



Weekly Permit Bulletin

July 31, 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: [Wesley Short Plat](#)

Location: 16833 SE Newport Way

Neighborhood Area: Eastgate

File Number: 25-115186-LN

Description: Proposal to subdivide an existing residential lot into two (2) new residential lots within the SR-2 zoning district.

Approvals Required: Preliminary Short Plat approval, Land Use approval and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period Ends: Beginning on July 31, 2025, lasting fourteen (14) days, and ending on August 14, 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 1, 2025

Applicant Contact: Enfort Homes; 425-243-1596; precon@enforthomes.com

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

NOTICE OF APPLICATION

Project Name: [City of Bellevue Parks Coal Creek Natural Area Pedestrian Bridge](#)

Location: 15502 Newcastle Golf Club Road

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 25-113442-LO

Description: Critical Areas Land Use Permit application proposing to connect two existing trails within a City of Bellevue Park, Coal Creek Natural Area, by constructing a prefabricated steel pedestrian bridge across a Type-F (fish-bearing) stream, Coal Creek. The pedestrian bridge will also be located within geological hazards, including steep slopes and coal mine hazards. The project includes an allowed use report, geotechnical report, and a coal mine hazard review and preliminary analysis report.

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 7/31/2025, lasting Fourteen (14) days, and ending on 8/14/2025, 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 3, 2025

Completeness Date: June 16, 2025

Applicant Contact: Devin Melville, Facet, 425-400-8508, dmelville@dcgwatershed.com

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

NOTICE OF APPLICATION

Project Name: Vu Deck

Location: 5417 116th Avenue SE

Neighborhood Area: Newport

File Number: 25-115388-LO

Description: Critical Areas Land Use Permit application for the addition of a covered front porch and an open rear deck to an existing single-family residence. The front porch will be located outside

of the buffer, and approximately 200 square feet of the rear deck will be located within a 50-foot top-of-slope buffer.

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

SEPA: Exempt

Minimum Comment Period: Beginning on 7/31/2025, lasting Fourteen (14) days, and ending on 8/14/2025, 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 26, 2025

Completeness Date: July 11, 2025

Notice of Application Date: July 31, 2025

Applicant Contact: Tuyen Vu, tuyenvq@hotmail.com

City Planner Contact: Janice Ton, 425-452-6120, JTon@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [COB Ardmore Stability Project](#)

Location: 16920 NE 24th St

Neighborhood Area: Northeast Bellevue

File Number: 24-118517-LO

Description: Critical Areas Land Use Permit approval of a proposal to install a flow control structure and splash pad in the North Tributary of Idylwood Creek, and installation of a surface-mounted pipe, diffuser tee, and splash pad in the South Tributary of Idylwood Creek.

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 July 31, 2025, lasting fourteen (14) days, and ending on August 14, 2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 30, 2024

Completeness Date: August 29, 2024

Notice of Application Date: September 26, 2024

Applicant Contact: Jennifer Love, Confluence Environmental Company, 206-718-5640, jenny.love@confenv.com

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

NOTICE OF DECISION

Project Name: [North of Main](#)

Location: 15 103rd Ave. NE

Neighborhood Area: Downtown

File Number: 22-130414-LD

Description: Design Review approval of an eight (8)-story residential tower with 176 residential units, 10,363 SF active use (commercial) spaces and 154 parking spaces.

Approvals Required: Design Review approval and ancillary permits and approvals.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

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

Appeal Period Ends: 8/14/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: December 14, 2022

Completeness Date: January 10, 2023

Notice of Application Date: February 16, 2023

Applicant Contact: Jim Westcott, Weber Thompson, 206-344-5700, jwestcott@webrthomson.com

City Planner Contact: Amy Tarce, 425-452-2896, ATarce@bellevuewa.gov