



Request for Agency Comments City of Woodinville

EXHIBIT 9
 PAGE 1 OF 14

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

DATE: February 4, 2013

| | CITY OF WOODINVILLE: | | COUNTIES: |
|---|--|---|---|
| X | City of Woodinville (Building) | | King County Assessors Office |
| X | City of Woodinville (Planning) | X | King County DDES, Land Use Services Division |
| X | City of Woodinville (Fire Marshall - WFR) | | King Co. Depart of Transp. Road Services Div. |
| X | City of Woodinville (Public Works) | X | King County Metro Transit |
| X | City of Woodinville (Police) | X | King County Natural Resources and Parks |
| | City of Woodinville (Administration) | | King County Historic Preservation Officer |
| | City of Woodinville (Parks and Recreation) | X | King County Water and Lands Resource Division |
| | City of Woodinville (Executive) | | Public Health – Seattle & King County |
| | Ogden, Murphy, Wallace (Greg Rubstello) | | Snohomish County PDS |
| | | | |
| | STATE/FEDERAL AGENCIES: | | |
| X | Army Corps of Engineers (Seattle Dist.) | | OTHERS: |
| X | DAHP, Local Agency Archaeologist | X | Comcast of Washington |
| | Washington State Department of Commerce | X | Frontier |
| X | Washington State Depart. of Ecology DOE | X | Olympic Pipeline |
| X | Washington Dept of Fish & Wildlife (WDFW) | X | Puget Sound Energy |
| X | Washington State DNR | | Puget Sound Regional Council |
| X | WSDOT | | |
| | United States Postal Service | | CONSULTANTS: |
| | | | Makers |
| | | | Otak/EagleEye |
| | | | |
| | SPECIAL DISTRICTS: | | |
| | Alderwood Water & Wastewater District | | |
| | Lake Washington School District | | |
| | Northshore School District | | |
| | Preston, Gates & Ellis (NSSD) | X | TRIBES: |
| | Northshore Utility District | X | Muckleshoot Tribe (Tribe Preservation Program & Tribe Fisheries Division) |
| X | Port of Seattle | X | Sauk-Suiattle Tribe |
| X | Puget Sound Clean Air Agency | X | Snoqualmie Tribe |
| X | Woodinville Water District | X | Snohomish Tribe |
| X | Sound Transit Authority | X | Stillaguamish Tribe |
| X | Community Transit | X | Tulalip Tribes |
| | | | |
| | | | NOTICE OF APPLICATION ONLY: |
| | CITIES: | X | Applicant/Contact Person (Notice Only) |
| | City of Bothell (Planning Director) | | Parties of Record (Notice Only) |
| | City of Kirkland (Planning Director) | | Adjacent Property Owners (Notice Only) |
| | City of Kenmore (Planning Director) | X | Property Owners within 500' (Notice Only) |
| | City of Redmond (Planning Director) | X | Woodinville Weekly (Notice Only) |
| | | | |

FILE NO.: RUP12001/SEP12024

PROPONENT: Shockey Planning Group, on behalf of Asko Processing, Inc.

EXHIBIT 9
PAGE 2 OF 14

PROJECT NAME: Asko Processing Reasonable Use Permit

PROJECT ADDRESS: 15801 & 15701 Woodinville Redmond Road

PROJECT DESCRIPTION: Reasonable use permit to establish a building pad for a 80,000 square foot warehouse with an additional 15,000 square feet of office, with associated parking improvements, on two properties zoned Industrial. There is an existing wetland on the site that covers a significant portion of both parcels. A portion of the southern are of the existing wetland is proposed to be filled, and wetland creation and buffer enhancement is proposed adjacent to the northern area of the existing wetland. The reasonable use permit will only establish the building pad; a separate land use approval will also be required for the project. SEPA is required for this land use permit.

ATTACHED IS:

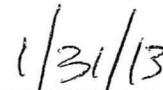
| | | | |
|---|-------------------------|---|---------------------|
| X | Notice of Application | | Plat Map (Reduced) |
| | DNS | X | Site Plan (Reduced) |
| X | Environmental Checklist | | Location Map |
| X | Application | | Vicinity Map |
| X | Narrative Statement(s) | | Other: |

NOTE: _____

Please review this project as it relates to your area of concern and return your comments with this cover sheet by Tuesday, February 19, 2013 to the City of Woodinville, Development Services Department, Attn: Erin Martindale, 17301 133rd Avenue NE, Woodinville, WA 98072 or erinm@ci.woodinville.wa.us. Call the assigned Planner at 425-877-2283 with any questions.



