



Weekly Permit Bulletin

May 20, 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: [Home Occupation - Inner Vitality](#)

Location: 12105 NE 33rd St

Neighborhood Area: Bridle Trails

File Number: 26-106805-LH

Description: Review of a Home Occupation application. The home occupation will include an appointment-only professional service within the existing attached garage.

Approvals Required: Home Occupation Permit approval.

SEPA: Exempt

Minimum Comment Period: Beginning on 5/20/2026, lasting Fourteen (14) days, and ending on 6/3/2026, 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 31, 2026

Completeness Date: May 5, 2026

Applicant Contact: Alice Kuntz; Inner Vitality PLLC, 425-445-0908, Alicekuntz@gmail.com

City Planner Contact: Nohely Moreno, 425-452-6931, NMoreno@Bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Hoolahan Pier](#)

Location: 9528 SE Shoreland Dr

Neighborhood Area: West Bellevue

File Number: 26-106947-WG

Description: Expansion of an existing dock. Install a new boat lift, platform lift, and two jet-ski lifts. Remove an existing wood float plane ramp and addition of gravel in the area of the removed ramp.

Approvals Required: Shoreline Substantial Development Permit 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 5/20/2026, lasting Thirty (30) days, and ending on 6/20/2026, 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 31, 2026

Completeness Date: May 11, 2026

Notice of Application Date: May 20, 2026

Applicant Contact: Evan Wehr; Ecco Design Inc, 206-706-3937, Evan@eccodesigninc.com

City Planner Contact: Nohely Moreno, 425-452-6931, NMoreno@Bellevuewa.gov

Notice of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Sign Code Update Bellevue City Code Amendment \(BCCA\)](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 26-104406-AB

Description: Proposed amendment to the Bellevue City Code (BCC) to update the sign code regulations, currently found in chapter 22B.10 BCC, for all Land Use Districts in the City of Bellevue. This BCCA proposes to establish updated city-wide sign regulations that are content neutral, comply with relevant case law, can accommodate contemporary sign design techniques, and are simplified and streamlined for users.

SEPA: Determination of Non-Significance is issued.

Minimum SEPA Comment Period: Beginning on 5/20/2026, lasting Fourteen (14) days, and ending on 6/03/2026. In addition, the Environmental Coordinator will continue to accept comments until the City Council takes final action on the proposal. Refer to page one for information on how to comment on a project.

SEPA Appeal: Per BCC 22.02.034.B, this DNS shall be merged with the underlying nonproject council action. Notice of the action associated with any City Council adoption of the sign code update and specific appeal information will be provided at the time of future final City Council action on the legislative proposal.

Date of Application: February 25, 2026

Notice of Application Date: April 8, 2026

Notice of Threshold Determination Date: May 20, 2026

Applicant Contact: Charlie Engel, 425-452-6164, CEngel@bellevuewa.gov

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