



Weekly Permit Bulletin

June 23, 2016

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.

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 (available from the Office of the City Clerk).
- 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:

Please access our city website at www.bellevuewa.gov and click on Check Status / Weekly Permit Bulletin / Alerts. 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

[Highland Village Townhomes](#)

Location: 600 146th Ave NE

Subarea: Wilburton/NE 8th St.

File Number: 16-124908-LD

Description: Application for Design Review approval to demolish a 76-unit (12 building) apartment complex and construct an 87-unit (19 building) townhome development. This notice serves as clarification to the notice of application published on April 21, 2016. It clarifies the project description and actions covered under the SEPA application.

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.

Minimum Comment Period Ends: July 7, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 23, 2016

Completeness Date: March 22, 2016

Applicant: Anna Thompson

Applicant Contact: Lis Soldano, IS Property Investments, LLC, 206-728-6521

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

[Sound Transit East Link Spring District/120th Station](#)

Location: 120th Ave NE to 124th Ave NE

Neighborhood: Bel Red

File Number: 16-128731-LD

Description: Sound Transit is requesting a Design and Mitigation Permit for the portions of its East Link light rail transit system that will be within the Spring District from 120th Ave NE to 124th Ave NE. This application includes the proposed Spring District/120th Station. Design and Mitigation Permit review is a mechanism by which the City shall ensure that the design and proposed mitigation for temporary and permanent impacts of a regional light rail transit system and facility is consistent with:

- a. The Comprehensive Plan including without limitation Light Rail Best Practices; and the policies set forth in Land Use Code (LUC) 20.25M.010.B.7; and
- c. All applicable standards and guidelines contained in City Codes including the procedures related to involvement of a Citizens Advisory Committee (CAC) as required by LUC 20.25M.035.

Sound Transit must also demonstrate compliance with Design and Mitigation Permit decision criteria as outlined in LUC 20.25M.030.C.3. Design and Mitigation Permit approval is a Process II Administrative Decision subject to the requirements of LUC 20.35.200 - 250.

Approvals Required: Design and Mitigation Permit approval and ancillary permits and Approvals

SEPA: Final Environmental Impact Statement issued July 15, 2011, Final Supplemental Environmental Impact Statement, and SEPA Addendum to the Final Environmental Impact Statement prepared by Sound Transit

Minimum Comment Period Ends: July 7, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 1, 2016

Completeness Date: April 15, 2016

Applicant: Sound Transit

Applicant Contact: Justin Laeson, Sound Transit, 206-903-7566

Contact Email: justin.lacson@soundtransit.org
Planner: Matthews Jackson, 425-452-2729
Planner Email: mjackson@bellevuewa.gov

NOTICE OF APPLICATION

Residences at Wilburton Park

Location: 11918 SE 5th St
Subarea: Wilburton/NE 8th St.
File Number: 16-132106-LD, 16-132108-LS, and 16-132110-LO
Description: Application for Design Review Permit approval, Critical Areas Land Use Permit approval and Land Use Code Variance approval to construct eight single-family units and 11 multi-family units on a site consisting of 16 undeveloped lots in the R-20 and R-10 zones adjacent to Wilburton Hill Community Park.

- The project is within the Transition Area Design District and the proposal requires a Design Review application (16-132106-LD) with SEPA.
- The project proposes a Variance from the Land Use Code (16-132108-LS) to deviate from zoning dimensional requirements.
- The project proposes to construct eight homes through the reasonable use exception process, modify geologically hazardous critical areas and reduce top-of-slope buffers and toe-of-slope setbacks through a Critical Areas Land Use Permit application (16-132110-LO).

Approvals Required: Design Review approval, Land Use Code Variance 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 7, 2016, 5 PM. Refer to page one for information on how to comment on a project.
Date of Application: May 13, 2016
Completeness Date: June 10, 2016
Notice of Application Date: June 23, 2016
Applicant: Ming Zhang, Property Owner
Applicant Contact: Brad Smith, MZA, 425-559-7586, brad.smith@mza-us.com
Planner: Reilly Pittman, 425-452-4350
Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

Worzel Accessory Structure

Location: 2399 Killarney Way
Neighborhood: Southwest Bellevue
File Number: 16-132374-LO
Description: Application for a Critical Areas Land Use Permit approval to modify a shoreline structure setback, steep slope area, and 75-foot toe-of-slope structure setback to construct an accessory structure with a footprint of 990 square feet. Approximately 280 square feet of the structure footprint is within the shoreline structure setback, and 145 square feet is within the steep slope critical area.
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: July 7, 2016, 5 PM. Refer to page one for information on how to comment on a project.
Date of Application: May 18, 2016
Completeness Date: June 9, 2016
Applicant Contact: David Bennett, Bennett Lavacot Architecture, 206-328-4389
Planner: Nick Whipple, 425-452-4578
Planner Email: nwhipple@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Coal Creek Parkway Trailhead

Location: 4551 Coal Creek Pkwy SE
Subarea: Newport Hills
File Number: 15-125733-LO
Description: Critical Areas Land Use Permit approval to modify and expand existing gravel parking area to provide new paved parking within wetland and stream buffers near Coal Creek.
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 7, 2016, 5 PM. Refer to page one for information on how to appeal a project.
Date of Application: October 23, 2015
Completeness Date: November 20, 2015

Notice of Application Date: January 28, 2016
Applicant Contact: Geoff Bradley, City of Bellevue Parks and Community Services, 425-452-2740, gbradley@bellevuewa.gov
Planner: Reilly Pittman, 425-452-4350
Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

[Bell Residence Height Variance](#)

Location: 1302 102nd Ave NE

Neighborhood: North Bellevue

File Number: 15-130015-LS

Description: Land Use Code Variance approval for a new single family residence. Due to the non-conforming size of the lot, this variance permits the proposed new home to exceed the height restriction per 20.20.070.B.

Approvals Required: Land Use Code Variance approval and ancillary permits and approvals

Deci15-1sion: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: July 7, 2016, 5 PM.

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

Date of Application: December 18, 2015

Completeness Date: January 8, 2016

Notice of Application Date: January 14, 2016

Applicant: Peter Strandell

Applicant Contact: Peter Strandell, Madrona Custom Homes, 425-828-6771,

peter@madronacustomhomes.com

Planner: Carol Orr, 425-452-2896

Planner Email: corr@bellevuewa.gov