

October 29, 2015



Prakash Modi
14317 NE 186th Place
Woodinville, WA 98072

RE: Additional Information Request for Modi Reasonable Use Permit (CAE14001 and SEP14023)
Location: 19400 136th Avenue NE, Parcel No. 0622100060

Dear Mr. Modi,

The City has completed an initial review of your application for a reasonable use permit. The following additional information or revisions are needed to complete the review of this permit. Review of your project is on hold until all items listed below are resubmitted. Please submit a comment response letter responding to each item and three (3) sets of revised plans and reports, and a CD including PDF's of all resubmitted information. Be sure to address all comments.

PLANNING

Site Plan

1. Please revise the site plan show the reduced buffer for a Class 1 wetland of 100 feet.
2. Please update the square footage of buildable area to reflect the only area that is not covered by critical areas.

SEPA

3. Please see attached SEPA checklist with redlines and update/revise accordingly.

Critical Areas

The analysis and conclusions in the Stream and Wetland Assessment Report and Buffer Reduction Plan are unclear and do not substantiate buffer reductions. The report should be revised to be consistent with the requirements of Chapter 21.24 WMC.

4. Provide a delineation of the western boundary of the wetland (please refer to comments from Otak's report dated April 8, 2015).

PUBLIC WORKS

5. Frontage improvements will be required along the length of the property on 136th Ave NE.
 - o The City requires improvements to match that of Standard 104B, from the Woodinville Infrastructure Manual. This comment can be addressed in later stages of the permitting process; however, it will be a requirement of development.
6. Please have the geotechnical report updated to match the current project for one SFR.

- This report should address the driveway and house that appear to be located in the steep slopes.
- Does the geotechnical engineer have concerns with the driveway location to connect the house to the public road, how about the house location in the steep slopes, and the plan for drainage on the site?

AGENCY COMMENTS

Please review the attached comments from the following agencies:

1. Muckleshoot Indian Tribes, email dated October 19, 2015

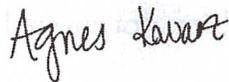
PUBLIC COMMENTS

1. Richard Reed, email dated October 7, 2015
2. Bill Lider, letter dated October 16, 2015 and email dated October 19, 2015
3. Anna and Chet Moritz, letter dated October 26, 2015 and January 13, 2015

Please provide a resubmittal that responds to all of the above comments within 90 days of this letter; one extension of an additional 90 days may be granted by the City upon written request. If you do not provide a resubmittal within the 90 day period, the application will be considered abandoned and any future proposal will require a new application, pursuant to WMC 17.09.030(8).

If you have any questions, please contact me at 425-877-2293 or agnesk@ci.woodinville.wa.us.

Sincerely,



Agnes Kowacz
Associate Planner

Enclosed: Muckleshoot Indian Tribe, emailed dated October 19, 2015
Public Works, email dated October 23, 2015
Richard Reed, email dated October 7, 2015
Bill Lider, letter dated October 16, 2015 and email dated October 19, 2015
Anna and Chet Moritz, letter dated October 26, 2015 and January 13, 2015

cc:

CITY OF WOODINVILLE STATE ENVIRONMENTAL POLICY ACT (SEPA) 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 nonproject 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.

RECEIVED
OCT 31 2014
CITY OF WOODINVILLE
DEVELOPMENT SERVICES

A. BACKGROUND

1. Name of proposed project, if applicable:

Modi Short Plat

2. Name of applicant:

Prakash Modi

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

14317 NE 186th Place, Woodinville, WA 98072

4. Date checklist prepared:

06/9/2014

5. Agency requesting checklist:

City of Woodinville, WA

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

Spring 2015

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.

Stream and Wetland Assessment, Tree inventory/assessment, geotechnical study

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

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

Short plat approval, Final plat approval, building permits

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.)

This project proposes to short plat a vacant parcel located within the city limits Woodinville Washington. This project proposes 2 duplexes and a single family residential unit on 3 lots on the 1.63 acre property.

The short plat proposal includes providing 3 lots for residential uses, associated driveways, frontage improvements, stormwater management facilities, and appropriate utilities. The structures will be permitted at a future date. There will be no internal roadways as a part of this project. All residences will be accessed off of 136th Ave NE.

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.

The project address is 19400 136th Ave NE (parcel #0622100060). From WA-522, take the NE 195th St exit, head west on NE 195th St, then turn south onto 136th Ave NE, and the project site will be on the east side of the road southeasterly of Little Bear Creek Place.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

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

Steep Slopes

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

Slopes range from 5% - 65%

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 agricultural land of longterm commercial significance and whether the proposal results in removing any of these soils.

Everett gravelly sandy loam, 5 to 15 percent slopes, and Norma sandy loam

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

None known

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The project proposes to cut approximately 85 cubic yards from the westerly edge of the project site along the frontage improvements. It is proposed that the three residential structures will be constructed with daylight basements as to allow for the existing grade to remain minimally untouched.

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

Yes, general erosion due to clearing of vegetation.

