NOTICE OF PUBLIC HEARING AND SEPA DETERMINATION OF NONSIGNIFICANCE (DNS)

Development Services Department
17301 133rd Avenue NE • Woodinville, WA 98072
425-489-2754 • www.ci.woodinville.wa.us

NOTICE IS HEREBY GIVEN that the City of Woodinville Hearing Examiner will conduct a Public Hearing on **Thursday, April 14, 2016 at 7:00 PM** at Woodinville City Hall Council Chambers to consider public comment on the proposal described below:

Project Name:	Woodinville 10 Subdivision
Project Number(s):	PPA15001 / SEP15005 / CAA15002
Description of Proposal:	Preliminary Plat Application to subdivide one existing parcel totaling 1.7 acres into 10 single-family residential lots in the R-6 zoning district. Construction will include grading, erosion control, street frontage improvements, tree protection, and stormwater/drainage improvements. SEPA is required for developments of five or more lots and when critical areas are present on-site.
Location:	13215 NE 205th Street; Woodinville, WA
Proponent:	Southend Holdings, LLC PO Box 430 Marysville, WA 98272
Contact:	Brian Kalab Insight Engineering PO Box 1478 Everett, WA 98206
Lead Agency:	City of Woodinville
Public Hearing Date:	April 14, 2016 at 7:00 PM
Hearing Location:	Woodinville City Hall, Council Chambers 17301 133rd Avenue NE Woodinville, WA 98072
Staff Contact:	Agnes Kowacz, Project Manager at 425-877-2293 or agnesk@ci.woodinville.wa.us

YOU ARE INVITED to attend the hearing and to provide oral and written testimony for the records. The hearing procedure shall follow Chapter 17.15 WMC. 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.

SEPA ENVIRONMENTAL POLICY ACT: 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.

- ☐ There is no comment period for this DNS.
- ☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- ☒ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted within 14 days of issuance, by 4:00pm on April 4, 2016.

APPEAL

You may appeal the SEPA determination to the City of Woodinville Hearing Examiner at 17301 133rd Avenue NE, Woodinville, WA 98072 no later than 14 days from the date the DNS becomes final. Based on the issuance date of this determination, the appeal period ends at 4:00 P.M. on April 4, 2016. If you choose to appeal or comment, you should be prepared to make specific factual objections.

A decision of the Woodinville Hearing Examiner may be appealed to the Woodinville City Council pursuant to WMC 17.07.030. Any appeal of this hearing is limited to an administrative appeal In case of an appeal, the appeal will be heard as a **closed record appeal hearing** based on the existing record.

To receive additional information on appeals for this application, please contact the Project Manager listed below.

Responsible Official: David Kuhl, Development Services Director
Contact Person: Agnes Kowacz, Project Manager
Address: 17301 133rd Avenue NE, Woodinville, WA 98072
Phone Number: (425) 877-2293
Email Address: agnesk@ci.woodinville.wa.us

Signature: _____ **Date:** March 21, 2016
David Kuhl, Development Services Director

Methods of Notice:
Published
Posted: 1) In-House, 2) Post Office & 3) Website
Post Site
Mailed: Applicant, Parties of Record

