



Weekly Permit Bulletin

January 16, 2024

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.

Notice of Application

NOTICE OF APPLICATION

Project Name: [Glendale Surplus](#)

Location: 13575 NE 8th Street

Neighborhood Area: Wilburton

File Number: 24-125559-LO

Description: Critical Areas Land Use Permit review of a proposal to modify a wetland critical area structure setback as to develop the northeast corner of the Glendale Golf Course, recently rezoned to R-10, into a condominium complex with 15 total units in 4 buildings, together with associated utilities and access. The stormwater vault is proposed to be constructed on the golf course property within an easement.

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

SEPA: Exempt

Minimum Comment Period: Beginning on 1/16/2025, lasting Fourteen (14) days, and ending on 1/30/2025, 5 PM. Comments continue to be accepted until the City issues a decision or recommendation on the application. Refer to page one for information on how to comment on a project.

Date of Application: October 23, 2024

Completeness Date: November 20, 2024

Applicant Contact: Winston Towns, Toll Brothers, INC., 425-825-1955, wtowns@tollbrothers.com

City Planner Contact: Richard Hansen, 425-452-2739, RHansen@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Pokorny](#)

Location: 6644 156th Avenue SE

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 24-126634-LO

Description: Critical Areas Land Use Permit review of a proposal to modify a critical area steep slope buffer to remove an existing deck and replace with a new, 463 SF deck in the rear of an existing single-family residence.

Approvals Required: Critical Areas Land Use Permit approval

SEPA: Exempt

Minimum Comment Period: Beginning on 1/16/2025, lasting Fourteen (14) days, and ending on 1/30/2025, 5 PM. Comments continue to be accepted until the City issues a decision or recommendation on the application. Refer to page one for information on how to comment on a project.

Date of Application: November 13, 2024

Completeness Date: December 11, 2024

Applicant Contact: Crystle Bellows, All Decks, INC, 206-919-5916, info@alldecks.com

City Planner Contact: Richard Hansen, 425-452-2739, RHansen@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Nelson – Steep Slope Mitigation](#)

Location: 17102 SE Cougar Mountain Drive

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 24-126683-GJ

Description: Tree removal and landscape restoration in a steep slope critical area and buffer. Proposal includes mitigation planting of native trees, shrubs, and groundcover. Related enforcement action: 23-126047-EA.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page three General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: Beginning on 1/16/2025, lasting Fourteen (14) days, and ending on 1/30/2025, 5 PM. Comments continue to be accepted until the City issues a decision or recommendation on the application. Refer to page one for information on how to comment on a project.

Date of Application: November 14, 2024

Completeness Date: November 26, 2024

Applicant Contact: Paul Nelson, 206-650-4420, PaulNelson1@gmail.com

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

NOTICE OF APPLICATION

Project Name: [Vikas](#)

Location: 18009 SE 40th Place

Neighborhood Area: West Lake Sammamish

File Number: 24-127399-LO

Description: Critical Areas Land Use Permit review of a proposal to modify a critical area steep slope buffer to modify a critical area steep slope structure setback with a new, approximately 600 SF pergola in the rear of an existing single-family residence. Mitigation will include planting within a second on-site critical area steep slope.

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

SEPA: Exempt

Minimum Comment Period: Beginning on 1/16/2025, lasting Fourteen (14) days, and ending on 1/30/2025, 5 PM. Comments continue to be accepted until the City issues a decision or recommendation on the application. Refer to page one for information on how to comment on a project.

Date of Application: November 27, 2024

Completeness Date: December 23, 2024

Applicant Contact: Will Sowder, Puget Sound Permits, 206-300-2277, will@pugetsoundpermit.com

City Planner Contact: Richard Hansen, 425-452-2739, RHansen@bellevuewa.gov

Notice of Application and Public Meeting

RE-NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [SRM Mixed-Use Children's Museum/Affordable Housing](#)

Location: 995 118th Avenue SE

Neighborhood Area: West Bellevue

File Number: 22-118369-LQ

Description: This Notice of Application is a re-notice and reflects an update to the previous proposal originally noticed on November 2, 2022; the original proposal was for a rezone to OLB2 and has been revised to NMU under this re-notice. Rezone an existing 4.55 acre site from Office/Limited Business (OLB) to Neighborhood Mixed Use (NMU) to allow for a mixed-use development proposal consisting of affordable housing units and a children's museum located on the eastern portion of a partially developed site. The rezone will provide the residential density needed by the affordable housing development to target Bellevue's workforce and families.

