



Weekly Permit Bulletin

May 24, 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 Public Hearings

NOTICE OF PUBLIC HEARING AND THRESHOLD DETERMINATION **[Homeless Services Uses Land Use Code Amendment \(LUCA\)](#)** **[\(Overnight Shelters and Day Centers for Homeless Populations\)](#)**

Location: Citywide

File Number: 18-111012-AD

Public Hearing: NOTICE IS HEREBY GIVEN that the **Bellevue City Council** will hold a public hearing during its 6:00 pm Extended Study Session meeting on **Monday, June 11, 2018**, in the City Council Chamber in Bellevue City Hall, 450 110th Ave NE, Bellevue.

Description: The City Council is considering a Homeless Services Uses LUCA that would guide the future permitting and development of homeless shelters and day center uses. The draft LUCA describes the Purpose of the code provisions and the Applicability of the draft LUCA. Definitions are provided for key terms used in the draft LUCA. The Permit Process for establishing and developing a shelter or day center use is described, together with substantive requirements (Use/Development Standards and Design Guidelines) that would apply to any permit application submitted to the City for an overnight shelter or day center use. A copy of the draft Homeless Services Uses LUCA that will be considered by the City Council during its required

public hearing is included with this notice. In addition to the draft LUCA, the City Council is considering two additional provisions that are not reflected in the draft Homeless Services Uses LUCA:

1. Whether to require shelter operators to perform background checks/warrant searches on individuals seeking access to an overnight shelter; and
 2. Whether to require shelters to be separated in distance (using buffers) from sensitive uses such as residential areas, K-12 schools, parks, etc.
- This LUCA is following the adoption process for a development regulation under the State Growth Management Act (GMA) and is being integrated with review required under the State Environmental Policy Act (SEPA). The staff report analyzing the LUCA against decision criteria for amendments to the text of the Land Use Code and summarizing the environmental effects of the proposal is attached. This LUCA is intended to advance Council's adopted 2014 Diversity Advantage Plan that "supports the establishment of a year-round shelter on the Eastside."

Approvals Required: City Council approval.
SEPA: Determination of Nonsignificance (DNS). This DNS is issued pursuant to the threshold determination requirements in WAC 197-11-310. This DNS is only appealable as part of the City's action on the amendment to the Land Use Code. In order to comply with requirements of SEPA and the State of Washington Growth Management Act for coordination of hearings, any appeal of the SEPA threshold determination will be considered by the Growth Management Hearings Board along with any appeal of the City Council's action to adopt the Homeless Services Uses LUCA. This integrated SEPA/GMA action also incorporates by reference the materials included at the following link: <https://bellevuewa.gov/discover-bellevue/about-us/hot-topics-initiatives/homelessness-in-Bellevue> .

Commenting on the draft Homeless Services Uses LUCA: Any person may participate in the public hearing by submitting written comments to the City Council in care of Kyle Stannert, City Clerk, P.O. Box 90012, Bellevue, WA 98009, 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 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 ShelterLUCA@bellevuewa.gov. Comments must be received by 5:00 p.m. on June 11, 2018. All written comments received by the City Clerk or Code and Policy Director will be transmitted to the City Council no later than the date of the public hearing.

Date of Application: March 5, 2018
Completeness Date: April 16, 2018
Notice of Application Date: April 26, 2018
Applicant: City of Bellevue
Applicant Contact: Carol Helland, Code and Policy Director, 425-452-2724, chelland@bellevuewa.gov
Planner: Toni Pratt, 425-452-5374
Code Amendment Project Email: ShelterLUCA@bellevuewa.gov

Questions relating to the public hearing process: Kyle Stannert, City Clerk, 425-452-6021

NOTICE OF THRESHOLD REVIEW PUBLIC HEARING, STAFF RECOMMENDATION AND GEOGRAPHIC SCOPING

2018 Annual Amendments to the Bellevue Comprehensive Plan

2018 List of Initiated Applications

Notice of Application: February 22, 2018

Approvals required: (1) Planning Commission recommendation after public hearing to consider Threshold Review for amendments to the Comprehensive Plan. City Council takes final action under RCW 36.70A.130 and RCW 36.70A.470. (2) The City shall consider the geographic scope of site-specific amendments through LUC 20.30I.130.A.1.a.ii. The proposed amendments will be subject to SEPA review if they are included in the Annual Comprehensive Plan Amendment Work Program.

A list of the individual amendments under consideration follows.

Public Hearing before the Planning

Commission: 6:30 p.m., Wednesday, June 13, 2018, Council Conference Room, Lobby Floor, Bellevue City Hall, 450 110th Ave NE. Any person may participate in the public hearing by submitting written comments to the Director prior to the public hearing or by submitting written comments or making oral comments to the Planning Commission at the hearing. All written comments received by the Director will be transmitted to the Planning Commission no later than the date of the public hearing.

Site Specific:

City Dacha LLC

Location: 160 118th Ave SE

Subarea: Wilburton

Neighborhood: Wilburton

File Number: 17-131046-AC

Description: Privately-initiated map change of 0.43 acres from Public/Single Family-Low (P/SF-L) to Multifamily-Medium (MF-M)

Staff Recommendation: Include the application in the CPA 2018 annual work program.

Geographic Scope: Do not expand the geographic scope.

Date of Application: December 22, 2017

Completeness Date: February 1, 2018

Applicant Contact: Greg Krape Consulting LLC, 206-910-8779

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

Bellevue Nursery

Location: 842 104th Ave SE

Subarea: Southwest Bellevue

Neighborhood: Southwest Bellevue

File Number: 18-103877-AC

Staff Recommendation: Include the application in the CPA 2018 annual work program.

