



NOTICE OF APPLICATION City of Woodinville

EXHIBIT 21
PAGE 1 OF 10

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: Brickyard Ridge Subdivision

Application: On June 4, 2013, Tom DeDonato, on behalf of Brickyard Ridge LLC, submitted an application for a Preliminary Plat to the City of Woodinville for property(s) located at 15215 Woodinville-Redmond Road. The application was deemed complete on June 27, 2013. This application and all supporting documents are available at City Hall for public viewing under File Number PPA13002/SEP13019.

Project Description: Preliminary plat application to subdivide an existing 4.13 acre property consisting of four (4) legal parcels into thirteen (13) single-family residential lots in the R-1 and R-6 zoning districts. Construction will include grading, erosion control, street frontage, tree protection, and drainage improvements. SEPA is required for developments of five or more lots.

Project Location: 15215 Woodinville Duvall Road; Legally described as THE WEST 640 FEET OF LOT 2, BLOCK 5, HENDRICKSON'S REPLAT OF MCCLOY'S GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 22 OF PLATS, PAGE 29, IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 150 FEET THEREOF; AND EXCEPT THOSE PORTIONS CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEEDS RECORDED UNDER RECORDING NUMBERS 2605346, 7608050028 AND BY CONDEMNATION DECREE ENTERED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 819321; AND EXCEPT THE SOUTH 30 FEET THEREOF; TOGETHER WITH VACATED PORTION OF ROADS NO. 1056 AND NO. 537 VACATED UNDER ORDER ENTERED OCTOBER 24, 1949 IN VOLUME 48 OF COMMISSIONER'S RECORDS, PAGE 67, AS WOULD ATTACH PER OPERATION OF LAW. LOT 2, KING COUNTY SHORT PLAT NUMBER 675046, RECORDED UNDER RECORDING NUMBER 7605240533, IN KING COUNTY, WASHINGTON, EXCEPT THAT PORTION OF SAID LOT DEEDED TO KING COUNTY, WASHINGTON UNDER RECORDING NUMBER 7611240668; TOGETHER WITH ALL OF LOT 2, BLOCK 5, HENDRICKSON'S REPLAT OF MCCLOY'S GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 22 OF PLATS, PAGE 29, IN KING COUNTY, WASHINGTON; AND VACATED PORTIONS OF ROADS NO. 1056 AND 537 VACATED UNDER ORDER ENTERED OCTOBER 24, 1949, IN VOLUME 48 OF COMMISSIONER'S RECORDS, PAGE 67, AS WOULD ATTACH BY OPERATION OF LAW; EXCEPT THE WEST 640 FEET THEREOF, AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 2. EXCEPT THAT PORTION OF SAID LOT DEEDED TO KING COUNTY, WASHINGTON UNDER RECORDING NUMBER 7611240668; TOGETHER WITH LOT 2, KING COUNTY SHORT PLAT NUMBER 675046, RECORDED UNDER RECORDING NUMBER 7605240533, IN KING COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF TRACT 3, KING COUNTY SHORT PLAT NUMBER 775058, RECORDED UNDER RECORDING NUMBER 7605240532, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 3; THENCE S88°01'28"E ALONG THE NORTH LINE THEREOF A DISTANCE OF 330.00' FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S0°03'47"W ALONG THE EAST LINE THEREOF A DISTANCE OF 329.74' FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE N87°59'50"W ALONG THE SOUTH LINE THEREOF A DISTANCE OF 34.71' FEET; THENCE N43°58'03"W A DISTANCE OF 424.59' FEET TO THE WEST LINE OF SAID TRACT; THENCE N0°03'44" E ALONG SAID LINE A DISTANCE OF 30.30' FEET TO THE POINT OF BEGINNING. TOGETHER WITH EASEMENTS FOR INGRESS, EGRESS AND UTILITIES AS FURTHER DESCRIBED BY RECORDING NUMBERS 7605170685 AND 7605170686; AND TOGETHER WITH EASEMENTS FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN KING COUNTY SHORT PLAT NUMBERS 775058 AND 675046 AS RECORDED UNDER RECORDING NUMBERS 7605240532 AND 7605240533 RESPECTIVELY; Woodinville, WA.

