

## ORDINANCE NO. 414

AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON, AMENDING WMC 21.08.100(A) REGIONAL LAND USE CHART; REMOVING TRANSFER STATIONS AS A PERMITTED USE WITHIN THE GENERAL BUSINESS, CENTRAL BUSINESS DISTRICT AND PUBLIC/INSTITUTIONAL ZONES; ESTABLISHING TRANSFER STATIONS AS A SPECIALLY PERMITTED USE WITHIN THE INDUSTRIAL ZONE; AMENDING WMC 21.08.100(B) DEVELOPMENT CONDITIONS TO IMPOSE SPECIFIC DEVELOPMENT CONDITIONS UPON TRANSFER STATIONS INCLUDING, BUT NOT LIMITED TO, LOCATION WITHIN THE NORTH INDUSTRIAL NEIGHBORHOOD; SETTING FORTH FINDINGS IN SUPPORT OF SAID AMENDMENTS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

**WHEREAS**, pursuant to the requirements of the Washington State Growth Management Act (GMA), the City of Woodinville is required to develop and adopt development regulations implementing its comprehensive plan;

**WHEREAS**, RCW 36.70A.130(4) requires that the City of Woodinville, a “fully planning” city within King County, shall update its comprehensive plan and development regulations, as necessary, to reflect local needs, new data, and current laws;

**WHEREAS**, the Woodinville City Council has determined that certain amendments are necessary to keep the Development Code and Zoning Code updated and to accommodate the needs of its citizens;

**WHEREAS**, the Woodinville City Council has reviewed the amendments contained in this ordinance and finds that these amendments meet the required criteria in Ordinance No. 172 and WMC 21.46.030;

**WHEREAS**, a public hearing regarding the zoning amendments contained herein was held by the City of Woodinville Planning Commission on November 2, 2005;

**WHEREAS**, the requirements of the State Environmental Policy Act (SEPA) RCW 43.21C have been met:

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON, DOES ORDAIN AS FOLLOWS:**

**Section 1. Findings.** The City Council hereby adopts the following findings in support of this ordinance, together with the recitals expressed herein.

**FACTS & FINDINGS:**

1. Transfer Station is currently an allowed use in the General Business, Central Business District and Public/Institutional zones subject to a Special Use Permit. A transfer station is currently an out-right permitted use in the Industrial zone.
2. Transfer Station operations have become an intensive industrial activity that involves a significant amount of heavy truck traffic and relatively large industrial buildings and equipment.
3. The noise, dust and material associated with a transfer station are not considered compatible with most retail commercial land uses.
4. Eliminating Transfer Station as an allowed use in the General Business, Central Business District and Public/Institutional zones as well as requiring a Special Use Permit for a Transfer Station in the North Industrial Neighborhood Industrial zone are appropriate measures to address the impacts and questions of compatibility associated with a transfer station.
5. A transfer station is considered an Essential Public Facility under the GMA.
6. An Essential Public Facility (EPF) can be reasonably conditioned, but the siting decisions cannot be so restrictive that it in effect prohibits an EPF from locating in a community.
7. There is reasonably sufficient vacant and re-developable land within the North Industrial Neighborhood zoned Industrial to accommodate a future transfer station.
8. The North Industrial Neighborhood, unlike the Valley Industrial Neighborhood, does not border on the Sammamish River or encompass a majority of the City's Tourist District.
9. The North Industrial Neighborhood, as depicted in Figure 1-2 of the Woodinville Comprehensive Plan, is in proximity (approximately one city block) from SR 522, a limited access, divided, multi-lane state highway, whereas the Valley Industrial Neighborhood access to SR 522 requires trucks to travel through three to four downtown intersections operating at LOS (Levels of Service) F during peak travel times or through tourist and residential areas.
10. As an intensive industrial activity, a transfer station is not considered a compatible use with the City's vision for the Tourist District as expressed by the list of permitted uses and development standards contained in WMC 21.38.065.
11. A majority of the Essential Public Facility land uses (Attachment A) are subject to either a Special Use Permit or Conditional Use Permit approval to locate in any particular zone to assure appropriate mitigation as well as seek public review and input.

