MEMORANDUM

Development Services Department

To: Agnes Kowacz, Associate Planner

From: Dan Fleming, Engineer I

Date: 03/08/16

Subject: Woodinville 10-CAA15002/DEC15006/PPA15001/SEP15005

We have reviewed the subject plan set submittal and have the following comments:

SUMMARY

Public Works has approved our portion of the application.

The location of the stop line at the southeast corner of 132nd Ave. NE and NE 205th St. will be addressed at a later time. The current layout does not appear to allow for a proper line of site (along NE 205th St.) and must take into account updated legislation regarding stop line and crosswalk specifications. In addition, this may impact the location of a nearby catch basin (Please see Sheet C1 of 3)

Agnes Kowacz

From: Karen Walter <KWalter@muckleshoot.nsn.us>
Sent: Friday, January 08, 2016 2:40 PM
To: Agnes Kowacz
Subject: RE: Woodinville 10 Subdivision, PPA15001; SEP150005, CAA15002

Follow Up Flag: Follow up
Flag Status: Completed

Agnes,

Thank you for sending the updated information for the Woodinville 10 project, the revised documents are improved over the previous materials. However, there are still some remaining deficiencies in the wetland delineation and buffer plan as we noted previously via emails on September 15, 2015 and November 12, 2015. They are re-iterated here for your consideration.

1. The wetland mitigation report is still missing any discussion about compliance with mitigation sequencing. We understand that the project proposes to reduce the wetland buffer, but there is no consideration as to how avoidance was applied first, then the next steps of mitigation sequencing. There isn't even a narrative in the wetland delineation and buffer plan which is where we would expect it and no information in the revised checklist.

2. There is still no wetland delineated figure in the wetland delineation report. How would any reviewer be able to determine if the wetland was appropriately delineated without this basic information or review the delineation on the ground?

3. There is still no discussion about how much of the regulated wetland buffer is impacted in square feet (it should be describe in a narrative format and shown on a site plan). We provided an example as to how this information should be conveyed in our November 12, 2015 comments.

4. Did the City visit the site as we recommended in our previous comments and concur with the findings regarding the extent of wetland and the wetland/stream condition?

5. There is no new information regarding the proposed water quality treatment of stormwater for this project as we requested in our last comments.

We appreciate the opportunity to review this revised information. Please let me know if you have any questions.

Thank you,
Karen Walter
Watersheds and Land Use Team Leader

Muckleshoot Indian Tribe Fisheries Division
Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116

From: Agnes Kowacz [mailto:agnesk@ci.woodinville.wa.us]
Sent: Tuesday, December 22, 2015 12:24 PM
To: Karen Walter
Subject: RE: Woodinville 10

Hi Karen-

Attached is the resubmittal of this project. Please provide comments by 01/11/16. Thank you,

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

From: Karen Walter [mailto:KWalter@muckleshoot.nsn.us]
Sent: Thursday, November 12, 2015 3:42 PM
To: Agnes Kowacz <agnesk@ci.woodinville.wa.us>
Subject: RE: Woodinville 10

Agnes,
Thank you for sending the additional information including the applicant's consultants responses to our questions. Please note that their responses are inadequate and do not all us to fully evaluate this project.

If the original materials were clear, we wouldn't have asked the questions we did. The responses did not directly respond to our questions, provide new information or clarify any of the project components. We still cannot tell what the regulated buffer should be in square feet; what is proposed by the project through either buffer averaging or buffer reduction with enhancement and the details of buffer enhancement on the site. Part of the problem is there is no figure in the wetland report to indicate the requirements and what is proposed including a planting plan.

We expect the wetland report and mitigation plan to include figures that illustrate the project impacts and mitigation narrative. The June 2015 report did not nor were these figures provided in the responses. An example of such figures for a different project is included for your reference (see attached drawings from Overlake School project). Please note the attachment is the type of figure we typically receive for projects with wetland and stream buffer impacts, and we review more than 50 of these types of reports in any given year.

Also, the project should be required to demonstrate compliance with mitigation sequencing per WMC 21.24.350 which the June 2015 mitigation report does not. There is no mention of mitigation sequencing in this report, particularly under the regulatory analysis section where we would expect this assessment.

In conclusion, we cannot fully evaluate this project for its potential impacts to salmon and their habitats with the available information and the applicant consultants' responses. We would appreciate it if we could receive the necessary information we described in our previous comments for our review and any comments that we may have.

Please let me know if you have any questions.

Best regards,
Karen Walter
Watersheds and Land Use Team Leader

Muckleshoot Indian Tribe Fisheries Division
Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116

From: Agnes Kowacz [mailto:agnesk@ci.woodinville.wa.us]
Sent: Thursday, November 12, 2015 9:39 AM
To: Karen Walter
Subject: Woodinville 10

Hi Karen-

Here is additional info regarding the Wetland (Class 3) for the Woodinville 10 subdivision. Please let me know if there is anything else you need from me. I believe you got the wetland report, but I have attached it for just in case along with their response to your comments.

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: Karen Walter <KWalter@muckleshoot.nsn.us>
Sent: Thursday, November 12, 2015 3:42 PM
To: Agnes Kowacz
Subject: RE: Woodinville 10
Attachments: Overlake School Mitigation plans-06-15-15.pdf

Agnes,
Thank you for sending the additional information including the applicant's consultants responses to our questions. Please note that their responses are inadequate and do not all us to fully evaluate this project.

If the original materials were clear, we wouldn't have asked the questions we did. The responses did not directly respond to our questions, provide new information or clarify any of the project components. We still cannot tell what the regulated buffer should be in square feet; what is proposed by the project through either buffer averaging or buffer reduction with enhancement and the details of buffer enhancement on the site. Part of the problem is there is no figure in the wetland report to indicate the requirements and what is proposed including a planting plan.

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Please let me know if you have any questions.

Best regards,
Karen Walter
Watersheds and Land Use Team Leader

Muckleshoot Indian Tribe Fisheries Division
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39015 172nd Ave SE
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Hi Karen-

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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

rom: Dee Lofstrom <dlofstrom@woodinvillewater.com>
Sent: Tuesday, September 08, 2015 4:51 PM
To: Agnes Kowacz
Subject: Comments on Woodinville 10 from Woodinville Water District
Attachments: SKMB_C552_O15090816280.pdf

Hi Agnes,
Here are our comments for the above referenced project.

Dee

From: bizhubC552@woodinvillewater.com [mailto:bizhubC552@woodinvillewater.com]
Sent: Tuesday, September 08, 2015 5:28 PM
To: Dee Lofstrom <dlofstrom@woodinvillewater.com>
Subject: Message from KMB_C552_OPS

FILE NO.: PPA15001 / SEP15005 /CAA15002

PROPONENT: Southend Holdings, LLC
CONTACT: Brian Kalab; Insight Engineering

PROJECT NAME: Woodinville 10 Subdivision

PROJECT ADDRESS: 13215 NE 205th Street

PROJECT DESCRIPTION: Preliminary plat application to divide a 1.69-acre property into 10 single-family residential lots in the R-6 zone. Construction includes grading and drainage improvements, street frontage improvements, tree removal and installation, landscaping, and critical area enhancements. SEPA review is required for subdivisions over four lots and sites that contain critical areas.

ATTACHED IS:

x	Notice of Application	x	Plat Map (Reduced)
	DNS		Site Plan (Reduced)
x	Environmental Checklist		Location Map
	Application	x	Vicinity Map
	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 September 16, 2015 to the City of Woodinville, Development Services Department, Attn: Agnes Kowacz, 17301 133rd Avenue NE, Woodinville, WA 98072 or Agnesk@ci.woodinville.wa.us. Call the assigned Planner at 425-877-2293 with any questions.

Agnes Kowacz
Agnes Kowacz
Planner

September 1, 2015
Date

RESPONSE SECTION:

✓ Comments Attached _____ No Comments

COMMENTS: A water and sewer main extension will be required for the proposed lot configuration.

Signature

9/8/15
Date

Woodinville Water District
Agency / Company

Request for Agency Comments
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

DATE: September 1, 2015

	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)	x	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)	x	Snohomish County PDS
	STATE/FEDERAL AGENCIES:		
x	Army Corps of Engineers (Seattle Dist.)		**OTHERS:**
x	DAHP, Local Agency Archaeologist	x	Comcast of Washington
	Washington State Department of Commerce	x	Frontier
x	Washington State Depart. of Ecology DOE		Olympic Pipeline
x	Washington Dept of Fish & Wildlife (WDFW)	x	Puget Sound Energy
	Washington State DNR	x	Puget Sound Regional Council
	WSDOT		
x	United States Postal Service		**CONSULTANTS:**
			Makers
			Otak/EagleEye
	SPECIAL DISTRICTS:		
	Alderwood Water & Wastewater District		
	Lake Washington School District		
X	Northshore School District		**TRIBES:**
	Preston, Gates & Ellis (NSSD)	x	Muckleshoot Tribe (Tribe Preservation Program & Tribe Fisheries Division)
	Northshore Utility District	x	Sauk-Suiattle Tribe
	Port of Seattle	x	Snoqualmie Tribe
	Puget Sound Clean Air Agency	x	Snohomish Tribe
x	Woodinville Water District	x	Stillaguamish Tribe
X	Sound Transit Authority	x	Tulalip Tribes
x	Community Transit		
			NOTICE OF APPLICATION ONLY:
	CITIES:	x	Applicant/Contact Person (Notice Only)
x	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.: PPA15001 / SEP15005 /CAA15002

PROPONENT: Southend Holdings, LLC
CONTACT: Brian Kalab; Insight Engineering

PROJECT NAME: Woodinville 10 Subdivision

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NOTE: _____

Please review this project as it relates to your area of concern and return your comments with this cover sheet by September 16, 2015 to the City of Woodinville, Development Services Department, Attn: Agnes Kowacz, 17301 133rd Avenue NE, Woodinville, WA 98072 or Agnesk@ci.woodinville.wa.us. Call the assigned Planner at 425-877-2293 with any questions.

Agnes Kowacz
Agnes Kowacz
Planner

September 1, 2015
Date

RESPONSE SECTION:

X Comments Attached

_____ No Comments

COMMENTS: _____

Sandy Calvonendorff
Signature

9/11/15
Date

Northshore School District
Agency / Company

Capital Projects

Northshore
School District

22105 23rd Drive S.E.
Bothell, WA 98021-4409
(425)408-7850

September 8, 2015

Woodinville City Hall
17301 133rd Ave NE
Woodinville, WA 98072
Attn: Agnes Kowacz

Subject: Woodinville 10 Subdivision

We have reviewed the documents submitted for the Woodinville 10 Subdivision housing development project for the property located at 13215 NE 205th St, Woodinville.

Our District standards state:

NSD Standard Safe Walk Requirements

Safe walking pathways to schools and bus stops are essential for our students. Raised sidewalks are considered our standard of safe pathways for students walking to the bus stop/school and home. Current bus stop information can be found through Transportation's website at www.nsd.org/nsdtransportation and is subject to change. Each walk path assessment is on a case by case basis; this response applies to this plat for the current school year.

This response is being provided based on current information. Should the proposal change, please reroute the information so that a more accurate reply can be provided. Comments provided should be part of the decision making process and project file. It is also anticipated that comments related to safe walking be considered as part of the environmental review process for the project.

As always, safety of our students and their families as they travel to and from school is one of our top priorities at Northshore School District.

Thank you for your consideration.

Karen Mooseker
Director

cc: Connie Noll, Susan Rembold NSD Transportation
KM:sc

Agnes Kowacz

rom: Karen Walter <KWalter@muckleshoot.nsn.us>
Sent: Tuesday, September 15, 2015 3:46 PM
To: Agnes Kowacz
Subject: Woodinville 10- PPA15001 / SEP15005 /CAA15002, Notice of Application

Agnes,
Thank you again for sending these materials. We have reviewed them and have some questions and initial comments:

A. With respect to the wetland, we have several questions/comments.

1. The wetland mitigation report should be revised to describe how much area is required for the Category III Buffer; how much is proposed; and include a figure that shows the buffer reduction and/or the buffer averaging. The narrative in the report on these topics is not clear. The mitigation report also notes that there are places where the buffer will be less than the 50% reduction but does not show this on any figure or describe how this is (or is not) consistent with Woodinville Critical Areas Code.

2. The wetland report should also include a figure that shows where the wetland delineation areas where determined from the field visit.

3. Also, if the wetland continues offsite and was not delineated, then how did the consultants determine this wetland to be 1000 square feet?

4. The City may want visit the site further, too, to discern the existence and extent of Critical Areas as the Technical Information Report described drainages that connect this wetland to the off-site wetland which may qualify as a stream under the City's code. Comparing the information in the two reports suggests that there may be a discrepancy in the information.

5. The wetland mitigation report needs to include a figure showing the details of the proposed mitigation plantings and where the proposed tree plantings are that are needed to meet the City's tree code. It seems that there may be duplication with this efforts that may or may not be allowed under the codes.

B. With respect to the proposed stormwater plan, more information is needed about how the project will treat stormwater. This section of the report was vague.

We appreciate the opportunity to review this proposal and look forward to the City's responses and the revised wetland mitigation report for our review.

Thank you,
Karen Walter
Watersheds and Land Use Team Leader

Muckleshoot Indian Tribe Fisheries Division
Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116

From: Agnes Kowacz [mailto:agnesk@ci.woodinville.wa.us]
Sent: Wednesday, September 02, 2015 7:42 AM
To: Karen Walter
Subject: RE: Notice of Application Woodinville 10- PPA15001 / SEP15005 /CAA15002

Hi Karen-

Attached is the critical areas report and TIR. Thanks!
Agnes

From: Karen Walter [mailto:KWalter@muckleshoot.nsn.us]
Sent: Tuesday, September 01, 2015 5:34 PM
To: Agnes Kowacz <agnesk@ci.woodinville.wa.us>
Subject: RE: Notice of Application Woodinville 10- PPA15001 / SEP15005 /CAA15002

Hi Agnes,
We got this notice earlier and I am wondering if the City has the details for the proposed wetland enhancements listed in the project description. We'll need this information to be able to evaluate the project.

Also, can we get a copy of the drainage/technical information report?

Thank you!

Karen Walter
Watersheds and Land Use Team Leader

Muckleshoot Indian Tribe Fisheries Division
Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116

From: Agnes Kowacz [mailto:agnesk@ci.woodinville.wa.us]
Sent: Tuesday, September 01, 2015 10:15 AM
To: kjobe@wf-r.org; Jonathan.Smith@usace.army.mil; Gretchen.kaehler@dahp.wa.gov; Dahp.separeview@dahp.wa.gov; pplu461@ecy.wa.gov; separegister@ecy.wa.gov; Angie.Peace@dfw.wa.gov; Sepacenter@dnr.wa.gov; ramin.pazooki@wsdot.wa.gov; Tina.C.Fisher@USPS.gov; beth.humphreys@kingcounty.gov; mark.wilgus@kingcounty.gov; Brenda.Bauer@kingcounty.gov; rick.brater@kingcounty.gov; charlie.sundberg@kingcounty.gov; kevin.desmond@kingcounty.gov; gary.kriedt@kingcounty.gov; steve.bottheim@kingcounty.gov; randy.sandin@kingcounty.gov; robert.nunnenkamp@kingcounty.gov; planning.roads@kingcounty.gov; frank.slusser@snoco.org; Clarissa.barrett@snoco.org; Rhonda.Kaetzel@kingcounty.gov; kate.tourtellot@commtrans.org; khowe@woodinvillewater.com; scalissendorff@nsd.org; eujiiye@nsd.org; perryweinberg@soundtransit.org; Tom.burdett@ci.bothell.wa.us; Karen Walter; Laura Murphy; Erin Slaten; njoseph@sauk-suiattle.com; steve@snoqualmietribe.us; adam@snoqualmienation.com; klyste@stillguamish.com; tduff@stillaguamish.com; garytatro@stillaguamish.com; ryoung@tulaliptribes-nsn.gov; tbrewer@tulaliptribes-nsn.gov; info@snohomishtribe.com; diane_albright@cable.comcast.com; crissy.d.kitchell@ftr.com; bob.j.emery@ftr.com; Rebecca.nicholas@pse.com; Jason.vannort@pse.com; YStevens-Wajda@psrc.org; Imiller@psrc.org; eharris@psrc.org; MHubner@psrc.org
Subject: Notice of Application Woodinville 10- PPA15001 / SEP15005 /CAA15002

Please see the attached Notice of Application for a 10 lot subdivision with SEPA and a critical areas review. The comment period runs through today September 1, 2015 through September 16, 2015. Please submit comments and concerns by responding to this email or using the Request for Agency pdf attached.

Project Name: Woodinville 10 Subdivision
File No(s): PPA15001/SEP15005/CAA15002
Applicant: Southend Holdings, LLC
Contact: Brian Kalab; Insight Engineering
Project Location: 13215 NE 205th Street

Project Description: Preliminary plat application to divide a 1.69-acre property into 10 single-family residential lots in the R-6 zone. Construction includes grading and drainage improvements, street frontage improvements, tree removal and

installation, landscaping, and critical area enhancements. SEPA review is required for subdivisions over four lots and sites that contain critical areas.

Comment Period: A 15-day comment period will be utilized to receive comments. The public is invited to comment on the project by submitting written comments to the Development Services Department at the address below by 4:00 p.m. on September 16, 2015.

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) 877-2233 or agnesk@ci.woodinville.wa.us.

Thanks,

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