



# Weekly Permit Bulletin

June 24, 2026

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Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue.

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## 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](https://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](mailto:cityclerk@bellevuewa.gov) and cc: [hearingexaminer@bellevuewa.gov](mailto: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](http://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](mailto: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](mailto: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:** [Reimann Hazrdous Tree Removal](#)

**Location:** 8 Skagit Ky

**Neighborhood Area:** Newport

**File Number:** 25-129732-GJ

**Description:** Removal of two (2) decaying, Hazardous Quaking Aspens.

**Approvals Required:** Land Use approval

**SEPA:** Determination of Non-Significance is expected. Refer to page three General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period:** Beginning on 6/24/2026, lasting Fourteen (14) days, and ending on 7/8/2026, 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:** December 16, 2025

**Completeness Date:** June 16, 2026

**Applicant Contact:** Kaustubh Deo, 608 Partner Tree Services LLC, 206-714-9835, [team@bloomatree.com](mailto:team@bloomatree.com)

**City Planner Contact:** Alfredo Corvalan, 425-452-2739, [ACorvalan@bellevuewa.gov](mailto:ACorvalan@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [BelRed Look Forward Land Use Code Amendment \(LUCA\)](#)

**Neighborhood Area:** BelRed

**File Number:** 26-104470-AD

**Description:** The BelRed Look Forward LUCA will update how development is regulated in the BelRed area to reflect recently adopted Comprehensive Plan policies. The draft BelRed Look Forward LUCA will involve a rewrite of existing code (LUC 20.25D) and is designed to align with a new structure and framework now being used for Bellevue’s mixed-use districts. This new framework builds on many of the dimensional standards, review processes, and land use allowances established through the Wilburton Vision Implementation LUCA (Part 20.25R of the Land Use Code). Under this approach, a new Part 20.25B will establish shared regulations that apply to mixed-use districts across the city, including Wilburton and BelRed. Separate overlay sections will address district-specific differences: Part 20.25C for Wilburton and Part 20.25D for BelRed. This structure creates consistency across districts while allowing each area to reflect its unique identity, goals and community priorities.

**Approvals Required:** City Council approval.

**SEPA:** Review under the State Environmental Policy Act, chapter 43.21C RCW, is required. A SEPA environmental checklist is being prepared and will be submitted to the Environmental Coordinator for review. After reviewing the checklist and information submitted to the City during the comment period, the Environmental Coordinator will issue and publish a SEPA threshold determination as to whether the proposal is likely to result in any significant adverse environmental impact, consistent with WAC 197-11-310, at a future date.

**Date of Application:** April 22, 2026

**City Planner Contact:** Kristina Gallant, 425-452-6196, [KGallant@bellevuewa.gov](mailto:KGallant@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Parking Reform Land Use Code Amendment \(LUCA\)](#)

**Neighborhood Area:** Citywide

**File Number:** 26-114039-AD

**Description:** The Parking Reform LUCA will update Bellevue’s parking regulations to comply with recent state legislation, including Senate Bill (SB) 5184, SB 6015, and specific parking provisions of House Bill (HB) 1491. The draft LUCA will implement exemptions to minimum off-street parking

requirements for certain specific uses and within light rail and bus rapid transit station areas, consistent with state law. In circumstances where state law does not preclude parking requirements, the LUCA will implement new minimum parking requirements for residential and commercial uses and simplified development standards for parking spaces, consistent with state law. To improve the code's clarity, the existing LUC 20.20.590 will be rewritten, and many parking provisions that are currently specific to certain special and overlay districts will be centralized for ease of use, or removed if preempted by state law. Overlays to be revised include Downtown (Part 20.25A), BelRed (Part 20.25D), Factoria 1 (Part 20.25F1), Medical Institution District (Part 20.25J), Office and Limited Business-Open Space (Part 20.25L), Camp and Conference Center District (Part 20.25N), Eastgate TOD (Part 20.25P), East Main TOD (Part 20.25Q), and Mixed-Use Land Use Districts (Part 20.25R).

**Approvals Required:** City Council approval.

**SEPA:** Review under the State Environmental Policy Act, chapter 43.21C RCW, is required. A SEPA environmental checklist is being prepared and will be submitted to the Environmental Coordinator for review. After reviewing the checklist and information submitted to the City during the comment period, the Environmental Coordinator will issue and publish a SEPA threshold determination as to whether the proposal is likely to result in any significant adverse environmental impact, consistent with WAC 197-11-310, at a future date.

**Date of Application:** June 24, 2026

**City Planner Contact:** Shawn Edghill, 425-229-6655, [sedghill@bellevuewa.gov](mailto:sedghill@bellevuewa.gov)

## Notice of Public Hearing

### NOTICE OF PUBLIC HEARING

**Project Name:** [Downtown Old Bellevue Interim Official Control](#)

**Location:** Downtown (DT-OB Land Use District)

**Neighborhood Area:** Downtown

**File Number:** 25-105068-AD

**Description:** NOTICE IS HEREBY GIVEN that the Bellevue City Council will hold a public hearing during its regular meeting on Tuesday, July 14, 2026, at 6:00 PM, to amend, and renew for an additional six-month time period, the Interim Official Control (IOC) adopted by Council at its February 10, 2026 meeting. The IOC imposed a temporary control on Part 20.25A of the Land Use Code to reinforce historical and cultural qualities in the Downtown-Old Bellevue Land Use District, along Main Street between 100th Avenue and Bellevue Way (the IOC area). The IOC requires that new

development within the IOC area is compatible with historic development patterns and establishes requirements for small-scale and pedestrian-oriented street frontage in Old Bellevue. Proposed modifications include removing the facade preservation requirement, increasing the amenity incentive for the voluntary preservation of a building facade, and revising the design standards applicable to redevelopment projects to make them clearer and more objective.