12. A Determination of Non-Significance (Attachment E) for the proposed Zoning Code Amendments was published on September 12, 2005. The appeal/comment period ended on September 27, 2005. No appeals or comments were submitted.
13. The proposed amendments are consistent with and a necessity to more fully implement Comprehensive Plan policies LU-4.8, LU-10.2, LU-10.4(2), ENV-3.2 and ENV-6.4.
14. The proposed amendments (Attachment A & B) are consistent with the Zoning Code amendment requirements contained in WMC 21.46.030 (Attachment F)
15. The proposed Development Conditions serve to protect and mitigate potential impacts to residential neighborhoods located in proximity to the North Industrial Neighborhood.
16. On October 19, 2006, the Planning Commission held a study session to review the proposed Zoning Code amendments.
17. Pursuant to WMC 17.07.030, all proposed Zoning Code Amendments are subject to a public hearing before the Planning Commission and a recommendation by the Planning Commission to the City Council.
18. A public hearing to receive public comments on proposed changes to the Zoning Regulations governing transfer stations was conducted on November 2, 2005.
19. Following the November 2, 2005 public hearing, the Planning Commission scheduled a study session to consider the proposed changes to the zoning regulations governing transfer stations.
20. The Planning Commission discussion of the following Development Conditions for transfer stations included the following:
  - a) Transfer Stations are incompatible with Tourism.
  - b) Transfer Stations are incompatible with Council Goals and Vision.
  - c) Predominant wind direction in the Sammamish Valley is from north to south.
  - d) There needs to be the strictest odor control.
  - e) Odor control needs to be fully functional in later years as a Transfer Station ages.
  - f) A Planning Commission Sub-Committee could research these ideas.
21. The Planning Commission will consider added appropriate Comprehensive Plan policies and Zoning Code Map amendments as possible 2006 Annual Docket to address not only Transfer Stations, but also all Essential Public Facility.

**Section 2. Amendment to WMC Section 21.08.100(A),** is hereby amended to provide as set forth in Attachment A, which is attached hereto and incorporated herein by this reference as if set forth in full. New text is shown by underline, deleted text is shown by ~~strikethrough~~.

**Section 3. Amendment to WMC Section 21.08.100 (B),** WMC 21.08.100(B) is hereby amended to provide as set forth below. New text is shown by underline deleted text is shown by ~~strikethrough~~.

21.08.100

**B DEVELOPMENT CONDITIONS**

- (1) Except technical institutions. See vocational schools on General Services land use table, WMC 21.08.050.
- (2) Except arboretum. See WMC 21.08.040, Recreation/Cultural land use table.
- (3) Except weapons armories and outdoor shooting ranges.
- (4) Except outdoor shooting range.
- (5) Only in conjunction with an existing or proposed school.
- (6)
  - (a) Limited to one receive-only satellite parabolic antenna not exceeding one meter in diameter in a residential zone and not exceeding two meters in diameter in all other zones.
  - (b) Limited to no more than three satellite parabolic antennas not exceeding one meter in diameter in a residential zone and not exceeding two meters in diameter in all other zones.
  - (c) Limited to tower consolidations.
- (7) Except racing of motorized vehicles.
- (8) Only as an accessory to a permitted use or if operated by a public agency.
- (9) Only as a re-use of a public school facility subject to the provisions of WMC 21.32.
- (10) Only as a re-use of surplus non-residential facility subject to the provisions of WMC 21.32.
- (11) If use abuts an agriculturally zoned property, the following conditions apply:
  - (a) Buildings and parking areas must be set back 50 feet from the property line abutting a agriculturally zoned parcel;
  - (b) 50 feet of Type II landscaping is required in the setback; and
  - (c) Non-emergency access through or to the agriculturally zoned parcel is prohibited.
- (12) Excluding impoundment of water using a dam.
- (13) Limited to facilities that comply with the following provisions:
  - (a) Any new diversion structure shall not:
    - (i) Exceed a height of eight feet as measured from the streambed; or
    - (ii) Impound more than three surface acres of water at the normal maximum surface level.
  - (b) There shall be no active storage.
  - (c) The maximum water surface area at any existing dam or diversion shall not be increased.
  - (d) An exceedance flow of no greater than 50 percent in mainstream reach shall be maintained.
  - (e) Any transmission line shall be limited to a:
    - (1) Right-of-way of five miles or less; and
    - (2) Capacity of 230 KV or less.
  - (f) Any new, permanent access road shall be limited to five miles or less.
  - (g) The facility shall be located above an anadromous fish barrier.
- (14) Personal wireless service facilities shall be regulated pursuant to WMC Chapter 21.26.
- (15) Not permitted on sites contiguous to property designated Low Density Residential or less by the City of Woodinville adopted Comprehensive Plan. This limitation also applies to sites in unincorporated King County with equivalent designations.
- (16) Secure Community Transition Facility (SCTF) shall in no case be sited adjacent to, immediately across a street or parking lot from, or within the line of sight of risk potential facilities defined in the law as schools, school bus stops, preschool facilities, day care facilities, public parks, publicly dedicated trails, sports fields, recreational and community centers, churches, synagogues, temples, mosques or public libraries.
- (17) Permitted only (1) within the North Industrial Neighborhood as illustrated by Figure 1-2 of the Woodinville Comprehensive Plan, (2) upon approval of a Special Use Permit, and (3) upon the Hearing Examiner's determination that appropriate measures have been or - prior to operation of the Transfer Station - will be implemented sufficient to mitigate the anticipated impacts of the Transfer Station. Such mitigation measures may include, but are not necessarily limited to, the following:
  - (a) odor control
  - (b) vector control
  - (c) waste residency durational limitations
  - (d) containment and/or covering of waste transport vehicles
  - (e) operating hour limitations
  - (f) facility size limitations

