



---

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

---

January 21, 2016

Submitted by Amanda Almgren, Associate Planner

## **Conditional Use Permit for Curtis Clay Training CUP15001: Corrections to the Staff Report**

### **Exhibits**

1. Exhibit 12, Memo from Amanda Almgren, Associate Planner regarding corrections to the Staff Report (this document)
2. Exhibit 7, Parking Calculation Spreadsheet updated 1-20-16

### **Corrections to the Staff Report:**

Correction 1  
Page 2, Background,  
paragraph 2

Curtis Van **Wyck** Wyke submitted an application for a Conditional Use Permit, to operate a personal training studio, to the City of Woodinville for property located at 19510 144<sup>th</sup> Avenue NE. The application for a Conditional Use Permit was received by the City of Woodinville on November 25, 2015.

Correction 2  
Page 3, Analysis 1

Curtis Van **Wyck** Wyke submitted a Conditional Use Permit to operate Curtis Clay Training, a sports conditioning and personal training studio at 19510 144<sup>th</sup> Ave NE Suite D-7. The property consists of one large industrial building and associated parking. The building houses multiple tenants, including woodworking, storage for various businesses, a brewery, wineries, and a bakery. The property is owned by Woodinville Warehouse Associates, LLC. The applicant has made the property owner aware of the proposal, as indicated on the Owner Authorization Form (Exhibit 2).

Correction 3  
Page 3, Analysis 3

The personal training studio will be located in existing office space in the southeast section of the building. The space is approximately **3,500** 4,750 square feet.

Correction 4  
Page 4, Analysis 9

The required parking rate for sports clubs, which qualifies as a general service use, is one space per 300 square feet of net square footage. The total space is approximately **3,500** 4,750 square feet, which requires **twelve** six spaces. Approximate square footages and current tenant uses were provided by Melody Warouw, property manager for the development (Exhibit 6). Based on the provided information and information from permits issued by the City, staff was able to calculate the parking demand based on the parking requirements in WMC 21.18.030. **WMC 21.18.040 allows for a ten percent reduction to the**

**standard parking requirements when the total parking area on-site exceeds 5,000 square feet, the parking facilities are designed as a single on-site parking facility and are owned by a single property owner, and no single use exceeds the total parking provided. The property meets the requirements for a shared use parking reduction by meeting these criteria.** The property currently has a total of **106** ~~404~~ parking spots and the current calculated demand, including the proposed conditional use, is **99** ~~403~~ parking spots (Exhibit 7).

Correction 5  
Page 6, Condition 1

This conditional use permit allows for the operation of a sports club business in an existing tenant space that is approximately **3,500** ~~4,750~~ square feet. Any expansion of this use into additional tenant spaces will require a modification of the conditional use permit.