



Staff Report to Hearing Examiner

Exhibit 1

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: Wilkins Performance Conditional Use Permit

FILE NUMBER: CUP11002/SEP11014/BLD11060

PROJECT DESCRIPTION: Conditional use permit to operate a sports club/sports and recreation instruction within the Industrial zone. Some interior tenant improvements will also be required. SEPA is required for a Conditional Use Permit.

DATE OF REPORT: October 6, 2011

DATE OF HEARING: October 13, 2011

APPLICANT: Beau Wilkins
Wilkins Performance
PO Box 1364
Woodinville, WA 98072
beau@wilkinsperformance.com

CONTACT: Martin Reimers
Concept Architecture, LLC
2919 127th Avenue NE
Lake Stevens, WA 98258
mreimers@conceptarchitecture.com

PROPERTY OWNER: Woodinville Way LLC
21025 NE 169th Street
Woodinville, WA 98072

LOCATION OF PROPOSAL: 19151 144th Avenue NE

ASSESSOR'S PARCEL NUMBER(S): 0326059127

CURRENT USE: Multi-tenant commercial center with automotive-related, restaurant uses

PROPERTY SIZE: 3.11 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 *EMM*
 Senior Planner
 425-877-2283
erinm@ci.woodinville.wa.us

PROJECT DESCRIPTION:

Location: 19151 144th Avenue NE; Legally described as POR OF E 1/2 OF NW 1/4 OF SE 1/4 BEG E 1/4 COR OF SEC TH N 88-58-13 W ALG E-W C/L THOF 1330.70 FT TO NE COR SD E 1/2 TH S 00-13-19 W ALG E LN THOF 99.01 FT TH N 88-58-13 W PLT SD E-W C/L 30 FT TH S 00-13-19 W PLT SD E LN 539.05 FT TO TPOB TH CONTG S 00-13-19 W 634.35 FT TO NLY MGN OF NE 190TH ST TH N 88-52-53 W ALG SD MGN 226.54 FT TH N 00-13-19 E 634 FT TH S 88-58-13 E 226.53 FT TO TPOB; LESS POR LY SLY OF NLY MGN OF NE 195TH ST LESS ELY 5 FT OF NLY 285 FT OF SLY 305 FT THOF PER SCC #89-2-05780-8 & LESS POR FOR R/W PER REC #20100212000272, Woodinville, WA.

Located in the North Industrial neighborhood.

Parcel Size: 3.11 acres

Site/Area Description: This property is currently developed with four buildings, with automotive related commercial uses as well as a small restaurant.

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
 Phone/Cable: Frontier, Comcast

Access/Street Improvements: This proposed is accessed from 144th Avenue NE. No improvements as proposed as part of this project.

Surrounding Land Uses/Zoning: North: Industrial uses /Industrial
 South: Residential uses /Residential, 8 units per acre
 West: Industrial uses/Industrial
 East: Industrial uses/Industrial

BACKGROUND:

The development was constructed in 2009-2010 and intended as a heavy commercial/ light industrial park. This proposed use would be located in the southern third of Building 2. Building 2 is located centrally on the parcel. The property has been owned by Woodinville Way LLC since 2006.

On July 13, 2011, Martin Reimers, on behalf of Woodinville Way LLC, submitted an application for a Conditional Use Permit, to operate a sports club/sports and recreation instruction business, to the City of Woodinville for property(s) located at 19151 144th Avenue NE. A letter of complete application was sent on August 1, 2011, with a complete application date of July 14, 2011.

A Notice of Application was issued on August 8, 2011. A SEPA Determination was issued on September 5, 2011. A Notice of Public Hearing was issued on September 26, 2011.

This project requires a Conditional Use Permit, and a building permit to complete the interior tenant improvements.

COMPREHENSIVE PLAN:

The sports club/sports and recreation instruction 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 sports club/sports and recreation instruction use 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 uses that are allowed as permitted or accessory uses in the Industrial zone, 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 zone without any problems. A sports club/sports and recreation instruction use, like other recreational uses such as gymnastics, and dance instruction, 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 contains a majority of heavy commercial businesses. The proposed use of a sports club/sports and recreation instruction will not overtake this complex and the complex will remain as having primarily heavy commercial uses. The use of a sports

club/sports and recreation instruction 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 sports club.</p> <p>WMC 21.08.050(A) requires a conditional use permit for a sports and recreational instruction use</p>	<p>Wilkins Performance is a combination of a sports club and sports and recreation instruction use, by offering drop in and structure class services. Both of these uses would be permitted by this CUP.</p> <p>A CUP is the subject of this hearing.</p>
Parking off-street:	<p>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"> • The site is split into four buildings, and the parking is calculated for the entire site. • There are a total of 81 parking spaces on-site • At the time of initial development of the site, 78 parking spaces were required. • With this proposed change, an additional 2 spaces were required, for a total of 80 spaces. The parking requirements are met.
Critical areas:	<p>Protect critical areas, including wetlands, streams, steep slopes, and fish and wildlife habitat areas.</p> <p>There is an existing Type 4 stream located at the north end of the property.</p>	<p>The existing stream will not be impacted by this project. All work will be interior to the existing building.</p>
Traffic Impacts:		<p>The Public Works Department has determined that transportation impact fee review is triggered as part of the building permit for this project. No traffic impact is due for the project as described, because this use will have a lower trip generation rate than was anticipated at initial development.</p>

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	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.	<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.	<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 on-site uses, or properties to the north, west and south, are expected. • 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.	<ul style="list-style-type: none"> • Sports clubs/sports and recreation instruction uses, 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 where the sports clubs/sports and recreation instruction uses 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.	<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.	<ul style="list-style-type: none"> • The applicant is asking for the minimum necessary to operate a sports clubs/sports and recreation instruction uses 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.	<ul style="list-style-type: none"> • The Public Works Director determined that the amount of PM Peak Hour trips for this site did not require a traffic analysis to evaluate potential level of service issues on the public street system; and all potential issues of the underlying development were addressed at the time of original permitting and construction. • 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 sports clubs/sports and recreation instruction uses, 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	<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

<p>surrounding area or conditions can be established to mitigate adverse impacts on such facilities.</p>	<p>in place is expected to accommodate the sports clubs/sports and recreation instruction uses.</p>
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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 September 5, 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 August 8, 2011, 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 September 26, 2011.

Agency Comments: Agencies with no comments:

- Woodinville Public Works Department
- Woodinville Police Department
- Woodinville Fire and Rescue
- Woodinville Water District
- Frontier Communicaitons

Agencies with comments:

- Woodinville Building Department

Public Comment: No public comments were received regarding 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 Wilkins Performance project has met the requirements of the City of Woodinville Infrastructure Standards, Comprehensive Plan, and Woodinville Municipal Code.

STAFF RECOMMENDATION:

The proposed project was found to be consistent with and meet the intent of the Woodinville Comprehensive Plan and applicable development regulations; therefore, staff recommends **APPROVAL** of the Wilkins Performance Conditional Use Permit (CUP11001/SEP11008), subject to the following conditions:

1. This conditional use permit allows for the operation of a sports club/sports and recreation instruction business in an existing tenant space that is approximately 1,800 square feet. Any expansion of this use into additional tenant spaces will require a major modification of the conditional use permit.
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. All interior work shall require a building permit. No occupancy shall be permitted until a final inspection and certificate of occupancy has been issued by the City of Woodinville.

EXHIBIT LIST:

- | | |
|-----------|---|
| Exhibit 1 | Staff Report |
| Exhibit 2 | Application forms received July 14, 2011 |
| Exhibit 3 | Plans received October 6, 2011 prepared by Concept Architecture LLC |
| Exhibit 4 | Notice of Application issued August 8, 2011 |
| Exhibit 5 | Agency Comments Received |
| Exhibit 6 | SEPA Determination of Nonsignificance issued September 5, 2011 and SEPA Checklist |
| Exhibit 7 | Notice of Public Hearing issued September 26, 2011 |



LAND USE PERMIT APPLICATION
City of Woodinville

EXHIBIT 2
PAGE 1 OF 3

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 # CUP11002
SEPA # 11014
Misc # _____

PROJECT NAME: Wilkins Performance Tenant Improvement	PARCEL NUMBER: 0326059127				
PROJECT ADDRESS: 19151 144th Ave NE					
LEGAL DESCRIPTION: See Attached					
APPLICANT NAME: Beau Wilkins	OWNER NAME: Woodinville Way, LLC - Craig MackKay				
APPLICANT ADDRESS: P.O. Box 1364 Woodinville, WA 98072	OWNER ADDRESS: 21025 NE 169th St Woodinville, WA 98072				
APPLICANT PHONE: 360.393.7503	OWNER PHONE: 206.510.6422				
APPLICANT EMAIL ADDRESS: beau@wilkinsperformance.com	OWNER EMAIL ADDRESS: mac.kay@frontier.com				
KEY CONTACT NAME: Martin Reimers, Concept Architecture, LLC	KEY CONTACT PHONE: 425.377.8786				
KEY CONTACT ADDRESS: 2919 127th Ave NE, Lake Stevens, WA 98258	KEY CONTACT EMAIL ADDRESS: mreimers@conceptarchitecture.com				
PROJECT TYPE: <input type="checkbox"/> Check if consolidated review should be used <table style="width:100%; border:none;"> <tr> <td style="width:25%; vertical-align: top;"> 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 </td> <td style="width:25%; vertical-align: top;"> 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 </td> <td style="width:25%; vertical-align: top;"> 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 </td> <td style="width:25%; vertical-align: top;"> 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 </td> </tr> </table>		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
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: Tenant improvement for a physical conditioning and therapy company in existing space.					
Zoning: <u>I-Industrial</u>	Comp Plan Designation: _____				
Existing Use: <u>Auto Service Shop</u>	Proposed Use: <u>Physical Conditioning and Therapy / Exercise</u>				

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.

