



Weekly Permit Bulletin

April 15, 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: [4069 Hazardous Tree Removal](#)

Location: 4069 172nd Place SE

Neighborhood Area: West Lake Sammamish

File Number: 26-106023-GJ

Description: Land Use review to remove one 18.5" DBH Douglas fir within a critical area steep slope, located on the southern side of the property. The project proposes three replacement trees within the steep slope buffer to mitigate the tree removal.

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 4/15/2026, lasting Fourteen (14) days, and ending on 4/29/2026, 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: March 13, 2026

Completeness Date: April 2, 2026

Applicant: David Shaffer, 206-919-0126, davjoshaf@yahoo.com

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

NOTICE OF APPLICATION

Project Name: Jiang Short Term Rental Home Occupation

Location: 120 128th Avenue NE

Neighborhood Area: Wilburton

File Number: 26-100708-LH

Description: Application for Land Use review of a Home Occupation permit to rent two bedrooms and common spaces as a short term rental. No exterior or interior alterations of the primary structure are proposed.

Approvals Required: Home Occupation Permit approval and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period: Beginning on 4/15/2026, lasting Fourteen (14) days, and ending on 4/29/2026, 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: April 3, 2026

Applicant Contact: Faying Jiang, 425-444-0751, Muamelia@gmail.com

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

NOTICE OF APPLICATION

Project Name: [Removal of Hazardous Douglas Fir Trees](#)

Address: 15005 SE 38th Street

Neighborhood Area: Eastgate

File Number: 26-102300-GB

Description: Removal of six Douglas Fir trees on a steep slope from a church site within the SR-4 land use district.

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 4/15/2026, lasting Fourteen (14) days, and ending on 4/29/2026, 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: February 12, 2026

Completeness Date: March 30, 2026

Applicant Contact: Alex Montoya, Western Hemlock Tree & Stump, alex@westernhemlockts.com

City Planner Contact: Jim Harris, 425-452-5278, JAHarris@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: Browning Steep Slope Setback Reduction

Location: 15759 SE 62nd Pl

Neighborhood Area: Newcastle

File Number: 26-104735-LO

Description: Critical Areas Land Use Permit review to reduce the 75 ft toe of the slope structure setback, for the addition of a 450 sq ft. addition to an existing single-family residence. Geotechnical and Critical Areas Reports are also included with the project proposal.

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

SEPA: Exempt

Minimum Comment Period: Beginning on 4/15/2026, lasting Fourteen (14) days, and ending on 4/29/2026, 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: March 4, 2026

Completeness Date: April 1, 2026

Applicant: Vlad Sirbu, 425-442-3412, Svsarchitecture@gmail.com

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

NOTICE OF APPLICATION

COMPREHENSIVE PLAN AMENDMENT PROPOSAL (AC)

2026 Annual Amendments to the Bellevue Comprehensive Plan

Project Name: [Transportation Conformance CPA](#)

Location: Citywide

Neighborhood Area: City-Wide

File Number: 26-106401-AC

Description: This city-initiated amendment incorporates limited amendments to the Transportation Element to ensure conformance between the Comprehensive Plan and specific functional plans, reflecting recent updates to those plans. Changes reference of Pedestrian and Bicycle Plan to Mobility Implementation Plan.

SEPA: Exempt

Comment Period: Comments regarding the proposed code amendment or the City Council legislative process may be submitted to the City Planner Contact listed below. Comments regarding potential environmental impacts, as well as comments or questions regarding the City's environmental review under SEPA, may be submitted to the SEPA Planner Contact listed below.

Approval Required: City Council approval

Date of Application: March 20, 2026

Applicant Contact/City Planner Contact: Zachary Luckin, City of Bellevue, 425-229-6667, ZLuckin@bellevuewa.gov

City of Bellevue SEPA Contact: Drew Folsom, 425-452-4441, DFolsom@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [TM Residence](#)

Location: 11035 NE 17th Street

Neighborhood Area: Northwest Bellevue

File Number: 26-106702-LO

Description: Critical Areas Land Use Permit review to construct one (1) single-family following the demolition of the existing single-family residence. The proposed residence will be located within a 50-foot steep slope critical area buffer, measured from the top-of-slope. The applicant proposes

to reduce this buffer to 15 feet recommended by a geotechnical engineer. The project proposal includes geotechnical, arborist, and critical areas reports.

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

SEPA: Exempt

Minimum Comment Period: Beginning on 4/15/2026, lasting Fourteen (14) days, and ending on 4/29/2026, 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: March 26, 2026

Completeness Date: April 1, 2026

Applicant Contact: Max Berde, Coterra Engineering PLLC, 206-596-7115, max@coterraengineering.com

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

Notice of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Douglas Fir Tree Removal](#)

Location: 1300 187th Ave NE

Neighborhood Area: Northeast Bellevue

File Number: 26-101423-GJ

Description: Removal of one Douglas Fir tree on a steep slope from a single family residence. Replant one tree as a replacement tree.

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

Appeal Period Ends: 4/29/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 27, 2026

Completeness Date: March 16, 2026

Applicant Contact: Daniel Stivers, dstivers@comcast.net

City Planner Contact: Jim Harris, 425-452-5278, JAHarris@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [Eastgate Home Stay 38th St](#)

Location: 15436 SE 38th St

Neighborhood Area: Eastgate

File Number: 26-103993-LH

Description: Land Use approval of a Home Occupation Permit to rent one bedroom as a short-term rental. No exterior or interior alterations of the home are proposed.

Decision: Approval

Appeal Period Ends: 4/29/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 18, 2026

Completeness Date: February 20, 2026

Notice of Application Date: March 11, 2026

Applicant Contact: Jesse Mayor, Good Name Properties LLC, 206-387-8008, jmayor88@gmail.com

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