



Weekly Permit Bulletin

November 8, 2018

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:

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.
- Click the name of the project to view digital plans.

To comment on a project:

- Send your comments in writing to the Development Services Department, and 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 (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

To appeal a permit decision:

- 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. [Link to Form](#)
- 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 Shore Hearings Board at 360-459-6327.

To receive the bulletin by email:

Access our city website at www.bellevuewa.gov and click on Permits/Zoning and Land Use/ Public Notices and Participation /Subscribe. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800



GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the SEPA field indicates a **Determination of Nonsignificance (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

[Min Boatlifts](#)

Location: 4737 Lakehurst Ln

Subarea: Factoria

File Number: 18-110825-WG

Description: Application for Shoreline Substantial Development Permit approval to install one (1) free-standing boatlift, one (1) free-standing personal watercraft lift, and two (2) pier-mounted personal watercraft lifts.

Approvals Required: Shoreline Substantial Development Permit approval and ancillary permits and approvals

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

Minimum Comment Period Ends: December 6, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 10, 2018

Completeness Date: October 10, 2018

Applicant: George Min

Applicant Contact: Gregory W Ashley, Ashley Shoreline Design & Permitting, 425-957-9381, greg@shoreline-permitting.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

[Jiang Dead Tree Removal](#)

Location: 3720 140th Ave NE

Subarea: Bridle Trails

File Number: 18-125004-GJ

Description: Land Use review to remove two (2) hazardous trees and to create habitat snags from six (6) hazardous trees within a stream buffer associated with Kelsey Creek, a Type-F stream. The proposal is supported by hazard assessments conducted by an ISA Certified Arborist and a replanting plan.

Approvals Required: Land Use approval and ancillary permits and approvals

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

Minimum Comment Period Ends: November 26, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 20, 2018

Completeness Date: October 23, 2018

Applicant: Hailin Jiang, 425-442-7966,

hailinjiang@gmail.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[RJ Development Seniors Housing](#)

Location: 2120 116th Avenue NE

Neighborhood: Bel-Red

File Number: 15-122295-LD and 17-117718-LO

Description: Design Review and Critical Areas Land Use Permit approval to construct an assisted living and memory care facility (approximately 128,248 square feet) on 2.89 acres. Building A (Memory Care) will be a three-story, 60 unit, 56,458 square feet purpose-built building for patients with Alzheimer's and other forms of Dementia while Building B (Assisted Living) will be a five-story, 80 unit, 71,790 square feet for elderly residents in need of help with activities of daily living. Common eating/lobby areas, associated parking, landscaping and utilities will be provided with this proposal. The facility will be licensed by the Washington State Department of Health. A critical area (steep slopes) exists at the southern portion of the site. The proposed development will encroach into the toe of slope

structure setback; thus, requiring a Critical Areas Land Use Permit (CALUP).

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: November 26, 2018, 5 PM.

Refer to page one for information on how to appeal a project.

Date of Application: August 26, 2015 and July 18, 2017

Completeness Date: September 3, 2015 and August 18, 2017

Notice of Application Date: September 10, 2015 and January 18, 2018

Applicant Contact: Jeff Yates, RJ Development, 360-528-3343

Planner: Toni Pratt, 425-452-5374

Planner Email: tp Pratt@bellevuewa.gov

NOTICE OF DECISION

[Jaymarc at Crescent Key](#)

Location: 23 Crescent Key

Subarea: Factoria

File Number: 18-103732-LO

Description: Critical Areas Land Use Permit approval to reduce the required shoreline structure setback to approximately 8.5 feet to construct a new single-family residence. The proposal also includes removal of a concrete walkway within the shoreline buffer and replacement with a boardwalk. The project is supported by a Critical Areas Report and Geotechnical Report.

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

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: November 26, 2018, 5 PM.

Refer to page one for information on how to comment on a project.

Date of Application: January 26, 2018

Completeness Date: February 22, 2018

Notice of Application Date: February 8, 2018

Applicant: Jaymarc Custom Homes, LLC

Applicant Contact: Gary Upper, Jaymarc Custom Homes, LLC, 425-281-2706,

gary@jaymarchomes.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF DECISION

[Scott Tree Removal](#)

Location: 2912 120th Ave NE

Subarea: Bridle Trails

File Number: 18-115983-GJ

Description: Land Use approval to remove and replace 12 hazardous trees on 2912 120th Ave NE, 2816 120th Ave NE, and 2838 120th Ave NE. The proposal is supported by an arborist report and replanting plan.

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: November 26, 2018, 5 PM.

Refer to page one for information on how to appeal a project.

Date of Application: June 5, 2018

Completeness Date: July 3, 2018

Notice of Application Date: July 19, 2018

Applicant: Tristan Scott, 541-760-2788

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov