



Weekly Permit Bulletin

December 10, 2020

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

****IMPORTANT INFORMATION****

In order to slow the spread of the novel coronavirus (COVID-19) and minimize infections, Bellevue City Hall has been closed to public access until further notice. For more information <https://bellevuewa.gov/city-government/departments/development>

How to use this Bulletin

To learn more about a project:

- Click the name of the project to view digital plans.
- Submit online a request to review the project file <https://bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records>
- Call the planner assigned to the project to make arrangements to review the project files. [Development Services Department Contacts](#)

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](#)
- To file an appeal electronically please email to cityclerk@bellevuewa.gov and cc: hearingexaminer@bellevuewa.gov or mailing to Bellevue City Hall, Attn: City Clerk, P.O. Box 90012, Bellevue WA 98009-9012
- 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:

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE



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

[Reduced Minimum Residential Parking Land Use Code Amendment](#)

Location: City-Wide

Subarea: City-Wide

File Number: 20-110291-AD

Description: Land Use Code Amendment (LUCA) to amend chapters 20.20 General Development Requirements, 20.25 Special and Overlay Districts and 20.50 Definitions to establish provisions for reduced minimum parking requirements for certain housing developments located near frequent transit service.

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: December 24, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 18, 2020

Completeness Date: May 18, 2020

SEPA Planner: Peter Rosen, Senior Environmental Planner, Development Services Department, 425-452-5210; prosen@bellevuewa.gov

Applicant Contact: Kristina Gallant, Senior Planner, Development Services Department, 425-452-6196, kgallant@bellevuewa.gov

NOTICE OF APPLICATION

[Brown-Divine Residence](#)

Location: 17769 SE 60th St.

Subarea: Newcastle

File Number: 20-120675-LO

Description: Application for Critical Areas Land Use Permit approval to construct a new single-family residence, driveway, and associated improvements on an undeveloped site with a Type-N stream and steep slope critical areas. The proposal will impact 5,972 square feet of the 75-foot structure setback from the toe-of-slope as well disturb the 15-foot structure setback from the stream buffer. Mitigation of impacts is proposed through planting within the 50-foot stream buffer.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: December 24, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 5, 2020

Completeness Date: December 3, 2020

Applicant: Steven Brown, Property Owner

Applicant Contact: Craig Krueger, Core Design, 425-885-7877, cjk@coredesigninc.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[42nd Place Utility Extension](#)

Location: 17314 SE 42nd Pl.

Subarea: Newcastle

File Number: 20-120905-LO

Description: Land Use review of a proposal to extend an eight-inch diameter public sewer line in an easement across private properties to allow sewer connection of existing single family residence due to failing septic system. The applicant is required to extend public sewer which will allow future construction on off-site lots to connect to sewer. 180 lineal feet of the

proposed sewer is located in the 50-foot top-of-slope buffer from a steep slope critical area and is within an existing driveway which will be installed by traditional trenching methods. 220 lineal feet of sewer is proposed to be installed by horizontal drilling under steep slope critical areas to minimize disturbance.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: December 24, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 10, 2020

Completeness Date: December 8, 2020

Applicant Contact: John Petrie, Ryan, Swanson, and Cleveland, 206-654-2271, petrie@ryanlaw.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[148th Ave Condos](#)

Location 110 148th Ave NE

Subarea: Crossroads

File Number: 19-113487-LO

Description: Critical Areas Land Use Permit approval to construct eleven (11) single-family detached residences on an 8.74 acre site. The undeveloped site is bisected by Kelsey Creek (Type-F fish bearing stream and associated floodplain) and includes ten (10) wetlands. Due to the extent of critical area buffers, the proposal requires a reasonable use exception which limits the development area to 10% (0.874 acres) of the total site area. The proposal would impact 14,486 SF of wetland buffers and fill one Category IV wetland (780 SF). To mitigate for project impacts, the proposal would enhance 33,972 SF of wetland buffer, enhance 10,967 SF of existing wetland, create 2,373 SF of new wetland area, and add 1,205 SF of wetland buffer area.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance

Appeal Period Ends: December 24, 2020

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

Date of Application: May 21, 2019

Notice of Application Date: June 21, 2019

Applicant: Greg Arms, Milestone NW

Applicant Contact: Greg Arms, Milestone NW, greg@milestonenw.com, 206-8174192

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF THRESHOLD

DETERMINATION

[Programmatic SEPA for Utility Infrastructure](#)

Location: City-Wide

Subarea: City-Wide

File Number: 20-108879-LM

Description: Land Use review of a programmatic SEPA proposal for City of Bellevue Utilities replacement or installation of water, sewer, and storm pipes and their appurtenances to exceed twelve inches in diameter within public rights of way and or public easement. This proposal is consistent with programmatic SEPA Determination of Non-Significance for pipe sizes that was last issued in 2014.

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: December 24, 2020, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: May 12, 2020

Completeness Date: June 9, 2020

Notice of Application Date: July 2, 2020

Applicant Contact: James Nicolls, City of Bellevue Utilities, 425-452-2869,

jbnicolls@bellevuewa.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

[Professor Moore's Visiting Scholar Room Rental – Home Occupation](#)

Location: 22 130th Ave SE

Neighborhood: Wilburton/NE 8th St

File Number: 20-113901-LH

Description: Land Use approval of a Home Occupation Permit to rent a room within the residence as a short-term rental. The applicant proposes to rent a room to visiting professors and graduate students who need housing when visiting for conferences or workshops. No exterior or interior alterations of the home are proposed.

Decision: Approval

SEPA: Exempt

Date of Application: September 9, 2020

Completeness Date: October 7, 2020

Applicant: Adam Moore, moore2@uw.edu

Planner: Kenneth George, 425-452-5264

Planner Email: kgeorge@bellevuewa.gov

NOTICE OF DECISION

[Adam Pristera – Home Occupation](#)

Location: 10710 NE 10th St #1407

Subarea: Downtown Bellevue

File Number: 20-108366-LH

Description: Approval of a Home Occupation Permit with home office and client visits, for online E-commerce sales of firearms, apparel, and other sporting goods. The client visits are intended to legally provide services to the owners friends & family, there will essentially be no daily client visits to the general public. Shipments have been arranged with a UPS address to direct all business packages to that location to ensure a safer method of package delivery. If parking is necessary there are approximately 30 parking spots available with open access to retail and guest parking, handicap and electric car charging spaces are also available.

Decision: Approval

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: December 24, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 29, 2020

Completeness Date: April 29, 2020

Notice of Application Date: June 18, 2020 , July 16, 2020, and November 12, 2020.

Applicant: Adam Pristera,

Support@thegunmanshow.com

Planner: Myles Long, 425-452-2044

Planner Email: mblong@bellevuewa.gov