



# Weekly Permit Bulletin

April 30, 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](#)
- 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

##### Wengert Boat Lift and Canopy

**Location:** 3911 Lake Washington Blvd SE

**Subarea:** Factoria

**File Number:** 20-105137-WG

**Description:** Application for a Shoreline Substantial Development permit approval to install a boat lift and canopy adjacent to an existing dock on Lake Washington.

**Approvals Required:** Shoreline Substantial Development 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:** June 1, 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:** Evan Wehr, Ecco Design Inc., 206-706-3937, [evan@eccodesigninc.com](mailto:evan@eccodesigninc.com)

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

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

#### NOTICE OF APPLICATION

##### Bryant Landscape Walls

**Location:** 701 Shoreland Dr. SE

**Subarea:** Southwest Bellevue

**File Number:** 20-105263-LO

**Description:** Application for Critical Area Land Use Permit approval to address unpermitted construction of walls, vegetation removal and changes made to a new single-family residence under prior Land Use approval 17-126194-LO. Concrete retaining walls were constructed up-slope of the house and created separation between the house from the foundation walls. In addition, rockery walls were constructed between the house and Lake Washington on a steep slope critical area that was to be retained and planted with mitigation planting. This proposal is required to address the unpermitted construction, and disturbance and ensure mitigation of all unpermitted impacts. Refer to code enforcement case 19-131102-EA for more information.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** May 14, 2020, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 25, 2020

**Completeness Date:** April 22, 2020

**Applicant Contact:** Jim Dearth, Ripple Design Studio, 206-913-2333,

[projects@ripplestudio.com](mailto:projects@ripplestudio.com)

**Planner:** Reilly Pittman, 425-452-4350

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

#### NOTICE OF APPLICATION

##### Bryant Dock

**Location:** 701 Shoreland Dr. SE

**Subarea:** Southwest Bellevue

**File Number:** 20-105826-WG

**Description:** Application for Shoreline Substantial Development Permit approval to repair and expand an existing 713 square-foot dock, relocate and existing boat lift, and install a second new boat lift associated with a single-family residence on Lake Washington. The proposal includes repair of 16 piles, removal of five existing structural piles and six moorage piles, and replacement of one pile. Two new

moorage piles are proposed west of the dock. Eight new piles are proposed associated with the proposed 226 square-foot expansion of the ell that increases the dock to a total of 936 square feet. The entire dock surface is proposed to be open grating material. Proposal includes mitigation planting along the shoreline.

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

**SEPA:** Determination of Non-Significance  
**Minimum Comment Period Ends:** June 1, 2020, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** April 14, 2020

**Completeness Date:** April 23, 2020

**Applicant Contact:** Nicholas Comeaux, Seaborn Pile Driving Co., 206-236-1700, [permits@seabornpiledriving.com](mailto:permits@seabornpiledriving.com)

**Planner:** Reilly Pittman, 425-452-4350

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

## NOTICE OF APPLICATION

### PSE Pole Replacement

**Location:** 326, 354, and 360 W Lake Sammamish PKWY. NE

**Subarea:** Northeast Bellevue

**File Number:** 20-104336-LO

**Description:** Application for Critical Areas Land Use Permit approval for Puget Sound Energy to relocate electrical utility infrastructure as part of the approved City of Bellevue Transportation project for Phase 2 of the W Lake Sammamish Parkway Trail. PSE will replace and relocate six existing power poles and make other minor changes within the top-of-slope buffer and toe-of-slope setback along the east and west unimproved sides of W Lake Sammamish Parkway respectively. This work requires the removal of five additional trees located in the steep slope critical areas east of the parkway that were not accounted for in the approval of the City's trail project as well as require additional mitigation for this removal.

**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:** May 14, 2020, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 4, 2020

**Completeness Date:** April 1, 2020

**Applicant Contact:** Kathryn Hodges, Puget Sound Energy, 425-456-2952, [kathryn.hodges@pse.com](mailto:kathryn.hodges@pse.com)

**Planner:** Reilly Pittman, 425-452-4350

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

## Notice of Decision

### NOTICE OF THRESHOLD DETERMINATION

#### Stone Gardens Addition

**Location:** 15600 NE 8<sup>th</sup> St Ste C1

**Subarea:** Crossroads

**File Number:** 19-124719-LM

**Description:** Land Use review under the State Environmental Policy Act (SEPA) for a proposed 8,150 SF, 45-foot height building addition to the existing Stone Gardens Rock Climbing Center (existing building area is 40,780 SF). The new addition would consist of new locker rooms, restrooms, a mezzanine for viewing and climbing walls. Twenty nine existing parking stalls would be removed. Required parking will be met through the Crossroads Mall shared parking agreement.

**Decision:** N/A

**Concurrency Determination:** N/A

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

**Appeal Period Ends:** May 14, 2020, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** November 27, 2019

**Completeness Date:** December 9, 2019

**Notice of Application Date:** January 23,  
2020

**Applicant Contact:** Tom Jordan, MG2, 206-  
962-6580, [tom.jordan@mg2.com](mailto:tom.jordan@mg2.com)

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

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