

# City of Bothell

## Notice of Application

**Issue date:** April 1, 2022

**End of comment period** 5:00 PM on April 22, 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/Agent:** Rochelle Smith, Land Pro Group  
10515 20<sup>th</sup> St SE, Unit 202  
Lake Stevens, WA 98258  
rsmith@landprogrp.com

**Hearing information, if applicable:** Hearing not required

**Project case number:** SUB2022-19792, PUD2022-19794, SEP2022-19793

**Project name:** Dixon 8 Lot Preliminary Short Plat and Planned Unit Development Subdivision

**Project location:** 3114 220<sup>th</sup> ST SE, Bothell WA 98021

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**Project description:** The applicant proposes to develop 2.53 acres into an 8-lot single family residential clustered planned unit development under BMC 12.30.070. The site has an existing home to be retained. The property is located in the R 9,600 zone and Canyon Creek/39<sup>th</sup> Ave SE subarea. A new proposed public street would connect to 220<sup>th</sup> St SE at the north and 32<sup>nd</sup> Ave SE at the south. Two home lots are proposed on the west of the site and six home lots on the east. Lot areas range from 4,824 square feet up to the larger lot with the existing home at 39,590 square feet. Two open space tree tracts are proposed at the west boundary. A storm water facility tract is proposed in the southeast corner.

**Other permit applications pending with this application:** Building and construction permits.

**Other permits approved or required, but not included with this application:** None

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

**Existing documents that evaluate the impacts of the proposed project:** School Safe Walk Form, Storm Drainage Report, and Water/Sewer Availability Certificate, Geotechnical Report, Critical areas review.

**Application received:** February 16, 2022

**Date application deemed complete:** March 21, 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.

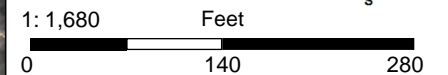
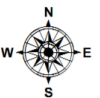
Every person has the right to comment on this project by submitting those comments in writing to Jones Sorensen, [Jones.Sorensen@bothellwa.gov](mailto:Jones.Sorensen@bothellwa.gov) – 425-806-6408 at the Department of Community Development within the comment period identified above. Those who may wish 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.



- Planning Area Boundary
- Zoning
- Comprehensive Plan Subareas
- Right of Way
  - Roadway
  - Non-Roadway
- Address
- Parcel
  - Bothell
  - Outside Bothell
- Bothell City Limits
- Local Government
- Public Services
- Public School
- Mobile/Multi-Family
  - 2020-Mar Ortho (Bothell)
  - 2018-Mar Ortho (Bothell)
  - World Street Map (ESRI)

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Notes:

The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.