

City of Bothell

Notice of Application

Issue date: August 23, 2022

End of comment period 5:00 PM on September 13, 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: *Hearing Examiner's Decision; TBD*

Applicant/Agent: Huitt Zollars
Andrew Petersen apetersen@huitt-zollar.com
1102 Broadway unit 301
Tacoma, WA 98402

Hearing information, if applicable: Required, Date to be Determined

Project case number: SUB2016-09378, PUD2022-21013

Project name: Hollyhills Division 9

Project location: 12811 NE 192nd St. Bothell WA, Parcel 0426059070

Project description: The applicant received preliminary approval for a 12-lot subdivision and planned unit development on July 24, 2017. The applicant is seeking a major modification to the Hearing Examiner's condition of preliminary approval No. 5 which states:

Prior to final plat consideration by the hearing body, the applicant shall incorporate and assimilate the lands, lots and improvements in this subdivision into the broader *Hollyhills Mobile Estates P.U.D.* homeowners association for all purposes to which the *Hollyhills Mobile Estates P.U.D.* conditions, covenants and restrictions apply. The recording of amended CC&Rs for the *Hollyhills Mobile Estates P.U.D.* incorporating *Hollyhills Division 9* into the broader association shall be deemed sufficient evidence of such incorporation and assimilation.

The applicant is not able to successfully incorporate division 9 into the existing home owner's association for the Hollyhills subdivision. The applicant wishes to form its own Home Owner's Association (HOA) and Covenants, Conditions and Restrictions (CCRs) for Division 9 with the approval of this application.

This action is a Type III project application and requires a public hearing, in which the Hearing Examiner must review and decide the proposed modification.

A SEPA Threshold Determination of Non-Significance was issued for the project on April 26, 2017 and was not appealed. This application for major modification is not subject to further SEPA review or requirements.

Other permit applications pending with this application: None

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): TBD

Existing documents that evaluate the impacts of the proposed project: The approved Preliminary plat plan set and all documents in the case record from the Public Hearing held on July 20, 2017, the approved grading permit and civil plan set; and d the final plat application and plan set.

Application received: August 3, 2022

Date application deemed complete: August 3, 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, Principal 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.