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

18%

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

Minimal impacts will be made to the existing grades, together with the construction of structures that will be built to the contours of the land. Typical BMP's such as silt fence and covering exposed soils with mulch/straw

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

CITY COMMENTS

- still 18% w/ revised proposal?

Typical construction equipment during excavation

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

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

No

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.

Little Bear Creek runs approximately 150 feet to the east and somewhat parallel to the proposal.

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.

Yes, please see attached environmental assessment prepared by ACERA

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.

None

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

No

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

Yes, the 100-year flood plain is within the ownership limits, but not within the project limits. The plans have been annotated accordingly.

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.

None

b. Ground:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

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.

None

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.

Stormwater along the frontage improvements will connect to an existing conveyance system. Private improvements will utilize onsite BMPs/dispersion.

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

Possibly

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Possibly during the construction process

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

Use of typical BMPs

4. Plants

a. Check the 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
- Orchards, vineyards or other permanent crops.
- Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: Water lily, eelgrass, milfoil, other
- Other types of vegetation:

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

Approximately 25% of the site is within the project limits, where trees and shrubs will be removed to allow for the proposed improvements. The easterly 75% of the site will remain untouched, please refer to the prepared environmental assessment for further details.

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

None known

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

Please refer to the prepared environmental assessment for further details.

e. List all noxious weeds and invasive species known to be on or near the site.

Knotweed and Blackberry species, please refer to the prepared environmental assessment for further details.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: Hawk, heron, eagle, songbirds, other:
Mammals: Deer, bear, elk, beaver, other:
Fish: Bass, salmon, trout, herring, shellfish, other:
None known

Little bear creek?

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

None known

*Threatened /
endangered
species*

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

None known

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

Removal of invasive plant species, together with replanting. Please refer to the prepared environmental assessment report for further details.

e. List any invasive animal species known to be on or near the site.

None known

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.

Puget Sound Energy services the surrounding areas with electric and gas.

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

No

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

None

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.

No

1) Describe any known or possible contamination at the site from present or past uses.

None known

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No

4) Describe special emergency services that might be required.

None

5) Proposed measures to reduce or control environmental health hazards, if any:
None

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None

- construction noise?

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.

Typical construction equipment traffic

3) Proposed measures to reduce or control noise impacts, if any:
Keep all construction activities within allowable hours.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Current Use: Vacant Current Zoning: R6

- Add construction of SPR.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Not known

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No

c. Describe any structures on the site.
None

d. Will any structures be demolished? If so, what?
No

e. What is the current zoning classification of the site?
R6

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

- Moderate density Bus.

g. If applicable, what is the current shoreline master program designation of the site?
None

- Shoreline Residential

h. Has any part of the site been classified critical area by the city or county? If so, specify.

Seismic - The project is located within a Seismic area according to Woodinville and King County Maps

Streams and Wetlands Map – A category IV wetland and little Bear Creek is located on the property. See the wetland and stream assessment report prepared by Acera LLC, Dated May 2014.

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

13

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

None

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

None

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

The property is adjacent to 136th Ave NE to the west. Larger parcels, over 1 acre, are located to the north and south, each with a single family residence. To the east is HWY 522. The project is keeping consistent with neighboring land use characteristics.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None

9. Housing

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

There is two duplexes, and a single family residence proposed.

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

None

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

None

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?

To be determined.

-max. height 35'

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

None

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

None

11. Light and glare

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

None

-Typical automobile?

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

None

c. What existing offsite sources of light or glare may affect your proposal?

None known

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

None

12. Recreation

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

Rotary Community Park

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

No

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

None

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

None

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None

14. Transportation

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

There will be no internal roadways as a part of this project. All residences will be accessed off of 136th Ave NE.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

There are two bus stops within 500 feet of the proposal

- where?

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

There are no existing parking spaces, the project proposes approximately 20 parking spaces.

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

The

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

It has been requested by the City of Woodinville on the Pre-Application Meeting summary, from the July 10, 2013 pre-application to provide street improvements. This improvements are to meet the high density residential standard. This includes widening the east half of the 136th Ave NE to 18 feet, verticle curb and gutter, 6' planting strip, and 6' sidewalk. These improvements have been shown on the preliminary site plan.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Approximately 50 trips per day

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

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

None

15. Public services

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

Yes, there would be an increase as a result of the services generally utilized in association with residential strutures.

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

None

16. Utilities

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

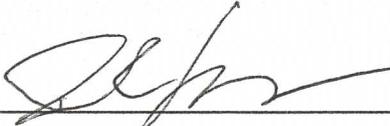
Electric, gas, water, refuse, phone, sewer, and cable

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.

None

C. SIGNATURE

I certify (or declare) under penalty of perjury under the laws of the state of Washington that the above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: 

Date Submitted: 10/30/2014

For Office Use Only

Reviewed by: _____

Date: _____

SUPPLEMENT FOR NON-PROJECT ACTIONS

(do not use this sheet for 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?

The project post development conditions propose to have less than the allowable 0.1 cfs difference in surface water discharge from the pre-developed conditions. It is not anticipated to have any other adverse effects as listed above.

