



Weekly Permit Bulletin

March 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.

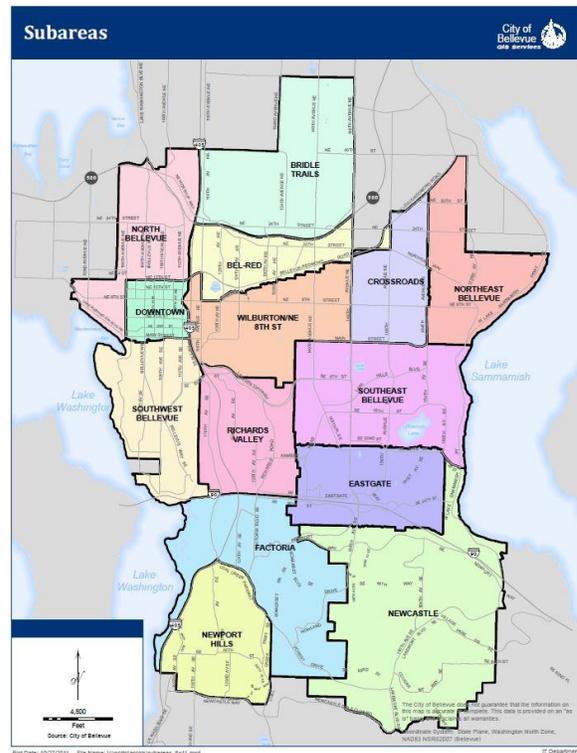
To receive the bulletin by email:

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

[Newport Shores - Zhang](#)

Location: 52 Skagit Ky

Subarea: Factoria

File Number: 18-103224-LO

Description: Application for Critical Areas Land Use Permit approval to reduce a 50-foot Type-F stream buffer, associated with Coal Creek, to 25 feet in order to construct a new, 5,327 square-foot single-family residence. The proposal is supported by a Geotechnical Report, Critical Areas Report, and a buffer enhancement plan which includes 3,650 square feet of native enhancement planting.

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

SEPA: Exempt

Minimum Comment Period Ends: March 22, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 16, 2018

Completeness Date: February 14, 2018

Applicant Contact: Neil Jorgensen, J3 Architects LLC, 206-412-9296, neil@j3-llc.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

[Jaymarc at Crescent Key](#)

Location: 23 Crescent Key

Subarea: Factoria

File Number: 18-130732-LO

Description: Application for 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

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

Minimum Comment Period Ends: March 22, 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

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 APPLICATION

[Davies Short Plat](#)

Location: 820 103rd Ave SE

Subarea: Southwest Bellevue

File Number: 18-103857-LN

Description: Application for Preliminary Short Plat approval to subdivide an existing 21,000 square-foot lot into two (2) equally-sized 10,500 square-foot lots.

Approvals Required: Preliminary Short Plat approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: March 22, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 30, 2018

Completeness Date: February 23, 2018

Applicant Contact: Roger Davies, 425-681-0190, daviesbros75@aol.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

Iliina Short Plat

Location: 14663 SE Allen Road

Subarea: Newcastle

File Number: 18-104025-LN

Description: Application for Preliminary Short Plat approval to subdivide a single lot into two lots within the R-5 Residential Zoning District.

Approvals Required: Preliminary Short Plat approval and ancillary permits and approvals, and concurrency review.

SEPA: Exempt

Minimum Comment Period Ends: March 22, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 1, 2018

Completeness Date: February 22, 2018

Applicant Contact: Mukul Kumar, 917-868-2060, mukul78@gmail.com

Planner: Faheem Darab, 425-452-2731

Planner Email: fdarab@bellevuewa.gov

NOTICE OF APPLICATION

Caymus Ridge

Location: 3076 NE Bellevue-Redmond Rd and 3025 164th Ave NE

Subarea: Crossroads

File Number: 18-104608-LO and 18-103735-LN

Description: Application for Critical Areas Land Use Permit approval and Preliminary Short Plat approval to subdivide two existing lots into seven lots with private road, stormwater, and native growth protection area tracts. Steep slopes and a stream are present on site or in vicinity and the project proposes modification to the buffer from the top-of-slope that is along Bel-Red Rd.

