



Weekly Permit Bulletin

December 7, 2023

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.

Notices of Application

NOTICE OF APPLICATION

Project Name: [Zimmerman Residence Backyard Landscaping](#)

Location: 3010 W Lake Sammamish Parkway SE

Neighborhood Area: West Lake Sammamish

File Number: 23-114369-LO

Description: Critical Areas Land Use Permit proposal to remove an unpermitted retaining wall, fill, and other hardscape improvements within the 50-foot Shoreline Vegetation Conservation Area (SVCA) of Lake Sammamish and the 100-yr floodplain. The proposal includes restoring the SVCA and floodplain to the conditions that existed prior to the unpermitted work with native and non-native vegetation. The project proposal includes a Critical Areas Report and a Floodplain Habitat Assessment.

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: January 8, 2024, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: July 1, 2023

Completeness Date: November 16, 2023

Applicant Contact: Maziar Sahihi, SHD Landscape Architecture, 206-604-7542, maziar@shd-la.com

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

NOTICE OF APPLICATION

Project Name: [799 EA](#)

Location: 799 96th Ave SE

Neighborhood Area: West Bellevue

File Number: 23-123040-LO

Description: Critical Areas Land Use Permit review for a restoration plan after unregulated modification occurred to the on site 1,089 sq ft steep slope. Restoration work includes replanting of native vegetation and trees.

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: December 28, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 10, 2023

Completeness Date: November 15, 2023

Applicant: Derong Zhao, 626-492-6480, effy@yellowriverrealestate.com

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

NOTICE OF APPLICATION

Project Name: [DF Snagging](#)

Location: 4270 132nd Ave NE

Neighborhood Area: Bridle Trails

File Number: 23-126522-GJ

Description: Land Use request to remove one (1) Douglas Fir tree and replant with two (2) Western Red Cedar trees within a critical area steep slope. Removal is supported by an arborist report.

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: December 21, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 20, 2023

Completeness Date: December 1, 2023

Applicant Contact: Trent Kreeck, Northwest Arboriculture LLC, 425-471-2357,
trent.kreeck@nwarbor.com

City Planner Contact: Miranda Riordan, 425-452-6880, MRiordan@Bellevuewa.gov

Notices of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [BRIDGE OMFE Affordable Housing](#)

Location: 1899 120th Ave NE

Neighborhood Area: BelRed

File Number: 23-126561-LD

Description: Application for a Design Review permit for the construction of two (2) buildings consistent with a previously approved Master Development Plan (MDP). The proposal includes the Transit-Oriented Development (TOD) of the south portion of the Sound Transit Operations and Maintenance Facility East (OMFE) site. The project proposes two residential buildings, one (1) five-story residential building with 83 units of affordable housing, and one (1) seven-story building with 150 units of affordable housing. Other improvements include parking and landscaping. The proposal includes a Land Use Exemption application to assess modifications to the previously approved MDP and a forthcoming Binding Site Plan application to subdivide the land.

Approvals Required: Design Review approval, Binding Site Plan approval and ancillary permits and approvals.

SEPA: Sound Transit published the Link Light Rail Operations and Maintenance Satellite Facility Final Environmental Impact Statement (FEIS) on September 25, 2015.

Minimum Comment Period Ends: December 21, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: January 9, 2024, 6:00 PM; join using your computer or mobile phone using the information below.

Meeting Info: [Click here to join the meeting](#)

Meeting ID: 273 636 449 36; **Passcode:** TQZJaU

[Download Teams](#) | [Join on the web](#)

Dial In (audio only): 206-452-7011

Phone Conference ID: 871 133 976#

Date of Application: November 20, 2023

Completeness Date: November 29, 2023

Applicant: Bridge Housing Corporation, Alison Lorig, 206-890-4759, alorig@bridgehousing.com

Applicant Contact: Jon O'hare, 425-301-9541, jon@permitcnw.com

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

Notices of Decision

NOTICE OF DECISION

Project Name: [Neil Dock](#)

Location: 1440 W Lake Sammamish Pkwy NE

Neighborhood Area: Northeast Bellevue

File Number: 20-108437-WG

Description: Land Use approval of a Shoreline Substantial Development Permit to demolish an existing residential dock and construct a new, 475 square-foot dock. The proposal includes installation of a one (1) covered boatlift and one (1) dual jet ski lift.

