



# Weekly Permit Bulletin

April 22, 2021

Providing official notice of land use applications, meetings, decisions, recommendations, hearings and appeals of land use decisions within the City of Bellevue

## \*\*IMPORTANT INFORMATION\*\*

In order to slow the spread of the novel coronavirus (COVID-19) and minimize infections, Bellevue City Hall has been closed to public access until further notice. For more information <https://bellevuewa.gov/city-government/departments/development>

### How to use this Bulletin

#### To learn more about a project:

- Click the name of the project to view digital plans.
- Submit online a request to review the project file <https://bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records>
- Call the planner assigned to the project to make arrangements to review the project files. [Development Services Department Contacts](#)

#### 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](#)
- 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 mail 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 Shore Hearings Board at 360-459-6327.

#### To receive the bulletin by email:

Access our city website at [www.bellevuewa.gov](http://www.bellevuewa.gov) and click on Permits/Land Use Development/ Public Notices and Participation/Weekly Permit Bulletins. Click 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:

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 at 450 110<sup>th</sup> Ave NE.



## 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

##### **Filoteo Variance**

**Location:** 4628 125<sup>th</sup> Ave SE

**Subarea:** Newport Hills

**File Number:** 21-101797-LS

**Description:** Land use review of a variance to exceed allowable lot coverage of the R-2.5 zone due to encumbrances of critical areas and buffers. The proposal seeks approval for an increase of 686 SF of structural lot coverage to a total of 1,610 SF (approximately 61 percent).

**Approvals Required:** Land Use Code Variance approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** May 6, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** January 25, 2021

**Completeness Date:** April 9, 2021

**Applicant:** Jerry Filoteo

**Applicant Contact:** Samuel Payne, The Watershed Company, 425-822-5242, [spayne@watershedco.com](mailto:spayne@watershedco.com)

**Planner:** David Wong, 425-452-4282

**Planner Email:** [DWong@Bellevuewa.gov](mailto:DWong@Bellevuewa.gov)

#### NOTICE OF APPLICATION

[TLH LLC Residence](#)

**Location:** 96 Cascade Key

**Subarea:** Factoria

**File Number:** 21-104458-WE

**Description:** Application for Land Use approval to repair (38) existing piles, replacing existing dock decking with thru-flow grated decking material and install (1) dual jet ski lift.

**Approvals Required:** Land Use 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:** May 6, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 2, 2021

**Completeness Date:** April 2, 2021

**Applicant Contact:** Kelsey Meyer, Seaborn Pile Driving Company, 206-236-1700,

[permits@seabornpiledriving.com](mailto:permits@seabornpiledriving.com)

**Planner:** Drew Folsom, 425-452-4441

**Planner Email:** [dfolsom@bellevuewa.gov](mailto:dfolsom@bellevuewa.gov)

#### NOTICE OF APPLICATION

[Public Storage 124<sup>th</sup> East](#)

**Location:** 1800 124<sup>th</sup> Avenue NE

**Subarea:** Bel-Red

**File Number:** 21-105944-LO

**Description:** Application for Critical Areas Land Use Permit approval to construct a new connector road through a steep-slope critical area to provide access between two existing parcels. The two parcels are to be combined into a single project limit for a 2-phased Master Development Plan (MDP) currently in review under file #19-125939-LP, and an associated Design Review (ADR) for a new 5-story building and site improvements under file #19-128994-LD, also currently under review. Both the MDP and Design Review applications were previously noticed on November 7, 2019.

**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:** May 6, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 12, 2021

**Completeness Date:** April 1, 2021

**Applicant Contact:** Joe Taflin, Navix Engineering, 425-458-7900, [joe@navixeng.com](mailto:joe@navixeng.com)

**Planner:** Mark Brennan, 425-452-2973

**Planner Email:** [MCBrennan@bellevuewa.gov](mailto:MCBrennan@bellevuewa.gov)

## NOTICE OF APPLICATION

### [Shannon Home Occupancy Permit](#)

**Location:** 1306 159<sup>th</sup> SE

**Subarea:** Southeast Bellevue

**File Number:** 21-106546-LH

**Description:** A request for approval of a Home Occupation Permit to establish Lets Go! Physical Therapy & Pilates business within the residence on a property zoned Single-Family Residential (R-5) District, pursuant to LUC 20.25N. The home occupation is proposed to operate between 6 a.m.- 9 p.m. with no non-resident employees and not more than six client visits per day.

