



PROJECT NAME: Northshore Sports Complex Conditional Use Permit

FILE NUMBER: CUP10002/SEP10029

PROJECT DESCRIPTION: Conditional use permit to operate a batting cage in the Industrial zone. The batting cage will occupy Building B of the property. Some interior construction will occur. SEPA is required for a conditional use permit.

DATE OF REPORT: January 25, 2011

DATE OF HEARING: February 1, 2011

APPLICANT/CONTACT: Dotty Heberling, Northshore Sports Complex
19250 144th Avenue NE, Woodinville, WA 98072
nsc9@frontier.com

PROPERTY OWNER: Benton & Sollitt Inc.
PO Box 768, Bellevue, WA 98009

LOCATION OF PROPOSAL: 14220 NE 193rd Place

ASSESSOR'S PARCEL NUMBER(S): 0326059141

CURRENT USE: Industrial uses – multi-tenant property

PROPERTY SIZE: 0.97 acres

CURRENT ZONING: Industrial

COMPREHENSIVE PLAN DESIGNATION: Industrial

SHORELINE DESIGNATION: N/A

FIRE SERVICE: Woodinville Fire and Rescue

WATER SERVICE: Woodinville Water District

SEWER SERVICE: Woodinville Water District

SCHOOL DISTRICT: Northshore School District

STAFF RECOMMENDATION: STAFF RECOMMENDS THAT THE HEARING EXAMINER APPROVE WITH CONDITIONS THE PROPOSED CONDITIONAL USE PERMIT.

STAFF CONTACT: Erin Martindale, Senior Planner
425-877-2283 erinm@ci.woodinville.wa.us *EMH*

PROJECT DESCRIPTION:

| | |
|--------------------------------------|--|
| Location: | 14220 NE 193rd Place; Legally described as Lot 4 of King County Short Plat #787036, Recording #8811309002, Woodinville, WA. Located in the North Industrial neighborhood. |
| Parcel Size: | 0.97 acres |
| Site/Area Description: | Site is used as an industrial park. This space is currently vacant. |
| Utilities: | Available utilities include: Water: Woodinville Water District Sewer: Woodinville Water District Electricity: Puget Sound Energy Natural Gas: Puget Sound Energy |
| Access/Street Improvements: | This property is accessed via a private driveway from 144 th Avenue NE. No improvements are proposed as part of this project. |
| Surrounding Land Uses/Zoning: | North: Industrial uses / Industrial South: Industrial uses / Industrial West: Vacant / Industrial East: Industrial uses / Industrial |

BACKGROUND:

This building was constructed in 1980, pre-incorporation of the City of Woodinville. It is part of a larger industrial park owned by Benton & Sollitt LLC that extends east to 144th Avenue NE. The development includes four (4) buildings on four (4) parcels.

On October 19, 2010, Dotty Heberling of Northshore Sports Complex, on behalf of Benton & Sollitt, LLC, submitted an application for a conditional use permit to operate a batting cage use in Building B of this development. At submittal, staff made a determination of complete application, and the complete application date is October 19, 2010.

A Notice of Application was issued on November 1, 2010. A SEPA Determination of Nonsignificance was issued on January 3, 2011. No comments or appeals were received. The public hearing notice was issued on January 17, 2011.

The project requires a Conditional Use Permit and a building permit for interior improvements.

COMPREHENSIVE PLAN:

The batting cage proposal proposal, with conditions, complies with the following applicable Comprehensive Plan Goals and Policies. The following goals are stated with the appropriate policies that apply to this development.

GOAL LU-11: To provide an active and diverse industrial area that promotes economic growth.

Policies

LU-11.1 Limit non-industrial use of industrial lands to uses which are complementary to industrial activities, and do not create potential land use conflicts with industrial activities.

Staff Comment: The site is designed to provide industrial, manufacturing and warehousing space. The proposed use is a conditional use, principally because a batting cage is a different type of use than industrial or warehousing. While it tends to draw non-industrial traffic into an industrial area, the use by its nature attracts fewer people than does some other permitted and accessory uses such as automotive repair shops, veterinary clinics, park and ride lots, and day care centers. Additionally, gymnastics and dance instruction currently occur in the industrial area without any problems. This type of use requires large ceilings for its operation, which is primarily available in an industrial space. The proposed use will create traffic, but the majority of traffic use of the site will occur during the evenings and weekends, which are non-peak hours for adjacent industrial uses.

LU-11.2 Protect industrial lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.

Staff Comment: The industrial complex where this conditional use is proposed already contains a majority of industrial and manufacturing businesses. The proposed use of a batting cage will not overtake this complex and the complex will remain as having primarily industrial uses. The use of a batting cage will be a minority use in this district and will not encroach on the other industrial, manufacturing and warehousing uses in the vicinity.

ZONING CODE:

In accordance with the consistency test outlined in the Growth Management Act (RCW 36.70B.040), prior to making a decision or recommendation on an application, the City must consider whether a project meets the adopted development regulations and/or Comprehensive Plan policies. The subject property is located in the Industrial Zone and the following standards apply:

| Regulation | Requirement | Submitted |
|------------|--|--|
| Land Use: | <p>WMC 21.08.040(A) requires a conditional use permit for an Indoor Batting Cage Facility, with a development condition:</p> <p>Indoor batting facilities are subject to the following conditions and limitations:</p> <ul style="list-style-type: none"> (a) Facilities open to youth under the age of eighteen (18) shall not be located in the Sexually Oriented Business Overlay District. (b) The facility shall require the minimum safety standards as provided for a national youth baseball association such as the Little League Association. (c) Signs regarding safety rules must be prominently displayed. (d) Pedestrian walkways shall be clearly marked. (e) The business owner shall provide to the City a signed statement by the building owner declaring that High Hazard Occupancies (Type H Occupancies as defined in WMC | <p>CUP submitted.</p> <p>The applicant submitted statements that verify the following:</p> <p>This property is not located within the SOB Overlay.</p> <p>A condition has been added that this requirement will be met for validity of the CUP.</p> <p>A condition has been added that this sign will be installed, and inspected by the City, prior to operation.</p> <p>No pedestrian walkways are required to accommodate this use.</p> <p>This statement has been submitted.</p> |

| | | |
|-----------------|--|---|
| | <p>15.09 Construction Code) shall not be located in any spaces adjacent to the indoor batting facility; or, the facility shall be located in a single occupancy building.</p> <p>(f) Retail sales at an indoor batting facility shall be limited to baseball-related items, and the retail sales area shall not exceed 500 square feet.</p> <p>(g) Children under the age of fifteen (15) are not permitted on the premises without a supervising adult.</p> <p>(h) On site food preparation is prohibited.</p> <p>(i) A safe pedestrian "pick-up/drop-off" area that does not interfere with local traffic shall be provided.</p> | <p>Retail sales area is limited to 10 feet. Any expansion of this will require a separate building permit.</p> <p>A condition has been added. The applicant's current operations require an adult to use the batting machines.</p> <p>No food will be produced on site.</p> <p>A sign will be required to be installed that a designated spot for pick-up/drop-off only.</p> |
| <p>Parking:</p> | <p>Off-Street Ratio: There is no specific ratio in the code for a recreational use.</p> <p>The general services and office parking ratio is 1 space per 300 square feet.</p> <p>The manufacturing and storage space ratio is 0.9 per 1,000 square feet.</p> | <ul style="list-style-type: none"> • Building B has a total of thirty-eight (38) parking spaces. • The building is 24,000 square feet. • Northshore's tenant space is 11,700 net square feet. There are seven (7) batting cage slots in the facility. Most of the square footage will be unoccupied. • Staff applied the storage space to the cage area. Looking at the floor plan, the following square footages and total parking space requirements were determined (14 total spaces required): <ul style="list-style-type: none"> ○ Batting cage area: 7,300 sf (7 spaces required) ○ Storage area: 1950 sf (2 spaces required) ○ Viewing area: 475 sf (2 spaces required) ○ Office area: 975 (3 spaces required) • The other spaces in Building B total 12,000 gross square feet. Assuming the maximum amount of office (49% allowed) (total 23 spaces required): <ul style="list-style-type: none"> ○ Office area: 5,292 sf (18 spaces required) ○ Manufacturing/storage: 5,508 sf (5 spaces required) • The entire building requires 37 spaces, if the office in the other two spaces is fully maximized. • Northshore has access to additional |

| | | |
|------------------|----------------------------------|---|
| | | parking spaces in the Benton & Sollitt complex after 4:00pm. |
| Fire: | Meet the Fire Code requirements. | Woodinville Fire and Rescue submitted written comments regarding exits, sprinklers and alarms. Two conditions have been added regarding these requirements. |
| Traffic Impacts: | | The Public Works Department has determined that traffic impact fees will be due for this project. The final amount will be determined after a building permit is submitted and before it is issued. |

Conditional Use Permit Requirements (WMC 21.44.050)

