



LAND USE PERMIT APPLICATION
City of Woodinville

Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

Project # RUP1200
SEPA # 12034
Misc #

EXHIBIT 2
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PROJECT NAME: ASKO Processing, Inc. Industrial Building & Wetland Mitigation Project
PARCEL NUMBER: 1526059094 & 1526059095
PROJECT ADDRESS: 15801 & 15701 Woodinville-Redmond Road, Woodinville, Washington
LEGAL DESCRIPTION: See attached.
APPLICANT NAME: ASKO Processing, Inc. Attn: Mike Kelly
OWNER NAME: ASKO Processing, Inc.
APPLICANT ADDRESS: 434 North 35th Street Seattle, WA 98103
OWNER ADDRESS: 434 North 35th Street Seattle, WA 98103
APPLICANT PHONE: (206) 634-2080 Company (206) 974-7194 Cell
OWNER PHONE: (206) 634-2080 Company (206) 974-7194 Cell
APPLICANT EMAIL ADDRESS: mikek@askogroup.com
OWNER EMAIL ADDRESS: mikek@askogroup.com
KEY CONTACT NAME: Shockey Planning Group, Inc. Attn: Reid Shockey
KEY CONTACT PHONE: (425) 258-9308
KEY CONTACT ADDRESS: 2716 Colby Avenue Everett, WA 98201
KEY CONTACT EMAIL ADDRESS: rshockey@shockeyplanning.com
PROJECT TYPE: [X] Reasonable Use with SEPA
GENERAL PROJECT DESCRIPTION: ASKO Processing, Inc. is requesting a Reasonable Use approval for construction of an 80,000 square feet building for manufacturing on the first floor with an additional 15,000 square feet on the second floor for office.
Zoning: Industrial with Tourist District Overlay Comp Plan Designation: Industrial
Existing Use: Vacant Proposed Use: Industrial

I certify under penalty of perjury that the information furnished by me is true and correct to the best of my knowledge. I further agree to hold harmless the City of Woodinville as to any claim (including costs, expenses, and attorneys' fees incurred in investigation and defense of such claim), which may be made by any person, including the undersigned, and filed against the City of Woodinville, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information supplied to the City as a part of this application.

Signature of Mike Kelly
OWNER / OWNER'S AGENT - Must sign in ink

11/21/12
DATE

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CITY OF WOODINVILLE
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Owner Authorization Form

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Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

PROJECT NAME:	ASKO Processing, Inc.
SCOPE OF WORK:	Reasonable Use approval for construction of an 80,000 square feet building for manufacturing on the first floor with an additional 15,000 square feet on the second floor for office..
PROJECT LOCATION:	15801 & 15701 Woodinville-Redmond Road, Woodinville, Washington
PROPERTY OWNER INFORMATION	
NAME:	ASKO Processing, Inc. Attn: Mike Kelly
MAILING ADDRESS:	434 North 35 th Street Seattle, Washington 98103
PHONE NUMBER:	(206) 634-2080 Company / (206) 974-7194 Cell
EMAIL ADDRESS:	mikek@askogroup.com
TENANT INFORMATION	
NAME:	N/A
MAILING ADDRESS:	
PHONE NUMBER:	
EMAIL ADDRESS:	
AUTHORIZED APPLICANT INFORMATION	
NAME:	Shockey Planning Group Attn: Reid Shockey
MAILING ADDRESS:	2716 Colby Avenue Everett, Washington 98201
PHONE NUMBER:	(425) 258-9308
EMAIL ADDRESS:	rshockey@shockeyplanning.com

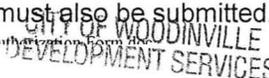
The first statement must be checked. The other statements may be checked at the property owner's option.

