



Weekly Permit Bulletin

June 2, 2016

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:

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.

To comment on a project:

- Send your comments in writing to the Development Services Department, and 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:

- 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 (available from the Office of the City Clerk).
- 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 Shore Hearings Board at 360-459-6327.

To receive the bulletin by email:

Please access our city website at www.bellevuewa.gov and click on Check Status / Weekly Permit Bulletin / Alerts. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800



GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the SEPA field indicates a **Determination of Nonsignificance (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.

Notice of Application

NOTICE OF APPLICATION AND PUBLIC MEETING

[Sunset Hills Funeral Home](#)

Location: 1215 145th Place SE

Subarea: Southeast Bellevue

File Number: 15-127153-LB

Description: Application for Conditional Use Permit to demolish an existing 9,312 square foot building located on the existing Sunset Hills funeral home and cemetery property.

Construction of a replacement 21,150 square foot building to be used for funeral services (no crematory). The total proposed square footage onsite (including proposed demolition/construction) is 30,462 square feet. Project includes new site landscaping, utilities and parking stalls. Total site area is 2.92 acres.

Approvals Required: Conditional 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: June 16, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: June 23, 2016; 5 PM; Sunset Hills Funeral Home, 1215 145th Place SE

Meeting Room: Chapel

Date of Application: November 20, 2015

Completeness Date: April 26, 2016

Applicant: Sunset Hills Funeral Home

Applicant Contact: Sandra Alder, sandra@caparchgroup.com, 425-317-8017

Planner: Carol Hamlin, 425-452-2731

Planner Email: chamlin@bellevuewa.gov

NOTICE OF APPLICATION

[Tollefson Residence](#)

Location: 20 Cascade Key

Subarea: Factoria

File Number: 16-126424-LO

Description: Application for Critical Areas Land Use Permit approval to reduce a steep slope structure setback from 75 feet to 40 feet to construct an addition to an existing single family residence.

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

SEPA: Exempt

Minimum Comment Period Ends: June 16, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 4, 2016

Completeness Date: May 11, 2016

Applicant: Brian Bellissimo

Applicant Contact: Brian Bellissimo, Bellissimo Architects Pllc, 206-661-6149, bjbellissimo@gmail.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION

[West Coast Storage Signage](#)

Location: 12399 Northup Way

Subarea: Bel-Red

File Number: 16-129179-LS

Description: Application for a variance from the City of Bellevue Sign Code to install building mounted signage above the first two floor levels of West Coast Storage's building. The property is zoned Bel-Red Office Residential (BR-OR).

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: June 16, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 28, 2016

Completeness Date: May 25, 2016

Applicant: Connie Guffey, Plumb Signs Inc.
253-473-3323

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Midlakes Pump Station](#)

Location: 12525 NE Spring Blvd

Subarea: Bel-Red

File Number: 16-129661-LB & 16-129643-LO

Description: Application for Conditional Use Permit and Critical Areas Land Use Permit approval to relocate and upgrade the existing City of Bellevue Utilities Department Midlakes sewer pump station to meet projected capacity demands. The proposal is supported by a Critical Areas Report.

Approvals Required: Conditional Use Permit approval, 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: June 16, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: June 29, 2016, 7 PM;
Bellevue City Hall; 450 110th Ave NE

Conference Room: 1E-112

Date of Application: April 19, 2016

Completeness Date: May 16, 2016

Applicant Contact: Vanaja Rajah, City of Bellevue Utilities, 425-452-4881,

Vrajah@bellevuewa.gov

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

[Lee Pier Reconfiguration](#)

Location: 100 Cascade Ky

Neighborhood: Factoria

File Number: 16-131145-LO

Description: Application for a Critical Areas Land Use Permit approval to reconfigure and expand an existing dock associated with the existing single family residence and install two 12 inch steel mooring piles.

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: June 16, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 29, 2016

Completeness Date: May 19, 2016

Applicant Contact: Ted Burns, Seaborn Pile Driving Co, 206-947-4010

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[GIS Plaza](#)

Location: 930 109th Ave. NE

Subarea: Downtown Bellevue

File Number: 16-130954-LD

Description: Application for Design Review approval to construct a new 6-story mixed use building with 13 residential units, 2,100 square feet of office and 730 square feet of retail. Total square footage is 32,139 square feet. Proposal includes associated parking, utilities and landscaping. Site area is 5,731 square feet.

Approvals Required: Design Review 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: June 16, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: June 29, 2016; 5 PM;

Bellevue City Hall, 450 110th Avenue NE

Meeting Room: Please see readerboard at City Hall.

