



Exhibit 10

ZMA09004
Woodcreek Center
Zoning Map Amendment
December 17, 2009
Public Hearing

ZMA09004 Woodcreek Center

EXHIBIT 10
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Exhibits:

1. Staff Report for Woodcreek Center Zoning Map Amendment ZMA09004
2. General Application Form ZMA09004, received dated October 21, 2009
3. Environmental Checklist
4. Applicant's Amendment Analysis and Response to WMC 21.44.070, Zone reclassification criteria
5. Legal Description and Vicinity Map
6. SEPA Determination of Non-significance dated November 24, 2009
7. Notice of Application dated November 9, 2009
8. Notice of Public Hearing dated November 30, 2009
9. Woodcreek Center Critical area Setbacks/Buffers Map
10. Public Hearing Power Point slides, dated December 17, 2009

ZMA09004 Woodcreek Center

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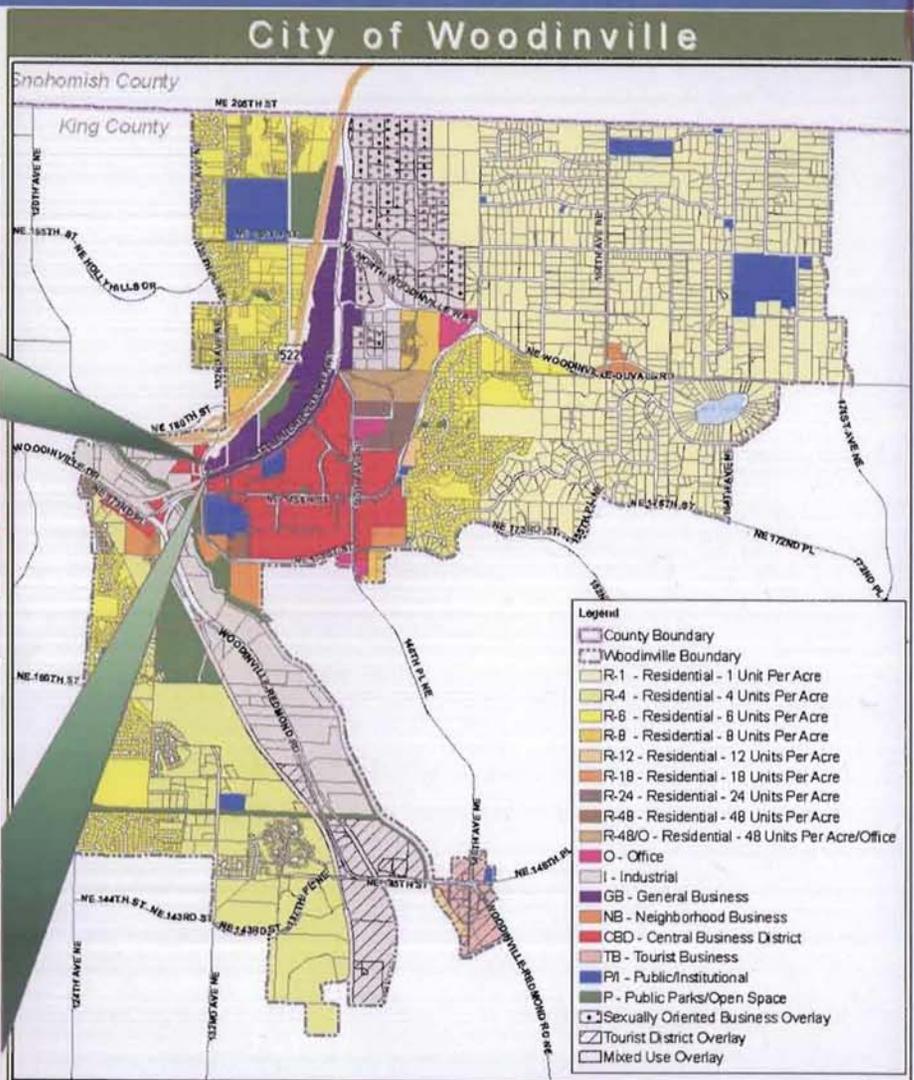
Introduction:

- Citizen initiated Comprehensive Plan Future Land Use Map and Zoning Map Amendments
- Proposed change: General Business to Central Business District
- Applicant: Asian American Enterprises

Proposed Change to Central Business District (ZCA09004)



Current Designation General Business



**Zoning Map Amendment
ZCA09004
Figure 2**

NO.	DESCRIPTION	DATE	BY
1	PREPARED	11/20/04	AW
2	REVISION	04/02/05	AW
3	REVISION	07/27/07	AW
4	REVISION	03/03/09	AW

Exhibit 1- Figure 1





ZMA009004 Woodcreek Center

Background:

- 1.11 acre site @ NE corner of 134st & Little Bear Creek Parkway
- Next to Little Bear Creek, SR 202 & SR 522
- 2 buildings on site built prior to City incorporation (March 31, 1993)
- Buildings designed for office & retail uses

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ZMA09004 Woodcreek Center

Background continued:

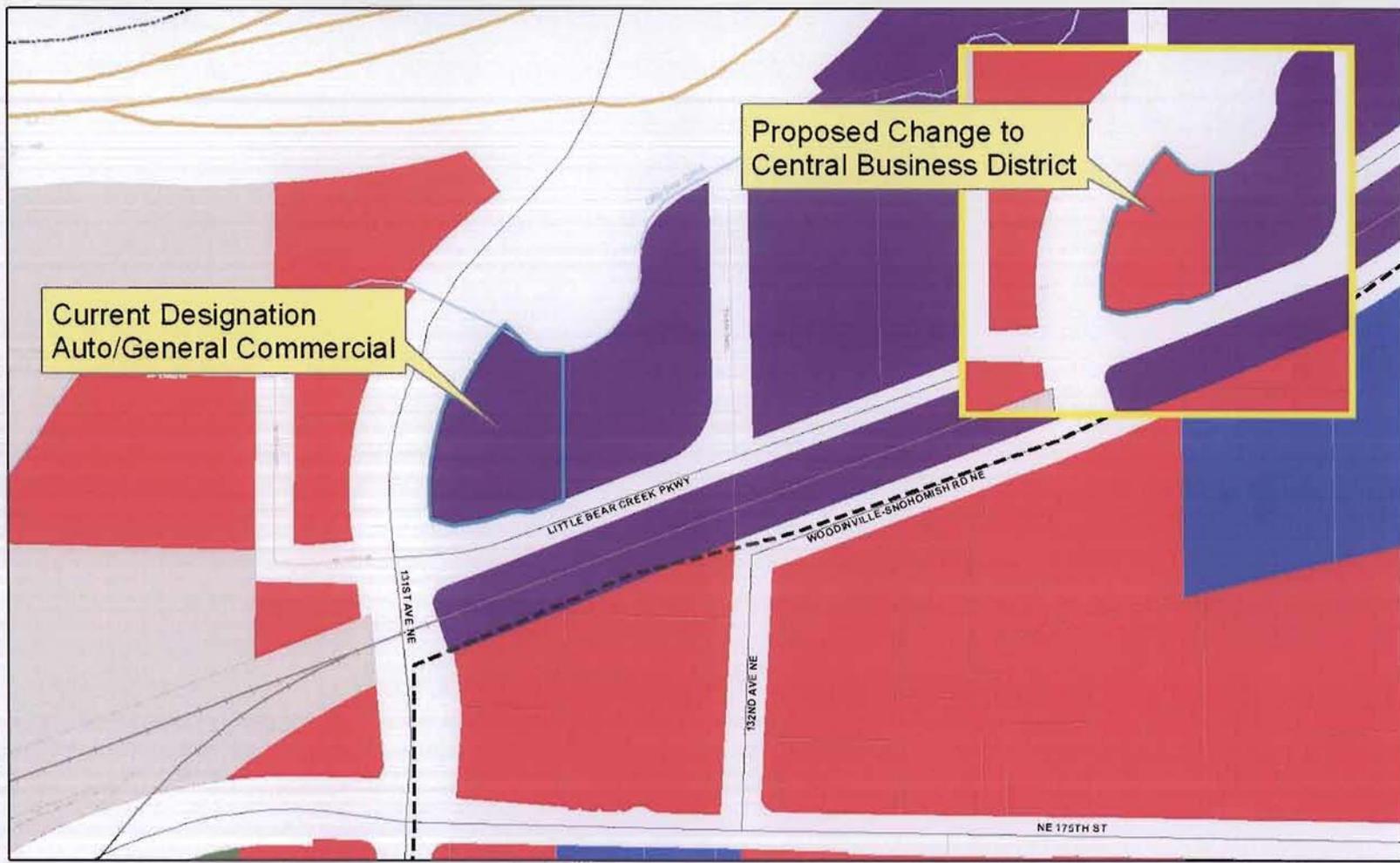
- Site was designated Central Business District prior to 1997.
- Current Zoning designation doesn't allow all the commercial uses buildings were originally designed for.
- Site is located within a major gateway to town center.
- Site is within a Shoreline designated and critical areas buffer area.



ZMA09004 Woodcreek Center

Issues to consider:

- Zoning Map Amendment Criteria (Exhibit 4)
- Current configuration and use
- Spot Zoning & Zone "Creep"
- Shoreline Designation & Critical Area Impacts
- SR 522 and Residential Uses



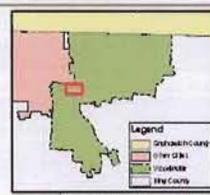
**Comprehensive Plan Amendment
CPA 09001
Attachment A**



1 inch equals 207.746988 feet



File Name: <Double Click to Enter Map File Name>



Legend
 - Auto/General Commercial
 - Other CBA
 - Residence
 - Other CBA

NO	DESIGN REVISION	DATE	BY
1	Double Check - to add to list	1-25-09	add to list
2			
3			
4			
5			



City of Woodville
17301 - 133rd Ave NE
Woodville, WA 98072
www.woodville.wa.us
425-498-2700

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Exhibit 9



ZMA09004 Woodcreek Center

- **Conclusions:** The subject rezone complies with the goals and objectives of the City of Woodinville Comprehensive Plan and complies with the requirements of the Zoning Code and other controls of the City of Woodinville.
 1. This proposal meets the Goals and Policies of the Comprehensive Plan;
 2. This proposal meets the regulations and requirements of the Zoning Code WMC 21;
 3. The Hearing Examiner has jurisdiction to conduct a public hearing for and render a final recommendation on an application for a zoning map amendment pursuant to the Woodinville Municipal Code (WMC). A zoning map amendment application is a Type III project permit pursuant to WMC 17.07.030;
 4. The criteria used by the Hearing Examiner to review and decide an application for a rezone is described in WMC 21.44.070. The proposed rezone conforms to the criteria established under WMC 21.44.070.



ZMA09004 Woodcreek Center



Recommendation:

- For a recommendation of approval of the Woodcreek Center Zoning Map Amendment, ZMA09004, as requested by Asian American Enterprise, Inc.

ZMA09004 Woodcreek Center



Questions?



**City of Woodinville
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Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Permit Desk Hours • Monday – Friday • 8:30am – 4:00pm • Wednesday 11:30am-4:00pm

**Gil Cerise of Jones and Stokes on behalf
of Asian American Enterprises Inc.**

ZMA09004/SEP09005

Applicant Name

File Number

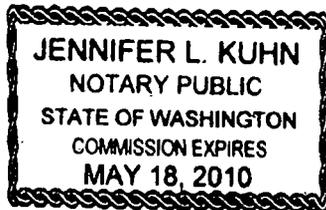
I understand that WMC 17.11.030 Application Requirements/Notice Methods of Woodinville Municipal Code of the City of Woodinville requires me to post the property at least fifteen (15) days prior to the Public Hearing.

I certify that on **November 30, 2009** the **NOTICE OF PUBLIC HEARING SIGN(S)** in accordance with applicable requirements and guidelines were posted on the property located at **13110 & 13120 177 PL NE** so as to be clearly seen from each right-of-way providing vehicular access to the property.

State of Washington
County of King


Signature

Subscribed and Sworn to me this 2nd day of December, 2009.




Jennifer L. Kuhn
Notary Public for the
State of Washington, residing
Woodinville, Washington
My Commission expires May 18, 2010

This affidavit must be properly completed upon this posting of the required **Notice of Public Hearing** and returned to the Development Services Department, not later than the 15th day preceding the Public Hearing date.

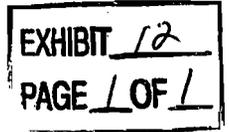
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**City of Woodinville
Development Services
17301 133rd Avenue NE
Woodinville, WA 98072**



RECEIVED

DEC 22 2009

City of Woodinville



December 18, 2009

Hal Hart, Development Services Director
City of Woodinville
17301 - 133rd Avenue NE
Woodinville, WA 98072

RECEIVED

DEC 22 2009

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Dear Hal:

RE: Woodcreek Center Zoning Map Amendment ZMA 09004

I have spoken with Herbert Washburn, Vice President of Asian-American Enterprises, the applicant for ZMA 09004. He authorizes me to request that a second public hearing be conducted to cure the error in public notice that occurred for the December 17th public hearing for ZMA 09004.

Please confirm the new public hearing date with us. Please do not hesitate to contact me if you have any questions.

Sincerely,

Gil Cerise, AICP
Senior Planner

Enclosure

cc: Herbert T. Washburn, Vice President, Asian-American Enterprises
Ray Sturtz, City of Woodinville Planning Manager

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CITY OF WOODINVILLE
PLANNING DEPARTMENT
17301 133rd Avenue NE
WOODINVILLE, WA 98072
(425) 489-2754



NOTICE OF PUBLIC HEARING WOODCREEK CENTER REZONE

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

PROJECT NAME: Woodcreek Center Rezone
FILE NUMBER(S): ZMA09004; SEP09005
APPLICANT(S): Asian American Enterprises, Inc.
CONTACT: Gilbert Cerise, applicant representative
LOCATION: Northeast corner of 131st Avenue NE and Little Bear Creek Parkway, Woodinville, King County, Washington
SECTION OF CODE PERTINENT TO HEARING PROCEDURE: WMC 17.07.030

PROPOSAL: A Zoning Map Amendment to rezone one parcel from General Business (GB) to Central Business District (CBD), which will bring the Zoning Map into compliance with the City of Woodinville Comprehensive Plan Future Land Use Map.

PUBLIC HEARING DATE & TIME:
DATE: Thursday, January 7, 2010
TIME: 10:00 AM

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

DATE OF NOTICE: December 21, 2009

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 date. 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 Planning Manager Ray Sturtz at (425) 489-2754 ext. 2281.

***NOTE:** 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.

Responsible Official: Hal H. Hart, Director of Development Services
NOTE: To view a site map for this project, please visit our web site: <http://www.ci.woodinville.wa.us/News/Notices.asp>

Published December 21st, 2009

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



EXHIBIT 14
PAGE 1 OF 2

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:	Woodcreek Center Rezone
File Number(s):	ZMA09004; SEP09005
Applicant(s)	Asian American Enterprises, Inc.
Contact:	Gilbert Cerise, applicant representative
Location:	Northeast corner of 131 st Avenue NE and Little Bear Creek Parkway, Woodinville, King County, Washington
Section of Code Pertinent to Hearing Procedure:	WMC 17.07.030
Proposal:	A Zoning Map Amendment to rezone one parcel from General Business (GB) to Central Business District (CBD), which will bring the Zoning Map into compliance with the City of Woodinville Comprehensive Plan Future Land Use Map.

PUBLIC HEARING DATE: Thursday, January 7, 2010 **TIME:** 10:00 A.M.

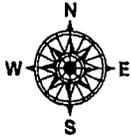
HEARING LOCATION: Woodinville City Hall, Council Chambers
17301 133rd Avenue NE
Woodinville, WA 98072

DATE OF NOTICE: December 21, 2009

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

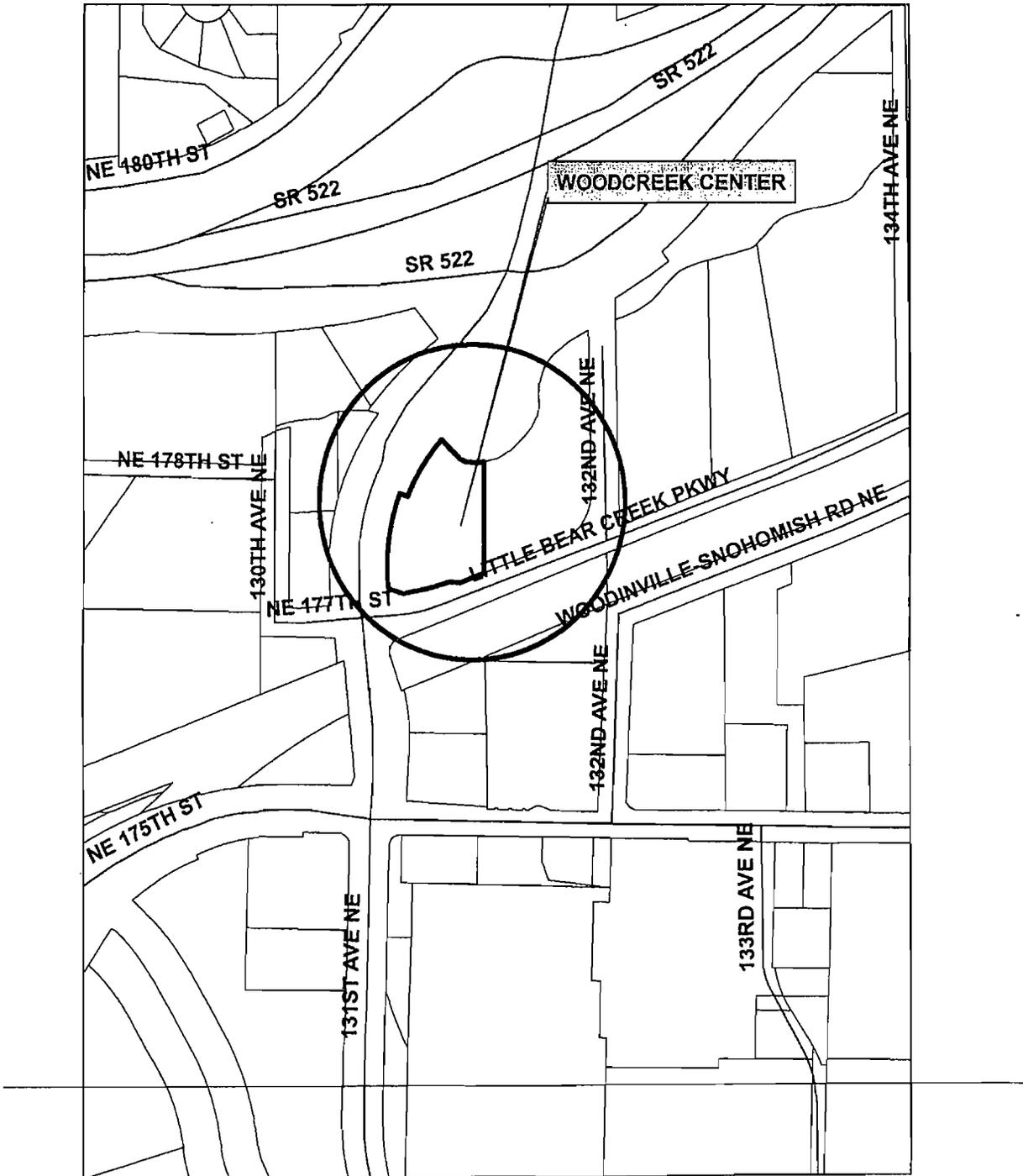
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WOODCREEK CENTER
13110 - 13120 NE 177TH PLACE
PARCEL # 7269100020

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Public Hearing Notice Mailing List

EXHIBIT 15
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WOODINVILLE CEMETERY Woodinville, WA	BNSF Woodinville, WA	BLD L.L.C 17537 132ND AVE NE Woodinville, WA 98072
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GOSSAN EDITH I 17831 131ST AVE NE Woodinville, WA 98011	COGAN JOHN P 13132 NE 177TH PL Woodinville, WA 98011	ASIAN-AMERICAN ENTERPRISES 13110 NE 177TH PL Woodinville, WA 98011
CARTWRIGHT BOB+KATHY Woodinville, WA	CARTWRIGHT BOB+KATHY Woodinville, WA	NW SPORTS PROPERTICS LLC 13002 NE 177TH ST Woodinville, WA 98011
WOOD CREEK II L L C 17820 130TH AVE NE Woodinville, WA 98011	KING COUNTY Woodinville, WA	WOOD CREEK HAWAII LLC 12910 NE 178TH ST Woodinville, WA 98011
MARINER SQUARE INVESTMENTS LLC 17705 130TH AVE NE Woodinville, WA 98011	JAFFE STANLEY C/O SIR PLUS 17524 131ST AVE NE Woodinville, WA 98072	C/O EQUIVA SERVICES LLC 13106 NE 175TH ST Woodinville, WA 98072
BEUSLINCH RONALD G 12978 NE 175TH ST Woodinville, WA 98011	G C W CO INC 13001 NE 177TH ST Woodinville, WA 98011	PHILLIP J WELCHMAN LLC 17530 132ND AVE NE Woodinville, WA 98072
TEEL VANDER POL & TEEL 13210 NE 175TH ST Woodinville, WA 98072	KPM WOODINVILLE LLC 13226 177TH PL NE Woodinville, WA	WHITESCARVER BILL P 13236 NE 177TH PL Woodinville, WA 98072
STATE OF WASHINGTON DOT 17700 134TH AVE NE Woodinville, WA 98072		Gil Cerise ICF Jones & Stokes 710 2 nd Ave, Ste 550 Seattle, WA. 98104 Emma Dixon 24219 107 th Dr. SE Woodinville, WA. 98077

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**City of Woodinville
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Asian American Enterprises, Inc.
Applicant Name

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File Number

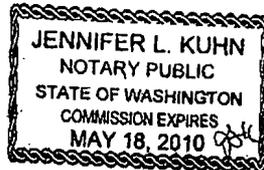
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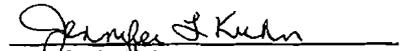
I certify that on December 21, 2009 the **NOTICE OF PUBLIC HEARING SIGN(S)** in accordance with applicable requirements and guidelines were posted on the property located at the Northeast corner of 131 Ave NE and Little Bear Creek Parkway so as to be clearly seen from each right-of-way providing vehicular access to the property.

State of Washington
County of King


Signature

Subscribed and Sworn to me this 22nd day of December, 2009




Jennifer L. Kuhn
Notary Public for the
State of Washington, residing
Woodinville, Washington
My Commission expires May 18, 2010

This affidavit must be properly completed upon this posting of the required **Notice of Public Hearing** and returned to the Development Services Department, not later than the 15th day preceding the Public Hearing date.

Return to:
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