Weekly Permit Bulletin

May 29, 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.

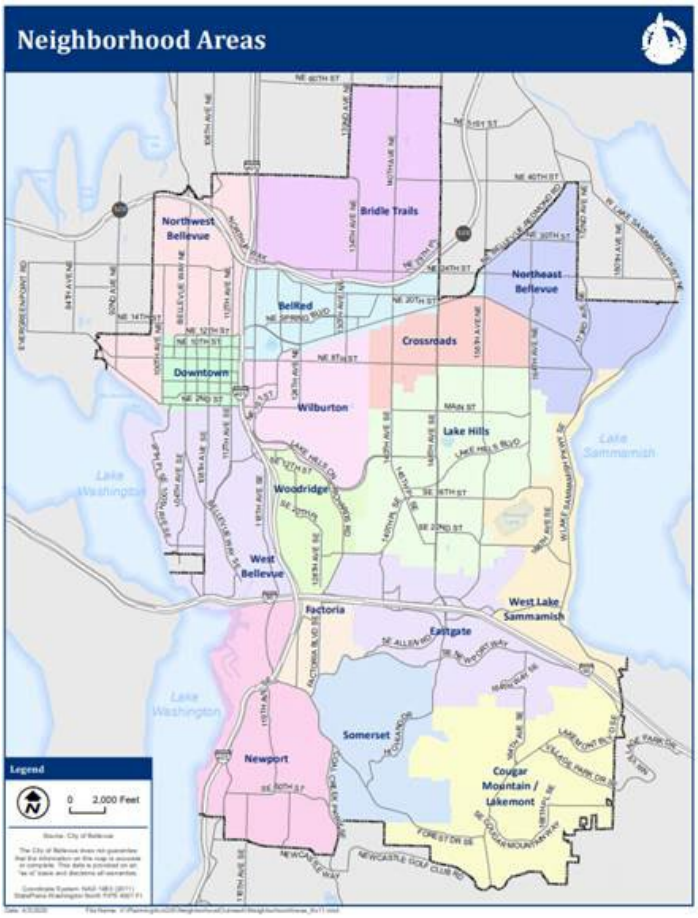
Receive the bulletin by email

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 and Public Meeting

THE PERMIT APPLICATIONS 25-108965-LO, 25-108966-LB, AND 25-110396-LS HAVE BEEN WITHDRAWN BY THE APPLICANT. THE PUBLIC MEETING ASSOCIATED WITH THESE PERMITS, AND SCHEDULED FOR JUNE 18, 2025, HAS BEEN CANCELLED.

~~**Project Name**: King County WTD ESI-8 Rehabilitation, Pipe Installation, and Noise Variance~~

~~**Location**: 4551 & 4431 Coal Creek Pkwy SE, 4485 Lake Washington Blvd SE, 12017 SE 32nd St, 12021 SE 32nd St, King County Parcel 0924059178, 12004 SE 9th St, 1900 118th Ave SE~~

~~**Neighborhood Area**: West Bellevue, Newport~~

~~**File Numbers**: 25-108965-LO, 25-108966-LB, and 25-110396-LS~~

~~Attachment 1 of 6~~
~~Attachment 2 of 6~~
~~Attachment 3 of 6~~
~~Attachment 4 of 6~~
~~Attachment 5 of 6~~
~~Attachment 6 of 6~~

~~**Description**: Land Use review of a Conditional Use Permit, Critical Areas Land Use Permit, and Noise Variance application to repair approximately 5,600 feet of the existing Eastside Intercepter 8 concrete wastewater tunnel and replacement of the Sweyolocken force mains. Repair activities require placement of a bypass pump system and at-grade piping. The project includes installation of a 36" HDPE pipe between the King County Eastrail Trail property and the Coal Creek Natural Area to facilitate bypass and allow for future maintenance of the ESI system. The applicant has requested a noise variance to allow for the bypass pump system to operate for approximately 12 months during the estimate repair window.~~

~~**Approvals Required:** Conditional Use Permit approval, Critical Areas Land Use Permit approval, Noise Variance approval and ancillary permits and approvals.~~

~~**SEPA:** Determination of Non-Significance (DNS) was issued by King County, as lead agency, on April 1, 2025. See attached SEPA DNS for more information.~~

~~**Minimum Comment Period**: Beginning on May 29, 2025, lasting fourteen (14) days, and ending on June 12, 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.~~

~~**Public Meeting:** June 18, 2025, 6 PM; Virtual Meeting via Microsoft Teams~~

~~**Meeting Access**: **Join the meeting now**~~

~~**Meeting ID:** 237 290 325 698 5~~

~~**Passcode:** rT7Qi3Wm~~

~~**Dial in by phone:** 206-452-7011~~

~~**Phone conference ID:** 390 248 903#~~

~~**Date of Application(s):** April 9, 2025 – 25-108965-LO; April 9, 2025 – 25-108966-LB; April 25, 2025 – 25-110396-LS~~

~~**Completeness Date:** April 24, 2025 – 25-108965-LO; April 24, 2025 – 25-108966-LB; April 30, 2025 – 25-110396-LS~~

~~**Applicant**: Darlene Gaziano, King County Wastewater, 206-263-0562, dgaziano@kingcounty.gov~~

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

Notice of Decision

NOTICE OF DECISION

Project Name: Raman Project

Location: 17088 SE 58th Street, Bellevue

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 24-105833-LO

Description: Critical Areas Land Use Permit approval to modify and reduce a top-of-slope buffer in order to construct a new structral addition to support a lower level deck, upper-level cantilevered deck, and rooftop canopy associated with an existing single-family residence. The project proposal includes plans to remove invasive species and install over 1,000 square feet of native vegetation planting as mitigation within the steep slope buffer and steep slope critical areas. Geotechnical and Critical Areas Reports are support the project proposal.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: 6/12/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 26, 2024

Completeness Date: April 19, 2024

Notice of Application Date: April 25, 2024

Applicant Contact: Chris Lewis, Mercer Builders LLC, 206-390-2339, chris.lewis@mercerbuilders.com

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