

City of Bothell

Notice of Decision

Issue date: July 1st, 2021

Decision: Approve subject to conditions

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

Project case #: *SUB2019-14992*

Project name: *10624 E Riverside Drive Plat*

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

Project description: Approval granted to subdivide one 0.38 acre parcel into 5 lots for the development of single family homes and associated infrastructure and improvements in the R2800, OP, LI zone, of the Waynita/Simonds/Norway Hill Subarea. Access to the properties will be taken from one shared driveway off of East Riverside Drive. A small portion of the northeastern corner of the lot sits within the High Intensity environment of the Shoreline Master Program (SMP). The preliminary stormwater drainage system has been designed to cross through the SMP, and these improvements were reviewed for consistency and approved administratively under a shoreline substantial development permit (SDP), SHR2020-16480. No appeals were received for the approved shoreline substantial development permit.

Permits approved under this decision: SUB2019-14992

Code titles applicable to this decision: BMC Titles 8, 11, 12, 13, 14, 15, 17, 18, 21, 22

Environmental documents that evaluated the proposed project: SEPA Environmental Checklist, SEPA DNS Threshold Determination and Addendum, Drainage Report, Geotechnical Report, Traffic Analysis, SDP approval documents, and all exhibits included in or referenced during the public hearing record on June 30th 2021.

Reconsideration Rights: This Decision is final subject to the right of any party of record to file a written petition for reconsideration within 10 calendar days following the issuance of this Decision in accordance with the procedures of BMC 11.12.009. See BMC 11.12.009 for additional information and requirements regarding reconsideration.

City of Bothell, 18415 101st Ave NE, Bothell 98011

Appeal rights: Pursuant to Section 11.14.008 BMC, the city's final decision on an application may be appealed by a party of record with standing to file a land use petition in Superior Court. Such petition must be filed within 21 days of issuance of this decision, as provided in Chapter 36.70C RCW.

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.