



Weekly Permit Bulletin

May 27, 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

RE-NOTICE OF APPLICATION

Project Name: [Landon Short Plat](#)

Location: 1050 168th Ave SE

Neighborhood Area: Lake Hills

File Number: 24-123982-LN

Description: Land Use review of a Preliminary Conservation Short Plat to subdivide a 20495 sq ft (.47 acre) parcel containing steep slope critical area into two (2) new residential lots within the Single-Family Residential (R-5) land use district.

The project is being Re-Noticed because some public comment may have been left out of the project file by the prior reviewer. A new minimum comment period has been added to ensure all public comments are reviewed prior to any decision. All comments, new or past, are encouraged to be submitted or resubmitted to the City Planner listed below. As described herein, the minimum comment period has now been extended, through this re-notice, to June 10, 2026. In addition, the Department will accept and process comments up to the date of final Land Use decision.

Approvals Required: Preliminary Short Plat approval and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period Ends: Beginning on 5/27/2026, lasting Fourteen (14) days, and ending on 6/10/2026, 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 16, 2024

Completeness Date: December 4, 2024

Applicant Contact: Ronald Frederiksen, Eastside Consultant Inc., 425-392-5351, rfrederiksen@eastsideconsultants.com

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

NOTICE OF APPLICATION

Project Name: [Graff Rainier Room Rental](#)

Location: 420 110TH AVE SE

Neighborhood Area: West Bellevue

File Number: 26-110242-LH

Description: Land Use application for a Home Occupation permit to rent one bedroom, one bathroom, and adjoining common areas. No exterior or interior alterations of primary structure are proposed.

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

SEPA: Exempt

Minimum Comment Period: Beginning on 5/27/2026, lasting Fourteen (14) days, and ending on 6/10/2026, 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 17, 2026

Completeness Date: May 12, 2026

Applicant Contact: Michael Graff, 206-499-3945, michael@grafts.com

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

Notice of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [EverGlen Village - Rezone](#)

Location: 12500 NE 10th Place

Neighborhood Area: Wilburton

File Number: 26-109056-LQ

Description: Rezone request of 12500 NE 10th Place from Professional Office (PO) to Mixed Use Residential – Midrise (MUR-M).

Approvals Required: Rezone and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period: Beginning on 5/27/2026, lasting Fourteen (14) days, and ending on 6/10/2026, 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 Meeting: 6/10/2026, 6 PM; Join on your computer or mobile app.

Meeting Info: [Click Here to join the meeting](#)

Meeting ID: 225 172 915 089 101

Passcode: hb3x34cv

Dial in by phone 206-452-7011

Phone conference ID: 559 904 747#

Date of Application: April 22, 2026

Completeness Date: May 7, 2026

Applicant: Inky Haley, Rice Fergus Miller, 360-362-1450, ihaley@rfmarch.com

City Planner Contact: Angus Bevan, 425-229-6607, abevan@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [The Solleen Guest Suite](#)

Location: 16205 SE 29th St

Neighborhood Area: Eastgate

File Number: 25-126650-LH

Description: Approval of a Home Occupation application. The proposal involves an owner-occupied, short-term rental guest suite within the single-family residence at 16205 SE 29th Street, Bellevue WA, 98008.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: Beginning on 5/27/2026, lasting Fourteen (14) days, and ending on 6/10/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: November 3, 2025

Completeness Date: November 26, 2025

Notice of Application Date: December 17, 2025

Applicant: Nhien Lo

Applicant Contact: Hoan Nguyen, 515-509-1643, nguyenanhhoan@gmail.com

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