Environmental Documents prepared, available, or requested under RCW 36.70B.070 for the Project: SEPA Checklist, Technical Information Report, Geotechnical Report, Wetland Determination, Fish and Wildlife Habitat Conservation Area Report, Arborist Report, Traffic Impact Analysis

Permits included in the application: Preliminary Plat, SEPA Determination

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Other required permits not included in the application to the extent known by the City of Woodinville: Final Plat Approval, Site Development, Right-of-Way, NPDES, permits for individual houses, and other State and Federal permits, if applicable

Applicable Policies and Requirements: The project will be reviewed for consistency with the following policies, standards, and regulations:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Woodinville Comprehensive Plan | <input type="checkbox"/> Multi-Family Design Guidelines |
| <input checked="" type="checkbox"/> Woodinville Municipal Code | <input type="checkbox"/> Industrial Design Guidelines |
| <input type="checkbox"/> Community Urban Forestry Plan | <input checked="" type="checkbox"/> Transportation Improvement Plan |
| <input type="checkbox"/> International Building Code | <input checked="" type="checkbox"/> Transportation Infrastructure Standards and Specifications |
| <input type="checkbox"/> Shoreline Master Program | <input checked="" type="checkbox"/> Applicable State and Federal regulations |

Comment Period: The application, supporting documents, and studies are available for review at the City of Woodinville, 17301 133rd Avenue NE, Woodinville, WA 98072. Contact: Erin Martindale, Project Manager, at (425) 877-2283. The public is invited to comment on the project by submitting written comments to the Development Services Department at the above address or by emailing the Project Manager at erinm@ci.woodinville.wa.us by 4:00 p.m. on the 'End of Comment Period' date noted below.

Date of Application:	June 4, 2013
Date of Notice of Complete Application:	June 27, 2013
Date Notice of Application Issued:	July 8, 2013
End of Comment Period:	July 23, 2013

Public Hearing: The Woodinville Hearing Examiner will hold a public hearing, where he will either approve, approve with conditions, or deny the proposal. The date of the hearing has not yet been determined. You have the right to request notice of and to participate in the public hearing, including providing comments, and request a copy of the decision once made. If you want to receive notice of the hearing, you may make a written request to the Project Manager listed below.

Appeals: The final decision on this project is appealable to the Woodinville City Council. An appeal must be filed within 14 days after the final decision on the project is issued. Appellants must be a party of record. To receive additional information on appeals for this application, please contact the Project Manager listed below.

Contact Person: Erin Martindale, Project Manager

Phone Number: (425) 877-2283

Email address: erinm@ci.woodinville.wa.us

Signature: _____

David Kuhl, Development Services Director

Date: July 8, 2013

Methods of Notice: Published; Posted: 1) In-House, 2) Post Office & 3) Website; Post Site; Mailed: Applicant, Property Owners within 500', Parties of Record

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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: Brickyard Ridge Subdivision