A conditional use permit shall be granted by the City, only if the applicant demonstrates that:

| Requirement | Applicant Comment | Staff Comment |
|--|---|---|
| (1) The conditional use is designed in a manner, which is compatible with the character and appearance of the existing or proposed development in the vicinity of the subject property. | The conditional use will have no impact on the appearance of existing or proposed developments in the vicinity. There will be no external adjustments or modifications to the existing building. | <ul style="list-style-type: none"> • Parking is close to the building entrance, reducing potential pedestrian conflicts with other industrial users. • No exterior modifications, additions or other alterations are proposed that would provide a conflict with other uses. • The hours of operation for this use are inherently off-peak from other surrounding users. |
| (2) The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties. | The conditional use will have no impact on the appearance of existing or proposed developments in the vicinity. There will be no external adjustments or modifications to the existing building. | <ul style="list-style-type: none"> • No modifications are proposed. The building will continue to appear as an industrial/warehouse space. • No impacts to neighboring uses, either other Benton & Sollitt properties, or properties to the north, west and south, are expected to be impacted. • This project is not expected to interfere with the future use of neighboring properties. |
| (3) The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property. | The batting cage facilities require a significant amount of floor space with high, clear span ceiling. Warehouse buildings are typically the only type of building regularly available for this purpose. The primary use of the batting cage facility will be in the evenings and | <ul style="list-style-type: none"> • As the applicant states, batting cages, and other similar uses, require the type of space usually found in industrial parks: large floor plans with high ceilings. • Parking for the space will be located adjacent to the building |

| | | |
|--|---|---|
| | weekends, which is complimentary to the general usage of the remainder of the Northwood Industrial Park from a traffic flow and parking perspective. | where the batting cage is located, which is the closest possible spot for its parking. |
| (4) Requested modifications to standards are limited to those, which will mitigate impacts in a manner equal to or greater than the standards of this title. | No modifications to standards are requested for the conditional use. | <ul style="list-style-type: none"> No modification from the standards are proposed or recommended for this project. |
| (5) The conditional use is not in conflict with the health and safety of the community. | The conditional use is not in conflict with the health and safety of the community. The facility will provide a continued recreational and sporting opportunity for youth and adults of the greater Woodinville area. | <ul style="list-style-type: none"> The applicant is asking for the minimum necessary to operate a batting cage business in this space. With application of the development conditions in WMC 21.08 and as recommended by staff, potential impacts to the general health, welfare and safety are minimized. |
| (6) The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood. | The conditional use will not conflict with traffic in the neighborhood. We were in business for 10 years prior to the change of location. While our square footage will increase, the increase in traffic will be minimal. As mentioned in #3, our business hours are evenings and weekends which is complimentary to the rest of the area which is primarily early morning to around 4:00pm. | <ul style="list-style-type: none"> The Public Works Director determined that the increase in PM Peak Hour trips for this site, an increase of approximately 6 trips, did not require a traffic analysis to evaluate potential level of service issues on the public street system. The Planning Director determined that the parking proposed on-site was sufficient under the City's code, and did not require a parking analysis. The hours of operation for the batting cage, primarily in the evenings and weekends, are off-peak from the other industrial users, which operate during the day. |
| (7) The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities. | The conditional use will be supported adequately by local services and will not adversely affect any public services in the area. | <ul style="list-style-type: none"> No agency comments were submitted regarding increased public services or facility needs for this project No additional water or sewer services over what is already in place is expected to accommodate the batting cage use. As conditioned, other potential services, such as fire protection, traffic impacts, and |

| | | |
|--|--|--|
| | | building code requirements, are accounted for. |
|--|--|--|

AGENCY REVIEW:

Environmental Review: As the lead agency the City of Woodinville issued a Determination of Nonsignificance under Washington Administrative Code 197-11-340(2) on January 3, 2011. No appeals were filed and the Determination stands as issued.

Notice: Notice of this application has been provided in accordance with the provisions of WMC Title 17. This project was circulated for review and comment on November 1, 2010, by publishing the Notice of Application in the newspaper of record; mailing a copy of the Notice to property owners within 500 feet of the project and interested agencies; and posting the Notice at the site and at the official locations for City Notices.

A Notice of Public Hearing was advertised in the same manner as the Notice of Application on January 17, 2011.

Agency Comments: Agencies with no comments:

- Woodinville Water District

Agencies with comments:

- Woodinville Public Works
- Woodinville Building
- Woodinville Fire and Rescue

Public Comment: No public comments were received for this project.

DETERMINATION OF CONSISTENCY:

Revised Code of Washington 36.70B.040 – Determination of Consistency and WMC 17.13.100 requires that a proposed project shall be reviewed for consistency with a local government's development regulations during project review by consideration of:

1. Type of land use;
2. Level of development, such as units per acre or other measures of density;
3. Infrastructure, including public facilities and services needed to serve the development; and
4. The characteristics of the development, such as development standards.

Based on the above analysis, and with the proposed conditions listed below, staff finds that the Northshore Sports Complex has met the requirements of the City of Woodinville Infrastructure Standards, Comprehensive Plan, and Woodinville Municipal Code.

STAFF RECOMMENDATION:

The proposed project is found to be consistent with and meet the intent of the Woodinville Comprehensive Plan and applicable development regulations; therefore, staff recommends **APPROVAL** of the Northshore Sports Complex Conditional Use Permit (CUP10002/SEP10029), subject to the following conditions:

1. This conditional use permit allows for the operation of a batting cage facility. Seven (7) cages are proposed at this time. Addition of cages will require a minor or major modification to the conditional use permit. If there is an increase of over 10% in PM peak hour trips, or 10% additional parking spaces required, the change will be considered a major modification that will follow the same process as the original conditional use permit. If the change in traffic or parking spaces is less than 10%, then it will be considered a minor modification and approved administratively.
2. All conditions of approval are required to be met at all times in order for the conditional use permit to be valid. Any change in operations that violates any condition of approval requires a major modification of the conditional use permit, to be submitted by the applicant.
3. The facility shall require the minimum safety standards as provided for a national youth baseball association such as the Little League Association.
4. Prior to operation, a sign(s) regarding safety rules shall be installed and prominently displayed, subject to inspection by the City.
5. This use is authorized to have up to 500 square feet of retail area without modifying the conditional use permit. In order to have more than 10 square feet of retail area, a building permit will be required to change the occupancy of the space.
6. Children under the age of fifteen (15) are not permitted on the premises without a supervising adult.
7. On-site food preparation is prohibited.
8. Prior to operation, a sign shall be installed that designates a spot for pick-up/drop-off only. This spot shall not count towards the required parking stalls.
9. All fire code required exits shall be maintained at all times.
10. Fire alarm and fire sprinklers may be required for this project. At the time of building permit application, or prior to operation if no building permit is submitted, the applicant shall obtain from the fire reviewer a written statement that no improvements are required, or shall obtain permits and meet the requirements for alarms and sprinklers.
11. The Public Works Department has determined that traffic impact fees will be due for this project, as required by Woodinville Municipal Code 3.39. The amount due will be determined after a building permit is submitted, and before it is issued, subject to the code in place at that time.

EXHIBIT LIST:

- | | |
|-----------|---|
| Exhibit 1 | Staff Report |
| Exhibit 2 | Application forms received October 19, 2010 |
| Exhibit 3 | Plans submitted October 19, 2010 |
| Exhibit 4 | Notice of Application issued November 1, 2010 |
| Exhibit 5 | Agency Comments Received |
| Exhibit 6 | SEPA Determination of Nonsignificance issued January 3, 2011 and SEPA Checklist |
| Exhibit 7 | Notice of Public Hearing issued January 17, 2011 |



LAND USE PERMIT APPLICATION
City of Woodinville

EXHIBIT 2
PAGE 1 OF 8

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 # CWP10002
SEPA # SEP10029
Misc # _____

| | | | |
|--|---|--|--|
| PROJECT NAME: <u>Northshore Sports Complex</u> | | PARCEL NUMBER: <u>0326059141</u> | |
| PROJECT ADDRESS: <u>14220 NE 193rd Place - Building B Woodinville, WA 98072</u> | | | |
| LEGAL DESCRIPTION: <u>See attached</u> | | | |
| APPLICANT NAME: <u>Northshore Sports Complex, Inc</u> | | OWNER NAME: <u>Dotty Heberling</u> | |
| APPLICANT ADDRESS: <u>19250 144th Ave NE Woodinville, WA 98072</u> | | OWNER ADDRESS: <u>3916 NE 157th Pl. Lake Forest Park, WA 98155</u> | |
| APPLICANT PHONE: <u>(425) 485-3238</u> | | OWNER PHONE: <u>(206) 979-4576</u> | |
| APPLICANT EMAIL ADDRESS: <u>NSC9@frontier.com</u> | | OWNER EMAIL ADDRESS: <u>NSC9@frontier.com</u> | |
| KEY CONTACT NAME: <u>Dotty Heberling</u> | | KEY CONTACT PHONE: <u>Same as above</u> | |
| KEY CONTACT ADDRESS: <u>Same as above</u> | | KEY CONTACT EMAIL ADDRESS: <u>Same as above</u> | |
| PROJECT TYPE: <input type="checkbox"/> Check if consolidated review should be used | | | |
| Type I <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Critical Area Determination <input type="checkbox"/> Home Occupation Permit <input type="checkbox"/> Home Industry Permit <input type="checkbox"/> Master Signage Plan <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Portable Sign Variance <input type="checkbox"/> Temporary Use Permit | Type II <input type="checkbox"/> Commercial, Mixed-Use, Industrial, Multi-Family, Public Project Approval <input type="checkbox"/> Permits with SEPA <input type="checkbox"/> Interpretation <input type="checkbox"/> Binding Site Plan <input type="checkbox"/> Personal Wireless Service Facility <input type="checkbox"/> Short Subdivision <input type="checkbox"/> Shoreline Development | Type III <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision Modification <input type="checkbox"/> Shoreline CUP <input type="checkbox"/> Shoreline VAR <input type="checkbox"/> Site Specific Zoning Map Amendment <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Variance Type IV <input type="checkbox"/> Final Subdivision | Type V <input type="checkbox"/> Annexation <input type="checkbox"/> Area-Wide Zoning Map Amendment <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Development Agreement <input type="checkbox"/> Development Regulation Amendment <input type="checkbox"/> Subdivision Vacation <input type="checkbox"/> Zoning Code Amendment |
| GENERAL PROJECT DESCRIPTION: <u>Conditional Use Permit for Bathing Cages</u> | | | |
| Zoning: _____ | | Comp Plan Designation: _____ | |
| Existing Use: _____ | | Proposed Use: _____ | |

I certify under penalty of perjury that the information furnished by me is true and correct to the best of my knowledge. I further agree to hold harmless the City of Woodinville as to any claim (including costs, expenses, and attorneys' fees incurred in investigation and defense of such claim), which may be made by any person, including the undersigned, and filed against the City of Woodinville, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information supplied to the City as a part of this application.

Dotty Heberling
OWNER / OWNER'S AGENT - Must sign in ink

RECEIVED

9-8-10
DATE

BENTON & SOLLITT

P. O. BOX 768, BELLEVUE, WASHINGTON 98009
4600 148th AVENUE NORTHEAST, REDMOND, WASHINGTON 98052

SEATTLE: 206-623-5666
REDMOND: 425-885-2400
TACOMA: 253-922-9400
EVERETT: 425-355-2600

EXHIBIT 2
PAGE 3 OF 8

September 8, 2010

City of Woodinville

To Whom It May Concern:

Re: Building Occupancy at
Northwood Industrial Park – North, Building “B”
14200 Northeast 193rd Place
Woodinville, Washington 98072

Benton and Sollitt, LLC (Landlord), would like to confirm to you that at the above listed location, Building “B”, Benton and Sollitt, LLC (Landlord), will not lease other sections of that building to a tenant that is a High Hazard Occupancy (type H occupancies as defined in WMC 15.09 Construction Code). This means that there will not be a High Hazard Occupancy tenant located in any spaces adjacent to Northshore Sports Complex, the indoor batting cage facility.

If you have any further questions, please feel free to give me a call.

Cordially yours,

BENTON & SOLLITT, LLC



Steven L. Benton

SLB: bb

RECEIVED

OCT 19 2010

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

10/15/10

EXHIBIT 2
PAGE 4 OF 8

Northshore Sports Complex
Conditional Use Permit Application

Northshore Sports Complex, Inc has been operating as a batting cage facility in Woodinville for the past 10 years. Due to a loss of space in our current facility, it has become necessary to move our facility or go out of business. The search conducted by my realtor resulted in only one available facility that meets our layout requirements and is located in an area zoned by the city for batting cage use. That building is located across the street from the current location. The facility will allow us to grow into the size of facility we need be, to remain in business.

The new site is located an appropriately zone are, provides plenty of assigned parking spaces next to the building and the ability to use any open parking space after 4:00pm, and has higher ceilings and updated lighting. All of these qualities will provide a nice safe facility for the local baseball and softball players.

My batting cage hours during the busiest time (January through March) are 4:00pm to 9:00pm on week days and 8:00am to 9:00pm on weekends. While we are open at 4:00pm on weekdays, most of the business is between 6:00pm and 9:00pm. Our customers are about 95% students and 5% adults. During the months of July through September our hours are by reservation which usually means we are only open about 5 to 10 hours a week, again mostly late evenings and weekends.

Northshore Sports Complex, Inc is currently located at 19250 144th Ave NE, Woodinville. This is a 7500 square foot facility. We have 7 cages. The new location is located at 14220 NE 193rd Place Building B, Woodinville. This building was previously occupied by a T- Shirt printing company. The previous tenant occupied up to 18,000 square feet of the building. Northshore Sports Complex, Inc has a lease to occupy 10,950 square feet of the space. There is an additional 750 square feet of office and warehouse space that the owner did not want to demolish, so it will remain empty. The total square feet of the area is 78' X 150' = 11,700.

The current plan for the use of the space is to keep the 1950 square foot (south end) as storage for future expansion. The remaining area is approximately 1,350 square feet of office and bathrooms (3 offices and 4 bathrooms). The front office will be the lobby with a couch, table and chairs and the front desk. The remaining space will be a very limited viewing area and 7 cages. Each cage is 12' wide and from 60' to 70' feet long. The cages require 4' at the back as a buffer from the back wall and 2' to 3' in the front of the cage. The cages have 6" between each cage.

There will be no changes made to the buildings interior or exterior.

If you have any questions, please give me a call.

Thank you.

Dotty Heberling
Northshore Sports Complex, Inc.
(206) 979-4576
Nsc9@frontier.com

RECEIVED
OCT 19 2010
CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Northshore Sports Complex, Inc
Application for Conditional Use Permit

EXHIBIT 2
PAGE 5 OF 8

13 a. This building (building B in the Northwood Industrial Park) is *not* located in the Sexually Oriented Business Overlay District.

13 b. We have always required the same or stricter rules as Little League, Koufax and Pony organizations require. We pride ourselves on safety and have had no serious injuries in ten years.

13 c. A sign stating all of our rules is posted in the entry of the current building. It will be in the lobby of the new location. Smaller safety signs will be placed throughout the facility as reminders of the safety rules. (No swinging bats outside cages, batters must wear helmets, etc.)

13 d. Parking is located next to the building with space to walk between the parking space and the building. All door entrances have walkways marked.

13 e. See attached.

13 f. The limited retail service we do is confined to less than 10 square feet.

13 g. An adult is required to use any of our cages or machines. We do not have automated machines, so an adult is always required to feed the balls into the machines and be present while the cage is being used.

13 h. No food will be prepared on site.

13 i. The parking space in front of the main entrance will be designated as "load and unload only". All parking is located next to the building, with walkways to the doors.

RECEIVED

OCT 19 2010

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Northshore Sports Complex, Inc
Application for Conditional Use Permit

EXHIBIT 2
PAGE 6 OF 8

- 1) The conditional use will have no impact on the appearance of existing or proposed developments in the vicinity. There will not be any external adjustments or modifications to the existing building.
- 2) See item 1.
- 3) The batting cage facilities require a significant amount of floor space with high, clear span ceiling. Warehouse buildings are typically the only type of building regularly available for this purpose. The primary use of the batting cage facility will be in the evening and weekends, which is complimentary to the general usage of the remainder of the Northwood Industrial Park from a traffic flow and parking perspective.
- 4) No modifications to standards are requested for the conditional use.
- 5) The conditional use is not in conflict with the health and safety of the community. The facility will provide a continued recreational and sporting opportunity for youth and adults of the greater Woodinville area.
- 6) The conditional use will not conflict with traffic in the neighborhood. We were in business for 10 years prior to the change of location. While our square footage will increase, the increase in traffic will be minimal. As mentioned in # 3, our business hours are evenings and weekends which is complimentary to the rest of the area which is primarily early morning to around 4:00pm.
- 7) The conditional use will be supported adequately by local services and will not adversely affect any public services in the area.

RECEIVED

OCT 19 2010

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

SAFETY CODE FOR LITTLE LEAGUE

12

ontacted
ent level.

- ✓ Responsibility for safety procedures should be that of an adult member of the local league.
- Arrangements should be made in advance of all games and practices for emergency medical services.
- ✓ Managers, coaches and umpires should have some training in first-aid. First-Aid Kit should be available at the field.
- No games or practice should be held when weather or field conditions are not good, particularly when lighting is inadequate.
- Play area should be inspected frequently for holes, damage, glass and other foreign objects.
- Dugouts and bat racks should be positioned behind screens.
- Only players, managers, coaches and umpires are permitted on the playing field during play and practice sessions.
- Responsibility for keeping bats and loose equipment off the field of play should be that of a regular player assigned for this purpose.
- Procedure should be established for retrieving foul balls batted out of the playing area.
- ✓ During practice sessions and games, all players should be alert and watching the batter on each pitch.
- ✓ During warm up drills, players should be spaced so that no one is endangered by errant balls.
- ✓ Equipment should be inspected regularly. Make sure it fits properly.
- ✓ Pitching machines, if used, must be in good working order (including extension cords, outlets, etc.) and must be operated only by adult managers and coaches.
- Batters must wear protective NOCSAE helmets during practice, as well as during games.
- ✓ Catchers must wear catcher's helmet (with face mask and throat guard), chest protector and shin guards. Male catchers must wear long-model chest protector (divisions below Junior/Senior League), protective supporter and cup at all times.
- Except when runner is returning to a base, head first slides are not permitted.
- During sliding practice bases should not be strapped down.
- ✓ At no time should "horse play" be permitted on the playing field.
- Parents of players who wear glasses should be encouraged to provide "Safety Glasses."
- Players must not wear watches, rings, pins, jewelry or other metallic items.
- ✓ Catchers must wear catcher's helmet, face mask and throat guard in warming up pitchers. This applies between innings and in bull pen practice. Skull caps are not permitted.
- Batting/catcher's helmets should not be painted unless approved by the manufacturer.
- Regulations prohibit on-deck batters. This means no player should handle a bat, even while in an enclosure, until it is his/her time at bat.
- Players who are ejected, ill or injured should remain under supervision until released to the parent or guardian.

RECEIVED

OCT 19 2010

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

| PARCEL | |
|---------------|--|
| Parcel Number | 032605-9141 |
| Name | BENTON & SOLLITT LLC |
| Site Address | 14200 NE 193RD PL 98072 |
| Legal | LOT 4 OF KC SHORT PLAT #787036 REC #8811309002 SD SP DAF - POR OF E 1/2 OF NW 1/4 OF SE 1/4 OF STR 3-26-5 DAF-BEG AT E 1/4 COR OF SD SEC TH N 88-58-13 W ALG EW C/L 1330.70 FT TO NE COR OF SD SUBD TH S 00-13-19 W ALG E LN 99.01 FT TH N 88-58-13 W PL W SD EW C/L 30 FT TO TPOB TH S 00-13-19 W PLW SD E LN 357.04 FT TH N 88-58-13 W 633.84 FT TO W LN OF SD SUBD TH N 00-03-51 E ALG SD W LN TAP WCH BEARS N 88-58-13 W FR TPOB TH S 88-58-13 E TO TPOB |

RECEIVED

OCT 19 2010

CITY OF WOODINVILLE
DEVELOPMENT SERVICES



NOTICE OF APPLICATION
City of Woodinville

EXHIBIT 4
PAGE 1 OF 10

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

Project Name: Northshore Sports Complex Conditional Use Permit

Application: On October 19, 2010, Dotty Heberling of Northshore Sports Complex, on behalf of Benton & Sollitt Inc., submitted an application for a Conditional Use Permit to the City of Woodinville for property(s) located at 14220 NE 193rd Place. The application was deemed complete on October 19, 2010. This application and all supporting documents are available at City Hall for public viewing under File Number CUP10002/SEP10029.

Project Description: Conditional use permit to operate a batting cage in the Industrial zone. The batting cage will occupy Building B of the property. Some interior construction will occur. SEPA is required for a conditional use permit.

Project Location: 14220 NE 193rd Place; Legally described as Lot 4 of King County Short Plat #787036, Recording #8811309002, Woodinville, WA.

