

2007

Council

mor

Jennifer Kuhn

From: Susan Boundy-Sanders [sbsand@hotmail.com]
Sent: Sunday, January 14, 2007 9:33 PM
To: Council
Cc: sbsand@hotmail.com
Subject: Please extend the R-1 moratorium!

Dear Council,

I'm writing to ask you to extend the R-1 moratorium. Here's why.

Ordinance 419 states the purpose of the moratorium as "protection of critical areas while simultaneously accommodating appropriate future growth within the City's R-1 Zoning District."

The critical areas half of that goal has not been met . . . not even close.

The CAP has *no* final reports from the consultants or staff. Studies of some types of critical areas -- landslides, critical aquifer recharge areas, and salmon habitat -- have been started but not finished. Wetlands have been handled so cursorily as to effectively not have been handled at all. Steep slopes, erosion hazard areas, and seismic hazard areas have not even been started. None of the critical areas have been drawn up for inclusion in the City's formal critical areas listings.

Yet the staff has drafted zoning changes, which include rezoning up to R-4 in the current R-1 area. *The CAP has had no input whatsoever into these proposed zoning changes, and only a few minutes to review the staff study on which they are based. Worse yet, these zoning change recommendations will be included in the hearing on the Sustainable Development Project, which is scheduled for January 31.*

I don't think this is what you had in mind when you imposed the moratorium! I'd guess your intent was to have consultants gather and present data, then allow the CAP to use the data to formulate policy recommendations including zoning changes. I *don't* think your intent was to bypass the CAP or make decisions without data!

My urgent request: **Please extend the moratorium until its stated goals have been fulfilled.** If you believe the City cannot extend the moratorium, then at least apply the Precautionary Principle: leave the R-1 Zone R-1 until the critical areas studies have been completed and the CAP has time to formulate recommendations based on the data and advice of the project's attorney. And I urge you to continue to accept only City-initiated applications for Comp Plan changes for the next docket year, so that we can get the Sustainable Development Project sorted out with minimal threat to the integrity of the project's outcome.

I regard the critical areas protection in Ordinance 419 as a wise and forward-looking promise the Council made to the citizens of Woodinville. I believe it's in everybody's best interests to execute that promise in an orderly manner: gather the data, *then* involve the CAP in formulating the policy recommendations, *then* initiate the study session, Open House, hearing, and vote process.

Thank you, Council, for your interest in this project that means so much to the future of Woodinville.

Susan Boundy-Sanders
425-591-3672 cell
sbsand@hotmail.com

Connew

Jennifer Kuhn

mor

From: Dave.Shepherd@Emutex.Com
Sent: Tuesday, January 16, 2007 4:07 PM
To: Council; Charleine Sell
Subject: Woodinville R-1 Building Moratorium

To: Woodinville City Council,

Ordinance 419, passed unanimously by the Council, promises citizens "protection of critical areas . . . within the City's R-1 zoning district." **This promise has not been kept!**

The requirements of Ordinance 419 will not be fulfilled until the City conducts a complete delineation of all types of critical areas in the R-1 Zoning District and adds them to its official critical areas listings and map. The moratorium should remain in place until this work has been done or the current R-1 zoning should be kept in place until the full diligence is completed.

The City is shortcutting to try to meet the moratorium deadline. Woodinville city staff are preparing maps without having *any* finished critical areas reports, and some of the critical areas studies have not even been started. At best this is jumping to conclusions, at worst it is an unethical failure of due diligence.

The R-1 moratorium is an opportunity to get things right for the long term; we shouldn't squander the opportunity by short-cutting the process and short-changing the safety and quality of life of Woodinville's citizens.

The moratorium should not be lifted until its objectives have been achieved. However, if the Council chooses to allow it to lapse, environmental studies should continue and the Precautionary Principle should be applied: keep the entire R-1 zone at its current zoning until all critical areas delineations are complete and added to Woodinville's formal catalog and maps.

Sincerely
David Shepherd
17615 148th AVE NE
Woodinville, WA 98072

Council
mar

Jennifer Kuhn

From: Guillaume Estegassy [gestegassy@hotmail.com]
Sent: Tuesday, January 16, 2007 7:27 AM
To: Council; Charleine Sell
Subject: Re: Ordinance 419
Importance: High

Dear Madam, Dear Sir,

Ordinance 419, passed unanimously by the Council, promised citizens "**protection of critical areas [...] within the City's R-1 zoning district.**"

This promise is not being kept. The requirements of Ordinance 419 will not be fulfilled until the City conducts a complete delineation of all types of critical areas in the R-1 Zoning District and adds them to its official critical areas listings and map. The moratorium should remain in place until this work has been done or the current R-1 zoning should be kept in place until the full diligence is completed.

The City is shortcutting to try to meet the moratorium deadline. Staff are preparing maps without having *any* finished critical areas reports, and some of the critical areas studies have not even been started. At best this is jumping to conclusions, at worst it is an unethical failure of due diligence.

The R-1 moratorium is an opportunity to get things right for the long term; we shouldn't squander the opportunity by short-cutting the process and short-changing the safety and quality of life of Woodinville's citizens.

The moratorium should not be lifted until its objectives have been achieved. However, if the Council chooses to allow it to lapse, environmental studies should continue and the Precautionary Principle should be applied: keep the entire R-1 zone at its current zoning until all critical areas delineations are complete and added to Woodinville's formal catalog and maps.

As proud and respectful citizens of Woodinville, we are asking you to uphold Ordinance 419 and make sure no shortcuts are taken when it comes to our city.

Truly yours,

Guillaume Estegassy & Trang Billings
14318 NE 178th ST

Council

mor

Jennifer Kuhn

From: graceteng@comcast.net
Sent: Tuesday, January 16, 2007 5:41 PM
To: Council
Cc: Charleine Sell
Subject: moratorium

Ordinance 419, passed unanimously by the Council, promises citizens "protection of critical areas . . . within the City's R-1 zoning district." This promise has not been kept. The requirements of Ordinance 419 will not be fulfilled until the City conducts a complete delineation of all types of critical areas in the R-1 Zoning District and adds them to its official critical areas listings and map. The moratorium should remain in place until this work has been done or the current R-1 zoning should be kept in place until the full diligence is completed.

The City is shortcutting to try to meet the moratorium deadline. Staff are preparing maps without having *any* finished critical areas reports, and some of the critical areas studies have not even been started. At best this is jumping to conclusions, at worst it is an unethical failure of due diligence.

The R-1 moratorium is an opportunity to get things right for the long term; we shouldn't squander the opportunity by short-cutting the process and short-changing the safety and quality of life of Woodinville's citizens.

The moratorium should not be lifted until its objectives have been achieved. However, if the Council chooses to allow it to lapse, environmental studies should continue and the Precautionary Principle should be applied: keep the entire R-1 zone at its current zoning until all critical areas delineations are complete and added to Woodinville's formal catalog and maps.

Sincerely,
Grace Teng
Address: 17618 148th Ave NE, Woodinville, WA 98072

Council

mor

Jennifer Kuhn

From: DMu2151410@aol.com
Sent: Tuesday, January 16, 2007 9:28 PM
To: Council
Cc: Charleine Sell
Subject: Keep the Current R-1 zoning

Per the unanimously passed Ordinance 419 by the Council, which requested the City to conduct a complete delineation of all types of critical areas in the R-1 Zoning District and requires the City to add them to its official critical areas listings and map (neither of which have been done by the City), I am asking the Council to NOT remove the moratorium or remove the R-1 designation at this time. It would be short sighted and shows a failure to do due diligence.

I recommend that the Council continue the environmental studies and that the Precautionary Principle be applied - that is: keep the entire R-1 zone at its current zoning until all critical areas delineations are completed and added to Woodinville's formal catalog and maps.

I cannot be at the Open House on the moratorium because of a previous commitment. I will be watching with interest how the Council responds to the citizens present at this meeting who want to work with the City and Council to continue to provide safety and quality of life for the citizens of Woodinville.

Sincerely,

Norma J. Murphy
17701 154th Ct. NE
Woodinville, WA 98072

Council
MOR

Jennifer Kuhn

From: dmorris [dm1st@verizon.net]
Date: Tuesday, January 16, 2007 8:05 PM
To: Council
Cc: Charleine Sell
Subject: R-1 Moratorium

Not living up to ordinance 419 will greatly affect where I have lived for the last 18 years in Woodinville. Proposals by developers do not take into consideration the people who already live here, the critical areas encompassed with this land, nor the degree of added traffic that would take place if this area is rezoned.

Ordinance 419, passed unanimously by the Council, promises citizens "protection of critical areas . . . within the City's R-1 zoning district."

This promise has not been kept. The requirements of Ordinance 419 will not be fulfilled until the City conducts a complete delineation of all types of critical areas in the R-1 Zoning District and adds them to its official critical areas listings and map. The moratorium should remain in place until this work has been done or the current R-1 zoning should be kept in place until the full diligence is completed.

The City is shortcutting to try to meet the moratorium deadline. Staff are preparing maps without having any finished critical areas reports, and some of the critical areas studies have not even been started. At best this is jumping to conclusions, at worst it is an unethical failure of due diligence.

The R-1 moratorium is an opportunity to get things right for the long term; we shouldn't squander the opportunity by short-cutting the process and short-changing the safety and quality of life of Woodinville's citizens.

The moratorium should not be lifted until its objectives have been achieved. However, if the Council chooses to allow it to lapse, environmental studies should continue and the Precautionary Principle should be applied: keep the entire R-1 zone at its current zoning until all critical areas delineations are complete and added to Woodinville's formal catalog and maps.

Sincerely,

David Morris
17911 151st Way NE
POB 2476
Woodinville, WA 98072

Council

mor

Jennifer Kuhn

From: Beth Jenson [bethjenson@comcast.net]
Sent: Tuesday, January 16, 2007 2:14 PM
To: Council; Charleine Sell
Importance: High

Dear Woodinville City Council Members,

My family has been very involved with city planning issues for the last three years, and are very concerned that Ordinance 419, passed unanimously by the Council, is being consciously allow to expire by the Council. This moratorium needs to remain in place until the city completes the critical area studies it promised last March! This promise to our city and its citizens must be kept.

One of the main goals of the moratorium is protection of critical areas, including the combination of landslides, steep slopes, erosion hazard areas and conservation of wetlands. These dangers directly affect my family and the environment which we live in. The moratorium should remain in place until this work has been done or the current R-1 zoning should be kept in place until the full diligence is completed.

The City is shortcutting to try to meet the moratorium deadline. Staff are preparing maps without having *any* finished critical areas reports, and some of the critical areas studies have not even been started. At best this is jumping to conclusions, at worst it is an unethical failure of due diligence.

The R-1 moratorium is an opportunity to get things right for the long term; we shouldn't squander the opportunity by short-cutting the process and short-changing the safety and quality of life of Woodinville's citizens.

The moratorium should not be lifted until its objectives have been achieved. However, if the Council chooses to allow it to lapse, environmental studies should continue and the Precautionary Principle should be applied: keep the entire R-1 zone at its current zoning until all critical areas delineations are complete and added to Woodinville's formal catalog and maps.

Sincerely,
Beth Jenson
bethjenson@comcast.net
425-424-0942
19122 148th Ave NE
Woodinville, WA 98072

Council
MAD

Jennifer Kuhn

From: Jim Skubic [jims@provantagesoftware.com]
Sent: Tuesday, January 16, 2007 2:22 PM
To: Council
Cc: Charleine Sell
Subject: Zoning, Development Moratorium, and Critical Areas

Dear Council Members,

Ordinance 419, passed unanimously by the Council, promises citizens "protection of critical areas . . . within the City's R-1 zoning district." This promise will not be kept if the moratorium is allowed to expire and zoning changes are made prior to completion of the "critical areas" studies. The requirements of Ordinance 419 will not be fulfilled until the City conducts a complete delineation of all types of critical areas in the R-1 Zoning District and adds them to its official critical areas listings and map. The moratorium should remain in place until this work has been done or the current R-1 zoning should be kept in place until the studies are completed.

Without complete information, opportunities for a better Woodinville will be foregone. Important habitat may be lost, developments may be built in "less than safe" situations or allowed to change not only the character of Woodinville but negatively impact the people who have resided here for many years. While I understand the need to strike a balance between growth and a vibrant, but rural setting for Woodinville, moving ahead without clear delineations of critical areas (both assets and liabilities) that exist in Woodinville represents a failure on our part as leaders and citizens.

As leaders, you fail because you are trying to do a balancing act for both developers and citizens without knowing the tipping point for your decisions. Decisions are not likely to be equitable where ignorance reigns nor can they be justified. As citizens, we fail because we did not appreciate the beauty of the lands that surround us enough to stop for a moment and listen to those that have a vision for Woodinville that is different than the sprawling suburbs that now exist in many areas surrounding Seattle. As citizens we fail because we did not hold you, our leaders, to the line that we want something better for Woodinville. Not just development for development's sake and not just preservation for preservation's sake but a reasonable balance between the two that accentuates our unique features while providing our citizens and others that may choose to move here in the future with opportunities for employment, housing, outdoor recreation, entertainment, social activities, and yes, a chance to find solitude or a wildlife encounter within the many forested areas of our city.

The R-1 moratorium is an opportunity to get things right for the long term; let us not squander the opportunity by short-cutting the process and short-changing the safety and quality of life of Woodinville's citizens.