Date of Application: April 25, 2016

Completeness Date: May 19, 2016

Applicant: European Tower GM LLC

Applicant Contact: Ryan Hitt, SkB Architects, rhitt@skbarchitects.com, 206-903-0575

Planner: Carol Hamlin, 425-452-2731

Planner Email: chamlin@bellevuewa.gov

NOTICE OF APPLICATION

[Fowler Piles](#)

Location: 2043 Killarney Way

Subarea: Southwest Bellevue

File Number: 16-131117-WG

Description: Application for Shoreline Substantial Development Permit approval to remove two existing wooden moorage piles with three steel moorage piles. The proposal also includes the installation of a fourth steel moorage pile to the north of the existing pier.
Approvals Required: Shoreline Substantial Development 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: July 5, 2016, 5 PM. Refer to page one for information on how to comment on a project.
Date of Application: April 27, 2016
Completeness Date: May 13, 2016
Applicant: Killarney Way LLC
Applicant Contact: Evan Wehr, Ecco Design Inc., 206-706-3937, evan@eccodesigninc.com
Planner: David Wong, 425-452-4282
Planner Email: dwong@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Zhao Residence

Location: 799 96th Ave SE
Subarea: Southwest Bellevue
File Number: 15-121137-LO
Description: Critical Areas Land Use Permit approval to modify critical area steep slopes, buffers, and structure setbacks to construct a new single family residence.
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: June 16, 2016, 5 PM. Refer to page one for information on how to appeal a project.
Date of Application: August 19, 2015
Completeness Date: September 18, 2015
Notice of Application Date: October 29, 2015
Applicant: Tong Wang
Applicant Contact: Tong Wang, T & S Design Associates Inc., 425-485-3791, tongsusu@gmail.com
Planner: Drew Folsom, 425-452-4441
Planner Email: dfolsom@bellevuewa.gov

NOTICE OF THRESHOLD DETERMINATION

Li Tree Removal

Location: 4760 140th Ave NE
Subarea: Bridle Trails
File Number: 16-123683-GJ
Description: SEPA Threshold Determination to remove two hazardous trees within a Type-F stream buffer. A replanting plan has been included with this proposal.
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: June 16, 2016, 5 PM. Refer to page one for information on how to appeal a project.
Date of Application: February 29, 2016
Completeness Date: April 1, 2016
Notice of Application Date: May 5, 2016
Applicant: Debbie Li
Applicant Contact: Anne Morey, A&M Tree Service NW Inc., 425-867-2307
Planner: David Wong, 425-452-4282
Planner Email: dwong@bellevuewa.gov

NOTICE OF THRESHOLD DETERMINATION

Jansson-Wong Landscape Project

Location: 15140 SE 53rd PI
Subarea: Newcastle
File Number: 16-128345-GJ
Description: SEPA Threshold Determination to conduct restoration landscaping planting within a Critical Areas Steep Slope and Steep Slope Buffer. Proposal includes invasive species removal and a planting plan utilizing native species.
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: June 16, 2016, 5 PM. Refer to page one for information on how to appeal a project.
Date of Application: March 25, 2016
Completeness Date: April 22, 2016
Notice of Application Date: May 5, 2016

Applicant: Gustav Jansson, 206-218-5450
Planner: David Wong, 425-452-4282
Planner Email: dwong@bellevuewa.gov

Notice of Public Hearing

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

[Eastgate Corridor Land Use Code Amendment](#)

Location: Eastgate

Subarea: Eastgate

File Number: 12-132861-AD

Description: The Eastgate / I-90 Land Use and Transportation Project Citizens' Advisory Committee (CAC) issued a final report concluding that the Eastgate/I-90 Corridor should expand its role as an employment center by creating a mixed-use transit oriented development district (EG-TOD) near the transit center and south of Bellevue College. The EG-TOD is suitable for office space as well as residential development and leverages the Eastgate Park and Ride that is already in place. Floor Area Ratio (density) is proposed to be 2.0 in the EG-TOD. Along with the EG-TOD, the CAC recommended the creation of two other land use districts: Office Limited Business 2 (OLB 2) and Neighborhood Mixed Use (NMU). In the new OLB 2 Land Use District located in the eastern portion of the corridor, the mix of uses will be expanded to include those uses that would provide services and retail for employees and employers in the area. The FAR is currently proposed at 1.0 in the OLB 2. The other new land use district, NMU, is being created to encourage more mixed use development in that area. It will be located in and near Eastgate Plaza. The proposed FAR for the NMU is 1.0. The creation of three new land use district includes the creation of use charts, development standards, dimensional requirements, design guidelines, and conformance amendments for each district. The Eastgate Land Use Amendments include the rezone of other parcels in the study area to districts that have already been created. The purpose of these rezones is to advance the CAC's vision for Eastgate as an employment center. **Approvals Required:** Adoption of ordinance by the City Council.
Decision: Recommendation of Approval

SEPA: Optional Determination of Non Significance is Anticipated.

Public Hearing: June 22, 2016, 7 PM;
Bellevue College, 3000 Landerholm Circle SE,
Bellevue

Room: N201

Date of Application: October 31, 2012

Completeness Date: November 6, 2012

Notice of Application Date: November 15,
2012

Applicant Contact: Patricia Byers, Code
Development Manager, 425-452-4241,
pbyers@bellevuewa.gov

SEPA Planner: Matthews Jackson, 425-452-
2729

SEPA Planner Email:
mjackson@bellevuewa.gov