

City of Bothell

Notice of Application

Issue date: March 17, 2022

End of comment period 5:00 PM on April 7, 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 Threshold Determination*

Applicant/Agent: Pulte Homes of Washington
c/o Tyler Wilcox Tyler.Wilcox@pultegroup.com
3535 Factoria Blvd SE, Suite 600
Bellevue, WA 98006

Hearing information, if applicable: Not Applicable

Project case number: SPR2022-19806, CAPR2022-19811, SEP2022-19807

Project name: 30 Degrees Townhomes

Project location: 24324 Bothell Everett Hwy; 9000 NE 203rd PL Bothell WA

Project description: The applicant is proposing to redevelop the three parcels totaling approximately 12.36 acres into 21 multi-family residential townhome buildings containing 102 units. The site will take access from Bothell Everett Hwy via a road extension through 242nd St SE, which will connect to the single family residential development of Elliot Estates to the west. There are critical areas along the western portion of the site in the form of wetlands, Horse Creek and steep slopes which should largely be avoided. A critical area alteration permit is being requested to alter portions of the steep slopes. No impact is proposed to the wetlands, stream or buffers of those features. The proposal also includes storm water facilities, open space preservation and recreation areas.

Other permit applications pending with this application: None

Other permits approved or required, but not included with this application: Boundary line adjustment, Grading, Utility and Building permits will be required.

Special studies requested of the applicant at this time (RCW 36.70B.070): To be determined

Existing documents that evaluate the impacts of the proposed project: Storm water drainage report, Geotechnical report, SEPA checklist, Critical areas report, Traffic mitigation study and conceptual site plan and civil plan sets.

Application received: February 17, 2022

Date application deemed complete: February 17, 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 **Amanda Davis, Senior Planner, Amanda.davis@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.