

City of Bothell

Notice of Application

Issue date: April 27th, 2022

End of comment period 5:00 PM on May 27th, 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: *SEPA Determination and Administrative Decision*.

Applicant: Steve Cox, steve@westridgelandcorp.com
West Ridge Land Corporation
20315 96th Ave NE
Bothell, WA 98011

Agent: Eilean Davis eileand@paceengrs.com
PACE Engineers
11255 Kirkland Way, Suite 300
Kirkland, WA 98033

Hearing information, if applicable: Not Applicable

Project case number: SUB2021-19304; SEP2021-19305; SHR2022-20148

Project name: Fitzgerald Short Plat

Project location: 23411 Fitzgerald Road
Bothell, WA 98021
Snohomish County Parcel 27053200102200

Project description: The applicant proposes the subdivision of a roughly 2.5 acre parcel into three single-family lots with associated improvements. The eastern portion of the site contains a wetland that has been delineated as a Category I wetland. The eastern edge of the site also contains a portion of North Creek and its associated buffer. The Shoreline Master Program (SMP) Urban Conservancy Jurisdiction covers a portion of the eastern side of the site as well. A Shoreline Substantial Development Permit is required as stormwater dispersion is proposed within the outer edge of the wetland buffer, which is associated with the SMP jurisdiction. Temporary impacts to remove existing rockeries and other improvements in wetland buffer are proposed in association with buffer restoration work. Access is proposed via an access and utilities easement coming off of one access point from 27th Avenue SE, also known as Fitzgerald Road. Dedication and frontage improvements will be provided along the frontage of the property.

Other permit applications pending with this application: None.

Other permits approved or required, but not included with this application: Building, grading, utilities, and other typical construction-level permits.

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

Existing documents that evaluate the impacts of the proposed project: Storm drainage report, geotechnical report, critical areas report, SEPA environmental checklist, school safe walk forms, tree retention and landscape plan.

SUB application received: November 29th, 2021
Date SUB application deemed complete: November 29th, 2021

SHR application received: April 8th, 2022
Date SUB application deemed complete April 8th, 2022

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, Planner, kirsten.mandt@bothellwa.gov**, 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.