



Weekly Permit Bulletin

July 7, 2022

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:

- 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 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: [10823 Residence Deck Remove](#)

Location: 10823 SE 12th ST

Neighborhood Area: West Bellevue

File Number: 22-111273-LO

Description: Land Use review of a Critical Areas Land Use Permit to replace an existing deck, remove one (1) significant Douglas fir tree that is located 2 feet from the house foundation, and make landscaping improvements within a 50-foot top-of-slope buffer from a steep slope critical area.

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

SEPA: Exempt

Minimum Comment Period Ends: July 21, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 11, 2022

Completeness Date: June 28, 2022

Notice of Application Date: July 7, 2022

Applicant: Yangfeng Yu, 360-389-7893, Merit Engineering, merit@meritengineering.com

City Planner Contact: Lauren Anderson, 425-452-4241, LAnderson@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [COBU W-117 170th Place Pressure Improvements](#)

Location: 1420 168th Ave SE, 925 170th PI SE; 925, 929, and 944 170th PI SE

Neighborhood Area: West Lake Sammamish

File Number: 22-112421-LO

Description: Critical Areas Land Use Permit review of a proposal to install a new 8-inch transmission water main of approximately 1,600 feet to provide increased water pressure to

residences along 170th PI SE. The proposed main will start near SE 9th St and 168th PI SE, and will continue east through Weowna Park utilizing an existing, unpaved driveway. The proposal is supported by a Geotechnical Report and a Critical Areas Study.

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

SEPA: Exempt

Minimum Comment Period Ends: July 21, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 31, 2022

Completeness Date: June 27, 2022

Applicant Contact: Keith Rogers, Davido Consulting Group, 206-523-0024 ext. 118, keith@dcgengr.com

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

NOTICE OF APPLICATION

Project Name: Quasi-Judicial Land Use Code Amendment (LUCA)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 22-113932-AD

Description: Amendments to the procedures section of Land Use Code (LUC) Chapter 20.35 Review and Appeal Procedures to remove Quasi-Judicial appeals to the City Council from Hearing Examiner Decisions and Recommendations in Process I and Process III land use matters.

Approvals Required: City Council approval

SEPA: Exempt

Minimum Comment Period Ends: July 21, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Public Hearing: To be scheduled. A public hearing on this topic before the City Council is anticipated in August 2022.

Date of Application: June 29, 2022

Completeness Date: June 29, 2022

City Contact: Kathy Gerla, City Attorney, 425-452-7220, KGerla@bellevuewa.gov

Notice of Determination, Environmental Impact Statement Scoping Period and Public Scoping Meeting

NOTICE OF DETERMINATION OF SIGNIFICANCE (DS)

NOTICE OF ENVIRONMENTAL IMPACT STATEMENT SCOPING PERIOD

NOTICE OF PUBLIC SCOPING MEETING

Project Name: [Lake Washington Wastewater Lake Line Management Plan \(LWWLL\)](#)

Project Proponent: City of Bellevue Utilities Department

Location: Lake Washington shoreline within the cities of Bellevue, Beaux Arts, Medina, Hunts Point, Yarrow Point, and unincorporated King County.

File Number: 22-112187-LE

Description: Bellevue Utilities is developing a management plan to identify long-term operational and capital improvement strategies for the future repair, replacement and maintenance of the existing sewer line located underwater or on land adjacent to Lake Washington.

The Lake Washington lake line system includes 14.6 miles of sewer lines, as well as 15 pump/lift stations and 8 flush stations.

A complete project description and background is available on the project website for the [Lake Washington Wastewater Lake Line Management Plan](#).

Determination of Significance (DS): The Environmental Coordinator of the City of Bellevue, serving as lead agency, has determined that this proposal could have a significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is required under RCW 43.21C.

Programmatic EIS: A “programmatic” EIS will be prepared to inform the Lake Washington Wastewater Lake Line Management Plan (LWWLL). No construction is currently planned or proposed. Future repair, replacement or maintenance activities of the wastewater lake line and associated facilities will require separate project-level environmental review.

EIS Alternatives: Note that different areas of the system may have different selected alternatives - there may not be one alternative selected for the entire Lake Washington Wastewater Lake Line system. Implementation will occur over different time horizons.

No Action - No capital improvements (system components will eventually fail, but extending the life where feasible and conducting emergency repairs, cleaning, condition assessments).

Continued operations and maintenance of pump, lift and flush stations and associated system infrastructure. The system will remain in the existing location.

Implementation methods may include: Administrative/code enforcement actions, cleaning and inspection, access improvements (manhole, cleanout installation), data collection, emergency repairs.

Alternative 1 - In water - Any permanent system improvements to infrastructure would be generally located below the ordinary high water of Lake Washington. Depending upon system components and conditions, system infrastructure would be relocated or replaced in water.

