



Weekly Permit Bulletin

February 27, 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: [Landon Short Plat](#)

Location: 1050 168th Ave SE

Neighborhood Area: Lake Hills

File Number: 24-123982-LN

Description: Land Use review of a Preliminary Conservation Short Plat to subdivide a 20495 sq ft (.47 acre) parcel in a steep slope critical area and steep slope critical area buffer into two (2) new residential lots within the Single-Family Residential (R-5) land use district. Lot sizes range from 9,599 square feet to 12,310 square feet.

SEPA: Exempt

Minimum Comment Period: Beginning on 2/27/2025, lasting Fourteen (14) days, and ending on 3/13/2025, 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: October 16, 2024

Completeness Date: December 4, 2024

Applicant: Ronald Frederiksen, Eastside Consultant Inc., 425-392-5351, rfrederiksen@eastsideconsultants.com

City Planner Contact: Jackie Donovan, 425-452-4387, jdovonan@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Middle Housing Land Use Code Amendment \(LUCA\)](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 25-103771-AD

Description: Proposed LUCA to amend the Land Use Code (LUC) to allow for greater housing choices in residential areas. The LUCA would allow both attached and detached Accessory Dwelling Units (ADUs) and provide that at least two ADUs are allowed per lot. The LUCA would also enable middle housing types—including multiplexes, courtyard and cottage housing, and townhouses—of up to four units per lot in residential areas, with the potential for additional units based on location or the inclusion of affordable housing. These changes would align with recent state mandates established under House Bills 1110 and 1337. Affected sections of the LUC include Chapters 20.10, 20.20, 20.25, 20.30, 20.45, and 20.50. More information on the project can be found at <https://bellevuewa.gov/middle-housing-code>

Approvals Required: Adoption of ordinance by the City Council

SEPA: Review under the State Environmental Policy Act, chapter 43.21C RCW, is required and a SEPA environmental checklist is included with this notice for review and comment. The Environmental Coordinator will review the checklist and information submitted to the City during the comment period and will issue a SEPA threshold determination as to whether the proposal is likely to result in any significant adverse environmental impact, consistent with WAC 197-11-310, at a future date.

Date of Application: October 23, 2024

City Planner Contact: Kirsten Mandt, 425-452-4861, KMandt@bellevuewa.gov