



# Weekly Permit Bulletin

## July 28, 2022

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

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### 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](https://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](mailto:cityclerk@bellevuewa.gov) and cc: [hearingexaminer@bellevuewa.gov](mailto: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](http://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](mailto: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](mailto: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:** [15031 SE 65<sup>th</sup> Street Short Term Rental](#)

**Location:** 15031 SE 65<sup>th</sup> Street

**Neighborhood Area:** Newcastle

**File Number:** 22-113318-LH

**Description:** Application for Land Use approval for a Home Occupation Permit to rent one bedroom as a short term rental. No exterior or interior changes are proposed.

**Approvals Required:** Land Use approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** August 11, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 23, 2022

**Completeness Date:** July 13, 2022

**Applicant Contact:** Jing Lu, 206-696-6087, [laylj@hotmail.com](mailto:laylj@hotmail.com)

**City Planner Contact:** Sydney Prusak, 425-452-4856, [SPrusak@bellevuewa.gov](mailto:SPrusak@bellevuewa.gov)

### NOTICE OF APPLICATION

**Project Name:** [City of Bellevue Bogline Sanitary Sewer Rehabilitation](#)

**Location:** The project is located entirely within utilities easements on private properties and the right-of-way southeast of the intersection of 156<sup>th</sup> Ave SE and SE 11<sup>th</sup> St in the Lake Hills neighborhood.

**Neighborhood Area:** Lake Hills

**File Number:** 22-112105-LO

**Description:** Land Use review of a Critical Areas Land Use Permit for the City of Bellevue Utilities to replace the existing sanitary sewer pipeline and manholes on an easement within the backyards of 14 private properties, two Bellevue Parks properties and the side yards of three private residential properties. Approximately 1,455 linear feet of sewer pipe will be rehabilitated to eliminate inconsistencies and deficiencies within the system. The work will require excavation

and vegetation clearing with permanent disturbance to an on-site wetland and its associated buffer. An estimated 10-square feet will be permanently impacted while up to 23,100-square feet is anticipated to be temporarily impacted. Impacts are also anticipated within the Kelsey Creek Stream Buffer and floodplain boundaries. The proposal is supported by a Wetland report, Geotechnical report, and Critical Areas report.

**Approvals Required:** Critical Areas Land Use Permit, 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:** August 4, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 2, 2022

**Completeness Date:** June 16, 2022

**Applicant Contact:** Vanaja Rajah, City of Bellevue Utilities, 425-452-4881, [vrajah@bellevuewa.gov](mailto:vrajah@bellevuewa.gov)

**City Planner Contact:** Leticia Wallgren, 425-452-2044, [LWallgren@bellevuewa.gov](mailto:LWallgren@bellevuewa.gov)

## Notices of Application and Public Meeting

### RE-NOTICE OF APPLICATION

**Project Name:** [Green Theory](#)

**Location:** 12356 Northup Way – Parcel Number 2825059279

**Neighborhood Area:** BelRed

**File Number:** 22-104057-LA

**Reason For Re-Notice:** To install land use information sign.

**Description:** Land Use review of an Administrative Conditional Use Permit to allow a marijuana retail store to establish on the site. This project is being re-noticed for the installation of the public information sign located on-site.

**Approvals Required:** Administrative Conditional Use Permit approval, and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** August 11, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** September 15, 2022, 6 PM (LUC 20.35.227)

**Meeting Info:** Join Zoom Meeting

<https://cityofbellevue.zoom.us/j/87486092630>

**Meeting ID:** 874 8609 2630

**Passcode:** 628809

**Dial-In:** 1-253-215-8782

**Date of Application:** March 28, 2022

**Completeness Date:** June 13, 2022

**Applicant Contact:** Nicole Harter, Magellan Architects, 206-595-3956,  
[nicole@magellanarchitects.com](mailto:nicole@magellanarchitects.com)

**City Planner Contact:** Kimo Burden, 425-452-5242, [CBurden@bellevuewa.gov](mailto:CBurden@bellevuewa.gov)

## Notices of Decision

### NOTICE OF DECISION

**Project Name:** [Newport High School Modernization and Additions](#)

**Location:** 4333 Factoria Blvd SE

**Neighborhood Area:** Factoria

**File Number:** 21-121269-LI and 21-134304-LO

**Description:** Land Use review of an amendment to the existing Conditional Use Permit which proposes expansion, modernization, and circulation improvements to Newport High School. Also reviewed in this application is a Critical Areas Land Use Permit to construct improvements associated with pedestrian traffic, tree removal and expansion associated with disturbances to steep slope critical areas and their buffers and/or setbacks.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance issued on December 15, 2021 by the Bellevue School District

**Appeal Period Ends:** August 11, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** September 29, 2021 (Conditional Use Amendment) and December 15, 2021 (Critical Areas Permit).

**Completeness Date:** January 10, 2022

**Notice of Application Date:** February 17, 2022

**Applicant Contact:** Mark Gifford, NAC Architecture, 206-441-4522,  
[mgifford@nacarchitecture.com](mailto:mgifford@nacarchitecture.com)

**City Planner Contact:** Leticia Wallgren, 425-452-2044, [LWallgren@bellevuewa.gov](mailto:LWallgren@bellevuewa.gov)

### NOTICE OF DECISION

**Project Name:** [Bellevue School District \(BSD\) Transition New Home](#)

**Location:** 1814 152nd Ave NE

**Neighborhood Area:** Crossroads

**File Number:** 22-101749-LD

**Description:** Design Review approval to construct a new special school for the Evergreen Transition program operated by the Bellevue School District for 18-21 year old students with cognitive and/or physical disabilities. The school will provide a dedicated facility for vocational and life skills training curriculum and specialist resources. Work includes demolition of existing converted singled family residential structures (currently office uses), construction, of a new building , frontage improvements, and development of new bus and fire vehicle turnaround at the Highland Middle School property across the street (152<sup>nd</sup> Avenue NE).

**Decision:** Approval with Conditions

**SEPA:** Bellevue School District issued a a Determination of Non-Significance (DNS) on July 15, 2022.

**Appeal Period Ends:** August 11, 2022, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** February 23, 2022

**Completeness Date:** March 7, 2022

**Notice of Application Date:** March 24, 2022

**Applicant:** Bellevue School District, Jack McLeod, 425-456-4510, [McLeodja@bsd405.com](mailto:McLeodja@bsd405.com)

**Applicant Contact:** Thomas Wadkins, SMA, 425-455-3693, [thomas@sm-architects.net](mailto:thomas@sm-architects.net)

**City Planner Contact:** Lauren Anderson, 425-452-4241, [LAnderson@bellevuewa.gov](mailto:LAnderson@bellevuewa.gov)