Geographic Scope: Do not expand the geographic scope.

Description: Privately-initiated map change of 0.53 acres from Single Family-High (SF-H) to Neighborhood Business (NB)

Date of Application: January 30, 2018

Completeness Date: February 1, 2018

Applicant Contact: MZA Architects Brad Smith 425-559-7586

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

Red Town

Location: 16425 SE Cougar Mountain Way

Subarea: Newcastle

Neighborhood: Newcastle

File Number: 18-103926-AC

Description: Privately-initiated map change of 1.56 acres from Single Family-Medium (SF-M) to Single Family-Urban Residential (SF-UR)

Staff Recommendation: Include the application in the CPA 2018 annual work program.

Geographic Scope: Do not expand the geographic scope.

Date of Application: January 31, 2018

Completeness Date: February 1, 2018

Applicant Contact: Shawn Bliss 206-910-9680

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

DASH Glendale

Location: 12600 NE 8th St

Subarea: Wilburton

Neighborhood: Wilburton

File Number: 18-103949-AC

Description: Privately-initiated map change of 6.5 acres from Multifamily-Medium (MF-M) to Neighborhood Mixed Use (NMU)

Staff Recommendation: Direct the proposal program site to be included in the Wilburton-Grand Connection Initiative as the amendment raises affordable housing strategy implementation issues that are more appropriately addressed by this ongoing work program approved by the City Council.

Geographic Scope: Expand the geographic scope to include the adjacent Evergreen Court at 900 124th Ave NE.

Date of Application: January 31, 2018

Completeness Date: February 1, 2018

Applicant Contact: Chris Buchanan 206-459-7715

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

Jewish Day School

Location: 15749 NE 4th St

Subarea: Crossroads

Neighborhood: Crossroads

File Number: 18-103963-AC

Description: Privately-initiated map change of 9.3 acres from Single Family-Low (SF-L) to Single Family-High (SF-H)

Staff Recommendation: Do not include the application in the CPA 2018 annual work program.

Geographic Scope: If included, expand the geographic scope of the proposal to include Temple B'nai Torah at 15727 NE 4th St.

Date of Application: January 31, 2018

Completeness Date: February 1, 2018

Applicant Contact: Michael Langston 425-827-2100

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

NOTICE OF 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 Land Use Code (LUC) (the Downtown Livability Project); the Eastgate LUC amendments (the Eastgate Project); and to increase the maximum height in Factoria Development Area III from 60 feet to 75 feet. The LUCA provides for general clean-ups and clarifications to correct omissions and/or internal conflicts within the LUC, including the landscape buffer provision in BelRed, Part 20.25D LUC; incorporation of International Building Code (IBC) amendments related to construction type; and consistency between the LUC and the Bellevue City Code (BCC).

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: June 13, 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 Carol Helland, Code & Policy Director, and Trisna Tanus, Legal Planner/Consulting Attorney, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to chelland@bellevuewa.gov and ttanus@bellevuewa.gov. Comments must be received by 5:00 PM on June 13, 2018. All written comments timely received by the Comprehensive Planning Manager, Code & Policy Director, 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 Application

NOTICE OF APPLICATION

Arefin Residence

Location: 5684 173rd Ave SE

Subarea: Newcastle

File Number: 18-111134-GJ

Description: Land Use review of a proposal to restore approximately 875 square feet of steep slope and Type-N stream structure setback with native plant species. The proposal is associated with an enforcement action (18-113415-EA) issued due to unpermitted clearing & grading and construction of retaining walls.

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: June 7, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 16, 2018

Completeness Date: May 11, 2018

Applicant: MSITE Corporation

Applicant Contact: Jon Thompson, MSITE Corporation, 206-261-2530, jon@msitecorp.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

City of Bellevue SE Newport Way road improvements

Location: 14509 SE Newport Way

Subarea: Newcastle

File Number: 18-111915-LO

Description: Application for Critical Areas Land Use Permit approval for SE Newport Way road improvements located within steep slopes, steep slope buffers, a Category IV wetland, and the structure setback from stream buffers including Sunset Creek. The proposal would expand 4,500 linear feet of SE Newport Way from Somerset Blvd SE to 150th Ave SE; adding a pedestrian/bicycle lane on the north side of the road, a bike lane along the south side of the road, new retaining walls and drainage infrastructure.

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

SEPA: Determination of Non-Significance is expected. Refer to page one regarding use of the Optional DNS Process

Minimum Comment Period Ends: June 7, 2018.

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

Date of Application: May 1, 2018

Completeness Date: May 15, 2018

Notice of Application Date: May 24, 2018

Applicant: Paul Krawczyk

Applicant Contact: Paul Krawczyk, 425-452-7905

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Abib Landscaping

Location: 14159 NE 27th St

Subarea: Bridle Trails

File Number: 17-130624-LO

Description: Critical Areas Land Use Permit and Vegetation Management Plan approval for modifications within the stream buffer of Valley Creek; including the removal of one hazard tree, installation of a 641-square foot (SF) play area, and a new 38-SF patio and 300-SF deck within the structure setback from the stream buffer. The

proposal includes 849 SF of stream buffer enhancement with native trees and shrubs.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: June 7, 2018

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

Date of Application: December 13, 2017

Completeness Date: January 2, 2018

Notice of Application Date: January 25, 2018

Applicant: Elbio Renato T Abib

Applicant Contact: Elbio Renato T Abib, 425-269-8803

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov