



NOTICE OF 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 Name: Modi Reasonable Use Exception

File Nos. CAE14001 (Reasonable Use Exception) and SEP14023 (SEPA)

Applicant: Prakash Modi

Project Location: 19400 136th Ave NE

Project Description: Reasonable Use Permit to develop a 1.63-acre lot featuring critical areas into three parcels in the R-6 zone. Critical areas on site comprise approximately 75 percent of the site and include geologically hazardous, stream and wetland areas, and associated buffers. The project is not categorically exempt from SEPA pursuant to WAC 197-11-800.

Environmental documents prepared or requested under RCW 36.70B.070 for the Project: SEPA Checklist, geotechnical report, stream and wetland assessment, tree report, and drainage report.

Other required permits not included in the application to the extent known by the City of Woodinville: Short Plat, Substantial Development Permit, Building Permits, Site Development Permit, and Right-of-Way Permit, and other State and Federal permits, if applicable.

Determination of Consistency: Pursuant to RCW 36.70B.040, the application will be reviewed for consistency with the Woodinville Comprehensive Plan, Municipal Code, Infrastructure Standards and Transportation Improvement Plan, Shoreline Master Program, and applicable State and Federal regulations.

Comment Period: A 15-day comment period will be utilized to receive comments pursuant to WAC 173-27-110(2)(e) and WMC 17.11.010(c). The public is invited to comment on the project by submitting written comments to the Development Services Department at the address below by 4:00 p.m. on Tuesday, December 9, 2014.

Any person desiring to submit written comments concerning an application, or desiring to receive notification of the final decision concerning an application within a reasonable time after issuance of the decision, may submit the comments or requests for decisions to the City within 15 days of the notice of application pursuant Chapter 17.11 WMC. The City shall forward, in a timely manner following issuance of the decision, a copy of the decision to each person who submits a request for the decision.

Date of Application:	October 31, 2014
Date of Notice of Complete Application:	November 18, 2014
Date Notice of Application Issued:	November 24, 2014
End of Comment Period:	December 9, 2014

Public Hearing: A public hearing is anticipated to be held in January 2015. The Hearing Examiner will make a decision on this application, which will approve, approve with conditions, or deny the proposal.

Appeals: There is no appeal of this project at this time; however, appeals of project decisions shall be filed in accordance with Chapters 2.30 and 17.17 WMC. The final decision on this project is appealable to Woodinville City Council. Written appeals with the appropriate fee must be submitted to the address

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below within 14 days of the final decision. Appeals must be in writing and contain factual objections. To receive additional information on appeals for this application, please contact the Project Manager listed below.

Questions: The application, supporting documents, and studies are available for review at the Woodinville City Hall. You may review the complete Notice of Application and the project application at City Hall, at 17301 133rd Avenue NE, Woodinville, WA 98072. To obtain a complete Notice of Application or to provide comments, contact Jenny Ngo, AICP, Project Manager at (425) 877-2283 or jennyn@ci.woodinville.wa.us.

Signature: 
David Kuhl, Development Services Director

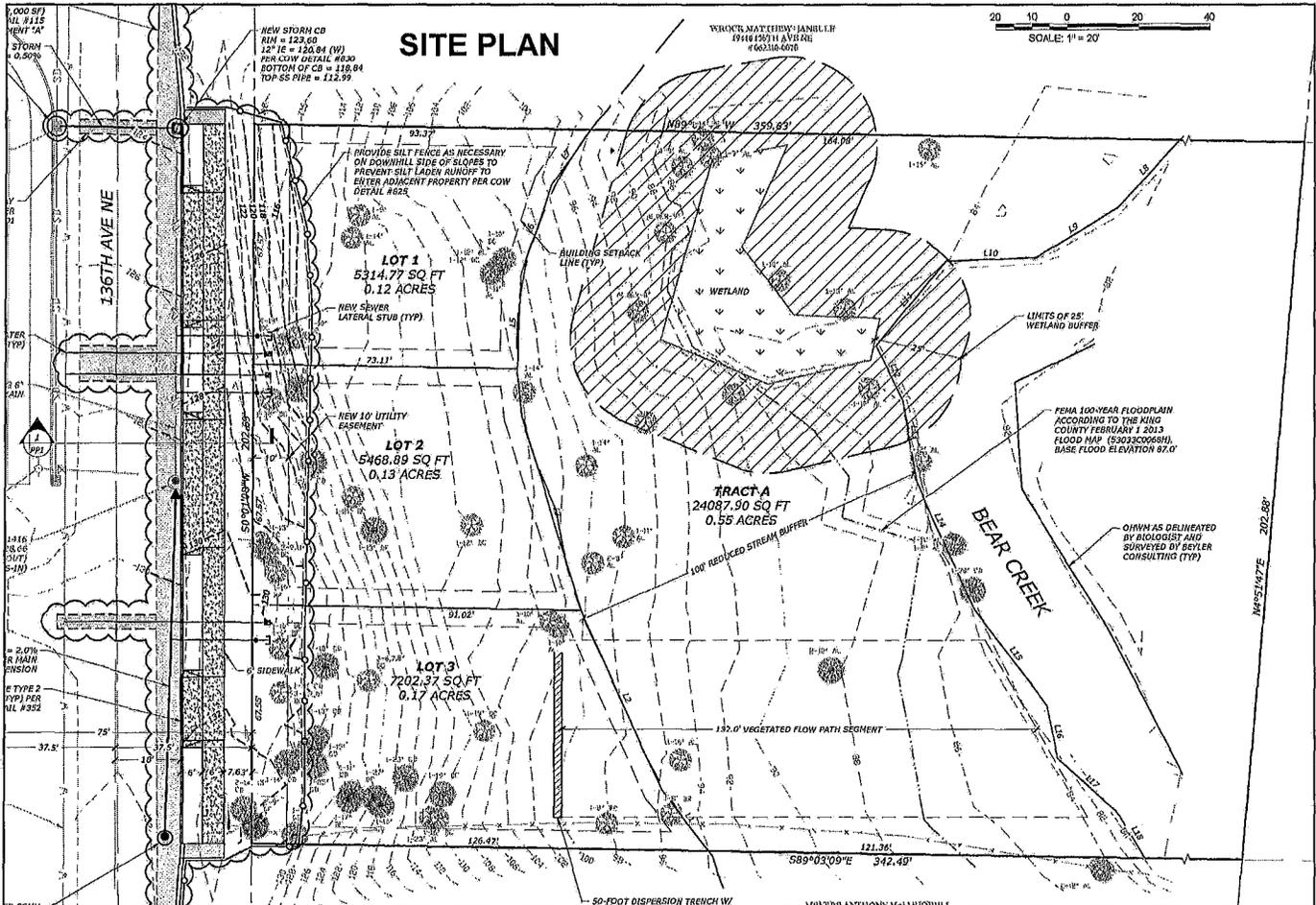
Date: 11/24/14

Methods of Notice:

Published

Posted: 1) In-House; 2) Post Office; 3) Website; and On-site

Mailed: Applicant, Property Owners within 500 feet, Parties of Record





DECLARATION OF MAILING 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

Prakash Modi
Applicant Name

CAE 14001/SEP14023
File Number

Jerry Ngo (Name) hereby makes the following states and declares as follows:

On the day of November 24, 2014, I scheduled mailing through the USPS a true and correct copy of:

Type of Notice: Notice of Application

Date Issued: November 24, 2014

End of Comment/Appeal Period: December 9, 2014

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.

November 24²⁰¹⁴ Woodinville, WA
Date and Place of Signature

Jerry Ngo
Signature

Jerry Ngo
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



DECLARATION OF POSTING ON SITE 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

Prakash Modi
Applicant Name

CAE H001/SEP14023
File Number

Jenny Nge (Name) hereby makes the following states and declares as follows:

On the day of November 24, 2014, I posted on the property located at 19400 136th Ave NE, 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: November 24, 2014
End of Comment/Appeal Period: December 9, 2014

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

November 24, 2014 Woodinville, WA
Date and Place of Signature

Jenny Nge
Signature

Jenny Nge
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

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

Pravash Modi
Applicant Name

CAE14001 / SEP14023
File Number

Jenny Ngo (Name) hereby makes the following statement and declares as follows:

On the day of November 24, 2014, 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: November 24, 2014
- End of Comment/Appeal Period: December 9, 2014

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

November 24, 2014 Woodinville, WA
Date and Place of Signature

Jenny Ngo
Signature

Jenny Ngo
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

ALVEY MICHAEL F
11501 7TH AVE W #204
BRET WA 98204

BRULEY GREGORY D+PEARSON BA
19111 136TH AVE NE
WOODINVILLE WA 98072

CAPRI COLORADO SPRINGS
6867 N ORACLE #101
TUCSON AZ 85704

ESKILDSEN LAURA L
13510 NE 190TH PL
WOODINVILLE WA 98072

FOUCH TOBY ALAN
13506 NE 190TH PL
WOODINVILLE WA 98072

GAN TEK-MIN
19221 136TH AVE NE
WOODINVILLE WA 98072

HIGASHI ERIC J
19103 136TH AVE NE
WOODINVILLE WA 98072

HOWDY PARTNERS III LP
PO BOX 1326
WOODINVILLE WA 98072

KAYE KARISTA K
19119 136TH AVE NE
WODINVILLE WA 98072

KEO REGAN E+DIANA D
19116 136TH AVE NE
WOODINVILLE WA 98072

KIENEKER HENRY T & FELISA E
19215 136TH AVE NE
WOODINVILLE WA 98072

KLIER ELEANORE
19205 136TH AVE NE
WOODINVILLE WA 98072

MEYERS ANTHONY M+MARJORIE L
PO BOX 1748
BOTHHELL WA 98041

MODI PRAKASH+SWETA KHETAN
14317 NE 186TH PL
WOODINVILLE WA 98072

NORTH WOODINVILLE 195 L L C
19900 144TH AVE NE
WOODINVILLE WA 98072

NORTHSHORE SCHOOL DIST #417
ATTN: A P
3330 MONTE VILLA PKWY
BOTHHELL WA 98021

QUADRANT CORPORTION
14725 SE 36TH ST #100
BELLEVUE WA 98006

QUARTERMAN AUDREY J+KEN D
13514 NE 190TH PL
WOODINVILLE WA 98072

STUART ANDERSON PROPERTIES
7683 SE 27TH ST #364
MERCER ISLAND WA 98040

VILLASENOR PEDRO+LILIA
19106 136TH AVE NE
WOODINVILLE WA 98072

WATSON ROBERT W
169 NIGHT HERON LN
ALISO VIEJO CA 92656

WEST JANET E
19131 136TH AVE NE
WOODINVILLE WA 98072

WILLIAMS LAVONNE B
13423 NE 193RD PL
WOODINVILLE WA 98072

WOLF RICHARD M
19035 WOODINVILLE-SNO RD
WOODINVILLE WA 98072

WROCK MATTHEW+JANELLE
19440 136TH AVE NE
WOODINVILLE WA 98072

Modi

Jenny Ngo

From: Jenny Ngo
Sent: Monday, November 24, 2014 4:21 PM
To: 'Jonathan.Smith@usace.army.mil'; 'diane_albright@cable.comcast.com'; 'kate.tourtellot@commtrans.org'; 'gretchen.kaehler@dahp.wa.gov'; 'pplu461@ecy.wa.gov'; 'separegister@ecy.wa.gov'; Angie.Peace@dfw.wa.gov; 'sepacenter@dnr.wa.gov'; 'ramin.pazooki@wsdot.wa.gov'; 'crissy.d.kitchell@ftr.com'; 'Beth.humphreys@kingcounty.gov'; 'mark.wilgus@kingcounty.gov'; 'rick.brater@kingcounty.gov'; 'charlie.sundberg@kingcounty.gov'; 'Gary.Kriedt@kingcounty.gov'; 'steve.bottheim@kingcounty.gov'; 'robert.nunnenkamp@kingcounty.gov'; 'fmiller@lwsd.org'; 'kwalter@muckleshoot.nsn.us'; 'laura.murphy@muckleshoot.nsn.us'; 'scalissendorff@nsd.org'; 'fyee@nud.net'; 'mailer-daemon@mail.nsd.org'; 'Holly.Williamson@bp.com'; 'denise.stiffarm@klgates.com'; 'Rhonda.Kaetzel@kingcounty.gov'; 'claudew@psc Cleanair.org'; 'rebecca.nicholas@pse.com'; 'njoseph@sauk-suiattle.com'; 'Frank.slusser@snoco.org'; 'steve@snoqualmtribe.us'; 'klyste@stillaguamish.com'; 'ryoung@tulaliptribes-nsn.gov'; 'khowe@woodinvillewater.com'; 'kjobe@wf-r.org; Tina.C.Fisher@USPS.gov
Subject: City of Woodinville Notice of Application Modi Reasonable Use Permit
Attachments: 11-25-14 Notice of Application.pdf; Request for Agency Comments.pdf; SEPA Checklist Fillable rev May 10, 2014.pdf; 13177-Modi SP 2014.10.28-PP1.0 PRELIM.pdf

Please see the attached Notice of Application for a Reasonable Use Permit to develop a lot featuring critical areas into three parcels. Please note that an application for a short plat has not been made on this project. The City has environmental documents on file including a geotechnical report, stream and wetland assessment, and drainage report for those interested.

The comment period runs through today November 24, 2014 through December 9, 2014. Please submit any comments and concerns by responding to this email or using the Request for Agency pdf attached.

Project Name: Modi Reasonable Use Permit
File Nos. CAE14001 (Reasonable Use Permit) and SEP14023 (SEPA)
Applicant: Prakash Modi
Project Location: 19400 136th Avenue NE

Project Description: Reasonable Use Permit to develop a 1.63-acre lot featuring critical areas into three parcels in the R-6 zone. Critical areas on site comprise approximately 75 percent of the site and include geologically hazardous, stream and wetland areas, and associated buffers. The project is not categorically exempt from SEPA pursuant to WAC 197-11-800.

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Thanks,
Jenny

Jenny Ngo, AICP
Senior Planner
425-877-2283
jennyn@ci.woodinville.wa.us

