



Weekly Permit Bulletin

September 2, 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: [Repair and Replace Mailbox Access Path and Parking](#)

Location: 450 W Lake Sammamish Pkwy SE

Neighborhood Area: West Lake Sammamish

File Number: 21-101229-LO

Description: Application for Land Use approval of a Critical Areas Land Use Permit for replacement of an existing decaying timber and rebar step path and rock wall through a regulated steep slope critical area. The path leads from the existing driveway up to the mailboxes along West Lake Sammamish Parkway SE. Replacement of steps and rock will be with CMU retaining stones. The dirt right-of-way area adjacent to the mailboxes will be leveled and covered with gravel and brick edging to improve parking and access to mailboxes.

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

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

Minimum Comment Period Ends: September 16, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 11, 2021

Completeness Date: August 9, 2021

Applicant Contact: Scott Robertson, 206-310-5283, info@rare-llc.com

City Planner Contact: Kenneth George, 425-452-5264, KGeorge@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [4015 147th Short Plat](#)

Location: 4015 147th Avenue SE

Neighborhood Area: Eastgate

File Number: 21-106569-LN

Description: Application for Preliminary Short Plat approval to subdivide one (1) existing 15,341 square foot lot into two (2) single-family residential lots. The existing residence will be demolished. Proposed Lot 1 will contain 8,174 square feet and proposed Lot 2 will contain 7,167 square feet.

Access to both lots is proposed via SE 41st Street by individual driveways. The property is zoned Single-Family Residential District (R-5).

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

SEPA: Exempt

Date of Application: March 26, 2021

Completeness Date: April 23, 2021

Applicant Contact: Venkata Vishnumolakala, 480-295-6357, vkvishnu@asu.edu

City Planner Contact: Kenneth George, 425-452-5264, KGeorge@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [New Image Creative Signs, Inc.](#)

Location: 4549 125th Avenue SE

Neighborhood Area: Newport

File Number: 21-116111-LH

Description: A request for approval of a Home Occupation Permit to establish New Image Creative Signs Inc. business within the residence on a property zoned Single-Family Residential (R-2.5) District, pursuant to LUC 20.30N. The home occupation is proposed to operate between 9 AM-6 PM, with the parking and storage of two commercial vehicles, no non-resident employees and not more than two business-related delivery visits per day. This is related to open Enforcement Action 21-110541-EA.

Approvals Required: Home Occupation Permit approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: September 10, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: July 26, 2021

Completeness Date: August 27, 2021

Applicant Contact: Shari and Gregory Rust, Property Owners, 206-406-3437, shari@newimagecreative.com

City Planner Contact: Jordan Borst, 425-452-6997, JBorst@bellevuewa.gov

RE-NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Glendale Rezone](#)

Location: 13440 Main Street

Neighborhood: Wilburton/NE 8th St.

File Number: 21-104464-LQ

Description: Land Use review of a proposed rezone for a portion of the Glendale Country Club to be rezoned from R-1 to R-10. This re-notice is to ensure complete public notice of the proposal and public meeting.

Approvals Required: Rezone and ancillary permits and approvals

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance was issued on October 8, 2020

Minimum Comment Period Ends: September 16, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: September 8, 2021, 6:30 PM; The East Bellevue Community Council courtesy hearing will be held virtually via Zoom webinar. Details on how to attend, 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 2, 2021

Completeness Date: March 30, 2021

Notice of Application Date: September 2, 2021

Applicant Contact: Brenda Barnes, Clark Barnes, 206-419-4518, bbarnes@clarkbarnes.com

City Planner Contact: Reilly Pittman, 425-452-4350, rpittman@bellevuewa.gov

NOTICE OF PUBLIC MEETING

Project Name: 111th Avenue Apartments

Location: 11027 NE 4th Street

Neighborhood Area: Downtown

File Number: 21-111258-LD

Description: Re-noticing the application for Land Use approval to notify the community of a public meeting. The project proposes an eight story residential project with 140 units and 112 parking spaces and approximately 830 square feet of active/service use space.