<input checked="" type="checkbox"/>	I acknowledge that I own the property listed above. I further acknowledge and accept all permit and project conditions associated with the issuance of this permit.
<input checked="" type="checkbox"/>	If you want to give someone else authority to apply for the permit on your behalf: I hereby authorize the above person to act as my agent to apply for, sign and file the documents necessary, to obtain necessary permits for my project, and to receive all notices, decisions, and other correspondence from the City with respect to the project. I understand that I am jointly and severally responsible for their actions by this authorization.
<input type="checkbox"/>	If you plan to do the work yourself and not hire a contractor: I acknowledge that I will be constructing, altering, improving or repairing a building on property that I own without the intent to sell or lease for a minimum of twelve (12) months. I acknowledge that any contractors I hire must be licensed in accordance with the State of Washington laws under Chapter 18.27 RCW.
<input type="checkbox"/>	If you plan to allow your tenant to do the work themselves and not hire a contractor: I hereby authorize that the above listed tenant may act as their own contractor to construct, alter, improve or repair a building on a property that I own without the intent to sell or lease for a minimum of twelve (12) months. I acknowledge that any contractors I or the tenant hire must be licensed in accordance with the State of Washington laws under Chapter 18.27 RCW. I understand that I am jointly and severally responsible for their actions by this authorization.

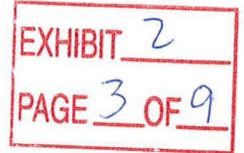
I declare under penalty of perjury under the laws of the state of Washington that the foregoing is true and correct.

D. Mike Kelly Signed at ASKO PROCESSING, INC
 PROPERTY OWNER - Must sign in ink (place)
 RECEIVED OR 11/21/12
 (date)

NOTE: If property owner is a corporation, then Articles of Incorporation, LLC Agreement, or other legal document establishing signatory as having authority to sign legal documents must also be submitted.



LEGAL DESCRIPTION



ASKO Processing, Inc.
Attn: Mike Kelly
434 north 35th Street
Seattle, WA 98103

Property Tax Account Number: 1526059094 and 1526059095

Parcel #1526059094

PARCEL 3 KCSP 1076043 REC AF #7805021040 SD PLAT DAF THAT POR OF SW 1/4 OF NW 1/4 LY WLY OF ST RD # 2 & ELY OF BN RR BELT LN LESS SLY 7 AC OF THAT POR OF S 1/2 OF NW 1/4 LY WLY OF SIGN RT 522 & ELY OF BN RR BELT LN R/W DAF-BEG AT NXN OF E/W C/L OF SD SEC & WLY R/W LN OF SD SIGN RT 522 TH N 25-44-14 W ALG SD WLY R/W LN 440.27 FT TH N 26-49-28 W ALG SD WLY R/W LN 87.77 FT TH S 89-52-36 W PLW E/W C/L OF SD SEC 664.19 FT TO ELY R/W LN OF SD BN RR TH SLY ALG SD ELY RR R/W LN 560.46 FT TO E/W C/L OF SD SEC TH N 89-52-36 E ALG SD E/W C/L 598.13 FT TO TPOB

Parcel #1526059095

PARCEL 4 KCSP 1076043 REC AF #7805021040 SD PLAT DAF - THAT POR OF SW 1/4 OF NW 1/4 LY WLY OF ST RD #2 & ELY OF BN RR BELT LN LESS SLY 7 AC OF THAT POR OF S 1/2 OF NW 1/4 LY WLY OF SIGN RT 522 & ELY OF BN RR BELT LN R/W DAF - BEG AT NXN OF E/W C/L OF SD SEC & WLY R/W LN OF SD SIGN RT 522 TH N 25-44-14 W ALG SD WLY R/W LN 440.27 FT TH N 26-49-28 W ALG SD WLY R/W LN 87.77 FT TH S 89-52-36 W PLW E/W C/L OF SD SEC 664.19 FT TO ELY R/W LN OF SD BN RR TH SLY ALG SD ELY RR R/W LN 560.46 FT TO E/W C/L OF SD SEC TH N 89-52-36 E ALG SD E/W C/L 598.13 FT TO TPOB

Source: King County Department of Assessments

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DEVELOPMENT SERVICES

Reasonable Use Request for ASKO Processing, Inc.

15801 & 15701 Woodinville-Redmond Road

Woodinville, WA 98072

Application Narrative

EXHIBIT 2
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ASKO Processing, Inc., owns properties located at 15801 and 15701 Woodinville-Redmond Road (SR-202), Woodinville Washington. The subject property consists of two parcels totaling approximately 6.11 acres in size. The King County Tax Parcel numbers are: 1526059094 and 1526059095. The site is zoned Industrial with a Tourist District Overlay and is designated Industrial by the City of Woodinville's Comprehensive Plan Future Land use Map. The site is bordered to the south by a large warehouse and to the north by several smaller commercial buildings. The Woodinville-Redmond Road (State Route 202) borders the site to the east while the North Pacific Railroad Belt Line borders the site to the west.

A Class 3 wetland approximately one acre in size bisects the property. The northern portion of the wetland is located on the west half of the northern parcel (#1526059094) and the southern portion of the wetland is located on the east half of the southern parcel (#1526059095). These two areas are connected by a ditch. (See **Figure 1 – Wetlands Existing Conditions**).

The site is currently vacant. The owner, Mr. Mike Kelly, is considering sale of the property for future development. The large onsite wetland precludes development of the site as envisioned by the City's zoning. Therefore, Mr. Kelly is requesting relief under the Reasonable Use element of the Woodinville Municipal Code (WMC).

PROPOSAL

The proposal is to fill approximately 24,065 SF for development, to be mitigated by the addition of 43,584 SF (1.0-acre) of new wetland area. This will allow construction of an 80,000 square foot building plus an additional 15,000 square feet of office space on a second story as well as parking for 123 cars. (See **Figure 2 – Site Plan**). Use of this building would be in accordance with the zoning code (WMC Title 21). The portion of the wetland to be filled is located in the southeast portion of the site and has the lowest species diversity and habitat functions. Additional wetland would be created in the area of the existing wetland in the northwest portion of the site. This portion of the wetland contains relatively more valuable habitat and functions. In order to replace the lost functions and values of Wetland A, the proposed development would compensate for the permanent impacts by creating 43,584 SF (1.0-acre) of new wetland area at roughly a 1.5:1 ratio as required for Class 3 wetlands by WMC 21.24.350. This new wetland area would surround Wetland A in the northwest property corner. (See **Figure 3 – Proposed Mitigation Plan**).

The City of Woodinville allows a property owner, if the application of the Critical Areas Code, denies reasonable use of the property, to apply for an exception. The Reasonable

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Use criteria WMC 21.24.080(2) are spelled out below in bold and italics, with responses to each criterion following:

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(i) The application of this chapter would deny all reasonable use of the property;

The site is currently zoned by the City as Industrial. According to the WMC, 21.04.130 the purpose of the Industrial zone is *to provide for the location and grouping of industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing and heavy trucking. It is also the purpose of this zone to protect the industrial land base for industrial economic development and employment opportunities.*

Taking into account the wetland and its 50-foot buffer; only approximately 70,300 SF of usable area is available in the northeast quadrant of the site. The northwest portion of the site, while not comprised of wetland or buffer, cannot be accessed.

The types of uses permitted in the Industrial Zone require larger scale buildings. This also translates to larger parking areas and stormwater treatment requirements. Without the relocation of a portion of the wetland along the property's frontage with Woodinville-Redmond Road, the site could not accommodate a site development footprint to support the majority of the permitted uses within the zone.

(ii) There is no other reasonable use with less impact on the sensitive area;

The parcels are zoned Industrial with a Tourist District Overlay according to the City of Woodinville's zoning map. According to the City's Comprehensive Plan Future Land Use Map, the parcels are designated Industrial. The site is located in a heavily industrialized area of the city. The most reasonable use of the property would be an industrial use similar in size and scale to the surrounding properties.

The location of the onsite wetland limits the owner's ability to make reasonable use of the property. In order to develop the site for an industrial use, a portion of the wetland must be moved as there is not adequate developable area in the current condition. The proposal is to move the southeast portion of the wetland to the northwest portion of the property to establish and create wetlands around the existing wetland in the northwest portion of the property creating an area that can be developed.

Parks and trails are permitted uses within the Industrial Zone; however, they do not allow the property owner to obtain economically viable uses of the site. Nor do they fulfill the purpose of the Industrial zone as stated above; nor further the goals and policies of the City's Comprehensive Plan (as detailed below). There is no other reasonable use with less impact to the wetlands.

(iii) The proposed development does not pose an unreasonable threat to the public health, safety or welfare on or off the development proposal site and is consistent with the general purposes of this chapter and the public interest;



The relocation of approximately 0.5 acres of wetland from the southeast portion of the site to the northwest portion of the site would not pose an unreasonable threat to public health, safety or welfare on or off the development site.

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By relocating the wetland onsite, it provides a larger single space for development. The proposal would ensure compliance with the rest of the City's development standards regarding parking, landscaping, setbacks and stormwater treatment.

The building itself is proposed to be two stories. By having a smaller footprint, this allows for the desired building square footage while still allowing adequate area for parking, landscaping, stormwater treatment and wetland mitigation.

Further, the Reasonable Use request is consistent with the following City of Woodinville Comprehensive Plan (2009) goals and policies:

Land Use Goal LU-10: To provide an active and diverse industrial area that promotes economic growth.

Economic Development Goal ED-3: To address the potential increasing shortage of commercial and industrial land within the City's current boundaries.

Economic Development Policy ED-3.2: Increase the intensity of commercial and industrial areas by encouraging redevelopment and infill development.

Economic Development Policy ED-3.3: Preserve the amount of land in the Comprehensive Plan designated for commercial and industrial development.

There are very few vacant properties within the Industrial designation. As can be derived from the goals and policies stated above, there is a shortage of industrial and commercial sites within the City of Woodinville. Development of this site for an industrial use is consistent with the vision of the City. As stated elsewhere in this narrative, the surrounding properties are comprised of office buildings, manufacturing uses or business parks. The proposal provides for infill development in an area already targeted by the City for development similar in nature.

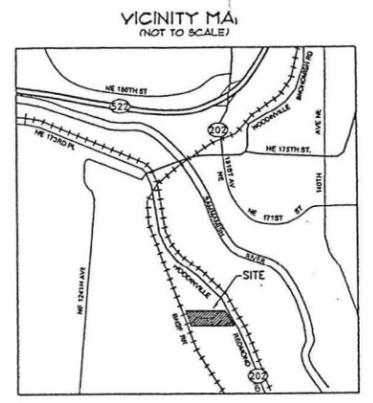
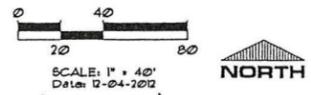
(iv) Any alterations permitted to the sensitive area shall be the minimum necessary to allow for reasonable use of the property.

The relocation of approximately 0.5 acres of wetland is the minimum necessary to allow for reasonable development of the property. Relocating the wetland would allow development of the east half of the property while protecting and enhancing wetland functions on the west half of the property. Adequate protection of the wetland by buffers and stormwater controls are also proposed as part of the ultimate development.

