

City of Bothell

Notice of Decision

Permit type: Type II, (Preliminary Short Plat and Shoreline Substantial Development Permit)

Decision: Approved

Issue date: August 17th, 2022

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

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

Project name: Fitzgerald Short Plat and Shoreline Substantial Development Permit

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

Project description: The City has granted preliminary approval of the division of one roughly 2.5-acre parcel into three single-family lots with associated improvements as well as a shoreline substantial development to permit wetland buffer averaging and stormwater facilities for an SMP-regulated wetland. The eastern portion of the site contains a wetland that has been delineated as a Category I wetland with a habitat score of 7, giving it a standard buffer of 165 feet. The eastern edge of the site also contains a portion of North Creek and its associated standard buffer of 100 feet. The Shoreline Master Program (SMP) Urban Conservancy Jurisdiction covers a portion of the eastern side of the site as well. Temporary impacts to remove existing rockeries and other improvements in wetland buffer are to be completed in association with buffer restoration work. Access is provided 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 as required by the Public Works Department and relevant zoning code regulations for ROW landscaping.

Other permits approved under this decision: None.

Code titles applicable to this decision: Bothell Municipal Code Titles 11, 12, 13, 14, 15, 17, 18

Environmental documents that evaluated the proposed project: Critical areas report and mitigation plan, tree retention plan and arborist report, technical information report, geotechnical report, SEPA checklist and SEPA DNS.

Appeal rights: Pursuant to Section 11.14.005 BMC, the city's final decision on this application may be appealed by a party of record with standing to the city's Hearing Examiner. Such appeal must be filed within 14 days of issuance of this decision.

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.

Notice: Per RCW 36.70B.130, affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.