



Weekly Permit Bulletin

August 12, 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: [SpringVue Townhomes](#)

Location: 12727 Northup Way

Neighborhood Area: BelRed

File Number: 23-118452-LD, 23-118447-LP, and 23-118446-LO

Description: This is a re-notice of a Design Review, Master Development Plan, and Critical Areas Land Use permit application. The previous scope of work proposed **was for a 91-unit townhome development**. The scope has changed from the previous 91-unit townhome development, **reduced** to a 36-unit townhome development in the BelRed Residential (BR-R) zoning district, **located on a** 5.24 acre (228,254 square feet). This project was originally noticed on October 5, 2023.

Approvals Required: Design Review approval, Master Development Plan approval, Critical Areas Land Use 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 Ends: Beginning on 8/12/2026, lasting Fourteen (14) days, and ending on 8/26/2026, 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: August 29, 2023

Completeness Date: September 21, 2023

Applicant: Julien Hoisington, 206-795-6477, JHoisington@acg.com

Applicant Contact: Lindsey Solorio, 425-885-7877, Permits@CoreDesignInc.com

City Planner Contact: Genesis Hill, 425-452-6112, GLHill@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [Newport Hills Residence](#)

Location: 6208 120th Ave SE

Neighborhood Area: Newport

File Number: 25-120783-LO

Description: Land Use approval of a Critical Areas Land Use Permit to build a new residence, AADU, and associated improvements on a vacant lot containing a steep slope critical area, a steep slope critical area structure setback, Native Growth Protection Area (NGPA), and Retained Vegetation Area (RVA). The application proposes to reduce the 75-foot toe-of-slope structure setback to approximately 5 feet, with mitigation planting proposed.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: 8/26/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: September 2, 2025

Completeness Date: September 9, 2025

Notice of Application Date: October 1, 2025

Applicant Contact: Elina Samarkina; 206-734-1057; ElinaSamarkina@gmail.com

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