Erin Martindale
Planner



Date

RESPONSE SECTION:

_____ Comments Attached

_____ No Comments

COMMENTS: _____

Signature

Date

Agency / Company

Erin Martindale

From: McGraner, Patrick (ECY) [patrick.mcgraner@ecy.wa.gov]
Sent: Wednesday, June 12, 2013 9:32 AM
To: Erin Martindale
Subject: RE: ASKO Processing Reasonable Use Permit



Dear Erin,

Thank you for sending me these documents. Ecology reiterates and stands by the comments made in my original e-mail dated 2/11/2013 regardless of the City's determination on the reasonable use provision in the local code. Attachment B demonstrates that avoidance and minimization of impacts is possible even if that alternative is not the desired option by the landowner. Alternative A would need approval from both the USACOE and the Department of Ecology and both agencies require that applicants demonstrate avoidance and minimization of impacts.

Sincerely,

Patrick

Patrick McGraner
Wetlands Specialist
Department of Ecology/NWRO
3190 160th Ave SE
Bellevue, WA 98008
425-649-4447
patrick.mcgraner@ecy.wa.gov

From: Erin Martindale [mailto:Erinm@ci.woodinville.wa.us]
Sent: Friday, June 07, 2013 12:03 PM
To: McGraner, Patrick (ECY)
Subject: FW: ASKO Processing Reasonable Use Permit

Patrick,

Did you have a chance to look at this response yet?

Erin

From: Erin Martindale
Sent: Tuesday, May 14, 2013 6:28 PM
To: Erin Martindale; Jim Scarsorie
Subject: ASKO Processing Reasonable Use Permit

Hello,

You are receiving this email because you provided written comments on the ASKO Reasonable Use Permit in February/March 2013. Attached to this email are the responses received from the applicant, as well as the comment letter the City sent on March 14, 2013.

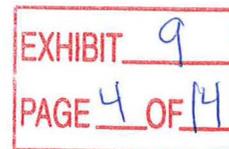
Please forward any additional comments you may have at this time. I'd appreciate it if I could get the comments within the next two weeks, by May 30th.

Thanks,

06/18/2013

Erin Martindale

From: Ron Braun
Sent: Wednesday, May 15, 2013 7:45 AM
To: Erin Martindale; Jim Scarsorie
Subject: RE: ASKO Processing Reasonable Use Permit



I have no additional comments.

From: Erin Martindale
Sent: Tuesday, May 14, 2013 6:28 PM
To: Erin Martindale; Jim Scarsorie
Subject: ASKO Processing Reasonable Use Permit

Hello,

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Please forward any additional comments you may have at this time. I'd appreciate it if I could get the comments within the next two weeks, by May 30th.

Thanks,

Erin Martindale
City of Woodinville
17301 133rd Avenue NE
Woodinville, WA 98072
425-877-2283
erinm@ci.woodinville.wa.us

Erin Martindale

From: Kaehler, Gretchen (DAHP) [Gretchen.Kaehler@DAHP.wa.gov]
Sent: Tuesday, February 19, 2013 4:29 PM
To: Erin Martindale
Cc: ryoung@tulaliptribes-nsn.gov; klyste@stillaguamish.com; tduff@stillaguamish.com; chairman@snohomishtribe.com; steven@snoqualmiation.com; 'laura.murphy@muckleshoot.nsn.us' (laura.murphy@muckleshoot.nsn.us); njoseph@sauk-suiattle.com
Subject: re: Asko Processing Reasonable Use Permit
Attachments: 021913-20-KI_Asko Processing Reasonable Use Permit.pdf

EXHIBIT 9
PAGE 5 OF 14

Erin,

Please see attached for this project. Please feel free to call or email me if you have any questions.

