

# City of Bothell

## Notice of Application

**Issue date:** November 18, 2022

**End of comment period** 5:00 PM on December 9, 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:** Harbour Homes  
Jamie Waltier, jwaltier@harbourhomes.com  
Jordan Todhunter, jtodhunter@harbourhomes.com  
18329 98<sup>th</sup> Ave NE  
Bothell, WA 98011

**Hearing information, if applicable:** Required; Date to be determined

**Project case number:** SUB2022-21434, SEP2021-18315, CON2022-21435,  
CAP2022-32716, VAR2022-21497

**Project name:** Elkington Smile 18-Lot Preliminary Plat, Critical Areas  
Alteration, and Variance

**Project location:** 23612 Bothell Everett Hwy, Bothell, WA 98021

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**Project description:** The applicant proposes an 18-lot subdivision for an attached townhome style development located on the west side of Bothell Everett Highway/State Route 527, just north of 237<sup>th</sup> St SE / Urbane Village townhomes. The property is zoned R-AC, OP, CB. The site for subdivision is being created through a Boundary Line Adjustment (Case number BLA2022-20857). The BLA west Parcel A is considered Elkington Smile Division 1 where the subject subdivision is located with an east Parcel B considered Elkington Smile Division 2. The subdivision proposal has a new public street connecting 237<sup>th</sup> St SE and Bothell Everett Highway and 6 tracts. Tracts are proposed for stormwater facilities, critical areas, shared access, and two tracts for future development areas. The applicant requests a Critical Areas Alteration Permit to reduce standard buffer widths of on-site wetlands and streams. The applicant has also applied for a Variance from Critical Areas Standards to allow a stormwater vault to be located closer a critical area and within the buffer through BMC 14.04.250.

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

**Other permits required, but not included with this application:** SEPA Determination

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

**Existing documents that evaluate the impacts of the proposed project:**

**Application received:** 10/6/2022

**Date application deemed complete:** 10/17/2022

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 Jones Sorensen, Senior Planner, email [jones.sorensen@bothellwa.gov](mailto:jones.sorensen@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 101<sup>st</sup> Ave NE, Bothell, WA 98011.