



Weekly Permit Bulletin

September 29, 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
- 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: Marigold Management BNB

Location: 11035 SE 31st Street Bellevue

Neighborhood Area: West Bellevue

File Number: 22-117675-LH

Description: A request for approval of a Home Occupation Permit to establish an AirBNB use within the residence on a property zoned Single-Family (R-4), pursuant to LUC 20.30N and LUC 20.20.140.

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

SEPA: Exempt

Minimum Comment Period Ends: October 13, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 12, 2022

Completeness Date: September 21, 2022

Notice of Application Date: September 29, 2022

Applicant Contact: Yan Ho Ho, 206-792-9086, samsonanna.ho@gmail.com

City Planner Contact: Komal Agarwal, 425-452-7224, KAgarwal@bellevuewa.gov

Notices of Decision

NOTICE OF DECISION

Project Name: [Hornel Shoreline Improvements](#)

Location: 9810 SE Shoreland Dr

Neighborhood Area: West Bellevue

File Number: 21-134360-WG

Description: Shoreline Substantial Development Permit application approval of a proposal to correct unpermitted shoreline stabilization replacement, hardscape changes, and minor landscaping within Meydenbauer Bay.

The proposal is supplemented by a Special Shorelines Report and wetland report.

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 of Department of Ecology receives this decision.

SEPA Appeal Period Ends: October 13, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 16, 2021

Completeness Date: January 13, 2022

Notice of Application Date: January 20, 2022

Applicant: Scott Hormel

Applicant Contact: Kenny Booth, The Watershed Company, 425-822-5242, kbooth@watershedco.com

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

NOTICE OF DECISION

Project Name: [Home Project 278](#)

Location: 14440 SE 41st Street, Bellevue, WA 98006

Neighborhood Area: Eastgate

File Number: 21-132761-LO

Description: Approval of a Critical Areas Land Use Permit to reduce a top-of-slope buffer from 37 feet to 10 feet for the demolition of an existing single-family residence and replace it with a new 2,700-square foot single-family residence. The project includes approximately 1,804 square feet of impact to the buffer and 8,862 square feet of mitigation and restoration planting within the steep slope and top-of-slope buffer. The proposal is supported by a Geotechnical Report and a Critical Areas Report.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: October 13, 2022, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: November 30, 2021

Completeness Date: May 25, 2022

Notice of Application Date: June 2, 2022

Applicant Contact: Alyse Winterscheid, 425-658-9607, permits@mncustom.com

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

NOTICE OF DECISION

Project Name: [Krikon Addition](#)

Location: 251 174th PL NE, Bellevue, WA 98008

Neighborhood Area: Northeast Bellevue

File Number: 22-112801-LO

Description: Critical Areas Land Use Permit approval to demolish a deck and replace it with an approx. 313 square-foot addition and porch to an existing single-family residence within a critical

area toe-of-slope structure setback. The applicant proposes 100-square feet of mitigation, and the project is supported by a geotechnical report and a critical areas report within it.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: October 13, 2022, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 8, 2022

Completeness Date: August 15, 2022

Notice of Application Date: August 25, 2022

Applicant Contact: Yifat Ish-Am, Jifa Planning & Design, (425) 553-9392, jifa.arch@gmail.com

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

Notice of Environmental Impact Statement

NOTICE OF DETERMINATION OF SIGNIFICANCE (DS),

NOTICE OF ENVIRONMENTAL IMPACT STATEMENT (EIS), PUBLIC SCOPING COMMENT PERIOD AND PUBLIC SCOPING MEETINGS

Project Name: City of Bellevue 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS

Proponent: City of Bellevue Community Development Department

File Number: 22-116423-LE

Location of Proposal: City of Bellevue – Citywide

Lead Agency: The City of Bellevue

Description of the Proposal: The City of Bellevue is updating its Comprehensive Plan in accordance with the requirements of the state Growth Management Act (GMA). The prior periodic update in 2015 established the City's overall growth strategy with a focus on a majority of new growth in both Bellevue's Downtown, which is a designated Regional Growth Center, and BelRed with less growth planned for other mixed-use areas such as Eastgate and Factoria. This growth strategy has resulted in investments in transportation with planning around six new light rail stations as well as other infrastructure and capital facilities.

The proposed update to the City's Comprehensive Plan will plan for growth of at least an additional 35,000 housing units and 70,000 jobs by the year 2044. The EIS will consider a range of approaches to distributing the growth that aligns with regional requirements for equity, climate change, and housing as well as recently adopted City Council vision and priorities. Amendments to the Comprehensive Plan could include changes, such as those defined in the City Council directed [scope](#).

The programmatic EIS will include development of plan alternatives, environmental analysis of those alternatives, and identification of impacts and mitigation measures. The EIS will include subarea-specific analysis for future land use and associated environmental impacts for the Wilburton study area (consists of portions of the Wilburton/NE 8th St and BelRed Subareas).

A Draft Environmental Impact Statement (DEIS) was prepared for the Wilburton study area (referred to as the “Wilburton Commercial Area”) in February 2018, followed by the Wilburton Commercial Area Study in July 2018. The study identified a “preferred alternative” for the future state of Wilburton. Due to changed circumstances and the City’s desire to incorporate the Wilburton-specific environmental analysis within the City-wide Comprehensive Plan analysis to ensure a cumulative evaluation of potential environmental impacts, the EIS for the Comprehensive Plan Periodic Update will complete the environmental review for the Wilburton study area.