**Approvals Required:** Home Occupation Permit approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** May 6, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 25, 2021

**Completeness Date:** April 6, 2021

**Applicant Contact:** Marilyn Shannon, Property Owner, 425-577-7258, [mdevries\\_22@yahoo.ca](mailto:mdevries_22@yahoo.ca)

**Planner:** Jordan Borst, 425-452-6997

**Planner Email:** [jborst@bellevuewa.gov](mailto:jborst@bellevuewa.gov)

## NOTICE OF APPLICATION AND PUBLIC MEETING

**Location:** [201 106<sup>th</sup> Avenue NE](#)

**Subarea:** Downtown Bellevue

**File Number:** 21-105920-LD

**Description:** Application for Design Review of an 8-story mixed-use multi-family residential building with 180 units, ground-level retail and office uses and 162 parking stalls located in a three-level underground parking garage.

**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:** May 6, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** May 13, 2021, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Join Zoom Meeting

<https://cityofbellevue.zoom.us/j/92237972977>

Meeting ID: 922 3797 2977

Passcode: 792841

One tap mobile

+12532158782,,92237972977#,,,,\*792841# US (Tacoma)

+16699009128,,92237972977#,,,,\*792841# US (San Jose)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 669 900 9128 US (San Jose)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 922 3797 2977

Passcode: 792841

Find your local number:

<https://cityofbellevue.zoom.us/j/92237972977>

Join by Skype for Business

<https://cityofbellevue.zoom.us/skype/92237972977>

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

**Completeness Date:** April 1, 2021

**Applicant Contact:** Blair Stone, Encore Architects, 206-290-1758,

[blairs@encorearchitects.com](mailto:blairs@encorearchitects.com)

**Planner:** Mark Brennan, 425-452-2973

**Planner Email:** [MCBrennan@bellevuewa.gov](mailto:MCBrennan@bellevuewa.gov)

## Notice of Decision

### NOTICE OF THRESHOLD

#### DETERMINATION

#### [Chandler Hazardous Tree Removal](#)

**Location:** 16727 SE 48<sup>th</sup> Place

**Subarea:** Newcastle

**File Number:** 20-114546-GJ

**Description:** Land Use approval to remove 16 hazardous cottonwood and alder trees within a wetland, type-N stream and associated buffers.

**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:** May 6, 2021, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** September 18, 2020

**Completeness Date:** October 15, 2020

**Notice of Application Date:** October 29, 2020

**Applicant Contact:** David Chandler, 425 241-5316, [dd.chandler@comcast.net](mailto:dd.chandler@comcast.net)

**Planner:** Drew Folsom, 425-452-4441

**Planner Email:** [dfolsom@bellevuewa.gov](mailto:dfolsom@bellevuewa.gov)

## **Notice of Public Hearing**

### **NOTICE OF PUBLIC HEARING**

#### **Crossroads Multifamily Development Agreement**

**Location:** 15600 NE 8<sup>th</sup> Street

**Subarea:** Crossroads

**File Number:** 18-132391-LD

**Public Hearing:** NOTICE IS HEREBY GIVEN that the **City Council** will hold a public hearing during its virtual meeting on **Monday, May 10, 2021**, to consider a Development Agreement for the Crossroads Multifamily project. The project is located within Crossroads Planning District E and a Council-approved Development Agreement is required to allow multifamily development to occur at this location. The Development Agreement being considered includes outdoor gathering areas, public open space, park connectivity, pedestrian connections and activity areas as public benefits, and affordable units as enhanced public benefits.

**SEPA:** Phased SEPA Review includes Phase 1 SEPA review of the Development Agreement followed by Phase 2 SEPA review of the project proposal.

Determination of Non-Significance for Phase 1 is issued. Refer to page one for how to appeal SEPA.

**Public Hearing:** May 10, 2021 at 6:00 PM.

**Hearing Room:** The public hearing will be held virtually via Zoom Webinar. Details on how to view the meeting and provide written and oral communication at the public hearing will be provided on the published agenda and can be found at <https://bellevue.legistar.com/Calendar.aspx>.

**Comments:** Any person may participate in the public hearing by submitting written comments to the City Council in care of Charmaine Arredondo, City Clerk, by mail to P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [cityclerk@bellevuewa.gov](mailto:cityclerk@bellevuewa.gov), before the public hearing, or by submitting written comments or signing up to make oral comments to the City Council at the hearing.

Written comments will also be accepted by mail to Sally Nichols, Urban Design Planning Manager, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [SPNichols@bellevuewa.gov](mailto:SPNichols@bellevuewa.gov).

Comments must be received by 3:00 PM on May 10, 2021. All written comments timely received by the City Clerk or Planning Manager will be transmitted to the City Council no later than the date and time of the public hearing.

