



Weekly Permit Bulletin

August 19, 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: [City of Bellevue Programmatic VMP Update](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 26-114770-LO

Description: Critical Areas Land Use Permit review of city-wide, programmatic vegetation management plan. The plan is an update to a previously approved (COB Permit 14-141563-LO) vegetation management plan for the City of Bellevue Parks and Community Services, Utilities, and Transportation departments vegetation maintenance activities in critical areas and critical area buffers.

Approvals Required: 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: Beginning on August 19, 2026, lasting fourteen (14) days, and ending on September 2, 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: June 25, 2026

Completeness Date: July 23, 2026

Applicant: Maryann Olson, Parks and Community Services, City of Bellevue

Applicant Contact: Devin Melville, FACET, 425-400-8058, demelville@facetnw.com

City Planner Contact: David Wong, 425-452-4282, DWong@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Le Wetland Restoration](#)

Location: 810 132nd Avenue NE

Neighborhood Area: Wilburton

File Number: 26-115374-LO

Description: Review of a Critical Areas Land Use Permit to remove the unauthorized placement of river rock boulders and restore within a Category III wetland and the embankment of Kelsey Creek, a fish-bearing (Type-F) stream, and restore it. The applicant also proposes to restore associated unauthorized clearing within the wetland buffer; the stream buffer; and the 100-year floodplain and floodway. The project proposal includes a Critical Areas Report and a Floodplain Habitat Assessment.

Approvals Required: 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: Beginning on 8/19/2026, lasting Fourteen (14) days, and ending on 9/2/2026, 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: July 8, 2026

Completeness Date: July 30, 2026

Applicant Contact: Thanh Le, Property Owner, (206-349-8642, thanhvle@hotmail.com)

City Planner Contact: Jordan Borst, 425-452-6997, JBorst@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Phantom Lake Short Plat](#)

Location: 16254 SE 24th Street

Neighborhood Area: West Lake Sammamish

File Number: 23-100272-LN, 26-114696-WG, and 26-117315-LO

Description: Renotice of a proposed Preliminary Short Plat (LN) and notice of a Shoreline Substantial Development Permit (WG) and Critical Areas Land Use Permit (LO) to subdivide a 5.5-acre site into nine (9) lots that will allow up to four (4) middle housing units per lot and three (3) tracts for environmental protection/recreation, utilities, and private road access. The site has frontage on Phantom Lake and is within the 200-foot shoreline jurisdiction of the lake. The 100-year floodplain of Phantom Lake extends onto the site, and there is a Category II lake-fringe wetland along the shoreline with an 80-foot buffer extending onto the site. Restoration of the shoreline, critical areas, and critical area buffers are a part of this proposal in order to resolve Enforcement Action, 23-108032-EA.

Approvals Required: Preliminary Short Plat approval, Shoreline Substantial Development Permit 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.

SEPA Minimum Comment Period: Beginning on 8/19/2026, lasting Fourteen (14) days, and ending on 9/2/2026, 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.

Shoreline Minimum Comment Period: Beginning on 8/19/2026, lasting Thirty (30) days, and ending on 9/18/2026, 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: July 24, 2026

Completeness Date: August 5, 2026

Applicant: Johnathan Kurth, Friends of Phantom Lake LLC, 206-954-5200, manager@meyedenbauergroup.com

Applicant Contact: Jacob Young, Citizen Design, 206-535-7908, permits@collaborativeco.com

City Planner Contact: Jordan Borst, 425-452-6997, JBorst@bellevuewa.gov

Notice of Threshold Determination and Public Record

NOTICE OF THRESHOLD DETERMINATION AND PUBLIC HEARING

Project Name: [BelRed Arts Development Agreement](#)

Location: 1500 130th Ave NE

Neighborhood Area: BelRed

File Number: 26-116876-LM

Description: Non-project SEPA Threshold Determination in connection with a proposed Development Agreement (DA) for city-owned surplus land. The City Council previously adopted a pre-development agreement and ground lease in support of the DA and project proposal. The proposed DA is authorized by Land Use Code (LUC) 20.30C.020.C and includes several modifications to applicable LUC requirements. The proposed modifications will address building and site design standards, changes to dimensional requirements, a reduction in required parking, and allowances for additional ground-floor uses. If the DA is adopted by the City Council, then the DA will guide the applicable standards and regulations applicable to the site development.

Concurrency Determination: N/A

SEPA Threshold Determination: Determination of Non-Significance (DNS) is issued.

Minimum Comment Period: Beginning on **8/19/2026**, lasting **Fourteen (14)** days, and ending on **9/2/2026**, at 11:59 PM. Refer to page one and the Hearing Information below for information on how to comment on the proposed DA.

Future City Action and Appeal: Under SEPA, the DNS may be appealed only after the City of Bellevue has taken a specific governmental action, in accordance with RCW 43.21C.075 and WAC 197-11-680. Pursuant to LUC 20.30C.100.B, final City Council action on the DA may be appealed together with this DNS by filing a petition with the Growth Management Hearings Board pursuant to the requirements set forth in RCW [36.70A.290](#) and LUC 20.35.440.C. The petition must be filed within the 60-day time period set forth in RCW [36.70A.290\(2\)](#).

Public Hearing: **9/8/2026**, 6 PM; Bellevue City Hall; 450 110th Ave NE

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

For alternate formats, interpreters, or reasonable modification requests, please phone 425-452-7810 or email councilcoordinators@bellevuewa.gov at least 48 hours in advance of the public hearing. For complaints regarding modifications, contact the City of Bellevue ADA, Title VI, and Equal Opportunity Officer at ADATitleVI@bellevuewa.gov.

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, before the public hearing, or by signing up to make oral comments to the City Council at the hearing.

Written comments will also be accepted by mail to Leticia Wallgren, Housing and Special Projects Planning Manager, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to LWallgren@bellevuewa.gov.

Comments must be received by 3:00 PM on September 8, 2026. All written comments timely received by the City Clerk or Planning Manager will be transmitted to the City Council no later than the date and time of the public hearing.

Date of Application: July 17, 2026

Completeness Date: July 20, 2026

Notice of Application Date: July 29, 2026

Date of SEPA Threshold Determination: August 19, 2026

Applicant Contact: BRIDGE Housing Corporation, Ryan Martyn, 503-396-2654, rmartyn@bridgehousing.com

City Planner Contact: Leticia Wallgren, 425-452-2044, LWallgren@bellevuewa.gov

Notice of Recommendation and Public Hearing

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

Project Name: [Eastgate Neighborhood Area Plan Update](#)

Location: Eastgate Neighborhood Area

Neighborhood Area: Eastgate

File Number: 25-124769-AC

Description: NOTICE IS HEREBY GIVEN that the Bellevue Planning Commission will hold a public hearing during its meeting on **Wednesday, September 23, 2026, at 6:30 PM** to consider the Eastgate Neighborhood Area Plan Update as an annual amendment to the Comprehensive Plan. The Eastgate Subarea Plan is being updated as part of the Great Neighborhoods program. The objective of the program is to adopt plans for each neighborhood area that are relevant to their community's distinctive identity, adaptability, social connectivity and core needs with a high level of community ownership of the plan.

Approvals Required: Following the public hearing, the Planning Commission will make a recommendation on the proposed Comprehensive Plan amendment to the City Council. The City Council will then review and take final action as described in the Land Use Code (LUC), at LUC 20.30I.130.B and, LUC 20.35.440, and the Growth Management Act, RCW 36.70A.130.

SEPA: Determination of Non-Significance (DNS). Any appeal of this SEPA Threshold Determination must wait until final action is taken on this proposal by the City Council. Following final action by the City Council an appeal for the SEPA threshold determination may be filed together with an appeal of the underlying City Council action by petition to the Growth Management Hearings Board (LUC 20.35.250C).

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

Public Hearing: September 23, 2026, 6:30 PM; Bellevue City Hall; 450 110th Ave NE

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

Any person may participate in the public hearing by submitting written comments to the Planning Commission in care of Kate Nesse, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to PlanningCommission@BellevueWA.gov before the public hearing, or by submitting written comments or making oral comments to the Planning Commission at the public hearing.

Written comments will also be accepted by mail to Kate Nesse, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to KNesse@BellevueWA.gov.

