



Weekly Permit Bulletin

September 28, 2023

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:

- Click the hyperlinked project name to view digital documentation. Not all notices have hyperlinks.
- 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 and cc: 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. 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. For complaints regarding accommodations, contact City of Bellevue ADA/Title VI Administrator at 425-452-6168 (voice) or email 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: [Chaz-Dyon Short Plat](#)

Location: 5810 Lake Washington Blvd SE

Neighborhood Area: Newport

File Number: 23-117210-LN

Description: Land Use Review for a proposed short plat subdivision of an approximately 0.34-acre (14699 square foot) lot in the R-5 zoning district into three lots. Lot 1 is proposed to be approximately 7350 sf in size, Lot 2 is proposed to be approximately 7350 sf in size.

SEPA: Exempt

Minimum Comment Period Ends: October 12, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 17, 2023

Completeness Date: August 17, 2023

Applicant Contact: Glenn Dyson, 818-919-8168, dyhunk@gmail.com

City Planner Contact: Jackie Donovan, 425-452-4387, jdonovan@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Hilltop Single Family Home](#)

Location: 5275 146th Ave SE

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 23-118319-LO

Description: Land Use review of a Critical Areas Land Use Permit to construct a new house, walkway, patios, and driveway on an undeveloped site. The site contains steep slope critical areas, a stream and buffer, and a small wetland. The applicant proposes to reduce the 50-foot top-of-slope buffer and stream buffer to allow the proposed improvements.

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

SEPA: Exempt

Minimum Comment Period Ends: October 12, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 25, 2023

Completeness Date: September 8, 2023

Applicant Contact: Ted Wilson, 425-894-4383, wilsota@hotmail.com

City Planner Contact: Andy Andreotti, 425-452-6857, AAndreotti@bellevuewa.gov

Notices of Application and Public Hearing

NOTICE OF APPLICATION AND PUBLIC HEARING

Project Name: [Wireless Communication Facility \(WCF\) Land Use Code Amendment \(LUCA\)](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 23-105997-AD

Description: Proposed LUCA to amend Chapters 20.10, 20.20, 20.25, 20.30M, and 20.50 of the City of Bellevue Land Use Code (LUC) to update the City's WCF regulations for conformance with directives issued by the Federal Communications Commission (FCC). More information on the proposed LUCA can be found at <https://bellevuewa.gov/wireless-code-amendments>.

Approvals Required: Adoption of ordinance by the City Council.

SEPA: Exempt

Minimum Comment Period Ends: October 12, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Public Hearing: October 23, 2023, 6 PM; Bellevue City Hall; 450 110th Ave NE

Hearing Info: Details on attending the meeting and providing 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>.

Meetings are wheelchair accessible. American Sign Language (ASL) interpretation and language translation are available upon request. Please email councilcoordinators@bellevuewa.gov or phone 425-452-7810 or 711 (TDD Relay Service) at least 48 hours in advance if you require either of those services. Assisted Listening Devices are also available upon request at the meeting location.

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

Written comments will also be accepted by mail to Caleb Miller, Senior Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to cwmiller@bellevuewa.gov.

Comments must be received by 3:00 PM on October 23, 2023. All written comments timely received by the City Clerk or Senior Planner will be transmitted to the City Council no later than the date and time of the public hearing.

Date of Application: September 25, 2023

Completeness Date: September 25, 2023

City Planner Contact: Caleb Miller, 425-452-4574, CWMiller@bellevuewa.gov

Notices of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Spring District Catalyst Project Development Agreement Amendment and Conformance Land Use Code Amendment](#)

Location: Spring District, BelRed Subarea

Neighborhood Area: BelRed

File Number: 23-118198-AD

Description: The proposal would amend the 2009 Development Agreement (DA) for the Spring District Catalyst Project and adopt conformance Land Use Code Amendments (LUCA) to ensure compliance with RCW 36.70B.170(1). The DA amendment would extend vesting for development of the Spring District by ten (10) years, increase the fee-in-lieu payments for Tier 1 amenities, and allow the City to dedicate the fee-in-lieu payments to support the development of affordable housing (or, potentially, support the development of affordable or local commercial development). The purpose of the LUCA is to track the amendments to the Development Agreement in the appropriate sections of Part 20.25D LUC.

SEPA: Determination of Non-Significance (DNS) is issued, and the SEPA checklist is included with this Notice.

SEPA Comment and Appeal Period: The public comment period under the State Environmental Policy Act, chapter 43.21C RCW, is a minimum of fourteen (14) days after issuance of the DNS, but public comment on the DNS may be submitted throughout the legislative process on the proposal. Any appeal of this SEPA Threshold Determination must wait until final action is taken on this proposal by the City Council. Following final action by the City Council an appeal for the SEPA threshold determination may be filed together with an appeal of the underlying City Council action by petition to the Growth Management Hearings Board (LUC 20.35.440.C).

Date of Application: September 8, 2023

Completeness Date: September 8, 2023

Notice of Application Date: September 21, 2023

Applicant: City of Bellevue

City Planner Contact: Nicholas Whipple, 425-452-4578, NWhipple@bellevuewa.gov

SEPA Planner: Drew Folsom, 425-452-4441, DFolsom@bellevuewa.gov

Notices of Decision

NOTICE OF DECISION

Project Name: [Long Short Plat](#)

Location: 16809 SE 34th Street

Neighborhood Area: West Lake Sammamish

File Number: 23-100107-LN

Description: Preliminary Short Plat approval to subdivide an existing 34,781 square foot (SF) lot (approx. 0.8 acre) into four (4) single-family lots located in the R-5 land use district.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: October 12, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 3, 2023

Completeness Date: January 31, 2023

Notice of Application Date: February 23, 2023

Applicant: Garwin Long, 206-930-3065, garwinlong@hotmail.com

Applicant Contact: Maher Joudi, D.R. Strong Consulting Engineers, 425-827-3063, maher.joudi@drstrong.com

City Planner Contact: Mark Brennan, 425-452-2973, MCBrennan@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Rigid Plumbing and Drain Services- Home Occupation](#)

Location: 2310 138th Ave SE

Neighborhood Area: Lake Hills

File Number: 23-105273-LH

Description: Land Use approval of a Home Occupation Permit for a plumbing and drain services business with non-resident employee. Unpermitted home occupation associated with Enforcement Action 23- 105051 EA.

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

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: October 12, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 13, 2023

Completeness Date: March 24, 2023

Notice of Application Date: March 30, 2023

Applicant Contact: Arash Moshfeghi, Rigid Plumbing and Drain Services, 206-683-7923, arashtoy@yahoo.com

City Planner Contact: Komal Agarwal, 425-452-7224, KAgarwal@bellevuewa.gov