**Date of Application:** December 21, 2018; revised December 7, 2020

**Completeness Date:** December 29, 2020

**Applicant Contact:** Terranomics Crossroads, Mark Taylor, MG2, 206-962-6804, [mark.taylor@MG2.com](mailto:mark.taylor@MG2.com)

**SEPA Planner:** Heidi Bedwell, Environmental Planning Manager, Development Services Department, 425-452-4862, [HBedwell@bellevuewa.gov](mailto:HBedwell@bellevuewa.gov).

### **NOTICE OF PUBLIC HEARING**

#### **Reduced Minimum Residential Parking Land Use Code Amendment**

**Location:** City-Wide

**Subarea:** City-Wide

**File Number:** 20-110291-AD

**Public Hearing:** NOTICE IS HEREBY GIVEN that the **East Bellevue Community Council** will hold a public hearing during its virtual Regular Meeting on **Tuesday, May 4, 2021, at 6:30 p.m.** to consider a Land Use Code Amendment to amend chapters 20.20 General Development Requirements, 20.25 Special and Overlay Districts and 20.50 Definitions to establish provisions for reduced minimum parking requirements for certain housing developments located near frequent transit service.

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

**Public Hearing:** May 4, 2021 at 6:30 PM;

**Hearing Room:** The public hearing will be held virtually via Zoom Webinar. Details on how to view the meeting and provide written and oral communication at the courtesy hearing will be provided on the published agenda and can be found at <https://bellevue.legistar.com/Calendar.aspx>.

**Comments:** Any person may participate in the public hearing by submitting written comments to the East Bellevue Community Council in care of Karin Roberts, Deputy City Clerk, [ebcc@bellevuewa.gov](mailto:ebcc@bellevuewa.gov) or P.O. Box 90012, Bellevue, WA 98009.

Written comments will also be accepted by mail to Kristina Gallant, Senior Planner, Development Services Department, [kgallant@bellevuewa.gov](mailto:kgallant@bellevuewa.gov) or P.O. Box 90012, Bellevue, WA 98009. Comments must be received by 3:00 PM on May 4, 2021. All written comments timely received by the City Clerk or Senior Planner will be transmitted to the East Bellevue Community Council no later than the date and time of the public hearing.

**Date of Application:** May 18, 2020

**Completeness Date:** May 18, 2020

**Applicant Contact:** Kristina Gallant, Senior Planner, Development Services Department, 425-452-6196, [kgallant@bellevuewa.gov](mailto:kgallant@bellevuewa.gov)

**NOTICE OF PUBLIC HEARING**  
**Temporary Use Permit Interim Official Control**  
**Extension**

**Location:** City-Wide

**Subarea:** City-Wide

**File Number:** 20-119913-AD

**Public Hearing:** NOTICE IS HEREBY GIVEN that the **East Bellevue Community Council** will hold a public hearing during its virtual Regular Meeting on **Tuesday, February 2, 2021, at 6:30 p.m.** to consider an Ordinance No. 6574 extending an Interim Official Control adopted by Ordinance No. 6530 tolling time limitations for certain active Temporary Use Permits and suspending the restriction for application of certain successive Temporary Use Permits.

**SEPA:** Exempt

**Public Hearing:** May 4, 2021 at 6:30 PM

**Hearing Room:** The public hearing will be held virtually via Zoom Webinar. Details on how to view the meeting and provide written and oral communication at the public hearing will be provided on the published agenda and can be found at <https://bellevue.legistar.com/Calendar.aspx>

**Comments:** Any person may participate in the public hearing by submitting written comments to the East Bellevue Community Council in care of Karin Roberts, Deputy City Clerk, [ebcc@bellevuewa.gov](mailto:ebcc@bellevuewa.gov) or P.O. Box 90012, Bellevue, WA 98009. Written comments will also be accepted by mail to Matthews Jackson, Neighborhood Development Planning Manager, Development Services Department, [MJackson@bellevuewa.gov](mailto:MJackson@bellevuewa.gov) or P.O. Box 90012, Bellevue, WA 98009. Comments must be received by 3:00 PM on May 4, 2021. All written comments timely received by the City Clerk or Planning Manager will be transmitted to the East Bellevue Community Council no later than the date and time of the public hearing.

**Applicant Contact:** Matthews Jackson,  
Neighborhood Development Planning Manager,  
Development Services Department, 425-452-4578,  
[MJackson@bellevuewa.gov](mailto:MJackson@bellevuewa.gov)