OWNER / OWNER'S AGENT - Must sign in ink

7/13/11
DATE
RECEIVED

CONCEPT

EXHIBIT 2
PAGE 3 OF 3

ARCHITECTURE, LLC

21 June 2011

Project Narrative for:

Wilkins Performance, 19151 144th Ave NE, Woodinville

Wilkins Performance is a Physical Therapy and Training Specialist in Woodinville. A new location has been sought for some time and the space at the Woodinville Way Auto Center would be very suitable due to its location, building features and overall feel.

In order to accommodate Wilkins, a few changes would be needed within the space. First, a new shower and changing room would be added which would attach to the restroom. The existing lav which is located outside the restroom would be moved to inside the restroom. The space will receive new flooring and ceiling fans to circulate the air. The space will require heat, so the thermostat for the existing heat unit will be modified in order to enable movement. Because the space will be heated, the underside of the floor system will be insulated in order per the state energy code.

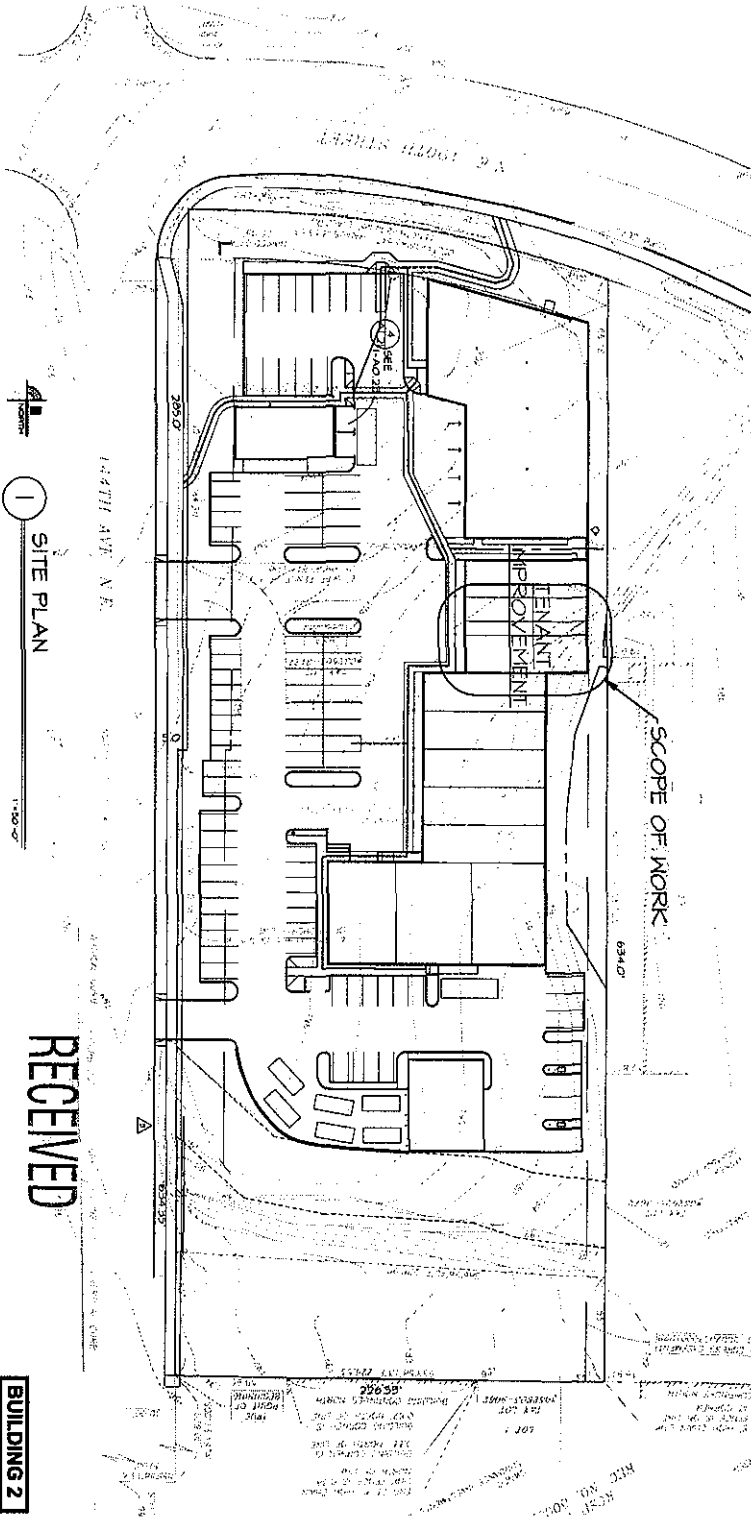
According to the Woodinville Zoning Ordinance, this use within an industrial zone will require a Conditional Use Permit.

RECEIVED

JUL 14 2011

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

2919 127th Avenue NE, Lake Stevens, Washington, 98258 425.737.6476 www.conceptarchitecture.com



PARKING ANALYSIS

REPAIR EXITS FOR AUTOMOTIVE	4 SPACES
3 AUTO BUILDINGS @ 3/BLDG.	30 SPACES
REPAIR 3 AUTO BLDG	10 SPACES
1 SPACE PER 75 SF OF DINING AREA	10 SPACES
ORIENT NO RETAIL	10 SPACES
1 SPACE PER 300 SF	10 SPACES
ASBL FLOOD	10 SPACES
TOTAL REQUIRED ORIGINAL	12 SPACES
REMOVE 1 BAY FROM AUTO	12 SPACES
ADD SPHERE AREA 154200	5 SPACES
RECALCULATED TOTAL BAY	11 SPACES
TOTAL REQUIRED SPACES	80 SPACES
STANDARD ACCESSIBLE	2
TOTAL PROVIDED	82 SPACES

BICYCLE PARKING

STANDARD ACCESSIBLE	2
TOTAL PROVIDED	82 SPACES

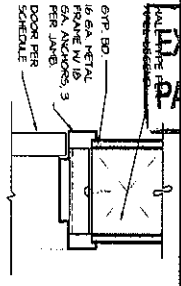
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091-06-2011

BUILDING 2

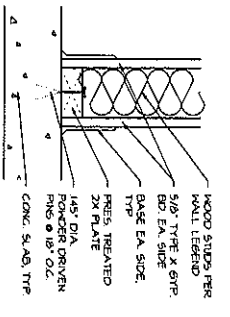
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<p>REVISIONS</p> <p>△ 29 AUG 2011 BLDG</p> <p>△ 3 OCT 2011 BLDG</p>	<p>WILKINS PERFORMANCE</p> <p>TENANT IMPROVEMENT</p> <p>10151 144TH AVENUE WOODINVILLE, WA</p>	<p>CONCEPT ARCHITECTURE, L.L.C.</p> <p>2010 1ST AVENUE MILL LAKE ST WOODINVILLE, WA 98096 425.277.4798 - WWW.CONCEPTARCHITECTURE.COM</p>
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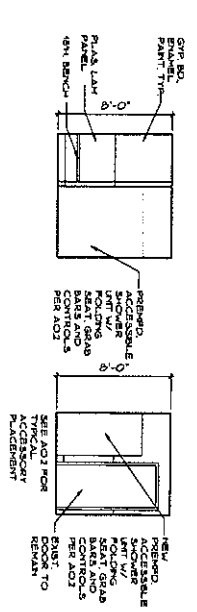
DRAWN: A-1.1
DATE: 15 JUNE 2011
SHEET: A-1.1



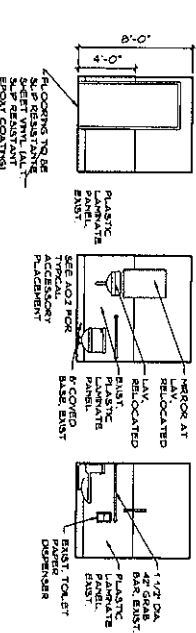
2 HEAD DETAIL
3'-11\"/>



3 WALL DETAIL
3'-11\"/>



5 DRESSING / SHOWER ROOM
1/2\"/>



6 RESTROOM
1/2\"/>

WALL LEGEND

- EXIST. WALL TO REMAIN
- NEW WALL - 2x4@16" O.C. W/ 5/8" TYPE X GYP. BO. EA. SEPARATION. DRESSING AREA AND WALLS W/ PLASTER (SEE 2/10.1) AT FINISHED LOC., OKAY TO WALL, BRN. TYP.
- EXIST. WALL TO BE REMOVED

NOTE

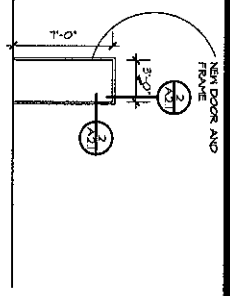
- NEW DRESSING / SHOWER ROOM WALLS TO BE 8'-0" H.
- NEW DRESSING / SHOWER ROOM TO MATCH EXIST. RESTROOM.
- MODIFY THERMOSTAT ON EXIST. HEAT UNIT TO HEAT SPACE.
- MODIFY FIRE SPRINKLER SYSTEM AS NEEDED TO PROVIDE ADEQUATE COVERAGE IF NECESSARY.
- R-20 RIGID INSULATION BENEATH FLOOR DECK.

