



Weekly Permit Bulletin

April 29, 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: [Mykra Short Term Rental Home Occupation](#)

Location: 1226 172nd Avenue NE

Neighborhood Area: Northeast Bellevue

File Number: 26-106388-LH

Description: Land Use application review of a Home Occupation permit to rent two bedrooms, a ¾ bathroom, and a dining/living area 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 4/29/2026, lasting Fourteen (14) days, and ending on 5/13/2026, 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: April 16, 2026

Completeness Date: April 16, 2026

Applicant Contact: Jason Mykra, 206-465-9993, Jason.Mykra@gmail.com

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

NOTICE OF APPLICATION

Project Name: [Wang Plat Amendment](#)

Location: 10254 NE 20th Place

Neighborhood Area: Northwest Bellevue

File Number: 26-101140-LF

Description: Land Use Application for Plat Amendment review to modify a setback line on Block 2 lot 21 from “not less than 35 feet” to the applicable current City of Bellevue setback for this zone.

Approvals Required: Land Use approval and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period: Beginning on 4/29/2026, lasting Fourteen (14) days, and ending on 5/13/2026, 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.

Public Hearing: None scheduled. A Public Hearing will only take place if requested by a person receiving notice within 14 days of receipt of this notice.

Date of Application: January 21, 2026

Completeness Date: February 13, 2026

Applicant Contact: Paul Ollestad, JayMarc Custom Homes, 425-417-5849, paul@jaymarchomes.com

City Planner Contact: Drew Folsom, 425-452-4441, DFolsom@bellevuewa.gov

Notice of Application, Notice of Public Hearing, and Notice of Threshold Determination

NOTICE OF APPLICATION, NOTICE OF PUBLIC HEARING, AND NOTICE OF THRESHOLD DETERMINATION

Project Name: [2026 Omnibus Land Use Code Amendments and Bellevue City Code Amendments](#)
[2026 Omnibus LUCA Strike Draft – Clean-Up Amendments](#)
[2026 Omnibus LUCA Strike Draft Dev Regs](#)

[2026 Omnibus LUCA Strike Draft EnvRegs](#)

[2026 Omnibus Strike Draft Process Changes](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 26-104467 AD

Description: This proposal includes two actions: (1) A Process IV Land Use Code Amendment (LUCA), and (2) Bellevue City Code Amendment (BCCA). The LUCA proposes amendments to multiple parts of the Land Use Code (LUC), and the Planning Commission will hold a May 13, 2026 public hearing on the LUCA. The BCCA proposes conformance amendments to the Bellevue City Code (BCC) and no public hearing is required. Amendments include clean-up items with no policy consideration, amendments required in order to comply with recently adopted state law, as well as small code amendments with some policy consideration that are considered noncontroversial. More information on the proposed LUCA and BCCA can be found at <https://bellevuewa.gov/code-amendments/2026-omnibus-code-amendments>

Approvals Required: Adoption of ordinances by the City Council.

SEPA: Determination of Non-Significance is issued for the LUCA. For the Process IV LUCA, this threshold determination may only be appealed through an appeal of the underlying LUCA ordinance, once adopted, within the time period provided in LUC 20.35.440. The proposed BCCA is exempt from SEPA (WAC 197-11-800(19)).

Minimum Comment Period: Beginning on 4/29/2026, lasting Fourteen (14) days, and ending on 5/13/2026, 5 PM. Comments continue to be accepted until the City Council adopts the underlying ordinance. Refer to page one for information on how to comment.

Public Hearing on the LUCA: 5/13/2026, 6:30 PM; Bellevue City Hall; 450 110th Ave NE, Bellevue, WA 98004

LUCA Hearing Info: Details on attending the meeting and providing written and oral communication at the LUCA 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 LUCA public hearing by submitting written comments to the Planning Commission in care of Kate Nesse, Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to PlanningCommission@bellevuewa.gov, before the LUCA public hearing, or by submitting written comments or signing up to make oral comments to the Planning Commission at the hearing.

Written comments will also be accepted by mail to Nick Whipple, Code and Policy Director, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to nwhipple@bellevuewa.gov.

Comments must be received by 5:00 PM on May 13, 2026. All written comments timely received by the Planning Manager or Senior Planner provided in this notice will be transmitted to the Planning Commission no later than the date and time of the LUCA public hearing.

Date of Application: February 3, 2026

Completeness Date: February 3, 2026

City Planner Contact: Nicholas Whipple, 425-452-4578, NWhipple@bellevuewa.gov

Notice of Recommendation and Public Hearing

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

Project Name: [BASIS Bellevue – K-5 School](#)

Location: 15760 NE 4th Street

Neighborhood Area: Lake Hills

File Number: 24-123165-LB

Description: Conditional Use Permit (CUP) for the demolition of a church building and the construction of a new BASIS Bellevue – K-5 School with 30,172 gross floor area for grades K through 5 with 300 students and 46 staff. The proposal includes improvements such as parking reconfiguration for 47 stalls and passenger loading, landscaping improvements, and frontage improvements. The new BASIS Bellevue – K-5 School operates separately from the BASIS Independent Bellevue – Grades 6-12 School located across NE 4th Street from the proposed project.

Director's Recommendation to Hearing Examiner: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

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

Public Hearing: Thursday, May 28, 2026, 6 PM; Bellevue City Hall; 450 110th Ave NE, Bellevue.

