



# Weekly Permit Bulletin

**December 31, 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

### NOTICE OF APPLICATION

#### COMPREHENSIVE PLAN AMENDMENT PROPOSAL (AC)

##### 2026 Annual Amendments to the Bellevue Comprehensive Plan

Approvals required for proposals initiated by the public: Comprehensive Plan amendment initiated by the public are subject to a two-step process:

- 1) Planning Commission makes Threshold Review recommendation after public hearings. City Council takes action on those recommendations to determine which to include in the annual Comprehensive Plan amendment work program.
- 2) Planning Commission makes Final Review recommendations on the Comprehensive Plan amendment work program items after public hearings. City Council evaluates those recommendations to determine which should amend the Comprehensive Plan.

The Bellevue City Council takes review action consistent with RCW 36.70A.130 and RCW 36.70A.470.

A list of the individual amendments under consideration follows. Proposed plan amendments will be subject to SEPA review if they are included in the annual Comprehensive Plan amendment work program.

**Comments on the Threshold Review will be accepted until the City Council takes action to determine applications to include in the annual Comprehensive Plan amendment work program.**

**Project Name:** Evans Plaza CPA

**Location:** 13815 NE 24<sup>th</sup> St

**Neighborhood Area:** Bridle Trails

**File Number:** 25-121477-AC

**Description:** This privately-initiated application proposes a site-specific Comprehensive Plan Amendment on five parcels from General Commercial (GC) to Lowrise 2 Mixed Use.

**Date of Application:** September 15, 2025

**Completeness Date:** September 16, 2025

**Applicant:** Steve Malsam, Wakefield Properties

**Applicant Contact:** Isaac Patterson, McCullough Hill, 206-812-6961, [ipatterson@mhseattle.com](mailto:ipatterson@mhseattle.com)

**City Planner Contact:** Teun Deuling, City of Bellevue, 425-229-6534, [TDeuling@BellevueWA.gov](mailto:TDeuling@BellevueWA.gov)

## NOTICE OF APPLICATION

**Project Name:** [Coal Creek Channel Off-Site Sediment Pond](#)

**Location:** 4641 125th Ave SE

**Neighborhood Area:** Newport

**File Number:** 25-124248-LO

**Description:** Application for Land Use approval of a Critical Areas Land Use permit for sediment pond repair and habitat improvements at an off-channel sediment pond, referred to as Anna's Pond, constructed in 2011 to provide flow control during high flow events, and sediment detention on Coal Creek, a tributary of Lake Washington. The City is planning a retrofit (Project) to improve functionality and fish passage. The Project will remove all non-functioning pieces of the sediment pond and replace them with new pieces that will allow the sediment pond to function as intended. This includes a new inlet weir, 41 pieces of large woody material (LWM), and grading the outlet to be more accessible for fish.

**Approvals Required:** Critical Areas Land Use Permit approval and ancillary permits and approvals.

**Concurrency Determination:** N/A

**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 12/31/2025, lasting Fourteen (14) days, and ending on 1/14/2026, 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:** October 3, 2025

**Completeness Date:** October 31, 2025

**Applicant:** Ryan Billen, City of Bellevue Utilities

**Applicant Contact:** Colin Worsley, Environmental Science Associates, 425-229-6703, [cworsley@esassoc.com](mailto:cworsley@esassoc.com)

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

## NOTICE OF APPLICATION

**Project Name:** [Dahl Tree Maintenance](#)

**Location:** 4737 132nd AVE SE

**Neighborhood Area:** Somerset

**File Number:** 25-126221-LO

**Description:** Review of a Critical Areas Land Use Permit to top fifteen (15) trees within an overlapping steep slope critical area, top-of-slope buffer, and toe-of-slope structure setback in order to comply with a Home Owners Association view covenant.

**Approvals Required:** Critical Areas Land Use 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 12/31/2025, lasting Fourteen (14) days, and ending on 1/14/2026, 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:** October 30, 2025

**Completeness Date:** December 8, 2025

**Applicant Contact:** Kenneth Dahl, Property Owner, 425-681-3362, [ken.e.dahl@comcast.net](mailto:ken.e.dahl@comcast.net)

**City Planner Contact:** Jordan Borst, 425-452-6997, [JBorst@bellevuewa.gov](mailto:JBorst@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [14848 AirBnB Short-Term Rental](#)

**Location:** 14848 SE 51<sup>st</sup> Street

**Neighborhood Area:** Cougar Mountain/Lakemont

**File Number:** 25-126940-LH

**Description:** Home Occupation permit request for create a short-term, AirBnB stay in a portion of the lower floor of an existing single-family residence.

