



# Weekly Permit Bulletin

December 8, 2022

---

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 name of the project to view digital documentation.
- 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.

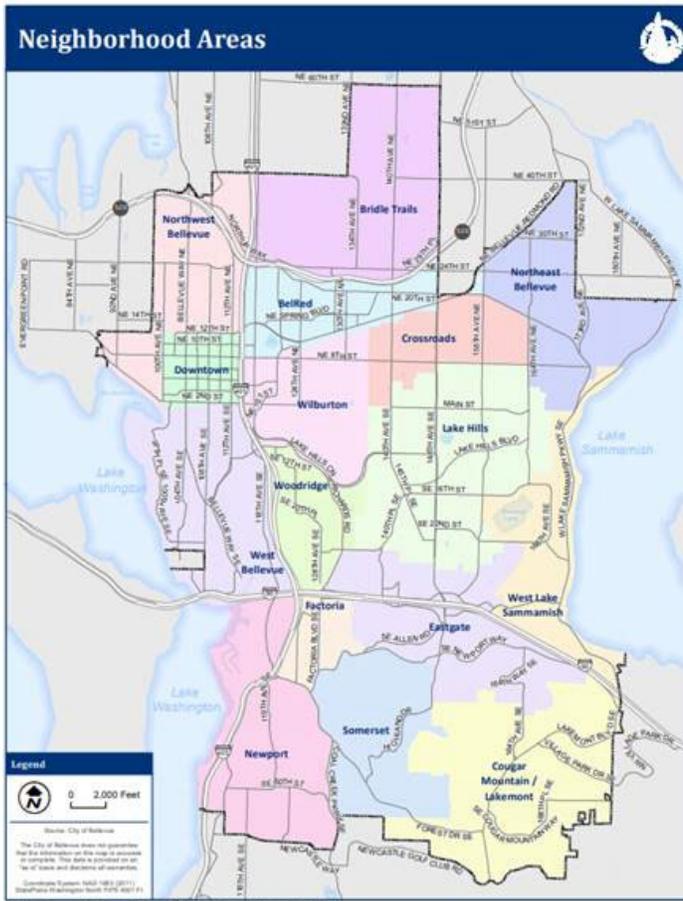
## Receive the bulletin by email

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.

## Notices of Application

### NOTICE OF APPLICATION

**Project Name:** [King Residence Pier](#)

**Location:** 94 Cascade Key

**Neighborhood Area:** Newport

**File Number:** 22-117645-WG

**Description:** Application for review of a Shoreline Substantial Development Permit to repair 13 existing piles, drive two (2) new steel piles, install a new platform lift, and repair the existing dock material with new grated material on Lake Washington. The proposal also seeks to expand the dock; the new dock extension is proposed to be approximately 12'x6' and 72 square feet.

**Approvals Required:** Shoreline Substantial Development Permit approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance Significance is expected. Refer to page three General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** January 7, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** September 19, 2022

**Completeness Date:** October 19, 2022

**Applicant Contact:** Ted Burns, Seaborn Piledriving Co., 206-236-1700, [permits@seabornpiledriving.com](mailto:permits@seabornpiledriving.com)

**City Planner Contact:** Leticia Wallgren, 425-452-2044, [lwallgren@bellevuewa.gov](mailto:lwallgren@bellevuewa.gov)

### NOTICE OF APPLICATION

**Project Name:** [Tree Canopy Land Use Code Amendment](#)

**Location:** City-Wide

**Neighborhood Area:** City-Wide

**File Number:** 22-128467-AD

**Description:** Land Use Code Amendment (LUCA) to amend chapters 20.20 General Development Requirements and 20.50 Definitions to update tree preservation, retention, replacement, and protection provisions to better support citywide tree canopy goals.

**SEPA:** Review under the State Environmental Policy Act, chapter 43.21C RCW, is required and a SEPA environmental checklist is included with this notice for review and comment. The Environmental Coordinator will review the checklist and information submitted to the City during the comment period 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 Ends:** December 22, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** November 21, 2022

**Completeness Date:** November 21, 2022

**Notice of Application Date:** December 8, 2022

**City Planner Contact:** Kristina Gallant, 425-452-6196, [KGallant@bellevuewa.gov](mailto:KGallant@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Tsiprin Hazard Tree Removals](#)

**Location:** 840 134<sup>th</sup> Ave NE

**Neighborhood Area:** Wilburton

**File Number:** 22-128191-GJ

**Description:** Land Use review of a proposal to remove and mitigate eight (8) hazardous trees from within a wetland and wetland buffer. The proposal include a replanting plan and is supported by an arborist report.

**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:** December 22, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** November 16, 2022

**Completeness Date:** December 2, 2022

**Applicant Contact:** Brad Case, Devoted Tree Solutions, 253-850-7677, [brad@devotedgroup.com](mailto:brad@devotedgroup.com)

**City Planner Contact:** David Wong, 425-452-4282, [DWong@bellevuewa.gov](mailto:DWong@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** Shoreline Master Program (SMP) Land Use Code Conformance Amendment

**Location:** City-Wide

**Neighborhood Area:** City-Wide

**File Number:** 22-128468-AD

**Description:** Land Use Code Amendment (LUCA) to conform provisions within the Shoreline Master Program (SMP), chapter 20.25E of the Land Use Code (LUC), with amendments made elsewhere in the LUC following the adoption of Ordinance No. 6670, removing references to the former East Bellevue Community Council; and Ordinance No. 6673, which removed Quasi-Judicial appeals to the City Council on Process I and Process III Hearing Examiner decisions and recommendations.

**Approvals Required:** City Council approval

**SEPA:** Exempt

**Minimum Comment Period Ends:** December 22, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Public Hearing:** To be scheduled. A public hearing on this topic before the City Council is anticipated in January 2023.

**Date of Application:** November 1, 2022

**Completeness Date:** November 1, 2022

**City Contact:** Caleb Miller, 425-452-4574, [CWMiller@bellevuewa.gov](mailto:CWMiller@bellevuewa.gov)

## Notices of Threshold Determination

### NOTICE OF THRESHOLD DETERMINATION

**Project Name:** [Bloch Residence Remodel](#)

**Location:** 9535 SE 11<sup>th</sup> Street

**Neighborhood Area:** West Bellevue

**File Number:** 22-112212-WE

**Description:** SEPA Threshold Determination for a proposal to construct a 100 square-foot wooden deck and a 200 square-foot addition within 200-feet of the Ordinary High Watermark (OHWM) on the Lake Washington Shoreline and within a steep slope critical area.

**Concurrency Determination:** N/A

**Approvals Required:** Land Use approval and ancillary permits and approvals

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

**Appeal Period Ends:** December 22, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 3, 2022

**Completeness Date:** July 1, 2022

**Applicant:** Andrew DeFlorio, Baylis Architects, 425392-8138, [deflorioa@baylisarchitects.com](mailto:deflorioa@baylisarchitects.com)

**City Planner Contact:** Leticia Wallgren, 425-452-2044, [llwallgren@bellevuewa.gov](mailto:llwallgren@bellevuewa.gov)

### NOTICE OF THRESHOLD DETERMINATION

**Project Name:** [Meydenbauer Hill Bulkhead Repair](#)

**Location:** 9553 Lake Washington Blvd NE

**Neighborhood Area:** Northwest Bellevue

**File Number:** 22-114452-WE

**Description:** SEPA Threshold Determination of a proposal to replace approximately 64-feet of existing rock bulkhead and approximately 12-feet of rock stairs within the Lake Washington Shoreline and within the 75-foot toe-of-steep-slope structure setback.

**Concurrency Determination:** N/A

**Approvals Required:** Land Use approval and ancillary permits and approvals

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

**Appeal Period Ends:** December 22, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** July 18, 2022

**Completeness Date:** August 18, 2022

**Applicant:** Evan Wehr, Ecco Design Inc, 206-706-3937, [evan@eccodesigninc.com](mailto:evan@eccodesigninc.com)

**City Planner Contact:** Leticia Wallgren, 425-452-2044, [llwallgren@bellevuewa.gov](mailto:llwallgren@bellevuewa.gov)

## Notices of Decision

### NOTICE OF DECISION

**Project Name:** COBU W-117 170<sup>th</sup> Place Pressure Improvements

**Location:** 1420 168<sup>th</sup> Ave SE, 925 170<sup>th</sup> PI SE; 925, 929, and 944 170<sup>th</sup> PI SE

**Neighborhood Area:** West Lake Sammamish, Lake Hills

**File Number:** 22-112421-LO

**Description:** Critical Areas Land Use Permit approval of a proposal to install a new 8-inch transmission water main approximately 1,600 feet to provide increased water pressure to residences along 170<sup>th</sup> PI SE. The proposed main will start near SE 9<sup>th</sup> St and 168<sup>th</sup> PI SE, and will continue east through Weowna Park utilizing an existing, unpaved driveway.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** December 22, 2022, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** May 31, 2022

**Completeness Date:** June 27, 2022

**Notice of Application Date:** July 7, 2022

**Applicant Contact:** Keith Rogers, Davido Consulting Group, 206-523-0024 ext. 118, [keith@dcgengr.com](mailto:keith@dcgengr.com)

**City Planner Contact:** David Wong, 425-452-4282, [DWong@bellevuewa.gov](mailto:DWong@bellevuewa.gov)