Weekly Permit Bulletin

November 4, 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 or email the City Planner Contact listed for each notice regarding questions about the proposal and review process.

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.

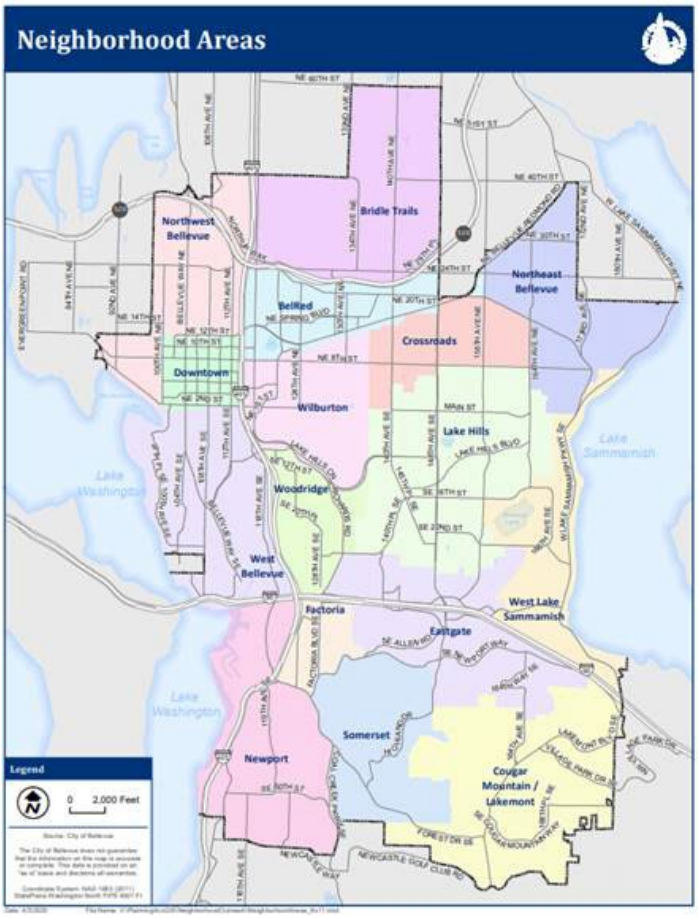
Receive the bulletin by email

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: I-405R2B: 2027-2028 Noise Variance

Location: Right of Way, I-405

Neighborhood Area: Newport, Factoria, Richards Valley, Wilburton, Downtown, North Bellevue, BelRed

File Number: 26-123640-LS

Description: Request for Noise Variance to allow noise associated with WSDOT I-405 projects through Bellevue at the 112th Ave SE interchange, replace the Lake Washington Blvd SE bridge over I-405, widen bridges over Coal Creek Parkway, SE 8th Street, NB I-405 to EB I-90, and the NB I-405 bridge over the Eastrail Trail, construct a new bridge over SB I-405 for the Eastrail Trail, and correct fish passage barriers across I-405 in the vicinity of the Coal Creek Parkway interchange.

Approvals Required: Land Use Code Variance approval

Minimum Comment Period: Beginning on 11/4/2026, lasting Fourteen (14) days, and ending on 11/18/2026, 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 9, 2026

Completeness Date: October 22, 2026

Applicant: Luke Shorette, 425-420-9900, lshorette@fdcorp.com

Applicant Contact: Erin Krutz, 406-880-6915, ekrutz@flatironlanejv.com

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

NOTICE OF APPLICATION

Project Name: Carlson Tree Removal

Location: 4519 152nd Pl SE

Neighborhood Area: Eastgate

File Number: 26-123846-GJ

Description: Land Use review of a proposal to remove and abate a 35-inch dead western hemlock tree from within a Type-F stream buffer. The application is supported by an arborist report.

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 11/4/2026, lasting Fourteen (14) days, and ending on 11/18/2026, 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 13, 2026

Completeness Date: October 22, 2026

Applicant Contact: Alec Johnston, Seattle Tree Care, 425-458-1972, consulting@seattletreecare.org

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

Notice of Decision

NOTICE OF DECISION

Project Name: Young Life Lounge

Location: 635 156th Avenue SE Lake Hills Boulevard, Building D Floor 2

Neighborhood Area: Lake Hills

File Number: 26-101668-LA

Description: Land Use approval of an Administrative Conditional Use Permit to locate a mahjong and billiard parlor with an accessory bar within an 5,509 square-foot tenant space in the existing Lake Hills Village commercial development. The parlor would accommodate 7 mahjong tables and 10 billiard tables. The hours of operation are anticipated to be 12:00 pm to 12:00 am.

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: 11/18/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: October 24, 2025

Completeness Date: February 11, 2026

Notice of Application Date: February 25, 2026

Applicant Contact: Haynes Lund, Haynes Wilson Lund Architects LLC, 425-753-8407, HWLarch@comcast.net

City Planner Contact: Alfredo Corvalan, 425-452-2739, ACorvalan@bellevuewa.gov