

City of Bothell

Notice of Application

Issue date: November 19th, 2021

End of comment period 5:00 PM on December 10th, 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**

Applicant Toll Bros, Inc.
c/o Jeff Peterson, jpeterson@tollbrothers.com
8815 122nd Ave NE
Kirkland, WA 98033

Agent: Blueline
Jake Drake, permits@thebluelinegroup.com
25 Central Way, Suite 400
Kirkland, WA 98033

Hearing information, if applicable: Not Applicable

Project case number: SPR2021-19166; SEP2021-17378; CAPR2021-19169

Project name: Hewitt Property

Project location: 3805, 3811, & 3823 240th Street SE
Bothell, WA 98021
Snohomish County Parcels:
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Project description: The applicant proposes the consolidation of four (4) lots containing three (3) existing single-family homes into a single development site, with a gross project site area of 140,884 square feet, to build 16 detached condominium units and associated improvements. There is currently a category IV wetland adjacent to the road in the southern end of the site and a category III wetland on the north end of the site that continues off-site to the north, which also contains a Type F stream. The application package includes a critical areas alteration permit to request modification and mitigation to on-site wetlands. Access is proposed via a new road from 240th Street SE, ending in a cul-de-sac for fire turn-around access. Stormwater facilities have preliminarily been proposed in the southeast corner of the site that will ultimately drain into the existing stormwater facilities in the road at 240th Street SE.

Other permit applications pending with this application: None.

Other permits approved or required, but not included with this application: Standard construction and building-level permits will be required to complete this project.

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

Existing documents that evaluate the impacts of the proposed project: Critical areas study and proposed mitigation plan, SEPA Checklist, Tree Retention Plan, Geotechnical Report, Traffic Study, School Safe Walk Form, and Drainage Study.

Application received: *November 4th, 2021*

Date application deemed complete: *November 4th, 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 and/or **425-806-6403** 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.