Approvals Required: Critical Areas Land Use Permit approval, Preliminary Short Plat approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: March 22, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 14, 2018 for 18-104608-LO and January 26, 2018 for 18-103735-LN

Completeness Date: March 1, 2018

Applicant: Todd Sherman, Design Built Homes

Applicant Contact: Matt Reider, ESM Consulting Engineers, 253-838-6113,

matt.reider@esmcivil.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Hwang Airbnb

Location: 17250 SE 43rd St

Subarea: Newcastle

File Number: 17-126073-LH

Description: Home Occupation Permit approval for an owner occupied residence in which the owner will rent out two rooms to no more than two individuals.

Decision: Approval

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: March 22, 2018, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: October 16, 2017

Completeness Date: November 30, 2017

Notice of Application Date: December 7, 2017

Applicant Contact: Erica Hwang, 425-890-2343, Erica.Hwang@live.com

Planner: Jeremy Hammar, 425-452-2739

Planner Email: jhammar@bellevuewa.gov

NOTICE OF DECISION

Operations and Maintenance Facility East

Location: 120th Ave NE to 124th Ave NE

Neighborhood: Bel Red

File Number: 17-119386-LD and 17-119388-LP

Description: Approval of a Master Development Plan and Design Review to construct a new operations and maintenance facility to support the expansion of the Central Puget Sound Regional Transit Authority's (Sound Transit) Link light rail transit (LRT) system to the east side of the region. The project includes an Operations and Maintenance Facility (OMF) building, a Maintenance Of Way (MOW) building, light rail vehicle (LRV) movement and storage tracks, and associated ancillary structures such as a guard house and Traction Power Substation. The OMF East project also includes a 6.8-acre potential Transit-Oriented Development (TOD) site on the

southern portion of the OMF East that will be developed in a future phase or phases. The design concept for the TOD proposes a mixed-use TOD project with an urban design scale of approximately 1,100,000 square feet of development. The site plan allows for six structures featuring a diversity of uses including multifamily housing, office, retail space, and amenity areas.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Sound Transit published the Link Light Rail Operations and Maintenance Satellite Facility (OMSF) Final Environmental Impact Statement (Final EIS) on September 25, 2015. The Link Light Rail Operations and Maintenance Satellite Facility (OMSF) Final Environmental Impact Statement (Final EIS) fulfills State Environmental Policy Act requirements for the proposed OMF East project and is incorporated by this reference under the terms of BCC22.02.037 and WAC 197-11-600.

Date of Application: August 16, 2017

Completeness Date: August 30, 2017

Notice of Application Date: September 28, 2017

Applicant: Sound Transit

Applicant Contact: Brian Gustine, Hensel Phelps Construction Co., 408-206-5289

Contact Email: bgustine@henselphelps.com

Planner: Matthews Jackson, 425-452-2729

Planner Email: mjackson@bellevuewa.gov

NOTICE OF DECISION

[Bellevue South](#)

Location: 316 116th Avenue NE

Subarea: Wilburton/NE 8th St.

File Number: 17-109122-LD, 17-110736-LO, and 17-119914-LA

Description: 1) Design Review approval for a mixed-use building which will include retail, grocery and medical office uses with approximately 695 parking spaces. 2) Critical Areas Land Use Permit approval to modify a critical areas steep slope and steep slope structure setback. 3) Administrative Conditional Use approval to allow a "Commercial Amusements: Video Arcades, Electronic

Games" use in mixed use development within the Community Business (CB) land use district. Re-noticed to amend condition of approval #9 and remove condition of approval #10 for clarification purposes. Clerical correction to renumber condition of approval numbers.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: March 22, 2018, 5 PM. Refer to page one for information on how to appeal a project.

Notice of Application Date: June 1, 2017 (LD, LO, SEPA) / October 5, 2017 (LA)

Applicant Contact: Andrew Coates, KG Investment Management LLC, 425-688-3906, acoates@kgip.com

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov