



NOTICE OF APPLICATION
City of Woodinville



Development Services Department

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

Project Name: Vinterra Subdivision

Application: On December 18, 2012, Todd Oberg of the Blueline Group, on behalf of Schuster Family Investments, LLC, submitted an application for a Preliminary Plat to the City of Woodinville for property(s) located at 15025 124th Avenue NE. The application was deemed complete on December 20, 2012. This application and all supporting documents are available at City Hall for public viewing under File Number PPA12003/SEP12036.

Project Description: Preliminary Plat Application to subdivide an existing 31.29 acre parcel into 147 single-family residential lots in the R-6 zoning district. Construction will include grading, erosion control, street frontage, tree protection, and drainage improvements. SEPA is required for developments of five or more lots.

Project Location: 15025 124th Avenue NE; Legally described as THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE NORTH 10 ACRES THEREOF; EXCEPT PORTION CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 514489, FOR PIPE LINE RIGHT OF WAY "TOLT RIVER PIPELINE"; AND EXCEPT PORTION LYING WITHIN COUNTY ROAD "124TH AVENUE NORTHEAST", Woodinville, WA.

Environmental Documents prepared, available, or requested under RCW 36.70B.070 for the Project: SEPA Checklist, Drainage Report, Geotechnical Report, Critical Area Study and Mitigation Plan, Arborist Report, Traffic Report

Permits included in the application: Preliminary Plat Application, SEPA

Other required permits not included in the application to the extent known by the City of Woodinville: Final Plat, Site Development, Right-of-Way, Building, Forest Practices, NPDES, 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"/> Industrial Design Guidelines |
| <input type="checkbox"/> Community Urban Forestry Plan | <input checked="" type="checkbox"/> Transportation Improvement Plan |
| <input checked="" type="checkbox"/> International Building Code | <input checked="" type="checkbox"/> Transportation Infrastructure Standards and Specifications |
| <input type="checkbox"/> Shoreline Master Program | <input checked="" type="checkbox"/> Applicable State and Federal regulations |

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:

December 18, 2012

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Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

Date of Notice of Complete Application: December 20, 2012

Date Notice of Application Issued: December 31, 2012

End of Comment Period: January 15, 2013

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:



David Kuhl, Development Services Director

Date: December 31, 2012

Methods of Notice:

Published

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

Post Site

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

NEIGHBORHOOD MEETING NOTICE

The applicants of the Vinterra Subdivision will be hosting a neighborhood meeting to discuss the proposed subdivision. The details of the meeting are as follows:

Date: Thursday, January 17, 2013

Time: 6:30-7:30pm

Location: Main Meeting Room
Kingsgate Library
12315 NE 143rd Street
Kirkland, WA 98034

For questions regarding this meeting, please contact:

Jennifer Reiner
425-825-3186
jreiner@drhorton.com

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Project Name: Vinterra Subdivision

File Numbers: PPA12003/SEP12036





REVISED - NOTICE OF APPLICATION
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Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

Project Name: Vinterra Subdivision

Application: On December 18, 2012, Todd Oberg of the Blueline Group, on behalf of Schuster Family Investments, LLC, submitted an application for a Preliminary Plat to the City of Woodinville for property(s) located at 15025 124th Avenue NE. The application was deemed complete on December 20, 2012. On August 27, 2013, the applicant submitted a revision to the original application, adding an additional property and increasing the total number of lots to 157.

This application and all supporting documents are available at City Hall for public viewing under File Number PPA12003/SEP12036.

REVISED Project Description: Preliminary Plat Application to subdivide two existing parcels, totaling 33.36 acres into 157 single-family residential lots in the R-4 and R-6 zoning district. Construction will include grading, erosion control, street frontage, tree protection, and drainage improvements. SEPA is required for developments of five or more lots.

Project Location: 15025 124th Avenue NE; Legally described as THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE NORTH 10 ACRES THEREOF; EXCEPT PORTION CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 514489, FOR PIPE LINE RIGHT OF WAY "TOLT RIVER PIPELINE"; AND EXCEPT PORTION LYING WITHIN COUNTY ROAD "124TH AVENUE NORTHEAST", Woodinville, WA. New parcel: 12825 NE 151st Street; Legally described as THE WEST 300' OF THE SOUTH 300' OF THE SOUTH HALF OF THE NE ¼ OF THE SE ¼ OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 5 E. W.M., Woodinville, WA.

Environmental Documents prepared, available, or requested under RCW 36.70B.070 for the Project: SEPA Checklist, Drainage Report, Geotechnical Report, Critical Area Study and Mitigation Plan, Arborist Report, Traffic Report

Permits included in the application: Preliminary Plat Application, SEPA

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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

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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:	December 18, 2012
Date of Notice of Complete Application:	December 20, 2012
Date Notice of Application Issued:	December 31, 2012
Date of Revised Notice of Application:	September 9, 2013
End of Comment Period:	September 24, 2013

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: _____



David Kuhl, Development Services Director

Date: September 9, 2013

Methods of Notice:

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

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