



# Weekly Permit Bulletin

October 22, 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, 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](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 and SEPA Threshold Determination

### NOTICE OF APPLICATION AND SEPA THRESHOLD DETERMINATION

**Project Name:** [Bellevue 2026-2045 Transportation Facilities Plan](#)

**Location:** City-Wide

**Neighborhood Area:** City-Wide

**File Number:** 25-120347-LM

**Description:** Adoption of the 2026-2045 Transportation Facilities Plan (TFP). The TFP is a program of transportation improvements to be implemented over the next 20 years. The TFP functions as a bridge between the long-range facility plans and the funded projects in the adopted 6-year Capital Improvement Program (CIP) Plan. It is updated periodically-typically every two to four years-and contains a listing of planned improvements that are balanced to projected revenues. Projects include improvements for vehicular mobility, transit mobility, bicycle system level of service and connectivity and pedestrian level of service and connectivity. A subset of the projects in the TFP are needed-at least in part-to serve demand associated with growth in the city and are designated as Impact Fee Projects; this set of projects is a key element in the Transportation Impact Fee Program. The current 2022-2033 TFP was adopted in July 2022, updating the 2019-2030 TFP.

**Approvals Required:** City Council approval

**SEPA:** Determination of Non-Significance is issued.

**Minimum SEPA Comment Period:** Beginning on 10/22/2025, lasting Fourteen (14) days, and ending on 11/5/2025, 5 PM. Comments continue to be accepted until the City Council takes action on the proposal. Refer to page one for information on how to comment on a project.

**SEPA Appeal:** Per BCC 22.02.034.B this DNS shall be merged with the underlying nonproject council action. Notice of the action associated with any City Council adoption of the TFP and specific appeal information will be provided at the time of future City action on the proposal.

**Date of Application:** August 25, 2025

**Completeness Date:** September 23, 2025

**Applicant Contact:** Michael Ingram, City of Bellevue Transportation Department, 425-452-4166, [MIngram@bellevuewa.gov](mailto:MIngram@bellevuewa.gov)

**SEPA Planner Contact:** Drew Folsom, 425-452-4441, [DFolsom@bellevuewa.gov](mailto:DFolsom@bellevuewa.gov)

# Notice of Decision

## NOTICE OF DECISION

**Project Name:** [Hilltop Vegetation Management Plan](#)

**Location:** 14814 SE 54<sup>th</sup> St, 5389 146<sup>th</sup> Ave SE

**Neighborhood Area:** Cougar Mountain/Lakemont

**File Number:** 24-124059-LO

**Description:** Critical Areas Land Use Permit approval of a proposal to conduct routine vegetation management within two (2) community-owned parcels containing streams, wetlands, steep slopes, and their buffers. The vegetation management plan is an update to previously approved vegetation management plan activities within the Hilltop community.

**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 Ends:** Beginning on October 22, 2025, lasting fourteen (14) days, and ending on November 5, 2025, 5 PM. Refer to page one for information on how to appeal on a project.

**Date of Application:** October 17, 2024

**Completeness Date:** December 9, 2024

**Notice of Application Date:** January 9, 2025

**Applicant Contact:** Philip Hardin, 425-985-2400, [philip.p1@thordin.com](mailto:philip.p1@thordin.com)

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