



Weekly Permit Bulletin

January 9, 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: [Ridgemont Short Plat](#)

Location: 16302 SE 47th Pl, 4647 164th Ave SE, 4703 164th Ave SE, and 4727 164th Ave SE

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 24-113492-LN

Description: Land Use review of a proposal to subdivide five (5) existing parcels into eight (8) residential parcels with an access tract and a utilities/recreation tract. The project was previously noticed on August 8, 2024, but the project has been updated to include the parcel at 4647 164th Ave SE.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: Beginning on January 9, 2025, lasting fourteen (14) days, and ending on January 23, 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: June 17, 2024

Completeness Date: July 25, 2024

Applicant Contact: Justin Goroch, Axea Civil, 253-208-6303, jgoroch@axeacivil.com

City Planner Contact: David Wong, 425-452-4282, DWong@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Newport Neighborhood Area Plan Update](#)

Location: Newport Neighborhood Area

Neighborhood Area: Newport

File Number: 24-123870-AC

Description: The Newport Hills Subarea Plan is being updated as part of the Great Neighborhoods program, initiated by Council in 2018. The objective of the program is to adopt plans for each neighborhood area that are relevant to their community's distinctive identity, adaptability, social connectivity and core needs with a high level of community ownership of the plan.

Approvals Required: City Council approval

SEPA: Review under the State Environmental Policy Act, chapter 43.21C RCW, is required. The Environmental Coordinator will review a SEPA checklist and information submitted in support of this Comprehensive Plan update and will issue a SEPA threshold determination as to whether the proposal is likely to result in any significant adverse environmental impact, consistent with WAC 197-11-310, at a future date.

Comment Period: Comments regarding the proposed Comprehensive Plan Amendment can be submitted. Additional comment opportunities will be provided following issuance of a SEPA Threshold Determination. Refer to page one for information on how to comment.

Date of Application: October 15, 2024

Applicant/City Planner Contact: Kate Nesse, City of Bellevue, 425-452-2042, KNesse@BellevueWA.gov

SEPA Contact: Drew Folsom, 425-452-2743, DFolsom@BellevueWA.gov

NOTICE OF APPLICATION

2024-25 Neighborhood Area Plan Update

Project Name: [Crossroads Neighborhood Area Plan Update](#)

Location: Crossroads Neighborhood Area

Neighborhood Area: Crossroads

File Number: 24-123941-AC

Description: The Crossroads Subarea Plan is being updated as part of the Great Neighborhoods program, initiated by Council in 2018. The objective of the program is to adopt plans for each neighborhood area that are relevant to their community's distinctive identity, adaptability, social connectivity and core needs with a high level of community ownership of the plan.

Approvals Required: City Council approval

SEPA: Review under the State Environmental Policy Act, chapter 43.21C RCW, is required. The Environmental Coordinator will review a SEPA checklist and information submitted in support of this Comprehensive Plan update and will issue a SEPA threshold determination as to whether the proposal is likely to result in any significant adverse environmental impact, consistent with WAC 197-11-310, at a future date.

Comment Period: Comments regarding the proposed Comprehensive Plan Amendment can be submitted. Additional comment opportunities will be provided following issuance of a SEPA Threshold Determination. Refer to page one for information on how to comment.

Date of Application: October 16, 2024

Applicant/City Planner Contact: Teun Deuling, City of Bellevue, 425-229-6534, TDeuling@BellevueWA.gov

SEPA Contact: David Wong, 425-452-2743, DWong@BellevueWA.gov

NOTICE OF APPLICATION

Project Name: [Hilltop Vegetation Management Plan](#)

Location: 14814 SE 54th St, 5389 146th Ave SE

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 24-124059-LO

Description: Critical Areas Land Use Permit review of a proposal to conduct routine vegetation management within two (2) community-owned parcels containing streams, wetlands, steep slopes, and their buffers. The vegetation management plan is an update to previously approved vegetation management plan activities within the Hilltop community.

Approvals Required: Critical Areas Land Use Permit 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 January 9, 2025, lasting fourteen (14) days, and ending on January 23, 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 17, 2024

Completeness Date: December 9, 2024

Applicant Contact: Philip Hardin, 425-985-2400, philip.p1@thordin.com

City Planner Contact: David Wong, 425-452-4282, DWong@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Home Project 577](#)

Location: 2009 102nd PI SE

Neighborhood Area: West Bellevue

File Number: 24-127573-LO

Description: Critical Areas Land Use Permit review of a proposal to demolish an existing single-family residence and rebuild a new single-family residence. The site contains regulated steep slopes and the proposed improvements are within the 50-foot top-of-slope buffer. The application proposes mitigation planting to offset the impacts to the steep slope buffer.

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

SEPA: Exempt

Minimum Comment Period Ends: Beginning on January 9, 2025, lasting fourteen (14) days, and ending on January 23, 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: December 4, 2024

Completeness Date: December 18, 2024

Applicant Contact: Eric Sadler, MN Custom Homes, 425-429-6645, permits@mncustom.com

City Planner Contact: Andy Andreotti, Assistant Land Use Planner, 425-452-6957, AAndreotti@bellevuewa.gov

Notice of Threshold of Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [BelRed 13629](#)

Location: 13629 Bel-Red Rd

Neighborhood Area: BelRed

File Number: 24-119976-GB

Description: Land use approval to mitigate removal of one (1) multi-stem 7-inch Western Hemlock tree and one (1) multi-stem 9-inch Red Alder tree from the stream buffer slope on the south side of the property. The project proposes to plant one (1) 6-foot Douglas Fir and one (1) 6-foot Western Red Cedar in the stream buffer.

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: 1/23/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 28, 2024

Completeness Date: October 2, 2024

Notice of Application Date: October 31, 2024

Applicant Contact: Ron Iyra, 206-550-8775, bell3629@outlook.com

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

Notice of Decision

NOTICE OF DECISION

Project Name: [Raju Critical Area Land Use](#)

Location: 1735 112th Ave Ne

Neighborhood Area: Northwest Bellevue

File Number: 22-103248-LO

Description: Approval of an amendment to demolish and replace an existing single-family residence within a 75 foot toe-of-slope setback. The applicant also proposes over 1,199 square feet of native enhancement planting as mitigation with this proposal.

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

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: 1/23/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 7, 2022

Completeness Date: May 12, 2022

Applicant Contact: Lee Michaelis, 425-830-1046, lee.michaelis@pugentsoundplanning.com

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