



# Weekly Permit Bulletin

## October 10, 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.

## Notice of Application

### NOTICE OF APPLICATION

**Project Name:** [North Sammamish Conveyance Project](#)

**Location:** King County Parcels; 4038600800, 3625059010

**Neighborhood Area:** Lake Hills

**File Number:** 24-120151-LO

**Description:** Critical Areas Land Use Permit review of a proposal to install stormwater infrastructure to reduce downstream erosion and sedimentation within Sunich Park. Infrastructure will include connection of an existing 18-inch stormwater outfall to a 12-inch stormwater pipe laid on top of imported fill in a stormwater drainage channel. The stormwater drainage channel will also be regraded. The project will impact a 50-foot top-of-slope buffer from a steep slope, 25-foot buffer from a type o stream, and 110-foot buffer from a Category III wetland.

**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:** Beginning on October 10, 2024, lasting fourteen (14) days, and ending on October 24, 2024, 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.

**Date of Application:** August 30, 2024

**Completeness Date:** September 27, 2024

**Applicant Contact:** Vicky Epp, City of Bellevue Consultant Project Manager, 360-890-0161,

[VEpp@bellevuewa.gov](mailto:VEpp@bellevuewa.gov)

**City Planner Contact:** Amanda Hunt, 425-229-6545, [AHunt@bellevuewa.gov](mailto:AHunt@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** Objective Design HB 1293 Land Use Code Amendment (LUCA)

**Location:** City-Wide

**Neighborhood Area:** City-Wide

**File Number:** 24-120021-AD

**Description:** Proposed LUCA to amend Chapters 20.10, 20.20, 20.25, and 20.30 of the City of Bellevue Land Use Code (LUC) to update the City's regulations that govern design requirements and the design review process for conformance with the state's House Bill (HB) 1293, which requires that any regulations and review processes regarding design be clear and objective. More information on the proposed LUCA can be found at

<https://bellevuewa.gov/city-government/departments/development/codes-and-guidelines/code-amendments/objective-design-land-use-code-amendment>

**Approvals Required:** Adoption of ordinance by the City Council.

**SEPA:** Exempt

**Minimum Comment Period:** Beginning on 10/10/2024, lasting Fourteen (14) days, and ending on 10/24/2024, 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.

**Date of Application:** July 16, 2024

**Completeness Date:** July 16, 2024

**City Planner Contact:** Kirsten Mandt, 425-452-4861, [KMandt@bellevuewa.gov](mailto:KMandt@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [I-405 R2B – Project Wide Noise Variance](#)

**Location:** South Bellevue I-90 and I-405

**Neighborhood Area:** City-Wide

**File Number:** 24-121996-LS

**Description:** Request for Noise Variance for nighttime WSDOT road construction work on I-405 in Bellevue at the 112th Avenue SE interchange, Lake Washington Blvd SE bridge over I-405, new bridges over Coal Creek Parkway bridge over SE 8th Street and SB I-405 for the Eastrail Trail, NB I-405 to EB I-90 bridge, and correct fish passage barriers across I-405 in the vicinity of the Coal Creek Parkway interchange.

**Approvals Required:** Noise Variance Approval

**SEPA:** Exempt per WAC 197-11-800(26)

**Minimum Comment Period:** Beginning on 10/10/2024, lasting Fourteen (14) days, and ending on 10/24/2024, 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.

**Date of Application:** September 9, 2024

**Completeness Date:** September 25, 2024

**Applicant:** Flatiron W Inc. Lane Construction

**Applicant Contact:** Kathryn Zhang, Flatiron, 425-240-0764, [kzhang@flatironcorp.com](mailto:kzhang@flatironcorp.com)

**City Planner Contact:** Amy Tarce, 425-452-2896, [ATarce@bellevuewa.gov](mailto:ATarce@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [MB Coinvest LLC Watercraft Installs](#)

**Location:** 9537 Lake Washington Boulevard NE

**Neighborhood Area:** Northwest Bellevue

**File Number:** 24-122607-WG

**Description:** Shoreline Substantial permit review to install two freestanding (2) jet ski lifts and one (1) freestanding boat lift on along an existing 533 square foot single-family residential dock within the waters of Lake Washington. No additional work is proposed to the existing dock, nor is any other work proposed below or above ordinary highwater mark.

**Approvals Required:** Shoreline Substantial Development 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:** Beginning on 10/10/2024, lasting Thirty (30) days, and ending on 11/4/2024, 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.