File Numbers: PPA13002/SEP13019

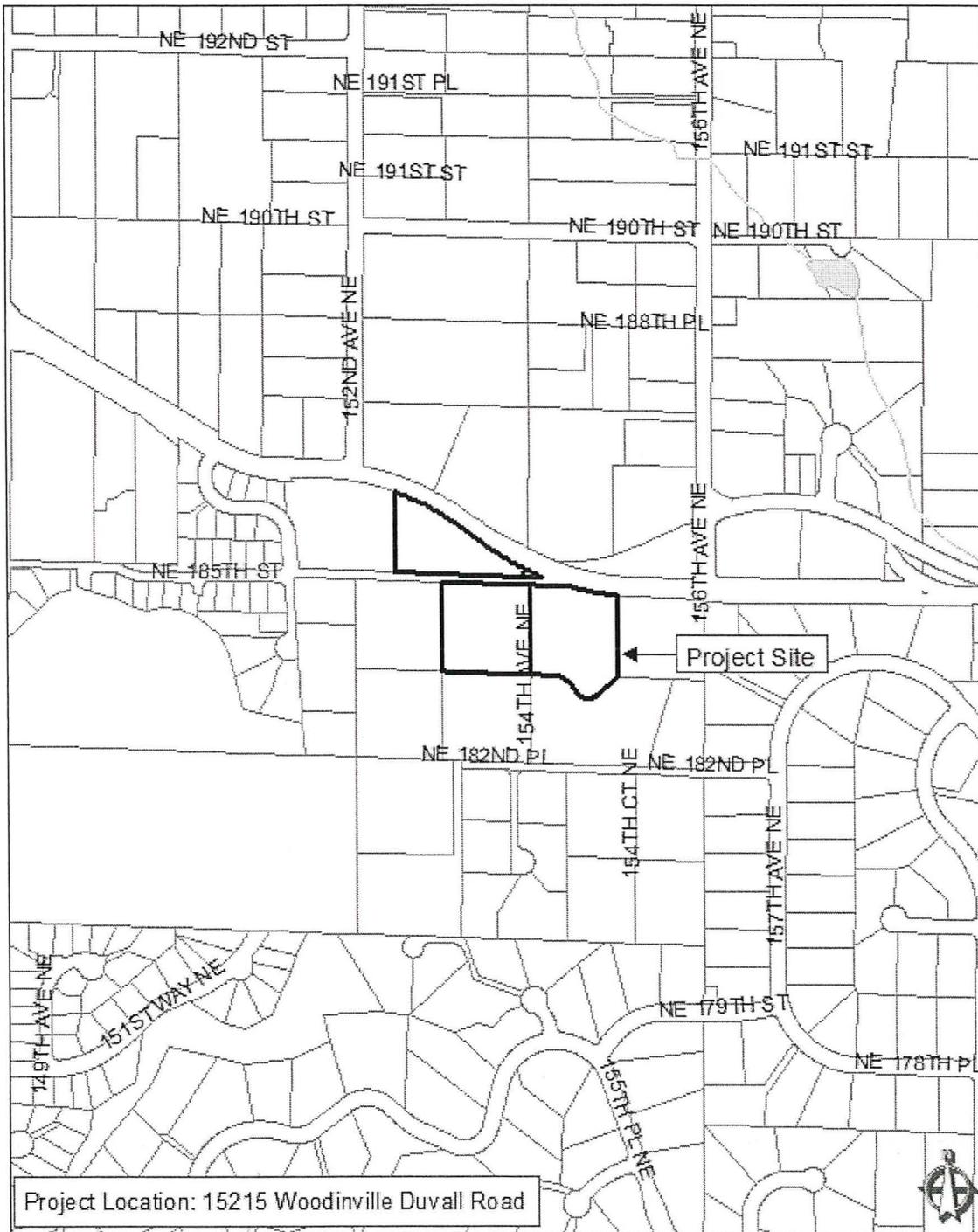




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AFFIDAVIT OF PUBLICATION

State of Washington }
 County of King }

Julie Boselly, being first duly sworn on oath deposes and says that she is the publisher of The Woodinville Weekly, a legal newspaper by order of the Superior Court of King County. That the annexed is a true copy of PN-NPH BRICKYARD RIDGE as it was published in regular issues (and not in supplement form) of said newspaper once a week for 1 week(s)

Beginning on the 24 day of February, 2014
 And ending on the 24 day of February, 2014

Both dates inclusive and that such newspaper was regularly distributed to its subscribers during all of said period. That the amount of the fee charged for each publication is \$187.20 at the rate of \$14.40 per column inch for each insertion. The sum total for all publications is \$187.20.

Julie Boselly
 Julie Boselly

Subscribed and sworn to before me on the 26th
 Day of Feb, 20 14.

Karin L. Hopper
 Karin L. Hopper

Notary Public in and for the State of Washington.
 Residing at Woodinville, Washington.
 My Commission Expires: 2/28/2017



**CITY OF WOODINVILLE
 NOTICE OF PUBLIC HEARING**

The City of Woodinville Hearing Examiner will conduct a Public Hearing to consider public comment on the PUBLIC HEARING described below.

