPA: Exempt

Minimum Comment Period Ends: December 17, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 6, 2020

Completeness Date: November 18, 2020

Applicant: James Peterson

Applicant Contact: James Peterson, J. Stephen Peterson, and Associates P.S., 425-799-9434, jsparchitect@comcast.net
Planner: Drew Folsom, 425-452-4441
Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION

[Johnson Residence](#)

Location: 1864 W Lake Sammamish Pkwy SE
Subarea: Southeast Bellevue
File Number: 20-119480-LO
Description: Application for a Critical Areas Land Use Permit approval to construct a new single family residence within the stream buffer of Phantom Creek (Type-F, fish-bearing stream) and the toe-of-slope structure setback from a steep slope critical area. The proposed parking and driveway area for the new residence would be approximately 10 feet from the creek. The proposed residence is located 50 feet landward from the Lake Sammamish shoreline, outside of the shoreline structure setback and vegetation conservation area and the 100-year floodplain of Lake Sammamish. The proposal also includes removing the existing residence and constructing a carriage house within the footprint the residence and expanding the existing driveway access within a steep slope area to access the new residence. The proposal includes planting enhancement of the stream buffer. The proposal is supported by a Critical Areas Study.
Approvals Required: Critical Areas Land Use Permit; Shoreline Exemption; and ancillary permits and approvals
SEPA: Exempt
Minimum Comment Period Ends: December 17, 2020. Refer to page one for information on how to comment on a project.
Date of Application: October 15, 2020
Completeness Date: November 24, 2020
Applicant Contact: Tara Johnson, 206-375-3900, tara.johnson62@gmail.com
Planner: Peter Rosen, 425-452-5210
Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION

[Kim Residence Vegetation Restoration](#)

Location: 6245 155th Ave SE

Subarea: Newcastle

File Number: 20-119663-LO

Description: Application for Critical Areas Land Use Permit approval to restore a Native Growth Protection Easement steep slope critical area and buffer. Vegetation was removed without prior permit approval (20-112714-EA). Activity included the removal of 8 trees and pruning of 14 additional trees. A restoration plan is included as part of the application.

Approvals Required: Critical Areas Land Use Permit 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 17, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 19, 2020

Completeness Date: November 16, 2020

Applicant: Kim Kyu

Applicant Contact: Meryl Kamowski, Wetland Resources, Inc, 425-337-3174, meryl@wetlandresources.com

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF APPLICATION

[Kelly/McQuarrie Landscaping Project](#)

Location: 604 177th Lane NE

Neighborhood: Northeast Bellevue

File Number: 20-120836-LO

Description: Application for Critical Areas Land Use Permit approval to construct a new concrete patio with hot tub, construct a new staircase and walkway, and expand an existing walkway with gravel. The proposed scope of work is located in the required 50 ft. top of slope buffer for a Steep Slope Critical Area.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: December 17, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 10, 2020

Completeness Date: November 16, 2020

Applicant: Kathleen Kelly,
kate.r.kelly@gmail.com
Planner: Kimo Burden, 425-452-5242
Planner Email: cburden@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

NE 24th St at 172nd Ave NE Slope Stabilization

Location: 16910 NE 24th Street

Subarea: Northeast Bellevue

File Number: 20-111002-LO

Description: Critical Areas Land Use Permit approval to construct a soldier pile wall to stabilize the existing slope on the north side of NE 24th Street between 171st Avenue NE and 172nd Avenue NE. The project includes disturbance and impacts within a Type-F stream buffer and steep slope critical areas.

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: December 17, 2020, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 1, 2020

Completeness Date: August 4, 2020

Notice of Application Date: August 27, 2020

Applicant Contact: Jun An, City of Bellevue Transportation Department, 425-452-4230,
jan@bellevuewa.gov

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF DECISION

Maguire Tree Removals

Location: 500 West Lake Sammamish Pkwy NE

Subarea: Northeast Bellevue

File Number: 20-114796-GJ

Description: SEPA Determination to remove three (3) dead and hazardous trees located within a steep slope critical area. The applicant proposes to plant three (3) trees to replace the hazard trees.

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: December 17, 2020, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: September 28, 2020

Completeness Date: October 27, 2020

Notice of Application Date: November 5, 2020

Applicant Contact: Brad Case, Devoted Tree Solutions, 253-850-7677,
brad@devotedgroup.com

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF DECISION

Gofman Hazard Trees

Location: 4260 132nd Ave NE

Subarea: Bridle Trails

File Number: 20-119740-GJ

Description: SEPA determination to conduct hazard abatement operations for 11 trees within a steep slope and steep slope buffer. The proposal includes a mitigation plan and is supported by an arborist report submitted by a qualified professional.

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: December 17, 2020, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: October 19, 2020

Completeness Date: October 21, 2020

Notice of Application Date: October 29, 2020

Applicant Contact: Trent Kreeck, Northwest Arboriculture LLC, 360-668-6800,
trent.kreeck@nwarbor.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@Bellevuewa.gov