



Weekly Permit Bulletin

February 6, 2025

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 and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Travara PUD and Preliminary Plat](#)

Location: 16035 Northup Way and 16007 Northup Way (King Co. Parcels 2625059075 and 2625059119)

Neighborhood Area: Northeast Bellevue

File Number: 24-126607-LL & 24-126608-LK

Description: Land Use review of a proposal for a Planned Unit Development and Preliminary Plat to subdivide a 3.9 acre site, zoned R-3.5 and R-7.5, into fifteen (15) single-family lots. The proposal includes six (6) tracts to locate stormwater and sewer facilities; landscaping and open space, a public trail, and roads and sidewalks. The existing church structure is proposed to be demolished to accommodate the proposed improvements.

Approvals Required: Planned Unit Development approval, Preliminary Plat approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period: Beginning on February 6, 2025, lasting fourteen (14) days, and ending on February 20, 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: March 26, 2025, 6 PM; Microsoft Teams Virtual Meeting.
Join on your computer, mobile app or room device.

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

Meeting ID: 268 479 431 457

Passcode: Wa2m4rd2

Dial in by phone 206-452-7011

Phone conference ID: 361 966 475#

Date of Application: November 12, 2024

Completeness Date: 24-126608-LK on January 22, 2025, 24-126607-LL on January 27, 2025

Applicant: Barbara Yarrington, Tri Pointe Homes Washington, Inc.

Applicant Contact: Ivana Halvorsen, Barghausen Engineers, 425-251-6222,
ihalvorsen@barghausen.com

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

Notice of Application and Public Hearing

NOTICE OF APPLICATION AND PUBLIC HEARING

Project Name: [Wilburton Vision Implementation Land Use Code Amendment \(LUCA\) & Rezone](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 24-126192-AD & 24-126194-LQ

Description: Proposed LUCA amending Chapters 20.10, 20.20, 20.25, and 20.50 of the City of Bellevue Land Use Code (LUC), and adopting a new Chapter 20.25R LUC, all relating to the City's regulations governing development in the Wilburton TOD Area located within the Wilburton/N.E. Street Subarea. In addition to adopting new or amended development regulations applicable to such development, rezones are proposed for the Wilburton TOD Area. The LUCA also proposes to adopt an affordable housing program for the Wilburton TOD Area. The purpose of the proposed program is to generate the construction of, or funding or land for, affordable housing to be occupied by households at a range of income levels. In accordance with RCW 36.70A.540(2), one of the purposes of this public hearing is to receive public comment on the proposed income levels and whether they should be higher or lower than those specified in RCW 36.70A.540.

SEPA: Completed under Bellevue 2044 Environmental Review; Final Environmental Impact Statement (FEIS) issued February 1, 2024.

Minimum Comment Period: Beginning on February 6, 2025, lasting twenty (20) days, and ending on February 26, 2025, 5 PM. Refer to page one for information on how to comment on a project.

Public Hearing: February 26, 2025, 6:30 PM; Bellevue City Hall; 450 110th Ave NE, Bellevue, WA 98004

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>.

Any person may participate in the public hearing by submitting written comments to the Planning Commission in care of Thara Johnson, Planning Director, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to PlanningCommission@bellevuewa.gov, before the public hearing, or by submitting written comments or signing up to make oral comments to the Planning Commission at the hearing.

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

Comments must be received by 5:00 PM on February 26, 2025. All written comments timely received by the Planning Director or Senior Planner provided in this notice will be transmitted to the Planning Commission no later than the date and time of the public hearing.

City Planner Contact: Josh Steiner, 425-452-4123, jsteiner@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [4635 Plat](#)

Location: 4635 130th Avenue SE

Neighborhood Area: Somerset

File Number: 23-108308-LN

Description: Land Use approval of a proposal to subdivide a 48,150 square-foot single-family lot into six (6) single-family lots and one (1) access tract.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period: Beginning on February 6, 2025, lasting fourteen (14) days, and ending on February 20, 2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 15, 2023

Completeness Date: May 11, 2023

Notice of Application Date: June 1, 2023

Applicant Contact: Mukul Kumar, Medina Custom Homes, 425-500-4600, medinacustomhomes@gmail.com

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