**Date of Application:** September 19, 2024

**Completeness Date:** September 30, 2024

**Applicant Contact:** Mark Kushino, Waterfront Construction, 206-407-5859, [mark@waterfrontconstruction.com](mailto:mark@waterfrontconstruction.com)

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

# Notice of Application and Public Hearing

## NOTICE OF APPLICATION AND PUBLIC HEARING

**Project Name:** [Existing Building Redevelopment Land Use Code Amendment](#)

**Location:** City-Wide

**Neighborhood Area:** City-Wide

**File Number:** 24-123266-AD

**Date of Application:** July 16, 2024

**Completeness Date:** September 19, 2024

**Description:** Land Use Code Amendment to encourage the interior redevelopment of existing commercial or mixed-use buildings into residential development and encourage the redevelopment of existing residential buildings at a higher density. The required code changes will apply to all buildings over three years old in mixed-use and commercial land use districts that permit multifamily housing.

**SEPA:** Exempt

**Public Hearing:** October 23, 2024, 6:30 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>.

Any person may participate in the public hearing by submitting written comments to the Planning Commission in care of Thara Johnson, Interim Planning Director, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [PlanningCommission@bellevuewa.gov](mailto: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 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 October 23, 2024. All written comments timely received by the Interim Planning Director or Senior Planner will be transmitted to the Planning Commission 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)

# Notice of Decision

## NOTICE OF DECISION

**Project Name:** [2 Enatai Sewer Cleanout Installation](#)

**Location:** 2 Enatai Drive

**Neighborhood Area:** West Bellevue

**File Number:** 24-103078-WG

**Description:** City of Bellevue Utilities is proposing to install land-based cleanouts for the existing Lake Line sewer to help maintain the line and prevent overflows into Lake Washington.

**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:** October 17, 2024, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** February 2, 2024

**Completeness Date:** February 28, 2024

**Notice of Application Date:** March 14, 2024

**Notice of SEPA Threshold Determination:** August 29, 2024

**Applicant:** Rajah Vanajah, City of Bellevue Utilities, 425-452-4881, [VRajah@bellevuewa.gov](mailto:VRajah@bellevuewa.gov)

**Applicant Contact:** Siobhan Moreno, Environmental Science Associates, 425-223-8598, [SMoreno@esassoc.com](mailto:SMoreno@esassoc.com)

**City Planner Contact:** Andy Andreotti, 425-452-6857, [AAndreotti@bellevuewa.gov](mailto:AAndreotti@bellevuewa.gov)

## NOTICE OF DECISION

**Project Name:** [Bellevue Connector Residence West](#)

**Location:** 804 Lake Hills Connector, Bellevue, WA 98005

**Neighborhood Area:** Lake Hills

**File Number:** 23-108075-LO and 23-108076-LS

**Description:** Critical Areas Land Use Permit approval to construct one (1) single-family residence and a shared driveway on an undeveloped lot within a steep slope critical area and associated 50-foot top-of-slope buffer. The approval also includes a Variance to the Land Use Code to reduce both

the 35-foot front and 25-foot rear yard non-critical area structure setbacks to 10 feet and exceed the 15-foot building height required for undersized and non-conforming lots to 27.5 feet. The project proposal approval includes a Geotechnical Report, Critical Areas Report, and Arborist Report.

**Decision:** Approval with Conditions

**SEPA:** Exempt

**Appeal Period Ends:** 10/24/2024, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** April 11, 2023

**Completeness Date:** May 11, 2023

**Notice of Application Date:** May 18, 2023

**Applicant Contact:** : David Hall, 206-588-6579, [davideltonhall@gmail.com](mailto:davideltonhall@gmail.com)

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

## NOTICE OF DECISION

**Project Name:** [Bellevue Connector Residence East](#)

**Location:** 803 Lake Hills Connector, Bellevue, WA 98005

**Neighborhood Area:** Lake Hills

**File Number:** 23-108084-LS

**Description:** Approval of a Land Use Code Variance to reduce the minimum front yard setbacks of Lake Hills Connector and 140<sup>th</sup> Avenue SE from 30-feet down to 10-feet in the R-1.8 Land Use District and increase the 15-foot building height limit for development on undersized and non-conforming lots up to 23.47-feet for the construction of one (1) single-family residence.

**Decision:** Approval with Conditions

**SEPA:** Exempt

**Appeal Period Ends:** 10/24/2024, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** April 11, 2023

**Completeness Date:** May 11, 2023

**Notice of Application Date:** May 18, 2023

**Applicant Contact:** David Hall, 206-588-6579, [davideltonhall@gmail.com](mailto:davideltonhall@gmail.com)

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