DESCRIPTION OF APPLICATION

Project Name: Brickyard Ridge Subdivision
File Number(s): PPA13002/SEP13019
Applicant/Contact: Tom DeDonato, on behalf of Brickyard Ridge LLC
Location: 15215 Woodinville Duvall Road
Section of Code Pertinent to Hearing Procedure: Chapter 17.15 WMC
Proposal: Preliminary plat application to subdivide an existing 4.13 acre property consisting of four (4) legal parcels into thirteen (13) single-family residential lots in the R-1 and R-6 zoning districts. Construction will include approximately 27,000 cubic yards of grading, erosion control, street frontage, tree protection, and drainage improvements. SEPA is required for developments of five or more lots.

PUBLIC HEARING DATE: Wednesday, March 12, 2014
TIME: 7:00 P.M.

HEARING LOCATION: Woodinville City Hall, Council Chambers, 17301 133rd Avenue NE, Woodinville, WA 98072

RESPONSIBLE OFFICIAL: David Kuhl, Development Services Director

Copies of all application documents are available for review or purchase at City Hall. In addition, a copy of the staff report will be available 7 days prior to the Hearing. All interested parties may appear and provide testimony to the above proposal at the Public Hearing. Written comments regarding this proposal will be accepted up to and at the Public Hearing. Comments should be addressed to the Development Services Department at the address shown above. If you have any questions, please call Project Planner Erin Marindale at (425) 877-2283 or erinm@ci.woodinville.wa.us.

The hearing subject to this notice is an OPEN RECORD HEARING. A record of this hearing will be created. Any party interested in the decision of this hearing must present spoken or written testimony for the record at the OPEN RECORD HEARING. Any appeal of this hearing is limited to an administrative appeal based on the existing record. In case of an appeal, the appeal will be heard as a CLOSED RECORD APPEAL HEARING with no new evidence or information allowed to be submitted.

Published February 24th, 2014



DECLARATION OF POSTING ON SITE
City of Woodinville

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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

Tom DeDonato, on behalf of Brickyard Ridge LLC
Applicant Name

PPA13002/SEP13019
File Number

Erin Martindale (Name) hereby makes the following states and declares as follows:

On the day of 7/8/13, 2013, I posted on the property located at 15215 Woodinville-Duvall Rd, so as to be clearly seen from each right-of-way providing vehicular access to the property, a true and correct copy of :

Type of Notice: Notice of Application
Date Issued: July 8, 2013
End of Comment/Appeal Period: July 23, 2013

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

7/9/13 Woodinville, WA
Date and Place of Signature

EMartindale
Signature

Erin Martindale
Print Name

This declaration must be properly completed upon this posting of the required Notice and returned to the Development Services Department.

Return to:
City of Woodinville, Development Services, 17301 133rd Avenue NE, Woodinville, WA 98072



DECLARATION OF POSTING ON CITY SITES
City of Woodinville

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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

Tom DeDonato, on behalf of Brickyard Ridge LLC
Applicant Name

PPA13002/SEP13019
File Number.

Erin Martindale (Name) hereby makes the following statement and declares as follows:

On the day of 7/8, 2013, I posted at the City of Woodinville official posting locations, including Woodinville City Hall and the Woodinville Post Office, a true and correct copy of :

Type of Notice: Notice of Application
Date Issued: July 8, 2013
End of Comment/Appeal Period: July 23, 2013

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

7/9/13 Woodinville, WA
Date and Place of Signature

EMartindale
Signature

Erin Martindale
Print Name

This declaration must be properly completed upon this posting of the required Notice and returned to the Development Services Department.

Return to:
City of Woodinville, Development Services, 17301 133rd Avenue NE, Woodinville, WA 98072



DECLARATION OF MAILING
City of Woodinville

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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

Tom DeDonato, on behalf of Brickyard Ridge LLC
Applicant Name

PPA13002/SEP13019
File Number

Erin Martindale (Name) hereby makes the following states and
declares as follows:

On the day of 7/5, 2013, I scheduled mailing through the
USPS a true and correct copy of:

Type of Notice: Notice of Application
Date Issued: July 8, 2013
End of Comment/Appeal Period: July 23, 2013

to those whose names and addresses appear on the attached list, by first class mail.

