



# Weekly Permit Bulletin

October 19, 2023

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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 hyperlinked project name to view digital documentation. Not all notices have hyperlinks.
- 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:** [Vulk Single-Family Residence](#)

**Location:** 1613 W Lake Sammamish Pkwy SE

**Neighborhood Area:** West Lake Sammamish

**File Number:** 23-102815-LO & 23-121735-LS

**Description:** Critical Areas Land Use Permit review of a proposal to construct a three (3)-story 1,840.5 square-foot single-family residence, driveway, and walkway. Due to the presence of critical areas and buffers on the site, the applicant has requested a Variance from the Land Use Code to exceed the allowed lot coverage of 35%. The proposal includes approximately 4,232 square feet of native enhancement planting and 3,852 square feet of native restoration planting, and is supported by a critical areas report and geotechnical report.

**Approvals Required:** Critical Areas Land Use Permit approval, Land Use Code Variance approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** November 2, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** February 6, 2023 (23-102815-LO) and September 23, 2023 (23-121735-LS)

**Completeness Date:** October 6, 2023

**Applicant:** Joseph P Vulk Jr

**Applicant Contact:** Scott Luchessa, Ecological Solutions, Inc., 206-841-3801, [ecolsolnsseattle@gmail.com](mailto:ecolsolnsseattle@gmail.com)

**City Planner Contact:** David Wong, 425-452-4282, [DWong@bellevuewa.gov](mailto:DWong@bellevuewa.gov)

# Notices of Decision, Recommendation, and Public Hearing

## NOTICE OF DECISION, RECOMMENDATION, AND PUBLIC HEARING

**Project Name:** [Energize Eastside Bellevue North Segment](#)

**Location:** Within PSE's existing transmission line corridor north of the Lakeside Substation (13615 SE 26th St) to the northern city limits (5755 140th Ave NE).

**Neighborhood Area:** Richards Valley, Southeast Bellevue, Wilburton/NE 8th St., Bel-Red and Bridle Trails

**File Number:** 21-104991 LB and 21-104989 LO

**Description:** Conditional Use Permit (CUP) and Critical Areas Land Use Permit (CALUP) for the North Bellevue Segment of the Energize Eastside project. Puget Sound Energy, Inc. (PSE) project includes a new substation in Bellevue ("Richards Creek substation") and the upgrade of 18 miles of two existing 115 kV transmission lines with 230 kV lines (collectively referred to as the "Energize Eastside") from Renton to Redmond. In Bellevue, PSE is proposing to apply for permits to construct the project in two phases. The first phase ("South Bellevue Segment"), included upgrading 3.3 miles (Bellevue Portion) of existing 115 kV lines with 230 kV lines between the Lakeside substation and the southern city limits of Bellevue and land use permits have been approved. The subject proposal for the North Bellevue Segment includes the replacement and upgrading of approximately 5.2 miles of existing 115 kV transmission lines with 230 kV lines north of the Lakeside substation to the northern city limits of Bellevue. This upgrade includes replacing existing wooden H-frame poles with steel monopoles in the existing transmission line corridor. Critical Areas (Steep Slopes, Wetlands, Streams and Habitat of Species of Local Importance) are located within the transmission line corridor.

### Attachments:

[STAFF REPORT](#)

[ATTACHMENT A - Project Plans](#)

[ATTACHMENT B - North Bellevue Segment CUP Analysis with Alternative Siting Analysis](#)

[ATTACHMENT C - Vegetation Management Plans](#)

[ATTACHMENT D - Map UT-7 Utilities](#)

[ATTACHMENT E - Watershed March 1, 2023 Response Letter](#)

[ATTACHMENT F - July 11, 2023 Reliability Certification](#)

[ATTACHMENT G - 2023 SEPA Addendum](#)

**CALUP Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**CALUP Appeal Period Ends:** November 2, 2023. Refer to page one for information on how to appeal a project.

**SEPA:** A Final Environmental Impact Statement (Final EIS) for the Project was prepared and released in March 2018. An addendum to the EIS was issued October 12, 2023 to reflect changes to the Wetland Rating System for Western Washington that revised wetland buffer and to capture other changes that have occurred since the EIS was issued in 2018. The EIS and Addendum can be reviewed on the project website at <https://www.energizeeastsideeis.org/>.

**CUP Recommendation:** Approval with Condition

**Public Hearing:** November 9, 2023, 6 PM; Bellevue City Hall; 450 110th Ave NE, Bellevue, WA

**Hearing Info:** The public hearing will be conducted in a hybrid manner with both in-person and virtual attendance options. The public may participate in the hearing by providing oral comments in person at Bellevue City Hall, Council Chambers, connecting virtually via Zoom, or by submitting written comments. 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 Thursday, November 9, 2023. Written comments can be submitted via email to [hearingexaminer@bellevuewa.gov](mailto:hearingexaminer@bellevuewa.gov) and must be received by 3:00 p.m. on Thursday, November 9, 2023.

**Zoom Details:** To join the public hearing using a computer or tablet, click the following link: <https://cityofbellevue.zoom.us/j/87610738452> Passcode: 216461.

From a mobile phone or land line, call 253-215-8782, Webinar ID: 87610738452, Passcode: 216461.

**Date of Application:** March 11, 2021

**Completeness Date:** April 8, 2021

**Notice of Application Date:** May 13, 2021

**Applicant:** Puget Sound Energy

**Applicant Contact:** Bradley Strauch, [bradley.strauch@pse.com](mailto:bradley.strauch@pse.com)

**City Planner Contact:** Reilly Pittman, 425-452-4350, [RPittman@bellevuewa.gov](mailto:RPittman@bellevuewa.gov)

## Notices of Decision

### NOTICE OF DECISION

**Project Name:** [1256 112<sup>th</sup> Ave NE](#)

**Location:** 1256 112<sup>th</sup> Ave NE

**Neighborhood Area:** Northwest Bellevue

**File Number:** 22-128433-LN

**Description:** Proposal to subdivide an existing lot within the Office zoning district using unit lot subdivision to create eight (8) unit lots and various easements for ingress/egress along NE 13th LN, utilities, pedestrian access, and emergency access.

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

**Decision:** Approval with Conditions

**SEPA:** Exempt

**Appeal Period Ends:** November 2, 2023, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** November 22, 2022

**Completeness Date:** December 16, 2022

**Notice of Application Date:** January 26, 2023

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

**City Planner Contact:** Richard Hansen, 425-452-2739, [RHansen@bellevuewa.gov](mailto:RHansen@bellevuewa.gov)