

City of Bothell

Notice of Decision

Issue date: July 23rd, 2020

Decision: Approval granted with conditions

Permittee: Bothell Brickyard, LLC
ATTN: Joe Notarangelo
50 116th Avenue SE, Suite 11
Bellevue, WA 98004

Project case #: *SUB2019-14240, PUD2019-14241*

Project name: *Bothell Brickyard Preliminary Short Plat and Planned Unit Development*

Project Location: 12174 NE 170th Place Bothell WA 98021
Parcel # 0926059114

Project description: Approval granted to subdivide a single, approximately 1.61 acre parcel for the development of 4 new single-family residential lots.

The development utilizes Cluster Planned Unit Development/Preliminary Plat under BMC 12.30.070. This Code section allows for a reduction in lot size of up to 50%, resulting in a minimum allowable lot size of 4,500 sf for this zone. Lot sizes in this development will range from 5,288 square feet to 6,479 square feet. As part of the clustering provision, the undeveloped eastern portion of the site is to be preserved in an open space tract. Access is shall be provided via a new private access tract with a hammerhead turnaround for emergency vehicles stemming from the existing public right-of-way at NE 170th Place.

Permits approved under this decision: SUB2019-14240, PUD2019-14241

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

Environmental documents that evaluated the proposed project: Drainage Report, Geotechnical Report, and all exhibits included in or referenced during the public hearing record, which was open starting at the hearing on July 8th, 2020, and held open until July 15th, 2020.

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.