Implementation methods may include: gravity sewer line via open cut construction, gravity sewer line via trenchless, trenchless rehabilitation (cured-in-place pipe (CIPP), SPR (Spiral wound pipe), sliplining, pipe bursting, emerging technologies), new or retrofitted pump/lift/flush stations and associated improvements.

Alternative 2 - On shore - Any permanent system improvements to infrastructure would be generally located between the residence and the ordinary high water of Lake Washington. Depending upon system components and conditions, system infrastructure would be relocated or replaced onshore.

Implementation methods may include: gravity sewer line via open cut construction, gravity sewer line via trenchless, vacuum sewer system, new or retrofitted pump/lift/flush and associated improvements.

Alternative 3- Upland - Any permanent system improvements to infrastructure would be generally located upland of the residence and within the general vicinity of the public right-of-way. Depending upon system components and conditions, system infrastructure would be relocated or replaced upland.

Implementation methods may include: gravity sewer line via open cut construction or trenchless, grinder pump system, vacuum sewer system, new or retrofitted pump/lift/flush and associated improvements.

List of Elements of the Environment: The lead agency has preliminarily identified the following elements of the environment for discussion in the EIS:

- Surface Water Resources
- Aquatic Resources
- Terrestrial and Riparian Resources
- Geology
- Noise
- Air Quality
- Environmental Health
- Land Use
- Transportation
- Cultural Resources
- Utilities

EIS Scoping and Public Comment: Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS.

Scoping comments should focus on EIS alternatives, EIS elements, probable significant adverse impacts, and mitigation measures.

Please note there will be separate opportunities to comment on the [Lake Washington Wastewater Lake Line Management Plan \(LWWLL\)](#).

The EIS public scoping comment period opens July 7, 2022. The deadline for submitting scoping comments is 5:00 PM August 4, 2022. All comments related to project scoping must be submitted by this date. Comments may be submitted in writing or orally at the scoping meeting. A valid physical mailing address is required to establish status as an official party of record.

EIS Comments may be submitted by:

Email: LakeLineEIS@Bellevuewa.gov

Mail: City of Bellevue Development Services Department
Attn: Reilly Pittman
450 110th Avenue NE
Bellevue, WA 98004

Orally at the Scoping Meeting: An on-line public scoping meeting will be held on the Zoom platform on July 26, 2022 from 6-7 PM. Register for the meeting at this link: https://us02web.zoom.us/webinar/register/WN_RG7w8GPcSOuP_KYtyijr4Q.

Online: An online open house will launch Monday, July 11, 2022 with more information about the EIS process, scoping, and an online comment portal. Please visit <https://www.engagingbellevue.com/lake-washington-line> on July 11 to learn more.

Contact Information:

Lake Washington Wastewater Lake Line Management Plan
Contact: Angela Chung, COB Utilities Department, achung@bellevuewa.gov

SEPA Lead Agency Contact:

Reilly Pittman, Environmental Planning Manager, rpittman@bellevuewa.gov

Elizabeth Stead, Land Use Director and SEPA Responsible Official, estead@bellevuewa.gov

Notices of Decision

NOTICE OF DECISION

Project Name: [Brown Bear - Car Wash, Gas Station and Convenience Store](#)

Location: 2421 148th Ave NE

Neighborhood Area: BelRed

File Number: 20-105082-LD

Description: Design Review approval to demolish an existing gas station and convenience store and to construct a gas station, convenience store and car-wash. The proposal includes a 1,800 square foot car wash, an 1,800-square-foot convenience store, a 540-square-foot Auto Sentry canopy, and a 2,484-square-foot fuel canopy. The site is approximately .90 acres.

Decision: Approval with Conditions

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

Appeal Period Ends: July 21, 2021, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 19, 2020

Completeness Date: April 9, 2020

Notice of Application Date: March 23, 2020

Applicant Contact: Caitlin Hepworth, Barghausen Consulting Engineers, Inc, 425 251-6222 ext:7361, chepworth@barghausen.com

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

NOTICE OF DECISION

Project Name: [Holstein Family Holdings, LLLP Boatlift Install](#)

Location: 534 W Lake Sammamish Pkwy SE

Neighborhood Area: West Lake Sammamish

File Number: 22-102669-WG

Description: Shoreline Substantial Development Permit approval to install a freestanding boat lift adjacent to and in conjunction with an existing residential dock on Lake Sammamish for recreational use by the property owners.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

Shoreline Permit Appeal Ends: 21-days from the date the Department of Ecology receives the decision.

SEPA: Appeal Period Ends: July 21, 2022, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 23, 2022

Completeness Date: May 28, 2022

Notice of Application: April 14, 2022

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

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