**Public Hearing:** 7/14/2026, 6 PM; Bellevue City Hall; 450 110th Ave NE, Bellevue, WA 98004

**Hearing Info:** Details on attending the meeting and providing written and oral communication at the public hearing will be provided on the published City Council agenda and can be found at <https://bellevue.legistar.com/Calendar.aspx>.

Meetings are wheelchair accessible. American Sign Language (ASL) interpretation and language translation are available upon request. Please email [councilcoordinators@bellevuewa.gov](mailto:councilcoordinators@bellevuewa.gov) or phone 425-452-7810 or 711 (TDD Relay Service) at least 48 hours in advance if you require either of those services. Assisted Listening Devices are also available upon request at the meeting location.

Any person may participate in the public hearing by submitting written comments to the City Council in care of Charmaine Arredondo, City Clerk, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [cityclerk@bellevuewa.gov](mailto:cityclerk@bellevuewa.gov), before the public hearing, or by submitting written comments or signing up to make oral comments to the City Council 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](mailto:nwhipple@bellevuewa.gov).

**Minimum Comment Period:** Beginning on June 24, 2026, and ending on July 14, 2026. Written comments must be received by 3:00 PM on July 14, 2026. All written comments timely received by the staff designated in this notice will be transmitted to the City Council no later than the date and time of the public hearing. Oral comments may be provided at the public hearing.

**City Planner Contact:** Nick Whipple, 425-452-4578, [NWhipple@bellevuewa.gov](mailto:NWhipple@bellevuewa.gov)

## Notice of Withdrawal of Decision

### NOTICE OF WITHDRAWAL OF DECISION

**Project Name:** [305 108th Ave NE](#)

**Location:** 305 108th Ave NE, Bellevue, WA 98005

**Neighborhood Area:** Downtown

**File Number:** 24-119377-LD

**Description:** Withdrawal of a Design Review approval and final land use decision issued on March 18, 2026, for a 27-story residential tower with 328 units, outdoor plaza, ground level active uses and four (4)- levels of below grade parking with approximately 290 parking stalls. The applicant has requested withdrawal of the final land use decision to allow the proposal to revert to active review status and consideration under the applicable provisions. Any future Director's Process II Land Use decision and staff report on this permit will be noticed pursuant to the requirements set forth in LUC 20.35.235 at a later date.

**Date of Application:** August 15, 2024

**Completeness Date:** August 29, 2024

**Notice of Application Date:** September 19, 2024

**Notice of Original Decision:** March 18, 2026

**Notice of Withdrawal of Decision Date:** June 24, 2026

**Applicant Contact:** Jess Seung Yun Yu, Runberg Architecture Group, 206-518-5038, [jessicay@runberg.com](mailto:jessicay@runberg.com)

**City Planner Contact:** Komal Agarwal, 425-452-7224, [KAgarwal@bellevuewa.gov](mailto:KAgarwal@bellevuewa.gov)

## Notice of Decision

### NOTICE OF DECISION

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

**Location:** 420 110TH AVE SE

**Neighborhood Area:** West Bellevue

**File Number:** 26-110242-LH

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

**Decision:** Approval with Conditions

**SEPA:** Exempt

**Appeal Period Ends:** 7/8/2026, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** April 17, 2026

**Completeness Date:** May 12, 2026

**Notice of Application Date:** May 27, 2026

**Applicant Contact:** Michael Graff, 206-499-3945, [michael@grafts.com](mailto:michael@grafts.com)

**City Planner Contact:** Alfredo Corvalan, 425-452-2739, [ACorvalan@bellevuewa.gov](mailto:ACorvalan@bellevuewa.gov)

## NOTICE OF DECISION

**Project Name:** [Mykra Short Term Rental Home Occupation](#)

**Location:** 1226 172<sup>nd</sup> Avenue NE

**Neighborhood Area:** Northeast Bellevue

**File Number:** 26-106388-LH

**Description:** Land Use approval of a Home Occupation permit to rent two bedrooms, a  $\frac{3}{4}$  bathroom, and a dining/living area as a short term home stay. No exterior or interior alterations of the primary structure are proposed.

**Decision:** Approval with Conditions

**SEPA:** Exempt

**Appeal Period Ends:** 7/8/2026, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** April 16, 2026

**Completeness Date:** April 16, 2026

**Notice of Application Date:** April 29, 2026

**Applicant Contact:** Jason Mykra, 206-465-9993, [Jason.Mykra@gmail.com](mailto:Jason.Mykra@gmail.com)

**City Planner Contact:** Alfredo Corvalan, 425-452-2739, [ACorvalan@bellevuewa.gov](mailto:ACorvalan@bellevuewa.gov)