The City is also soliciting feedback from the public relating to amendment requests associated with specific properties which may include desired changes to the plans, policies, or land use map for specific properties. Formal Community Initiated Amendment Requests for changes to the City’s Comprehensive Plan land use map, plans or policies related to a particular property will be considered as part of the plan update, but changes to the land use designations that apply to individual properties will be considered in the context of the community’s vision for the plan.

Determination of Significance (DS) and EIS Required: The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030(2)(c) and will be prepared. The lead agency has identified the following areas for possible discussion in the programmatic EIS:

- Earth and water quality
- Air quality and greenhouse gas emissions
- Plants and animals
- Energy and natural resources
- Noise
- Land use patterns and urban form
- Historic Resources
- Relationship to plans, policies, and regulations
- Population, employment, and housing
- Transportation (Traffic)
- Public services
- Utilities
- Displacement analysis
- Equitable impacts analysis
- Economic analysis

Alternatives: The EIS will analyze several alternatives. The Alternatives include a No Action Alternative and three Action Alternatives. The alternatives being proposed below include ideas to be analyzed which will lead to development of specific alternatives. The City anticipates having all the alternatives analyzed and brought forward for future discussion.

For purposes of the No Action Alternative, it is assumed that development would occur within the City of Bellevue based on the existing Comprehensive Plan land use, zoning and development

standards. It is anticipated that the action alternatives will be based on variations of elements such as the amount and distribution of growth, and the implementation of new policies and infrastructure.

The action alternatives are described in more detail on the project webpage found at <https://bellevuewa.gov/2044-environmental-review>.

EIS Scoping: Agencies, affected tribes and members of the public are invited to comment on the scope of this proposed EIS. You may comment on the alternatives, probable significant adverse impacts, proposed mitigation measures, and licenses or other approvals that may be required. Methods for presenting your comments are described below. The expanded scoping process is being provided pursuant to the Washington Administrative Code (WAC) 197-11-410 and will include two public scoping meetings. Due to continued precautions for COVID-19, one of the meetings will be held virtually and one will be held in-person.

The City of Bellevue assures that no person shall on the grounds of race, color, national origin, or sex as provided by Title VI of the Civil Rights Act of 1964, and related statutes, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any City of Bellevue program or activity. Any person who believes his/her Title VI protection has been violated may file a complaint with the ADA/Title VI Administrator. For Title VI complaint forms and advice, please contact the ADA/Title VI Administrator at 425-452-6168.

Members of the public, agencies, Tribes, businesses, and organizations are invited to comment on the scope of the EIS. Comments will be accepted on:

- EIS Growth alternatives
- EIS elements of the environment
- Probable significant adverse impacts
- Mitigation measures

Comment Deadline: The 30-day EIS public scoping comment period begins 8:00 AM on Thursday, September 29, 2022 and ends at 4:30 PM on Monday, October 31, 2022 Pacific Standard Time (PST). All comments related to project scoping must be submitted by this date. Comments may be submitted in writing or orally at the scoping meetings. A valid physical mailing address is required to establish status as an official party of record.

EIS Comments may be submitted in writing by:

Online at <https://comment-tracker.esassoc.com/bellevue/index.html>.

By email: CompPlan2044EIS@bellevuewa.gov

By mail to:

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

Virtual EIS Public Scoping Meeting: An EIS Scoping meeting is scheduled from 6:00-8:00 pm PST, Thursday, October 13, 2022. The purpose of the meeting is to present information about the proposed Comprehensive Plan Periodic Update, the SEPA process, and to provide a verbal comment opportunity on the scope of the proposed EIS. To participate in the scoping meeting attendees are requested to register in advance and may sign up to provide an official scoping comment using the following meeting link: bit.ly/bellevuecomp . Attendees who do not sign up to provide a scoping comment in advance may still make a verbal scoping comment at the meeting. A court reporter will be in attendance to transcribe comments.

In-Person EIS Public Scoping Meeting: An in-person EIS Scoping meeting is scheduled at the City of Bellevue City Hall, Council Chambers (1E-126) at 450 110th Avenue NE, Bellevue, WA 98004 from 6:00-8:00 pm PST, Tuesday, October 18, 2022. There will be an opportunity to provide public comment and a court reporter will be in attendance to transcribe comments.

Project-related information can be reviewed on the project website at: [Bellevue 2044 Environmental Review](#). For more information on this process, and to submit comments directly to the Comprehensive Plan Update team, please consider attending upcoming public meetings listed in this notice.

If an individual is planning on attending one of these meetings and needs alternate formats, interpreters, language assistance, or reasonable accommodation requests, please phone at least 48 hours in advance 425-452-6930 (voice) or email bbrod@bellevuewa.gov. For complaints regarding accommodations, contact City of Bellevue ADA/Title VI Administrator at 425-452-6168 (voice). If you are deaf or hard of hearing dial 711. All meetings are wheelchair accessible.

If you have any questions regarding the ADA statement above or need help please reach out to ADA Coordinator Blayne Amson, bamson@bellevuewa.gov or 425-452-6168.

Contact Information:

Project Manager

Thara Johnson, Comprehensive Planning Manager, tmjohnson@bellevuewa.gov

SEPA Lead Agency Contact

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