Approvals Required: Design Review approval and ancillary permits and approvals

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

Minimum Comment Period Ends: August 19, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Virtual Public Meeting: September 14, 2021, 6 PM

Meeting Info: Join Zoom Meeting

<https://cityofbellevue.zoom.us/j/99768830530>

Meeting ID: 997 6883 0530

Passcode: 724831

One tap mobile

+16699009128,,99768830530#,,,,*724831# US (San Jose)

+12532158782,,99768830530#,,,,*724831# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 997 6883 0530

Passcode: 724831

Find your local number: <https://cityofbellevue.zoom.us/j/adF2gqWGHZ>

Join by Skype for Business

<https://cityofbellevue.zoom.us/j/99768830530>

Date of Application: July 2, 2021

Completeness Date: July 29, 2021

Notice of Application Date: August 5, 2021

Applicant Contact: Scott Douglas, Link Design Group LLC, 425-298-0080,
Scott.Douglas@LinkDesignGroup.com

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

Notices of Decision

NOTICE OF DECISION

Project Name: [McGowan Retaining Wall](#)

Location: 1406 W Lake Sammamish Pkwy NE

Neighborhood Area: Northeast Bellevue

File Number: 21-102789-LO

Description: Land Use approval of a Critical Area Land Use Permit to address unpermitted excavation and construction of a wall at the toe of a steep slope critical area. The site will be restored to the condition that existed prior to construction with a new block wall installed in a similar location as the wall that was removed. All disturbance to the steep slope and toe-of-slope structure setback is to be restored with replaced soil and native vegetation.

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: September 16, 2021, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 11, 2021

Completeness Date: March 11, 2021

Notice of Application Date: March 18, 2021

Applicant: Ken and Kris McGowan

Applicant Contact: Kenny Booth, The Watershed Company, 425-957-1250,
kbooth@watershedco.com

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

NOTICE OF THRESHOLD DETERMINATION

Project Name: [THC LLC Residence](#)

Location: 96 Cascade Key

Neighborhood Area: Newport

File Number: 21-104458-WE

Description: Application for Land Use approval to repair thirty-eight (38) existing piles, replacing existing dock decking with thru-flow grated decking material and install one (1) dual jet ski lift.

Decision: Approval with Conditions

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

Appeal Period Ends: September 16, 2021, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 2, 2021

Completeness Date: April 2, 2021

Notice of Application Date: April 22, 2021

Applicant Contact: Kelsey Meyer, Seaborn Pile Driving Company, 206-360-1700, permits@seabornpiledriving.com

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

Notices of Public Hearing

NOTICE OF PUBLIC HEARING AND SEPA THRESHOLD DETERMINATION

Project Name: [Affordable Housing Density Bonus Land Use Code Amendment](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 21-102681-AD

Description: NOTICE IS HEREBY GIVEN that the Bellevue Planning Commission will hold a public hearing during its virtual meeting on Wednesday, September 22, 2021, to consider a Land Use Code Amendment to amend chapters 20.10 Land Use Districts, 20.20 General Development Requirements, 20.25 Special and Overlay Districts and 20.50 Definitions to establish a density bonus and additional modifications to other standards and requirements for affordable housing developments on certain public, non-profit or religious organization-owned properties.

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

Appeal Period Ends: September 14, 2021, 5 PM. Refer to page one for information on how to appeal a project.

Public Hearing: September 22, 2021, 6:30 PM

Hearing Info: The public hearing will be held virtually 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 public hearing by submitting written comments to the Planning Commission in care of Thara Johnson, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to

PlanningCommission@bellevuewa.gov before the public hearing, or by submitting written comments or signing up to make oral comments to the Planning Commission at the hearing.

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 September 22, 2021. All written comments timely received by the Comprehensive Planning Manager or Senior Planner will be transmitted to the Planning Commission no later than the date and time of the public hearing.

Date of Application: July 20, 2020

Completeness Date: July 20, 2020

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