



# Weekly Permit Bulletin

March 20, 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](https://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](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 98009-9012

- 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](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:** [I-90 EB WLS Paving Project XL 6947](#)

**Location:** I-90 EB between MP 13.77 to eastern City of Bellevue boundary

**File Number:** 25-104941-LS

**Description:** Noise Variance application associated with I-90 EB pavement repairs. Construction expected between 8:00PM to 7:00 AM weekdays and 6:00PM to 8:00AM on weekends. Approximately 20 expected nights of work between between July 1, 2025 to December 31, 2025.

**Approvals Required:** Noise Variance approval

**SEPA:** Exempt pursuant to WAC 197-11-800(26)

**Minimum Comment Period:** Beginning on 3/20/2025, lasting Fourteen (14) days, and ending on 4/3/2025, 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:** February 25, 2025

**Completeness Date:** March 10, 2025

**Applicant:** Amy Oppfelt, Washington State Department of Transportation, 206-440-4529, [oppfela@wsdot.wa.gov](mailto:oppfela@wsdot.wa.gov)

**City Planner Contact:** Angus Bevan, 425-229-6607, [abevan@bellevuewa.gov](mailto:abevan@bellevuewa.gov)

# Notice of Public Hearings

## NOTICE OF PUBLIC HEARING

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

**Minimum Comment Period:** Beginning on 3/20/2025, lasting fourteen (14) days, and ending on 4/3/2025. 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:** Wayland Barton, 425-452-2725, [WBarton@bellevuewa.gov](mailto:WBarton@bellevuewa.gov)

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 of 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:** 4/9/2025, 6:30 PM; Bellevue City Hall; 450 110th Ave NE, Bellevue, WA 98004

**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, Planning Director, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to

[PlanningCommission@bellevuewa.gov](mailto: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 Kirsten Mandt, Senior Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [kmandt@bellevuewa.gov](mailto:kmandt@bellevuewa.gov).

**Comments must be received by 5:00 PM on April 9, 2025.** All written comments timely received by the Planning Director or Senior Planner provided in this notice will be transmitted to the Planning Commission no later than the date and time of the public hearing.

**Date of Application:** October 23, 2024

**Completeness Date:** October 23, 2024

**Notice of Application Date:** February 27, 2025

**City Planner Contact:** Kirsten Mandt, 425-452-4861, [KMandt@bellevuewa.gov](mailto:KMandt@bellevuewa.gov)

## NOTICE OF RECOMMENDATION AND PUBLIC HEARING

**Project Name:** [Big Picture School at Eastgate](#)

**Location:** 4255 153<sup>rd</sup> Ave SE

**Neighborhood Subarea:** Newcastle

**File Number:** 24-105422-LB

**Description:** Conditional Use Permit (CUP) application for the demolition of an existing modular structure and construction of an expansion of the existing vacant school. The proposed expansion will take place on the eastern portion of the existing structure and includes additional improvements such as parking lot reconfiguration, landscaping improvements, and street frontage improvements.

**Director's Recommendation to Hearing Examiner:** Approval with Conditions

**Public Hearing:** Thursday, April 10, 2025, 6 PM; Bellevue City Hall; 450 110th Ave NE

**Hearing Info:** The public hearing will be conducted in a hybrid manner with both in-person and virtual attendance options. The public may participate in the hearing by providing oral comments in person at Bellevue City Hall, Council Chambers, connecting virtually via Zoom, or by submitting written comments. Click the following link to sign-up to provide oral testimony at the public hearing: <https://bellevuewa.gov/hearing-examiner-public-hearing>. Sign-up closes at 3:00 p.m. on

Thursday, April 10, 2025. Written comments can be submitted via email to [hearingexaminer@bellevuewa.gov](mailto:hearingexaminer@bellevuewa.gov) and must be received by 3:00 p.m. on Thursday, April 10, 2025.

**Zoom Meeting Link:** To join the public hearing using a computer or tablet, click the following link: <https://cityofbellevue.zoom.us/j/82236121613>

**Meeting Passcode:** 586361

**Dial In by Phone:** 253-215-8782

**Meeting ID:** 822 3612 1613#

**Date of Application:** March 21, 2024

**Completeness Date:** March 28, 2024

**Notice of Application Date:** April 11, 2024

**Applicant:** Bellevue School District

**Applicant Contact:** Jon O'hare, 425-301-9541, [jon@permitcnw.com](mailto:jon@permitcnw.com)

**City Planner Contact:** Komal Agarwal, 425-452-7224. [KAgarwal@bellevuewa.gov](mailto:KAgarwal@bellevuewa.gov)

## Notice of Decision

### NOTICE OF DECISION

**Project Name:** [Overlook at Glenridge Short Plat](#)

**Location:** 989 138<sup>th</sup> Lane SE

**Neighborhood Area:** Lake Hills

**File Number:** 24-103692-LN

**Description:** Subdivide an existing single-family residential lot into three (3) new lots in the R-1.8 zoning district.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** April 3, 2025, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** February 15, 2024

**Completeness Date:** February 21, 2024

**Notice of Application Date:** March 7, 2024

**Applicant:** TC Colleran, Murray-Franklyn, 425-644-2323, [TC@MurrayFranklyn.com](mailto:TC@MurrayFranklyn.com)

**Applicant Contact:** Kevin Cleary, Goldsmith Engineering; 425-462-1080 x1010;  
[KCleary@GoldsmithEngineering.com](mailto:KCleary@GoldsmithEngineering.com)

**City Planner Contact:** Andy Andreotti, Assistant Land Use Planner; 425-452-6857;  
[AAndreotti@bellevuewa.gov](mailto:AAndreotti@bellevuewa.gov)

## **NOTICE OF DECISION**

**Project Name:** [Newport Hills Preliminary Short Plat](#)

**Location:** 4004 120<sup>th</sup> Avenue SE

**Neighborhood Area:** Newport

**File Number:** 24-112825-LN

**Description:** Land Use Review approval to subdivide one (1) existing parcel within a single-family residence zoning into two (2) lots. The property is zoned R-5.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** 4/3/2025, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** June 4, 2024

**Completeness Date:** July 15, 2024

**Notice of Application Date:** July 25, 2024

**Applicant Contact:** Kevin Rech, KR Properties NW, 206-351-7801, [kevin@cadehillhomes.com](mailto:kevin@cadehillhomes.com)

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