



Weekly Permit Bulletin

June 6, 2024

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
- 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.

Notice of Application

NOTICE OF APPLICATION

Project Name: [ACST MDP Amendment Variance](#)

Location: 1445 120th Avenue NE

Neighborhood Area: BelRed

File Number: 24-111381-LS

Description: Request for a variance from the Land Use Code (LUC) provisions of 20.25D.110.D which requires a ten-foot landscape buffer along all interior property lines not regulated elsewhere in the LUC. This request coincides with an existing development application to amend a previously issued Master Development Plan approval for the Pine Forest MDP Development, now known as the ACST Bellevue MDP Amendment (#23-101054-LP) currently under review by City Staff. Applicant is requesting relief of the entire ten-foot landscape buffer along the western property boundary of Phases 1 and 4. Refer to attached narrative and corresponding graphic for details.

Approvals Required: Land Use Code Variance approval, MDP Amendment 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: June 20, 2024, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 8, 2024

Completeness Date: June 5, 2024

Applicant Contact: Keith Nielsen, Gensler, 206-654-2133, keith_nielsen@gensler.com

City Planner Contact: Laurie Tyler, 425-452-2728, LTyler@bellevuewa.gov

Notice of Recommendation and Public Hearing

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

Project Name: [City of Bellevue Comprehensive Plan Periodic Update](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 22-105259-AC

Description: **NOTICE IS HEREBY GIVEN** that the Bellevue Planning Commission will hold a public hearing during its meetings on **Thursday, June 20, 2024, at 6:30 PM** and **Wednesday, June 26, 2024, at 6:30 PM** to consider a periodic update of the Comprehensive Plan. 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 December 31, 2024. The Comprehensive Plan update includes amendments required because of changes to state laws and regional planning documents; amendments that bring the plan up to date and extend the planning horizon year to 2044; and amendments to keep the plan relevant to the community, City Council and staff, and that reflect City actions since the last update and align with updated Council Vision and priorities. The City's proposal will include integrating City staff recommendations, community feedback, and guidance from City studies and plans. The proposal has also been informed by the environmental review undertaken by the City for the periodic update. 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 amended 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 (Volume 1) 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.

In addition, the update also encompasses limited amendments to neighborhood area (subarea) plan policies in Volume 2 to align with state law and citywide policies in Volume 1 of the Comprehensive Plan.

Volume 1 and Volume 2 of the Comprehensive Plan are available at <https://bellevuewa.gov/city-government/departments/community-development/planning-initiatives/comprehensive-plan>

Approvals Required: Following the public hearing, the Planning Commission will make a recommendation on the proposed periodic update of the Comprehensive Plan to the City Council. The City Council will then review and take final action as described in the Land Use Code (LUC), at LUC 20.301.130.B and, LUC 20.35.440, and the Growth Management Act, RCW 36.70A.130.

SEPA: An Environmental Impact Statement (EIS) was prepared for the Bellevue 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation CPA and LUCA, as the proposals were determined to be likely to have significant adverse impacts. The EIS identifies and analyzes alternatives, potential environmental impacts, and mitigation measures that could result from the Bellevue 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation. The [Draft EIS](#) was released on April 27, 2023 and the [Final EIS](#) was released on February 1, 2024.

Public Hearing: June 20, 2024, 6:30 PM and June 26, 2024, 6:30 PM; Bellevue City Hall; 450 110th Ave NE

Hearing Info: Details on attending the meetings 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, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to PlanningCommission@bellevuewa.gov before the public hearing, or by submitting written comments or making oral comments to the Planning Commission at the public hearing.

Written comments will also be accepted by mail to Thara Johnson, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to TMJohnson@bellevuewa.gov.

All written comments timely received by the Comprehensive Planning Manager will be transmitted to the Planning Commission no later than the date and time of the public hearing.

City Planner Contact: Thara Johnson, 425-452-4087, TMJohnson@bellevuewa.gov

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

Project Name: [BelRed Look Forward Comprehensive Plan Amendment \(CPA\)](#)

Location: BelRed Subarea

Neighborhood Area: Bel-Red

File Number: 24-101918-AC

[Staff Recommendation](#)

[DRAFT BelRed Subarea Plan](#)

[Recommended BelRed Subarea Plan Policy Amendments](#)

[SEPA Determination](#)

Description: The BelRed Look Forward CPA will amend policies and future land use designations within the BelRed Subarea Plan as part of the overall Comprehensive Plan Periodic Update planning process to reflect new information, increase capacity to meet new citywide housing and job targets, and to strengthen and clarify policy direction for implementation. More information about the project can be found on the project webpage at: [BelRed Look Forward | City of Bellevue \(bellevuewa.gov\)](#).

Approvals Required: Following the public hearing, the Planning Commission will make a recommendation on the proposed CPA to the City Council. The City Council will then review and take final action as described in Land Use Code (LUC) 20.30I.130.B, LUC 20.35.440, and the Growth Management Act, RCW 36.70A.130.

SEPA: A Determination of Non-Significance (DNS) is issued. The minimum comment period begins on June 6, 2024 upon issuance of this DNS and continues for fourteen (14) days of the date of issuance of this DNS, until the end of the day on June 20, 2024. Any appeal of this SEPA threshold determination must wait until final action is taken on this proposal by the City Council (LUC 20.35.080.B). Following final action by the City Council, an appeal for the SEPA threshold determination may be filed together with an appeal of the underlying City Council action by petition to the Growth Management Hearings Board (LUC 20.35.440.C).

Public Hearing: June 20, 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, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to 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 Gwen Rousseau, Senior Planner, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by email to grousseau@bellevuewa.gov.

Comments must be received by 5:00 PM on June 20, 2024. All written comments timely received by the Comprehensive Planning Manager or Senior Planner will be transmitted to the Planning Commission no later than the date and time of the public hearing.

Date of Application: January 25, 2024

Completeness Date: February 23, 2024

Notice of Application Date: March 14, 2024

City Planner Contact: Gwen Rousseau, 425-452-2743, grousseau@bellevuewa.gov

Notice of Threshold of Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Joyce Puzzo Tree Removal](#)

Location: 14439 NE 14th Pl

Neighborhood Area: Crossroads

File Number: 23-128325-GJ

Description: Land Use approval of a proposal to mitigate the removal of one (1) 30-inch western hemlock (*Tsuga heterophylla*) and one (1) 22-inch western hemlock within a steep slope buffer and Type-F stream buffer. The proposal includes replacement planting of six (6) Sitka spruce (*Picea sitchensis*) trees.

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 20, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: December 18, 2023

Completeness Date: February 5, 2024

Notice of Application Date: February 15, 2024

Applicant Contact: Toni Canady, 425-943-0600, tonipuzzocanady@gmail.com

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

Notice of Decision

NOTICE OF DECISION

Project Name: [Zimmerman Residence](#)

Location: 3010 W Lake Sammamish Parkway SE, Bellevue, WA 98008

Neighborhood Area: West Lake Sammamish

File Number: 23-114369-LO

Description: Critical Areas Land Use Permit approval 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-year floodplain. The proposal includes restoring the SVCA and floodplain to the conditions that existed prior to the unpermitted work with over 1,000 square feet of native and non-native vegetation. The project is associated with Shoreline Exemption, 24-103800-WD.

Decision: Approval with Conditions

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

Appeal Period Ends: June 20, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 1, 2023

Completeness Date: November 16, 2023

Notice of Application Date: December 7, 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