



Weekly Permit Bulletin

September 21, 2017

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.
- Click the name of the project to view digital plans.

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. [Link to Form](#)
- 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:

Access our city website at www.bellevuewa.gov and click on Permits/Zoning and Land Use/ Public Notices and Participation /Subscribe. 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

[Van Amen Guest House](#)

Location: 2428 W. Sammamish Pkwy SE

Subarea: Southeast Bellevue

File Number: 17-116172-LO

Description: Application for Critical Areas Land Use Permit approval with Critical Areas Report to add a guest house above an existing garage and install a walkway within a steep slope critical area buffer.

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

SEPA: Exempt

Minimum Comment Period Ends: October 5, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 15, 2017

Completeness Date: September 2, 2017

Applicant: Jeanie Van Amen

Applicant Contact: John Stackman, Stackman Custom Homes, 206 229-9311,

john@stackmancustomhomes.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION AND LIST OF INITIATED APPLICATIONS

2017 Annual Amendments to the Bellevue Comprehensive Plan

Approvals required: Comprehensive Plan amendments initiated by the City Council are subject to the following process:

Planning Commission makes Final Review recommendations on the Annual CPA Work Program after public hearings. City Council evaluates those recommendations to determine which should amend the Comprehensive Plan.

The Bellevue City Council takes review action under RCW 36.70A.130 and RCW 36.70A.470.

A list of the individual amendments under consideration follows. Proposed amendments are subject to SEPA review as part of the Annual Comprehensive Plan Amendment Work Program.

City-Council initiated:

[Complete Streets](#)

Description: Amendments including a Complete Streets policy framework intended to guide the scoping, planning, design, implementation, operation and maintenance of a connected network of transportation facilities to comprehensively consider, balance, and incorporate the mobility and access needs of people of all ages and abilities who are walking, bicycling, riding transit, driving and transporting goods consistent with need and character of surrounding communities.

Location: citywide

File Number: 17-109009-AC

Date of Initiation: March 20, 2017

Completeness Date: March 21, 2017

Applicant Contact: Kevin McDonald AICP, 425-452-4558

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

[Downtown Transportation Plan](#)

Description: Policy development for Downtown Subarea Plan for project implementation of facilities to improve Downtown mobility.

Location: citywide

File Number: 17-120230-AC

Date of Initiation: April 17, 2017
Completeness Date: April 18, 2017
Applicant Contact: Kevin McDonald AICP, 425-452-4558
Planner Email: nmatz@bellevuewa.gov
Planner: Nicholas Matz AICP, 425-452-5371

Notice of Public Hearing

NOTICE OF FINAL PUBLIC HEARING:

[East Bellevue Community Council](#)
[Eastgate Land Use Code Amendment](#)

Location: City-Wide

Subarea: City-Wide

File Number: 12-132861-AD

Description: The **East Bellevue Community Council** (EBCC) will hold a final public hearing during its Regular Meeting on **Tuesday, October 3, 2017 at 6:30 p.m.**, in the Lake Hills Clubhouse, 15230 Lake Hills Boulevard, to consider and take final action on Land Use Code Amendment that was adopted by the City Council in Ordinance No. 6366. The action was originally scheduled for September 5, 2017, but was postponed due to time constraints. On August 7, 2017, the City Council adopted Ordinance No. 6366 which implements the recommendations of the City's Eastgate / I-90 Land Use and Transportation Project Citizens' Advisory Committee Report. The project was intended to support the continued success of Eastgate as a major employment center, support adjacent neighborhoods with neighborhood serving businesses and establish a mixed use transit-oriented development center. Ordinance No. 6366 establishes three new districts and associated development standards for application in the Eastgate Corridor: the Eastgate Transit Oriented Development District, the Neighborhood Mixed Use District (NMU), and the Office Limited Business 2 (OLB 2) District. The NMU and OLB 2 Districts may be applied citywide. The EBCC will take final action on the application of the NMU District and OLB 2 District to areas within East Bellevue Community Council (EBCC) jurisdiction. If approved, the NMU and OLB 2 Districts could be applied to parcels within the EBCC jurisdiction with a Comprehensive Plan Amendment and a rezone.

Approval Required: Determination by EBCC on Ordinance No. 6366 with respect to Neighborhood Mixed Use and Office Limited Business 2 Districts.

Date of Application: December 27, 2012

Completeness Date: January 4, 2013

Applicant: City of Bellevue

Staff Contact: Trish Byers, Code Development Manager, 425-452-4241

Staff Email: pbyers@bellevuewa.gov

NOTICE OF FINAL PUBLIC HEARING:

[East Bellevue Community Council](#)
[Shelter Use Permitting Interim Official Control](#)
[Land Use Code Amendment](#)

Location: 450 110th Ave NE, Bellevue, WA 90012

Subarea: City-Wide

File Number: 17-118783-AD

Description: The **East Bellevue Community Council** will hold a final public hearing during its Regular Meeting on **Tuesday, October 3, 2017 at 6:30 p.m.**, in the Lake Hills Clubhouse, 15230 Lake Hills Boulevard, to consider and take final action on Ordinance No. 6368 imposing an Interim Official Control regarding the permit process required to establish a homeless shelter and identifying the Land Use Districts where a homeless shelter may be permitted. The Interim Official Control did not permit any specific shelter use, or allow one to be located in any land use district where such use was not already allowed. The Growth Management Act, RCW 36.70A.390, states that an Interim Official Control may be effective for six (6) months. Permanent regulations will be prepared during the effective period of this Interim Official Control.

Approval Required: Determination by EBCC

Date of Application: August 7, 2017

Completeness Date: August 7, 2017

Applicant: City of Bellevue

Staff Contact: Carol Helland, Code and Policy Director, 425-452-2724

Staff Email: chelland@bellevuewa.gov

**NOTICE OF FINAL PUBLIC HEARING
AND COURTESY HEARING:**

East Bellevue Community Council
Safe Injection Site Ban Interim Official Control
Land Use Code Amendment

Location: 450 110th Ave NE, Bellevue, WA
90012

Subarea: City-Wide

File Number: 17-118784-AD

Description: The **East Bellevue Community Council** (EBCC) will hold a final public hearing during its Regular Meeting on **Tuesday, October 3, 2017 at 6:30 p.m.**, in the Lake Hills Clubhouse, 15230 Lake Hills Boulevard, to consider and take final action on Ordinance No. 6369 imposing an Interim Official Control that amends the Land Use Code (LUC) to prohibit Community Health Engagement Locations (CHELs), safe injection sites, and other uses or activities designed to provide a location for individuals to consume illicit drugs. The Growth Management Act, RCW 36.70A.390, states that an Interim Official Control may be effective for six (6) months. At the same meeting, the EBCC will hold a Courtesy Hearing on whether the Interim Official Control should be made permanent. Permanent regulations will be prepared during the effective period of this Interim Official Control and may be adopted by the City Council as soon as October 2017.

Approval Required: Determination by EBCC on the Interim Official Control

Date of Application: August 7, 2017

Completeness Date: August 7, 2017

Applicant: City of Bellevue

Staff Contact: Carol Helland, Code and Policy
Director, 425-452-2724

Staff Email: chelland@bellevuewa.gov

