

CITY OF BOTHELL

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN THAT THE CITY OF BOTHELL HEARING EXAMINER WILL HOLD A VIRTUAL PUBLIC HEARING ON THURSDAY, NOVEMBER 17TH, 2022 AT 1:00 PM. THIS HEARING WILL BE TO CONSIDER THE PUBLIC INTEREST TO BE SERVED OR ADVANTAGED BY THE FOLLOWING:

Attendance at this hearing will be allowed in person as well as remotely. You may participate in the hearing over your own computer at home, listen over a telephone connection or attend “in person” via a computer terminal located at City Hall.

PROJECT NAME: Wayne Development

CASE #: SUB2021-19217, PUD2021-19218, CAPR2021-19267

LOCATION OF PROJECT: 23730 15th Ave SE
Bothell, WA 98021
Snohomish County Parcel 27053100400500

APPLICANT Tim Kaintz, kaintztk@msn.com
JM1 Holdings, LLC
10515 20th Street SE, Suite 101
Lake Stevens, WA 98258

AGENT: Ryan Larsen, rlarsen@landprogrp.com
Land Pro Group, Inc.
10515 20th Street SE, Suite 202
Lake Stevens, WA 98258

CITY STAFF REVIEWER: Kirsten Mandt, Senior Planner, kirsten.mandt@bothellwa.gov

APPLICABLE CODES: Titles 11, 12, 14, 15, 17, 18, 21 and 22 of the Bothell Municipal Code

PROJECT DESCRIPTION: 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. Per these regulations, a portion of the site is set-aside into an open space tract or tracts that will remain undeveloped in perpetuity. 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. There have also been identified to be steep slope areas and a steep slope setback recommendation is included in the geotechnical report and shown on the plans. One access point for the development is proposed from the west side of 15th Avenue Southeast. No lots are proposed to take direct access from 15th Avenue Southeast. Right-of-way dedication and full frontage improvements along 15th Ave SE and the new internal Road A are included. Five guest parking stalls are included in the plans in addition to the required on-site parking for each new lot, split between the two access tracts that stem off of Road A.

MEETING ATTENDANCE / VIRTUAL MEETING CONNECTION INFORMATION:

To attend the meeting via the Zoom audio and video platform follow this link:

<https://us02web.zoom.us/j/83744005660?pwd=SnQzYk8rVTR6SXBDcWNMS0RDc2VvUT09>

Meeting ID: 837 4400 5660

To attend the meeting by phone only:

Passcode: 508503

One tap mobile

+12532158782,,83744005660#,,,,*508503# US (Tacoma)

+13462487799,,83744005660#,,,,*508503# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 386 347 5053 US

+1 564 217 2000 US

+1 646 931 3860 US

+1 929 205 6099 US (New York)

Meeting ID: 837 4400 5660

Passcode: 508503

Find your local number: <https://us02web.zoom.us/j/ky6Xy36D>

COMMENTS: If you would like to submit comments prior to the hearing and have those comments reviewed by City staff and the Hearing Examiner please submit them before **5:00 PM on November 4th, 2022** to the staff identified in this notice). Email kirsten.mandt@bothellwa.gov.

CASE RECORD EXHIBITS:

10 calendar days prior to the hearing date City staff will make available the case record exhibits in a Microsoft OneDrive folder.

Case record exhibits are the project application forms, staff recommendations, issued notices, special studies (traffic, engineering, etc.), received comment letters and any other documents used by City staff to arrive at their recommendation to the Hearing Examiner. If you would like to review these exhibits please contact the City staff identified in this notice by email. They will send you a link to the OneDrive folder where these documents can be viewed.

On the hearing date the Examiner takes testimony from the applicant, staff and any person wishing to testify. After such testimony, the public hearing portion of the examination is closed. No additional information is allowed into the record after the close of the hearing. The Examiner then has 10 days to

make and issue the decision in the case. The Examiner does not make a decision at the conclusion of the hearing.

You may submit additional materials or comments to the City regarding this case any time prior to the hearing. Because the case record is available to any interested party to review prior to the hearing anything submitted within 10 days of the hearing will not be included in the pre-filed exhibits but will be held and submitted at the hearing as additional received exhibits. In order to assist with understanding the issues in the case, anyone reviewing the pre-filed exhibits is welcome to discuss questions and concerns regarding the examination process, the case or the exhibits with City staff.

Additional information may be obtained or by contacting the staff member identified above or the Department of Community Development at (425) 806-6400.

If you need additional assistance obtaining any case record exhibit please submit a public records request via the City's website at

[https://bothellwa.mycusthelp.com/WEBAPP/_rs/\(S\(dev1tdbznf2rfshnyzoi5vm4\)\)/SupportHome.aspx?sSessionID](https://bothellwa.mycusthelp.com/WEBAPP/_rs/(S(dev1tdbznf2rfshnyzoi5vm4))/SupportHome.aspx?sSessionID). Please be sure to identify the case name or number on this form.

DATE OF POSTING / ISSUANCE: ON OR BEFORE October 27TH, 2022

SPECIAL ACCOMMODATIONS: THE CITY OF BOTHELL STRIVES TO PROVIDE ACCESSIBLE MEETINGS FOR PEOPLE WITH DISABILITIES. IF SPECIAL ACCOMMODATIONS ARE REQUIRED, PLEASE CONTACT THE ADA COORDINATOR AT 425-806-6207 AT LEAST THREE DAYS PRIOR TO THE MEETING.