

Planned Action Determination – Review Checklist



City of Bothell™

City of Bothell
Department of Community Development
Dawson Building
9654 NE 182nd Street
Bothell, WA 98011

Application # _____

Part One: Property and Proposal Information

Permits Requested (list all that apply)	Land Use & Zoning: _____	
	Building: _____	
	Fire Safety: _____	
	Public Works/Engineering/Construction: _____	
	SEPA Checklist Submitted? Yes ___ No ___	All Applications Deemed Complete? Yes ___ No ___
Property Address		
Property Zoning	District Name: _____	Building Type: _____
Property Size in Acres		
Existing Land Use	Describe Existing Uses on the Site: _____	
Proposed Land Use – Circle All That Apply	▪ Retail activities, including those categorized as department, drug and grocery stores; eating and drinking establishments; specialty goods/foods; entertainment and recreation; convenience stores; services; and commercial goods; ▪ Civic and cultural uses, including but not limited to libraries, museums, community center, stadium, performing arts facility, City Hall and other public facilities which are not defined as essential public facilities; ▪ Office uses, including but not limited to business and professional offices such as medical or dental, educational and institutional offices, research and development; ▪ Lodging, such as hotels and motels; and ▪ Residential dwelling units, including single family attached and detached and multi family, residential care facilities, nursing homes and senior housing. ▪ Other? _____	

Dwellings	# Existing Dwellings: # _____ Type _____ # _____ Type _____		# Proposed Dwellings Units: # _____ Type _____ # _____ Type _____	Proposed Density (du/ac):
	Dwelling Threshold Total in Ordinance 2027: 2,736		Dwelling Bank Remainder as of _____ 20____ _____ dwellings	
Non-residential Uses: Building Square Feet	Existing:		Proposed:	
	Office Threshold in Ordinance 2027: 248,500 square feet Retail Threshold Total in Ordinance 2027: 397,000 square feet		Commercial Remainder as of _____ 20____ _____ square feet Retail Remainder as of _____ 20____ _____ square feet	
Building Height	Existing Stories: Existing Height in feet		Proposed Stories: Proposed Height in feet:	
Parking Spaces	Existing:		Proposed:	
PM Peak Hour Weekday Vehicle Trips	Existing Estimated Trips Total:	Future Estimated Trips Total:		Net New Trips:
	Source of Trip Rate: ITE Manual ____ Other ____		Transportation Impacts Determined Consistent with Chapter 17.03 BMC: Yes ____ No ____	

Part Two: Review Criteria

The City's SEPA Responsible Official may designate as "planned actions", pursuant to RCW 43.21C.030, applications that meet all of the following conditions (Ordinance 2027 Subsection E):

Criteria	Discussion
(a) the proposal is located within the Planned Action Subarea identified in Exhibit A of Ordinance 2027;	
(b) the proposed uses and activities are consistent with those described in the Planned Action EIS and Section 3.D of Ordinance 2027;	
(c) the proposal is within the Planned Action thresholds and other criteria of Section 3.D of Ordinance 2027;	
(d) the proposal is consistent with the City of Bothell Comprehensive Plan and the Downtown Subarea Plan;	

Criteria	Discussion
(e) the proposal's significant adverse environmental impacts have been identified in the Planned Action EIS;	
(f) the proposal's significant impacts of the proposal have been mitigated by application of the measures identified in Ordinance 2027 Exhibit B, and other applicable city regulations, together with any modifications or variances or special permits that may be required;	
(g) the proposal complies with all applicable local, state and/or federal laws and regulations, and the Responsible Official determines that these constitute adequate mitigation; and	
(h) the proposal is not an essential public facility as defined by BMC 11.02.006 E.	

Part Three: Determination

Applications for planned actions shall be reviewed pursuant to the following process (Ordinance 2027 Section 3.G):

Requirement	Discussion
Applications for planned actions were made on forms provided by the City including a SEPA checklist.	
The application is complete as provided in BMC 11.06.003.	
The application is for a project within the Planned Action Area defined in Ordinance 2027 Exhibit A.	
The application is consistent with the criteria of Ordinance 2027.	

Requirement	Discussion
The application meets the applicable requirements of the Bothell Municipal Code.	
Is a development agreement proposed? (Optional) If so, are the procedures and requirements of the development agreement met?	

Determination

A. Qualifies as a Planned Action: The application is consistent with the criteria of Ordinance 2027 and thereby qualifies as a Planned Action project.

It shall proceed in accordance with the applicable permit review procedures specified in BMC Title 11, except that no SEPA threshold determination, EIS or additional SEPA review shall be required.

Notice shall be made pursuant to BMC 11.19 as part of notice of the underlying permits and shall include the results of the Planned Action determination. If notice is not otherwise required for the underlying permit, no special notice is required.

The review process for the underlying permit shall be as provided in BMC11.04.

Signature	
Date:	

B. Does not Qualify as Planned Action: The application is not consistent with the criteria of Ordinance 2027, and does not qualify as a Planned Action project for the following reasons:

- _____
- _____
- _____
- _____

Projects that fail to qualify as Planned Actions may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet their SEPA requirements. The SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.

SEPA Process Prescribed:

Signature	
Date:	