Environmental Documents prepared, available, or requested under RCW 36.70B.070 for the Project: SEPA Checklist

Permits included in the application: Conditional Use Permit, SEPA Determination

Other required permits not included in the application to the extent known by the City of Woodinville: Building permit, and other State and Federal permits, if applicable

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

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

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

Date of Application: October 19, 2010

Date of Notice of Complete Application: October 19, 2010

Date Notice of Application Issued: November 1, 2010

NOTICE OF APPLICATION
City of Woodinville

EXHIBIT 4
PAGE 2 OF 10

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

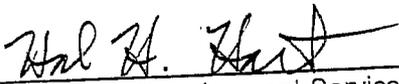
End of Comment Period:

November 17, 2010

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

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

Contact Person: Erin Martindale, Project Manager
Phone Number: (425) 877-2283
Email address: erinm@ci.woodinville.wa.us

Signature: 
Hal H. Hart, Development Services Director

Date: November 1, 2010

Methods of Notice:

Published

Posted: 1) In-House, 2) Post Office & 3) Website

Post Site

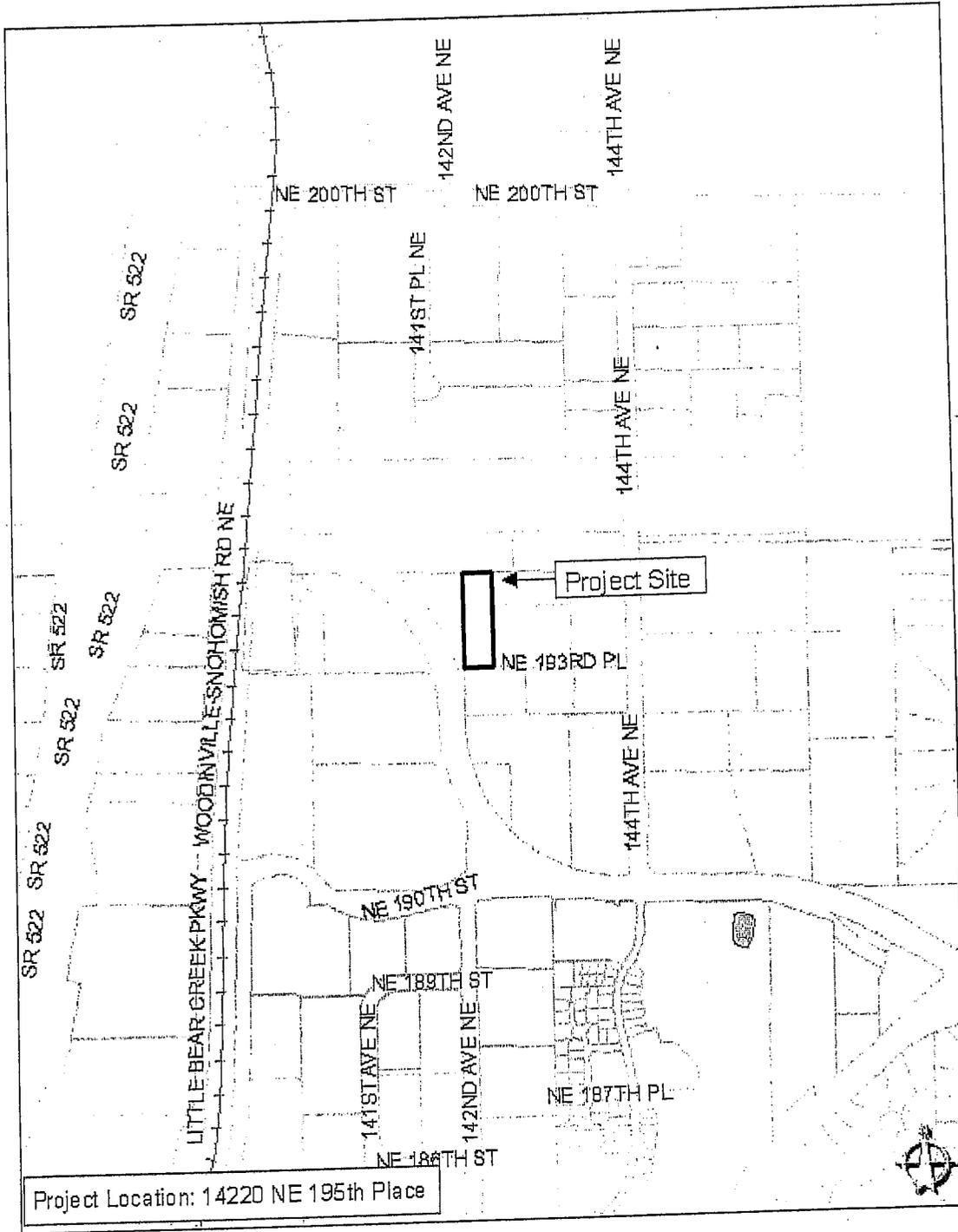
Mailed: Applicant, Property Owners within 500', Parties of Record

NOTICE OF APPLICATION
City of Woodinville

EXHIBIT 4
PAGE 3 OF 10

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

Project Name: Northshore Sports Complex
File Numbers: CUP10002/SEP10029



Project Location: 14220 NE 195th Place



AFFIDAVIT OF POSTING ON SITE
City of Woodinville

EXHIBIT 4
PAGE 4 OF 10

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

Northshore Sports Complex
Applicant Name

CUP10002 / SEP10029
File Number

STATE OF WASHINGTON)
)
COUNTY OF KING)

The undersigned Pat Burghardt, being first duly sworn on oath
deposes and says that on the 1 day of Nov., 2010 she/he posted on the
property located at 14200 NE 193 PL, so as to be clearly seen from each right-of-way providing
vehicular access to the property:

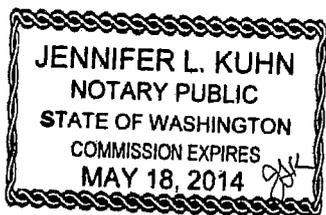
Type of Notice: Notice of Application

Date Issued: November 1, 2010

End of Comment/Appeal Period: November 17, 2010

Pat Burghardt
AFFIANT
Pat Burghardt
Print name

SUBSCRIBED AND SWORN to before me this 2nd day of November, 2010.



Jennifer L Kuhn
Jennifer L Kuhn
Notary Public in and for the State of Washington,
Residing at Woodinville, WA 98072
My Commission Expires May 18, 2014

This affidavit 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



AFFIDAVIT OF POSTING ON CITY SITES
City of Woodinville

EXHIBIT 4
PAGE 5 OF 10

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

Northshore Sports Complex
Applicant Name

CUP10002 / SEP10029
File Number

STATE OF WASHINGTON)
COUNTY OF KING)

The undersigned Nancy Brandt, being first duly sworn on oath
deposes and says that on the 1st day of November, 2010 she/he posted at the City
of Woodinville official posting locations, including City Hall and the Post Office:

Type of Notice: Notice of Application

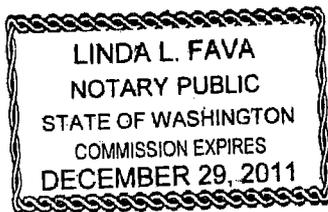
Date Issued: November 1, 2010

End of Comment/Appeal Period: November 17, 2010

Nancy Brandt
AFFIANT

Nancy Brandt
Print name

SUBSCRIBED AND SWORN to before me this 1st day of November, 2010.



Linda L. Fava
Notary Public in and for the State of Washington,
Residing at Woodinville, WA 98072
My Commission Expires December 29, 2011

This affidavit 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



AFFIDAVIT OF MAILING
City of Woodinville

EXHIBIT 4
PAGE 6 OF 10

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

Northshore Sports Complex
Applicant Name

CUP10002 / SEP10029
File Number

STATE OF WASHINGTON)
)
COUNTY OF KING)

The undersigned Janet Groak, being first duly sworn on oath deposes and says that on the 29th day of October, 2010, she/he scheduled mailing through the USPS for a true and correct copy of:

Type of Notice: Notice of Application

Date Issued: November 1, 2010

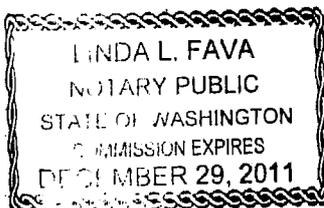
End of Comment/Appeal Period: November 17, 2010

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

JANET GROAK
AFFIANT

Janet Groak
Print name

SUBSCRIBED AND SWORN to before me this 29th day of October, 2010.



Linda L. Fava
Notary Public in and for the State of Washington,
Residing at Woodinville, WA
My Commission Expires December 29, 2011

This affidavit 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

EXHIBIT 4
PAGE 8 OF 10

| | | | |
|---|---|---|---|
| Zip code Taxpayer | SNOHOMISH RD 98072 EGGE RICHARD C | Zip code Taxpayer | 98072 WASTE MANAGEMENT |
| Parcel Number Site Address Zip code Taxpayer | 0326059025 BNSF | Parcel Number Site Address Zip code Taxpayer | 0326059056 13820 NE 195TH ST 98072 NORTH WOODINVILLE 195 L L C |
| Parcel Number Site Address Zip code Taxpayer | 0326059057 FORMO NORMAN ET AL | Parcel Number Site Address Zip code Taxpayer | 0326059061 14126 NE 190TH ST 98072 EVERARD LLOYD D+GLENDA C |
| Parcel Number Site Address Zip code Taxpayer | 0326059062 13930 NE 190TH ST 98072 JARVIS TERRY J | Parcel Number Site Address Zip code Taxpayer | 0326059074 19250 144TH AVE NE 98072 PARK 144 LLC |
| Parcel Number Site Address Zip code Taxpayer | 0326059072 19211 144TH AVE NE 98072 FORMO NORMAN ET AL | Parcel Number Site Address Zip code Taxpayer | 0326059080 19210 144TH AVE NE 98072 TEAM INVESTMENTS LLC |
| Parcel Number Site Address Zip code Taxpayer | 0326059082 14301 NE 193RD PL 98072 SUNDANCE INVESTMENTS LLC | Parcel Number Site Address Zip code Taxpayer | 0326059083 14200 NE 193RD PL 98072 BENTON & SOLLITT LLC |
| Parcel Number Site Address Zip code Taxpayer | 0326059085 14522 NE 190TH ST 98072 NORTHSHORE BLDG CO | Parcel Number Site Address Zip code Taxpayer | 0326059086 19400 144TH AVE NE 98072 PARK 144 LLC |
| Parcel Number Site Address Zip code Taxpayer | 0326059102 19510 144TH AVE NE 98072 WOODINVILLE WAREHOUSE ASSOC | Parcel Number Site Address Zip code Taxpayer | 0326059106 PENITSCH GARY & DIANE |
| Parcel Number Site Address Zip code Taxpayer | 0326059113 19180 144TH AVE NE 98072 PLAY VISIONS INC | Parcel Number Site Address Zip code Taxpayer | 0326059115 14400 NE NORTH WOODINVILLE WAY 98072 P F C PARTNERSHIP |
| Parcel Number Site Address Zip code | 0326059116 | Parcel Number Site Address Zip code | 0326059117 19670 144TH AVE NE 98072 |

EXHIBIT 4
PAGE 9 OF 10

| | |
|---|--|
| Taxpayer JARVIS TERRY J | Taxpayer ROME PROPERTIES LLC |
| Parcel Number 0326059118 Site Address 19710 144TH AVE NE ✓ Zip code 98072 Taxpayer STANLEY HAROLD F | Parcel Number 0326059120 Site Address 14207 NE 193RD PL ✓ Zip code 98072 Taxpayer KIRKWOOD PARTNERS LLC |
| Parcel Number 0326059121 Site Address 14301 NE 193RD PL ✓ Zip code 98072 Taxpayer PEDERSEN JOHN | Parcel Number 0326059127 Site Address 19131 144TH AVE NE ✓ Zip code 98072 Taxpayer WOODINVILLE WAY L L C |
| Parcel Number 0326059134 ✓ Site Address X Zip code X Taxpayer G&S SUNDQUIST MANAGEMENT LLC | Parcel Number 0326059139 ✓ Site Address 19205 144TH AVE NE Zip code 98072 Taxpayer BENTON & SOLLITT LLC |
| Parcel Number 0326059140 Site Address 14250 NE 193RD PL ✓ Zip code 98072 Taxpayer BENTON & SOLLITT LLC | Parcel Number 0326059142 Site Address 19718 144TH AVE NE Zip code 98072 Taxpayer AVALON PARTNERS ✓ |
| Parcel Number 0326059146 Site Address 14148 NE 190TH ST ✓ Zip code 98072 Taxpayer APOLLO VIDEO TECHNOLOGY | Parcel Number 0326059148 Site Address X Zip code X Taxpayer KING COUNTY ✓ |
| Parcel Number 0326059151 Site Address X Zip code X Taxpayer THE EVANS CO ✓ | Parcel Number 0326059152 Site Address X Zip code X Taxpayer THE EVANS CO ✓ |
| Parcel Number 0326059153 ✓ Site Address X Zip code X Taxpayer RIJON LLC | Parcel Number 0622100059 Site Address X Zip code X Taxpayer ANDERSON MALCOLM D&MARY JO ✓ |
| Parcel Number 0622100061 ✓ Site Address 19265 WOODINVILLE-SNOHOMISH RD NE Zip code 98072 Taxpayer STUART ANDERSON PROPERTIES | Parcel Number 1927300885 Site Address 14221 NE 190TH ST ✓ Zip code 98072 Taxpayer WOODINVILLE NORTHWEST LLC |
| Parcel Number 2896400720 Site Address 14390 NE 189TH PL Zip code 98072 Taxpayer GREENBRIER HGTS SR | Parcel Number 6190400000 Site Address 19612 144TH AVE NE Zip code 98072 Taxpayer X |

EXHIBIT 4
PAGE 10 OF 10

| | |
|---|---|
| Parcel Number 6641100010 ✓ Site Address 14241 NE 200TH ST Zip code 98072 Taxpayer CRP HOLDINGS A-2 LLC | Parcel Number 6641100020 ✓ Site Address 14201 NE 200TH ST Zip code 98072 Taxpayer CRP HOLDINGS A-2 LLC |
| Parcel Number 6641100030 ✓ Site Address 14103 NE 200TH ST Zip code 98072 Taxpayer CRP HOLDINGS A-2 LLC | Parcel Number 6641100050 ✓ Site Address 19825 141ST PL NE Zip code 98072 Taxpayer WOODINVILLE PROPERTIES LLC |
| Parcel Number 6641100060 ✓ Site Address 19860 141ST PL NE Zip code 98072 Taxpayer CRP HOLDINGS A-2 LLC | Parcel Number 6641100070 ✓ Site Address 19800 141ST PL NE Zip code 98072 Taxpayer CRP HOLDINGS A-2 LLC |
| Parcel Number 6641100080 ✓ Site Address 19561 144TH AVE NE Zip code 98072 Taxpayer TRC GROUP LLC | Parcel Number 6641100081 ✓ Site Address 19565 144TH AVE NE Zip code 98072 Taxpayer TRC GROUP LLC |
| Parcel Number 6641100090 ✓ Site Address 19715 144TH AVE NE Zip code 98072 Taxpayer THE REIS GROUP INC | Parcel Number 8801800020 ✓ Site Address 14071 NE 200TH ST Zip code 98072 Taxpayer UNDERWOOD GARTLAND 140 LLC |
| Parcel Number 9560750010 ✓ Site Address 18915 142ND AVE NE Zip code 98072 Taxpayer GIBSON CLAY E & BARBARA J | Parcel Number 9560750020 ✓ Site Address 14102 NE 189TH ST Zip code 98072 Taxpayer WOODVIEW PARK ASSOCIATES |

[King County](#) | [GIS Center](#) | [News](#) | [Services](#) | [Comments](#) | [Search](#)

By visiting this and other King County web pages, you expressly agree to be bound by terms and conditions of the site. [The details.](#)



Request for Agency Comments City of Woodinville

EXHIBIT 5
 PAGE 1 OF 6

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

DATE: November 1, 2010

| | | | |
|---|--|---|---|
| | CITY OF WOODINVILLE: | | COUNTIES: |
| X | City of Woodinville (Building) | | King County Assessors Office |
| X | City of Woodinville (Planning) | | King County DDES, Land Use Services Division |
| X | City of Woodinville (Fire Marshall - WFR) | | King Co. Depart of Transp. Road Services Div. |
| X | City of Woodinville (Public Works) | | King County Metro Transit |
| X | City of Woodinville (Police) | | King County Natural Resources and Parks |
| | City of Woodinville (Administration) | | King County Historic Preservation Officer |
| | City of Woodinville (Parks and Recreation) | | King County Water and Lands Resource Division |
| | City of Woodinville (Executive) | | Public Health – Seattle & King County |
| | Ogden, Murphy, Wallace (Greg Rubstello) | | Snohomish County PDS |
| | | | |
| | STATE/FEDERAL AGENCIES: | | OTHERS: |
| | Army Corps of Engineers (Seattle Dist.) | | |
| | DAHP, Local Agency Archaeologist | X | Comcast of Washington |
| | Washington State Department of Commerce | X | Frontier |
| | Washington State Depart. of Ecology DOE | | Olympic Pipeline |
| | Washington Dept of Fish & Wildlife (WDFW) | X | Puget Sound Energy |
| | Washington State DNR | | Puget Sound Regional Council |
| | WSDOT | | |
| | United States Postal Service | | CONSULTANTS: |
| | | | Makers |
| | | | Otak/EagleEye |
| | | | |
| | SPECIAL DISTRICTS: | | |
| | Alderwood Water & Wastewater District | | |
| | Lake Washington School District | | |
| | Northshore School District | | TRIBES: |
| | Preston, Gates & Ellis (NSSD) | | Muckleshoot Tribe |
| | Northshore Utility District | | Sauk-Suiattle Tribe |
| | Port of Seattle | | Snoqualmie Tribe |
| | Puget Sound Clean Air Agency | | Snohomish Tribe |
| X | Woodinville Water District | | Stillaguamish Tribe |
| | Sound Transit Authority | | Tulalip Tribes |
| | Community Transit | | |
| | | | NOTICE OF APPLICATION ONLY: |
| | CITIES: | X | Applicant/Contact Person (Notice Only) |
| | City of Bothell (Planning Director) | | Parties of Record (Notice Only) |
| | City of Kirkland (Planning Director) | | Adjacent Property Owners (Notice Only) |
| | City of Kenmore (Planning Director) | X | Property Owners within 500' (Notice Only) |
| | City of Redmond (Planning Director) | X | Woodinville Weekly (Notice Only) |

FILE NO.: CUP10002/SEP10029

PROPONENT: Northshore Sports Complex

EXHIBIT 5
PAGE 2 OF 6

PROJECT NAME: Northshore Sports Complex

PROJECT ADDRESS: 14220 NE 193rd Place

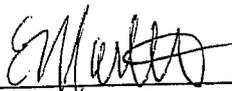
PROJECT DESCRIPTION: Conditional use permit to operate a batting cage in the Industrial zone. The batting cage will occupy Building B of the property. Some interior construction will occur. SEPA is required for a conditional use permit.

ATTACHED IS:

| | | | |
|---|-------------------------|---|---------------------|
| X | Notice of Application | | Plat Map (Reduced) |
| | DNS | X | Site Plan (Reduced) |
| X | Environmental Checklist | | Location Map |
| X | Application | | Vicinity Map |
| X | Narrative Statement(s) | | Other: |

NOTE: _____

Please review this project as it relates to your area of concern and return your comments with this cover sheet by November 17, 2010 to the City of Woodinville, Development Services Department, Attn: Erin Martindale, 17301 133rd Avenue NE, Woodinville, WA 98072 or erinm@ci.woodinville.wa.us. Call the assigned Planner at 425-877-2283 with any questions.


Erin Martindale
Planner

~~11/11/10~~ 11/1/10
Date

RESPONSE SECTION:

Comments Attached

No Comments

COMMENTS: _____

Signature

Date

Agency / Company



TRANSPORTATION IMPACT FEE CALCULATION WORKSHEET
City of Woodinville

Pursuant to Transportation Impact Fee Ordinance # 356

Development Name: Northshore Sports Complex
Permit Number: SEP10029
Street Location: 14200 NE 193rd Pl

Size of Development:
Residential: Enter number of dwelling units
Non-residential: Enter building square feet / 1000, or specify other applicable unit

Previous Tenant: 11.7 (X 1,000 SF)
Proposed Tenant: 7 (# of Cages)

ITE Trip Generation Rate:
Enter ITE Land Use Code
Enter Offsite Trips

| Previous | Proposed |
|--------------------------|---------------|
| 110 | 433 |
| General Light Industrial | Batting Cages |
| 0.98 | 2.22 |

Vehicle Miles Traveled (VMT) Impact Per Trip Generated:
Select applicable Transportation Service Area (TSA) and Land Use Category
Enter VMT value from the applicable column and row below:

0.85 (c) 1.02

| TRANSPORTATION SERVICE AREA (TSA) | RESIDENTIAL DEVELOPMENT | RETAIL ACTIVITY | NONRETAIL NONRESIDENTIAL ACTIVITY |
|---|-------------------------|-----------------|-----------------------------------|
| 1 Leota | 1.56 | 1.46 | 1.44 |
| 2 The Wedge | 0.75 | 1.02 | 0.76 |
| 3 West Ridge Valley Industrial Tourist District | 0.8 | 1.25 | 1.11 |
| 4 Town Center North Industrial | 0.9 | 1.02 | 0.85 |

VMT Impact for this Development:
Multiply factors together: (a)x(b)x(c) = 9.75 (d) 15.85

Adopted Fee per VMT:
From Traffic Mitigation Ordinance, as updated: \$ 1,966.00 (e) \$ 1,966.00

Impact Fee Due for this Development:
Multiply factors together: (d)x(e) = \$ 19,160.83 (f) \$ 31,162.67

TIF = \$ 12,001.84

Thomas E. Hansen, PE _____ Date
DRAFT

- Final w/ Building Permi

FILE NO.: CUP10002/SEP10029

PROPONENT: Northshore Sports Complex

EXHIBIT 5
PAGE 4 OF 6

PROJECT NAME: Northshore Sports Complex

PROJECT ADDRESS: 14220 NE 193rd Place

PROJECT DESCRIPTION: Conditional use permit to operate a batting cage in the Industrial zone. The batting cage will occupy Building B of the property. Some interior construction will occur. SEPA is required for a conditional use permit.

ATTACHED IS:

| | | | |
|---|-------------------------|---|---------------------|
| X | Notice of Application | | Plat Map (Reduced) |
| | DNS | X | Site Plan (Reduced) |
| X | Environmental Checklist | | Location Map |
| X | Application | | Vicinity Map |
| X | Narrative Statement(s) | | Other: |

NOTE: _____

Please review this project as it relates to your area of concern and return your comments with this cover sheet by November 17, 2010 to the City of Woodinville, Development Services Department, Attn: Erin Martindale, 17301 133rd Avenue NE, Woodinville, WA 98072 or erinm@ci.woodinville.wa.us. Call the assigned Planner at 425-877-2283 with any questions.

Erin Martindale
Erin Martindale
Planner

11/1/10
Date

RESPONSE SECTION:

Comments Attached No Comments

COMMENTS: IN ORDER TO KEEP OCCUPANCY below 50, IT WAS
Agreed to install chain link separation panels between
Batting cages - A BUILDING permit will be required for this work
(over 6')

Ralph B...
Signature

10-26-2010
Date

CoW
Agency / Company

FILE NO.: CUP10002/SEP10029

PROPONENT: Northshore Sports Complex

EXHIBIT 5
PAGE 2 OF 6

PROJECT NAME: Northshore Sports Complex

PROJECT ADDRESS: 14220 NE 193rd Place

PROJECT DESCRIPTION: Conditional use permit to operate a batting cage in the Industrial zone. The batting cage will occupy Building B of the property. Some interior construction will occur. SEPA is required for a conditional use permit.

ATTACHED IS:

| | | | |
|---|-------------------------|---|---------------------|
| X | Notice of Application | | Plat Map (Reduced) |
| | DNS | X | Site Plan (Reduced) |
| X | Environmental Checklist | | Location Map |
| X | Application | | Vicinity Map |
| X | Narrative Statement(s) | | Other: |

NOTE: _____

Please review this project as it relates to your area of concern and return your comments with this cover sheet by November 17, 2010 to the City of Woodinville, Development Services Department, Attn: Erin Martindale, 17301 133rd Avenue NE, Woodinville, WA 98072 or erinm@ci.woodinville.wa.us. Call the assigned Planner at 425-877-2283 with any questions.

Erin Martindale
Erin Martindale
Planner

11/1/10
Date

RESPONSE SECTION:

Comments Attached No Comments

COMMENTS: Shall maintain proper exits - Alarms & Sprinklers will require review by FMO.

C. J. Apine
Signature

11-4-10
Date

Woodinville Fire & Rescue
Agency / Company

FILE NO.: CUP10002/SEP10029

PROPONENT: Northshore Sports Complex

EXHIBIT 5
PAGE 6 OF 6

PROJECT NAME: Northshore Sports Complex

PROJECT ADDRESS: 14220 NE 193rd Place

PROJECT DESCRIPTION: Conditional use permit to operate a batting cage in the Industrial zone. The batting cage will occupy Building B of the property. Some interior construction will occur. SEPA is required for a conditional use permit.

ATTACHED IS:

| | | | |
|---|-------------------------|---|---------------------|
| X | Notice of Application | | Plat Map (Reduced) |
| | DNS | X | Site Plan (Reduced) |
| X | Environmental Checklist | | Location Map |
| X | Application | | Vicinity Map |
| X | Narrative Statement(s) | | Other: |

NOTE: _____

Please review this project as it relates to your area of concern and return your comments with this cover sheet by November 17, 2010 to the City of Woodinville, Development Services Department, Attn: Erin Martindale, 17301 133rd Avenue NE, Woodinville, WA 98072 or erinm@ci.woodinville.wa.us. Call the assigned Planner at 425-877-2283 with any questions.

Erin Martindale
Erin Martindale
Planner

11/1/10
Date

RESPONSE SECTION:

Comments Attached

No Comments

COMMENTS: _____

[Signature]
Signature

11/4/10
Date

Woodinville Water District
Agency / Company

CITY OF WOODINVILLE
DETERMINATION OF NONSIGNIFICANCE
PROJECT: Northshore Sports Complex Conditional Use Permit

EXHIBIT 6
PAGE 1 OF 3

Threshold Determination: Determination of Nonsignificance
Date of Issuance: January 3, 2011
File Number(s): CUP10002/SEP10029
Applicant: Dotty Heberling of Northshore Sports Complex, on behalf of Benton & Sollitt Inc.,
Proposal Location: 14220 NE 193rd Place
S/T/R: SE 03/26/05
Proposal Description: Conditional use permit to operate a batting cage in the Industrial zone. The batting cage will occupy Building B of the property. Some interior construction will occur. SEPA is required for a conditional use permit.
Lead Agency: City of Woodinville

NOTE: This determination does not constitute approval of the proposal. This proposal will be reviewed for compliance with SEPA Determination Review Procedures.

Threshold Determination:

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, and other information on file with the lead agency. This information is available to the public on request.

COMMENTS AND APPEALS:

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days from the signature date below.

Any interested party may submit written comments on this determination. Written comments or appeals must be received in the City of Woodinville, Development Services Department **before 4:00 P.M. on January 18, 2011.**

Any appeal shall state with specificity the reasons why the determination should be reversed. **All appeals must be accompanied by a non-refundable filing fee.** Comments or appeals should be addressed to the responsible official designated below.

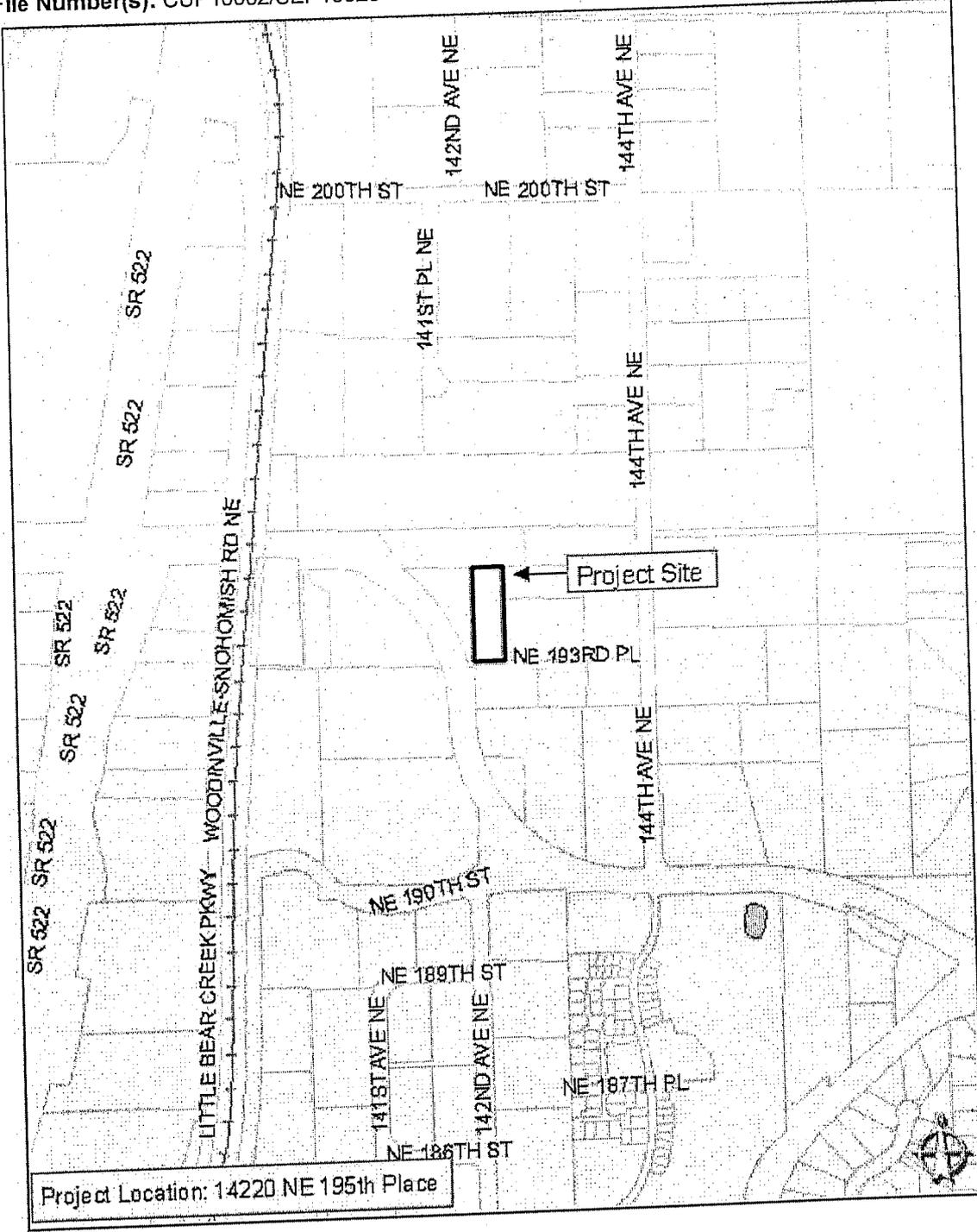
If you have any questions, please call Project Planner, Erin Martindale at (425) 877-2283.

