



Weekly Permit Bulletin

August 14, 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, 21 days for non-emergency rulemaking, and 30 days for shoreline.
- 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: [VGHOA Hazardous Trees](#)

Location: 224 169th Avenue NE Lot VG3-8

Neighborhood Area: Northeast Bellevue

File Number: 25-115226-GJ

Description: Application for Land Use approval to remove seven (7) hazardous trees.

Approvals Required: Land Use 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 Ends: Beginning on 8/14/2025, lasting Fourteen (14) days, and ending on 8/28/2025, 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 24, 2025

Completeness Date: July 30, 2025

Applicant: Jane Lintner, 425-442-3253, JANLIN224@GMAIL.COM

Applicant Contact: Brandy Markland, Suhrco Residential Properties, 425- 455-0900, brandym@suhrco.com

City Planner Contact: Drew Folsom, 425-452-4441, DFolsom@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [CoBP Newcastle Beach Park Pier and Bulkhead Maintenance](#)

Location: 4400 Lake Washington Blvd SE

Neighborhood Area: Newport

File Number: 25-116870-WG

Description: Shoreline Substantial Development Permit review of a proposal for maintenance work which includes replacement of missing bolts and hardware on the existing pier and swimming float, replacement of decayed wooden boards along the existing southern bulkhead, replacement of splice plates on (4) existing piles, and repair of (1) additional pile. To reduce erosion, a new floating wave attenuator is proposed to be installed underneath the existing pier and a new sheet pile cut-off wall will be constructed in front of the existing northern bulkhead.

Approvals Required: Shoreline Substantial Development Permit approval, Land Use 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 Ends: Beginning on August 14, 2025, lasting Thirty (30) days, and ending on September 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: July 17, 2025

Completeness Date: July 30, 2025

Applicant: Ernie Podaca, City of Bellevue Parks & Community Services, 425-452-2932, EPodaca@bellevuewa.gov

Applicant Contact: Marlene Meaders, Confluence Environmental Company, 206-724-5781, marlene.meaders@confenv.com

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

Notice of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Poplar Tree Removal](#)

Location: 402 102nd Avenue SE

Neighborhood Area: West Bellevue

File Number: 25-101552-GB

Description: Land Use approval to remove three (3) poplar trees and two (2) birch trees from a vacant lot that are within a stream buffer of Meyedenbauer Creek and the associated 100-year floodplain.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

Appeal Period: Beginning on August 14, 2025, lasting fourteen (14) days, and ending on August 28, 2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 13, 2025

Completeness Date: March 5, 2025

Notice of Application Date: July 17, 2025

Applicant Contact: Charles Montgomery, Eastside Tree Works, 425-736-7153, charlesm@eastsidetreeworks.com

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

Notice of Decision

NOTICE OF DECISION

Project Name: [Sher Garage](#)

Location: 1660 W Lake Sammamish Parkway NE, Bellevue, WA 98008

Neighborhood Area: West Lake Sammamish

File Number: 25-108695-LO

Description: Critical Areas Land Use Permit approval to remove a 75-foot toe-of-slope structure setback to construct a detached garage and expanded driveway. A portion of the detached garage will be located within a steep slope critical area. This proposal includes mitigation in the steep slope critical area and toe-of-slope structure setback and is associated with Shoreline Exemption, 25-102724-WD.

Decision: Approval with Conditions

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

Appeal Period Ends: 8/28/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 4, 2025

Completeness Date: April 16, 2025

Notice of Application Date: April 24, 2025

Applicant Contact: Mark Sher, Property Owner, 206-372-8853, markhsheer@gmail.com

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

Notice of Proposed Rulemaking

NOTICE OF PROPOSED RULEMAKING

Name of Proposed Rule: [Affordable Commercial Standards Director's Rule](#)

Description: A Director's Rule setting the standards for affordable commercial spaces created through the operation of the Land Use Code as authorized by LUC 20.40.100. The rule will set criteria for updating the Director's Rule and define key terms, operating expense threshold, required covenants, and compliance with rulemaking authority.

SEPA: The proposed rule is categorically exempt as a procedural action under WAC 197-11-800(19)(a).

Minimum Comment Period: Begins on August 14, 2025, and lasts twenty-one (21) calendar days. The minimum comment period will end on September 4, 2025, at 5:00 PM. However, comments will continue to be accepted until the Director publishes notice of their final decision on the proposed rule in accordance with LUC 20.40.100. Refer to page one for information on how to comment on a project.

City Planner Contact: Josh Steiner, Senior Planner, 425-452-4123, JSteiner@bellevuewa.gov

NOTICE OF PROPOSED RULEMAKING

Name of Proposed Rule: [Affordable Housing Standards Director's Rule](#)

Description: A Director's Rule setting the standards for affordable housing units created through the operation of the Land Use Code as authorized by LUC 20.40.100. The rule will set criteria for updating the Director's Rule, set standards for affordable housing units, set monitoring standards for affordable housing, set affordability standards for affordable housing, and set required covenants and lease provisions.

SEPA: The proposed rule is categorically exempt as a procedural action under WAC 197-11-800(19)(a).

Minimum Comment Period: Begins on August 14, 2025, and lasts twenty-one (21) calendar days. The minimum comment period will end on September 4, 2025, at 5:00 PM. However, comments will continue to be accepted until the Director publishes notice of their final decision on the proposed rule in accordance with LUC 20.40.100. Refer to page one for information on how to comment on a project.

City Planner Contact: Mathieu Menard, 425-452-5264, mmenard@bellevuewa.gov

NOTICE OF PROPOSED RULEMAKING

Name of Proposed Rule: [Wilburton Green Building Standards Director's Rule](#)

Description: A Director's Rule setting the standards for green buildings created through the operation of the Land Use Code as authorized by LUC 20.40.100. The rule will set criteria for updating the Director's Rule and set standards for a two-tiered amenity system including allowed certification programs for residential and commercial development, rating system verification, additional performance requirements, and assurance device.

SEPA: The proposed rule is categorically exempt as a procedural action under WAC 197-11-800(19)(a).

Minimum Comment Period: Begins on August 14, 2025, and lasts twenty-one (21) calendar days. The minimum comment period will end on September 4, 2025, at 5:00 PM. However, comments will continue to be accepted until the Director publishes notice of their final decision on the proposed rule in accordance with LUC 20.40.100. Refer to page one for information on how to comment on a project.

City Planner Contact: Josh Steiner, 425-452-4123, jSteiner@bellevuewa.gov