



Weekly Permit Bulletin

October 31, 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

NOTICE OF APPLICATION

[Wall Tree Trimming](#)

Location: 4320 171st Pl SE

Subarea: Newcastle

File Number: 19-126024-LO

Description: Application for Critical Areas Land Use Permit approval to conduct vegetation management operations within a steep slope critical area at the subject site. A vegetation management plan is included with this application and includes habitat snag creation, invasive species removal, and native plant installation.

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

Date of Application: October 4, 2019

Completeness Date: October 17, 2019

Applicant Contact: Richard McCune, 425-260-0602, rbmccune@gmail.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@Bellevuewa.gov

Notice of Decision

NOTICE OF PUBLIC HEARING AND THRESHOLD DETERMINATION

[Temporary Encampment Land Use Code
Amendment – Integrated SEPA and GMA Action](#)

Location: Citywide

Neighborhood: Citywide

File Number: 18-123567-AD

Public Hearing: NOTICE IS HEREBY GIVEN that the **Bellevue City Council** will hold a public hearing during its 8:00 p.m. Regular Session on **Monday, November 18, 2019**, in the City Council Chamber in Bellevue City Hall, 450 110th Ave NE, Bellevue.

Description: Development of this Temporary Encampment Land Use Code Amendment (LUCA) is authorized to update Land Use Code Chapter 20.30U, which covers permitting of temporary encampments hosted by religious organizations on their property and is following the adoption process for a development regulation under the State Growth Management Act (GMA) integrated with review required under the State Environmental Policy Act (SEPA). The staff report analyzing the LUCA against decision criteria for amendment to the text of the Land Use Code and summarizing the environmental effects of the proposal is attached. This LUCA is intended to eliminate the need to refer to both Chapter 20.30U LUC and the provisions of an existing Consent Decree when administering temporary encampments in the City. It is intended to result in greater consistency, predictability and ease of implementation for future temporary encampments in the City. A copy of the Public Hearing Draft Temporary Encampment LUCA and the associated Environmental Checklist is included with this notice.

This integrated SEPA/GMA action also incorporates by reference the materials included at the following link: Further information on this topic may be found at:

<https://bellevuewa.gov/discover-bellevue/about-us/hot-topics-initiatives/homelessness-in-bellevue/temporary-encampment>

Approvals Required: City Council approval

SEPA: 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 Temporary Encampment LUCA.

Commenting on the draft Temporary Encampment LUCA: Any person may participate in the public hearing by submitting written comments to the City Council in care of Charmaine Arredondo, 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 Toni Pratt, Senior Land Use Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, Washington, 98009-9012 or by e-mail to

TempEncampmentLUCA@bellevuewa.gov .

Comments must be received by 5:00 p.m. on November 18, 2019. All written comments received by the City Clerk or Toni Pratt will be transmitted to the City Council no later than the date of the public hearing.

Date of Application: August 24, 2018

Completeness Date: September 9, 2019

Notice of Application Date: September 12, 2019

Applicant Contact: Toni Pratt, City of Bellevue 425-452-5374, tp Pratt@bellevuewa.gov

Planner: Peter Rosen, 425-452-5210, prosen@bellevuewa.gov

Code Amendment Project Email:

TempEncampmentLUCA@bellevuewa.gov

Questions relating to the public hearing

process: Charmaine Arredondo, City Clerk, 425-452-6466

NOTICE OF DECISION

[Hertzberg Landscaping](#)

Location: 16421 SE 17th St

Subarea: Southeast Bellevue

File Number: 19-109858-LO

Description: Critical Areas Land Use Permit approval to restore a wetland and buffer through

vegetation management and address unpermitted placement of wood mulch that was intended to control an invasive species.

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: November 14, 2019, 5 PM.

Date of Application: April 5, 2019

Completeness Date: May 3, 2019

Notice of Application Date: May 23, 2019

Applicant Contact: Marv Hertzberg, 425-283-8314, marvhertzberg@comcast.net

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

[The Flats at 15th Project Level SEPA](#)

Location: 1457 156th Ave NE & 15516 NE 15th Place

Subarea: Crossroads

File Number: 19-112913-LM

Description: Land Use approval of Preliminary SEPA review of the proposed construction of four, four story residential buildings, comprised of 22 units. Review includes associated utility and infrastructure 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: November 14, 2019, 5 PM.

Date of Application: May 10, 2019

Completeness Date: May 15, 2019

Notice of Application Date: May 30, 2019

Applicant Contact: Jeff Peterson, Toll Brothers, 425-825-5348 ex-160, jpeterson@tollbrothers.com

Planner: Leah Chulsky, 425-452-6834

Planner Email: lchulsky@bellevuewa.gov