Approvals Required: Rezone and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page three General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: Beginning on 1/16/2025, lasting Fourteen (14) days, and ending on 1/30/2025, 5 PM. Comments continue to be accepted until the City issues a decision or recommendation on the application. Refer to page one for information on how to comment on a project.

Public Meeting: February 5, 2025, 6 PM; Virtual (see meeting information below)

Meeting Info: [Join the meeting now](#)

Microsoft Teams [Need help?](#)

Meeting ID: 264 245 387 723

Passcode: Lk6yK6gS

Dial in by phone: [206-452-7011](#)

Phone conference ID: 586 177 402#

Date of Application: September 26, 2022; revised application December 09, 2024

Completeness Date: October 24, 2022

Applicant: SRM Development

Applicant Contact: Aya Rojnuckarin, Urbal Architecture, 206-676-5640 ayar@urbalarchitecture.com

City Planner Contact: Wayland Barton, 425-452-2725, wbarton@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Yellow Wood Academy](#)

Location: 3310 146th Place SE

Neighborhood Area: Eastgate

File Number: 24-126027-LA

Description: Land Use review of an Administrative Conditional Use Permit to locate a private school within a 24,578 SF tenant space in an existing building within the Cascade Yard office park. The school will accommodate students from grades 3 through 12 with one-on-one and small group instruction during standard school hours.

Approvals Required: Administrative Conditional Use Permit approval and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period: Beginning on 1/16/2025, lasting Fourteen (14) days, and ending on 1/30/2025, 5 PM. Comments continue to be accepted until the City issues a decision or recommendation on the application. Refer to page one for information on how to comment on a project.

Public Meeting: February 6, 2025, 6 PM; Virtual (see meeting information below)

Meeting Info: [Join the meeting now](#)

Microsoft Teams [Need help?](#)

Meeting ID: 279 106 608 663

Passcode: 5wW2xW75

Dial in by phone: [206-452-7011](#)

Phone conference ID: 502 664 938#

Date of Application: October 31, 2024

Completeness Date: November 27, 2024

Applicant Contact: Henry Weaver, Weaver Architects, 206-262-9622, hankw@weaverarch.com

City Planner Contact: Richard Hansen, 425-452-2739, RHansen@bellevuewa.gov

Notice of Threshold of Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Patrick Tree Removal](#)

Location: 4005 151st Avenue SE

Neighborhood Area: Factoria

File Number: 24-113879-GJ

Description: Land Use approval to mitigate removal of nine (9) dead or dying trees on a steep slope located on the western side of the property. The project includes planting of nine (9) 8-foot-tall Douglas Fir trees.

Decision: Approval with Conditions

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

Appeal Period Ends: January 30, 2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 27, 2024

Completeness Date: July 4, 2024

Notice of Application Date: October 31, 2024

Applicant Contact: Neal Baker, Arborists NW LLC, 206-779-2579, neal@arboristsnw.com

City Planner Contact: Janice Ton, 425-452-6120, jton@bellevuewa.gov

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Kehler Tree Removal](#)

Location: 13529 SE 57th Street

Neighborhood Area: Somerset

File Number: 24-113530-GJ

Description: Land Use approval of an emergency tree removal operation that resulted in removal of a 34" DBH Bigleaf Maple. The tree was left as a habitat snag and will be replaced by a Western Red Cedar. The project is located in a 50-foot top-of-slope buffer and a 25-foot type n stream buffer. The project is supported by an arborist assessment.

Approvals Required: Land Use approval and ancillary permits and approvals.

Decision: Approval with Conditions

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

Appeal Period Ends: 1/30/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 17, 2024

Completeness Date: November 22, 2024

Notice of Application Date: December 5, 2024

Applicant Contact: Jeffery Warrick, 425-791-5547, jeffw@eastsidetreeworks.com

City Planner Contact: Amanda Hunt, 425-229-6545, AHunt@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [Fornelius Garage](#)

Location: 18523 NE 15th Place, Bellevue, WA 98008

Neighborhood Area: Northeast Bellevue

File Number: 23-117470-LO

Description: Critical Areas Land Use Permit approval to reduce a top-of-slope steep slope buffer from 50-feet to 15-feet in order to construct a detached garage and pave a graveled driveway. The proposal includes mitigation and enhancement planting within the steep slope buffer, along with Geotechnical and Critical Areas Reports.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: 1/30/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 23, 2023

Completeness Date: January 22, 2024

Notice of Application Date: February 1, 2024

Applicant: Eric Fornelius

Applicant Contact: Ed Mecum, 425-364-5285, edm@g2civil.com

City Planner Contact: Jordan Borst, 425-452-6997, JBorst@bellevuewa.gov