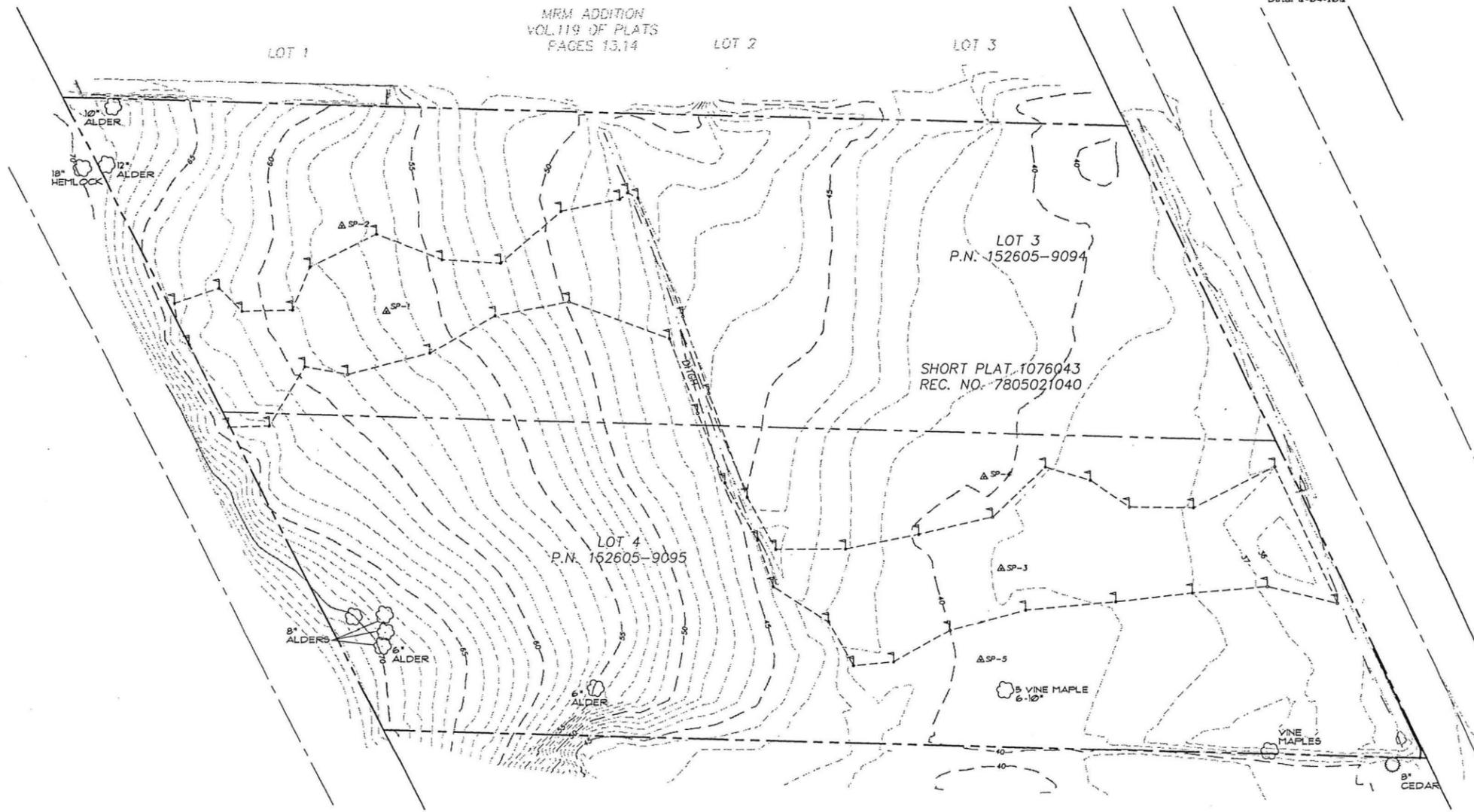
As stated above, the developer is proposing a two story building. This allows adequate area for industrial uses, while also minimizing the development footprint on the site.



NW 1/4, SECTION 15, TOWNSHIP 26 N., RANGE 5 E., W.M.



MRM ADDITION
VOL. 119 OF PLATS
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- LEGEND**
- INDEX CONTOUR
 - MINOR CONTOUR
 - DITCH
 - SOIL TEST PIT
 - WETLAND FLAG

PROJECT INFO

OWNER: ASKO PROCESSING GROUP
MIKE KELLY
434 N. 35TH ST.
SEATTLE, WA 98103
PHONE: 206.634.2000
E-MAIL: mikak@askogroup.com

SITE ADDRESS:
15801 4 15101 WOODVILLE-REDMOND RD.
WOODINVILLE, WA 98072

CONTACT: CAMIE ANDERSON
SHOCKEY PLANNING GROUP
2716 COLBY AVE.
EVERETT, WA 98201
PHONE: 425.258.9308
E-MAIL: canderson@shockeyplanning.com

LEGAL DESCRIPTION

LOTS 3 AND 4 OF KING COUNTY SHORT PLAT NO. 1076043
RECORDED UNDER RECORDING NO. 7805021040, RECORDS OF
KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

ZONING

INDUSTRIAL WITH TOURIST OVERLAY

WETLAND NOTE

WETLANDS WERE FLAGGED BY:
SHOCKEY PLANNING GROUP
2716 COLBY AVE.
EVERETT, WA 98201
425.258.9308

AREA SUMMARY

TOTAL LOT AREA: 266,531 SQ. FT. (6.115 AC.)
LOT 3: 133,265 SQ. FT. (3.059 AC.)
LOT 4: 133,266 SQ. FT. (3.059 AC.)

TOTAL WETLAND AREA: 43,585 SQ. FT. (1.001 AC.)

DATE	REVISIONS	BY: ALK

2716 Colby Ave.
Everett, WA 98201
425.258.9308
www.shockeyplanning.com

Shockey Planning Group
2716 Colby Ave.
Everett, WA 98201
425.258.9308



ASKO PROCESSING, INC.
WETLANDS--EXISTING CONDITIONS
KING COUNTY, WA

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PROJECT FILE NUMBER:

Fig.
1