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: December 21, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 28, 2020

Completeness Date: May 15, 2020

Notice of Application Date: May 28, 2020

Applicant: Brandon Ting

Applicant Contact: Jay Irwin, Irwin Land Use Consulting, LLC, 360-410-6745, irwinlanduse@gmail.com

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

NOTICE OF DECISION

Project Name: [4803 122nd Ave SE Vegetation Restoration](#)

Location: 4803 122nd Ave SE

Neighborhood Area: Newport

File Number: 22-115185-LO

Description: Critical Areas Land Use Permit approval of a proposal to mitigate and restore unpermitted tree removal within a 50-foot steep slope buffer and Type-N stream buffer. The proposal is supported by a landscape plan consisting of native vegetation and developed by a Qualified Professional. This application and review is in response to COB Enforcement Action 22-106069-EA.

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: December 21, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 21, 2022

Completeness Date: September 13, 2022

Notice of Application Date: September 22, 2022

Applicant Contact: Haisheng Yuan, 412-606-2891, duanluqi@gmail.com

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

NOTICE OF DECISION

Project Name: [Anderson Residence Dock](#)

Location: 2177 Killarney Way, Bellevue, WA 98004

Neighborhood Area: West Bellevue

File Number: 22-119414-WG

Description: Land Use Approval of a Shoreline Substantial Development Permit approval to construct a new dock totaling 1,082 square feet of overwater coverage; the reconstruction of the dock includes new framing, grated panel decking, and the addition of two (2) epoxy coated steel moorage piles; the dock will be configured in a new orientation. Twenty-one (21) new six (6)-inch

piles are proposed to support the dock while the existing four (4) remaining piles will be sleeved. Lastly, the existing boathouse will be removed.

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: December 21, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: October 21, 2022

Completeness Date: November 18, 2022

Notice of Application Date: March 16, 2023

Applicant Contact: Jay Irwin, Irwin Land Use Consulting, 360-410-6745, irwinlanduse@gmail.com

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

NOTICE OF DECISION

Project Name: [Bellevue Base Yard Lighting](#)

Location: 1790 124th Avenue NE, Bellevue, WA 98005

Neighborhood Area: BelRed

File Number: 23-106037-LO

Description: Critical Areas Land Use Permit approval to install new lighting and electrical improvements including four (4) floodlight poles, five (5) junction boxes, and upgrade associated improvements within a category II wetland buffer, steep slope top of slope buffer; and, structure setbacks of a category II wetland, and type F-stream, in order to meet current Washington State Department of Labor & Industries' (L&I) lighting standards. The proposed improvements will result in a 111-square foot impact to these buffer and structure setback areas with the proposal to install 125-square foot of mitigation planting.

Decision: Approval with Conditions

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

Appeal Period Ends: December 21, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 28, 2023

Completeness Date: June 22, 2023

Notice of Application Date: June 29, 2023

Applicant Contact: Jennifer Ash, King County Metro, 206-477-5975, Jennifer.Ash@kingcounty.gov

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

NOTICE OF DECISION

Project Name: [88 Degrees](#)

Location: 1733 127th Avenue NE

Neighborhood Area: BelRed

File Number: 21-102574 LD & 21-102598-LO

Description: A Design Review Permit and a Critical Areas Land Use Permit to construct 16 separate townhome buildings, consisting of 80 units located on 4.1 acres site. A portion of an internal access road and buildings 2, 4 and 6 are proposed to be located within the 50 ft. top of slope buffer.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

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

Appeal Period Ends: December 21, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: 21-102574 LD February 9, 2021 & 21-102598 LO February 11, 2021

Completeness Date: 21-102574 LD March 26, 2021 & 21-102598 LO March 26, 2021

Applicant Contact: Jim Sprott, Jim.Sprott@PulteGroup.com

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