Thank you,

Gretchen

Gretchen Kaehler
Assistant State Archaeologist, Local Governmen
Department of Archaeology and Historic Preservation
Olympia
Ph:360-586-3088
Cell:360-628-2755



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

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February 19, 2013

Ms. Erin Martindale
Project Manager
City of Woodinville
17301 133rd Avenue NE
Woodinville, WA 98072

In future correspondence please refer to:
Log: 021913-20-KI
Property: Asko Processing Reasonable Use Permit
Re: Archaeology - Survey Requested

Dear Ms. Martindale:

We have reviewed the materials forwarded to our office for the proposed project referenced above. The area has the potential for archaeological resources. The project area is approximately 1.0 mile from a recorded village site 45KI11. It is in proximity to Sammamish River and historic and contemporary wetlands which indicate the project area has a high probability for containing precontact archaeological resources. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we request a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

If any federal funds or permits are involved Section 106 of the National Historic Preservation Act, as amended, and its implementing regulations, 36CFR800, must be followed. This is a separate process from SEPA and requires formal government-to-government consultation with the affected Tribes and this agency. We would appreciate receiving any correspondence or comments from concerned tribes or other parties concerning cultural resource issues that you receive.

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Should you have any questions, please feel free to contact me at (360) 586-3088 or Gretchen.Kaehler@dahp.wa.gov.

Sincerely,



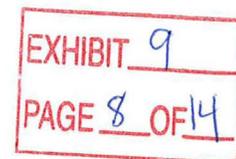
Gretchen Kaehler
Assistant State Archaeologist
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

- cc. Laura Murphy, Archaeologist, Muckleshoot
- Norma Joseph, Chair, Sauk-Suiattle, Tribe
- Steven Mullen-Moses, Cultural Resources, Snoqualmie Tribe
- Tara Duff, Cultural Resources Director, Stillaguamish Tribe
- Kerry Lyste, GIS Analyst, Stillaguamish Tribe
- Richard Young, Cultural Resources, Tulalip Tribes.
- Mike Chapman, Chair, Snohomish



Erin Martindale

From: Karen Walter [KWalter@muckleshoot.nsn.us]
Sent: Tuesday, February 19, 2013 12:33 PM
To: Erin Martindale
Subject: Asko Processing Reasonable Use Permit, RUP12001/SEP12024, Notice of Application



Erin,

We have reviewed the Notice of Application materials for the proposed Asko Processing Reasonable Use Permit to construct a building pad for a 80,000 square foot warehouse with an additional 15,000 square foot second story office and associated parking. As part of this project, approximately 24,065 square feet of wetland and an specified amount of ditch or potential stream areas will be filled. The project proposes to mitigate wetland impacts on site. We offer the following comments in the interest of protecting and restoring the Tribe's treaty protected fisheries resources:

1. Ditch/stream impacts

Additional information is needed regarding the on/offsite ditch (or potentially streams) on the project site. As shown in Figures 2 and 3, there is a stream feature shown along the southern border of parcel 1526059095. The Critical Areas Report (CAR) provided very little information about this stream and no information regarding potential impacts. The CAR should be revised to provide information that answers the following questions be provided in the CAR:

- Is the stream as shown in Figures 2 and 3 mapped correctly? Are there other streams/ditches that should be mapped?
- How long are the streams/ditches? How wide are they? What is their streambed gradient?
- Does the main stream flow to the Sammamish River in an open channel as shown in Figures 2 and 3?
- Are there any downstream natural barriers that would prevent fish access from the Sammamish River?
- Any information regarding fish use in these streams/ditches?
- Any human created fish passage barriers downstream, including but not limited, Woodinville-Redmond road?
- How will the project impacts these streams/ditches?

From the additional information that , we should be able to determine the existing conditions of the streams/ditches on site and adjacent areas, including the potential for fish use based on the physical criteria from WAC 222-16-031. As we have discussed for past projects, all of the available information regarding the onsite and adjacent streams should be provided. King County has fish use data for some of the nearby streams (see <http://www.govlink.org/watersheds/8/reports/fish-maps/default.aspx>), including data we provided for nearby streams. Unfortunately, it does not appear that the County dataset has any available data for the stream in question. Base on information we received from the City (Stream classification memo from Debra Crawford dated January 17, 2013), "*many of Woodinville's small Tributaries are not surveyed so fish presence (or not) is not known*". Therefore, we expect that the stream will likely need to be assessed for physical conditions to see if the stream(s) meets physical criteria from the WAC regarding potential fish habitat.

