



Weekly Permit Bulletin

August 11, 2022

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 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
- 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: [Deck Addition](#)

Location: 5832 155th Ave SE

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 22-113538-LO

Description: Land Use review of a Critical Areas Land Use Permit to construct an approximately 200 square foot elevated deck addition. A portion of the deck is proposed to be constructed within a steep slope top-of-slope buffer.

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

SEPA: Exempt

Minimum Comment Period Ends: August 25, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 22, 2022

Completeness Date: July 20, 2022

Applicant Contact: Mehran Fotoohi, 206-604-4702, mehranfotoohi@gmail.com

City Planner Contact: Lauren Anderson, 425-452-4241, LAnderson@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Valley Creek Flood Reduction and Creek Restoration](#)

Location: 14070 NE 20th St

Neighborhood Area: BelRed

File Number: 22-113322-LO

Description Land use review of a proposed City of Bellevue Utilities Department Critical Areas Land Use Permit to replace an existing culvert that is a partial fish barrier with a fish passable structure and restore the stream bed and bank of Valley and Sears Creek. The project occurs between NE 21st and NE 20th Streets. There will be stream and wetland impacts from the project

that will be mitigated through the restoration and enhancement of the on-site wetlands, streams, and buffers.

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: August 25, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 17, 2022

Completeness Date: July 15, 2022

Applicant: Brandon Stimac, WSP USA, 906-281-4799

Applicant Contact: James Stockwell, City of Bellevue Utilities, 425-452-4868, jstockwell@bellevuewa.gov

City Planner Contact: Lauren Anderson, 425-452-4241, LAnderson@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Tree Removal and Restoration](#)

Location: 12021 SE 11th Street

Neighborhood Area: Richards Valley

File Number: 22-101932-LO

Description: Application for Critical Areas Land Use Permit approval for the previous removal of 15 significant trees located in the 50 ft. top of steep slope buffer and the 75 ft. toe of slope structure setback of a steep slope critical area. This permit is required due to enforcement action of permit number 21-111248 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: August 25, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 22, 2022

Completeness Date: July 15, 2022

Applicant Contact: Michael Moody, Core Design, Inc. 425-885-7877, permits@coredesign.com

City Planner Contact: Kimo Burden, 425-452-5242, CBurden@bellevuewa.gov

Notices of Decision

NOTICE OF DECISION

Project Name: [Hynes-Van Zyl Residence Remodel](#)

Location: 9309 SE Shoreland Drive

Neighborhood Area: West Bellevue

File Number: 21-121417-LO

Description: Approval of a Critical Areas Land Use Permit to expand an existing residence resulting in an increase of 633 square-feet of living space and the addition of a 350 square-foot deck. The proposal is located within the steep slope critical area buffer and structure setback and seeks to reduce the buffers/setbacks to zero (0) feet. The proposal is supported by a critical areas report with mitigation plan and geotechnical report.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: August 25, 2022, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: September 30, 2021

Completeness Date: October 21, 2021

Applicant Contact: Kimberly Frappier, The Watershed Company, 206-356-3282, KFrappier@watershedco.com

City Planner Contact: Leticia Wallgren, 425-452-2044, llwallgren@bellevuewa.gov