DOOR SCHEDULE

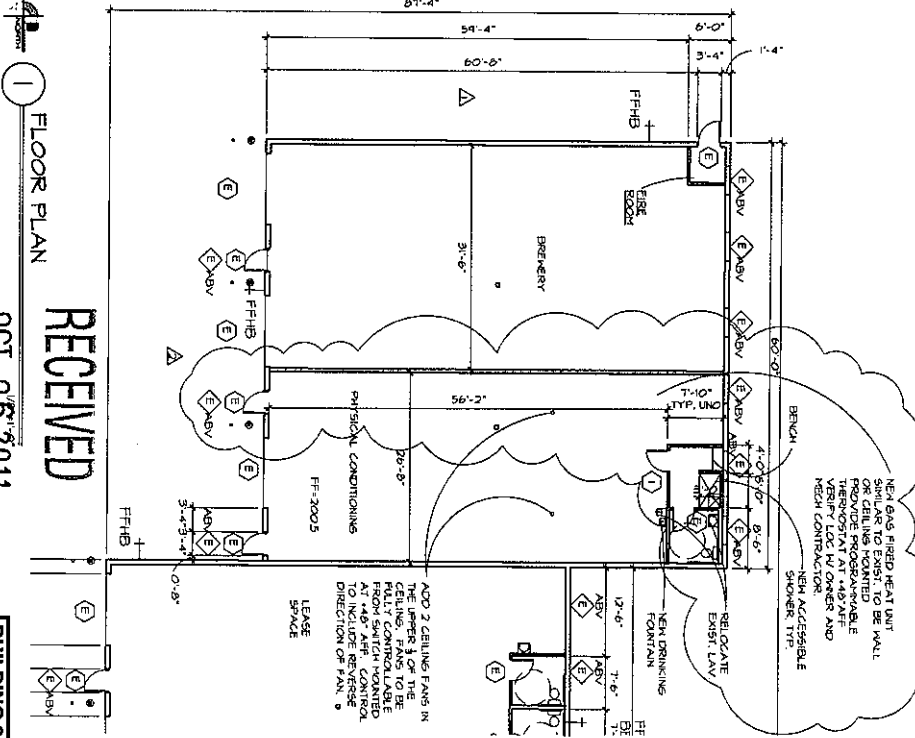
DOOR	ELEV.	MATERIAL	GLASSING	NO.	FINISH	FRAME	FINISH
1	1	METAL			PAINT	STEEL	FINISH

DOOR NOTES:

- MAXIMUM OPENING EFFORT OF SLABS AT EXTERIOR AND INTERIOR DOORS, SLABS MAXIMUM AT FINE DOORS.
- DOORS WITH A CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION THE DOOR WILL MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE EDGE OF THE DOOR.
- DOORS SHALL BE EQUIPPED WITH SINGLE EFFORT, NON-DANGER HARDWARE BETWEEN 50" AND 44" ABOVE THE FLOOR PER ICC-108.1.6.
- PROVIDE ACCESSIBILITY SIGNS AT RESTROOM DOORS PER ICC-108.1.6. SIGNAGE FOR HAZARD LOCATIONS PER ICC-108.1.6. SIGNAGE FOR HAZARD LOCATIONS PER ICC-108.1.6 TO COMPLY WITH ICC 108.1.4.



4 DOOR ELEV.
1/4\"/>



1 FLOOR PLAN

RECEIVED
OCT 06 2011

BUILDING 2

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REVISIONS

NO.	DATE	DESCRIPTION
1	29 AUG 2011	BLDG

15 JUNE 2011
SHEET
A-2.1

WILKINS PERFORMANCE
TENANT IMPROVEMENT
18151 144TH AVENUE
WOODBRVILLE, WA

CONCEPT ARCHITECTURE, LLC
8818 157 AVENUE, WILKINS, WA 98093
425.277.2788 • WWW.CONCEPTARCHITECTURE.COM

CITY OF WOODBRVILLE
DEVELOPMENT SERVICES



NOTICE OF APPLICATION
City of Woodinville

EXHIBIT 4
PAGE 1 OF 9

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: Wilkins Performance Conditional Use Permit

Application: On July 13, 2011, Martin Reimers, on behalf of Woodinville Way LLC, submitted an application for a Conditional Use Permit to the City of Woodinville for property(s) located at 19151 144th Avenue NE. The application was deemed complete on August 1, 2011. This application and all supporting documents are available at City Hall for public viewing under File Number CUP11002/SEP11014/BLD11060.

Project Description: Conditional use permit to operate a sports club/sports and recreation instruction within the Industrial zone. Some interior tenant improvements will also be required. SEPA is required for a Conditional Use Permit.

Project Location: 19151 144th Avenue NE; Legally described as POR OF E 1/2 OF NW 1/4 OF SE 1/4 BEG E 1/4 COR OF SEC TH N 88-58-13 W ALG E-W C/L THOF 1330.70 FT TO NE COR SD E 1/2 TH S 00-13-19 W ALG E LN THOF 99.01 FT TH N 88-58-13 W PLT SD E-W C/L 30 FT TH S 00-13-19 W PLT SD E LN 539.05 FT TO TPOB TH CONTG S 00-13-19 W 634.35 FT TO NLY MGN OF NE 190TH ST TH N 88-52-53 W ALG SD MGN 226.54 FT TH N 00-13-19 E 634 FT TH S 88-58-13 E 226.53 FT TO TPOB; LESS POR LY SLY OF NLY MGN OF NE 195TH ST LESS ELY 5 FT OF NLY 285 FT OF SLY 305 FT THOF PER SCC #89-2-05780-8 & LESS POR FOR RW PER REC #20100212000272, Woodinville, WA.

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

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

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

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

- Woodinville Comprehensive Plan
- Woodinville Municipal Code
- Community Urban Forestry Plan
- International Building Code
- Industrial Design Guidelines
- Shoreline Master Program
- Multi-Family Design Guidelines
- Downtown Little Bear Creek Corridor Master Plan
- Transportation Improvement Plan
- Transportation Infrastructure Standards and Specifications
- 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.

NOTICE OF APPLICATION
City of Woodinville

EXHIBIT 4
PAGE 2 OF 9

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 of Application: July 13, 2011
Date of Notice of Complete Application: August 1, 2011
Date Notice of Application Issued: August 8, 2011
End of Comment Period: August 23, 2011

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 fourteen 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:  Date: August 8, 2011
Hal H. Hart, Development Services Director

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 9

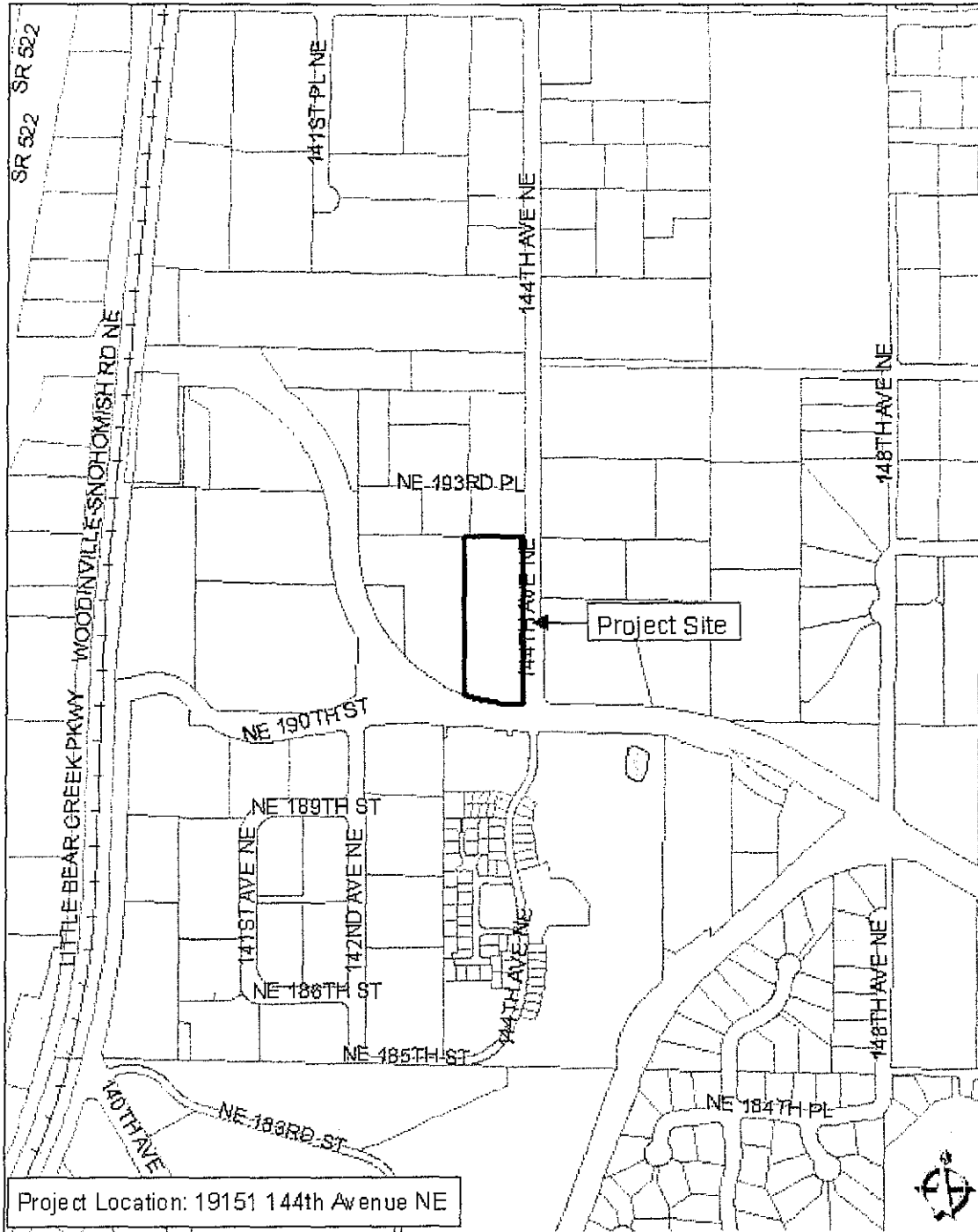
Development Services Department

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: Wilkins Performance Conditional Use Permit

