



# Weekly Permit Bulletin

**April 6, 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 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:** [2301 128<sup>th</sup> Avenue SE – Air BnB](#)

**Location:** 2301 128<sup>th</sup> Avenue SE

**Neighborhood Area:** Woodridge

**File Number:** 23-102671-LH

**Description:** Application for Land Use approval of a Home Occupation permit to rent two (2) bedrooms as a short term rental. No exterior or interior alterations of the home are proposed.

**Approvals Required:** Home Occupation Permit approval

**SEPA:** Exempt

**Minimum Comment Period Ends:** April 20, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 9, 2023

**Completeness Date:** March 29, 2023

**Notice of Application Date:** April 6, 2023

**Applicant Contact:** Xiaojun Lou, AirBnB short term rent, 541-604-8188, [hennryandjeffery@gmail.com](mailto:hennryandjeffery@gmail.com)

**City Planner Contact:** Jackie Donovan, 425-452-4387, [jdonovan@bellevuewa.gov](mailto:jdonovan@bellevuewa.gov)

### NOTICE OF APPLICATION

**Project Name:** [155 159th Avenue SE – Air BnB](#)

**Location:** 155 159th Avenue SE

**Neighborhood Area:** Lake Hills

**File Number:** 23-105310-LH

**Description:** Application for Land Use approval of a Home Occupation permit to rent two bedrooms as a short term rental. No exterior or interior alterations of the home are proposed.

**Approvals Required:** Home Occupation Permit approval

**SEPA:** Exempt

**Minimum Comment Period Ends:** April 20, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 17, 2023

**Completeness Date:** March 29, 2023

**Notice of Application Date:** April 6, 2023

**Applicant Contact:** Aida Malanovic, AirBnB short term rent, 425-753-5250, [aida21@gmail.com](mailto:aida21@gmail.com)

**City Planner Contact:** Jackie Donovan, 425-452-4387, [jdonovan@bellevuewa.gov](mailto:jdonovan@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Evans Residence](#)

**Location:** 845 97<sup>th</sup> Avenue SE

**Neighborhood Area:** West Bellevue

**File Number:** 23-102840-LO

**Description:** Application for Critical Areas Land Use permit approval to install a structural wall in the backyard of the project parcel, where a landslide occurred in January 2022. Drainage improvements will be installed down the slope to collect surface water, which will be discharged with a dispersion trench located on the neighboring parcel to the south located at 853 97<sup>th</sup> Avenue SE.

**Approvals Required:** Critical Areas Land Use Permit approval 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:** April 20, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** February 9, 2023

**Completeness Date:** March 10, 2023

**Applicant Contact:** Bennett Lanners, CG Engineering, 425-778-8500, [bennett@cengineering.com](mailto:bennett@cengineering.com)

**City Planner Contact:** Drew Folsom, 425-452-4441, [DFolsom@bellevuewa.gov](mailto:DFolsom@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Taggart Residence](#)

**Location:** 853 97<sup>th</sup> Avenue SE

**Neighborhood Area:** West Bellevue

**File Number:** 23-102879-LO

**Description:** Application for Critical Areas Land Use permit approval to install a structural wall in the backyard where a landslide occurred in January 2022. A drainage system will be provided to route collected surface water runoff from the property to the north located at 845 97<sup>th</sup> Avenue SE to a dispersion trench located at the southwest corner of the property.

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

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

**Minimum Comment Period Ends:** April 20, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** February 10, 2023

**Completeness Date:** March 10, 2023

**Applicant Contact:** Bennett Lanners, CG Engineering, 425-778-8500, [bennett@cengineering.com](mailto:bennett@cengineering.com)

**City Planner Contact:** Drew Folsom, 425-452-4441, [DFolsom@bellevuewa.gov](mailto:DFolsom@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [112<sup>th</sup> and Main \(aka Belle Vista\) Demolition](#)

**Location:** 100 112<sup>th</sup> Avenue NE

**Neighborhood Area:** Downtown

**File Number:** 23-105882-BE

**Description:** Application for a Demolition Permit with SEPA to demolish three existing structures: Sheraton Hotel is 102,500 square feet, Azteca Restaurant is 12,550 square feet, and Bellevue Grill Restaurant is 7,250 square feet. No other clearing and grading activities are proposed. Applicant is requesting to demolish these structures in advance of an associated Master Development Plan (21-122609-LP) and Design Review (21-132031-LD) due to safety concerns. Refer to attached SEPA checklist, demolition plan and photographs of building existing conditions.

