



Weekly Permit Bulletin

February 20, 2025

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: [1038 89th Avenue NE Short Plat Amendment](#)

Location: 1038 89th Avenue NE

Neighborhood Area: Northwest Bellevue

File Number: 25-101716-LF

Description: Final Short Plat Amendment to to modify the tree preservation plan shown on the face of the short plat (King Co. Rec. #20230928900003). The applicant requested the amendment to remove two (2) significant trees within Lot 2. No other modifications to the short plat have been requested.

Approvals Required: Land Use approval and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period: Beginning on 2/20/2025, lasting Fourteen (14) days, and ending on 3/6/2025, 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: January 15, 2025

Completeness Date: January 27, 2025

Applicant Contact: Josh Beloff, JBeloff Homes LLC, 425-985-9228, jhbeloff@hotmail.com

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

NOTICE OF APPLICATION

Project Name: [Johnson Pier](#)

Location: 5831 Pleasure Point Lane

Neighborhood Area: Newport

File Number: 25-102032-WG

Description: Shoreline Substantial Development Permit review to reconfigure an existing single-family residential dock in Lake Washington by relocating 1) four (4) existing piles, install eight (8) new piles, and repair fourteen (14) existing piles; 2) relocate one (1) boat lift; and 3) repair 477 square feet and remove 28 square feet from the existing dock, and extend the dock by 335 square feet. A No Net Loss Report is included with the project proposal. No additional work is proposed below or above the Ordinary High Water Mark (OHWM).

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 2/20/2025, lasting Thirty (30) days, and ending on 3/24/2025, 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: January 22, 2025

Completeness Date: January 27, 2025

Applicant Contact: Zion Napier, Seaborn Pile Drive Company, 206-236-1700, permits@seabornpiledriving.com

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

Notice of Decision

NOTICE OF DECISION

Project Name: [PSE Vegetation Management Programmatic CALUP](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 20-110538-LO

Description: Land Use approval of a city-wide, programmatic Critical Areas Land Use Permit application for Puget Sound Energy and its contractors to conduct routine inspection, maintenance, and vegetation management activities on existing overhead electrical systems and underground gas infrastructure within critical areas and critical area buffers.

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 February 20, 2025, lasting fourteen (14) days, and ending on March 6, 2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 19, 2020

Completeness Date: November 29, 2022

Notice of Application Date: December 29, 2022

Applicant Contact: Jeffery Misuik, Puget Sound Energy, 425-462-3252, jeffery.misuik@pse.com

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

NOTICE OF DECISION

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 approval 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 new 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 stream buffer, and 110-foot buffer from a Category III wetland.

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: 3/6/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 30, 2024

Completeness Date: September 27, 2024

Notice of Application Date: October 10, 2024

Applicant Contact: Vicky Epp, City of Bellevue Consultant Project Manager, 360-890-0161, VEpp@bellevuewa.gov

City Planner Contact: Amanda Hunt, 425-229-6545, AHunt@bellevuewa.gov