

City of Bothell

Notice of Application

Issue date: December 1, 2021

End of comment period 5:00 PM on **December 22, 2021**

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 and Administrative Decision.

Applicant: Tim Kaintz, JM1 Holdings LLC
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Agent: Ryan Larsen, Land Pro Group Inc.
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Lake Stevens, WA 98258
Email: rlarsen@landprogrp.com

Hearing information, if applicable: Not Applicable

Project case number: SPR2021-19151, CAPR2021-19223, SEP2021-19152

Project name: Bothell Everett Highway Detached Townhomes Site Plan Review and Critical Areas Alteration

Project location: 24355 Bothell Everett Highway. Two parcel numbers 27053100404800 and 27053100403400.

Project description: The applicant proposes 29 detached townhomes just southeast of Lake Pleasant on the east side of Bothell Everett Highway. The site is a combination of two properties that total approximately 5.87 acres. The site is located in the combined R 5,400a / OP zone and located within the Country Village / Lake Pleasant / Bothell Everett Highway subarea. The homes would have access to a proposed street extension of 94th Drive NE from the Neilson Ridge subdivision. The larger east property has a single family home to be demolished and the smaller west property is vacant. Existing single family homes border the property site to the east in the R 9,600 zone and to the north in the R 8,400 zone. Elevation of the property decreases from east to west approximately 110 feet and there are some slopes above 40 percent. A wetland is located off site along the east boundary and the wetland buffer extends into the project site. The applicant is requesting a Critical Areas Alteration Permit to reduce the Type IV wetland buffer with a proposed mitigation planting plan. A 30-foot landscape buffer is proposed along all boundaries of the project where single family zoning is located along the north and east area of the project site.

Stormwater detention facility is proposed along Bothell Everett Highway. Approximately 36,100 cubic yards of cut and 24,000 cubic yards of fill are proposed.

The subject property is located in the R 40,000 zone with LID and NCPA overlays within the Fitzgerald subarea. Additionally, the property is located within the Shoreline Master Program (SMP) area as North Creek is the western boundary of the property and. Palm Creek and a wetland are located within and near the northern area of the subject site. Access to the properties would be from the private 30th Dr SE on the east boundary of the property. Existing structures are proposed to be retained that are located in the North Creek SMP jurisdiction. Elevation generally falls from east to west as on the property, towards North Creek. The applicant is requesting a Critical Areas Alteration to reduce the critical areas buffer distance.

Other permit applications pending with this application: None

Other permits approved or required, but not included with this application: Site construction and building permits

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

Existing documents that evaluate the impacts of the proposed project: Storm Drainage Report, Safe Walk to School Assessment, Civil and Site Plan Sets, Critical areas report, Tree Retention and Landscape Plan.

Application received: 11/02/2021

Date application deemed complete: 11/18/2021.

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, Planner** 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 101st Ave NE, Bothell, WA 98011.