All written comments timely received by the Comprehensive Planning Manager will be transmitted to the Planning Commission no later than the date and time of the public hearing.

Applicant/City Planner Contact: Zachary Luckin, City of Bellevue, 425-229-6667, zluckin@bellevuewa.gov

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

Project Name: [Factoria Neighborhood Area Plan Update](#)

Location: Factoria Neighborhood Area

Neighborhood Area: Factoria

File Number: 25-124772-AC

Description: NOTICE IS HEREBY GIVEN that the Bellevue Planning Commission will hold a public hearing during its meeting on **Wednesday, September 23, 2026, at 6:30 PM** to consider the Factoria Neighborhood Area Plan Update as an annual amendment to the Comprehensive Plan. The Factoria Subarea Plan is being updated as part of the Great Neighborhoods program. The objective of the program is to adopt plans for each neighborhood area that are relevant to their community's distinctive identity, adaptability, social connectivity and core needs with a high level of community ownership of the plan.

Approvals Required: Following the public hearing, the Planning Commission will make a recommendation on the proposed Comprehensive Plan amendment to the City Council. The City Council will then review and take final action as described in the Land Use Code (LUC), at LUC 20.30I.130.B and, LUC 20.35.440, and the Growth Management Act, RCW 36.70A.130.

SEPA: Determination of Non-Significance (DNS). Any appeal of this SEPA Threshold Determination must wait until final action is taken on this proposal by the City Council. Following final action by the City Council an appeal for the SEPA threshold determination may be filed together with an appeal of the underlying City Council action by petition to the Growth Management Hearings Board (LUC 20.35.250C).

SEPA Contact: Jordan Borst, 425-452-6997, JBorst@bellevuewa.gov

Public Hearing: September 23, 2026, 6:30 PM; Bellevue City Hall; 450 110th Ave NE

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

Any person may participate in the public hearing by submitting written comments to the Planning Commission in care of Kate Nesse, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to PlanningCommission@BellevueWA.gov before the public hearing, or by submitting written comments or making oral comments to the Planning Commission at the public hearing.

Written comments will also be accepted by mail to Kate Nesse, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to KNesse@BellevueWA.gov.

All written comments timely received by the Comprehensive Planning Manager will be transmitted to the Planning Commission no later than the date and time of the public hearing.

Applicant/City Planner Contact: Zachary Luckin, City of Bellevue, 425-229-6667, zluckin@bellevuewa.gov

Notice of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Nord Marine Boat Lift](#)

Location: 3911 Lake Washington Blvd SE

Neighborhood Area: Newport

File Number: 26-114068-WE

Description: Land Use approval of a proposal to install one (1) ground-based boat lift at Slip A-36 at Newport Yacht Basin within Lake Washington.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued.

Appeal Period: Beginning on August 19, 2026, lasting fourteen (14) days, and ending on September 2, 2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 11, 2026

Completeness Date: July 9, 2026

Notice of Application Date: July 22, 2026

Applicant Contact: Jeff Nord, 425-919-3437

City Planner Contact: David Wong, 425-452-4282, DWong@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [TM Residence](#)

Location: 11035 NE 17th Street

Neighborhood Area: Northwest Bellevue

File Number: 26-106702-LO

Description: Approval of a Critical Areas Land Use Permit to construct one (1) single-family following the demolition of the existing single-family residence. The proposed residence will be located within a 50-foot steep slope critical area buffer, measured from the top-of-slope. The applicant proposes to reduce this buffer to 15 feet recommended by the project geotechnical engineer. The removal of invasive species and the installation of over 1,300 square feet of native plantings are proposed within the steep slope and steep slope buffer as mitigation and restoration for the proposed impacts. The project proposal includes geotechnical, arborist, and critical areas reports.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals.

Decision: Approval with Conditions

Appeal Period Ends: 9/2/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: May 26, 2026

Completeness Date: April 1, 2026

Notice of Application Date: April 15, 2026

Applicant Contact: Max Berde, Coterra Engineering PLLC, 206-596-7115, max@coterraengineering.com

City Planner Contact: Jordan Borst, 425-452-6997, JBorst@bellevuewa.gov