File Numbers: CUP11002/SEP11014/BLD11060





DECLARATION OF POSTING ON CITY SITES
City of Woodinville

EXHIBIT 4
PAGE 4 OF 9

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

Martin Reimers, on behalf of Woodinville Way LLC
Applicant Name

CUP11002/SEP11014/BLD11060
File Number

Nancy Brandt (Name) hereby makes the following statement
and declares as follows:

On the day of Friday, August 5, 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 Application

Date Issued: August 8, 2011

End of Comment/Appeal Period: August 23, 2011

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

8/8/2011 Woodinville, WA
Date and Place of Signature

Nancy Brandt
Signature
Nancy Brandt
Print Name

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 4
PAGE 5 OF 9

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

Martin Reimers, on behalf of Woodinville Way LLC
Applicant Name

CUP11002/SEP11014/BLD11060
File Number

Brenda Eriksen (Name) hereby makes the following states and declares as follows:

On the day of August 5, 2011, I scheduled mailing through the USPS a true and correct copy of:

Type of Notice: Notice of Application

Date Issued: August 8, 2011

End of Comment/Appeal Period: August 23, 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.

8-5-11 Woodinville, WA
Date and Place of Signature

Brenda Eriksen
Signature

Brenda Eriksen
Print Name

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

19230 BUILDING LLC
PO BOX 1130
WOODINVILLE WA 98072

ABE KURT M
18830 142ND CT NE
WOODINVILLE WA 98072

AZIZ KARIM A+DERLY
18830 144TH AVE NE
WOODINVILLE WA 98072

EXHIBIT 4
PAGE 6 OF 9

BENTON & SOLLITT LLC
P O BOX 768
BELLEVUE WA 98009

BOOTH SAMUEL WILLIAM JR+STA
5817 120TH ST SE
SNOHOMISH WA 98296

COOKE MICHELLE D+JOHN
S+ARLENE E
18834 142ND CT NE
WOODINVILLE WA 98072

DONNER CINDY JO
18835 144TH AVE NE
WOODINVILLE WA 98072

DUBOIS MATTHEW C
18828 144TH AVE NE
WOODINVILLE WA 98072

EVERARD LLOYD D+GLENDA C
15824 SE 296TH ST
KENT WA 98042

~~FORMO NORMAN~~ Dupl.
19211 144TH AVE NE
WOODINVILLE WA 98072

FORMO NORMAN
19211 144TH AVE NE
WOODINVILLE WA 98072

GARCIA RAUL JR
18813 143RD CT NE
WOODINVILLE WA 98072

DBA WOODVIEW PLAZA
GIBSON CLAY E & BARBARA J
PO BOX 1663
WOODINVILLE WA 98072

GILLILAND MATTHEW A+DECKER
18831 144TH AVE NE
WOODINVILLE WA 98072

C/O QUANTUM MGT SVCS
GREENBRIER HGTS SR
PO BOX 2170
LYNNWOOD WA 98036

HOLT ROBERT RICHARD KENNETH
18836 144TH AVE NE
WOODINVILLE WA 98072

JAIN RAJU
PO BOX 97050
SEATTLE WA 98214

JOHNSON NOEMI R
18844 142ND CT NE
WOODINVILLE WA 98072

KIRKWOOD PARTNERS LLC
20212 108TH AVE E
BOTHELL WA 98011

LEE HAN+MYOUNG
18814 143RD CT NE
WOODINVILLE WA 98072

LUDWIG MARY A
18842 142ND CT NE
WOODINVILLE WA 98072

MARTIN DRYKE W+RENAE K
18829 144TH AVE NE
WOODINVILLE WA 98072

C/O JSH PROPERTIES
MORA FAMILY L L C
10655 NE 4TH ST #901
BELLEVUE WA 98004

NGUYEN THANH THI-BICH
14364 NE 189TH CT
WOODINVILLE WA 98072

C/O HOPWOOD REAL ESTATE
NORTHSHORE BLDG CO
14522 N WOODINVLE WAY #203
WOODINVILLE WA 98072

P F C PARTNERSHIP
P O BOX 1835
WOODINVILLE WA 98072

C/O MORRIS PIHA RE
PARK 144 LLC
PO BOX 53290
BELLEVUE WA 98015

PEDERSEN JOHN
804 SHOSHONE DR
LA CONNER WA 98257

PENITSCH GARY & DIANE
6823 143RD CT NE
REDMOND WA 98052

PLAY VISIONS INC
19180 144TH AVE NE
WOODINVILLE WA 98072



SATHER SCOTT L
18812 143RD CT NE
WOODINVILLE WA 98072

SMITH LENNY P
18838 142ND CT NE
WOODINVILLE WA 98072

SUMMERS MELISSA A
18833 144TH AVE NE
WOODINVILLE WA 98072

EXHIBIT 4
PAGE 7 OF 9

C/O WINTCH DENNIS A
SUNDANCE INVESTMENTS LLC
510 GAYS DR
TULALIP WA 98271

TEAM INVESTMENTS LLC
19210 144TH AVE NE
WOODINVILLE WA 98072

~~THE CITY OF WOODINVILLE
17301 133RD AVE NE
WOODINVILLE WA 98072~~

TKACHENKO SERGEY
P+TKACHENKO SVETLANA N
18832 144TH AVE NE
WOODINVILLE WA 98072

WALKER JUSTIN W
18832 142ND CT
WOODINVILLE WA 98072

WASTE MANAGEMENT
PO BOX 1450
CHICAGO IL 60690

C/O JSH PROP INC
WOODINVILLE NORTHWEST LLC
10655 NE 4TH ST #901
BELLEVUE WA 98004

WOODINVILLE WAY L L C
21025 NE 169TH ST
WOODINVILLE WA 98077

WU GUO-YU+JIHUA WANG
14362 NE 189TH CT
WOODINVILLE WA 98072

YARBROUGH KARIN
18840 142ND CT NE
WOODINVILLE WA 98072

YECK DIANA R
18836 142ND CT NE
WOODINVILLE WA 98072





Diane Albright
Comcast of Washington
1525 75th Street SW, Suite 200
Everett, WA 98203

Gretchen Kaehler, Local Government
Archaeologist
Dept. of Archaeology & Historic
Preserv.
PO Box 48343
Olympia, WA 98504-8343

Engineering Department
Frontier
1800 41st Street
Everett, WA 98201-5072

EXHIBIT 4
PAGE 8 OF 9

Environmental Reviewer
Muckleshoot Indian Tribe Fisheries
Division
39015 172nd Avenue SE
Auburn, WA 98092

Laura Murphy, Archeologist
Muckleshoot Indian Tribe Preservation
Program
39015 172nd Avenue SE
Auburn, WA 98092

Dave Matulich, Municipal Liaison
Manager
Puget Sound Energy
PO Box 97034 M/S BOT-1G
Bellevue, WA 98009-9734

Cultural Resources
Sauk-Suiattle Tribe
5318 Chief Brown Lane
Darrington, WA 98241

The Honorable Michael C. Evans,
Chairman
Snohomish Tribe
11014 19th Ave SE, Suite #8
P. O. Box 101
Everett, WA 98208

Cultural Resources
Tulalip Tribes
6404 Marine Drive
Marysville, WA 98271

Cultural Resources
Snoqualmie Tribe
P. O. Box 969
Snoqualmie, WA 98065

Cultural Resources
Stillaguamish Tribe
P. O. Box 277
Arlington, WA 98223

Woodinville Water District
17238 NE Woodinville Duvall Road
Woodinville, WA 98072





EXHIBIT 4
 PAGE 9 OF 9

AFFIDAVIT OF PUBLICATION

State of Washington }
 County of King }

Julie Boselly, being first duly sworn on oath deposes and says that she is the publisher of The Woodinville Weekly, a legal newspaper by order of the Superior Court of King County. That the annexed is a true copy of PN-NOA WILKINS as it was published in regular issues (and not in supplement form) of said newspaper once a week for 1 week(s)

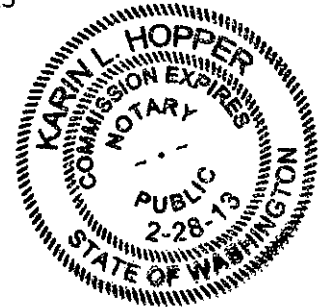
beginning on the 8 day of AUG, 2011
 and ending on the 8 day of AUG, 2011

both dates inclusive and that such newspaper was regularly distributed to its subscribers during all of said period. That the amount of the fee charged for each publication is \$90.00 at the rate of \$12.00 per column inch for each insertion. The sum total for all publications is \$90.00.

