



Weekly Permit Bulletin

August 22, 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: [Red Town Short Plat](#)

Location: 16425 SE Cougar Mountain Way

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 24-116978-LN

Description: Preliminary Short Plat application to subdivide a 1.56 acre parcel into eight (8) new residential lots within the Single-Family Residential (R-7.5) land use district. Lot sizes range from 4,948 square feet to 6,955 square feet.

Approvals Required: Preliminary Short Plat approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period: Beginning on 8/22/2024, lasting Fourteen (14) days, and ending on 9/5/2024, 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 11, 2024

Completeness Date: August 6, 2024

Applicant Contact: Shawn Bliss, Property Owner, 206-910-9680, smblyss@msn.com

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

Notice of Decision

NOTICE OF DECISION

Project Name: [Yuan Residence](#)

Location: 472 W Lake Sammamish Pkwy NE

Neighborhood Area: West Lake Sammamish

File Number: 23-110946-LO

Description: Modification of a steep slope critical area and associated buffers/structure setbacks to construct a new detached cottage and an associated driveway expansion. The proposal will result in approximately 7,980 SF of permanent improvements. Approximately 11,730 SF of mitigation and restoration is proposed within the critical area steep slope, associated buffers/setbacks, and all other areas throughout the site that will be temporarily impacted by construction.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: 9/5/2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 6, 2023

Completeness Date: June 30, 2023

Notice of Application Date: July 20, 2023

Applicant Contact: Amy Maxim, Encompass Engineering & Surveying, 425-392-0250, amaxim@encompasses.net

City Planner Contact: Richard Hansen, 425-452-2739, RHansen@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Hilltop Single Family Residence](#)

Location: 5275 146th Avenue SE

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 23-118319-LO

Description: Critical Areas Land Use Permit approval to construct a new house, walkway, patios, and driveway on an undeveloped site. The site contains steep slope critical areas, a stream and

buffer, and a small wetland. The applicant proposes to reduce the 50-foot top-of-slope buffer and stream buffer to allow the proposed improvements.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

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

Date of Application: August 25, 2023

Completeness Date: September 8, 2023

Notice of Application Date: September 28, 2023

Applicant Contact: Ted Wilson, 425-894-4383, wilsota@hotmail.com

City Planner Contact: Andy Andreotti, Assistant Land Use Planner, 425-452-6857, AAndreotti@bellevuewa.gov

NOTICE OF DECISION

Project Name: [CCEE Stair Replacement](#)

Location: 3003 112th Avenue NE

Neighborhood Area: Northwest Bellevue

File Number: 23-117519-LO

Description: Critical Areas Land Use Permit approval to demolish and replace an existing 600 square-foot railroad tie and gravel staircase for a new 683 square foot concrete staircase with cheek walls and landing in a landscape area of the Corporate Campus East (CCE) III Office Park. This landscape area is located within a steep slope critical area and 50-foot steep slope buffer. A total permanent and temporary impact of 2,113 square feet is proposed with permanent impacts amounting to approximately 138 square feet in the steep slope critical area and steep slope buffer. Proposed impacts will be mitigated and enhanced by the planting of 1,290 square foot of native vegetation within the steep slope and the steep slope buffer. The project proposal includes geotechnical, critical areas, and arborist reports.

Decision: Approval with Conditions

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

Appeal Period Ends: 9/5/2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 9, 2023

Completeness Date: October 24, 2023

Notice of Application Date: November 2, 2023

Applicant Contact: Michael Herseth, Ware Malcomb, 425-582-5514, mherseth@waremalcomb.com

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

NOTICE OF DECISION

Project Name: [Luu Residence](#)

Location: 17283 SE 54th Place

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 22-119588-LO

Description: Modification of a steep slope critical area and the associated structure setback to construct a new single-family residence. The proposal includes 665 SF of disturbance to the critical area steep slope and ~7,000 SF of disturbance within the critical area steep slope structure setback. Mitigation is proposed within a portion of the steep slope structure setback and within the critical area steep slope. Mitigation includes the removal of invasive species on site and planting of trees, shrubs, and ground cover to restore and enhance the structure setback and steep slope areas.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: 9/5/2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: October 20, 2022

Completeness Date: November 2, 2022

Notice of Application Date: November 10, 2022

Applicant Contact: Chris Leonard, Home Designs Northwest, 206-351-9887, hdnw@comcast.net

City Planner Contact: Richard Hansen, 425-452-2739, RHansen@bellevuewa.gov