SEPA OFFICIAL: Hal H. Hart
POSITION/TITLE: City of Woodinville SEPA Official
ADDRESS: 17301 133rd Avenue NE
Woodinville, WA 98072

SIGNATURE: Hal H. Hart

DATE: January 3, 2011

Project Name: Northshore Sports Complex Conditional Use Permit
File Number(s): CUP10002/SEP10029



CITY OF WOODINVILLE STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

WAC 197-11-960 Environmental Checklist.

ENVIRONMENTAL 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 19 2010

EXHIBIT 6
PAGE 4 OF 13

CITY OF WOODINVILLE SEPA CHECKLIST

A. BACKGROUND (TO BE COMPLETED BY APPLICANT)

1. Name of proposed project, if applicable:
Conditional Use Permit for batting cages
2. Name of applicant:
Northshore Sports Complex, INC
3. Address and phone number of applicant and contact person:
*Dotty Heberling - 19350 144th Ave NE, Woodinville WA - 98072
(206) 979-4576*
4. Date checklist prepared:
9/8/10
5. Agency requesting checklist:
6. Proposed timing or schedule (including phasing, if applicable):
move to be completed by 1/15/11
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. *none*
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. *Conditional Use permit*

*City of Woodinville
is requesting checklist*

SEPA Determination

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.) *move batting cages to new location - across street to 11,700 sq feet. Building located in northward industrial park*

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. *See attached*

14220 NE 193rd Pl.

EXHIBIT 6
PAGE 5 OF 13

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . *Slightly sloped industrial Park*
- b. What is the steepest slope on the site (approximate percent slope)?
Don't Know
- 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 prime farmland. *Don't Know*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *No*
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. *DNA*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *DNA*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *DNA*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
DNA

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
Automobiles
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *DNA*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
DNA

Area is industrial in nature.

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)?



Development Services Department • 17301 133rd Avenue NE • Woodinville, WA 98072 Phone (425) 489-2754, Fax (425) 489-2754 Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

EXHIBIT 6
PAGE 6 OF 13

If yes, describe type and provide names. If appropriate, state what stream or river it flows into. No

- 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. DNA
- 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. DNA
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. DNA
- 5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan. Don't Know
- 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. NO

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. DNA
- 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. DNA

c. Water runoff (including stormwater):

- 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. DNA
- 2) Could waste materials enter ground or surface waters? If so, generally describe. NO

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

4. PLANTS

- a. Check or circle types of vegetation found on the site:

- Deciduous tree: Alder, maple, aspen, other
- Evergreen tree: Fir, cedar, pine, other
- Shrubs
- Grass
- Pasture



EXHIBIT 6
PAGE 7 OF 13

- Crop or Grain
- 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? none
- c. List threatened or endangered species known to be on or near the site. none
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: none

5. ANIMALS

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: Hawk, heron, eagle, songbirds,

other:

Mammals: Deer, bear, elk, beaver,

other:

Fish: Bass, salmon, trout, herring, shellfish,

other:

- b. List any threatened or endangered species known to be on or near the site. none
- c. Is the site part of a migration route? If so, explain. Don't know
- d. Proposed measures to preserve or enhance wildlife, if any: none

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. electric
- 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: up grade of lights

7. ENVIRONMENTAL HEALTH

Pacific Flyway not expected to be impacted by project.



EXHIBIT 6
PAGE 8 OF 13

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 special emergency services that might be required. none

2) Proposed measures to reduce or control environmental health hazards, if any: DNA

b. Noise

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

Existing traffic + industrial users in the area.

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. automobiles mostly 5:00pm - 9:00pm weekdays + 9:00am - 4:00pm weekends -

3) Proposed measures to reduce or control noise impacts, if any: none

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties? Industrial - T-Shirt printing

b. Has the site been used for agriculture? If so, describe. no

c. Describe any structures on the site. warehouse buildings

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

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

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

Industrial

g. If applicable, what is the current shoreline master program designation of the site? DNA

Not in a shoreline area

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. No

i. Approximately how many people would reside or work in the completed project? 3 employees - part time

j. Approximately how many people would the completed project displace? none

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

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: No change to structure or surrounding

9. HOUSING



EXHIBIT 6
PAGE 9 OF 13

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. DNA
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. DNA
- c. Proposed measures to reduce or control housing impacts, if any: DNA

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? DNA
- b. What views in the immediate vicinity would be altered or obstructed? DNA
- c. Proposed measures to reduce or control aesthetic impacts, if any: DNA

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? DNA
- b. Could light or glare from the finished project be a safety hazard or interfere with views? DNA
- c. What existing off-site sources of light or glare may affect your proposal? none
- d. Proposed measures to reduce or control light and glare impacts, if any: DNA

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity? gymnastics - Dance
- b. Would the proposed project displace any existing recreational uses? If so, describe. No - it would increase recreational opportunities
- 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 places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. DNA - No
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. none
- c. Proposed measures to reduce or control impacts, if any: none

14. TRANSPORTATION



EXHIBIT 6
PAGE 10 OF 13

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
NE - North Woodinville Way - 144th Ave NE
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? No - 1 mile
- c. How many parking spaces would the completed project have? How many would the project eliminate? 16 - none eliminated
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). No
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. Very little increase over cars coming to current location across the street. Peak volumes 5-6:30pm weekdays - 9:00-4:00pm weekends
- g. Proposed measures to reduce or control transportation impacts, if any: Encourage Car pool -

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: Fire protection, police protection, health care, schools, other)? If so, generally describe. No
- 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.
- 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. DNA

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: Dotty Heberling

Date Submitted: 9/8/10



EXHIBIT 6
PAGE 11 OF 13

FOR OFFICE USE ONLY:

Reviewed by (signature): Erin Martindale

Date: 10/25/10



MACKINNON KINNON
O+BARBARA
13910 NE NORTH WOODINVILLE
WAY
Woodinville, WA98072

JARVIS TERRY J
13930 NE 190TH ST
Woodinville, WA98072

WASTE MANAGEMENT
14020 NE 190TH ST
Woodinville, WA98072

EXHIBIT 6
PAGE 2 OF 13

UNDERWOOD GARTLAND 140
LLC
14071 NE 200TH ST
Woodinville, WA98072

EVERARD LLOYD D+GLENDA C
14126 NE 190TH ST
Woodinville, WA98072

APOLLO VIDEO TECHNOLOGY
14148 NE 190TH ST
Woodinville, WA98072

~~BENTON & SOLLITT LLC
14200 NE 193RD PL
Woodinville, WA98072~~

BENTON & SOLLITT LLC
14200 NE 193RD PL
Woodinville, WA98072

KIRKWOOD PARTNERS LLC
14207 NE 193RD PL
Woodinville, WA98072

~~BENTON & SOLLITT LLC
14250 NE 193RD PL
Woodinville, WA98072~~

SUNDANCE INVESTMENTS LLC
14301 NE 193RD PL
Woodinville, WA98072

PEDERSEN JOHN
14301 NE 193RD PL
Woodinville, WA98072

THE EVANS CO
1457 130TH AVE NE
Bellevue, WA98005

~~THE EVANS CO
1457 130TH AVE NE
Bellevue, WA98005~~

WOODINVILLE WAY L L C
19111 144TH AVE NE
Woodinville, WA98072

BENTON & SOLLITT LLC
19205 144TH AVE NE
Woodinville, WA98072

TEAM INVESTMENTS LLC
19210 144TH AVE NE
Woodinville, WA98072

FORMO NORMAN
19211 144TH AVE NE
Woodinville, WA98072

FORMO NORMAN
19211 144TH AVE NE
Woodinville, WA98072

PARK 144 LLC
19300 144TH AVE NE
Woodinville, WA98072

EGGE RICHARD C
19424 WOODINVILLE-
SNOHOMISH RD
Woodinville, WA98072

PARK 144 LLC
19450 144TH AVE NE
Woodinville, WA98072

THE EVANS COMPANY
19495 144TH AVE NE
Woodinville, WA98072

WOODINVILLE WAREHOUSE
ASSOC
19510 144TH AVE NE
Woodinville, WA98072

TRC GROUP LLC
19561 144TH AVE NE
Woodinville, WA98072

TRC GROUP LLC
19565 144TH AVE NE
Woodinville, WA98072

CRP HOLDINGS A-2 LLC
19800 141ST PL NE
Woodinville, WA98072

WOODINVILLE PROPERTIES LLC
19825 141ST PL NE
Woodinville, WA98072

G&S SUNDQUIST MANAGEMENT
LLC
3030 NE 181ST ST
Seattle, WA98155

KING COUNTY
500 KC ADMIN BLDG
500 4TH AVE
Seattle, WA98104

PENITSCH GARY & DIANE
6823 143RD CT NE
Redmond, WA98052

JARVIS TERRY J
PO BOX 1303
Woodinville, WA98072

SEPA Unit
PO Box 47703
Olympia, WA 98504-
7703

Dotty Heberling
Northshore Sports Complex
14250 144th Ave NE
Woodinville, WA 98072

~~Jeff Chaudhry~~
~~2013 Holladay Hills Dr NC~~
~~Brent~~

EXHIBIT 6
PAGE 3 OF 3

CITY OF WOODINVILLE
17301 NE 133rd Avenue NE
WOODINVILLE, WA 98072
(425) 489-2754
NOTICE OF PUBLIC HEARING



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

DESCRIPTION OF APPLICATION

Project Name: Northshore Sports Complex Conditional Use Permit
File Number(s): CUP10002/SEP10029
Applicant(s) Northshore Sports Complex
Contact: Dotty Heberling
Location: 14220 NE 193rd Place, Woodinville, WA.
Section of Code Pertinent to Hearing Procedure: Chapter 17.15 WMC
Proposal: Conditional use permit to operate a batting cage in the Industrial zone. The batting cage will occupy Building B of the property. Some interior construction will occur. SEPA is required for a conditional use permit.

