

City of Bothell

Notice of Decision

Permit type: Type II, Shoreline Substantial Development Permit

Decision: Approved With Conditions

Issue date: April 29th, 2021

Permittee: Salmon Bay Homes, LLC
Don Bora
5115 240th Ave NE
Redmond, WA 98053
bora@smartbuild.io
206.859.3095

Project case: SHR2020-16480; SEP2019-14993

Project name: 10624 E Riverside Drive Preliminary Plat and Shoreline Substantial Development Permit

Project location: 10624 E Riverside Drive
Bothell, WA 98011
Parcel # 0826059053

Project description: This project proposes the subdivision of one 0.38 acre parcel into five (5) lots for the development of single-family homes and associated infrastructure. A small portion of the northeastern corner of the project site is located within the High Intensity environment of the Shoreline Master Program (SMP). After reviewing the drainage conditions on-site, it was determined that neither infiltration nor connection to the municipal stormwater system were feasible for this project. The applicant has proposed collection and treatment of stormwater on-site, connecting to a new stormwater line that will connect to an existing storm drain and outfall upland of the Sammamish River. To mitigate for impacts of these activities, as described in detail in the Critical Areas Report, the applicant will be planting native shrubs and groundcovers on the storm drainage easement itself, and planting eight (8) western red cedars adjacent to the easement.

Other permits approved under this decision: None. Associated Preliminary Plat (SUB2019-14992) requires a Public Hearing and approval by the Hearing Examiner; hearing date to be determined.

Code titles applicable to this decision: Bothell Municipal Code Titles 11, 12, 14, 17, 18

Environmental documents that evaluated the proposed project: SEPA Checklist, Critical Areas Report, Technical Information Report.

Appeal rights: Pursuant to Section 11.14.005 BMC, the city's final decision on this application may be appealed by a party of record with standing to the city's Hearing Examiner. Such appeal must be filed within 14 days of issuance of this decision.

Project Information: Project files, plans and documents are available for viewing and/or copying (at the requestor's cost). To view records or request copies of documents please submit Public Records request via City [website](#). Arrangements to view the documents will be made once the request is completed and are located at the Department of Community Development, Bothell City Hall, 18415 101st Ave NE, Bothell, WA 98011.

Notice: Per RCW 36.70B.130, affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.