



Weekly Permit Bulletin

October 21, 2021

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

Bellevue City Hall is now open for limited services and hours. For more information:
development.bellevuewa.gov

How to use this bulletin

To learn more about a project:

- Click the name of the project to view digital documentation.
- Submit a request online to review the project file at Bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records
- Call the planner assigned to the project to arrange to review the project files. The planner's contact information is in the notice.

To comment on a project:

- Send your comments in writing to the Development Services Department. 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 or SEPA determination:

- 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](#).
- 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 Shoreline Hearing Board at 360-459-6327.

Receive the bulletin by email

Go to the Weekly Permit Bulletin page on our city website at bellevuewa.gov/permit-bulletin. Click the Subscribe button to join the mailing list. You will continue to receive the bulletin weekly until you unsubscribe from this service.

How to reach us

450 110th Ave NE | 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.

[View a larger Neighborhood map](#)



For alternate formats, interpreters, or reasonable accommodation requests please phone at least 48 hours in advance 425-452-6800 (voice) or email servicefirst@bellevuewa.gov. For complaints regarding accommodations, contact City of Bellevue ADA/Title VI Administrator at 425-452-6168 (voice) or email ADATitleVI@bellevuewa.gov. If you are deaf or hard of hearing dial 711. All meetings are wheelchair accessible.

General Information Regarding Use of Optional DNS Process

When the SEPA field indicates a Determination of Non-significance (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.

Notices of Application

NOTICE OF APPLICATION

Project Name: [Havenwood Short Plat](#)

Location: 14025 NE 6th Place and 14045 NE 6th Place

Neighborhood Area: Wilburton

File Number: 21-101435-LN & 21-108853-LO

Description: Land Use review of a Preliminary Conservation Short Plat and Critical Areas Land Use Permit proposing to subdivide two properties totaling 4.86 acres into nine lots on a site with a Category III Wetland. Due to the critical areas on the property the proposed short plat is required to meet the requirements in LUC 20.45B for conservation short subdivisions and requirements in LUC 20.25H for critical areas.

Approvals Required: Preliminary Short Plat approval, Critical Areas Land Use Permit approval, and ancillary permits and approvals

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

Minimum Comment Period Ends: November 4, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: Permit No. 21-101435 LN - October 1, 2021 , Permit No. 21-108853 LO October 1, 2021

Completeness Date: October 14, 2021

Applicant Contact: Gina Estep, Murray Franklin Homes, 425-466-9438, ginae@murrayfranklyn.com

City Planner Contact: Kimo Burden, 425-452-5242, CBurden@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Frumkin Conservation Short Plat](#)

Location: 2824 West Lake Sammamish Parkway SE

Neighborhood Area: West Lake Sammamish

File Number: 21-118713-LN

Description: Application for Land Use approval of a Preliminary Conservation Short Plat permit to subdivide an approximately .46-acre site in an R-5 zoning district into two single family parcels. The site has shoreline frontage and is within the shoreline jurisdiction of Lake Sammamish. The

lake has a mapped 100-year floodplain which extends onto the project site and is a designated critical area..

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

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

Minimum Comment Period Ends: November 4, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 26, 2021

Completeness Date: September 24, 2021

Applicant Contact: Ronald Frederiksen, Eastside Consultants, Inc., 425-392 5351, rfrederiksen@eastsidesonsultants.com

City Planner Contact: Drew Folsom, 425-452-4441, DFolsom@bellevuewa.gov

Notices of Courtesy Hearing

NOTICE OF COURTESY HEARING

Project Name: Clean-Up Land Use Code Amendment

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 21-118294-AD

Description: NOTICE IS HEREBY GIVEN that the **East Bellevue Community Council** will hold a courtesy hearing during its regular meeting on **Tuesday, November 2, 2021, at 6:30 PM** to amend Land Use Code chapters 20.10 Land Use Districts, 20.20 General Development Requirements, 20.25 Special and Overlay Districts, and 20.50 Definitions for general clean-ups to improve clarity and internal LUC consistency, and correct inaccurate or outdated citations.

SEPA: Exempt

Courtesy Hearing: November 2, 2021, 6:30 PM

Hearing Info: The courtesy hearing will be held via Zoom Webinar. Details on how to view the meeting and provide written and oral communication at the public hearing will be provided on the published agenda and can be found at <https://bellevue.legistar.com/Calendar.aspx>.

Any person may participate in the courtesy hearing by submitting written comments to the East Bellevue Community Council in care of Karin Roberts, Deputy City Clerk, ebcc@bellevuewa.gov or P.O. Box 90012, Bellevue, WA 98009.

Written comments will also be accepted by mail to Kristina Gallant, Senior Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to kgallant@bellevuewa.gov.

Comments must be received by 3:00 PM on November 2, 2021. All written comments timely received by the City Clerk or Senior Planner will be transmitted to the East Bellevue Community Council no later than the date and time of the public hearing.

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

Notices of Decision

NOTICE OF DECISION

Project Name: [Shelter Short Plat](#)

Location: 10125 NE 16th Pl

Neighborhood Area: North Bellevue

File Number: 20-110570-LN

Description: Approval of a preliminary short plat to subdivide an existing 27,084 SF single-family lot into two single-family parcels measuring 15,304 SF (Lot 1) and 11,094 SF (Lot 2) in the R-3.5 zoning district.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: November 4, 2021, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 22, 2020

Completeness Date: July 19, 2020

Notice of Application Date: August 13, 2020

Applicant: Jen Kim

Applicant Contact: Kelly Hallstrom, Medici Architects, (425) 453-9298, kelly@mediciarchitects.com

City Planner Contact: Richard Hansen, 425-452-2739, RHansen@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Bucklin Pier](#)

Location: 2452 W Lake Sammamish Pkwy SE

Neighborhood Area: West Lake Sammamish

File Number: 21-106615-WG

Description: Shoreline Substantial Development Permit approval of a proposal on Lake Sammamish to remove an existing 284 square-foot residential pier, and to construct a new, 477 square-foot residential pier. The proposal also includes the location and installation of one (1) pier-mounted personal watercraft lift and one (1) ground-based, covered boatlift.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

SEPA Appeal Period Ends: November 4, 2021, 5 PM. Refer to page one for information on how to appeal a project.

Shoreline Permit Appeal Period: 21-days from the date Department of Ecology receives this decision

Date of Application: March 26, 2021

Completeness Date: May 7, 2021

Notice of Application Date: May 20, 2021

Applicant: Denica Bucklin

Applicant Contact: Gregory Ashley, Ashley Shoreline Design & Permitting, 425-957-9381, greg@shoreline-permitting.com

City Planner Contact: David Wong, 425-452-4282, DWong@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Kepron Deck](#)

Location: 17232 SE 43rd St

Neighborhood Area: Eastgate

File Number: 21-108599-LO

Description: Critical Areas Land Use Permit approval of a proposal to construct a 492 square-foot deck addition within a 50-foot steep slope buffer. The proposal is supported by a critical areas report, geotechnical report, and mitigation plan.

Decision: Approval

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: November 4, 2021, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: May 7, 2021

Completeness Date: May 27, 2021

Notice of Application Date: June 3, 2021

Applicant Contact: David Gilchrist, David Gilchrist Architects, 425-417-8492, david@dgilchristarchitect.com

City Planner Contact: David Wong, 425-452-4282, DWong@bellevuewa.gov

Notices of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Noxious Weed Management](#)

Location: 1661 173rd Ave NE

Neighborhood Area: Northeast Bellevue

File Number: 21-110480 GJ

Description: Land Use approval of a clearing and grading permit with critical areas to remove noxious weeds, plant debris and mitigate the previous removal of two fruit trees. The previous unpermitted work and the proposed work is located in a stream buffer, steep slope critical area, Native Growth Protection Area and a Retained Vegetation Area. The proposed scope of work is related to the Code Enforcement Action No. 21-109096 EA.