Proposed measures to avoid or reduce such increases are:

Design and construct onsite BMPs to manage runoff.

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

The project proposes to remove existing invasive species.

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

The easterly half of the site, being approximately 75% of the ownership limits is to remain in its natural state.

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

Not known

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

None

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, historic or cultural sites, wetlands, flood plains, or prime farmlands?

The easterly half of the site, being approximately 75% of the ownership limits is to remain in its natural state.

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

The easterly half of the site, being approximately 75% of the ownership limits is to remain in its natural state.

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 easterly half of the site, being approximately 75% of the ownership limits is to remain in its natural state.

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

The easterly half of the site, being approximately 75% of the ownership limits is to remain in its natural state.

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

Through the construction of the proposed improvements.

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

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

Agnes Kowacz

From: Richard Reed <richardcreed702@gmail.com>
Sent: Wednesday, October 07, 2015 4:07 PM
To: Agnes Kowacz
Subject: Neighbor Comments Regarding Modi Reasonable Use Permit

File: CAE14001/SEP14023

TO: City of Woodinville, ATTN: Agnes Kowacz

Dear Agnes

I have reviewed the city's Revised Notice Of Application regarding the subject project. I am pleased to note this the construction of a lone single family residence, and from the preliminary information it appears this will be a welcome addition to our neighborhood. Therefore I do not have any comments regarding the structure, the location of the structure, or the plan.

I do, however, have comments regarding the issuance of the building permit.

Being very familiar with the location, it is assumed a large amount of fill dirt will be trucked in. Therefore:

- The city should require the applicant or their contractors and subcontractors to set aside mitigation funds in the event the truck traffic damages the street surface or private property. This also includes loading and unloading of heavy machinery (bull dozers, diggers, etc).
- The city should stipulate to the applicant, contractors and any subcontractors that as a condition of the building permit tandem dump trucks are not to be staged on 136th Ave NE. The use of these tucks requires parking of one of the trailers nearby, usually in the middle of the street, while the other is dumped. This creates a dangerous situation, especially with the street visibility at this particular location.
- It is assumed the fill will need to be tamped down using heavy machinery. The city should stipulate to the applicant, contractors and any subcontractors that as a condition of the building permit, that 24 hour prior notice be given to neighboring residences of impending vibration and shock waves so that sensitive property may be secured from possible damage.

It is assumed electric power, gas, sewer, water, telephone, cable and internet will need to be installed. This usually requires the "ground graffiti" and open ditches in the street. The city should encourage the applicant and their contractors and any subcontractors to coordinate their installations so that a separate graffiti attack and street destruction is not needed. Ideally all can be done at the same time. This may seem rather benign, but in reality these efforts affect the neighbors significantly, especially when repeated four or five times in a two month period.

Finally, the city should stipulate to the applicant, contractors and any subcontractors that as a condition of the building permit that all contractors' and subcontractors vehicles are parked off the street. The location of this project is in a no-parking zone anyway so this should be moot. It is realized this is impractical for loading and unloading heavy machinery, but while this is in progress the contractors or subcontractors should be required to provide adequate personnel to safely direct traffic past the activity with minimal holdup.

I reserve the right to submit further comments, prior to the Oct 20 cutoff date, upon review of the detailed plans. Also, please consider me an Interested Person of Record and put my name on the list for notification for the public hearing.

Thanks, Agnes. Talk to you soon.

Richard C. Reed
18705 136th Ave NE
Woodinville, WA 98072
425-485-6750

Agnes Kowacz

From: William Lider <Bill@LiderEngineering.com>
Sent: Monday, October 19, 2015 8:39 AM
To: Jenny Ngo; Agnes Kowacz
Subject: RE: Modi Reasonable Use Permit, SKWC Comments

Well, the proposed project certainly fails this test too.

Please notify me when the hearing is scheduled so we may present additional testimony.

William (Bill) Lider, PE, CESCL
Lider Engineering, PLLC
2526 – 205th Place SW
Lynnwood, WA 98036
425-776-0671 (W)
206-661-0787 (C)

From: Jenny Ngo [mailto:JennyN@ci.woodinville.wa.us]
Sent: Monday, October 19, 2015 8:09 AM
To: William Lider; Agnes Kowacz
Subject: RE: Modi Reasonable Use Permit, SKWC Comments

Hi Bill,

Thanks for the letter – we will include it in the record. I wanted to clarify which code provisions apply to this application based on your letter. You note the exemptions in WMC 21.24.060 regarding emergencies and/or replacement/repair of existing structures as applying to this application. This section is for code exemptions (projects not subject to the critical areas regulations), rather than criteria for approval of a reasonable use permit.