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

8/8/13 Woodinville, WA
Date and Place of Signature

EMartindale
Signature

Erin Martindale
Print Name

This declaration must be properly completed upon this mailing of the required Notice and returned
to the Development Services Department.

Return to:
City of Woodinville, Development Services, 17301 133rd Avenue NE, Woodinville, WA 98072

Cultural Resources
Sauk-Suiattle Tribe
5318 Chief Brown Lane
Darrington, WA 98241

Capital Projects
Northshore School District
22105 23rd Road SE
Bothell, WA 98021

The Snohomish Tribe of Indians
Attn: Michael Evans
11014 19th Avenue SE, Ste 8
PMB # 101
Everett, WA 98208

Cultural Resources
Snoqualmie Tribe
P. O. Box 969
Snoqualmie, WA 98065

Sound Transit
401 South Jackson Street
Seattle, WA 98104

Cultural Resources
Stillaguamish Tribe
P. O. Box 277
Arlington, WA 98223



Diane Albright
Comcast of Washington
1525 75th Street SW, Suite 200
Everett, WA 98203

Community Transit
7100 Hardeson Road
Everett, WA 98203

Gretchen Kaehler, Local Government
Archaeologist
Depart. of Archaeology & Historic
Preserv.
PO Box 48343
Olympia, WA 98504-8343

Peg Plumber, Environmental Review
Department of Ecology
PO Box 47703
Olympia, WA 98504-7703

Becky Nichols
Puget Sound Energy
PO Box 97034 M/S EST11W
Bellevue, WA 98009-9734

SEPA Center
Department of Natural Resources
PO Box 47015
Olympia, WA 98504-7015

Denise Stiffarm
K&L Gates
925 4th Avenue, Suite 2900
Seattle, WA 98104

Engineering Department
Frontier
1800 41st Street
Everett, WA 98201-5072

Kathi Jobe
Permit Coordinator
Woodinville Fire & Rescue
PO Box 2200
Woodinville, WA 98072

Cultural Resources
Tulalip Tribes
6404 Marine Drive
Marysville, WA 98271

Woodinville Branch
United States Postal Service
17610 Woodinville-Snohomish Road NE
Woodinville, WA 98072

Woodinville Water District
PO Box 1390
Woodinville, WA 98072

Department of Transportation
King County Metro
Metro Transit Division
201 So. Jackson St.
Seattle, WA 98104

Land Use Services Division
King County, DPER
35030 SE Douglas St. Ste 210
Snoqualmie, WA 98065-9266

Division Director
Road Services Division, King County
Department of Transportation
201 S. Jackson Street
Seattle, WA 98104

Public Health - Seattle & King County
401 Fifth Avenue, Suite 1100
Seattle, WA 98104

Environmental Reviewer
Muckleshoot Indian Tribe Fisheries
Division
39015 172nd Avenue SE
Auburn, WA 98092

Laura Murphy, Archeologist
Muckleshoot Indian Tribe Preservation
Program
39015 172nd Avenue SE
Auburn, WA 98092

ACCIMUS PATRICK K+CAROLYN M
15060 NE 185TH ST
WOODINVILLE WA 98072

ALBERT DAVID L
TEUBER LESLY E
15320 NE 182ND PL
WOODINVILLE WA 98072

BECK MOLLY M
15303 NE 182ND PL
WOODINVILLE WA 98072

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BELLS B W
15232 NE 182ND PL
WOODINVILLE WA 98072

