



# Weekly Permit Bulletin

## January 28, 2026

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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](http://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 98009-9012

- 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](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

**Project Name:** [Deck and Pergola Addition](#)

**Location:** 15661 SE 11<sup>th</sup> St

**Neighborhood Area:** Lake Hills

**File Number:** 26-100272-LO

**Description:** Critical Areas Land Use Permit review of a proposal to demolish an existing backyard deck and construct a new deck with pergola and stairs, attached to the existing single family residence. The new deck with pergola and stairs (275 SF) will expand beyond the footprint of the existing deck footprint by approximately 75-feet. The project will impact a 110-foot wetland buffer from an off-site Category II wetland.

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

**SEPA:** Exempt is expected. Refer to page three General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** Beginning on January 28, 2026, lasting fourteen (14) days, and ending on February 11, 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:** January 12, 2026

**Completeness Date:** January 12, 2026

**Applicant Contact:** Andrey Lomov, AVL Drafting & Detailing, 206-412-4173, [info@avldrafting.com](mailto:info@avldrafting.com)

**City Planner Contact:** Amanda Hunt, 425-229-6545, [AHunt@bellevuewa.gov](mailto:AHunt@bellevuewa.gov)

# Notice of Threshold Review Public Hearing, Staff Recommendation and Geographic Scoping

## NOTICE OF THRESHOLD REVIEW PUBLIC HEARING, STAFF RECOMMENDATION AND GEOGRAPHIC SCOPING

### 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 recommendations 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.

**Public Hearing before the Planning Commission:** NOTICE IS HEREBY GIVEN that the Bellevue Planning Commission will hold a public hearing during its meeting on **Wednesday, February 11, 2026, at 6:30 PM.**

Details on attending the meeting and providing written and oral communication at the public hearing will be provided on the published agenda and can be found at

<https://bellevue.legistar.com/Calendar.aspx>

Any person may participate in the public hearing by submitting written comments to the Planning Commission in care of Kate Nesse, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [PlanningCommission@BellevueWA.gov](mailto:PlanningCommission@BellevueWA.gov) before the public hearing, or by submitting written comments or making oral comments to the Planning Commission at the public hearing.

Written comments will also be accepted by mail to Kate Nesse, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [KNesse@BellevueWA.gov](mailto:KNesse@BellevueWA.gov)

All written comments timely received by the Comprehensive Planning Manager will be transmitted to the Planning Commission no later than the date and time of the public hearing.

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 to Lowrise 2 Mixed Use.

**Staff Recommendation:** Include the application in the 2026 work program.

**Geographic Scope:** Expand the geographic scope to include one parcel (parcel number 272505-9167) immediately adjacent to the proposed amendment site.

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

**Completeness Date:** September 16, 2025

**Applicant:** Steve Malsam, Wakefield Properties

**Applicant Contact:** Jessica Clawson, McCullough Hill, 206-313-0981, [jessie@mhseattle.com](mailto:jessie@mhseattle.com)

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