Julie Boselly
 Julie Boselly

Subscribed and sworn to before me this 10th
 day of August, 2011.

Karin L. Hopper
 Karin L. Hopper
 Notary Public in and for the State of Washington.
 Residing at Woodinville, Washington.
 My Commission Expires: 2/28/2013



City of Woodinville
Notice of Application Summary

Project Name: Wilkins Performance Conditional Use Permit
File Number(s): CUP11002/SEP11014/BLD11D60
Applicant: Martin Reimers on behalf of Woodinville Way LLC
Notice of Application Date: August 8, 2011
Project Description: Conditional use permit to operate a sports club/sports and recreation instruction within the Industrial zone. Some interior tenant improvements will also be required. SEPA is required for a Conditional Use Permit.
Location: 19151 144th Avenue NE
Environmental documents prepared for the proposal:
 Environmental Checklist
 The application will be reviewed for consistency with the Woodinville Comprehensive Plan, Municipal Code, Building Code and Infrastructure Standards. Required approvals include a Conditional Use Permit, SEPA Determination, Building Permit. The public is invited to comment on the project by submitting written comments to the Development Services Department at the below address by 4:00 p.m. on August 23, 2011. Upon completion of project review, the City will hold a public hearing before the Hearing Examiner, who will approve, approve with conditions, or deny the proposal. You may request a copy of the final decision on the project in writing. There is no appeal of this project at this time; however, appeals of project decisions shall be filed in accordance with WMC 17.07-17.17. The complete Notice of Application includes further information concerning your rights to receive notice and participate in any required hearings for the project and your appeal rights. You may review the complete Notice of Application and the project application at City Hall, at 1301 133rd Avenue NE, Woodinville, WA 98072. To obtain a complete Notice of Application or to provide comments, contact the Project Manager, Enn Marindale at (425) 877-2283 or enim@ci.woodinville.wa.us
 Published August 8th, 2011



**Request for Agency Comments
City of Woodinville**

EXHIBIT 5
PAGE 1 OF 5

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: August 8, 2011

	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:		
	Army Corps of Engineers (Seattle Dist.)		OTHERS:
X	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)	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
	Sound Transit Authority	X	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.: CUP11002/SEP11014/BLD11060 PROPONENT: Martin Reimers, on behalf of Woodinville Way LLC

EXHIBIT 5
PAGE 2 OF 5

PROJECT NAME: Wilkins Performance Conditional Use Permit

PROJECT ADDRESS: 19151 144th Avenue NE

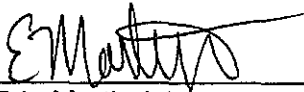
PROJECT DESCRIPTION: Conditional use permit to operate a sports club/sports and recreation instruction within the Industrial zone. Some interior tenant improvements will also be required. SEPA is required for a Conditional Use Permit.

ATTACHED IS:

X	Notice of Application		Plat Map (Reduced)
	DNS	X	Site Plan (Reduced)
X	Environmental Checklist		Location Map
X	Application	X	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 August 23, 2011 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

August 8, 2011

Date

RESPONSE SECTION:

Comments Attached

No Comments

COMMENTS: _____

Signature

Date

Agency / Company

FILE NO.: CUP11002/SEP11014/BLD11060 PROPONENT: Martin Reimers, on behalf of Woodinville Way LLC

EXHIBIT 5
PAGE 3 OF 5

PROJECT NAME: Wilkins Performance Conditional Use Permit

PROJECT ADDRESS: 19151 144th Avenue NE

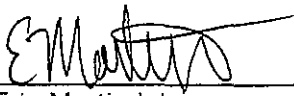
PROJECT DESCRIPTION: Conditional use permit to operate a sports club/sports and recreation instruction within the Industrial zone. Some interior tenant improvements will also be required. SEPA is required for a Conditional Use Permit.

ATTACHED IS:

X	Notice of Application		Plat Map (Reduced)
	DNS	X	Site Plan (Reduced)
X	Environmental Checklist		Location Map
X	Application	X	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 August 23, 2011 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


August 8, 2011

Date

RESPONSE SECTION:

Comments Attached No Comments

COMMENTS: NEEDS BUILDING, MECHANICAL AND PLUMBING PERMITS



Signature

8-22-11

Date

DEVELOPMENT SERVICES

Agency / Company

FILE NO.: CUP11002/SEP11014/BLD11060 PROPONENT: Martin Reimers, on behalf of Woodinville Way LLC

EXHIBIT 5
PAGE 4 OF 5

PROJECT NAME: Wilkins Performance Conditional Use Permit

PROJECT ADDRESS: 19151 144th Avenue NE

PROJECT DESCRIPTION: Conditional use permit to operate a sports club/sports and recreation instruction within the Industrial zone. Some interior tenant improvements will also be required. SEPA is required for a Conditional Use Permit.

ATTACHED IS:

<input checked="" type="checkbox"/>	Notice of Application		Plat Map (Reduced)
	DNS	<input checked="" type="checkbox"/>	Site Plan (Reduced)
<input checked="" type="checkbox"/>	Environmental Checklist		Location Map
<input checked="" type="checkbox"/>	Application	<input checked="" type="checkbox"/>	Vicinity Map
<input checked="" type="checkbox"/>	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 August 23, 2011 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

August 8, 2011

Date

RESPONSE SECTION:

Comments Attached

No Comments

COMMENTS: _____

Signature

RES

Date

8/18/11

Agency / Company



TRANSPORTATION IMPACT FEE CALCULATION WORKSHEET
City of Woodinville

Pursuant to Transportation Impact Fee Ordinance # 356

EXHIBIT 5
PAGE 5 OF 5

Development Name:	Wilkins Performance
Permit Number:	BLD11060
Street Location:	19151 144th Avenue NE (Building 2)

Calculated Trips Generated for the Woodinville Auto Center - Building 2

Business Type	General Office	Automotive Care Center	High Turn Over Restaurant
ITE Code	710	942	932
Size of Development	2.146	14.925	1.968
ITE Trip Generation Rate	1.49	2.03	3.4
Land Use Category (Service Area 4)	Non Retail	Retail	Retail
Land Use Number	0.85	1.02	1.02
Trips Generated	2.72	30.90	6.83

Total Calculated Trip Generation 1+2+3 **40.45** (a.)

(The Calculated Trips Generated is based on the TIF that was paid for the building at the time of construction. The original TIF was calculated by Sarah Ruther. The trips generated x the fee per vehicle trip [40.45 x \$1,966 = \$79,518.00])

Existing Trips - In Use

Business Type	General Office	Automotive Care Center	High Turn Over Restaurant
ITE Code	710	942	932
Size of Development	0	3.881	0
ITE Trip Generation Rate	1.49	2.03	3.4
Land Use Category (Service Area 4)	Non Retail	Retail	Retail
Land Use Number	0.85	1.02	1.02
Trips Generated	0.00	8.04	0.00

Total Existing Trip Generation 1+2+3 **8.04** (b.)

Proposed Trip Use

Business Type	Medical/Dental Office
ITE Code	720
Size of Development	2.005
ITE Trip Generation Rate	3.35
Land Use Category (Service Area 4)	Non Retail
Land Use Number	0.85
Trips Generated	5.71

5.71 (c.)

Remaining TIF Amount a-(b+c) **26.70** (d.)

(If the existing trips (b.) and proposed trip use (c.) is greater than the calculated TIF (a.) a Traffic Impact Fee will be applied to this new tenant)

TIF Cost \$ 1,966.00 \$ - d. x \$1,966

Rachel E. Speer, PE RES 8/10/11 Date

CITY OF WOODINVILLE
DETERMINATION OF NONSIGNIFICANCE
PROJECT: Wilkins Performance Conditional Use Permit

EXHIBIT 6
PAGE 1 OF 17

Threshold Determination: Determination of Nonsignificance
Date of Issuance: September 5, 2011
File Number(s): CUP11002/SEP11014
Applicant: Martin Reimers, on behalf of Woodinville Way LLC
Proposal Location: 19151 144th Avenue NE
S/T/R: SE 03/26/05
Proposal Description: Conditional use permit to operate a sports club/sports and recreation instruction within the Industrial zone. Some interior tenant improvements will also be required. 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 dated July 13, 2011, 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 September 19, 2011.**

