



Weekly Permit Bulletin

January 9, 2020

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

[McDonald Tree Removal](#)

Location: 1202 134th Ave NE

Subarea: Wilburton/NE 8th St.

File Number: 19-128523-GJ

Description: Land Use review of a proposal to remove and mitigate five (5) hazardous trees located within the 50-foot stream buffer of Kelsey Creek. The proposal is supported by a replacement replanting plan and a Tree Hazard Declaration Form completed by an ISA Certified Arborist.

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: January 23, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 4, 2019

Completeness Date: January 2, 2020

Applicant Contact: Bruce MacCoy, Consulting Arborist, 425-246-5778,

ConsultingArborist.USA@gmail.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@Bellevuewa.gov

NOTICE OF APPLICATION

[12385 Northup Way PS#08186](#)

Location: 12385 Northup Way

Subarea: Bel-Red

File Number: 19-130369-LO

Description: Application for Critical Areas Land Use Permit approval to modify a wetland buffer and buffer setback to construct a four-story internally served self-service storage building and associated site and circulation improvements.

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: January 23, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 22, 2019

Completeness Date: December 19, 2019

Applicant: Scott Nicholson, MG2, 206-962-6521, scott.n@mg2.com

Planner: Mark Brennan, 425-452-2973

Planner Email: mcbrennan@bellevuewa.gov

NOTICE OF APPLICATION

Cook Property

Location: 1860 140th Avenue SE

Subarea: Southeast Bellevue

File Number: 19-130607-LN

Description: Application for Preliminary Short Plat approval to subdivide a single 1.34-acre parcel into six individual lots in the R-5 Land Use District.

Approvals Required: Preliminary Short Plat approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: January 23, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 27, 2019

Completeness Date: December 19, 2019

Applicant: Mike Walsh, Terrene Homes, 425-822-8848, mike@terreneventures.com

Planner: Mark Brennan, 425-452-2973

Planner Email: mcbrennan@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Jiang Dead Tree Removal](#)

Location: 3720 140th Ave NE

Subarea: Bridle Trails

File Number: 18-125004-GJ

Description: Land Use approval to remove two (2) hazardous trees and to create habitat snags from six (6) hazardous trees within a stream buffer associated with Kelsey Creek, a Type-F stream. The proposal is supported by hazard assessments conducted by an ISA Certified Arborist and a replanting plan.

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: January 23, 2020, 5 PM.
Refer to page one for information on how to comment on a project.

Date of Application: September 20, 2018

Completeness Date: October 23, 2018

Notice of Application Date: November 8, 2018

Applicant: Hailin Jiang, 425-442-7966,
hailinjiang@gmail.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF DECISION

[RBT Short Plat](#)

Location 3350 161st Ave SE

Subarea: Eastgate

File Number: 19-110471-LN

Description: Land Use approval to subdivide a 6-acre parcel into 2 parcels; Parcel 1 sized at 2.8 acres and Parcel 2 at 3.2 acres. The site is zoned Office/Limited Business 2 (OLB2) and is currently developed with 2 commercial buildings which would remain and be located on the separate lots. No development or expansion of the existing commercial buildings is proposed with the short plat application.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued.

Appeal Period Ends: January 23, 2020
Refer to page one for information on how to appeal a project.

Date of Application: April 17, 2019

Notice of Application Date: May 16, 2019

Applicant Contact: Joleen Peterson, JMJ Team,
206-596-2020, joleen@jmjteam.com

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF DECISION

[Giannetti Residence](#)

Location: 2009 West Lake Sammamish Parkway SE

Subarea: Southeast Bellevue

File Number: 18-132328-LO and 19-112067-LS

Description: Critical Areas Land Use Permit approval to construct a single-family residence on an undeveloped property encumbered by a 100-foot stream buffer, steep slope critical areas, 50-foot top-of-slope buffer and 75-foot toe-of-slope setback. Per Land Use Code (LUC) 20.25H.200 the site does not have at least 2,625 square feet of buildable area outside of critical areas and buffers and therefore any development proposed on this site is allowed per a Reasonable Use Exception (RUE). The proposal includes a variance for lot coverage to establish the reasonable use allowed by code.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: January 23, 2020, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: December 17, 2018 and April 24, 2019

Completeness Date: January 14, 2019

Notice of Application Date: May 30, 2019

Applicant: Daniele Giannetti

Applicant Contact: Nicole Mecum, Encompass Engineering and Surveying, 425-392-0250,
nmecum@encompasses.net

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF DECISION

[Mishra Residence](#)

Location: 1855 West Lake Sammamish Parkway SE

Subarea: Southeast Bellevue

File Number: 19-105626-LS and 19-105627-LO

Description: Critical Areas Land Use Permit approval to construct a single-family residence on an undeveloped property encumbered by a 100-foot stream buffer, steep slope critical areas, 50-foot top-of-slope buffer and 75-foot toe-of-slope setback. Per Land Use Code (LUC) 20.25H.200 the site does not have at least 2,625 square feet of buildable area outside of critical areas and buffers and therefore any development proposed on this site is allowed per a Reasonable Use Exception

(RUE). The proposal includes a variance for lot coverage to establish the reasonable use allowed by code.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: January 23, 2020, 5 PM.

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

Date of Application: February 15, 2019

Completeness Date: May 10, 2019

Notice of Application Date: May 23, 2019

Applicant Contact: Chad Whittle, Monsef Donogh Design Group, 253-376-9769,

chad@monsefdesign.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov