



NOTICE OF DECISION

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

The City of Woodinville has issued a Notice of Hearing Examiner Decision for the following project:

Project Name: Homegrown Trailers

Proponent: Corey Weathers

Project Number: CUP16002

Description of proposal: Conditional Use Permit to manufacture travel trailers in an existing industrial building.

Project Decision: Approved with Conditions

Project Location: 16130 Woodinville-Redmond Rd, Suite 1, Woodinville, WA.

Notice of Decision Date: June 13, 2016

End of Appeal Period Date/Time: June 27, 2016 by 4:00 p.m.

Project Permit Expiration Date: June 13, 2021

A public hearing was held before the Woodinville Hearing Examiner on May 12, 2016 for review of the Conditional Use Permit application. After considering comments by the public, City staff, and outside agencies, the project was approved with conditions by the Woodinville Hearing Examiner, subject to the attached Findings of Fact, Conclusions and Decision.

The Conditional Use Permit shall be valid for five (5) years from the date of this Notice of Decision. The Conditional Use Permit shall be declared void if there is a failure to comply with the approved plans or conditions of approval.

The application, supporting documents, and studies are available for review at the City of Woodinville, 17301 133rd Avenue NE, Woodinville, WA 98072. Contact: Amanda Almgren, Project Manager, at (425) 877-2285. Email address: amandaa@ci.woodinville.wa.us.

Appeals

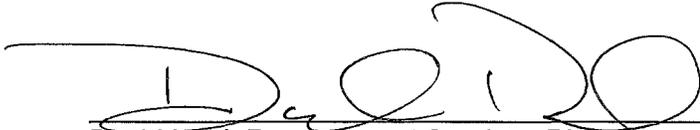
A party of record may appeal this decision to the Woodinville City Council. There are specific code requirements for filing an appeal, including using a City form and paying an appeal fee. Appeals should be filed with the Development Services Department in City Hall, 17301 133rd Avenue NE, Woodinville, WA 98072. An appeal must be filed within 14 days of the date of issuance of this decision, by 4:00 p.m., on June 27, 2016. Appeal filings must be in conformance with Chapter 2.30 and 17.17 WMC. Contact the project manager listed below if you would like to file an appeal, to ensure the appeal is filed correctly.

Affected property owners may request a change in valuation with King County for property tax purposes notwithstanding any program of revaluation. For information regarding property valuations and/or assessments, contact the King County Assessor's Office at 206-296-7300.

Contact person: Amanda Almgren, Project Manager

(425) 877-2285

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



David Kuhl, Development Services Director

Date: _____

6/13/15

1 a trailer and two to four trailers will be built per month. Deliveries will occur about two days per
2 week. Wood will be stored indoors.

3 **Exhibits**

4 The ten exhibits identified in the “Exhibit List” prepared by City staff were admitted into the record.
5

6 **FINDINGS OF FACT**

7 **Procedural:**

- 8 1. Applicant. Corey Weathers.
9 2. Hearing. A hearing was held on the subject application on May 12, 2016 at 3:00 pm in the
10 Woodinville City Hall Council Chambers.

11 **Substantive:**

12 3. Project Description. The applicant has applied for a conditional use permit to manufacture
13 travel trailers in an existing industrial building located at 16130 Woodinville-Redmond Road, Suite
14 1. The proposal is approved subject to conditions. The subject property was developed in 1990 with
15 four industrial buildings totaling 105,000 square feet with associated parking. The proposed use
16 would be located in Building 3, Suite 1 near the northeast corner of the property. Building 3 is shared
17 by two other tenants, Praxair Surface Technologies and Rhythm & Soul Dance Studio. The entire
18 project site accommodating the four buildings is 9.06 acres in size. Current uses of the entire project
19 site include manufacturing, warehousing, and a variety of other commercial and industrial uses. The
20 property is accessed from Woodinville-Redmond Rd to the west, which is designated as a principal
21 arterial street. A mix of industrial and agricultural uses surrounds the property.

19 4. Surrounding Area. The surrounding area is zoned and developed for industrial use with the
20 Sammamish River located on the east side of the project site.

21 5. Adverse Impacts. There are no significant adverse impacts associated with the project, which
22 is to be expected since the use is fairly benign and will be located within an existing building with no
23 exterior alterations. Impacts are specifically addressed as follows:

23 A. Traffic. Traffic impacts are anticipated to be nominal. The City’s public works
24 department has determined that no traffic improvements or traffic impact fees are necessary. Staff
25 have also determined that the pedestrian and vehicular traffic generated by the proposal will not be
26 hazardous and not conflict with existing and anticipated traffic in the neighborhood. Given that the
applicant will only by building two to four travel trailers per month, it is likely that the proposal will
generate less traffic than what was originally estimated for the original land use review for the
building. The conditions of approval limit sales to trailers manufactured on site so sales also should

1 not generate any significant amount of traffic. In addition, the nature of the proposal will not
2 necessitate any significant number of commercial deliveries.

3 B. Noise, Light, Odor. The staff report concludes that the proposal will not create any
4 significant noise, light or odor impacts. Staff came to this conclusion in the staff report based upon
5 the nature of the proposed use and its location within an existing building. The preponderance and
substantial evidence supports this determination.

6 C. Compatibility. The proposal is fully compatible with the surrounding industrial use.
7 Given the small scale of the use and its location within an existing building, it is unlikely that anyone
8 in surrounding uses will even know the use is there. The interior adjoining dance studio tenant may
9 hear some of the manufacturing noise, but the building was designed and zoned for industrial use and
the use that will be generated by the applicant is at levels consistent with the former tenant and other
tenants in the building.

10 D. Parking. The proposal is served by adequate parking. The required parking rate for
11 motor vehicle and bicycle manufacturing, which qualifies as a manufacturing use, is .9 space per
12 1,000 square feet, plus 1 per 300 square feet of office. The total space is approximately 3,251 square
13 feet, with approximately 1,102 square feet of the space dedicated to offices and the remainder as
14 manufacturing. Approximate square footages and current tenant uses were provided by the
15 application (Exhibit 5). Based on the provided information and information from permits issued by
16 the City, staff was able to calculate the parking demand based on the parking requirements in WMC
21.18.030. The property currently has a total of 279 parking spots and the current calculated demand,
including the proposed conditional use, is 224 parking spots (Exhibit 6). Outdoor storage of
completed trailers is authorized in the parking stalls, but limited by the conditions of approval to a
maximum of seven stalls, so outdoor storage will not detract from required parking stalls.

17 E. Critical Areas. According to the City's critical areas map, the site is located within a
18 seismic area and stream buffer. The existing site features portions of the building and parking area
19 within these critical areas; however, all proposed improvements are within an existing structure and
no alterations of the critical areas are proposed pursuant to WMC 21.24.050.

20 F. Public Services and Facilities. The proposal will be served by adequate public
21 facilities and services. Staff have determined that no water or sewer service is necessary since those
22 services are already provided for the building and are sufficient for the proposed use. The staff report
23 notes that no agency comments were received on sufficiency of agency service. Given that the
24 proposal is located within an existing building that has already undergone separate land use review
25 and that parking and transportation facilities are adequate as determined above, it is determined that
26 the preponderance and substantial evidence establishes that the proposal is adequately served by all
necessary public services and facilities. It is also determined that the proposal will not adversely
affect public services and facilities as nothing about the modest proposal reasonably suggests such an
outcome.

1 G. Hazardous Chemicals. Staff testified that no hazardous chemicals will be used in the
2 proposed manufacturing operation. No engine parts will be constructed.

3 **Conclusions of Law**

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5 1. Authority. WMC 17.07.030 classifies conditional use applications as Type III processes.
6 Conditional Use Permits are processed as a Type III application. WMC 17.07.030 authorizes the
7 hearing examiner to hold open record hearings on Type III permits and issue a final decision, subject
8 to closed record appeal to the City Council.

9 2. Zoning/Comprehensive Plan Designations. The subject property is zoned Industrial (I). The
10 comprehensive plan land use designation is also Industrial.

11 3. Review Criteria. WMC 21.08.080(A) requires a conditional use permit for motor vehicle
12 manufacturing within the Industrial zoning district. Conditional use criteria are governed by WMC
13 21.44.050. All applicable criteria are quoted below in italics and applied through corresponding
14 conclusions of law.

