

# City of Bothell

## Notice of Application

**Issue date:** September 29, 2022

**End of comment period** 5:00 PM on October 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: SEPA Determination

**Applicant/Agent:** John Mustach  
Mustach Land Development LLC  
PO Box 12176  
Mill Creek, WA 98082  
John@ Signature-Homes.net

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

**Project case number:** RUP2022-19539

**Project name:** Mustach Lot 4 Reasonable Use Permit for Single Family Home

**Project location:** 3123 234<sup>th</sup> ST SE, Bothell, WA 98021

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**Project description:** The applicant proposes a reasonable use permit to develop the vacant parcel with a single family home as the property is fully encumbered by wetland and stream and associated buffer critical areas. The wetland is a Category II and the impacts to the buffer proposed are for future home building footprint and driveway areas. Impact is proposed at approximately 4,454 square feet with proposed mitigation and plantings to increase wetland area functions and values over time 15,132 square feet. A Type F stream is in a culvert on-site that is the south outlet of the wetland where the undergrounded stream continues south and crosses the private street to connect with open channel stream.

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

**Other permits approved or required, but not included with this application:** Construction, building, utilities.

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

**Existing documents that evaluate the impacts of the proposed project:** Wetland and critical areas study and geotechnical report.

**Application received:** January 5, 2022

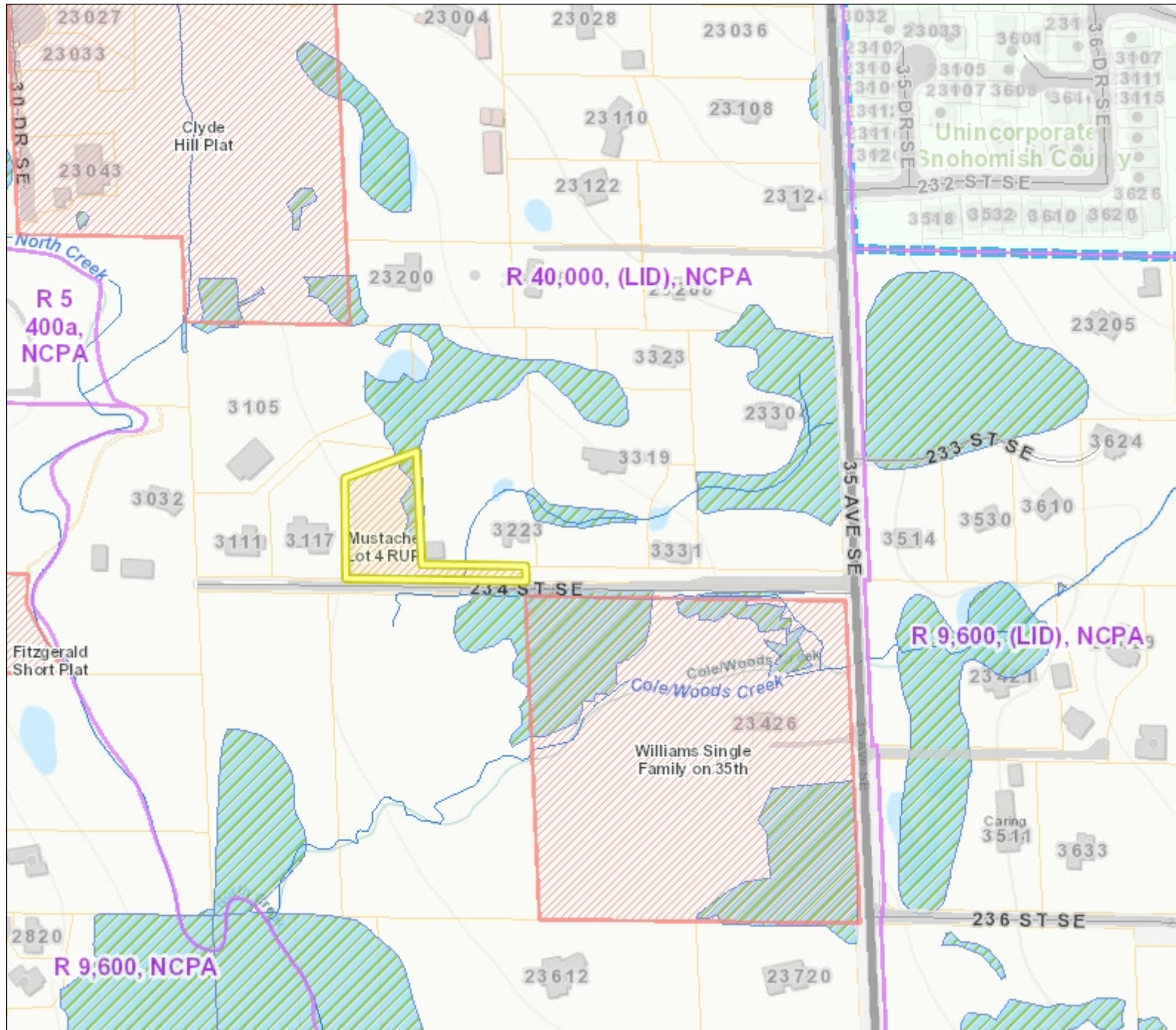
**Date application deemed complete:** January 5, 2022

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, email is [jones.sorensen@bothellwa.gov](mailto:jones.sorensen@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.

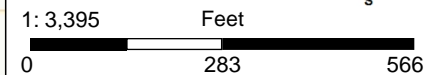
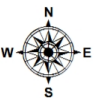
Project files, plans and documents are available for viewing and/or copying (at the requestor's cost). To view records or request copies of documents please submit Public Records request via City [website](#). Arrangements to view the documents will be made once the request is completed and are located at the Department of Community Development, Bothell City Hall, 18415 101<sup>st</sup> Ave NE, Bothell, WA 98011.

# City of Bothell Map



- Planning Area Boundary
- New Development Project
- Zoning
- Comprehensive Plan Subareas
- Pavement
- 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
- World Street Map (ESRI)

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9/14/2022 1:35 PM



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.