

# City of Bothell

## Notice of Application

**Issue date:** February 28<sup>th</sup>, 2022

**End of comment period** 5:00 PM on March 21<sup>st</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** Horizon View Holdings  
Dan Wick, [horizonviewholdings@gmail.com](mailto:horizonviewholdings@gmail.com)  
6443 NE 181<sup>st</sup> Street  
Kenmore, WA 98028

**Agent:** LDC, Inc.  
Matt Covert, [mcovert@ldccorp.com](mailto:mcovert@ldccorp.com)  
20210 142<sup>nd</sup> Ave NE  
Woodinville, WA 98072

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

**Project case number(s):** SUB2022-19620, CAPR2022-19734, & SEP2022-19622

**Project name:** Royal Blue Estates

**Project location:** 20925 Royal Anne Road  
Bothell, WA 98021  
Snohomish County Parcel 00373001700300

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**Project description:** The applicant proposes the subdivision of one (1) single-family lot into five (5) single-family lots, retaining the existing home on one (1) of the lots. There are multiple critical areas on and adjacent to the project site, which include a stream that runs to the rear of the existing home, and a wetland in roughly the eastern one-third of the parcel with a small roadside stream associated along 9<sup>th</sup> Avenue SE. Access is proposed off of Royal Anne Road on the south side of the parcel, crossing the stream to the rear of the existing home to service the four (4) new lots proposed in the central portion of the lot. The area of the site proposed for the four new lots is mostly clear of mature vegetation and trees, and currently contains a shed structure. The existing home is proposed to be retained on lot one (1). The critical areas alteration permit is required for the proposed impacts to the stream and its associated buffer. The topography of the site is fairly flat, sloping gently downwards to the east.

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

**Other permits approved or required, but not included with this application:** If approved, construction and building permits will be required to complete the project.

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

**Existing documents that evaluate the impacts of the proposed project:** Drainage report, geotechnical report, tree retention plan and arborists report, critical areas study and mitigation plan, SEPA checklist, school safe walk assessment.

**SUB Application received:** January 18<sup>th</sup>, 2022

**CAPR Application received:** February 9<sup>th</sup>, 2022

**SUB Date of determination of complete application:** January 18<sup>th</sup>, 2022

**CAPR Date of determination of complete application:** February 9<sup>th</sup>, 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 **Kirsten Mandt**, [kirsten.mandt@bothellwa.gov](mailto:kirsten.mandt@bothellwa.gov) and **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 101<sup>st</sup> Ave NE, Bothell, WA 98011.