

# City of Bothell

## Notice of Application

**Issue date:** January 26<sup>th</sup>, 2022

**End of comment period** 5:00 PM on February 16<sup>th</sup>, 2022

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** Larisa Skobyak, [skobyak@comcast.net](mailto:skobyak@comcast.net)  
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Bothell, WA 98021

**Agent:** Group Four  
Ken Williams, [kenw@grp4.com](mailto:kenw@grp4.com)  
PO Box 1059  
Lake Stevens, WA 98258

**Hearing information, if applicable:** Not Applicable

**Project case number(s):** SUB2021-19481; PUD2021-19482

**Project name:** Skobyak Short Plat and PUD

**Project location:** 12171 NE 170<sup>th</sup> Place  
Bothell, WA 98011  
King County Parcel 0926059113

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**Project description:** The applicant proposes the subdivision of one (1) 1.61 acre parcel into four single-family lots, utilizing the clustered planned unit development (PUD) provisions to reduce the size and width of two (2) of the four (4) lots below the base zoning regulations by retaining open space. Roughly one-third of the western portion of the lot is relatively flat, and the topography steepens significantly downhill to the east of this flat area. The existing lot currently takes access from the eastern terminus of NE 170<sup>th</sup> Place, which is a public road, and the proposed subdivision and PUD proposes utilizing the same access point via a new access tract for lots one (1) through three (3), with a panhandle portion of lot four (4) serving as the driveway access to that lot. The eastern portion of the existing lot that is proposed for inclusion in an open space tract is undeveloped. At the easternmost end of the parcel there is a cleared area containing power lines, as well as a portion of a stream buffer from an off-site stream. The City of Woodinville's jurisdiction begins immediately east of the subject property's easternmost property line. The existing home is proposed to be retained on proposed lot three (3).

**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 and arborists report, school safe walk assessment.

**Application received:** December 23<sup>rd</sup>, 2021

**Date application deemed complete:** December 23<sup>rd</sup>, 2021

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](mailto:kirsten.mandt@bothellwa.gov) and **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 101<sup>st</sup> Ave NE, Bothell, WA 98011.