

# CITY OF BOTHELL

## PUBLIC NOTICE

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### State Environmental Policy Act DETERMINATION OF NON-SIGNIFICANCE

**Description of proposal:** 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. Significant revegetation of portions of the open space tracts adjacent to critical area buffers is proposed with this mitigation. Steep slope areas have been identified on-site, and a steep slope buffer and setback recommendation by the applicant's geotechnical consultant is included. Two access points for the residential lots are proposed. One access point for the development from the west side of 15<sup>th</sup> Ave SE is proposed as a public road, 'Road A', ending in a cul-de-sac. Two access tracts and two utility easements will provide access for lots two and four, six through nine, and 10 through 13, with the remainder taking direct access from the cul-de-sac. A separate gravel access tract is proposed to access the storm detention vault area on the north end of the site. Right-of-way dedication and full frontage improvements along 15th Ave SE and the new internal Road A are included.

The State Environmental Policy Act requires a threshold determination of environmental impact be issued assessing the probable significant adverse environmental impacts of this proposal. Any questions regarding the State Environmental Policy Act (SEPA) processing of this application (environmental review) should be directed to Kirsten Mandt, Senior Planner, in the Bothell Department of Community Development email: [kirsten.mandt@bothellwa.gov](mailto:kirsten.mandt@bothellwa.gov), phone: 425-806-6403.

**Project Name:** Wayne Development

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

**Project Location:** 23730 15th Ave SE  
Bothell, WA  
Snohomish County Parcel 27053100400500

**Case Number:** SEP2021-19219, associated with SUB2021-19217, PUD2021-19218, and CAPR2021-19267

**Lead Agency:** City of Bothell

**Mitigating Measures:** The City of Bothell codes governing traffic impacts, critical areas protection, aesthetic impacts, land use, performance standards, construction and improvement of City streets, drainage control and building codes will provide for substantial mitigation of impacts identified in the environmental checklist. The City of Bothell will not require any additional mitigation measures under SEPA.

**Environmental Impact:** The State Environmental Policy Act (SEPA) requires that a threshold determination of environmental impact be issued assessing the probable significant adverse environmental impacts of this proposal.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

**Responsible Official:** Amanda Davis  
**Position/title:** Principal Planner and SEPA Responsible Official  
**Address:** 18415 101<sup>st</sup> Avenue NE, Bothell, WA 98011  
**Email and Phone:** amanda.davis@bothellwa.gov; 425-806-6409

**Issue Date: September 15<sup>th</sup>, 2022**

Signature: \_\_\_\_\_  
Authorized Signature

**Comments and Appeals:** You may comment on this determination in writing, electronically or otherwise, to the SEPA Responsible Official at the contact information above. Comments should concern issues of environmental impact of the project. You may register an appeal of this determination by filing such appeal at the same location identified above. **Comments and appeals must be received no later than 5:00 PM on October 6<sup>th</sup>, 2022.** Public hearings of such appeals will be scheduled upon analysis of the filed appeal. Notice of the time and date of such hearing will be issued separately and within 30 days of the date of the hearing, when such date is established.

With respect to any appeal, you should be prepared to make specific, factual objections. SEPA appeals must be submitted precisely as outlined and detailed in BMC Title 14.02 and BMC Title 11 including payment of the applicable appeal fee. Contact Kirsten Mandt, Senior Planner, email at kirsten.mandt@bothellwa.gov at the Department of Community Development to read or ask about the procedures for SEPA appeals.

The issuance of this DNS should not be interpreted as acceptance or approval of the subject proposal as presented. It only assesses the degree of environmental impact and any mitigation required to reduce that impact below a level of significance. The City of Bothell, in its review for consistency with the requirements of adopted land use codes, reserves the right to approve, deny or condition the proposal pursuant to code.