

City of Bothell

Notice of Decision

Issue date: August 11, 2020

Decision: Approval granted for both applications subject to conditions; DISMISS the appeal from the Mitigated Determination of Nonsignificance.

Permittee: Harbour Homes, LLC
400 N 34th St, Suite 300
Seattle, WA 98103

Appellant: Woodridge Neighborhood
C/o Naomi Carrasquero
20407 124th Ave NE
Bothell, WA 98011

Project case #: SUB2019-13776 and SEP2019-13777

Project name: Carlson Assemblage Preliminary Plat and PUD; SEPA Threshold Determination Appeal

Project Location: 20419, 20235 125th Ave NE, Bothell WA 98011

Project description: The applicant is proposing to subdivide two parcels totaling 5.169 acres into 22 single family residential homes lots. The applicant desires to utilize the clustered subdivision modification criteria by setting aside 30% of the development site area as open space in exchange for permissive modifications to the design of the subdivision. These modifications are as follows:

- A reduction of the minimum allowable lot area by 50%;
- A reduction of the minimum lot circle by 50%;
- A modification in the side and rear yard setbacks;
- Preservation of 30% of the net area for open space in exchange for a 25% increase in lot yield.

Access to the subdivision will be from a new public right of way off of 244th St. SE. A storm water detention vault is proposed in Tract C also dedicated as open space. There are no critical areas on or adjacent to the subject property.

Permits approved under this decision: SUB2019-13776, PUD2019-13778, SEP2019-13777

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

Code titles applicable to this decision: BMC Titles 11, 12, 14, 15 and 22.

Environmental documents that evaluated the proposed project: SEPA Environmental Checklist, SEPA DNS Threshold Determination.

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.

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.