



Weekly Permit Bulletin

April 19, 2018

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

[Olympic View Estates Expansion](#)

Location: 1575 145th Pl. SE (Parcel 0324059081)

Subarea: Southeast Bellevue

File Number: 18-108450-GD

Description: Land Use review under the State Environmental Policy Act (SEPA) of a proposal to regrade 14,500 square feet of area and 800 cubic yards of soil to construct additional burial plots and associated improvements at the Sunset Hills Memorial Park.

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: May 3, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 14, 2018

Completeness Date: April 11, 2018

Applicant: Mike Green, Clark and Green Associates

Applicant Contact: William Dunning, Huitt-Zollars, Inc., 253-627-9131, bdunning@huitt-zollars.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Skochdopole Residence](#)

Location: 16200 SE 44th Way

Subarea: Newcastle

File Number: 18-108567-LO

Description: Application for Critical Areas Land Use Permit approval to demolish an existing home and to construct a new single-family residence within a steep slope and steep slope buffer and structure setback. Expansion of the existing driveway and site entrance off SE 44th Way would also modify steep slope areas. The proposal is supported by a Critical Areas Report and Geotechnical Report.

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

SEPA: Exempt

Minimum Comment Period Ends: May 3, 2018.

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

Completeness Date: March 30, 2018

Notice of Application Date: April 19, 2018

Applicant Contact: John Skochdopole, 425-417-5836, barney7860@comcast.net

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC HEARING

[Conformance Land Use Code Amendment](#)

Location: City-Wide

Subarea: City-Wide

File Number: 17-131156-AD

Description: Land Use Code Amendment (LUCA) necessary to achieve consistency with the new Downtown, Part 20.25A (the Downtown Livability Project), and Eastgate Land Use Code (LUC) amendments (the Eastgate Project), and for general clean-ups to correct omissions and/or internal conflicts within the LUC and between the LUC and the Bellevue City Code.

SEPA: Integrated environmental review occurred for the Eastgate Project and the Downtown Livability Project and resulted in the issuance of a Determination of Non-Significance on June 9, 2016 and February 16, 2017, respectively. Other conformance amendments not part of the Eastgate Project and the Downtown Livability Project are categorically exempt from the requirements of SEPA under WAC 197-11-800(19)(b).

Public Hearing: May 9, 2018 at 6:30 PM;

Bellevue City Hall, 450 110th Ave NE

Hearing Room: 1E-113

Comments: Any person may participate in the public hearing by submitting written comments to the Planning Commission in care of Terry Cullen, Comprehensive Planning Manager, P.O. Box 90012, Bellevue, WA 98009, tcullen@bellevuewa.gov before the public hearing, or by submitting written comments or making oral comments to the Planning Commission at the hearing. Written comments will also be accepted by mail to Trisna Tanus, Legal Planner/Consulting Attorney, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to ttanus@bellevuewa.gov. Comments must be received by 5:00 PM on May 9, 2018. All written comments timely received by the Comprehensive Planning Manager or Legal Planner/Consulting Attorney will be transmitted to the Planning Commission no later than the date and time of the public hearing.

Date of Application: March 28, 2018

Completeness Date: March 28, 2018

Applicant Contact: Trisna Tanus, Legal Planner/Consulting Attorney, Development Services Department, 425-452-2970, ttanus@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Public Storage](#)

Location: 1111 118th Ave SE

Subarea: Richards Valley

File Number: 17-118094-LO

Description: Critical Areas Land Use Permit approval to reduce the required buffer from a Category II wetland from 110 feet to a minimum of 48 feet to 107 feet to demolish existing onsite structures and construct a two building self-storage development with associated site, utility and landscape improvements.

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: May 3, 2018, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 24, 2017

Completeness Date: August 24, 2017

Notice of Application Date: September 14, 2017

Applicant Contact: Joe Taflin, Navix Engineering, 425-458-7900, joe@navixengineering.com

Planner: Leah Chulsky, 425-452-6834

Planner Email: lchulsky@bellevuewa.gov

NOTICE OF DECISION

[Harmonic Piano Studio – Home Occupation](#)

Location: 14601 NE 40th Street Unit K4

Subarea: Bridle Trails

File Number: 18-108800-LH

Description: Land Use approval of a Home Occupation permit to perform private piano lessons. No exterior or interior alteration of the home are proposed.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: May 3, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 21, 2018

Completeness Date: March 23, 2018

Notice of Application Date: March 29, 2018

Applicant: Pei-Hsin Kao, peihsin.kao@gmail.com

Planner: Kimo Burden, 425-452-5242

Planner Email: cburden@bellevuewa.gov

NOTICE OF DECISION

[Yang New Pier](#)