**Approvals Required:** Land Use approval 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:** April 20, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 24, 2023

**Completeness Date:** April 3, 2023

**Applicant Contact:** Jon O'Hare, PCNW, 425-301-9541, [jon@permitcnw.com](mailto:jon@permitcnw.com)

**City Planner Contact:** Laurie Tyler, 425-452-2728, [LTyler@bellevuewa.gov](mailto:LTyler@bellevuewa.gov)

## Notices of Application and Public Meeting

### NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Name:** [Cascade Yard CALUP](#)

**Location:** 3380 146<sup>th</sup> Place SE

**Neighborhood Area:** Eastgate

**File Number:** 23-103495-LO

**Description:** Critical Areas Land Use Permit application to reduce a 75-foot steep slope critical area toe-of-slope structure setback to approximately 11 feet to construct two multi-family residential buildings and associated site development.

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

**SEPA:** The current proposal will be included in the SEPA under review with the associated Master Development Plan 21-109695-LP.

**Minimum Comment Period Ends:** April 20, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** May 3, 2023, 6 PM; via Microsoft Teams

[Download Teams](#) | [Join on the web](#)

**Meeting Info:** [Click here to join the meeting](#)

**Meeting ID:** 223 071 768 048, **Passcode:** Nkgv8Q

**Dial in by Phone:** 206-452-7011

**Phone Conference ID:** 731 097 894#

**Date of Application:** February 27, 2023

**Completeness Date:** March 23, 2023

**Applicant Contact:** Mark Arnold, LMN Architects, 206 682 3460, [marnold@lmnarchitects.com](mailto:marnold@lmnarchitects.com)

**City Planner Contact:** Mark Brennan, 425-452-2973, [MCBrennan@bellevuewa.gov](mailto:MCBrennan@bellevuewa.gov)

# Notice of Availability of Draft Environmental Impact Statement, Comment Period, and Public Meeting

## NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS), COMMENT PERIOD, AND PUBLIC MEETING

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

**Proponent and Lead Agency:** City of Bellevue Utilities Department

**File Number:** 22-112187-LE

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

**Description of the Proposal:** 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.

**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.

**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.

Four alternatives are evaluated in the DEIS: No Action, In-Water, On-Shore, and Upland.

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

**State Environmental Policy Act (SEPA) DEIS Comment Period:** Agencies, affected tribes and members of the public are invited to comment on the DEIS. The DEIS process is being provided pursuant to the Washington Administrative Code (WAC) WAC 197-11-455 and will include one virtual public meeting.

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.

**Comment Deadline:** The DEIS public comment period begins 8 AM on Thursday, April 6, 2023 and ends at 4:30 PM on Monday, May 8, 2023 Pacific Standard Time (PST). All comments related to the project DEIS must be submitted by this date. Comments may be submitted in writing or verbally at the DEIS public meeting. A valid physical mailing address is required to establish status as an official party of record.

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.

**Written comments** may be submitted online at <https://www.engagingbellevue.com/lake-washington-line> or via email to [LakeLineEIS@Bellevuewa.gov](mailto:LakeLineEIS@Bellevuewa.gov).

