

CITY OF BOTHELL

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN THAT THE CITY OF BOTHELL HEARING EXAMINER WILL HOLD A PUBLIC HEARING ON AUGUST 4TH, 2020 AT 2PM. THIS HEARING WILL BE TO CONSIDER THE PUBLIC INTEREST TO BE SERVED OR ADVANTAGED BY THE FOLLOWING:

Pursuant to Governor Inslee's Stay Home, Stay Healthy Proclamation and in effort to curtail the spread of the COVID-19 illness, 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: Landa Preliminary Plat and Clustered PUD

CASE #: SUB2019-15176; PUD2019-15179; SEP2019-15177

LOCATION OF PROJECT: 24217 23rd Ave SE, Bothell, WA 98021,
Snohomish County Parcel No. 27053200303000, 27053200303100, and
27053200303200

APPLICANT/AGENT: Landa 23, LLC
Kevin O'Brien, ko@taylordev.com
15 Lake Bellevue Drive, #102
Bellevue, WA 98005

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

APPLICABLE CODES: Titles 11, 12, 13, 14, 15, 17, 18, 21 and 22 of the Bothell Municipal Code

PROJECT DESCRIPTION: The applicant proposes the subdivision of 3 existing lots into 22 lots using the clustered subdivision PUD permitted modifications in BMC Chapter 12.30. The proposed site plan includes a set-aside of 54,233 square feet of open space, containing areas with existing trees with continuous cover in a forested condition. An additional 12,215 of recreation space not included in this tract is included above a stormwater tract on the north end of the site. The modifications permitted as part of a clustered subdivision PUD are as follows:

- A reduction of the minimum allowable lot area by 50%;
- A reduction of the minimum lot circle by up to 50%;
- A modification in the side and rear yard setbacks;
- Preservation of 30% of the net area for open space in exchange for a 25% increase in lot yield.

Access is proposed via 23rd Avenue with one new local access road, road A. There are three additional access tracts proposed to provide access within the subdivision to proposed lots 6, 7, 12, 13, and 14. There are no critical areas on-site, and the topography is relatively flat. Two houses exist on-site are proposed to be demolished, neither of which is 50 years or older, therefore historic review will not be required for demolition.

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/85768663366?pwd=V1d2ZlZoa1VBTllKUlJkYmp2V0dxZz09>

Meeting ID: 857 6866 3366

Password: 852391

To attend the meeting by phone only:

One tap mobile +12532158782,,85768663366#,,,,0#,,852391# **OR** Dial by location +1 253 215 8782

Meeting ID: 857 6866 3366

Password: 852391

Find your local phone number at this internet link: <https://us02web.zoom.us/j/85768663366?pwd=V1d2ZlZoa1VBTllKUlJkYmp2V0dxZz09>

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 July 24th, 2020** 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\(dev1tdbznf2rfshnyz0j5vm4\)\)/SupportHome.aspx?sSessionID](https://bothellwa.mycusthelp.com/WEBAPP/_rs/(S(dev1tdbznf2rfshnyz0j5vm4))/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 JULY 14TH, 2020
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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.