



Weekly Permit Bulletin

February 20, 2020

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 APPLICATION

COB Parks Coal Creek Trail Addition

Location: 5199 Forest Dr. SE

Subarea: Newport Hills

File Number: 19-131636-LO

Description: Application for Critical Areas Land Use Permit approval for the City of Bellevue Parks and Community Department to construct a new trail connection to improve the existing trail network within the Coal Creek Natural Area. The proposed trail extension is a four foot wide mulch trail that is 840 feet long that will be constructed with hand tools. The trail includes placement of a wood bridge structure across a Type-F tributary of Coal Creek as well as timber stairs and wooden trail edging to contain the trail and prevent transport of the mulch material beyond the trail. All work is within steep slope critical areas, 50-foot slope buffer, and 75-foot structure setback.

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: March 5, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 20, 2019

Completeness Date: January 17, 2020

Applicant Contact: Chris Vandall, COB Parks, 425-452-7679, cvandall@bellevuewa.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

COBP City Dacha Encroachment Mitigation

Location: 12001 Main St

Subarea: Wilburton/NE 8th St.

File Number: 20-101076-LO

Description: Application for Critical Areas Land Use Permit approval to restore a wetland/wetland buffer area in the southwest portion of Wilburton Hill Park, in an area that was previously cleared and graded without a permit by a neighboring property owner. The proposal would restore approximately 16,464 SF of wetland/wetland buffer: 679 SF of Category III wetland and 11,407 SF wetland buffer. The proposal would also restore areas outside the wetland/wetland buffer. The total restoration area is approximately 24,345 SF. The restoration includes amending the area with compost, removal of invasive plant species, and planting with native trees, shrubs and groundcover. The proposal is supported by a Critical Areas Report.

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

Date of Application: January 9, 2020

Completeness Date: January 21, 2020

Applicant Contact: Richard Bailey, City of Bellevue Parks & Community Services, 425-452-6031 ribailey@bellevuewa.gov

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION

[Baches Deck](#)

Location: 3721 120th Ave SE

Subarea: Factoria

File Number: 20-101243-LO

Description: Application for Critical Areas Land Use Permit approval to modify a steep slope buffer to locate a 935 square-foot deck and 250 square-foot patio to rear of the existing single-family residence. The proposal is supported by a geotechnical report and critical areas report.

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

SEPA: Exempt

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

Date of Application: January 14, 2020

Completeness Date: February 10, 2020

Applicant Contact: Craig Krueger, Community Land Planning, 425-478-3267, cjkrueger@live.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@Bellevuewa.gov

NOTICE OF APPLICATION

[Schlotfeldt Pier Repair and Platform Lift](#)

Location: 2177 Kilarney Way

Subarea: Southwest Bellevue

File Number: 20-101545-WG

Description: Application for Shoreline Substantial Development Permit approval to repair piles, structure, and decking of an existing pier. New improvements proposed include removal on an existing moorage cover and installation of a new translucent canopy associated with an existing boat lift and installation of a new platform lift.

Approvals Required: Shoreline Substantial Development Permit approval and ancillary permits and approvals

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is expected. Refer to page one General

Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: March 23, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 21, 2020

Completeness Date: February 10, 2020

Applicant Contact: Gregory Ashley, Ashely Shoreline Design and Permitting, 425-957-9381, greg@shoreline-permitting.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Kritsonis Short Plat](#)

Location: 4047 140th Ave SE

Subarea: Newcastle

File Number: 18-133363-LN

Description: Land Use approval to subdivide a 17,342 SF residentially-zoned lot into two (2) residential lots of 8,867 SF and 8,476 SF.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

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

Date of Application: December 26, 2018

Completeness Date: January 23, 2019

Notice of Application Date: February 7, 2019

Applicant: Gust Kritsonis

Applicant Contact: John Pittman, 425-562-7226, pittmaninc@yahoo.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF DECISION

[Ceciu Preliminary Short Plat](#)

Location: 3004 164th Pl NE

Subarea: Northeast Bellevue

File Number: 19-103977-LN

Description: Land Use approval to subdivide one (1) existing parcel into two (2) lots. The property is zoned R-5.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: March 5, 2020, 5 PM.

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

Date of Application: January 29, 2019

Completeness Date: February 14, 2019

Notice of Application Date: February 21, 2019

Applicant: Daniel Ceciu

Applicant Contact: Ken McIntyre, SDA Engineers, 425-486-6533,

kmcintyre@sdaengineers.com

Planner: Mark Brennan, 425-452-2973

Planner Email: mcbrennan@bellevuewa.gov

NOTICE OF DECISION

[Zhang Hazardous Tree Removal](#)

Location: 14515 SE 42nd Pl

Subarea: Newcastle

File Number: 19-131862-GJ

Description: Land Use approval to remediate three (3) hazardous bigleaf maple trees located within a steep slope and 75-foot steep slope structure setback. The proposal is supported by an arborist report 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: March 5, 2020, 5 PM.

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

Date of Application: December 27, 2019

Completeness Date: January 8, 2020

Notice of Application Date: January 23, 2020

Applicant Contact: Larry Zhang, 206-427-1443, lzhang84@hotmail.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@Bellevuewa.gov