



Weekly Permit Bulletin

January 14, 2026

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
- 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 Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Poplar Removal NEWEST](#)

Location: 402 102nd Ave SE

Neighborhood Area: West Bellevue

File Number: 25-126459-GB

Description: SEPA review of proposal to convert three (3) hazardous poplar trees to wildlife snags that are within the stream buffer of Meydenbauer Creek and the 100-year floodplain. Replacement tree planting is proposed.

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

Appeal Period Ends: 1/28/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: November 5, 2025

Completeness Date: November 11, 2025

Notice of Application Date: December 3, 2025

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

City Planner Contact: Andrew Andreotti, 425-452-6857, aandreotti@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [12th Place- Building A \(Phase 2 of ACST-MDP\)](#)

Location: 1299 120th Avenue NE

Neighborhood Area: BelRed

File Number: 23-105964-LD

Description: Design Review approval to construct a seven (7) - story residential tower containing approximately 116 units with a partially sub grade parking level to accommodate approximately 89 parking stalls. Proposal includes street frontage improvements, landscaping, exterior lighting and residential amenities. The site is located at the corner of 120th Ave. NE and NE 12th St., in the Bel-Red Office Residential Node 2 (BR-OR-2) land use district and is approximately 1.34 acres (58,261sq. ft.) in size. This application is Phase 2 of the ACST-Bellevue (Pine Forest) Master Development Plan (23-101054-LP).

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: January 28, 2026, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 27, 2023

Notice of Application Date: April 27, 2023

Applicant Contact: Nicole Winn, Weber Thompson, 206-344-5700, nwinn@weberthompson.com

City Planner Contact: Komal Agarwal, 425-452-7224, KAgarwal@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Newport Way – Home Occupation Permit](#)

Location: 15153 SE Newport Way

Neighborhood Area: Eastgate

File Number: 25-127280-LH

Description: Land Use approval of a Home Occupation permit for the short-term rental of one (1) room and an attached bathroom in an existing single-family residential home. No exterior or interior alterations of the home are proposed.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: Beginning on 01/14/2026, lasting fourteen (14) days, and ending on 01/28/26, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 1, 2025

Completeness Date: December 1, 2025

Notice of Application Date: December 17, 2025

Applicant Contact: Christopher Jones, 314-766-5242, cjvf9@gmail.com

City Planner Contact: Wayland Barton, Senior Land Use Planner, 425-452-2725, wbarton@bellevuewa.gov