



# Weekly Permit Bulletin

## January 18, 2024

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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 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](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:** [9201 SE Shoreland PL New Residence](#)

**Location:** 9201 SE Shoreland PL

**Neighborhood Area:** West Bellevue

**File Number:** 23-128309-LS

**Description:** Variance to the Land Use Code review of a proposal to exceed the maximum lot coverage allowance in the Single-Family Residential (R-4) Land Use District from 35 percent to 47.4 percent due to steep slope critical areas in order to facilitate the construction of a new single-family residence on a 8,688 square-foot lot. This project is associated with Critical Areas Land Use Permit, 23-117673-LO.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** February 1, 2024, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** December 15, 2023

**Completeness Date:** January 9, 2024

**Applicant Contact:** Yu Wang, PM Architecture, 206-353-5968, [yuwang.pma@comcast.net](mailto:yuwang.pma@comcast.net)

**City Planner Contact:** Jordan Borst, 425-452-6997, [JBorst@bellevuewa.gov](mailto:JBorst@bellevuewa.gov)

# Notices of Application and Public Hearing

## NOTICE OF APPLICATION AND PUBLIC HEARING

**Project Name:** [Land Use Code Amendment Related to Allowing Extensions for Design Review Approvals](#)

**Location:** City-wide

**Neighborhood Area:** City-Wide

**File Number:** 24-101182-AD

**Description:** **NOTICE IS HEREBY GIVEN** that the Bellevue City Council will hold a public hearing during its regular meeting on Monday, February 5, 2024, at 6:00 PM to consider a Land Use Code Amendment to allow extensions of Design Review approvals.

**SEPA Determination:** SEPA Exempt

**Public Hearing:** February 5, 2024, 6:00 PM; Bellevue City Hall; 450 110th Ave NE

**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>.

Meetings are wheelchair accessible. American Sign Language (ASL) interpretation and language translation are available upon request. Please email [councilcoordinators@bellevuewa.gov](mailto:councilcoordinators@bellevuewa.gov) or phone 425-452-7810 or 711 (TDD Relay Service) at least 48 hours in advance if you require either of those services. Assisted Listening Devices are also available upon request at the meeting location.

Any person may participate in the public hearing by submitting written comments to the City Council in care of Charmaine Arredondo, City Clerk, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [cityclerk@bellevuewa.gov](mailto:cityclerk@bellevuewa.gov), before the public hearing, or by submitting written comments or signing up to make oral comments to the City Council at the hearing.

Written comments will also be accepted by mail to Mathieu Menard, Senior Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [mmenard@bellevuewa.gov](mailto:mmenard@bellevuewa.gov).

**Comments must be received by 3:00 PM on February 5, 2024.** All written comments timely received by the City Clerk or Senior Planner will be transmitted to the City Council no later than the date and time of the public hearing.

**City Planner Contact:** Mathieu Menard, 425-452-5264, [MMenard@bellevuewa.gov](mailto:MMenard@bellevuewa.gov)

# Notices of Threshold Determination

## NOTICE OF THRESHOLD DETERMINATION

**Project Name:** [Ed & James Wetland Restoration](#)

**Location:** 3200 130<sup>th</sup> Avenue NE, Bellevue, WA 98005

**Neighborhood Area:** Bridle Trails

**File Number:** 22-127216-GJ

**Description:** Clearing & Grading review to restore and enhance delineated Category III wetlands and their buffers that were cleared without permits with native vegetation plantings, removing invasive species, and repaving the existing asphalt driveway in the same footprint. Significant tree removal has not occurred and is not proposed as part of the restoration and enhancement. The project proposal includes a wetland delineation report. The project is associated with Enforcement Action, 22-119517-EA.

**Decision:** Approval

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

**Appeal Period Ends:** February 1, 2024, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** October 26, 2022

**Completeness Date:** November 6, 2023

**Notice of Application Date:** November 30, 2023

**Applicant Contact:** James Dainard, Heaton Dainard, 425-246-2187, [James@heatondainard.com](mailto:James@heatondainard.com)

**City Planner Contact:** Jordan Borst, 425-452-6997, [JBorst@bellevuewa.gov](mailto:JBorst@bellevuewa.gov)