



# Weekly Permit Bulletin

## December 3, 2025

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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](http://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, 21 days for non-emergency rulemaking, and 30 days for shoreline.
- 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 98009-901w32

- 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:** [Poplar Removal NEWEST](#)

**Location:** 402 102<sup>nd</sup> Ave SE

**Neighborhood Area:** West Bellevue

**File Number:** 25-126459-GB

**Description:** SEPA review to remove three (3) hazardous poplar trees from a vacant lot that are within the stream buffer of Meydenbauer Creek and the 100-year floodplain. Replacement tree planting is proposed.

**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:** Beginning on 12/3/2025, lasting Fourteen (14) days, and ending on 12/17/2025, 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:** November 5, 2025

**Completeness Date:** November 11, 2025

**Applicant Contact:** Charles Montgomery, Eastside Tree Works, 425-736-7153, [charlesm@eastsidetreeworks.com](mailto:charlesm@eastsidetreeworks.com)

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

# Notice of Threshold Determination

## NOTICE OF THRESHOLD DETERMINATION

**Project Name:** [Housing Opportunities in Mixed-Use Areas \(HOMA\) LUCA](#)

**Location:** City-Wide

**Neighborhood Area:** City-Wide

**File Number:** 25-106478-AD

**Description:** Land Use Code Amendment (LUCA) related to encouraging additional housing development in areas currently zoned for both commercial and residential uses. The LUCA emphasizes the creation of new housing and affordable housing opportunities throughout the City, increasing walkability and multimodal transportation options, and creating vibrant neighborhood centers. This Land Use Code Amendment (LUCA) will implement updated policies in the Comprehensive Plan and align development regulations with the land use designations in the Future Land Use Map (FLUM).

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

**SEPA:** Determination of Non-Significance is issued.

**Minimum SEPA Comment Period:** Beginning on 12/3/2025, lasting Fourteen (14) days, and ending on 12/17/2025, 5 PM. However, SEPA comments will continue to be accepted until the City Council takes final action on the proposal. Any comments on the SEPA threshold determination may be sent to the SEPA planner contact listed below.

**SEPA Planner Contact:** Angus Bevan, 425-229-6607, [ABevan@Bellevuewa.gov](mailto:ABevan@Bellevuewa.gov)

**Date of Application:** February 25, 2025

**Completeness Date:** February 25, 2025

**Notice of Application Date:** November 19, 2025

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

# Notice of Decision

## NOTICE OF DECISION

**Project Name:** [Yu-Song Residence](#)

**Location:** 10209 NE 29th Place, Bellevue, WA 98004

**Neighborhood Area:** Northwest Bellevue

**File Number:** 25-102179-LO and 25-116877-LS

**Description:** Critical Areas Land Use approval to construct a residential addition within a 110-ft Category III Wetland buffer and a Type N-Stream 25-foot buffer. The proposal also includes a Variance to the Land Use Code for the lot coverage zoning requirement.

**Decision:** Approval with Conditions

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

**Appeal Period Ends:** Beginning on December 3, 2025, lasting fourteen (14) days, and ending on December 17, 2025, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application (LO):** January 23, 2025

**Date of Application (LS):** July 17, 2025

**Completeness Date (LO):** April 4, 2025

**Completeness Date (LS):** July 24, 2025

**Notice of Application Date (LO):** April 10, 2025

**Notice of Application Date (LS):** August 7, 2025

**Applicant:** Neil Jorgensen, J3 Architects LLC

**Applicant Contact:** Aditi Singhal, J3 Architects LLC, 425-452-0369, [aditi@j3-llc.com](mailto:aditi@j3-llc.com)

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

## NOTICE OF DECISION

**Project Name:** [Newport Yacht Club Boatlift & Finger Pier](#)

**Location:** 81 Skagit Ky

**Neighborhood Area:** Newport

**File Number:** 25-110475-WG

**Description:** Land Use approval of a Shoreline Substantial Development Permit application to retroactively permit the installation of two (2) boatlifts and one (1) finger pier within the existing Newport Yacht Club marina.

**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:** Beginning on December 3, 2025, lasting twenty-eight (28) days, and ending on December 31, 2025, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** April 28, 2025

**Completeness Date:** May 22, 2025

**Notice of Application Date:** July 3, 2025

**Applicant Contact:** Tim Fisher, WSP USA, 425-773-8462, [tim.fisher@wsp.com](mailto:tim.fisher@wsp.com)

**City Planner Contact:** David Wong, 425-452-4282, [DWong@bellevuewa.gov](mailto:DWong@bellevuewa.gov)

## NOTICE OF DECISION

**Project Name:** [Vincent PWC Lift Installation](#)

**Location:** 4060 W Lake Sammamish Parkway SE

**Neighborhood Area:** West Lake Sammamish

**File Number:** 25-114878-WE

**Description:** Shoreline Exemption approval of installing one freestanding PWC lift to an existing residential dock in Lake Sammamish.

**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:** Beginning on December 3, 2025, lasting fourteen (14) days, and ending on December 17, 2025, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** June 18, 2025

**Completeness Date:** June 30, 2025

**Notice of Application:** July 17, 2025

**Applicant Contact:** Gregory Ashley, 425-591-3994, [greg@shoreline-permitting.com](mailto:greg@shoreline-permitting.com)

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

## NOTICE OF DECISION

**Project Name:** [Skymountain 17505](#)

**Location:** 17505 SE 47<sup>th</sup> Street

**Neighborhood Area:** Newcastle

**File Number:** 23-118791-LO

**Description:** Critical Areas Land Use Permit approval to reduce 1,902 square feet of unpermitted disturbance to 403 square feet of disturbance within the 50-foot top of slope buffer of a critical area steep slope. The proposal is to modify the 50-foot steep slope buffer, reducing the buffer to a range of 31 feet to 16 feet (west to east) from the top of slope, in order to allow for the continued use of a rear yard deck. The proposal includes remodeling and reducing the size of existing side and rear yard decks associated with a single-family residence. The project is supported by a geotechnical report, a critical areas report, and a mitigation planting plan of 1,828 square feet and 967 square feet of native grass planting.

**Decision:** Approval with Conditions

**SEPA:** Exempt

**Appeal Period Ends:** Beginning on December 3, 2025, lasting fourteen (14) days, and ending on December 17, 2025, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** September 7, 2023

**Completeness Date:** October 18, 2023

**Notice of Application Date:** October 26, 2023

**Applicant Contact:** Peik Li Pang, 5ft2 Studio Architects, 425-287-1567, [info@5ft2studio.com](mailto:info@5ft2studio.com)

**City Planner Contact:** Genesis Hill, 425-452-6112, [GLHill@bellevuewa.gov](mailto:GLHill@bellevuewa.gov)