



# Weekly Permit Bulletin

## July 24, 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 98009-901w32

- 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:** [Watson Short Plat](#)

**Location:** 16558 SE 45<sup>th</sup> Place

**Neighborhood Area:** Cougar Mountain/Lakemont

**File Number:** 25-113402-LN

**Description:** Land Use proposal to subdivide an existing residential lot into two (2) new residential lots within the SR-2 zoning district.

**Approvals Required:** Preliminary Short Plat approval, Land Use approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** Beginning on 7/24/2025, lasting Fourteen (14) days, and ending on 8/7/2025, 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:** June 3, 2025

**Completeness Date:** July 10, 2025

**Applicant Contact:** Michael Barene, 425-903-6020; [MBarene@axeacivil.com](mailto:MBarene@axeacivil.com)

**City Planner Contact:** Mark C. Brennan, Associate Land Use Planner, 425-452-2973, [MCBrennan@bellevuewa.gov](mailto:MCBrennan@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Hill Top Short Plat](#)

**Location:** 14508 SE 51<sup>st</sup> Street

**Neighborhood Area:** Cougar Mountain/Lakemont

**File Number:** 25-115344-LN

**Description:** Land Use proposal to subdivide an existing residential lot into two (2) new residential lots within the SR-1 zoning district.

**Approvals Required:** Preliminary Short Plat approval, Land Use approval and ancillary permits and approvals.

**SEPA:** Exempt

**Minimum Comment Period Ends:** Beginning on 7/24/2025, lasting Fourteen (14) days, and ending on 8/7/2025, 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:** June 26, 2025

**Completeness Date:** July 2, 2025

**Applicant Contact:** Makhan Ranu, 253-391-6192, [MakhanRanu@gmail.com](mailto:MakhanRanu@gmail.com)

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

## NOTICE OF APPLICATION

**Project Name:** Critical Areas Ordinance Land Use Code Amendment

**Location:** City-Wide

**Neighborhood Area:** City-Wide

**File Number:** 25-116714-AD

**Description:** Land Use Code Amendment (LUCA) to amend the Critical Areas Overlay in LUC Part 20.25H and other related sections. Jurisdictions are required by the state to review and update their critical areas regulations to ensure compliance with the latest guidance and scientific recommendations. This includes review and potential revisions to regulations applicable to all critical areas in the city and their buffers, as well as reviewing the code for clarity and consistency. More information on the proposed LUCA can be found at <https://bellevuewa.gov/code-amendments/critical-areas-ordinance-update>

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

**SEPA:** Review under the State Environmental Policy Act, chapter 43.21C RCW, is required. The Environmental Coordinator will review a SEPA checklist and information submitted in support of this 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.

**Minimum Comment Period:** Beginning on 7/24/2025, lasting Fourteen (14) days, and ending on 8/7/2025, 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:** February 25, 2025

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

## Notice of Decision

### NOTICE OF DECISION

**Project Name:** [12 Bellevue](#)

**Location:** 12 Bellevue Way SE

**Neighborhood Area:** Downtown

**File Number:** 22-113130-LD

**Description:** Design Review approval to construct a seven (7)-story, multi-family residential mixed-use building with 376 market-rate units, ground level retail uses and 438 vehicular parking stalls located in a three level below-grade garage.

**Decision:** Approval with Conditions

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

**Appeal Period Ends:** August 7, 2025, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** June 13, 2022

**Completeness Date:** July 7, 2022

**Notice of Application Date:** July 21, 2022

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

**City Planner Contact:** Mark Brennan, 425-452-2973, [MCBrennan@bellevuewa.gov](mailto:MCBrennan@bellevuewa.gov)