BENDER JOHN F
4123 NE 186TH ST
LAKE FOREST PARK WA 98155

BP WEST COAST PRODUCTS LLC
6 CENTERPOINTE DR
LA PALMA CA 90623

BRAND CHARLES+JOY
18420 151ST AVE NE
WOODINVILLE WA 98072

BRICKYARD PROPERTIES LLC
16030 JUANITA WOODINVILLE WAY
NE
BOTHELL WA 98011

CARLSON PAUL J+HELEN L
18550 152ND AVE NE
WOODINVILLE WA 98072

CHARCZENKO NICKOLAI+SWETLANA
R
15080 NE 185TH ST
WOODINVILLE WA 98072

CHEN PAO-CHONG+SCHROEDER DE
14241 NE WOODINVILLE RD #112
WOODINVILLE WA 98072

CLINE PAUL E+KIMBERLY L
18533 156TH AVE NE
WOODINVILLE WA 98072

COX MARY
15454 NE 182ND
WOODINVILLE WA 98072

DAHL PAUL E
PO BOX 99
WOODINVILLE WA 98072

D'AMBROSIA CHARLES+MARY H
15406 NE 182ND PL
WOODINVILLE WA 98072

DERIA AHMED+ZEINAB WARSAME
18535 151ST AVE NE
WOODINVILLE WA 98072

DESHPANDE VINIT C+GAURI
15065 NE 185TH ST
WOODINVILLE WA 98072

DEYOUNG LOWELL+STELLA
PO BOX 227
WOODINVILLE WA 98072

DRAUGHN PHYLLIS D
18155 151ST AVE NE
WOODINVILLE WA 98072

ESHAGI ABI
18717 156TH AVE NE
WOODINVILLE WA 98072

GIARDE DOUGLAS K+JOYCE L
18219 157TH AVE NE
WOODINVILLE WA 98072

HALSEY CAROLYN J
18311 151ST AVE NE
WOODINVILLE WA 98072

HALSEY GENE W SR & AILEEN
18455 151ST AVE NE
WOODINVILLE WA 98072

HALSEY JAMES RANDALL
18324 151ST AVE NE
WOODINVILLE WA 98072

HALSEY MICHAEL J+PATRICIA
18475 151ST AVE NE
WOODINVILLE WA 98077

HIGMAN KEVIN+KATHLEEN MCGIL
18156 154TH AVE NE
WOODINVILLE WA 98072

JACOBSEN LAMONT+PENNY
18485 151ST AVE NE
WOODINVILLE WA 98072

KING COUNTY-ROADS
ADM-ES-0800
500 4TH AVE
SEATTLE WA 98004

LICHTY JAMIE+GONYEA DARRYL
18807 152ND AVE NE
WOODINVILLE WA 98072

LOW WILLIAM+SHANNON
18310 151ST AVE NE
WOODINVILLE WA 98072

MIAO JINCHAO+RONGRONG BIAN
18123 155TH AVE NE
WOODINVILLE WA 98072

OGAN NAOMI R+VECCHIO DANIEL
15100 NE WOODINVILLE-DUVALL RD
WOODINVILLE WA 98072

OPINCARNE RICHARD D+
KATHERINE T
15317 NE 182ND PL
WOODINVILLE WA 98072

EXHIBIT 21
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PACWEST ENERGY LLC
3450 COMMERCIAL CT
MERIDIAN ID 83642

PADGETT GERALD + JANET
15301 NE 182ND
WOODINVILLE WA 98072

PENNY SCOTT H
18495 151ST AVE NE
WOODINVILLE WA 98072

PUGH STEVEN
ARVIZU LORETTA
18711 152ND AVE NE
WOODINVILLE WA 98072

RICHARDS THOMAS G+CAROLINE
18213 157TH AVE NE
WOODINVILLE WA 98072

ROBERTSON DUNCAN K
15700 NE 183RD ST
WOODINVILLE WA 98072

ROUNDHILL DAVID N+LINDA S
18121 157TH AVE NE
WOODINVILLE WA 98072

SCHOEN CURTIS+SANOONA
15222 NE 182ND PL
WOODINVILLE WA 98072

SCOTT-SIMPSON WENDY+SIMPSON
15680 NE 182ND PL
WOODINVILLE WA 98072

SHAH CHANDRESH & DAKSHA
16780 NE 190TH ST
WOODINVILLE WA 98072

TAKAKI LYNN L+GERRARD GENE
18146 154TH AVE NE
WOODINVILLE WA 98072

WAHAUS ANDY
15242 NE WOODINVILLE-DUVALL RD
WOODINVILLE WA 98072

WONG AARON K+SATOKO NOI
18540 151ST AVE NE
WOODINVILLE WA 98072

WOODRIDGE 15 LLC
15 LAKE BELLEVUE DR #102
BELLEVUE WA 98005

Tom DeDonato
Brickyard Ridge, LLC
10257 NE 64th Street
Kirkland, WA 98033