- (g) maximum weight limitations for waste transport vehicles
- (h) noise control
- (i) truck tip limitations

**Section 4. Severability.** Should any section, paragraph, sentence, clause, or phrase of this Ordinance be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance. Provided, however, that if any section, sentence, clause, or phrase of this Ordinance, or any change in a land use designation is held to be invalid by a court of competent jurisdiction, or by the Growth Management Hearings Board, then the section, sentence, clause, phrase, or land use designation in effect prior to the effective date of this ordinance, shall be in full force and effect for that invalidated section, sentence, clause, phrase, or land use designation, as if this ordinance had never been adopted.

**Section 5. Copy to CTED.** Pursuant to RCW 36.70A.106(3), the City Clerk is directed to send a copy of the amendments to the State Department of Community, Trade, and Economic Development for its files within ten (10) days after adoption of this Ordinance.

**Section 6. Effective Date.** The adoption of this Ordinance, which is a power specifically delegated to the City legislative body, is not subject to referendum. This Ordinance or a summary thereof shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

**PASSED BY THE CITY COUNCIL OF THE CITY OF WOODINVILLE THIS 13<sup>th</sup> DAY OF MARCH 2006.**

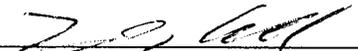
APPROVED:

  
CATHY VONWALD, MAYOR

ATTEST/AUTHENTICATED:

  
SANDRA PARKER  
CITY CLERK/MMC

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By: 