Location: 79 Skagit Key

Subarea: Factoria

File Number: 17-126511-LO, 17-126510-WG

Description: Critical Areas Land Use Permit approval and Shoreline Substantial Development Permit approval to construct a new dock associated with an existing single-family residence on Lake Washington. The proposed dock is 173 feet long (150 feet from the OHWM) by 4 feet wide, with an 18-foot-long by 6-foot-wide ell at the waterward end of the dock. The total dock area is 768 SF with 668 SF over-water coverage. The dock decking will be fully grated and the dock supported by 8-inch steel pilings. The dock will bridge a wetland along the lakeshore to provide access to the dock. The proposal includes a shoreline buffer/wetland enhancement planting plan.

Decision: Approval with Conditions
Concurrency Determination: N/A
SEPA: Determination of Non-Significance is issued.
Appeal Period Ends: May 3, 2018, 5 PM for Critical Areas Land Use Permit and SEPA; May 10, 2018, 5 PM for Shoreline Substantial Development Permit
Refer to page one for information on how to appeal a project.
Date of Application: October 25, 2017
Completeness Date: November 1, 2017
Notice of Application Date: November 30, 2017
Applicant Contact: Celine LaVigne, Waterfront Construction, Inc., 206-548-9800, celine@waterfrontconstruction.com
Planner: Peter Rosen, 425-452-5210
Planner Email: prosen@bellevuewa.gov

Notice of Public Meetings and Hearings

NOTICE OF PUBLIC MEETING

KCHA Highland Village Phase 2

Location: 14526 NE 7th Place
Subarea: Wilburton/NE 8th St.
File Number: 18-107756-LD
Description: Proposed 34,750 square foot, 3-story 36-unit affordable housing apartment building with office and outdoor play area.
Approvals Required: Design Review 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.
Public Meeting: May 1, 2018, 6:30 PM; East Bellevue Community Council (EBCC) at Lake Hills Clubhouse, 15230 Lake Hills Boulevard
Date of Application: February 27, 2018
Completeness Date: March 27, 2018
Notice of Application Date: March 29, 2018
Applicant: Scott Rhodes – INNOVA Architects
Applicant Contact: Scott Rhodes, INNOVA Architects, 253-572-4903, srhodes@innovaarchitects.com
Planner: Mark Brennan, 425-452-2973
Planner Email: mcbrennan@bellevuewa.gov

NOTICE OF PUBLIC HEARING

Shoreline Master Program Periodic Review

Location: City-Wide
Neighborhood: City-Wide
Part 20.25E-SMP Update
Part 20.25H-CAO Update & Conformance LUCA Shoreline Element

File Number: 07-122342-AC, 11-103227-AD, 11-103228-AD, 16-141195-AD

NOTICE IS HEREBY GIVEN that the **Bellevue City Council** will hold a public hearing under the Shoreline Management Act's (SMA) periodic review requirement for the limited purpose of considering whether the City's proposed Shoreline Master Program Update is consistent with amendments to the City's Comprehensive Plan and development regulations adopted since the City adopted Resolution No. 8922 on May 18, 2015 and Resolution No. 9152 on October 10, 2016. The public hearing will be held during the City Council's 8:00 pm Regular Session meeting on **Monday, May 7**, in the City Council Chamber in Bellevue City Hall, 450 110th Ave NE, Bellevue.

The SMA requires Bellevue to periodically review and if necessary revise its shoreline master program by June 30, 2019 (see RCW 90.58.080(4)). The review process is intended to ensure the program remains consistent with changes in state shoreline law and changes to Bellevue's Comprehensive Plan and development regulations. Because Bellevue is working to complete its comprehensive update to its shoreline master program only one year before the periodic review deadline, the City has elected and Ecology has agreed, to complete these two statutory actions at the same time. The purpose of the May 7 public hearing is to provide an opportunity to take written and oral comments on the periodic review to the proposed SMP Update.

Comments: Any person may participate in the **City Council** public hearing by submitting written comments to the City Council in care of Kyle Stannert, City Clerk, P.O. Box 90012, Bellevue, WA 98009, or by submitting written or oral comments to the City Council at the hearing. Comments to the City Council must be received by 5:00 pm on May 7, 2018.

Written comments will also be accepted and may be mailed to Carol Helland, Code and Policy

Director, Development Services Department, City
of Bellevue, P.O. Box 90012, Bellevue,
Washington, 98009-9012 or by e-mail to
chelland@bellevuewa.gov. Comments to Carol
Helland must be received by 5:00 pm on May 7,
2018.