Mailed comments can be sent to:  
City of Bellevue Development Services Department  
Attn: Reilly Pittman  
450 110th Avenue NE  
Bellevue, WA 98004

**A Virtual DEIS Public Meeting** is scheduled from 5-6 pm PST, Tuesday, April 18, 2023. Attendees are requested to register in advance and may sign up to provide an official comment using the following meeting link: [https://us02web.zoom.us/webinar/register/WN\\_qDsbKptMRyyIRXROKbvUfw](https://us02web.zoom.us/webinar/register/WN_qDsbKptMRyyIRXROKbvUfw). Attendees may sign up in advance or at the meeting to provide verbal comments during the meeting. The meeting will be recorded and transcribed, and responses to the comments will be provided in the Final EIS.

Project-related information can be reviewed on the project website at: [Lake Washington Wastewater Lake Line Management Plan](#). Please note there will be separate opportunities to comment on the Lake Washington Wastewater Lake Line Management Plan.

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 425-452-6932 (voice) or [Utilities@bellevuewa.gov](mailto:Utilities@bellevuewa.gov). For complaints regarding accommodations, contact City of Bellevue ADA/Title VI Administrator at 425-452-6168 (voice) or [adatitlevi@bellevuewa.gov](mailto:adatitlevi@bellevuewa.gov). If you are deaf or hard of hearing, dial 711. All meetings are wheelchair accessible.

### **Contact Information:**

Lake Washington Wastewater Lake Line Management Plan  
Contact: Angela Chung, COB Utilities Department, [achung@bellevuewa.gov](mailto:achung@bellevuewa.gov)

### SEPA Lead Agency Contact

Reilly Pittman, Environmental Planning Manager, [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)  
Elizabeth Stead, Land Use Director and SEPA Responsible Official, [estead@bellevuewa.gov](mailto:estead@bellevuewa.gov)



# Notices of Decision

## NOTICE OF DECISION

**Project Name:** [Early World Children's School Bridge Repair](#)

**Location:** 13725 and 13831 Bellevue-Redmond Road

**Neighborhood Area:** BelRed

**File Number:** 21-134731-LO

**Description:** Critical Areas Land Use Permit to repair the existing lower wooden bridge on-site, which provides vehicular access from NE Bel-Red Road to the Early World Children's School and has deteriorated to a point that it is no longer usable. The bridge spans Kelsey Creek, a Type F stream and associated 100-year floodplain. The bridge is proposed for repair in the same location. The footprint of the bridge will not increase, though multiple pipe piles will be placed within the stream to support the repaired bridge. Mitigation plantings are proposed to compensate for impacts associated with the repaired bridge.

**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:** April 20, 2023, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** December 23, 2021

**Completeness Date:** January 20, 2022

**Notice of Application Date:** February 10, 2023

**Applicant:** Earl Caditz

**Applicant Contact:** Kenny Booth, The Watershed Company, 425-822-5242, [kbooth@watershedco.com](mailto:kbooth@watershedco.com)

**City Planner Contact:** Drew Folsom, 425-452-4441, [DFolsom@bellevuewa.gov](mailto:DFolsom@bellevuewa.gov)

## NOTICE OF DECISION

**Project Name:** [COBU Cedar Terrace Pump Station Rehabilitation Project](#)

**Location:** 3205 115th Avenue NE, 11000 and 11120 NE 33rd Place, and the King County EasTrail

**Neighborhood Area:** Northwest Bellevue

**File Number:** 22-118213-LO

**Description:** Critical Areas Land Use Permit approval to decommission the Cedar Terrace Pump Station and install a new gravity pipeline that can convey the wastewater that the pump station

currently discharges. The project will impact steep slope critical areas, buffers, structure setbacks, and a piped stream structure setback.

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

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

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

**Minimum Comment Period Ends:** April 20, 2023, 5 PM. Refer to page one for information on how to comment on a project.

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

**Completeness Date:** October 24, 2022

**Notice of Application Date:** November 10, 2022

**Applicant Contact:** Marlene Meaders, Confluence Environmental Company, 206-724-5781, [marlene.meaders@confenv.com](mailto:marlene.meaders@confenv.com)

**City Planner Contact:** Drew Folsom, 425-452-4441, [DFolsom@bellevuewa.gov](mailto:DFolsom@bellevuewa.gov)