



PSE's Energize Eastside

CITY OF BELLEVUE
PERMITTING OVERVIEW

INFORMATIONAL PUBLIC MEETING

November 14, 2017

6:30-9:00PM



WELCOME

- ❖ Permit Applications
- ❖ Permit Process Overview
- ❖ Opportunities for Public Comment
- ❖ How Application Evaluated
- ❖ How to Provide Effective Comment



❖ Permit Applications

CONDITIONAL USE PERMIT- PROCESS I

FILE # 17-120556-LB

- Quasi-judicial Decision- City's Hearing Examiner
- Director Recommendation to Hearing Examiner
- Hearing Examiner Conducts Public Hearing and Makes Decision
- Hearing Examiner Decision Appealable to City Council
- City Council Decision Appealable to Superior Court

CRITICAL AREAS LAND USE PERMIT- PROCESS II

FILE # 17-120557-LO

- Administrative Decision- Director Of Development Services
- Director Decision Appealable to Hearing Examiner
- Appeal Consolidated With Process I Public Hearing
- Hearing Examiner Decision Also Appealable To Superior Court



❖ Process Overview

We are here

CONDITIONAL Land Use Permit	Notice of Application	Public Meeting & Comment Period Staff Review	Director Issues Recommendation	Public Hearing	Hearing Examiner Issues Decision ^{1, 3}
CRITICAL AREAS Permit	Notice of Application	Public Meeting & Comment Period Staff Review	Director Issues Decision ^{2, 3}		

¹ Decision can be appealed to the City Council

² Decision can be appealed to the Hearing Examiner

³ Decision by EBCC or decisions on administrative appeals (notes 1 & 2) can be appealed to King County Superior Court

EIS Preparation

EIS Available



❖ Opportunities for Public Comment

- **Informational Public Meeting**
- **At Any Point in Time During Permit Review Process**
 - Includes Second Public Meeting
 - May Submit Written Comments to the Director Prior to the Public Hearing
- **Public Hearing**
 - May Submit Written Comments at the Public Hearing, or Make Oral Comments at the Public Hearing



❖ How Application Is Evaluated

➤ **Electrical Facilities General Standards (LUC 20.20.255) and Conditional Use Decision Criteria (LUC 20.30B)**

- A. The conditional use is consistent with the Comprehensive Plan; and
- B. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity; and
- C. The conditional use will be served by adequate public facilities including streets, fire protection, and utilities; and
- D. The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and
- E. The conditional use complies with the applicable requirements of this Code.

➤ **Critical Areas and Critical Areas Land Use Permit Decision Criteria (LUC 20.25H and 20.30P)**

- A. The proposal obtains all other permits required by the Land Use Code; and
- B. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer; and
- C. The proposal incorporates the performance standards of Part [20.25H](#) LUC to the maximum extent applicable; and
- D. The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and
- E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC [20.25H.210](#); except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and
- F. The proposal complies with other applicable requirements of this code.



❖ How to Provide Effective Comment

- Put your comments in writing
- Provide additional site or context information that may affect the project
- Consider how the proposal does or does not meet the decision criteria
- Suggest appropriate mitigation to address concerns
- All comments are treated equally
- Stick to facts and be as specific as possible

For more information:

City of Bellevue Permitting

<https://development.bellevuewa.gov/zoning-and-land-use/public-notice-and-participation/energize-eastside-updates/>

EIS

<http://www.energizeeastsideeis.org/>

Mail Comments to:

Heidi M. Bedwell, Environmental Planning Manager,
Development Services Department
450 110th Ave NE
Bellevue, WA 98004

Or

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