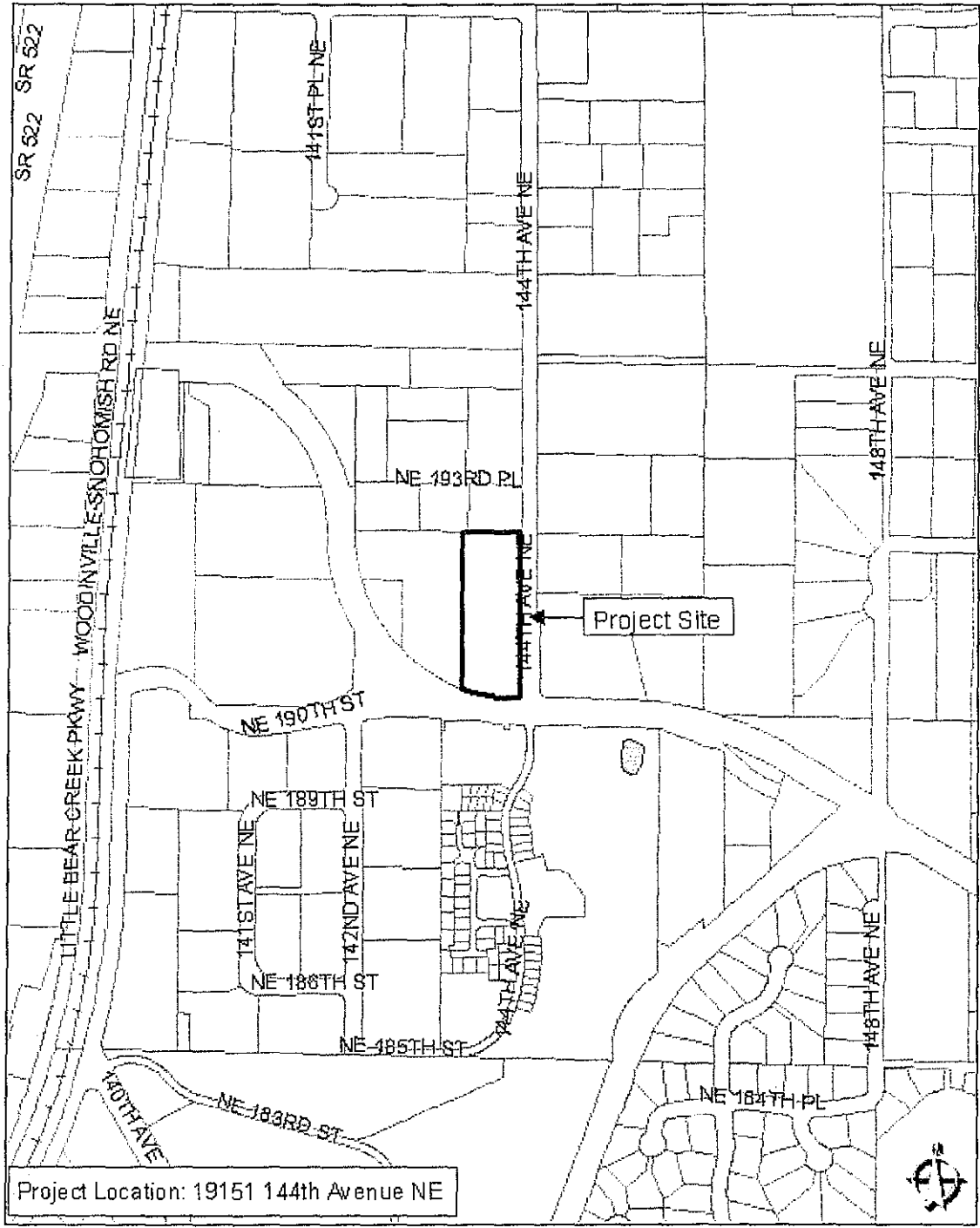
Any appeal shall state with specificity the reasons why the determination should be reversed. **All appeals must be accompanied by a non-refundable filing fee.** Comments or appeals should be addressed to the responsible official designated below.

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: 

DATE: September 5, 2011



SEP 11 10 14

**CITY OF WOODINVILLE
STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST**

EXHIBIT 6
PAGE 3 OF 7

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

JUL 14 2011

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Page 1 of 9

CITY OF WOODINVILLE SEPA CHECKLIST

EXHIBIT 6
PAGE 4 OF 17

A. BACKGROUND (TO BE COMPLETED BY APPLICANT)

1. Name of proposed project, if applicable:
Wilkins Performance
2. Name of applicant:
Beau Wilkins
3. Address and phone number of applicant and contact person:
P.O. Box 1364, Woodinville, WA 98072
4. Date checklist prepared:
6/21/2011
5. Agency requesting checklist:
Woodinville Planning
6. Proposed timing or schedule (including phasing, if applicable):
ASAP
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.
No
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.
City of Woodinville Building and Planning.
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.)
This is a tenant improvement of an existing space for use as a Physical Training and Therapy Center.
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

Environmental checklist

Conditional Use Permit
SEPA Determination
Building permit



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 5 OF 17

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.

19151 144th Ave NE, Woodinville

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
Gently sloping - sloping site with steep slope on west side
- b. What is the steepest slope on the site (approximate percent slope)?
30%
- 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.
Topsoil over silty sand with gravel.
- 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.
No grading needed for the project.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
No change proposed.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None.

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.
Vehicle emissions from visitors to the site.
- b. Are there any off-site sources of emissions or odor that may affect your proposal?
If so, generally describe.
No
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None

3. WATER

- a. Surface:



EXHIBIT 6
PAGE 4 OF 17

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)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Existing drainage ditch / stream to the north on site.

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.

No

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.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

No

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.

No

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.

None

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.

None

2) Could waste materials enter ground or surface waters? If so, generally describe.
No, existing storm system in place.

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

Already exists. No new proposed.

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



EXHIBIT 6
PAGE 7 OF 17

- Pasture
- 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: None

Mammals: Deer, bear, elk, beaver,

other: None

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

other: None

- 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.
No
- d. Proposed measures to preserve or enhance wildlife, if any:
None Proposed.

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.
Electricity and Gas
- 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:
Energy system will comply with WA State Codes.

Pacific Flyway not expected to be impacted by project



EXHIBIT 6
PAGE 8 OF 17

7. ENVIRONMENTAL HEALTH

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.

None Known

1) Describe special emergency services that might be required.

None Known

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

None

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

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.

None

3) Proposed measures to reduce or control noise impacts, if any:

N/A

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

Buildings and parking lot.

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

Four masonry buildings. One is a restaurant, one is an auto shop, one is a car wash. The last is a multi-tenant which has a transmission shop and is otherwise, largely vacant.

d. Will any structures be demolished? If so, what?

No

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

I

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

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

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Type IV Stream on site.

i. Approximately how many people would reside or work in the completed project?

2

j. Approximately how many people would the completed project displace?

None

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

None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Existing noise from traffic + nearby industrial uses.

Industrial uses

Industrial

Industrial

Existing tenant space is vacant.



None

EXHIBIT 6
PAGE 9 OF 17

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

- c. Proposed measures to reduce or control housing impacts, if any:

None

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?

Structure Exists.

- b. What views in the immediate vicinity would be altered or obstructed?

No

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- 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:

None

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None Known

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

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.

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:

N/A

Structure is approx.
24' in height

Existing light from
businesses, vehicles,
+ street lights.



EXHIBIT 6
PAGE 10 OF 17

14. **TRANSPORTATION**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
144th Ave NE and Ne N Woodinville Way
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No - 1.2 mi to 140th Ave. and NE 179th St.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
No changes to the existing total of 81 spaces
- 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).
None
- 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.
- g. Proposed measures to reduce or control transportation impacts, if any:
None

Traffic impact
Worksheet shows
increase of 1.6 PM
trips

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**

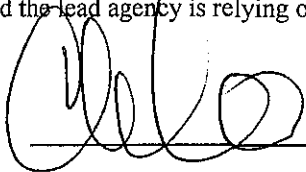
- a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
Elec., gas, water, trash, phone, sewer.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
No changes proposed. tenant improvement only.

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: _____



Date Submitted: 7/13/11



EXHIBIT 6
PAGE 11 OF 17

FOR OFFICE USE ONLY:

