



Weekly Permit Bulletin

September 30, 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 Election

NOTICE OF ELECTION UNDER ORDINANCE 6906

Project Name: [The Arcadian](#)

Location: 120 106th Avenue NE

Neighborhood Area: Downtown

File Number: 22-113780-LD

Description: Schnitzer Northwest LLC, as requested in writing dated August 26, 2026, has exercised the option for their pending Design Review application 22-113780-LD, located in Downtown, to be reviewed solely under the Land Use Code and other land use control ordinances in effect on the effective date of Ordinance No. 6906 ("Housing Opportunities in Mixed Use Areas Land Use Code") as prescribed by Section 85 of Ordinance 6906.

No complete building permit applications have been submitted in conjunction with the project and no vested rights have otherwise been established for the project. This notice fulfills the requirements of Section 85 of Ordinance 6906. No decision has been made on Design Review 22-113780-LD as of the date of this notice.

Approvals Required: Design Review and ancillary permits and approvals.

Date of Application: June 27, 2022

Completeness Date: September 13, 2022

Notice of Application Date: September 13, 2022

Applicant Contact: Luke Schroeder, Schnitzer West LLC, 602-980-3354,
lschroeder@schnitzerwest.com

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

Notice of Decision

NOTICE OF DECISION

Project Name: [Landon Short Plat](#)

Location: 1050 168th Ave SE

Neighborhood Area: Lake Hills

File Number: 24-123982-LN

Description: Land Use approval of a Preliminary Conservation Short Plat to subdivide a 21730 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.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: 10/14/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: October 16, 2024

Completeness Date: December 4, 2024

Notice of Application Date: February 27, 2025 and May 27, 2026

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 DECISION

Project Name: [4th St SFR](#)

Location: 12505 SE 4th Place

Neighborhood Area: Wilburton

File Number: 26-108842-LO

Description: Critical Areas Land Use Permit approval to modify the 50-foot top-of-slope buffer to reconstruct a single-family residence. A large portion of the new structure will be located on the existing footprint of the single-family home.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: 10/14/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 17, 2026

Completeness Date: May 18, 2026

Notice of Application Date: May 27, 2026

Applicant Contact: Weicheng Li, 217-417-0473, Leeeweicheng@gmail.com

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