



# Weekly Permit Bulletin

May 19, 2022

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Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue.

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## How to use this bulletin

### To learn more about a project:

- Click the name of the project to view digital documentation.
- 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](mailto:cityclerk@bellevuewa.gov) and cc: [hearingexaminer@bellevuewa.gov](mailto: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](http://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](mailto: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](mailto: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:** Wu Short Plat

**Location:** 12530 SE 52<sup>nd</sup> Street

**Neighborhood Area:** Newport

**File Number:** 22-103202-LN

**Description:** Land Use review of a proposal to subdivide one (1) existing parcel into two (2) lots. The property is zoned R-5.

**Approvals Required:** Preliminary Short Plat approval, and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** June 2, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 8, 2022

**Completeness Date:** March 16, 2022

**Applicant Contact:** Yoshio Piediscalzi, D.R Strong Consulting Engineers, 425-827-3063, [yoshio.piediscalzi@drstrong.com](mailto:yoshio.piediscalzi@drstrong.com)

**City Planner Contact:** Kimo Burden, 425-452-5242, [CBurden@bellevuewa.gov](mailto:CBurden@bellevuewa.gov)

### NOTICE OF APPLICATION

**Project Name:** Vuong's Short Plat

**Location:** 3563 120<sup>th</sup> Avenue SE

**Neighborhood Area:** Factoria

**File Number:** 22-104121-LN

**Description:** Land Use review of a proposal to subdivide one (1) existing parcel into three (3) lots. The property is zoned R-5.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** June 2, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 22, 2022

**Completeness Date:** April 19, 2022

**Applicant Contact:** Sandy Vuong ,206-822-2826, [vuongsandy89@gmail.com](mailto:vuongsandy89@gmail.com)

**City Planner Contact:** Jordan Johnson, 425-452-4862, [jkjohnson@bellevuewa.gov](mailto:jkjohnson@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** City of Bellevue Comprehensive Plan Periodic Update

**Location:** Citywide

**Neighborhood Area:** City-Wide

**File Number:** 22-105259-AC

**Description:** As a city planning under the Growth Management Act, RCW 36.70A.040, Bellevue is required to complete a periodic update for the Comprehensive Plan by 2024. The City's proposal will include integrating state, regional, and county requirements with the City Council's vision for the City, community feedback and guidance from City studies and plans. The scope of the update includes:

1. Update the land use map or make policy adjustments to expand housing capacity to plan for the growth targets identified in the Countywide Planning Policies (CPPs);
2. Amend the housing section to be consistent with the rewritten Housing section of the King County Countywide Planning Policies (CPPs) and address the need for affordable housing;
3. Include policies that address the legacy of discrimination;
4. Update policies to manage growth in the City's identified Countywide Centers and Regional Growth Center;
5. Employ consistent, equitable outreach and engagement with diverse communities;
6. Include policies that address the causes and impacts of climate change;
7. Update, as necessary, the vision and the General Elements to the Comprehensive Plan to align with the vision for growth in the City;
8. Explore amending the land use categories used in the Comprehensive Plan map to reference zones more broadly

On February 28, 2022, City Council initiated the Comprehensive Plan Periodic Update.

Public comments can be forwarded to [complan2044@bellevuewa.gov](mailto:complan2044@bellevuewa.gov)

**SEPA:** Consistent with the State Environmental Procedures Act, Chapter 43.21C RCW, an Environmental Impact Statement (EIS) for the periodic update to the Comprehensive Plan is being prepared, and the Final EIS is expected to be released in mid-2023.

**Date of Application:** March 1, 2022

**Completeness Date:** March 11, 2022

**Notice of Application Date:** May 12, 2022

**Applicant:** Thara Johnson

**City Planner Contact:** [compplan2044@bellevuewa.gov](mailto:compplan2044@bellevuewa.gov)

## Notices of Decision

### NOTICE OF DECISION

**Project Name:** [42<sup>nd</sup> Place Utility Extension](#)

**Location:** 17314 SE 42<sup>nd</sup> Pl.

**Neighborhood Area:** Eastgate

**File Number:** 20-120905-LO

**Description:** Land Use approval of a proposal to extend an eight-inch diameter public sewer line in an easement across private property to allow sewer connection of existing and future single-family residences to public sewer. This approximately 290 lineal foot extension is located primarily within an existing gravel driveway that will be paved. This work is proposed within a steep slope critical area, 50-foot top-of-slope buffer from a steep slope, and in steep slope critical areas.

**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:** June 2, 2022, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** November 10, 2020

**Completeness Date:** December 8, 2020

**Notice of Application Date:** December 10, 2020

**Applicant Contact:** John Petrie, Ryan, Swanson, and Cleveland, 206-654-2271, [petrie@ryanlaw.com](mailto:petrie@ryanlaw.com)

**City Planner Contact:** Reilly Pittman, 425-452-4350, [RPittman@bellevuewa.gov](mailto:RPittman@bellevuewa.gov)