15 **WMC 21.44.050(1):** *The conditional use is designed in a manner which is compatible with the
16 character and appearance of the existing or proposed development in the vicinity of the subject
17 property;*

18 4. The proposal is compatible with surrounding uses as determined in Finding of Fact (FOF) No.
19 5(C).

20 **WMC 21.44.050(2):** *The location, size and height of buildings, structures, walls and fences, and
21 screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage
22 the permitted development or use of neighboring properties;*

23 5. Given the modest intensity of the proposal, its lack of traffic impacts as determined in FOF
24 No. 5(A) and its location within an existing building, it is concluded that the proposal will not hinder
25 neighborhood circulation or discourage the development or use of neighboring properties.

26 **WMC 21.44.050(3):** *The conditional use is designed in a manner that is compatible with the
physical characteristics of the subject property;*

6. Given that there are no exterior alterations proposed, it is concluded that the proposal is
designed in a manner that is compatible with the physical characteristics of the subject property.

1 **WMC 21.44.050(4):** *Requested modifications to standards are limited to those which will mitigate*
2 *impacts in a manner equal to or greater than the standards of this title;*

3 7. No modifications to standards are proposed.

4 **WMC 21.44.050(5):** *The conditional use is not in conflict with the health and safety of the*
5 *community;*

6 8. As determined in FOF No. 5, there are no adverse impacts associated with the proposal.
7 Consequently, it is determined that the proposal is not in conflict with the health and safety of the
8 community.

9 **WMC 21.44.050(6):** *The conditional use is such that pedestrian and vehicular traffic associated*
10 *with the use will not be hazardous or conflict with existing and anticipated traffic in the*
11 *neighborhood; and*

12 9. As determined in FOF No. 5(A), the proposal will not generate any pedestrian or vehicular
13 traffic that is hazardous or in conflict with existing and anticipated traffic in the neighborhood. The
14 criterion quoted above is met.

15 **WMC 21.44.050(7):** *The conditional use will be supported by adequate public facilities or services*
16 *and will not adversely affect public services to the surrounding area or conditions can be established*
17 *to mitigate adverse impacts on such facilities.*

18 10. The proposal is served by adequate public facilities and services and will not adversely affect
19 those facilities and services as determined in FOF No. 5(F). The criterion quoted above is met.

20 **DECISION**

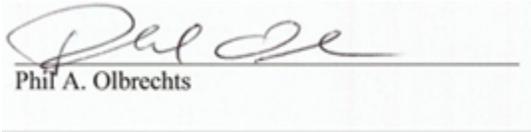
21 Conditional Use Permit Application No. CUP16002 satisfies all conditional use criteria as
22 determined in the Conclusions of Law of this decision and is therefore approved subject to the
23 following conditions:

- 24 1. This conditional use permit allows for the operation of a motor vehicle and bicycle
25 manufacturing use in an existing tenant space that is approximately 3,251 square feet.
26 Any expansion of this use into additional tenant spaces will require a modification of the
conditional use permit.
2. All associated rentals and sales of travel trailers will be limited to those manufactured on-
site
3. Outdoor storage of travel trailers may not occupy more than seven parking stalls or 1,300
square feet at any time.

CONDITIONAL USE

- 1 4. All conditions of approval shall be met at all times in order for the conditional use permit
2 to be valid. Any change in operations that violates any condition of approval requires a
3 major modification of the conditional use permit, to be submitted by the applicant.
4

5 DATED this 26th day of May, 2016.
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8 Phil A. Olbrechts

9 Hearing Examiner for City of Woodinville
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12 **Appeal Right and Valuation Notices**

13 WMC 17.07.030 provides that the final decision of the Hearing Examiner is subject to appeal to
14 the Woodinville City Council. WMC 17.17.040(1) requires appeals of the Hearing Examiner's
15 decision to be filed within fourteen (14) calendar days from the date of the Hearing Examiner's
16 decision.

17 Affected property owners may request a change in valuation for property tax purposes
18 notwithstanding any program of revaluation.
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