

Other Information/Errata – Wood Trails

Hearing Examiner Staff Report Dated 2/23/2007

The following changes are to be submitted to the Hearing Examiner as an exhibit:

1. **Page 1 of 41 “Subject: Staff Report”** – Change to Wood Trails
2. **Page 2 of 41, 2nd Paragraph from the top, last sentence** change to “proposed Wood Trails Development”
3. **Page 5 of 41, Figure 1- R-1 Area Map** – Change to include area of parcels included in the proposed action.
4. **Page 8 of 41, Figure 2 – Vicinity Map** – Change to include area of parcels included in the proposed action.
5. **Page 12 of 41, Applicant – Phoenix Development address and phone number** change to 6108 Ash Way, Suite 201, Lynnwood, WA 98087, phone number (425) 275-5306
6. **Page 17 of 41, C. Community Design Policies CD-1.2 and CE-2.5, first paragraph comments from developer** – “the wetland will be filled not preserved.” City comment ‘wetland will be filled and mitigation at a ratio of 2:1”.
7. **Page 25 of 41, H. Subdivision Code Features, Items 4** – Change King County Surface Water Manual to the “1998 Edition”
8. **Page 28 of 41, Utilities & Stormwater, Item 3 Drainage** – Change to “1998 King County Surface Water Design Manual”
9. **Page 28 of 41, I. Findings, Item 1** – Change date preliminary plat was submitted and date of completeness to 6/18/04 and 7/6/04, respectively
10. **Page 28 of 41, 1. Findings, Item 2** – Change location of Wood Trails Development to “located at present terminus of NE 202nd Street, NE 201st Street, NE 198th Street and NE 195th Street, west of 148th Avenue NE”
11. **Page 30 of 41, Subdivision, Item 2. b.** – Change date application was submitted to the City to June 18, 2004 and date notice of complete application mailed on July 8, 2004
12. **Page 33 of 41, Recommended Conditions of Approval, General, Item 6** – Change maximum of nine (9) dwelling units eligible to be transferred to Montevallo.

Additional corrections:

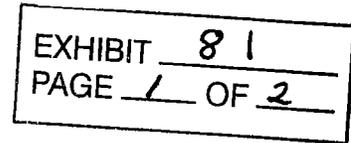
13. **Page 4 of 41, 1st paragraph, second to the last sentence** – Change Exhibit number to “46”
14. **Page 13 of 41, D. SEPA Determination of Environmental Significance, first paragraph** – Change Exhibit for Draft EIS was issued on January 17, 2006 to “(Exhibit 34)”

15. **Page 13 of 41, D. SEPA Determination of Environmental Significance, second paragraph** – Change Exhibit number for “Agencies, affected Native American tribes, jurisdictions and the public were provided a 45-day comment period” to “(Exhibit 41)”
16. **Page 13 of 41, D. SEPA Determination of Environmental Significance, second paragraph** – Change Exhibit number for “Final EIS was issued on December 12, 2006” to “(Exhibit 39)”
17. **Page 38 of 41, Last paragraph, under reference** – Change to reference: Cindy Baker, Interim Director of Development Services Director’s Interpretation Dated November 6, 2006 (Exhibit 36) and “(Exhibit 35)”

Received 03/14/2007
Jennifer Kuhn

Monday, March 12, 2007

Cindy Baker, Interim Director
Development Services Department
City of Woodinville
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Woodinville, WA 98072
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RE: Comments regarding FEIS for Wood Trails/Montevallo

Dear Ms. Baker and City Council Members:

I want to thank the members of the Citizens' Advisory Panel for their efforts reviewing the Sustainable Growth Study. I agree with their recommendation stated in the February 19th, 2007 edition of the Woodinville weekly, that the R1 zoned areas within Woodinville City Limits stay R1. However, I am concerned that every 6 months the residents in the R1 areas will need to defend the natural environment currently under assault by dense development. Scott Hageman was quoted in the March 5th Woodinville weekly as saying that the City of Woodinville is currently far exceeding its GMA growth goals. He said that the city can support that statement with the data it is developing. I am very encouraged to hear this admission.

'Sustainable' does not describe the dense development occurring in Woodinville and southern Snohomish county. Every tree is removed from the acreage, the watershed replaced by house roofs, concrete driveways and sidewalks, and asphalt streets. The argument that this wholesale devastation within the Urban Growth Boundary is necessary in order to protect the environment outside the Urban Growth Boundary is ludicrous. The boundary will just be extended. For each tree cut, for each acre paved, for each bird species eliminated, I would like to specifically know where the "protected" environment is being saved outside of the Urban Growth Boundary.

Sensible planning would concentrate dense developments in the City Center near services and on bus routes. It is not possible to engineer enough roadways to sustain dense development everywhere within Woodinville's boundaries. It is possible to exercise common sense and environmental stewardship. I understand that property owners have the right to develop their property. But the right of developers must be balanced with the right of existing properties within a rural neighborhood to protect the natural property characteristics that they value. R1 is balanced and sustainable development.

In reaction to the dense and unsustainable development in southern Snohomish county and the overcrowding of the schools in that area, the Northshore school district is spending money to bus overload students to Woodinville schools next year. Washington state is ranked very near the bottom in the nation with regard to overcrowded classrooms. It is unconscionable for dense development to be allowed where it cannot be sustained, and disingenuous to force existing property owners to pay for the schools and services when they are overburdened.

I need to express how weary I am of battling county and city government in an effort to protect the natural environment. First it was Brightwater. Now I see zoning changes as an insidious way to promote the agenda of dense development. In an effort to protect the natural environment, every few months are residents are

forced to find the time to read DEIS and FEIS documents, give substantive feedback on such documents, and attend meetings and hearings.

Sincerely

Becky N. Warden
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Woodinville, WA 98072

EXHIBIT 81
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