Criteria for approval of a reasonable use permit can be found under WMC 21.24.080(2). This application will be reviewed for consistency with the following:

(2) If the application of this chapter would deny all reasonable use of the property, the applicant may apply for a reasonable use permit pursuant to this subsection:

- (a) The applicant shall apply to the Department, and the Development Services Director shall prepare a recommendation to the Hearing Examiner;*
- (b) The reasonable use permit shall be reviewed as Type III project permit, pursuant to Chapters 17.07 through 17.17 WMC. The Hearing Examiner shall make a decision based on the following criteria:
 - (i) The application of this chapter would deny all reasonable use of the property;*
 - (ii) There is no other reasonable use with less impact on the sensitive area;*
 - (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;*
and
 - (iv) Any alterations permitted to the sensitive area shall be the minimum necessary to allow for reasonable use of the property; and**
- (c) Any authorized alteration of a sensitive area under this subsection shall be subject to conditions established by the Hearing Examiner including, but not limited to, mitigation under an approved mitigation plan.*

Please let me know if you have questions.

Thanks,
Jenny

From: William Lider [mailto:Bill@LiderEngineering.com]
Sent: Friday, October 16, 2015 2:45 PM

To: Agnes Kowacz <agnesk@ci.woodinville.wa.us>
Cc: Jenny Ngo <JennyN@ci.woodinville.wa.us>
Subject: Modi Reasonable Use Permit, SKWC Comments

Agnes, please find attached a copy of the SKWC's comments on Modi Reasonable Use Permit.

Please keep us informed as this project progresses and notify us of any hearing dates, when scheduled.

Please acknowledge receipt of these comments.

William (Bill) Lider, PE, CESCL
Lider Engineering, PLLC
2526 – 205th Place SW
Lynnwood, WA 98036
425-776-0671 (W)
206-661-0787 (C)



TRANSMITTED BY E-MAIL

October 16, 2015

Agnes Kowacz
Associate Planner
City of Woodinville
17301 133rd Avenue NE
Woodinville, WA 98072
Agnesk@ci.woodinville.wa.us

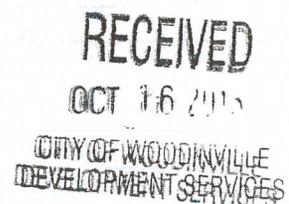
SUBJECT: Modi Reasonable Use Permit
File No. CAE14001 / SEP14023
19400 136th Ave. NE
Woodinville, WA

On February 4, 2015 the Sno-King Watershed Council (SKWC) submitted comments on the Modi Short Plat development; these comments are included as a part of this comment letter by reference. The SKWC brought to the City's attention in February that because the wetland on the Modi property was proximal to and influenced by Little Bear Creek, that it must be classified as a Category 1 Wetland with a 150-foot buffer pursuant to WCC 21.24.320. The City subsequently retained an independent outside consultant to review the SKWC comments and the City's own consultant corroborated and affirmed the SKWC comments.

The City subsequently issued its Critical Areas Determination for the short plat proposal on June 1, 2015. In its decision last June, the City confirmed that Wetland A must be classified as a Category 1 wetland and its buffer is designated as Fish and Wildlife Habitat Conservation Areas. No construction or stormwater treatment facilities are allowed in this buffer that covers the entire lot area. The City also confirmed that this site contains geologically hazardous areas including landslide hazard and seismic hazard areas. Either one of these determinations are fatal flaws for development at this site.

The project proponent has now filed a revised notice of application; however the development's fatal flaws identified by the SKWC and affirmed by the City still remain; and the development remains inconsistent with Woodinville's Comprehensive Plan, Municipal Code, Shoreline Master Program, and applicable State and Federal regulations.

The applicant is requesting a "reasonable use permit" under Chapter 21.24 of the City's municipal code. However a reasonable use permit is neither appropriate nor applicable in this instance for this private property development.



A reasonable use permit is intended a partial code exemption for alterations in response to emergencies that threaten the public health safety or welfare¹; or for structural modification of, addition to, repair or replacement of structures, except single detached residences, in existence before March 31, 1993, which do not meet the building setback or buffer requirements for wetlands, streams or geological hazard areas if the modification, addition, replacement or related activity does not increase the existing footprint of the structure lying within the above-described building setback area, critical area or buffer² (Emphasis Added). Neither condition exists on the Modi property.

Exceptions to the code for a reasonable use permit may be allowed for a public agency or public utility³; however this condition also does not apply to the private Modi development.

It is unfortunate that the Modi property is undevelopable due to the fatal flaws associated with it, but due to the property's close proximity to Little Bear Creek and the likelihood that significant harm will occur as the result of any development on this property to an important salmonid stream, development cannot be permitted in this instance.

Therefore for all the foregoing reasons, the SKWC respectfully requests that the subject reasonable use permit be denied, with prejudice.

Thank you for your consideration of these comments.

Sincerely,



William Lider, PE, CESCL
Lider Engineering, PLLC
Board member, Sno-King Watershed Council

cc: SKWC Board

¹ WMC 21.24.060 Complete exemptions

² WMC 21.24.070 Partial exemptions

³ WMC 21.24.080 Exceptions

October 26, 2015

Agnes Kowacz
Associate Planner
City of Woodinville
17301 133rd Avenue NE
Woodinville, WA 98072

Re: Reasonable Use Permit Application, Modi CAE14001 / SEP14023

The following comments are submitted on behalf of the residents of “Emerald Pond” located in the vicinity of the proposed project to build a single family home on a parcel that straddles Little Bear Creek and within the designated wetland buffer on the lot.