Reviewed by (signature): E Martindale

Date: 8/2/11



19230 BUILDING LLC
PO BOX 1130
WOODINVILLE WA 98072

ABE KURT M
18830 142ND CT NE
WOODINVILLE WA 98072

AZIZ KARIM A+DERLY
18830 144TH AVE NE
WOODINVILLE WA 98072

EXHIBIT 6
PAGE 13 OF 17

BENTON & SOLLITT LLC
P O BOX 768
BELLEVUE WA 98009

BOOTH SAMUEL WILLIAM JR+STA
5817 120TH ST SE
SNOHOMISH WA 98296

COOKE MICHELLE D+JOHN
S+ARLENE E
18834 142ND CT NE
WOODINVILLE WA 98072

DONNER CINDY JO
18835 144TH AVE NE
WOODINVILLE WA 98072

DUBOIS MATTHEW C
18828 144TH AVE NE
WOODINVILLE WA 98072

EVERARD LLOYD D+GLENDA C
15824 SE 296TH ST
KENT WA 98042

FORMO NORMAN
19211 144TH AVE NE
WOODINVILLE WA 98072

FORMO NORMAN
19211 144TH AVE NE
WOODINVILLE WA 98072

GARCIA RAUL JR
18813 143RD CT NE
WOODINVILLE WA 98072

DBA WOODVIEW PLAZA
GIBSON CLAY E & BARBARA J
PO BOX 1663
WOODINVILLE WA 98072

GILLILAND MATTHEW A+DECKER
18831 144TH AVE NE
WOODINVILLE WA 98072

C/O QUANTUM MGT SVCS
GREENBRIER HGTS SR
PO BOX 2170
LYNNWOOD WA 98036

HOLT ROBERT RICHARD KENNETH
18836 144TH AVE NE
WOODINVILLE WA 98072

JAIN RAJU
PO BOX 97050
SEATTLE WA 98214

JOHNSON NOEMI R
18844 142ND CT NE
WOODINVILLE WA 98072

KIRKWOOD PARTNERS LLC
20212 108TH AVE E
BOTHELL WA 98011

LEE HAN+MYOUNG
18814 143RD CT NE
WOODINVILLE WA 98072

LUDWIG MARY A
18842 142ND CT NE
WOODINVILLE WA 98072

MARTIN DRYKE W+RENAE K
18829 144TH AVE NE
WOODINVILLE WA 98072

C/O JSH PROPERTIES
MORA FAMILY LLC
10655 NE 4TH ST #901
BELLEVUE WA 98004

NGUYEN THANH THI-BICH
14364 NE 189TH CT
WOODINVILLE WA 98072

C/O HOPWOOD REAL ESTATE
NORTHSHORE BLDG CO
14522 N WOODINVLE WAY #203
WOODINVILLE WA 98072

P F C PARTNERSHIP
P O BOX 1835
WOODINVILLE WA 98072

C/O MORRIS PIHA RE
PARK 144 LLC
PO BOX 53290
BELLEVUE WA 98015

PEDERSEN JOHN
804 SHOSHONE DR
LA CONNER WA 98257

PENITSCH GARY & DIANE
6823 143RD CT NE
REDMOND WA 98052

PLAY VISIONS INC
19180 144TH AVE NE
WOODINVILLE WA 98072

SATHER SCOTT L
18812 143RD CT NE
WOODINVILLE WA 98072

SMITH LENNY P
18838 142ND CT NE
WOODINVILLE WA 98072

SUMMERS MELISSA A
18833 144TH AVE NE
WOODINVILLE WA 98072

EXHIBIT 6
PAGE 14 OF 17

C/O WINTCH DENNIS A
SUNDANCE INVESTMENTS LLC
510 GAYS DR
TULALIP WA 98271

TEAM INVESTMENTS LLC
19210 144TH AVE NE
WOODINVILLE WA 98072

THE CITY OF WOODINVILLE
17301 133RD AVE NE
WOODINVILLE WA 98072

TKACHENKO SERGEY
P+TKACHENKO SVETLANA N
18832 144TH AVE NE
WOODINVILLE WA 98072

WALKER JUSTIN W
18832 142ND CT
WOODINVILLE WA 98072

WASTE MANAGEMENT
PO BOX 1450
CHICAGO IL 60690

C/O JSH PROP INC
WOODINVILLE NORTHWEST LLC
10655 NE 4TH ST #901
BELLEVUE WA 98004

WOODINVILLE WAY L L C
21025 NE 169TH ST
WOODINVILLE WA 98077

WU GUO-YU+JIHUA WANG
14362 NE 189TH CT
WOODINVILLE WA 98072

YARBROUGH KARIN
18840 142ND CT NE
WOODINVILLE WA 98072

YECK DIANA R
18836 142ND CT NE
WOODINVILLE WA 98072

SEPA Unit
PO Box 47703
Olympia WA 98504-7703

Martin Reimers
Concept Architecture, LLC
2919 127th Ave NE
Lake Stevens, WA 98258



DECLARATION OF POSTING ON SITE
City of Woodinville

EXHIBIT 6
PAGE 15 OF 17

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

Martin Reimers, on behalf of Woodinville Way LLC CUP11002/SEP11014/BLD11060
Applicant Name File Number

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

On the day of 9/2/11, 2011, I posted on the property located at 19151 144th Avenue NE, 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: Determination of Nonsignificance
Date Issued: September 5, 2011
End of Comment/Appeal Period: September 19, 2011

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

9/6/11 Woodinville, WA
Date and Place of Signature

Erin Martindale
Signature

Erin Martindale
Print Name

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 CITY SITES
City of Woodinville

EXHIBIT 6
PAGE 16 OF 17

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

Martin Reimers, on behalf of Woodinville Way LLC
Applicant Name

CUP11002/SEP11014/BLD11060
File Number

JAMES K KATICA (Name) hereby makes the following statement
and declares as follows:

On the day of September 2, 2011, 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: Determination of Nonsignificance

Date Issued: September 5, 2011

End of Comment/Appeal Period: September 19, 2011

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

9/2/11 Woodinville, WA
Date and Place of Signature

[Signature]
Signature
JAMES K KATICA
Print Name

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



AFFIDAVIT OF PUBLICATION

State of Washington }
 County of King }

Julie Boselly, being first duly sworn on oath deposes and says that she is the publisher of The Woodinville Weekly, a legal newspaper by order of the Superior Court of King County. That the annexed is a true copy of PN-Wilkins Performance as it was published in regular issues (and not in supplement form) of said newspaper once a week for 1 week(s)

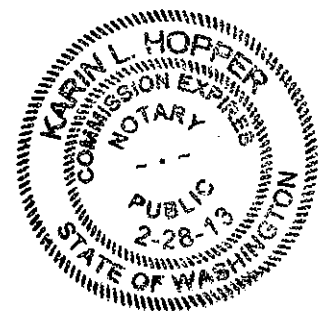
beginning on the 5 day of September, 2011
 and ending on the 5 day of September, 2011

both dates inclusive and that such newspaper was regularly distributed to its subscribers during all of said period. That the amount of the fee charged for each publication is \$120.00 at the rate of \$12.00 per column inch for each insertion. The sum total for all publications is \$120.00.

Julie Boselly
 Julie Boselly

Subscribed and sworn to before me this 7th
 day of Sept, 2011.

Karin L. Hopper
 Karin L. Hopper
 Notary Public in and for the State of Washington.
 Residing at Woodinville, Washington.
 My Commission Expires: 2/28/2013



CITY OF WOODINVILLE
DETERMINATION OF NONSIGNIFICANCE
PROJECT: Wilkins Performance
Conditional Use Permit

Threshold Determination: Determination of Nonsignificance
 Date of Issuance: September 5, 2011
 File Number(s): 001-11-002-SEP-11-01
 Applicant: Martin Reimers on behalf of Woodinville Way LLC
 Proposal Location: 19151 144th Avenue NE
 S/T/R: SE 03/26/05
 Proposal Description: Conditional use permit to operate a sports club/sports and recreation instruction within the industrial zone. Some interior tenant improvements will also be required. 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 dated July 13, 2011, 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 September 19, 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

Published September 5th, 2011

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: Wilkins Performance Conditional Use Permit
File Number(s): CUP11002/SEP11014
Applicant(s) & Contact: Martin Reimers, on behalf of Woodinville Way LLC
Location: 19151 144th Avenue NE, Woodinville, WA.
Section of Code Pertinent to Hearing Procedure: Chapter 17.15 WMC
Proposal: Conditional use permit to operate a sports club/sports and recreation instruction within the Industrial zone. Some interior tenant improvements will also be required. SEPA is required for a Conditional Use Permit.

PUBLIC HEARING DATE: Thursday, October 13, 2011 **TIME:** 11:00 A.M.

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

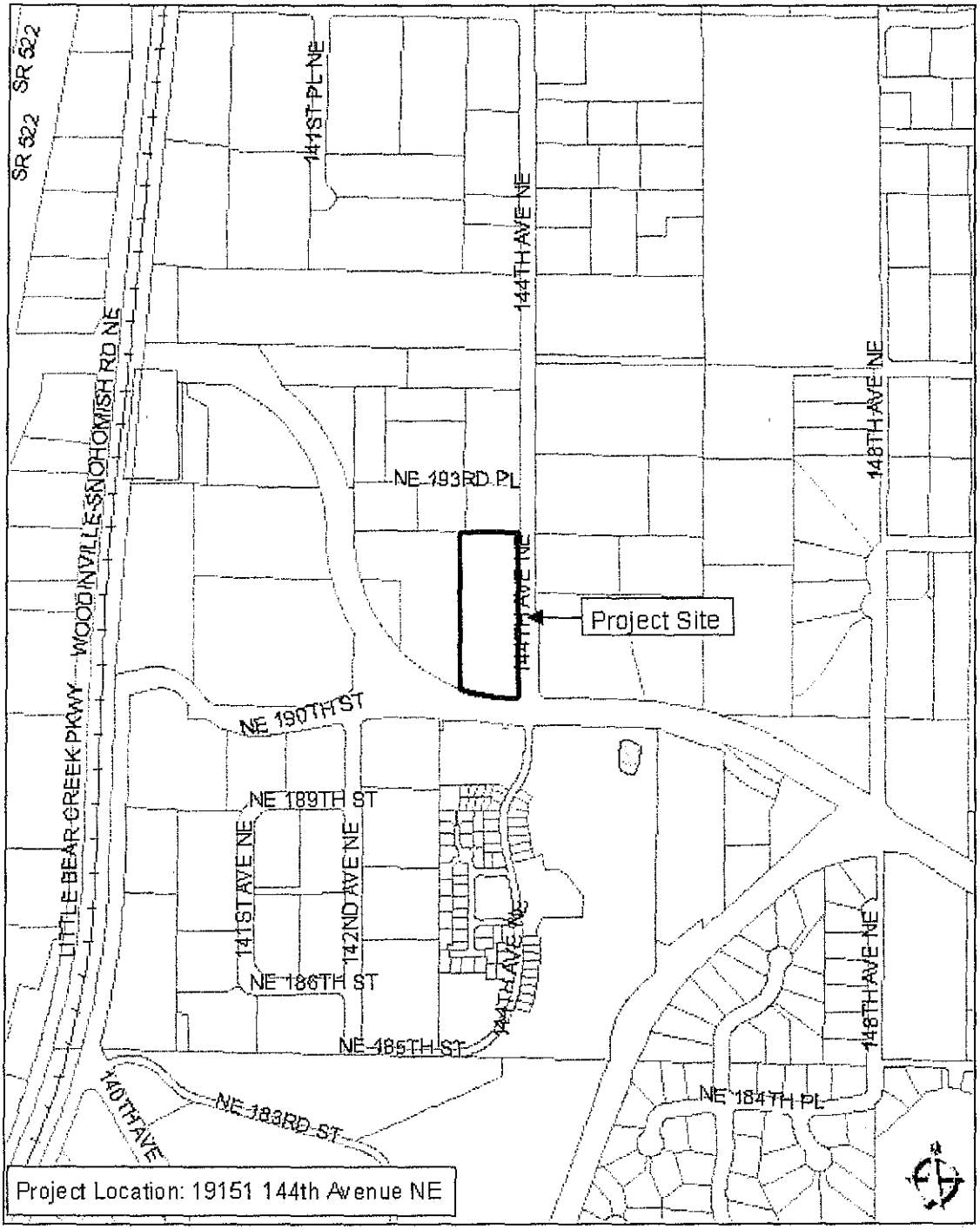
DATE OF NOTICE: September 26, 2011

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: Wilkins Performance Conditional Use Permit
File Numbers: CUP11002/SEP11014





DECLARATION OF MAILING
City of Woodinville

EXHIBIT 7
PAGE 3 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

Martin Reimers, on behalf of Woodinville Way LLC
Applicant Name

CUP11002/SEP11014/BLD11060
File Number

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

On the day of Sept 23, 2011, I scheduled mailing through the
USPS a true and correct copy of:

Type of Notice: Notice of Public Hearing
Date Issued: September 26, 2011
End of Comment/Appeal Period: October 13, 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.

