



Weekly Permit Bulletin

July 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: [Kimberlee Park PUD 2026 Tree Removal](#)

Location: 11084 SE 60th LN

Neighborhood Area: Newport

File Number: 26-111989-GB

Description: SEPA review of a proposal to snag or remove (10) hazardous significant and landmark trees within a stream buffer and Native Growth Protection Area (NGPA).

Approvals Required: SEPA review, Land Use Exemption, 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 7/15/2025, lasting Fourteen (14) days, and ending on 7/29/2026, 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: May 26, 2026

Completeness Date: July 1, 2026

Applicant Contact: Amber Graves Alvares, Monarch Tree Services, 925-519-7262, amber.graves@monarchlandscape.com

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

NOTICE OF APPLICATION

Project Name: [Kantherraz Removals](#)

Location: 2808 120th Ave NE

Neighborhood Area: Bridle Trails

File Number: 25-126284-GJ

Description: Clearing & Grading permit request to remove five (5) hazardous trees within a steep slope. The project is supported by an arborist tree risk assessment, and tree hazard declaration.

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 7/15/2026, lasting Fourteen (14) days, and ending on 7/29/2026, 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: November 3, 2025

Completeness Date: June 29, 2026

Applicant Contact: Matthew Hicks, 206-954-0148, matthewhicks@evergreentlc.com

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

Notice of Decision

NOTICE OF DECISION

Project Name: [Helgesen Short Plat](#)

Location: 4578 167th Ave SE

Neighborhood Area: Eastgate

File Number: 24- 105396-LN

Description: Land Use approval of a proposal to subdivide one (1) existing parcel into two (2) lots. The property is zoned single-family (R-3.5).

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: 7/29/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 18, 2024

Completeness Date: April 11, 2024

Notice of Application Date: April 18, 2024

Applicant Contact: Scott McMillen, 425-641-5320, scottm@kapplerhomeplans.com

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

NOTICE OF DECISION

Project Name: [Landscape Restoration](#)

Location: 4645 154th Ave SE

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 24-106458-LO

Description: Critical Areas Land Use Permit approval to remove a retaining wall constructed without permits within a critical area steep slope. Additionally, the proposal includes restoration of the steep slope through fill and replanting. This permit is required due to an enforcement action; file number 22-101150 EA.

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: 7/29/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 8, 2024

Completeness Date: May 6, 2024

Notice of Application Date: May 30, 2024

Applicant: Alberto Santamaria

Applicant Contact: Lindsey Heller, SKAPA Landscape, 206-388-8786,
LINDSEY@SKAPALANDSCAPE.COM

City Planner Contact: Miranda Riordan, 425-452-6880, MRiordan@Bellevuewa.gov