



Weekly Permit Bulletin

February 28, 2019

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

RE-NOTICE OF APPLICATION

Sadis Residence

Location: 9312 SE Shoreland Dr.

Subarea: Southwest Bellevue

File Number: 18-131846-LO

Description: Critical Areas Land Use Permit application to demolish an existing residence and improvements and construct a new residence and improvements that include a detached cabana structure, pool, patios, and decks. The proposal impacts steep slope critical areas, 50-foot top-of-slope buffer, 75-foot toe-of-slope setback, and the 50-foot setback and vegetation conservation area from the shoreline of Lake Washington. This application is re-noticed to include review under SEPA as the pool and cabana are located in steep slope critical areas and are not SEPA exempt.

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 14, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 6, 2018

Completeness Date: January 3, 2019

Applicant Contact: Dave Buck, Chesmore Buck Architecture, 425-679-0907, dave@chesmorebuck.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

Washington Square Master Development Plan (MDP)

Location: 10777 NE 10th Street, 10609 and 10651 NE 9th Place, 808 106th Avenue NE, 10610 and 10620 NE 8th Street

Neighborhood: Downtown Bellevue

File Number: 19-105108-LP

Description: Master Development Plan approval sought to incorporate Phase 1 existing development (Washington Square Residential Towers) and Phase 2 (Hilton Garden Inn), and a new Phase 3 and 4 to construct a proposed 10-story hotel and a 45-story residential tower respectively on 1.51 acres.

Approvals Required: Master Development 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 14, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: March 14, 2019, 6 PM;

Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-120

Date of Application: February 11, 2019

Completeness Date: February 25, 2019

Applicant Contact: Kerri Findlay, West 77 Partners, 425-974-7076

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC HEARING

Garden Supply Retail and Nursery Uses (Bellevue Nursery) Land Use Code Amendment (LUCA)

Location: Citywide

File Number: 19-102705-AD

Public Hearing: NOTICE IS HEREBY GIVEN that the **Bellevue City Council** will hold a public hearing during its 8:00 pm Regular Session on **Monday, March 18, 2019** in the City Council Chamber in Bellevue City Hall, 450 110th Ave NE, Bellevue. Commenting on the draft Garden Supply Retail and Nursery Uses LUCA: Any person may participate in the public hearing by

submitting written comments 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 Trish Byers, Code Development Manager, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, Washington, 98009-9012 or by e-mail to pbyers@bellevuewa.gov. Comments must be received by 5:00 p.m. on March 11, 2019. All written comments received by the Code Development Manager will be transmitted to the City Council no later than the date of the public hearing.

Description: The City Council is considering a LUCA that, if adopted, will legitimize garden supply retail and nursery uses that have been in operation continually since before 1955 in the R-4, R-10, R-15, R-20, and R-30 Districts. Once the garden supply retail and nursery uses are discontinued, the underlying residential zoning will control the uses that are permitted on the parcels where the garden supply retail and nursery uses were located. The legitimization of these two uses as primary uses allows for subordinate uses to be established if they are on the same parcel, related to the primary use, and within 25 percent of the floor area of the primary use. The adoption of this LUCA also allows the owners to clear the site and rebuild if the garden supply retail or nursery uses remain in continuous operation.

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 SEPA review process is attached.

Approvals Required: City Council approval.

SEPA: Determination of Nonsignificance (DNS) previously issued during the Bellevue Nursery Comprehensive Plan Amendment (CPA) process. https://development.bellevuewa.gov/UserFiles/Server/Server_4779004/File/pdf/Land%20Use/18-103877-AC-Bellevue-Nursery-CPA.pdf The Environmental Coordinator has concluded that the DNS issued during the CPA process encompassed

more than this ordinance does because it reviewed the possible environmental impacts of a land use designation amendment from Single-Family High to Neighborhood Business rather than a LUCA which allows the garden supply retail and nursery uses to become legitimate. The DNS is only appealable as part of the City's action on the amendment to the Land Use Code. 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 Garden Supply Retail and Nursery Uses LUCA.

Date of Application: November 26, 2018

Completeness Date: January 28, 2019

Notice of Application Date: February 28, 2019

Applicant: City of Bellevue

Applicant Contact: Trish Byers, Code Development Manager, 425-452-4241, pbyers@bellevuewa.gov

Questions relating to the public hearing

process: Kyle Stannert, City Clerk, 425-452-6021