9/27 Woodinville, WA
Date and Place of Signature

EMartindale
Signature

Erin Martindale
Print Name

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

19230 BUILDING LLC
PO BOX 1130
WOODINVILLE WA 98072

ABE KURT M
18830 142ND CT NE
WOODINVILLE WA 98072

AZIZ KARIM A+DERLY
18830 144TH AVE NE
WOODINVILLE WA 98072

EXHIBIT 7
PAGE 4 OF 8

BENTON & SOLLITT LLC
P O BOX 768
BELLEVUE WA 98009

BOOTH SAMUEL WILLIAM JR+STA
5817 120TH ST SE
SNOHOMISH WA 98296

COOKE MICHELLE D+JOHN
S+ARLENE E
18834 142ND CT NE
WOODINVILLE WA 98072

DONNER CINDY JO
18835 144TH AVE NE
WOODINVILLE WA 98072

DUBOIS MATTHEW C
18828 144TH AVE NE
WOODINVILLE WA 98072

EVERARD LLOYD D+GLENDA C
15824 SE 296TH ST
KENT WA 98042

FORMO NORMAN
19211 144TH AVE NE
WOODINVILLE WA 98072

FORMO NORMAN
19211 144TH AVE NE
WOODINVILLE WA 98072

GARCIA RAUL JR
18813 143RD CT NE
WOODINVILLE WA 98072

DBA WOODVIEW PLAZA
GIBSON CLAY E & BARBARA J
PO BOX 1663
WOODINVILLE WA 98072

GILLILAND MATTHEW A+DECKER
18831 144TH AVE NE
WOODINVILLE WA 98072

C/O QUANTUM MGT SVCS
GREENBRIER HGTS SR
PO BOX 2170
LYNNWOOD WA 98036

HOLT ROBERT RICHARD KENNETH
18836 144TH AVE NE
WOODINVILLE WA 98072

JAIN RAJU
PO BOX 97050
SEATTLE WA 98214

JOHNSON NOEMI R
18844 142ND CT NE
WOODINVILLE WA 98072

KIRKWOOD PARTNERS LLC
20212 108TH AVE E
BOTHELL WA 98011

LEE HAN+MYOUNG
18814 143RD CT NE
WOODINVILLE WA 98072

LUDWIG MARY A
18842 142ND CT NE
WOODINVILLE WA 98072

MARTIN DRYKE W+RENAE K
18829 144TH AVE NE
WOODINVILLE WA 98072

C/O JSH PROPERTIES
MORA FAMILY L L C
10655 NE 4TH ST #901
BELLEVUE WA 98004

NGUYEN THANH THI-BICH
14364 NE 189TH CT
WOODINVILLE WA 98072

C/O HOPWOOD REAL ESTATE
NORTHSHORE BLDG CO
14522 N WOODINVLE WAY #203
WOODINVILLE WA 98072

P F C PARTNERSHIP
P O BOX 1835
WOODINVILLE WA 98072

C/O MORRIS PIHA RE
PARK 144 LLC
PO BOX 53290
BELLEVUE WA 98015

PEDERSEN JOHN
804 SHOSHONE DR
LA CONNER WA 98257

PENITSCH GARY & DIANE
6823 143RD CT NE
REDMOND WA 98052

PLAY VISIONS INC
19180 144TH AVE NE
WOODINVILLE WA 98072



SATHER SCOTT L
18812 143RD CT NE
WOODINVILLE WA 98072

SMITH LENNY P
18838 142ND CT NE
WOODINVILLE WA 98072

SUMMERS MELISSA A
18833 144TH AVE NE
WOODINVILLE WA 98072

EXHIBIT 7
PAGE 5 OF 8

C/O WINTCH DENNIS A
SUNDANCE INVESTMENTS LLC
510 GAYS DR
TULALIP WA 98271

TEAM INVESTMENTS LLC
19210 144TH AVE NE
WOODINVILLE WA 98072

TKACHENKO SERGEY
P+TKACHENKO SVETLANA N
18832 144TH AVE NE
WOODINVILLE WA 98072

WALKER JUSTIN W
18832 142ND CT
WOODINVILLE WA 98072

WASTE MANAGEMENT
PO BOX 1450
CHICAGO IL 60690

C/O JSH PROP INC
WOODINVILLE NORTHWEST LLC
10655 NE 4TH ST #901
BELLEVUE WA 98004

WOODINVILLE WAY L L C
21025 NE 169TH ST
WOODINVILLE WA 98077

WU GUO-YU+JIHUA WANG
14362 NE 189TH CT
WOODINVILLE WA 98072

YARBROUGH KARIN
18840 142ND CT NE
WOODINVILLE WA 98072

YECK DIANA R
18836 142ND CT NE
WOODINVILLE WA 98072

Martin Reimers
Concept Architecture, LLC
2919 127th Ave NE
Lake Stevens, WA 98258





DECLARATION OF POSTING ON SITE
City of Woodinville

EXHIBIT 7
PAGE 6 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

Martin Reimers, on behalf of Woodinville Way LLC
Applicant Name

CUP11002/SEP11014/BLD11060
File Number

Debra Crawford (Name) hereby makes the following states and declares as follows:

On the day of Sept. 26, 2011, I posted on the property located at 19151 144th Avenue NE, 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: September 26, 2011

End of Comment/Appeal Period: October 13, 2011

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

9/26/2011 Woodinville, WA
Date and Place of Signature

Debra Crawford
Signature

Debra Crawford
Print Name

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 CITY SITES
City of Woodinville

Deb?

EXHIBIT 7
PAGE 7 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

Martin Reimers, on behalf of Woodinville Way LLC
Applicant Name

CUP11002/SEP11014/BLD11060
File Number

G. Blaine Fritts (Name) hereby makes the following statement
and declares as follows:

On the day of September 23, 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: September 26, 2011

End of Comment/Appeal Period: October 13, 2011

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

9/23/11 Woodinville, WA
Date and Place of Signature

[Handwritten Signature]
Signature

G. Blaine Fritts
Print Name

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



AFFIDAVIT OF PUBLICATION

State of Washington }
 County of King }

Julie Boselly, being first duly sworn on oath deposes and says that she is the publisher of The Woodinville Weekly, a legal newspaper by order of the Superior Court of King County. That the annexed is a true copy of PN-Wilkins Performance Public Hearing as it was published in regular issues (and not in supplement form) of said newspaper once a week for 1 week(s)

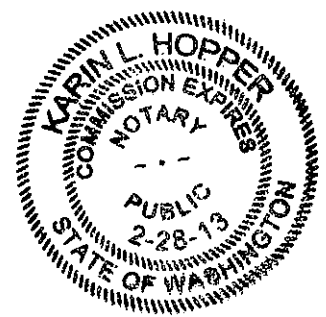
beginning on the 26 day of September, 2011
 and ending on the 26 day of September, 2011

both dates inclusive and that such newspaper was regularly distributed to its subscribers during all of said period. That the amount of the fee charged for each publication is \$126.00 at the rate of \$12.00 per column inch for each insertion. The sum total for all publications is \$126.00.

Julie Boselly
 Julie Boselly

Subscribed and sworn to before me this 27th
 day of Sept., 2011.

Karin L. Hopper
 Karin L. Hopper
 Notary Public in and for the State of Washington.
 Residing at Woodinville, Washington.
 My Commission Expires: 2/28/2013



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:

Project Name: Wilkins Performance Conditional Use Permit
File Number(s): CUP11002/SEP11014
Applicant(s) & Contact: Martin Reimers, on behalf of Woodinville Way, LLC
Location: 19151 144th Avenue NE, Woodinville, WA
Section of Code Pertinent to Hearing Procedure: Chapter 17.15 WMC

Proposal: Conditional use permit to operate a sports club/sports and recreation instruction within the industrial zone. Some interior tenant improvements will also be required. SEPA is required for a Conditional Use Permit.

PUBLIC HEARING DATE: Thursday, October 13, 2011
PUBLIC HEARING TIME: 11:00 A.M.
HEARING LOCATION: Woodinville City Hall, Council Chambers, 17301 133rd Avenue NE, Woodinville, WA 98072
DATE OF NOTICE: September 26, 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.

Published September 26th, 2011