PASSED BY THE CITY COUNCIL: 3-13-2006  
PUBLISHED: 3-20-2006  
EFFECTIVE DATE: 3-25-2006  
ORDINANCE NO. 414

Attachment A

WMC 21.08.100  A.  REGIONAL LAND USE  <u>KEY</u>  P – PERMITTED USE C – CONDITIONAL USE S – SPECIAL USE		Z O N E										
		Residential				Commercial/Industrial/Public						
		L o w	M o d e r a t e	M e d i u m	H i g h	N e i g h b o r h o o d	T o u r i s t  B u s i n e s s	G e n e r a l  B u s i n e s s	C e n t r a l  B u s i n e s s	O f f i c e	I n d u s t r i a l	P u b l i c
NAICS #	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TB	GB	CBD	O	I	P/I
*	Jail							S11	S11			S11
*	Secure Community Transition Facility							S16	S16			
*	Work Release Facility							S11	S11			
*	Public Agency Animal Control Facility							S11	S11		P11	S11
*	Public Agency Training Facility							S3, 11	S3, 11		C4 11	S11
*	Hydroelectric Generation Facility	C11 13 S11									S11	
*	Non-hydroelectric Generation Facility	C11 12 S11						C11 12 S11	C11 12 S11	C11 12 S11 15	P11 12 S11	
*	Major Communication Facility										S6c, 11	
*	Personal Wireless Facilities (14)	14	14	14	14	14	14	14	14	14 15	14	14
*	Earth Station	P6a	P6a	P6a	P6a		P6b 11	P6b 11	P6b 11	P6b 11 15	P6b 11	P6b 11
21111	Oil and Gas Extraction	S11	S11	S11	S11			S11	S11	S11 15	C11	
*	Energy Resource Recovery Facility										S11	
*	Soil Recycling/Incineration Facility										C11	
*	Landfill										S11	S8,11
*	Transfer Station							<del>S11</del>	<del>S11</del>		<del>P11</del> S17	<del>S11</del>
*	Wastewater Treatment Facility							S11	S11		C11	S11
*	Municipal Water Production	S11	S11	S11	S11			S11	S11		S11	S11
*	Airport/Heliport	S11	S11	S11	S11			S11	S11		S11	S8,11
*	Landing Field	S11	S11	S11	S11			S11	S11		S11	S8,11
*	Transit Bus Base							S11	S11		P11	S11
*	Transit Park and Ride Lot	C11	S11	S11	S11			P11	P11		P11	S11

## Transfer Station Zoning Code Amendment – Special Use Criteria

- 21.44.060 Special use permit.** A special use permit for essential public facilities shall be granted, or, if applicable, conditionally granted, by the City’s Hearing Examiner provided that:
- (1) The applicant can demonstrate that:
    - (a) The characteristics of the special use will not be unreasonably incompatible with the types of uses permitted in surrounding areas;
    - (b) The special use will not materially endanger the health, safety and welfare of the community;
    - (c) The special use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
    - (d) The special use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts;
    - (e) The location, size and height of buildings, structures, walls and fences, and screening vegetation for the special use shall not hinder or discourage the appropriate development or use of neighboring properties;
    - (f) The special use is not in conflict with the policies of the Comprehensive Plan or the basic purposes of this title;
    - (g) Alternative sites have been evaluated, as have the equity of the geographic distribution of the sites;
    - (h) The special use meets the requirements of the Comprehensive Plan regarding the siting process for essential public facilities; and
    - (i) In the case of a Secure Community Transition Facility, the minimum requirements set forth in RCW 71.09 for siting said facility have been met.
  - (2) Subject to public notice requirements of WMC Title 17, the Hearing Examiner shall make a threshold determination on whether the proposal presents siting difficulties, and shall consider public comments in making that determination.
  - (3) No provision of the City’s regulations shall preclude the siting of essential public facilities.
  - (4) The hearing examiner may impose reasonable conditions upon the granting of a special use permit for a secure community transition facility, pursuant to applicable provisions of the WMC, PROVIDED THAT, with respect to the subject matters specifically addressed in RCW 71.09.285 through 71.09.340, the hearing examiner shall not impose any condition more restrictive than the requirements specifically addressed by those sections. This subsection shall not be construed as limiting any authority the hearing examiner may have to impose conditions of a type that are not specifically addressed by RCW 71.09.285 through 71.09.340. Furthermore, it is understood that DSHS may voluntarily impose conditions upon its proposal that would be more restrictive than the requirements of RCW 71.09.285 through 71.09.340. To the extent that this subsection conflicts with subsection (6), below, subsection (6) shall control.
  - (5) The City hereby adopts the Siting Policy Guidelines developed by DSHS pursuant to RCW 71.09.285 and RCW 71.09.290 and such guidelines shall be considered by the hearing examiner in making its decision on the special use permit for a secure

community transition facility. The hearing examiner shall deny a special use permit application if it determines that DSHS did not comply with the Siting Policy Guidelines in selecting the proposed site.

- (6) With respect to the siting of secure community transition facilities, nothing in this section shall be construed by the hearing examiner or a reviewing court to be a regulation more restrictive than the Minimum Requirements (RCW 71.09.285 through RCW 71.09.340). The hearing examiner is hereby authorized, in making its decision regarding the siting of a secure community transition facility, to ignore any regulation herein that the hearing examiner determines to be more restrictive than the Minimum Requirements.

- 21.44.050 Conditional use permit.** A conditional use permit shall be granted by the Planning Director or the City's Hearing Examiner, only if the applicant demonstrates that:
- (1) The conditional use is designed in a manner, which is compatible with the character and appearance of the existing or proposed development in the vicinity of the subject property;
  - (2) The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;
  - (3) The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property;
  - (4) Requested modifications to standards are limited to those, which will mitigate impacts in a manner equal to or greater than the standards of this title;
  - (5) The conditional use is not in conflict with the health and safety of the community;
  - (6) The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood; and
  - (7) The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities.

**CITY OF WOODINVILLE  
DETERMINATION OF NON-SIGNIFICANCE  
PROJECT: Adoption of Zoning Code Amendment by Ordinance  
to modify definition and limit permitted use by zone of Transfer Stations**

Threshold Determination: **Determination of Non-Significance**  
Date of Issuance: **September 12, 2005**  
File Number: **SEP2005-077**  
Applicant: **City of Woodinville**  
Contact Person: **Ray Sturtz, Planning Director**  
Proposal Location: **City Wide, Woodinville, King County, Washington**  
Proposal Description: **Proposed Ordinance amending WMC 21.08.100A to permit Transfer Station as Special Use exclusively in the Industrial Zone; Amendment of WMC 21.08.0658 to include construction debris as part of the definition of Transfer Station.**

Lead Agency: **City of Woodinville**

**NOTE:** This determination does not constitute approval of the proposal. This proposal will be reviewed for compliance with SEPA Determination Review Procedures.

Threshold Determination:

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

**COMMENTS AND APPEALS:**

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days from the signature date below.

Any interested party may submit written comments on this determination. Written comments or appeals must be received in the City of Woodinville, Department Planning and of Community Development **before 5:00 P.M. on September 27, 2005.**

Any appeal shall state with specificity the reasons why the determination should be reversed. **All appeals must be accompanied by a non-refundable \$180.00 filing fee.** Comments or appeals should be addressed to the responsible official designated below.

**If you have any questions, please call Project Planner, Dick Fredlund, at (425) 489-2700 ext. 2247.**

SEPA OFFICIAL: Ray Sturtz  
POSITION/TITLE: Planning Director  
ADDRESS: 17301 133<sup>rd</sup> Avenue NE  
Woodinville, WA 98072

SIGNATURE: \_\_\_\_\_

DATE: September 12, 2005

SEPA CHECKLIST  
CITY OF WOODINVILLE

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

*Purpose of Checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

*Instructions for Applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

*Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable

Transfer Station Zoning Code Amendment

2. Name of applicant:

City of Woodinville

3. Address and phone number of applicant and contact person:

17301 133 Ave NE, Woodinville, WA. 98072

4

Date checklist prepared:

August 17, 2005

5. Agency requesting checklist:

City of Woodinville

6. Proposed timing or schedule (including phasing, if applicable):

Planning Commission Study Session	10/19/05
Planning Commission Public Hearing	11/2/05
City Council Study Session	11/21/05
City Council 1st Reading of Ordinance	12/5/05
City Council 2nd Reading of Ordinance	12/19/05
Effective Date of Ordinance	12/31/05

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None at this time

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No, there are none at this time.

10. List any government approvals or permits that will be needed for your proposal, if known.

City Council adoption of an ordinance amending the Woodinville Municipal Code

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Amend WMC 21.08.100A to permit a Transfer Station only as a Special Use in the I Zone and amend WMC 21.08.0658 to include construction debris in the definition of Transfer Station.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

City –wide (Zoning Code text amendment)

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- b. What is the steepest slope on the site (approximate percent slope)?

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

## 2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

### 3. Water

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- 5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . .; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

**4. Plants**

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

Not Applicable – This is a Zoning Code text amendment, see section D –

SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- b. What kind and amount of vegetation will be removed or altered?

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- c. List the threatened or endangered species known to be on or near the site.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

5. **Animals**

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other  
mammals: deer, bear, elk, beaver, other  
fish: bass, salmon, trout, herring, shellfish, other

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- b. List any threatened or endangered species known to be on or near the site.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- c. Is the site part of a migration route? If so, explain.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- d. Proposed measures to preserve or enhance wildlife, if any:

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

**6. Energy and Natural Resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measure to reduce or control energy impacts, if any:

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

**7. Environmental**

**Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- 1) Describe special emergency services that might be required.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

b. **Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- 3) Proposed measures to reduce or control noise impacts, if any:

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- b. Has the site been used for agriculture? If so, describe.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- c. Describe any structures on the site.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- d. Will any structures be demolished? If so, what?

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- e. What is the current zoning classification of the site?

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- f. What is the current comprehensive plan designation of the site?

Not Applicable – This is a Zoning Code text amendment, see section D –

SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- g. If applicable, what is the current shoreline master program designation of the site?

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- i. Approximately how many people would reside or work in the completed project?

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- j. Approximately how many people would the completed project displace?

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

9. **Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- c. Proposed measure to reduce or control housing impacts, if any:

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

10. **Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- b. What views in the immediate vicinity would be altered or obstructed?

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- c Proposed measures to reduce or control aesthetic impacts, if any:

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- c. What existing off-site sources of light or glare may affect your proposal?

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

**13. Historic and Cultural Preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- c. Proposed measures to reduce or control impacts, if any:

Not Applicable – This is a Zoning Code text amendment, see section D –

SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- g. Proposed measures to reduce or control transportation impacts, if any:

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

#### 15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

#### 16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not Applicable – This is a Zoning Code text amendment, see section D – SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS below.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_ Environmental  
Planner

Date Submitted: \_\_\_\_\_

**SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS  
CITY OF WOODINVILLE**

**TO BE COMPLETE BY APPLICANT  
ONLY**

**EVALUATION FOR  
AGENCY USE**

**D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production storage, or release of toxic or hazardous substances; or production of noise?

By restricting Transfer Stations to the Industrial (I) zone, air emissions, storage of garbage and noise will be confined to an area of like uses such as manufacturing/warehouses. The proposal will eliminate unwanted pollution, emissions and noise that is not appropriate or desirable in other zones.

Proposed measures to avoid or reduce such increases are:

Allowing Transfer Stations exclusively in the Industrial zone.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Confining Transfer Stations to the Industrial (I) zone will protect plants, wildlife and fish in other areas of Woodinville. The I zone is an environmentally disturbed area (due to large warehouses and impervious surfaces) where the effects of a Transfer Station will be almost negligible.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Allowing Transfer Stations exclusively in the Industrial Zone.

3. How would the proposal be likely to deplete energy or natural resources?

Gasoline and electricity/natural gas are the resources most likely to be utilized at the Transfer Station. Depleting these resources are not within the capabilities of this sole operation. Recycling centers mainly reduce the waste stream, save resources and energy.

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, or historic cultural sites, wetlands, floodplains, or prime farmlands?

The I zone as mentioned previously, is built out with large warehouses and impervious surfaces. There are few, if any, existing environmentally sensitive areas in the I zone. By confining the Transfer Stations to this zone the sensitive areas in the other parts of Woodinville will be spared from the negative effects of pollution, noise, accidental spills, etc.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Confining the Transfer Stations to the I zone, will protect sensitive areas in other parts of the City.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The Industrial zone is the most appropriate use for a Transfer Station. It is compatible with other uses in the I zone. By eliminating the transfer stations in the PI, GB and CBD zones for this use, these zones can generate the businesses more appropriate for business and retail.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Eliminate the Transfer Stations in the PI, GB and CBD zones.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Having the transfer stations located in one zone will put less demand on the current already burdensome transportation system in Woodinville.

Proposed measures to reduce or respond to such demand(s) are:

Allowing Transfer Stations in one zone (I).

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

N/A

## Transfer Station Zoning Code Amendment

**21.46.030 Required Findings.** Amendments to the text of this title may be made if all the following findings are made:

- (1) The amendment is consistent with the purposes of the Comprehensive Plan,
- (2) The amendment is consistent with the purpose of this title, and
- (3) The benefit or cost to the public health, safety and welfare is sufficient to warrant the action.