We previously commented on the project proponent’s application to subdivide the parcel at issue into 3 lots. Our letter, dated January 9, 2015 is incorporated by reference.

We are writing to protest the issuance of a reasonable use permit for this new construction project. The parcel in question is a designated as a critical area under Woodinville Municipal Code § 21.24. The findings of the Critical Area Determination concluded that there are a number of features of this parcel that make it an important ecological area. Little Bear Creek runs through the property: Little Bear Creek is a Type 1 stream and subject to the Shoreline Management Act. This stream contains nine documented species, some of which are listed under the Endangered Species Act. There is also a Class 1 wetland on the property.¹ These areas are considered Fish and Wildlife Habitat Conservation Areas. In addition, the parcel in question has extremely steep slopes on the western edge of the lot, which may pose a geological hazard.

The project proponent has revised its plans and now wishes to obtain a variance that would allow construction of a single family home on the 1.6 acre parcel. Notably, the proponent wishes to place the home fully within the wetland buffer zone, although there are buildable areas of the lot outside the stream and wetland buffers.

We object to this issuance of the permit as requested because it does not meet the regulatory criteria required for a reasonable use permit.

As an area designated as under Woodinville’s Shoreline Master Program, pursuant to the Washington State Shoreline Management Act, this reasonable use permit must comply with the requirements of both Washington Administrative Code § 173-27-170 and Woodinville Municipal Code § 21.24.080(2). The test that provides for greater environmental protection controls.² A variance may be granted if the applicant demonstrates that all of the regulatory criteria have been met.

This reasonable use permit fails to meet several of the enumerated criteria under WAC 173-27-170 and WMC § 21.24.080. First, the wetland and stream buffers required for critical areas do

¹ WMC § 21.24.320(a)(iv).

² WMC § 21.24.020(4).

not “deny all reasonable use of the property”.³ There is still a buildable portion of the parcel that is outside the buffer zones. Furthermore, the property could be used for recreational purposes in congruence with the requirements of City and State code and with less impact upon the sensitive area.⁴

The application for a reasonable use permit also fails because the proposed alterations to the sensitive area are not the “minimum necessary to allow for reasonable use of the property.”⁵ The southwest corner of the parcel is not within the stream or wetland buffer. Thus, this area is where development should be focused. In contrast, the applicant has placed the proposed home entirely within the required wetland buffer. This is entirely unnecessary and unacceptable as there would be far less impact if the home was sited on a different area of the parcel. We also note that this same southwest corner was initially “Lot 3” of the applicant’s previous application to subdivide the parcel, and would have been the site of one of three homes. This is clear evidence that the southwest corner outside the wetland and stream buffer zones is a reasonable location for a home. The project has made *absolutely no effort* to reduce the impacts of the proposed project or to respect the required buffer areas.

Another consideration under the Shoreline Management Act is the cumulative impacts of granting a reasonable use permit.⁶ In the immediate area of the proposed project there has been a recent subdivision with construction of 11 high-density homes. This has resulted in the loss of significant wildlife habitat. As we detailed in our previous comment letter, the toll on local habitat has been substantial. The cumulative impact of granting this reasonable use permit, and other similar permits that might be induced with the grant of this reasonable use permit, would result in a significant adverse impact upon the area. It should also be noted that within a tenth of a mile north of the parcel, the City of Woodinville has dedicated significant resources to salmon habitat through the creation of Rotary Park. It would be contrary to the City and tax-payer investment in that endeavor if the City were to approve the current project with its adverse impacts upon downstream Little Bear Creek.

For the reasons provided above, the City of Woodinville must deny the applicant’s reasonable use permit as proposed.

In addition, we wish to draw attention to several important considerations with regard to the proposed development. These concerns are outlined below.

Wetland Buffer

Class 1 wetlands, such as the wetland on-site, are required to have 150-foot buffers.⁷ Furthermore, the City is required to increase the buffer width under some conditions. For instance, where either a larger buffer is required to protect other critical areas or where “the buffer or adjacent uplands has a slope greater than 30 percent or is susceptible to erosion and

³ WMC § 21.24.080(2)(b)(i); *see similar condition at* WAC § 173-27-170(2)(a).

⁴ WMC § 21.24.080(2)(ii).

⁵ WMC § 21.24.080(3)(iv); WAC § 173-27-170(2)(e). *See also* *Stafford v. City of Bainbridge*, Shorelines Hearings Board (2003).

⁶ WAC § 173-27-170(4).

⁷ WMC § 21.24.330(1)(a).

standard erosion-control measures will not prevent adverse impacts to the wetland.”⁸ This parcel has an extremely steep western slope: the proponent’s SEPA checklist at item B.1.b states that slopes range up to 65 percent. The slope is known to be a risk for erosion, as noted in the City’s Critical Area Determination. Consequently, normal management practices (as proposed in the proponent’s SEPA checklist) will be insufficient. The City should consider an increased wetland buffer zone to protect the wetland and stream, which are designated fish and wildlife conservation areas.

Fish and Wildlife Conservation Area

As a designated fish and wildlife conservation area, this area may be altered only if doing so will not “degrade the quantitative and qualitative functions and values of the habitat.”⁹ Furthermore, fish and wildlife conservation areas are subject to tree retention policies contained at WMC § 21.15. It is clear that placing a home near a steep slope subject to erosion and fully within the wetland buffer will result in significant adverse impact to the habitat. The City is committed to rehabilitating Little Bear Creek, as outlined in its Shoreline Master Program. It would directly contravene the investment in this process and purpose of the Shoreline Management Act if this project were allowed to proceed.

We also seek a determination by the City as to whether a habitat management plan pursuant to WMC § 21.24.430(1) will be required because this parcel is known to be habitat for salmonids listed under the Endangered Species Act, as well as potentially providing habitat for bald eagles and heron (see below).

SEPA Compliance

To our knowledge, the project proponent has not updated the SEPA checklist submitted on June 9, 2014. This SEPA checklist has several fatal flaws. First, the checklist entirely omits any mention of resident species, including threatened and endangered species. It is an established fact that Little Bear Creek is salmon habitat: a fact that would be well-known to the proponent. In addition, at our pond just the other side of 136th Ave. NE, we frequently observe Heron and Bald Eagles in addition to the many other species noted in our letter of January 9, 2015. We observe them in pairs as well as singles. At times we have observed these birds fly in from the east, and potentially from the parcel in question. Thus, further investigation must be undertaken to establish what species may reside on the parcel.

The SEPA checklist also asks what type of noise might affect the project. The proponent lists “none”: this is patently absurd. The parcel in question abuts Highway 522. The traffic noise standing at the western border of the property is quite marked, and would only be louder on the interior of the parcel. The noise is so intense that the official King County records for this property lists the traffic noise as “extreme” under the category for “Nuisances”.¹⁰

It is evident that the proponent did not attempt to answer the SEPA checklist in a thorough – or even passable – manner. Thus, a careful examination must be made of all the responses contained therein.

⁸ WMC § 21.24.330(1)(g)(ii).

⁹ WMC § 21.24.430(4).

¹⁰ See <http://info.kingcounty.gov/Assessor/eRealProperty/Detail.aspx?ParcelNbr=0622100060>.

Zoning

The parcel is currently zoned R-6. This is a much higher density than the lot can ever support. It is a total of approximately 1.6 acres and can support at most a single, modest residence. Due to its high density, however, it will require extra roadside improvements. We are concerned because the curb treatment, sidewalk and planter improvements that are required for "high density residential" developments would mean the removal of essentially all large trees on the western border of the lot. This would counter to the intent of tree retention policies at WMC § 21.15.

Our neighborhood has already lost significant numbers of large trees – and the essential habitat that they provide – to the recent Woodland development. In addition, even more large trees were lost from one our properties due to mismanagement during construction of the Woodland subdivision. We place great importance on mature trees because we regularly watch the bald eagles, osprey, woodpeckers and other birds in our trees. Of course, in addition other species depend on trees for habitat. The ecology of our area has already been harmed by development: everything that remains in this vicinity is essential.

Consequently, we request consideration of downzoning this lot and abating the amount of roadside improvement that will be required.

The fact that this property has a number of limitations would have been obvious to the proponent at the time that he purchased the property in 2013. Furthermore, it is clear that the sale of the property was predicated on the limited uses of the property because it was sold for far below market given the size of the lot.

We thank you for your consideration of this matter.

Anna and Chet Moritz
13403 NE 193rd PL
Woodinville, WA 98072

Henry and Felisa Kieneker
19215 136th Ave NE
Woodinville, WA 98072

Jeffery and Betty Pierce
13423 NE 193rd PL
Woodinville, WA 98072

Christa McNatt
19205 136th Ave NE
Woodinville, WA 98072

Jen Gan
19221 136th Ave NE
Woodinville, WA 98072

January 13, 2015

Jenny Ngo, ACIP
Senior Planner
City of Woodinville
17301 133rd Avenue NE
Woodinville, WA 98072

RE: 19400 136th Ave. NE Proposed Plat

To whom it may concern:

We are writing to voice our concerns regarding the environmental impacts of the proposed subdivision of the parcel located at 19400 136th Ave NE in Woodinville. As the City of Woodinville ("City") is aware, there are both a wetlands located on-site and Little Bear Creek runs centrally on the site. The project proponent is proposing to reduce the buffers for both the wetlands and Little Bear Creek to a minimum through mitigation measures. Yet, the proposed mitigation measures are insufficient to reduce the environmental harms associated with the reduced buffer. Merely replacing the surrounding vegetation, constructing a fence and asking future homeowners to keep dogs out of the area (proposed best management practices) will not make up for the damage caused by the project.

We have serious concerns that even with mitigation this project will result in too much pressure on these hydrological features. The slope of the lot bordering on 136th Ave NE is extremely steep and despite use of a silt fence will result in significant erosion and run-off during construction. The loss of the natural vegetation on this slope will cause on-going polluting run-off that will damage the wetlands and Little Bear Creek, which is habitat for salmonids and other species. We note that these impacts are minimized in the SEPA Checklist prepared by the project proponent; the City of Woodinville should carefully review actual erosion and runoff impacts of the project instead of relying on the SEPA Checklist.

The project is proposed to comprise two duplexes and a single family home. This will be extremely high density housing for such a sensitive area and is simply untenable. The SEPA Checklist indicates that the high-density housing as proposed is in keeping with the surrounding area, but in fact the parcels immediately to the north and south and our neighborhood to the west are all much lower density than the proposed project.

The City is required under SEPA to consider all reasonable alternatives. Here, the only reasonable use is a single family home. This would be in congruity with the two lots to the north and south, each of which has a single family home on-site and would be the only alternative that would adequately protect the wetland on-site, Little Bear Creek, and nearby habitat.

We are residents around a small lake on the west side of 136th Ave NE, immediately across from the proposed project. The lake supports a diverse array of wildlife, which includes rabbits, raccoons, opossum, squirrels, river otters, muskrats and occasionally deer. Birds on the property include hawks, eagles, osprey, crows, flickers, woodpeckers and various songbirds, ducks, geese, grebes, great blue heron, green heron, kingfishers, cormorants, and red-winged blackbirds. The lake contains rainbow trout as well as self-sustaining population of frogs. The lake also has a healthy population of insects, including chironomids, caddis, backswimmers,

and mayflies, which maintain the trout. Many of these species are likely found on the proposed site and there is likely a large amount of migration between the lake and the site. In particular, species such as eagles, osprey, etc. require a number of large trees for nesting, some of which likely include the existing trees on the proposed project site. The biodiversity at this nearby lake will thus also be affected by the proposed project.

Furthermore, the project proponent has entirely neglected to discuss the wildlife that reside on the property in the SEPA Checklist. This neglect must be carefully reviewed and corrected, especially with regard to the salmon that migrate in Little Bear Creek (see item 5 in the SEPA Checklist).

The area surrounding the proposed project has recently been ecologically compromised by the still-in-progress Woodland development nearing completion on the corner of 136th Ave NE and NE 195th St. For instance, we have noticed fewer rabbits, squirrels and several species of birds. Prior to the development of Woodland, one resident put out 2 of the suet bird seed blocks every other day (sometimes everyday) now they last a week or more. Due to the development of Woodland, there has been a significant drop in numbers of red wing blackbirds.

After living here for 18 years, another resident noticed a disruption in the number of waterfowl who either stay year round on our small lake, or those who migrate through the area since the Woodland project began, and have noticed an increase in sightings of coyotes on our property. This is a concern, as their natural habitat has been destroyed and they have nowhere else to go.

In addition, we used to have birds that flew from the wetland adjacent to the UW Bothell/Cascadia area to visit our lake. In particular, there was a snag tree that has been cut down where an osprey perched. We spent many hours watching the bird, who now does not have a place to perch. We have noticed a decline in the number of blue and green heron and hawks, as well as the smaller songbirds who used to frequent the lake. We strongly suspect that they do not fly here anymore because of the noise and disruption caused by development of the Woodland project. Thus, it is undeniable that the cumulative impact to wildlife of the loss of both the habitat at the Woodland subdivision and the proposed project at 19400 136th Ave NE will be significant and irreversible.

We feel strongly about the maintenance of the natural habitat in this area. Little Bear Creek is too important a waterway for salmon to allow the encroachment proposed by the project proponent. The City of Woodinville has protected the section of Little Bear Creek immediately to the north of NE 195th St at Rotary Park. The City should continue this stewardship by prohibiting the project proponent from reducing the buffer width for the wetland below 50 feet and the buffer for Little Bear Creek below 150 feet. The City has established these buffers based on strong science and should not accept the minimal mitigation measures proposed by the project proponent.

In conclusion, we have serious concerns about the density of the proposed project. As proposed, this will cause irreversible harm to the on-site wetland and Little Bear Creek. It will also constitute an untenable cumulative impact on local wildlife by reducing much-needed habitat for local wildlife, for example through the loss of large trees.

Sincerely,

Chad & Liliana Brueckner
19127 136th Ave NE
Woodinville, WA 98072

Tek-Min & Jen Gan
19221 136th Ave NE
Woodinville, WA 98072

Henry T. Kieneker
19215 136th Ave NE
Woodinville, WA 98072

Christa McNatt
19205 136th Ave NE
Woodinville, WA 98072

Chet & Anna Moritz
13403 NE 193rd PL
Woodinville, WA 98072

Jeff & Betty Pierce
13423 NE 193rd PL
Woodinville, WA 98072

Jan West
19131 136th Ave NE
Woodinville, WA 98072

Agnes Kowacz

From: Karen Walter <KWalter@muckleshoot.nsn.us>
Sent: Monday, October 19, 2015 3:23 PM
To: Agnes Kowacz
Subject: RE: Revised Notice of Application Modi Single Family CAE14001 / SEP14023

Agnes,
Thank you for sending us the revised NOA materials for the Modi project. From a quick review, it appears that a new checklist is needed for the project. Per the revised NOA, the applicant is seeking a single family residence on 1.63 acre lot; not a single family residence and two duplexes (see response to question 11 in checklist). The checklist should be revised accordingly and should include some discussion as to how the revised proposal meets Woodinville's code requirements for a reasonable use permit. I didn't see this information in the packet you sent.