Hearing Info: The public hearing will be conducted in a hybrid manner with both in-person and virtual attendance options. The public may participate in the hearing by providing oral comments in person at Bellevue City Hall, Conference Room 1E-113, connecting virtually via Zoom, or by submitting written comments. Click the following link to sign-up to provide oral testimony at the public hearing: <https://bellevuewa.gov/hearing-examiner-public-hearing>. Sign-up closes at 3:00

p.m. on Thursday, May 28, 2026. Written comments can be submitted via email to hearingexaminer@bellevuewa.gov and must be received by 3:00 p.m. on Thursday, May 28, 2026.

Zoom Details: To join the public hearing using a computer or tablet, click the following link:

Meeting Information: [Click Here to Join the meeting](#)

Passcode: 069057

Dial-in-by phone: 253-215-8782

Meeting ID: 829-049-631-04

Passcode: 069057

Date of Application: September 30, 2024

Completeness Date: October 16, 2024

Notice of Application Date: October 31, 2024

Applicant Contact: Jeremy Theodore, Inhabit Design, 206-552-4744, JJT@inhabitdsgn.com

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

Notice of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

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

Location: 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.

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

Appeal Period Ends: 5/13/2026, 5 PM. Refer to page one for information on how to appeal 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 Decision

NOTICE OF DECISION

Project Name: [DeRoulet Short Plat](#)

Location: 203 140th Ave NE

Neighborhood Area: Wilburton

File Number: 23-109682-LN

Description: Preliminary approval of a 2-lot single-family residential short plat within the R-2.5 zoning district.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: 5/13/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: May 12, 2023

Completeness Date: May 19, 2023

Notice of Application Date: June 22, 2023

Applicant Contact: Hamid Korasani, Sazei Design Group LLC, 425-214-2280, hamidkorasani@yahoo.com

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

NOTICE OF DECISION

Project Name: [Soma Bel-Red Townhomes](#)

Location: 12505 NE Bellevue-Redmond Rd

Neighborhood Area: BelRed

File Number: 25-100136-LD

Description: Land Use Design Review approval to demolish a two (2) story business park and construct 19 townhome units within four (4) buildings. The development will include 38 on-site parking spaces, pedestrian access improvements, and amenities such as a multi-family play area.

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: 5/13/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 6, 2025

Completeness Date: January 23, 2025

Notice of Application Date: January 30, 2025

Applicant Contact: Kyle Kutz, 417-860-2988, kyle@latticeworksarch.com

City Planner Contact: Amanda Hunt, 425-229-6545, AHunt@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Residence for Lokesh Joshi and Chandra Pandey](#)

Location: 5020 155TH PL SE

Neighborhood Area: Newcastle

File Number: 25-105028-LO

Description: Critical Areas Land Use Permit approval of a proposal to demolish the existing residence and construct a new, two-story, single-family residence with an attached 3-car garage.

The new residence (2,963 SF) will expand beyond the footprint of the existing residence footprint (approx. 2,284 SF). The project will impact a 50-foot buffer from a steep slope.

Decision: Approval with Conditions

SEPA: Exempt

Concurrency Determination: N/A

Appeal Period Ends: 5/13/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 26, 2025

Completeness Date: June 3, 2025

Notice of Application Date: June 12, 2025

Applicant Contact: Tracy Brink, McCullough Architects, 206-443-1181, tracy@mccullougharchitects.com

City Planner Contact: Amanda Hunt, 425-229-6545, AHunt@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Dahl Tree Maintenance](#)

Location: 4737 132nd Avenue SE

Neighborhood Area: Somerset

File Number: 25-126221-LO

Description: Critical Areas Land Use Permit approval for a Vegetation Management Plan (VMP) to top and maintain nine (9) trees within an overlapping steep slope critical area, top-of-slope buffer, and toe-of-slope structure setback. The intent of the project proposal is to comply with a Home Owners Association view covenant. Included is an arborist report.

Decision: Approval with Conditions

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

Appeal Period Ends: 5/13/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: October 30, 2025

Completeness Date: December 8, 2025

Notice of Application Date: December 31, 2025

Applicant Contact: Kenneth Dahl, Property Owner, 425-681-3362, ken.e.dahl@comcast.net

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

NOTICE OF DECISION

Project Name: [Broadstone East Wilburton](#)

Location: 12000, 12022 & 12028 NE 8th Street, and 12011 NE Bel-Red Rd

Neighborhood Area: Wilburton

File Number: 25-119884-LD

Description: Design Review approval to redevelop four (4) existing parcels into a new 10-story multi-family residential apartment complex consisting of 442 dwelling units, ground-level active use spaces, and 443 subgrade parking spaces on a combined +/-2.31-acre site located at 12000, 12022 & 12028 NE 8th Street, and 12011 NE Bel-Red Rd with MU-H (Mixed-Use Highrise) zoning.

Approvals Required: Design Review approval and ancillary permits and approvals

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

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

Appeal Period Ends: 5/13/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 15, 2025

Completeness Date: September 24, 2025

Notice of Application Date: October 8, 2025

Applicant: Urbal Architecture & Alliance Realty Partners

Applicant Contact: Jon O'Hare, PCNW, 425- 301-9541, jon@permitcnw.com

City Planner Contact: Wayland Barton, 425-452-2725, WBarton@Bellevuewa.gov