



Weekly Permit Bulletin

July 2, 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

[Programmatic SEPA for Utility Infrastructure](#)

Location: City-Wide

Subarea: City-Wide

File Number: 20-108879-LM

Description: Land Use review of a programmatic SEPA proposal for City of Bellevue Utilities replacement or installation of water, sewer, and storm pipes and their appurtenances to exceed twelve inches in diameter within public rights of way and or public easement. This proposal renews this programmatic SEPA Determination of Non-Significance for pipe sizes that was last issued in 2014.

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: July 16, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 12, 2020

Completeness Date: June 9, 2020

Applicant Contact: James Nicolls, City of Bellevue Utilities, 425-452-2869, jbnicolls@bellevuewa.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Yao Residence](#)

Location: 13906 SE 47th St

Subarea: Factoria

File Number: 20-109448-LO

Description: Application for Critical Areas Land Use Permit approval to modify or disturb a Steep Slope and Steep Slope Buffer to demolish an existing single-family home and to construct a new 3612 square-foot single-family home.

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

SEPA: Exempt.

Minimum Comment Period Ends: July 16, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 28, 2020

Completeness Date: June 18, 2020

Applicant: Andres Villaveces

Applicant Contact: Andres Villaveces, Metrica LLC, 206-751-4293, av@metrica.us

Planner: Richard Hansen, 425-452-2739

Planner Email: rhansen@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[King County Sewer Stabilization in Coal Creek](#)

Location: 4551 Coal Creek Parkway SE

Subarea: Newport Hills

File Number: 20-108962-LO

Description: Critical Area Land Use Permit approval for King County Wastewater Division to make immediate repairs to stabilize sewer and maintenance hole infrastructure located in the City of Bellevue Coal Creek Natural Area. The maintenance hole and proposed work is located within Coal Creek and was exposed by high scour during winter and spring storms and is now at risk of failure. Proposed stabilization work will construct four weirs along the left stream bank to direct flows toward the center of the stream and stone protection will be placed at the around the weirs and sewer infrastructure. Work

will occur within and in vicinity of Coal Creek and three tributary streams all Type-F. There are also three wetlands in vicinity that will have wetland buffer impacts from the proposed work area. The work will also occur within the 100-year floodplain of Coal Creek. Temporary impacts to the City's trailhead parking lot and trails will result for the duration of construction which is anticipated to last one week in July to August fish window.

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

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance issued by King County on June 11, 2020

Appeal Period Ends: July 16, 2020, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: May 13, 2020

Completeness Date: May 14, 2020

Notice of Application Date: May 21, 2020

Applicant Contact: Christopher Dew, King County Wastewater, 206-477-5458, chris.dew@kingcounty.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

Enter project name [SEPA Threshold Determination for Floodplain Update Land Use Code Amendment](#)

Location: Citywide

Subarea: Citywide

File Number: 20-108386-AD

Description: SEPA Threshold Determination for Land Use Code Amendment (LUCA) to revise the frequently flooded areas regulations in the Land Use Code (LUC) Part 20.25H and other related sections to conform to the current federal and state National Flood Insurance Program (NFIP) standards and to 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 issued.

Appeal Period Ends: July 16, 2020, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 27, 2020

Completeness Date: June 3, 2020

Notice of Application Date: June 18, 2020

Applicant: Nick Whipple

Applicant Contact: Nick Whipple, City of Bellevue Development Services Dept, 425-452-4578, nwhipple@bellevuewa.gov

SEPA Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF DECISION

[Enatai Short Plat](#)

Location: 3020 106th Ave SE

Subarea: Southwest Bellevue

File Number: 18-108039-LN

Description: Approval of Preliminary Short Plat to subdivide an existing parcel in the R-5 zoning district into two lots.

Decision: Approval with Conditions

Appeal Period Ends: July 9, 2020, 5 PM.

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

Concurrency Determination: N/A

SEPA: Exempt

Date of Application: March 6, 2018

Completeness Date: March 22, 2018

Notice of Application: April 5, 2018

Applicant Contact: Gary Upper, 425-281-2706, gary@jaymarchomes.com

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov