



Weekly Permit Bulletin

July 3, 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](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 and cc: 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. 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: [Newport Yacht Club Boatlift & Finger Pier](#)

Location: 81 Skagit Ky

Neighborhood Area: Newport

File Number: 25-110475-WG

Description: Land Use review of a Shoreline Substantial Development Permit application to retroactively permit the installation of two (2) boatlifts and one (1) finger pier within the existing Newport Yacht Club marina.

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 July 3, 2025, lasting thirty (30) days, and ending on August 4, 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: April 28, 2025

Completeness Date: May 22, 2025

Applicant Contact: Tim Fisher, WSP USA, 425-773-8462, tim.fisher@wsp.com

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

NOTICE OF APPLICATION

Cougar Mountain Annexation

Project Name: [Cougar Mountain Annexation](#)

Location: King County

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 25-107978-AA

Description: Two property owners representing over 10 percent of the area (by assessed value) filed a Notice of Intent (NOI) to Petition for Annexation on February 19. Bellevue City Council accepted the NOI on April 1, 2025.

Approvals Required: City Council approval

SEPA: Annexations are not subject to SEPA (RCW 43.21C.222).

Comment Period: Comments regarding the proposed annexation can be submitted. Refer to page one for information on how to comment.

Date of Application: February 19, 2025

Applicant Contact: Conner Johnson, jconnerjohnson@gmail.com; Andrew Jacobsen, andrew@shaunalexander.com

City Planner Contact: Kate Nesse, City of Bellevue, 425-452-2042, KNesse@BellevueWA.gov

Notice of Recommendation and Public Hearing

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

Project Name: [Newport Neighborhood Area Plan Update](#)

Location: Newport Neighborhood Area

Neighborhood Area: Newport

File Number: 24-123870-AC

Description: NOTICE IS HEREBY GIVEN that the Bellevue Planning Commission will hold a public hearing during its meeting on **Wednesday, July 23, 2025, at 6:30 PM** to consider the Newport Neighborhood Area Plan Update as an annual amendment to the Comprehensive Plan. The Newport Hills Subarea Plan is being updated as part of the Great Neighborhoods program, initiated by Council in 2018. The objective of the program is to adopt plans for each neighborhood area that are relevant to their community's distinctive identity, adaptability, social connectivity and core needs with a high level of community ownership of the plan.

Approvals Required: Following the public hearing, the Planning Commission will make a recommendation on the proposed Comprehensive Plan amendment to the City Council. The City Council will then review and take final action as described in the Land Use Code (LUC), at LUC 20.30I.130.B and, LUC 20.35.440, and the Growth Management Act, RCW 36.70A.130.

SEPA: Determination of Non-Significance (DNS). Any appeal of this SEPA Threshold Determination must wait until final action is taken on this proposal by the City Council. Following final action by the City Council an appeal for 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 20.35.250C).

SEPA Contact: Drew Folsom, 425-452-2743, DFolsom@BellevueWA.gov

Public Hearing: July 23, 2025, 6:30 PM; Bellevue City Hall; 450 110th Ave NE

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 Kate Nesse, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to PlanningCommission@BellevueWA.gov before the public hearing, or by submitting written comments or making oral comments to the Planning Commission at the public hearing.

Written comments will also be accepted by mail to Kate Nesse, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to KNesse@BellevueWA.gov.

All written comments timely received by the Comprehensive Planning Manager will be transmitted to the Planning Commission no later than the date and time of the public hearing.

City Planner Contact: Kate Nesse, City of Bellevue, 425-452-2042, KNesse@BellevueWA.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [Cohen – Short Term Stay](#)

Location: 3265 W Lake Sammamish Pkwy SE

Neighborhood Area: West Lake Sammamish

File Number: 25-111447-LH

Description: Land use approval of a Home Occupation permit for short-term rental of one bedroom in a single-family residence. No exterior or interior alterations of the home are proposed.

Decision: Approval

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: July 17, 2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: May 16, 2025

Completeness Date: June 5, 2025

Notice of Application Date: June 12, 2025

Applicant Contact: David Cohen; 310-400-0047; david@cohen.cool

City Planner Contact: Andy Andreotti, Assistant Land Use Planner; 425-452-6857;
AAndreotti@bellevuewa.gov