



NOTICE OF APPLICATION City of Woodinville

Development Services Department

425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072

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

Project Name: Vine Valley Vistas Preliminary Subdivision

File Nos. PPA17001 (Preliminary Plat), SEP17006 (SEPA Review), CAA17001 (Critical Areas Review)

Applicant: Steve and Barbara Connelly

Contact: Craig Krueger

Project Location: 15115 132nd Ave NE

Project Description: Preliminary plat application to divide two existing properties with a combined total of 7.23-acres into 17 single-family residential lots in the R-4 zone. Construction includes grading and drainage improvements, street frontage improvements, tree removal and installation, landscaping, and critical area enhancements. SEPA review is required for subdivisions over four lots and sites that contain critical areas.

Environmental documents prepared or requested under RCW 36.70B.070: SEPA Checklist, tree report, drainage report, critical areas report, geotechnical report, and traffic report.

Other required permits not included in the application to the extent known by the City of Woodinville: Building Permits, Site Development Permit, Right-of-Way Permit, and other State and Federal permits, if applicable.

Determination of Consistency: Pursuant to RCW 36.70B.040, the application will be reviewed for consistency with the Woodinville Comprehensive Plan, Municipal Code, Infrastructure Standards and Transportation Improvement Plan, Community Urban Forestry Plan, International Building Code, and applicable State and Federal regulations.

Comment Period: A 15-day comment period will be utilized to receive comments. The public is invited to comment on the project by submitting written comments to the Development Services Department at the address below or by emailing the project manager at amandaa@ci.woodinville.wa.us by 4:00 p.m. on Tuesday, August 1, 2017.

Date of Application:	Thursday, June 22, 2017
Date of Notice of Complete Application:	Wednesday, July 5, 2017
Date Notice of Application Issued:	Monday, July 17, 2017
End of Comment Period:	Tuesday, August 1, 2017

Public Hearing: The City will hold a public hearing before the Hearing Examiner, who will 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: There is no appeal of this project at this time; however, appeals of project decisions shall be filed in accordance with Chapters 2.30 and 21.86 WMC. The final decision on this project is appealable to the City Council. Written appeals with the appropriate fee must be submitted to the address below within 14 days of the final decision. Appeals must be in writing and contain factual objections. To receive additional information on appeals for this application, please contact the Project Manager listed below.

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Questions: The application, supporting documents, and studies are available for review at the Woodinville City Hall. You may review the project application at the Permit Counter at City Hall, 17301 133rd Avenue NE, Woodinville, WA 98072. For more information or to provide comments, contact Amanda Almgren, Project Manager at (425) 877-2285 or amandaa@ci.woodinville.wa.us.

Signature: _____

David Kuhl, Development Services Director

Date: July 17, 2017

Methods of Notice:

Published

Posted: 1) In-House; 2) Post Office; 3) Website; and On-site

Mailed: Applicant, Property Owners within 500 feet

SITE PLAN

