



Weekly Permit Bulletin

January 21, 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 98009-9012

- 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. 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: [Hynes Tree Removals](#)

Location: 14543 SE 51st Street

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 25-119656-GJ

Description: Clearing & Grading Permit review to remove two (2) diseased and hazardous landmark trees from within a steep slope critical area. The project arborist proposes to plant two (2) western red cedars within the steep slope critical area as replacement/mitigation. The project proposal includes an arborist report, ISA Basic Risk Assessment Forms for each tree, and a Tree Hazard Declaration Form.

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: Beginning on 1/21/2026, lasting 14 days, and ending on 2/4/2026, 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: August 12, 2025

Completeness Date: January 5, 2026

Applicant Contact: Matthew Hicks, Evergreen Tree Care, 206-954-0148, matthewhicks@evergreentlc.com

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

NOTICE OF APPLICATION

Project Name: [Michael Tribuch Tree Removal](#)

Location: 4990 Highland Drive

Neighborhood Area: Somerset

File Number: 25-126298-GJ

Description: Land use review to mitigate removal of three (3) Bigleaf Maple (24", 19", 14" DBH) trees and three (3) Scouler's Willow (10", 10", 11" DBH) from a steep slope on the eastern side of the property. The project provides a mitigation planting plan to support the proposal.

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: Beginning on 1/21/2026, lasting 14 days, and ending on 2/4/2026, 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 3, 2025

Completeness Date: December 30, 2025

Applicant Contact: Suzanne Zderic, 425-330-9948, suzyq0130@gmail.com

City Planner Contact: Sammie Kuriyama, 425-452-4107, SKuriyama@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [Mostafa Tree Removal](#)

Location: 13819 SE 2nd Street

Neighborhood Area: Lake Hills

File Number: 25-121745-GJ

Description: Clearing & Grading approval to remove one (1) hazardous tree within a stream buffer. The removed tree will remain as wildlife habitat snag with no associated grading activity. The project is supported by an arborist assessment, tree risk assessment, and tree hazard declaration. Replanting of a Big-Leaf Maple will be provided on-site.

Decision: Approval with Conditions

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

Appeal Period Ends: 2/4/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: September 22, 2025

Completeness Date: November 19, 2025

Notice of Application Date: December 17, 2025

Applicant Contact: Suzanne Zderic, South Fork Tree Service, 425-330-9948, suzyq0130@gmail.com

City Planner Contact: Genesis Hill, 425-452-6112, GLHill@bellevwewa.gov