



# Weekly Permit Bulletin

June 21, 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](http://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 450 110<sup>th</sup> 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

##### Hu Development

**Location:** 302 Bellevue Way SE

**Subarea:** Southwest Bellevue

**File Number:** 18-111951-LD and 18-114378-LO

**Description:** Application for Design Review approval and Critical Areas Land Use Permit approval to construct a 2,811 square-foot mixed use office and residential building with parking and associated site improvements. The proposal includes modification of steep slope critical areas, slope buffers, and slope structure setbacks.

**Approvals Required:** Design Review approval, 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:** July 5, 2018, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** May 2, 2018 for Design Review, May 23, 2018 for Critical Areas Land Use Permit

**Completeness Date:** June 14, 2018

**Applicant Contact:** Paul Wu, Wu Architecture, 425-509-2182, [wuarchitecture@aol.com](mailto:wuarchitecture@aol.com)

**Planner:** Reilly Pittman, 425-452-4350

**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

#### NOTICE OF APPLICATION

##### 708 Shoreland Dr SE Tree Removal

**Location:** 708 Shoreland Dr SE

**Subarea:** Southwest Bellevue

**File Number:** 18-114268-GJ

**Description:** Land Use review to remove seven (7) hazardous trees from a steep slope and steep slope buffer area. The proposal includes hazardous tree evaluations and a mitigation planting plan.

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

**Date of Application:** May 22, 2018

**Completeness Date:** June 8, 2018

**Applicant:** Marty Vowels, 425-864-5804, [mvowels@comcast.net](mailto:mvowels@comcast.net)

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

### Notice of Decision

#### NOTICE OF DECISION

##### Bryant Retaining Wall

**Location:** 5402 119<sup>th</sup> Ave SE

**Subarea:** Newport Hills

**File Number:** 16-131862-LO

**Description:** Critical Areas Land Use Permit approval to lower an unpermitted retaining wall in a steep slope and buffer, remove fill placed behind wall, regrade slope closer to pre-impact condition, and restore the slope and buffer area with native vegetation.

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

**Date of Application:** May 10, 2016

**Completeness Date:** June 8, 2016

**Notice of Application Date:** July 14, 2016

**Applicant:** Joe Bryant

**Applicant Contact:** Kenny Booth, The Watershed Company, 425-855-5242, [kbooth@watershedco.com](mailto:kbooth@watershedco.com)  
**Planner:** Drew Folsom, 425-452-4441  
**Planner Email:** [dfolsom@bellevuewa.gov](mailto:dfolsom@bellevuewa.gov)

#### NOTICE OF DECISION

[Myers 12920 Top of Slope Buffer Modification](#)

**Location:** 12920 SE 29<sup>th</sup> Pl  
**Subarea:** Richards Valley  
**File Number:** 17-111463-LO  
**Description:** Critical Areas Land Use Permit approval to reduce the required top of slope buffer to construct a single family home.  
**Decision:** Approval with Conditions  
**Concurrency Determination:** N/A  
**SEPA:** Exempt  
**Appeal Period Ends:** July 5, 2018, 5 PM. Refer to page one for information on how to comment on a project.  
**Date of Application:** April 26, 2017  
**Completeness Date:** May 26, 2017  
**Notice of Application Date:** June 15, 2017  
**Applicant Contact:** Chris Myers, Revision Homes, 425-818-2217, [chris@revisionhomesinc.com](mailto:chris@revisionhomesinc.com)  
**Planner:** Leah Chulsky, 425-452-6834  
**Planner Email:** [lchulsky@bellevuewa.gov](mailto:lchulsky@bellevuewa.gov)

#### NOTICE OF DECISION

[Myers 12927 Top of Slope Buffer Modification](#)

**Location:** 12927 SE 29<sup>th</sup> Pl  
**Subarea:** Richards Valley  
**File Number:** 17-111464-LO  
**Description:** Critical Areas Land Use Permit approval to reduce the required top of slope buffer to construct a single family home.  
**Decision:** Approval with Conditions  
**Concurrency Determination:** N/A  
**SEPA:** Exempt  
**Appeal Period Ends:** July 5, 2018, 5 PM. Refer to page one for information on how to comment on a project.  
**Date of Application:** April 26, 2017  
**Completeness Date:** May 26, 2017  
**Notice of Application Date:** June 15, 2017  
**Applicant Contact:** Chris Myers, Revision Homes, 425-818-2217, [chris@revisionhomesinc.com](mailto:chris@revisionhomesinc.com)  
**Planner:** Leah Chulsky, 425-452-6834  
**Planner Email:** [lchulsky@bellevuewa.gov](mailto:lchulsky@bellevuewa.gov)

#### NOTICE OF DECISION

[Kohl Residence](#)

**Location:** 2034 W Lake Sammamish Pkwy SE  
**Subarea:** Southeast Bellevue  
**File Number:** 17-121090-LO  
**Description:** Critical Areas Land Use Permit approval to modify an existing stream and wetland buffer and structure setback to demolish an existing single-family residential structure and construct a new single-family structure. The proposal is supported by a Critical Areas Report.  
**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:** July 5, 2018, 5 PM. Refer to page one for information on how to comment on a project.  
**Date of Application:** September 19, 2017  
**Completeness Date:** October 19, 2017  
**Notice of Application Date:** November 9, 2017  
**Applicant:** Glen & Julie Kohl  
**Applicant Contact:** Clover McIngalls, The Watershed Company, 425-822-5242, [cmcingalls@watershedco.com](mailto:cmcingalls@watershedco.com)  
**Planner:** David Wong, 425-452-4282  
**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

#### NOTICE OF DECISION

[Arefin Residence](#)

**Location:** 5684 173<sup>rd</sup> Ave SE  
**Subarea:** Newcastle  
**File Number:** 18-111134-GJ  
**Description:** Land Use approval 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.  
**Decision:** Approval  
**Concurrency Determination:** N/A  
**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.  
**Appeal Period Ends:** July 5, 2018, 5 PM. Refer to page one for information on how to appeal a project.  
**Date of Application:** April 16, 2018  
**Completeness Date:** May 11, 2018  
**Notice of Application Date:** May 24, 2018

**Applicant Contact:** Jon Thompson, MSITE Corporation, 206-261-2530, [jon@msitecorp.com](mailto:jon@msitecorp.com)  
**Planner:** David Wong, 425-452-4282  
**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

**NOTICE OF DECISION**

[Veristone Newport Way Short Plat](#)

**Location:** 16418 SE Newport Way

**Subarea:** Newcastle

**File Number:** 17-115619-LN

**Description:** Preliminary Short Plat approval to subdivide an existing parcel in the R-3.5 zoning district into 4 single family lots. SEPA review is included as the existing lot is greater than one acre.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

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

**Date of Application:** July 7, 2017

**Completeness Date:** August 30, 2017

**Notice of Application Date:** July 6, 2017

**Applicant:** Veriston Homes

**Applicant Contact:** Wayne Nelson, Encompass Engineering, 425-392-0250,

[wnelson@encompassengineering.com](mailto:wnelson@encompassengineering.com)

**Planner:** Leah Chulsky, 425-452-6834

**Planner Email:** [lchulsky@bellevuewa.gov](mailto:lchulsky@bellevuewa.gov)