PUBLIC HEARING DATE: Tuesday, February 1, 2011 **TIME:** 10:00 A.M.

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

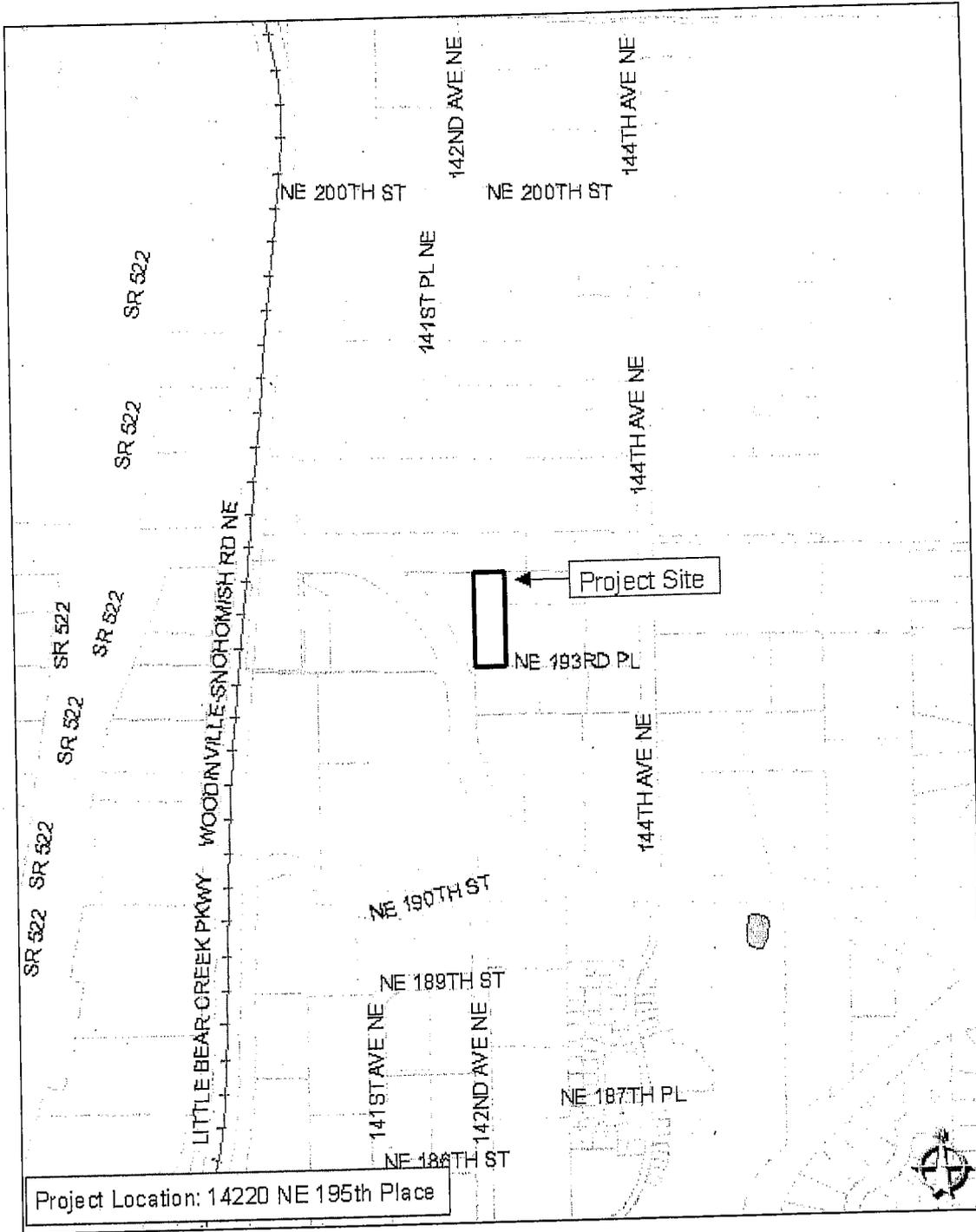
DATE OF NOTICE: January 17, 2011

RESPONSIBLE OFFICIAL: Hal H. Hart, Director of Development Services

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

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

Project Name: Northshore Sports Complex Conditional Use Permit
File Numbers: CUP10002/SEP10029





DECLARATION OF POSTING ON CITY SITES
City of Woodinville

EXHIBIT 7
PAGE 3 OF 7

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

Northshore Sports Complex
Applicant Name

CUP10002/SEP10029
File Number

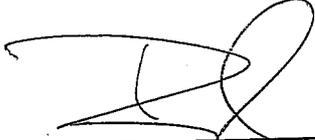
Beth Heath (Name) hereby makes the following states and declares as follows:

On the day of Jan. 14, 2011, 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 Public Hearing
- Date Issued: January 17, 2011
- Date of Hearing: February 1, 2011

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

1/14/11 Woodinville City Hall
Date and Place of Signature


Beth Heath

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 SITE
City of Woodinville

EXHIBIT 7
PAGE 4 OF 7

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

Northshore Sports Complex
Applicant Name

CUP10002/SEP10029
File Number

SARAH REUTHER (Name) hereby makes the following states and declares as follows:

On the day of January 14th, 2011, I posted on the property located at _____, 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 Public Hearing

Date Issued: January 17, 2011

Date of Hearing: February 1, 2011

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

1/14/11 City Hall
Date and Place of Signature

Sarah Reuther
Sarah Reuther

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

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



DECLARATION OF MAILING
City of Woodinville

EXHIBIT 7
PAGE 5 OF 7

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

Northshore Sports Complex
Applicant Name

CUP10002/SEP10029
File Number

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

On the day of January 14, 2011, I scheduled mailing through the USPS a true and correct copy of:

Type of Notice: Notice of Public Hearing

Date Issued: January 17, 2011

Date of Hearing: February 1, 2011

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.

1/14/11, Woodinville, WA
Date and Place of Signature

Erin Martindale
Erin Martindale

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

MACKINNON KINNON
O+BARBARA
13910 NE NORTH WOODINVILLE
WAY
Woodinville, WA98072

JARVIS TERRY J
13930 NE 190TH ST
Woodinville, WA98072

WASTE MANAGEMENT
14020 NE 190TH ST
Woodinville, WA98072

EXHIBIT 7
PAGE 6 OF 7

UNDERWOOD GARTLAND 140
LLC
14071 NE 200TH ST
Woodinville, WA98072

EVERARD LLOYD D+GLENDA C
14126 NE 190TH ST
Woodinville, WA98072

APOLLO VIDEO TECHNOLOGY
14148 NE 190TH ST
Woodinville, WA98072

BENTON & SOLLITT LLC
14200 NE 193RD PL
Woodinville, WA98072

~~BENTON & SOLLITT LLC
14200 NE 193RD PL
Woodinville, WA98072~~

KIRKWOOD PARTNERS LLC
14207 NE 193RD PL
Woodinville, WA98072

BENTON & SOLLITT LLC
14250 NE 193RD PL
Woodinville, WA98072

SUNDANCE INVESTMENTS LLC
14301 NE 193RD PL
Woodinville, WA98072

PEDERSEN JOHN
14301 NE 193RD PL
Woodinville, WA98072

THE EVANS CO
1457 130TH AVE NE
Bellevue, WA98005

~~THE EVANS CO
1457 130TH AVE NE
Bellevue, WA98005~~

WOODINVILLE WAY L L C
19111 144TH AVE NE
Woodinville, WA98072

BENTON & SOLLITT LLC
19205 144TH AVE NE
Woodinville, WA98072

TEAM INVESTMENTS LLC
19210 144TH AVE NE
Woodinville, WA98072

FORMO NORMAN
19211 144TH AVE NE
Woodinville, WA98072

~~FORMO NORMAN
19211 144TH AVE NE
Woodinville, WA98072~~

PARK 144 LLC
19300 144TH AVE NE
Woodinville, WA98072

EGGE RICHARD C
19424 WOODINVILLE-
SNOHOMISH RD
Woodinville, WA98072

PARK 144 LLC
19450 144TH AVE NE
Woodinville, WA98072

THE EVANS COMPANY
19495 144TH AVE NE
Woodinville, WA98072

WOODINVILLE WAREHOUSE
ASSOC
19510 144TH AVE NE
Woodinville, WA98072

TRC GROUP LLC
19561 144TH AVE NE
Woodinville, WA98072

TRC GROUP LLC
19565 144TH AVE NE
Woodinville, WA98072

CRP HOLDINGS A-2 LLC
19800 141ST PL NE
Woodinville, WA98072

WOODINVILLE PROPERTIES LLC
19825 141ST PL NE
Woodinville, WA98072

G&S SUNDQUIST MANAGEMENT
LLC
3030 NE 181ST ST
Seattle, WA98155

KING COUNTY
500 KC ADMIN BLDG
500 4TH AVE
Seattle, WA98104

PENITSCH GARY & DIANE
6823 143RD CT NE
Redmond, WA98052

JARVIS TERRY J
PO BOX 1303
Woodinville, WA98072

DOTTY HEBERLING
NORTHSHORE SPORTS
COMPLEX
19250 144TH AVE NE
WOODINVILLE, WA 98072

EXHIBIT 7
PAGE 7 OF 7