

CITY OF BOTHELL

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN THAT THE CITY OF BOTHELL HEARING EXAMINER WILL HOLD A PUBLIC HEARING ON WEDNESDAY SEPTEMBER 28, 2022 AT 10:00 AM. 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: Hollyhills Division 9

CASE #: SUB2016-09378 and PUD2022-21013

LOCATION OF PROJECT: 12811 NE 192nd LN Bothell WA 98011

APPLICANT: Holy hills Investments
Giovanni Espinoza Giovanni.espinoza@comcast.net
10257 NE 64th St.
Kirkland, WA 98033

Agent: Huitt Zollars
Andrew Petersen apetersen@huitt-zollars.com
1102 Broadway Unit 301
Tacoma, WA 98402

CITY STAFF REVIEWER: Amanda Davis, Principal Planner, email:
Amanda.davis@bothellwa.gov

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

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.

MEETING ATTENDANCE / VIRTUAL MEETING CONNECTION INFORMATION:

To attend the meeting via the *Zoom* audio and video platform follow this link: [_Join](https://us02web.zoom.us/j/89047734911?pwd=RkhwVXpJMzF2bVZmYURCdnV4dFpDdz09)

Zoom Meeting

<https://us02web.zoom.us/j/89047734911?pwd=RkhwVXpJMzF2bVZmYURCdnV4dFpDdz09>

Meeting ID: 890 4773 4911

Passcode: 156451

One tap mobile

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+16694449171,,89047734911#,,,,*156451# US

Dial by your location

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+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 346 248 7799 US (Houston)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+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

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Find your local number: <https://us02web.zoom.us/j/89047734911?pwd=RkhwVXpJMzF2bVZmYURCdnV4dFpDdz09>

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 September 16, 2022** to the staff identified in this notice. Email; Amanda.davis@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\(dev1tdbznf2rfshnyzsj5vm4\)\)/SupportHome.aspx?sSessionID](https://bothellwa.mycusthelp.com/WEBAPP/rs/(S(dev1tdbznf2rfshnyzsj5vm4))/SupportHome.aspx?sSessionID). Please be sure to identify the case name or number on this form.

IF YOU CHOOSE TO ATTEND THE HEARING FROM THE COMPUTER TERMINAL AT CITY HALL:

Please contact the staff review representative indicated above for specific instructions on how to do this. This will be a live event in that it will be happening at the time and on the day advertised. The Hearing Examiner will not be present in City Hall but will be able to take testimony and conduct all manners of hearing protocol from his remote location.

DATE OF POSTING / ISSUANCE: ON OR BEFORE: September 7, 2022
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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.