**Approvals Required:** Home Occupation Permit approval and ancillary permits and approvals.

**SEPA:** Exempt

**Minimum Comment Period:** Beginning on 12/31/2025, lasting Fourteen (14) days, and ending on 1/14/2026, 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:** November 12, 2025

**Completeness Date:** November 19, 2025

**Applicant Contact:** Ilkyu Min, Property Owner, 360-710-1106, [kimkenni@yahoo.com](mailto:kimkenni@yahoo.com)

**City Planner Contact:** Jordan Borst, 425-452-6997, [JBorst@bellevuewa.gov](mailto:JBorst@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Yan Studio](#)

**Location:** 4950 120<sup>th</sup> Avenue SE

**Neighborhood Area:** Newport

**File Number:** 25-127223-LH

**Description:** Home Occupation permit request to open an eyelash extension studio, in a room on the lower floor of an existing single-family residence.

**Approvals Required:** Home Occupation Permit approval and ancillary permits and approvals.

**SEPA:** Exempt

**Minimum Comment Period:** Beginning on 12/31/2025, lasting Fourteen (14) days, and ending on 1/14/2026, 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:** November 18, 2025

**Completeness Date:** December 8, 2025

**Applicant Contact:** Yan Zhu, 425-505-1358, [julia810715@hotmail.com](mailto:julia810715@hotmail.com)

**City Planner Contact:** Jordan Borst, 425-452-6997, [JBorst@bellevuewa.gov](mailto:JBorst@bellevuewa.gov)

## Notice of Application and Public Meeting

### NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Name:** [Westridge Multifamily Residences](#)

**Location:** 11661 SE 1<sup>st</sup> Street

**Neighborhood Area:** Wilburton

**File Number:** 25-127303-LD

**Description:** Request for a Design Review approval to develop two (2) adjoining parcels with an eight (8) story multi-family residential building with 198 units and one (1) below-grade parking level and two (2) above-grade parking levels together with 113 stalls on a 38,070 sq. ft. site located in the MU-H (Mixed-Use High Rise) Land Use District.

**Approvals Required:** Design Review 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 12/31/2025, lasting Fourteen (14) days, and ending on 1/14/2026, 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.

**Public Meeting:** Thursday, 2/5/2026, 6 PM (PST); Microsoft Teams Virtual Meeting; Join on your computer, mobile app or room device (see meeting information below).

**Meeting Info:** [Join the meeting now](#)

**Meeting ID:** 241 789 732 998 63

**Passcode:** qX3SK2We

**Dial in by phone:** 206-452-7011

**Phone conference ID:** 825 197 149#

*In compliance with City of Bellevue policies, the use of AI bots or automated virtual assistants during city-hosted Microsoft Teams meetings is prohibited for non-public meetings unless an exception has been approved. Please ensure that any AI bots are removed.*

**Date of Application:** November 20, 2025

**Completeness Date:** December 8, 2025

**Applicant:** Matthew Lipps, Runberg Architecture Group

**Applicant Contact:** Steve Orser, KGIP, 425-688-3910, [sorser@KGIP.com](mailto:sorser@KGIP.com)

**City Planner Contact:** Jordan Borst, 425-452-6997, [JBorst@bellevuewa.gov](mailto:JBorst@bellevuewa.gov)

## Notice of Decision

### AMENDED NOTICE OF DECISION

**Project Name:** [707 96th AVE NE Short Plat](#)

**Location:** 707 96th Avenue NE

**Neighborhood Area:** Northwest Bellevue

**File Number:** 25-107583-LN

**Description:** Amended Land Use approval to subdivide an 0.53 acre (23,083 square feet) parcel into two (2) new residential lots. Lot 1 will have an area of 13,082 square feet, and Lot 2 will have an area of 10,000 square feet. The Department issued an original Notice of Decision (NOD) on September 17, 2025, which was appealed (HEX File No. AAD 25-13). In response to the appeals, the applicant submitted updated engineering documents modifying the proposed sanitary sewer connections. The updated engineering documents propose the sanitary sewer lines for Lots Z and Y

to now connect east to 96th Avenue NE and that the existing sewer connection will be capped. This Amended Decision does not result in any additional changes, nor are other modifications proposed to this 2-lot short plat. This Amended Decision supersedes and replaces the Original Decision published on September 17, 2025.

**Amended Decision:** Approval with Conditions

**SEPA:** Exempt

**Appeal Period Ends:** 1/14/2026, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** March 26, 2025

**Completeness Date:** April 1, 2025

**Notice of Application Date:** April 24, 2025

**Original Decision Date:** September 17, 2025

**Amended Decision Date:** December 31, 2025

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

**City Planner Contact:** Jordan Borst, 425-452-6997, [JBorst@bellevuewa.gov](mailto:JBorst@bellevuewa.gov)