Please advise.

Thanks,
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*

From: Agnes Kowacz [mailto:agnesk@ci.woodinville.wa.us]
Sent: Monday, October 05, 2015 8:40 AM
To: Tom.burdett@ci.bothell.wa.us; bhampson@kenmorewa.gov; jregala@kirklandwa.gov; eshields@kirklandwa.gov; cbeam@redmond.gov; kjobe@wf-r.org; mmichael@wf-r.org; Jonathan.Smith@usace.army.mil; Gretchen.kaehler@dahp.wa.gov; Dahp.separeview@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; Tina.C.Fisher@USPS.gov; beth.humphreys@kingcounty.gov; mark.wilgus@kingcounty.gov; Brenda.Bauer@kingcounty.gov; rick.brater@kingcounty.gov; charlie.sundberg@kingcounty.gov; kevin.desmond@kingcounty.gov; gary.kriedt@kingcounty.gov; steve.bottheim@kingcounty.gov; randy.sandin@kingcounty.gov; robert.nunnenkamp@kingcounty.gov; planning.roads@kingcounty.gov; frank.slusser@snoco.org; misty.terry@snoco.org; Rhonda.Kaetzel@kingcounty.gov; Dhuskey@awwd.com; kate.tourtellot@commtrans.org; fmiller@lwsd.org; khowe@woodinvillewater.com; scalissendorff@nsd.org; eujiye@nsd.org; fyee@nud.net; sullivan.s@portseattle.org; thomas.b@portseattle.org; denise.stiffarm@PacificaLawGroup.com; grace.yuan@klgates.com; claudew@psc Cleanair.org; perry.weinberg@soundtransit.org; Karen Walter; Laura Murphy; Erin Slaten; njoseph@sauk-suiattle.com; steve@snoqualmieltribe.us; adam@snoqualmientation.com; klyste@stillaguamish.com; tduff@stillaguamish.com; garytatro@stillaguamish.com; ryoung@tulaliptribes-nsn.gov; tbrewer@tulaliptribes-nsn.gov; info@snohomishtribe.com; diane_albright@cable.comcast.com; crissy.d.kitchell@ftr.com; bob.j.emery@ftr.com; holly.williamson@bp.com; Rebecca.nicholas@pse.com; Jason.vannort@pse.com; YStevens-Wajda@psrc.org; Imiller@psrc.org; eharris@psrc.org; MHubner@psrc.org; monroe@jmmmlaw.com
Subject: Revised Notice of Application Modi Single Family CAE14001 / SEP14023

Please see the attached Revised Notice of Application for a reasonable use permit to construct a single family residence with SEPA. The comment period runs through today October 5, 2015 through October 20, 2015. Please submit comments and concerns by responding to this email or using the Request for Agency pdf attached.

Project Name: Modi
File No(s): CAE14001/SEP14023
Applicant: Prakash Modi
Project Location: 19400 136th Avenue NE

Project Description: Reasonable Use Permit to develop a 1.63-acre lot featuring critical areas with a family residence 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.

Comment Period: A 15-day comment period will be utilized to receive comments. 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 October 20, 2015.

Questions: The application, supporting documents, and studies are available for review at the Woodinville City Hall. You may review the project application at City Hall, at 17301 133rd Avenue NE, Woodinville, WA 98072. To provide comments, contact Agnes Kowacz, Associate Planner at (425) 877-2233 or agnesk@ci.woodinville.wa.us.

Thanks,

Agnes Kowacz | Associate Planner

City of Woodinville

17301 133rd Ave NE

Woodinville, WA 98072

Office: (425) 877-2293

Email: agnesk@ci.woodinville.wa.us

Agnes Kowacz

From: Ryan Miller
Sent: Friday, October 23, 2015 1:48 PM
To: Agnes Kowacz
Subject: Modi CAE14001

Agnes-

Please have the applicant address the following items:

- Frontage improvements will be required along the length of the property on 136th Ave NE.
 - The City requires improvements to match that of Standard 104B, from the Woodinville Infrastructure Manual.
 - This comment can be addressed in the later stages of the permitting process but shall be a condition. Please notify the applicant of this requirement.
- Please have the geotechnical report updated to match the current project for one SFR.
 - This report should address the driveway and house, that appear to be located in the steep slopes.
 - Does the geotechnical engineer have concerns with the driveway location to connect the house to the public road, how about the house location in the steep slopes, and the plan for drainage on the site?

Thank you,

Ryan Miller | Engineer I | Public Works Department
Tel: 425-489-2700 ext. 2296 | Fax: 425-489-2756
Cell: 206-255-2867 | Email: ryanm@ci.woodinville.wa.us
City of Woodinville | 17301 133rd Ave NE | Woodinville, WA 98072