

# City of Bothell

## Notice of Application

**Issue date:** August 30, 2022

**End of comment period** 5:00 PM on September 20, 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: Decision of Approval or Decision of Denial

**Applicant/Agent:** Ben Madeo, Core Design Inc  
12100 NE 195<sup>th</sup> St, Suite 300  
Bellevue, WA 98011  
Email: bam@coredesigninc.com

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

**Project case number:** SUB2022-20949, PUD2022-20950, SEP2022-20951

**Project name:** Artoush 92<sup>nd</sup> 7-lot Single Family Short Plat Cluster PUD

**Project location:** 18608 and 18616 92<sup>nd</sup> Ave NE, Bothell 98011

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**Project description:** The applicant proposes a subdivision of a 1.49-acre lot into 7 single family residential lots using the Cluster Planned Unit Development (PUD) option. The Cluster subdivision allows smaller lot sizes through a requirement that developable area be permanently set aside for tree canopy. Proposed lots range in size from 4,876 to 5,251 square feet. Five tracts are proposed for stormwater, internal shared drive, and tree and open space areas. The property has an existing home that would be demolished. A Boundary Line Adjustment application with the neighbor at address 18616 92nd has created the site (City case BLA2022-20364). There are no critical areas on or near the site.

**Other permit applications pending with this application:** None

**Other permits approved or required, but not included with this application:** Right of way, utilities, grading.

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

**Existing documents that evaluate the impacts of the proposed project:** Tree retention, grading, utilities, and drainage and soils report.

**Application received:** July 29, 2022

**Date application deemed complete:** July 29, 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 Jones Sorensen, Senior Planner, email: [jones.sorensen@bothellwa.gov](mailto:jones.sorensen@bothellwa.gov), phone: 425-806-6408 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.

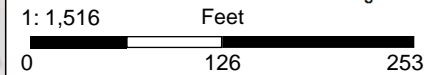
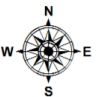
Project files, plans and documents are available for viewing and/or copying (at the requestor's cost). To view records or request copies of documents please submit Public Records request via City [website](#). Electronic files are available to send via email. Arrangements to view the documents will be 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.

# City of Bothell Map



- Planning Area Boundary
- Zoning
- Comprehensive Plan Subareas
- Right of Way**
  - Roadway
  - Non-Roadway
- Rivers or Streams**
  - Open Stream
  - Open Stream Underpass
  - Piped Stream
- Wetland
- Address
- Parcel**
  - Bothell
  - Outside Bothell
- Bothell City Limits
- Local Government
- Public Services
- Public School
- Mobile/Multi-Family
- 2020-Mar Ortho (Bothell)
- 2018-Mar Ortho (Bothell)
- World Street Map (ESRI)

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8/9/2022 10:05 AM



Notes:

The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.