



NOTICE OF APPLICATION & SEPA

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: Woodinville Townhomes

File Nos. LUA18009 (Land Use Application), CUP18002 (Conditional Use Permit), SEP18020 (SEPA), CAA18007 (Critical Areas Alteration)

Applicant: Brenda Fodge – Polygon WLH, LLC

Project Location: 14312 132nd Ave NE, Woodinville WA 98072 (Parcel No. 222605-9088, -9029, -9011, and -9012)

Project Description: Construct a residential development consisting of 87 attached townhomes, seven detached single-family dwelling units, and associated site improvements. Construction includes excavating up to 6,400 cubic yards of earth and importing up to 53,500 cubic yards of fill, drainage improvements, street frontage improvements, tree removal and installation, and landscaping. On-site wetlands, steep slopes, and their associated buffers are also located on the site.

State Environmental Policy Act: The Responsible Official has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS). The Optional DNS process is being used pursuant to WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.

Environmental documents prepared for the Project: SEPA Checklist, Critical Areas Report, Geotechnical Report, and Drainage Study.

Other required permits: Building Permits, Site Development Permit, Right-of-way Permit, and other local and state permits, as applicable.

Determination of Consistency: Pursuant to RCW 36.70B.040, the application will be reviewed for consistency with applicable sections of the Woodinville Municipal Code and Comprehensive Plan.

Comment Period: A 14-day comment period will be utilized to receive comments pursuant to WMC 21.84.010. The public is invited to comment on the project by submitting written comments to the Development Services Department at the address below by **4:00 p.m. on December 17, 2018**.

Date of Application:	October 16, 2018
Date of Notice of Complete Application:	November 30, 2018
Date of Notice of Application:	November 3, 2018

Public Hearing: A pre-decision hearing for the Conditional Use Permit will be held before the Hearing Examiner, who will approve, approve with conditions, or deny the Conditional Use Permit. 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.

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Appeal Rights: 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. A Type 3 decision by the hearing examiner on the Conditional Use Permit is appealable to King County Superior Court. Type 2 decisions on the SEPA, Land Use Application and the Critical Areas Alteration are appealable to the hearing examiner. To receive additional information on appeals, please contact the Project Manager listed below.

Questions: The application, supporting documents, and studies are available for review at Woodinville City Hall. You may review the complete Notice of Application and the project application at City Hall, at 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: _____

Robert Grumbach, Development Services Director

Date: November 30, 2018

Methods of Notice:

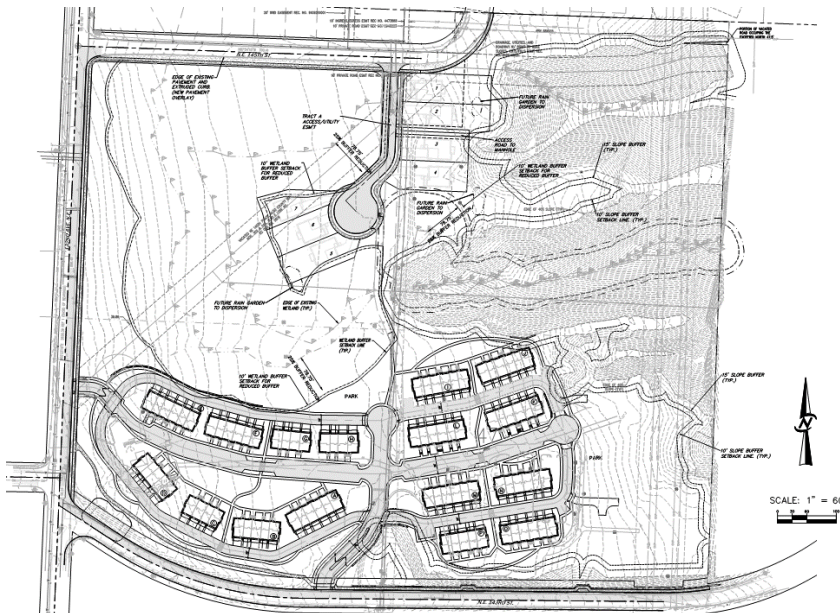
Published

Posted: 1) In-House, 2) Post Office & 3) Website

Post Site

Mailed: Applicant, Property Owners within 500', Parties of Record

SITE PLAN



VICINITY MAP

