

City of Bothell

Notice of Application

Issue date: July 13th, 2021

End of comment period 5:00 PM on August 3rd, 2021

This comment period deadline is the date before which the city will not make additional or further decisions regarding this application. The City is not required to make any decision immediately following this date, but could if all necessary information is properly represented in the case file. You are welcome to submit comment after this date. In this case, the next subsequent decision or recommendation is: *Administrative Decision*

Applicant/Agent: Pentex Homes
Hamid Nouri, nouriamid@yahoo.com
13231 NE 40th Street
Bellevue, WA 98005

Hearing information, if applicable: Not Applicable

Project case number: SUB2021-18286

Project name: 231st Street Short Plat

Project location: 109 & 117 231st Street SE
Bothell, WA 98021
Parcels 00484800001400 & 00484800001500

Project description: The applicant proposes the subdivision of two existing lots, totaling roughly two (2) acres into four (4) single family lots. Due to the distance the closest existing public sewer system as measured along the usual or most feasible route, the applicant is proposing to develop the plat with new septic systems for each of the four (4) lots. The northern roughly one-third of the subject site contains steep slopes and a ravine. A single access point from 231st Street SE is proposed for each of the four lots via an access easement with a hammerhead turnaround for fire vehicle access.

Other permit applications pending with this application: None

Other permits approved or required, but not included with this application: If approved, construction and building permits will be required to complete the project.

Special studies requested of the applicant at this time (RCW 36.70B.070): None

Existing documents that evaluate the impacts of the proposed project: Drainage Report, Tree Retention Plan, Critical Areas Study, Geotechnical Engineering Report, School Safe Walk Assessment.

Application received: June 9th, 2021

Date application deemed complete: June 9th, 2021

Vesting statement:

This application for the 231st Street Short Plat permit vests the project to regulations governing short plats and no others as of the complete application date of June 9th, 2021. The project is not yet vested to any other applicable regulations including but not limited to (*e.g. grading, storm water management, utilities and building code*) regulations. Vesting to those other regulations can only occur when complete applications for those proposals are received by the City.

A preliminary determination of consistency has not been made at the time of this notice. The following applicable development regulations will be used for project mitigation and consistency: Bothell Municipal Code Titles: 11-Administration, 12-Zoning, 14-Environment, City of Bothell Design and Construction Standards and Specifications, Imagine Bothell...Comprehensive Plan.

Every person has the right to comment on this project by submitting those comments in writing to Kirsten Mandt, kirsten.mandt@bothellwa.gov, 425.806.6403 at the Department of Community Development within the comment period identified above. Those who may wish to receive notice of and participate in any hearings, and/or request a copy of the decision once made and any appeal rights may also submit such requests to the Department of Community Development.

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.