



Weekly Permit Bulletin

February 18, 2021

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

[Zheng Vegetation Management Plan](#)

Location: 5050 165th Place SE 50

Subarea: Newcastle

File Number: 20-123672-LO

Description: Application for Land Use approval of a vegetation management plan to remove invasive plant species and plant new native plant species within a type-F stream critical area buffer. Project is associated with Enforcement Action permit 20-114215-EA

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 4, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 29, 2020

Completeness Date: February 2, 2021

Applicant Contact: Cong Zheng, , 404-426-1958, ZC1988104@GMAIL.COM

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Newport Hills SE 60th Neighborhood Park](#)

Location: 11560 SE 60th Street

Subarea: Newport Hills

File Number: 20-114187-LO

Description: Land Use approval of a Critical Areas Land Use Permit to disturb the stream buffer and structure setback from a Type F stream for the purposes of constructing a 3 acre public park. The park shall include an off-leash dog area, open lawn area, play area, picnic shelters, paths, parking and a public restroom.

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.

Appeal Period Ends: March 4, 2021, 5 PM.

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

Date of Application: September 11, 2020

Completeness Date: October 8, 2020

Notice of Application Date: October 15, 2020

Applicant: Scott VanderHyden

Applicant Contact: Scott VanderHyden, City of Bellevue Parks, 425-452-4169,

SVanderHyden@bellevuewa.gov

Planner: Carol Orr, 425-452-2896

Planner Email: corr@bellevuewa.gov

NOTICE OF DECISION

[COBU 2 Enatai Drive Lake Line Sewer Pipe Improvement](#)

Location: 2 Enatai Drive

Subarea: Southwest Bellevue

File Number: 20-123012-WG

Description: Land Use review of a Shoreline Substantial Development Permit for the City of Bellevue Utilities Department to install a new sewer cleanout on the City's existing sewer line in Lake Washington that was constructed in 1965. The mechanical and access portion of the cleanout facility will be located on land from where two eight-inch PVC pipe connections extend out approximately 17 feet into the lake to reach the sewer line. These cleanouts will allow

routine maintenance of the line to reduce the chance of sewer overflow. Any disturbance to existing landscaping is proposed to be restored.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

SEPA Appeal Period Ends: March 4, 2021, 5 PM. Refer to page one for information on how to appeal a project.

Shoreline Permit Appeal Period: 21 days from the date Department of Ecology receives this decision

Date of Application: December 10, 2020

Completeness Date: January 7, 2021

Notice of Application Date: January 14, 2021

Applicant Contact: Arturo Chi, COB Utilities, 425-452-4119, achi@bellevuewa.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF THRESHOLD DETERMINATION

[City of Bellevue Transportation Department NE Spring Boulevard Zone 4](#)

Location: NE Spring Boulevard - 130th Avenue NE to 132nd Avenue NE

Subarea: Bel-Red

File Number: 20-104748-GD

Description: SEPA Threshold Determination to extend NE Spring Boulevard east from 130th Ave NE to 132nd Ave NE. Elements include one vehicle lane and one buffered bike lane in each direction, sidewalks, landscaping, irrigation, , traffic signals, lighting and other street design features, and demolition of vacant buildings.

Decision: Approval

Concurrency Determination: Certificate of Concurrency Issued

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

Appeal Period Ends: March 4, 2021, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 12, 2020

Completeness Date: May 1, 2020

Notice of Application Date: May 14, 2020

Applicant Contact: Greg Lucas, City of Bellevue Transportation Department, 425-452-4550, glucas@bellevuewa.gov

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

Notice of Public Hearing

NOTICE OF PUBLIC HEARING

Unit Lot Subdivision Land Use Code Amendment

Location: City-Wide

Subarea: City-Wide

File Number: 20-105150-AD

Public Hearing: NOTICE IS HEREBY GIVEN that the **East Bellevue Community Council** will hold a public hearing during its virtual Regular Meeting on **Tuesday, March 2, 2021 at 6:30 p.m.** to consider a Land Use Code Amendment

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 townhouses.

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

Public Hearing: March 2, 2021 at 6:30 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://bellevue.legistar.com/Calendar.aspx>.

Comments: Any person may participate in the public hearing by submitting written comments to the East Bellevue Community Council in care of Karin Roberts, Deputy City Clerk, ebcc@bellevuewa.gov or P.O. Box 90012, Bellevue, WA 98009. Comments must be received by 3:00 p.m. on March 2, 2021.

Written comments will also be accepted by mail to Nick Whipple, Senior Planner, Development Services Department, nwhipple@bellevuewa.gov or P.O. Box 90012, Bellevue, WA 98009. Comments must be received by 3:00 PM on March 2, 2021. All written comments timely received by the City Clerk or Senior Planner will be transmitted to the East Bellevue Community Council no later than the date and time of the public hearing.

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, kgeorge@bellevuewa.gov

NOTICE OF PUBLIC HEARING Accessory Dwelling Unit Land Use Code Amendment

Location: City-Wide

Subarea: City-Wide

File Number: 20-105151-AD

Public Hearing: NOTICE IS HEREBY GIVEN that the **East Bellevue Community Council** will hold a public hearing during its virtual Regular Meeting on **Tuesday, March 2, 2021 at 6:30 p.m.** to consider a Land Use Code Amendment to amend Land Use Code (LUC) 20.20.120 Accessory Dwelling Units, and Chapter 20.50 LUC Definitions to remove the three-year wait period to establish an Accessory Dwelling Unit in a new single-family residential construction.

SEPA: Exempt

Public Hearing: March 2, 2021 at 6:30 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://bellevue.legistar.com/Calendar.aspx>.

Comments: Any person may participate in the public hearing by submitting written comments to the East Bellevue Community Council in care of Karin Roberts, Deputy City Clerk, ebcc@bellevuewa.gov or P.O. Box 90012,

Bellevue, WA 98009. Comments must be received by 3:00 p.m. on March 2, 2021.

Written comments will also be accepted by mail to Nick Whipple, Senior Planner, Development Services Department, nwhipple@bellevuewa.gov or P.O. Box 90012, Bellevue, WA 98009.

Comments must be received by 3:00 PM on March 2, 2021. All written comments timely received by the City Clerk or Senior Planner will be transmitted to the East Bellevue Community Council no later than the date and time of the public hearing.

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 THRESHOLD REVIEW PUBLIC HEARING, STAFF RECOMMENDATION AND GEOGRAPHIC SCOPING 2021 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, March 10, 2021. 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.

DASH

Location: 12600 NE 8th St.; 900 124th Ave NE
Subarea: Wilburton/NE 8th
Neighborhood: Wilburton/NE 8th
File Number: 20-114270 AC
Description: This privately-initiated application proposes a site-specific amendment on two parcels totaling 7.5 acres from Multifamily-Medium (MF-M) to Neighborhood Mixed Use (NMU).
Staff Recommendation: Include the application in the 2021 work program.
Geographic Scope: Do not expand the geographic scope.
Date of Initiation: September 15, 2020
Completeness Date: October 14, 2020
Applicant Contact: Chris Buchanan 206-459-7715
Planner Email: tmjohnson@bellevuewa.gov

Planner: Thara Johnson

15 Lake Bellevue

Location: 15 Lake Bellevue Dr.
Subarea: BelRed
Neighborhood: BelRed
File Numbers: 20-114296-AC, 20-114325-LQ
Description: This privately-initiated application proposes a site-specific amendment on a 2.8-acre site in the BelRed Subarea from BelRed-General Commercial (BR-GC) to BelRed-Office Residential (BR-OR-2), and to amend Policy S-BR-96 for maximum building heights allowances.
Staff Recommendation: Do not include the application in the 2021 work program.
Geographic Scope: Do not expand the geographic scope.
Date of Initiation: September 15, 2020
Completeness Date: October 14, 2020
Applicant Contact: Sean Thorson 425-240-0731
Planner Email: tmjohnson@bellevuewa.gov
Planner: Thara Johnson