Once a complete assessment of the streams and ditches on or adjacent to the site is provided, this information should be used to discuss the project's potential impacts, including but not limited to, filling and/or piping of stream areas (including length and square footage), potential removal of existing trees along these areas, and how the project's stormwater will be managed and potentially discharged to the streams/ditches.

2. Mitigation

The project will likely need to mitigation for impacts to the streams/ditches on site which is currently lacking from the CAR. We recommend that all areas that are currently flowing in an open channel be maintained as open channels and for those areas that need to be relocated or modified, they be enhanced to at a minimum provide improved water quality conditions or enhanced for fish habitat should these areas be determined to meet the physical criteria from WAC 222-16-031.

We appreciate the opportunity to review this proposal. Please let me know if you would like to meet to discuss these concerns and recommendations further.

Thank you,
 Karen Walter
 Watersheds and Land Use Team Leader

*Muckleshoot Indian Tribe Fisheries Division
 Habitat Program
 39015 172nd Ave SE
 Auburn, WA 98092
 253-876-3116*

02/22/2013

FILE NO.: RUP12001/SEP12024

PROPONENT: Shockey Planning Group, on behalf of Asko Processing, Inc.

EXHIBIT 9
PAGE 9 OF 14

PROJECT NAME: Asko Processing Reasonable Use Permit

PROJECT ADDRESS: 15801 & 15701 Woodinville Redmond Road

PROJECT DESCRIPTION: Reasonable use permit to establish a building pad for a 80,000 square foot warehouse with an additional 15,000 square feet of office, with associated parking improvements, on two properties zoned Industrial. There is an existing wetland on the site that covers a significant portion of both parcels. A portion of the southern are of the existing wetland is proposed to be filled, and wetland creation and buffer enhancement is proposed adjacent to the northern area of the existing wetland. The reasonable use permit will only establish the building pad; a separate land use approval will also be required for the project. SEPA is required for this land use permit.

ATTACHED IS:

| | | | |
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| X | Notice of Application | | Plat Map (Reduced) |
| | DNS | X | Site Plan (Reduced) |
| X | Environmental Checklist | | Location Map |
| X | Application | | Vicinity Map |
| X | Narrative Statement(s) | | Other: |

NOTE: _____

Please review this project as it relates to your area of concern and return your comments with this cover sheet by Tuesday, February 19, 2013 to the City of Woodinville, Development Services Department, Attn: Erin Martindale, 17301 133rd Avenue NE, Woodinville, WA 98072 or erinm@ci.woodinville.wa.us. Call the assigned Planner at 425-877-2283 with any questions.

Erin Martindale
Erin Martindale
Planner

1/31/13
Date

RESPONSE SECTION:

Comments Attached No Comments

COMMENTS: Developer Extension Agreements will be required for any modifications to the existing water & sewer at the site.

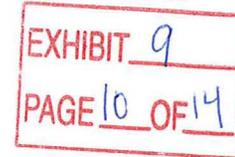
[Signature]
Signature

2/14/13
Date

Woodinville Water District
Agency / Company

Erin Martindale

From: McGraner, Patrick (ECY) [patrick.mcgraner@ecy.wa.gov]
Sent: Monday, February 11, 2013 1:05 PM
To: Erin Martindale
Cc: ECY RE NW SEPA; Camie Anderson; 'Mike Kelly' (mikek@askogroup.com); Reid Shockey
Subject: SEPA Comments for RUP1200/SEP12024 -- ASKO Processing RUP



Ms. Erin Martindale,
Project Manager
City of Woodinville/Development Services Department
17301 133rd Ave NE
Woodinville, WA 98072

Dear Erin Martindale,

RE: SEPA Comments for RUP1200/SEP12024 -- ASKO Processing Reasonable Use Permit

Please add the following comments to the SEPA record for the ASKO Processing Reasonable Use Permit located at 15801 & 15701 Woodinville Redmond Road and include Ecology as a party of record. Ecology reviewed the SEPA checklist and the Critical Areas Report and Conceptual Mitigation Plan for ASKO Development Site, prepared by Shockey Planning Group, Inc. dated November 27, 2012.

- As currently designed, this project would trigger an Individual 401 Water Quality Certification because the proposed wetland fill exceeds 1/2 acre.
- The applicant is required to demonstrate avoidance and minimization of impacts to the on-site wetlands.
- Ecology does not support reductions in buffers to exceed 25% of the standard buffer.
- Given that the remaining wetland area proposed for mitigation would be surrounded on four sides by intensive development, Ecology recommends that the applicant seek an off-site mitigation area that is outside the UGA for long-term protection to ensure adequate mitigation success.