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 4, 2021, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 17, 2021

Completeness Date: June 23, 2021

Notice of Application Date: July 1, 2021

Applicant Contact: Sarath Sivadasan sarcyber@gmail.com

City Planner Contact: Kimo Burden, 425-452-5242, CBurden@bellevuewa.gov

Notice of Recommendation and Public Hearing

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

Project Name: [Congregations for the Homeless](#)

[CFH Attachments A & B](#)

[CFH Attachments C - F](#)

Location: 13668 SE Eastgate Way

Neighborhood Area: Eastgate

File Number: 21-100169-LB

Description: Recommendation to the Hearing Examiner for the approval of the Congregations for the Homeless (CFH) permanent, overnight, 100 bed shelter within a three-story wood frame building that will include a 125-person day center and offices for supportive services and CFH administration. The day center portion will include bathrooms, medical room, storage/donation areas, staff/guest laundry, meeting rooms, and CFH workspaces. The main level will incorporate a full kitchen, dining area, bathrooms, and offices/workspace for service providers. This level will also contain the main entry to the building which is accessed from an elevated walkway, and direct access to the CFH exterior recreation area. The shelter portion of the project will contain bathrooms and showers, guest laundry, respite spaces, storage, and operable divider(s) to separate sleeping areas as needed. Outdoor areas will incorporate space for gardening, observing nature, seating and a designated covered smoking area.

Recommendation: 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 4, 2021, 5 PM. Refer to page one for information on how to appeal a project.

Virtual Public Hearing: November 4, 2021, 6 PM

The public may participate in the hearing by either submitting written comments or by joining the hearing remotely to provide oral comments. Submit written comments via email to

hearingexaminer@bellevuewa.gov by 3:00 p.m. on Thursday, November 4, 2021. Click the

following link to sign-up to provide oral testimony at the public hearing:

<https://bellevuewa.gov/hearing-examiner-public-hearing>. Sign-up closes at 3:00 p.m. on November 4, 2021.

Date of Application: January 6, 2021

Completeness Date: January 12, 2021

Notice of Application Date: January 21, 2021

Applicant Contact: Linda Hall, Congregations for the Homeless, 425-495-0015

City Planner Contact: Toni Pratt, 425-452-5374, TPratt@bellevuewa.gov

Notice of Public Hearing

NOTICE OF PUBLIC HEARING

Project Name: [NE 8th Street Partners Rezone](#)

Location: 13635 and 13655 NE 8th Street

Neighborhood Area: Wilburton / NE 8th Street

File Number: 21-104902-LQ

Description: Recommendation for East Bellevue Community Council approval for a site specific rezone of two adjacent parcels on NE 8th Street. The two parcels are approximately 40,570 SF and are proposed to be rezoned from Office (O) to Multi-Family Residential (R-30). An amendment to the City's Comprehensive Plan to amend the Wilburton/NE 8th Street Subarea plan map from Office (O) to Multi-Family High Density (MF-H) was approved under Ordinance 6560 in December of 2020. Bellevue City Council approved this rezone under Ordinance 6608 in October of 2021

Approvals Required: EBCC Community Council approval and ancillary permits and approvals

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: The current proposal is within the same scope as previously approved Comprehensive Plan Amendment, and is therefore relying upon the SEPA Threshold DNS previously issued under permit #20-102741-AC on October 8, 2020

Courtesy Hearing: November 2, 2021, 6:30 PM; East Bellevue Community Council Courtesy Hearing

Hearing Info: The courtesy hearing will be held virtually via Zoom Webinar. Details on how to view the meeting, and provide written comments or sign up to provide oral testimony at the courtesy hearing, will be provided on the published agenda and can be found at:

<https://bellevue.legistar.com/Calendar.aspx>.

Date of Application: March 10, 2021

Completeness Date: April 2, 2021

Notice of Application Date: May 20, 2021

Notice of Decision Date: August 5, 2021

Date of Bellevue City Council approval: October 11, 2021

Applicant Contact: Harold Moniz, Collins Woerman, 206-351-3088,
HMoniz@collinswoerman.com

City Planner Contact: Carol Orr, 425-452-2896, COrr@bellevuewa.gov