



Weekly Permit Bulletin

June 18, 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

Adam Pristera – Home Occupation

Location: 10710 NE 10th St #1407

Neighborhood: Northeast Bellevue

File Number: 20-108366-LH

Description: Application for Land Use approval of a Home Occupation Permit for home office and client visits for online E-commerce sales of firearms, apparel, and other sporting goods.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: July 2, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 5, 2020

Completeness Date: June 10, 2020

Applicant: Adam Pristera,
support@thegunmanshow.com

Planner: Myles Long, 425-452-2044

Planner Email: mblong@bellevuewa.gov

NOTICE OF APPLICATION

Floodplain Regulations Land Use Code Amendment

Location: City-Wide

Subarea: City-Wide

File Number: 20-108386-AD

Description: Land Use Code Amendment (LUCA) to conform the frequently flooded areas

regulations in the Land Use Code (LUC) Part 20.25H and other related sections to the current federal and state National Flood Insurance Program (NFIP) standards and adopt the Federal Emergency Management Agency's (FEMA) updated countywide Flood Insurance Rate Maps (FIRMs) and Flood Insurance Study (FIS), necessary for continued eligibility in NFIP.

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

Minimum Comment Period Ends: July 2, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 27, 2020

Completeness Date: April 28, 2020

Applicant Contact: Nick Whipple, Senior Planner, Development Services Department, 425-452-4578, nwhipple@bellevuewa.gov

SEPA Planner: Peter Rosen, Senior Planner, 425-452-5210

Planner Email: prosen@bellevuewa.gov

Notice of Decision

Bellevue 97 Short Plat

Location: 9625 NE 8th Street

Subarea: North Bellevue

File Number: 19-118415-LN

Description: Approval of a preliminary short plat proposal to create 8 single family residential lots, one open space tract, and a wireless communications tract. Access proposed via an extension of 97th Ave NE. No access to NE 8th Street is proposed.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: July 2, 2020, 5 PM.

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

Date of Application: July 1, 2019

Completeness Date: July 29, 2019

Notice of Application Date: August 15, 2019

Applicant: Jeremy Shith, BDR Homes LLC

Applicant Contact: Savanna Nagorski, ESM Consulting, 253-838-6113,

savanna.nagorski@esmcivil.com

Planner: Heidi Bedwell, 425-452-4862
Planner Email: hbedwell@bellevuewa.gov

Notice of Public Hearing

NOTICE OF THRESHOLD REVIEW PUBLIC HEARING, STAFF RECOMMENDATION AND GEOGRAPHIC SCOPING 2020 Annual Amendments to the Bellevue Comprehensive Plan

Approvals required for proposals initiated by the public: Comprehensive Plan amendments initiated by the public are subject to a two-step process:

(1) Planning Commission makes Threshold Review recommendations after public hearings. City Council takes action on those recommendations to determine which to include in the annual Comprehensive Plan amendment work program.

(2) Planning Commission makes Final Review recommendations on the Comprehensive Plan amendment work program items after public hearings. City Council evaluates those recommendations to determine which should amend the Comprehensive Plan.

The Bellevue City Council takes review action consistent with RCW 36.70A.130 and RCW 36.70A.470.

A list of the individual amendments under consideration follows. Proposed plan amendments will be subject to SEPA review if they are included in the annual Comprehensive Plan amendment work program.

Public Hearing before the Planning Commission: 6:30 p.m., Wednesday, July 8, 2020. The public hearing will be held virtually via Zoom Webinar. Details on how to view the meeting and provide written or oral communication at the public hearing will be

provided on the published agenda and can be found at: <https://bellevuewa.gov/city-government/departments/community-development/planning-commission>. Any person may participate in the public hearing by submitting written comments to the Community Development Director prior to the date of the public hearing. All written comments received by the Director will be transmitted to the Planning Commission no later than the date of the public hearing.

Comments on the Threshold Review will be accepted until the City Council takes action to determine applications to include in the annual work program.

100 Bellevue Way SE

Location: 100 Bellevue Way SE

Subarea: Downtown/Southwest Bellevue

Neighborhood: Downtown/Southwest Bellevue

File Number: 20-102643 AC

Description: This privately-initiated application proposes a site-specific amendment to a 0.87-acre site in the Downtown and Southwest Bellevue Subareas from a split Downtown Mixed Use DNTN-MU and Office (O) to a single DNTN-MU.

Staff Recommendation: Include the application in the 2020 annual CPA work program.

Geographic Scope: Do not expand the geographic scope.

Date of Initiation: January 28, 2020

Completeness Date: February 13, 2020

Applicant Contact: Jon O'Hare 425-301-9541

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

Safeguard Self Storage

Location: 1015 164th Avenue NE

Subarea: Crossroads

Neighborhood: Crossroads

File Numbers: 20-102660 AC, 20-102751 LQ

Description: This privately-initiated application proposes a site-specific amendment to five parcels totaling 6.4 acres in the Crossroads Subarea from Office (O) to Community Business (CB).

Staff Recommendation: Include the application in the 2020 annual CPA work program.

Geographic Scope: Do not expand the geographic scope.

Date of Application: January 29, 2020

Completeness Date: February 13, 2020

Applicant Contact: Larry Martin 425-646-6153

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

NE 8th Street Partners

Location: 13635 and 13655 NE 8th Street

Subarea: Wilburton/NE 8th

Neighborhood: Wilburton/NE 8th

File Number: 20-102741 AC

Description: This privately-initiated application proposes a site-specific amendment to two parcels on a nearly one-acre site in the Wilburton/NE 8th Street Subarea from Office (O) to Multifamily-High (MF-H).

Staff Recommendation: Include the application in the 2020 annual CPA work program.

Geographic Scope: Do not expand the geographic scope.

Date of Application: January 30, 2020

Completeness Date: February 13, 2020

Applicant Contact: Harold Moniz 206-245-2016

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

Glendale Country Club NE

Location: 13440 Main Street

Subarea: Wilburton/NE 8th

Neighborhood: Wilburton/NE 8th

File Numbers: 20-102772 AC

Description: This privately-initiated application proposes a site-specific amendment to a 3.3-acre portion of the (currently undivided) Glendale Country Club property in the Wilburton/NE 8th Street Subarea from Single Family-Low (SF-L) to Multifamily-Medium (MF-M). The area is shaped like a triangle and fronts on NE 8th St.

Staff Recommendation: Include the application in the 2020 annual CPA work program.

Geographic Scope: Do not expand the geographic scope.

Date of Application: January 30, 2020

Completeness Date: February 13, 2020

Applicant Contact: Brenda Barnes 206-259-2601

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

NOTICE OF PUBLIC HEARING

Location: City-Wide

Subarea: City-Wide

File Number: 20-110291-AD

Public Hearing: NOTICE IS HEREBY GIVEN that the **Bellevue City Council** will hold a public hearing during its virtual meeting on **Monday, July 6**, to consider an Ordinance imposing an Interim Official Control setting reduced minimum parking standards in the Land Use Code for certain housing developments located near frequent transit service; providing for vesting and severability; and establishing an effective date. On May 18, 2020, the Bellevue City Council adopted Ordinance No. 6513, imposing the Interim Official Control. The Ordinance was adopted for a period of six months to be in effect while the City develops a work plan for the creation of permanent regulations related to minimum parking standards. The purpose of the July 6 public hearing is to provide an opportunity to take public comments regarding the interim regulations. The Growth Management Act, RCW 36.70A.390, authorizes cities to adopt interim official zoning controls provided cities hold a public hearing within 60-days of adoption. Cities may also renew the interim official zoning control for one or more six-month periods if a subsequent public hearing is held.

SEPA: Categorically Exempt

Public Hearing: July 6, 2020 at 6:00 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://bellevuewa.gov/city-government/city-council/council-meetings/council-agendas-and-minutes>.

Comments: Any person may participate in the public hearing by submitting written comments

to the City Council in care of Charmaine Arredondo, City Clerk, by mail to P.O. Box 90012, Bellevue, WA 98009, or by e-mail to cityclerk@bellevuewa.gov, before the public hearing, or by submitting written comments or making oral comments to the City Council at the hearing.

Written comments will also be accepted by mail to Eric Engmann, Senior Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to eengmann@bellevuewa.gov.

Comments must be received by 3:00 PM on July 6, 2020. All written comments timely received by the City Clerk or Senior Planner will be transmitted to the City Council no later than the date and time of the public hearing.

Applicant Contact: Eric Engmann, Senior Planner, Development Services Department, 425-452-4241, eengmann@bellevuewa.gov