Patrick McGraner
Wetlands Specialist
Department of Ecology/NWRO
3190 160th Ave SE
Bellevue, WA 98008
425-649-4447
patrick.mcgraner@ecy.wa.gov

Erin Martindale

From: Adam Osbekoff [adam@snoqualmietribe.us]
Sent: Monday, February 11, 2013 8:49 AM
To: Erin Martindale
Subject: Asko Processing Reasonable Use Permit

EXHIBIT 9
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Hello Ms. Martindale

On behalf of the Snoqualmie Indian Tribe we would like to see an Inadvertent Discovery Plan in place due the project location.

Thank you for your time.

Adam

Adam Osbekoff
Snoqualmie Indian Tribe
Assistant Director of Archeology and Historic Preservation
9416 384th Ave SE
PO Box 969
Snqoualmie WA. 98065
Cell:425.753.0388
adam@snoqualmiation.com

Erin Martindale

From: Kerry Lyste [klyste@stillaguamish.com]
Sent: Wednesday, February 06, 2013 5:12 PM
To: Erin Martindale
Subject: Asko Processing Reasonable Use Permit

EXHIBIT 9
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Hi Erin,

we have reviewed the above-referenced permit. It is in close proximity to pre-historic Burials, and on the highest end of the DAHP Risk Assessment Model (Survey Highly Advised). We assume that grading will occur in the establishment of the building pad, and filling of wetlands. We therefore would request an archaeological survey on the project APE, and Inadvertent Discovery Plan be in place for this project, and that we have the option of tribal monitors being present during ground disturbance.

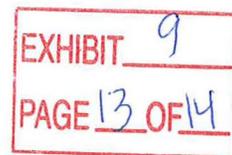
best,

KL

Kerry Lyste
Cultural Resources
GIS Analyst/ Database Administrator
Stillaguamish Tribe of Indians
3310 Smokey Point Drive, Arlington, WA 98223
360-652-7362 ext 226

Erin Martindale

From: Chubb, Mark [MChubb@wf-r.org]
Sent: Wednesday, February 06, 2013 1:58 PM
To: Erin Martindale; Catherine Borghes
Cc: Kathi Jobe; Ron Braun
Subject: RUP12001/SEP12024 Asko Processing



The District has reviewed the SEPA checklist and related reports submitted by Shockley Planning Group on behalf of Asko Processing. These documents describe the proposed construction of a new 2-story building with a building footprint of 80,000 sq ft on two vacant parcels located at 15701 & 15801 Woodinville Redmond Rd NE.

The District notes that the provisions of the International Building Code applicable to the proposed project would require the installation of automatic fire sprinklers in addition to other features that mitigate the potential impact of fire on public safety services. The construction of similar occupancies in the immediate vicinity of the proposed site suggest the availability of adequate water supply and other utilities to support these fire protection features.

Provided the location of the proposed building on the parcels and related site development provide suitable access to the building for firefighting and rescue operations, the District has no objections to the project development. We appreciate the opportunity to provide feedback on this application and welcome future opportunities to review and comment on construction, fire protection and other arrangements related to this project as needed.

Regards,

Mark Chubb MPP, CFO, MIFireE
Deputy Fire Chief, Strategy & Planning
Woodinville Fire & Rescue
425-270-7365 cell
mchubb@wf-r.org

Effort - Excellence - Empathy

- Please note: This e-mail is a public record and may be subject to disclosure.

3
FILE NO.: RUP12001/SEP12024

PROPONENT: Shockey Planning Group, on behalf of Asko Processing, Inc.

PROJECT NAME: Asko Processing Reasonable Use Permit

EXHIBIT 9
PAGE 14 OF 14

PROJECT ADDRESS: 15801 & 15701 Woodinville Redmond Road

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| X | Narrative Statement(s) | | Other: |

NOTE: _____

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Erin Martindale
Erin Martindale
Planner

1/31/13
Date

RESPONSE SECTION:

Comments Attached No Comments

COMMENTS: Handicapped spaces are based upon parking spaces
123 = 5 H.C. spaces.

[Signature]
Signature

2-4-2013
Date

Cow
Agency / Company