

# City of Bothell

## Notice of Application

**Issue date:** December 17<sup>th</sup>, 2021

**End of comment period** 5:00 PM on January 7<sup>th</sup>, 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:** Tim Kaintz, [kaintztk@msn.com](mailto:kaintztk@msn.com)  
JM1 Holdings, LLC  
10515 20<sup>th</sup> Street SE, Suite 101  
Lake Stevens, WA 98258

**Agent:** Ryan Larsen, [rlarsen@landprogrp.com](mailto:rlarsen@landprogrp.com)  
Land Pro Group, Inc.  
10515 20<sup>th</sup> Street SE, Suite 202  
Lake Stevens, WA 98258

**Hearing information, if applicable:** A hearing is required, but has not been scheduled.

**Project case number:** SUB2021-19217; PUD2021-19218;  
CAPR2021-19267; SEP2021-19219

**Project name:** Wayne Development

**Project location:** 23730 15<sup>th</sup> Ave SE  
Bothell, WA  
Snohomish County Parcel 27053100400500

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**Project description:** The applicant proposes the subdivision of one 4.88 acre parcel into 14 single-family residential lots, utilizing the clustered PUD provisions and modifications in BMC Chapter 12.30. There are two wetlands on-site, and the applicant has requested the utilization of buffer averaging and associated mitigation through the application of a critical areas alteration permit. There have also been identified to be steep slope areas and a steep slope setback recommendation is included. Two access points for the residential lots are proposed. One tract is proposed for access to lots 13 and 14, and a road, 'Road A', ending in a cul-de-sac is proposed to provide direct access to some lots, and access to residential driveways or additional access tracts for other lots. A separate gravel access tract is proposed to access the storm detention vault area. Right-of-way dedication and full frontage improvements along 15<sup>th</sup> Ave SE and the new internal Road A are included.

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

**Other permits approved or required, but not included with this application:** Building, grading, utilities, and other typical construction-level 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, geotechnical report, critical areas report, SEPA environmental checklist, traffic study and mitigation offer, school safe walk forms, tree retention and landscape plan.

**Application received:** November 19<sup>th</sup>, 2021

**Date application deemed complete:** November 19<sup>th</sup>, 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 **Kirsten Mandt, Planner, [kirsten.mandt@bothellwa.gov](mailto:kirsten.mandt@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.