ROMMAN MARK A+LESLIE K
13034 NE 202ND PL
WOODINVILLE WA 98072

WOLF TERRY J+BRENDA L
13037 NE 202ND PL
WOODINVILLE WA 98072

MINTY J THOMAS+SANDRA J
13108 NE 203RD PL
WOODINVILLE WA 98072

WAY JONATHAN A
13113 NE 203RD PL
WOODINVILLE WA 98072

BAERWOLF ROGER R
13114 NE 203RD PL
WOODINVILLLE WA 98072

HANCOCK MICHAEL D+MARY E
13120 NE 203RD PL
WOODINVILLE WA 98072

OSTER DANIEL P & JANET E
13121 NE 203RD PL
WOODINVILLE WA 98072

JOHNSON SHERMAN A+ROXANE L
13126 NE 203RD PLACE
WOODINVILLE WA 98072

ISEMAN JAY C
13129 NE 203RD PL
WOODINVILLE WA 98072

BARKER PAUL D & TAMERA L
13137 NE 203RD PL
WOODINVILLE WA 98072

D'ETTORRE GARY & BARBARA
13142 NE 203RD PL
WOODINVILLE WA 98072

SCHOENTRUP WILLIAM J JR
13143 NE 203RD PLACE
WOODINVILLE WA 98072

DRECHSEL THOMAS B
13148 NE 202ND CT
WOODINVILLE WA 98072

BUTLER JEFFREY SCOTT+BUTLER ALLISON
13149 NE 202ND PL
WOODINVILLE WA 98072

SMITH DOUGLAS C+REGINA SUE
13150 NE 203RD PL
WOODINVILLE WA 98072

MCARDEL RICHARD C+DIANE F
13152 NE 202ND CT
WOODINVILLE WA 98072

MAY DOUGLAS G+JODY L
13153 NE 202ND COURT
WOODINVILLE WA 98072

NELSON JUDY E
13215 NE 205TH ST
WOODINVILLE WA 98072

BOWEN TIM
13230 NE 202ND CT
WOODINVILLE WA 98072

PRECISION HOMES INC
20112 134TH AVE NE
WOODINVILLE WA 98072

PRECISION HOMES INC
20113 134TH AVE NE
WOODINVILLE WA 98072

GREEN JOHN S+MAPILI MARY A
20116 134TH AVE NE
WOODINVILLE WA 98072

PRECISION HOMES INC
20117 134TH AVE NE
WOODINVILLE WA 98072

HOROWITZ RICHARD S
20120 134TH AVE NE
WOODINVILLE WA 98072

PRECISION HOMES INC
20121 134TH AVE NE
WOODINVILLE WA 98072

KACHMARIK KENNETH G+BETSY A
20214 130TH COURT NE
WOODINVILLE WA 98072

EVANGELINE MICHELLE M+NISHI
20215 131ST PL NE
WOODINVILLE WA 98072

MAY STEPHAN J+KAY E
20218 131ST PL NE
WOODINVILLE WA 98072

VONJOUANNE HENRY + JACQUE
20222 130TH CT NE
WOODINVILLE WA 98072

RICHARDSON ROBERT A+TERI M
20223 131ST PL NE
WOODINVILLE WA 98072

CHAMBERLAIN MARK+TERI
20224 134TH AVE NE
WOODINVILLE WA 98072

PRECISION HOMES INC
20225 134TH AVE NE
WOODINVILLE WA 98072

CLARK H MICHAEL+JUDITH M
20226 131ST PL NE
WOODINVILLE WA 98072

MCCREA BRIEN G+CYNTHIA M MA
20228 130TH COURT NE
WOODINVILLE WA 98072

VISVIKIS THOMAS J+CINDY R
20228 134TH AVE NE
WOODINVILLE WA 98072

SUPINSKI GREGORY A
20232 130TH CT NE
WOODINVILLE WA 98072

DAUMARD FRANCOIS MATTHIEU+K
20232 134TH AVE NE
WOODINVILLE WA 98072

PRECISION HOMES INC
20233 134TH AVE NE
WOODINVILLE WA 98072

OLSEN BRIAN K+MCKIM AMY M
20233 135TH CT NE
WOODINVILLE WA 98072

MESAROS AARON C+LORAINE Y
20235 130TH CT NE
WOODINVILLE WA 98072

KLIES PAUL L+CHAU NGUYEN
20235 134TH AVE NE
WOODINVILLE WA 98072

DUNN STEVEN J+KATHLEEN S
20236 134TH AVE NE
WOODINVILLE WA 98072

CHANG GLEN C
20237 134TH AVE NE
WOODINVILLE WA 98072

BRANDEL FAMILY HOMES INC
20238 135TH CT NE
WOODINVILLE WA 98072

BYRI VIJAYA L+KRISHNA M
20239 134TH AVE NE
WOODINVILLE WA 98072

SANDBERG LEON E
20308 132ND AV NE
WOODINVILLE WA 98072

METSKER MARVIN L
20309 131ST CT NE
WOODINVILLE WA 98072

MURPHEY KEVIN H+PATRICIA L
20310 131ST CT NE
WOODINVILLE WA 98072

LLERA DANIELLE M+JESSE D
20312 132ND AV NE
WOODINVILLE WA 98072

RICHARDS DAVID E+HEIDI
20313 131ST CT NE
WOODINVILLE WA 98072

GALLAGHER GARRETT E+TERESA
20314 131ST CT NE
WOODINVILLE WA 98072

BROOKS BRENT A+LYNELL L
20318 132ND AVE NE
WOODINVILLE WA 98072

ROBERTS MITCH C+ROBIN L
20340 135TH AVE NE
WOODINVILLE WA 98072

OLSEN CHAD CHRISTPHER
20341 134TH AVE NE
WOODINVILLE WA 98072

MERRELL ROBERT TIMOTHY
20344 134TH AVE NE
WOODINVILLE WA 98072

HOROWITZ DANIEL P
20345 134TH AVE NE
WOODINVILLE WA 98072

GRAY MARK C+LEE R
20349 134TH AVE NE
WOODINVILLE WA 98072

BUSH HARRY L+LYDEN BARBARA
20353 134TH AVE NE
WOODINVILLE WA 98072

JAMES TERRY+SHEREE
20448 134TH AVE NE
WOODINVILLE WA 98072

HAMMOND LISA A
20452 134TH AVE NE
WOODINVILLE WA 98072

PRECISION HOMES INC
20456 134TH AVE NE
WOODINVILLE WA 98072

INSLEY JORDAN T
20457 134TH AVE NE
WOODINVILLE WA 98072

ANDREOTTI LINDSAY
20461 134TH AVE NE
WOODINVILLE WA 98072

PRECISION HOMES INC
20465 134TH AVE NE
WOODINVILLE WA 98072

CIRILLO CHRISTOPHER M+JENNI
4572 144TH AV SE
BELLEVUE WA 98006

PRECISION HOMES INC
5705 ARCHER CT
DALLAS TX 75252

HEMMING RONALD J
PO BOX 1328
BOTHELL WA 98041

JOHNSON MARK D
PO BOX 324
ERROL NH 03579

Agnes Kowacz

From: Agnes Kowacz
Sent: Monday, March 21, 2016 7:56 AM
To: 'sepaunit@ecy.wa.gov'
Subject: Woodinville 10 SEPA DNS
Attachments: DNS.pdf; SEPA checklist.pdf

PROJECT NAME: Woodinville 10 Subdivision
DESCRIPTION OF PROPOSAL: Preliminary Plat Application to subdivide one existing parcel totaling 1.7 acres into 10 single-family residential lots in the R-6 zoning district. Construction will include grading, erosion control, street frontage improvements, tree protection, and stormwater/drainage improvements. SEPA is required for developments of five or more lots and when critical areas are present on-site.
PROPONENT: Southend Holdings, LLC
LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 13215 NE 205th Street Woodinville, WA 98072
LEAD AGENCY: City of Woodinville
PROJECT NUMBER: PPA15001 / SEP15005 / CAA15002

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted within 14 days of issuance, by 4:00pm on April 4, 2016.

Questions: The application, supporting documents, and studies are available for review at the Woodinville City Hall. You may review the project application at City Hall, at 17301 133rd Avenue NE, Woodinville, WA 98072. To provide comments, contact Agnes Kowacz, Associate Planner at (425) 877-2293 or agnesk@ci.woodinville.wa.us.

Agnes Kowacz | Associate Planner
City of Woodinville
17301 133rd Ave NE
Woodinville, WA 98072
Office: (425) 877-2293
Email: agnesk@ci.woodinville.wa.us

Agnes Kowacz

From:	Agnes Kowacz
Sent:	Monday, March 21, 2016 8:06 AM
To:	Dee Lofstrom; Doug Smith; Karen Mooseker; Karen Walter
Subject:	Woodinville 10 SEPA and Public Hearing- Combined Notice
Attachments:	NOPH and DNS.pdf; DNS.pdf

NOTICE IS HEREBY GIVEN that the City of Woodinville Hearing Examiner will conduct a Public Hearing on **Thursday, April 14, 2016 at 7:00 PM** at Woodinville City Hall Council Chambers to consider public comment on the proposal described below:

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Location:	13215 NE 205th Street; Woodinville, WA		
Proponent:	Southend Holdings, LLC PO Box 430 Marysville, WA 98272	**Contact:**	Brian Kalab Insight Engineering PO Box 1478 Everett, WA 98206
Lead Agency:	City of Woodinville		
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Staff Contact:	Agnes Kowacz, Project Manager at 425-877-2293 or agnesk@ci.woodinville.wa.us		

SEPA ENVIRONMENTAL POLICY ACT: This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted within 14 days of issuance, by 4:00pm on April 4, 2016.

Agnes Kowacz | Associate Planner
City of Woodinville
17301 133rd Ave NE
Woodinville, WA 98072
Office: (425) 877-2293
Email: agnesk@ci.woodinville.wa.us

DECLARATION OF PUBLIC NOTICE
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

Woodinville 10
Project Name

PPA15001/SEP15005/CCA15002
File Number

Agnes Kowacz hereby declares the following:
Name

That s/he is a Associate Planner of the City of Woodinville and caused the following activities to occur (check all that applies):
Title

- [x] On 3/21/16, posted a true and correct copy of the document at the City of Woodinville official posting locations, including:
  - [x] Woodinville City Hall
  - [x] Woodinville Post Office
  - [x] City of Woodinville website
- [x] On 3/21/16, posted a true and correct copy of the document on the property located at 13215 NE 205th St., so as to be seen clearly from each right-of-way providing vehicular access to the property consistent with WMC 17.11.040(2).
- [x] On 3/21/16, scheduled a publishing of the summary notice through the Woodinville Weekly consistent with WMC 17.11.040(3)
- [x] On 3/21/16, scheduled a first class mailing through the USPS a true and correct copy of the document on below to those names and addresses that appear on the attached list (list attached Y / N) consistent with WMC 17.11.040(4).

Description of document:

Type of Notice: DNS / NOPH
Date Issued: 3/21/16
End of Comment/Appeal Period: 4/4/16

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

3/21/16 Woodinville, WA
Date and Place of Signature

Agnes Kowacz
Signature

Agnes Kowacz
Print Name