Please do not lift the moratorium until its objectives including studies of critical areas have been achieved. However, if the Council should choose to let the R-1 moratorium lapse, zoning changes should not be contemplated in the R-1 zone until a thorough environmental inventory of critical areas is delineated and added to Woodinville's formal catalog and maps and the "tipping point" of any decision is identified.

Sincerely,

James R. Skubic
18308 147th Court NE
Woodinville, WA 98072

Council

mor

Jennifer Kuhn

From: JessP91148@comcast.net
Sent: Tuesday, January 16, 2007 8:07 PM
To: Council
Cc: Charleine Sell

Ordinance 419, passed unanimously by the Council, promises citizens "protection of critical areas . . . within the City's R-1 zoning district." This promise has not been kept. The requirements of Ordinance 419 will not be fulfilled until the City conducts a complete delineation of all types of critical areas in the R-1 Zoning District and adds them to its official critical areas listings and map. The moratorium should remain in place until this work has been done or the current R-1 zoning should be kept in place until the full diligence is completed.

The City is shortcutting to try to meet the moratorium deadline. Staff are preparing maps without having *any* finished critical areas reports, and some of the critical areas studies have not even been started. At best this is jumping to conclusions, at worst it is an unethical failure of due diligence.

The R-1 moratorium is an opportunity to get things right for the long term; we shouldn't squander the opportunity by short-cutting the process and short-changing the safety and quality of life of Woodinville's citizens.

The moratorium should not be lifted until its objectives have been achieved. However, if the Council chooses to allow it to lapse, environmental studies should continue and the Precautionary Principle should be applied: keep the entire R-1 zone at its current zoning until all critical areas delineations are complete and added to Woodinville's formal catalog and maps.

Please hear our concerns and protect this wonderful community - do not jeopardize the stability of the land, do not allow Woodinville to be noteworthy because of disasters, complete the environmental studies before making such important decisions.

Sincerely,

Jessica C. Lee
14712 NE 178th St.
Woodinville, WA 98072

Council

1/16/07

Jennifer Kuhn

From: Anne Housekeeper [anneeileen@gmail.com]
Sent: Tuesday, January 16, 2007 2:11 AM
To: Council
Subject: Keep the moratorium!

Woodinville City Council,

As someone who grew up in the Woodinville Heights neighborhood, I urge you to consider the longterm effects of high density housing projects, especially those built over sensitive environmental areas. Of course, this neighborhood exists as a manifestation of the problems of suburban over-density, such as ecosystem replacement, and building over unstable eco- and geo-logical features. But, where does development end? When there are no open spaces left? When eco-system services (such as vegetative land stabilization, the cleansing of water sources by vegetation, the beauty of green places) are incapacitated? Planning and managing cities should essentially consider the well-being of its citizens and not only the circumscribed benefits extended to non-residential land developers.

I agree with Susan Boundy-Sanders when she says that: "The moratorium should not be lifted until its objectives have been achieved. However, if the Council chooses to allow it to lapse, environmental studies should continue and the Precautionary Principle should be applied: keep the entire R-1 zone at its current zoning until all critical areas delineations are complete and added to Woodinville's formal catalog and maps."

Please consider the long-term consequences of over-development. Pavement is forever.

Anne Housekeeper

Jennifer Kuhn

From: todd schroeder [todd_schroeder@hotmail.com]
Sent: Tuesday, January 16, 2007 3:03 PM
To: Council
Subject: Moratorium / Ordinance 419
Importance: High

Ordinance 419, passed unanimously by the Council, promises citizens "protection of critical areas . . . within the City's R-1 zoning district." This promise has not been kept. The requirements of Ordinance 419 will not be fulfilled until the City conducts a complete delineation of all types of critical areas in the R-1 Zoning District and adds them to its official critical areas listings and map. The moratorium should remain in place until this work has been done or the current R-1 zoning should be kept in place until the full diligence is completed.

The City is shortcutting to try to meet the moratorium deadline. Staff are preparing maps without having *any* finished critical areas reports, and some of the critical areas studies have not even been started. At best this is jumping to conclusions, at worst it is an unethical failure of due diligence.

The R-1 moratorium is an opportunity to get things right for the long term; we shouldn't squander the opportunity by short-cutting the process and short-changing the safety and quality of life of Woodinville's citizens.

The moratorium should not be lifted until its objectives have been achieved. However, if the Council chooses to allow it to lapse, environmental studies should continue and the Precautionary Principle should be applied: keep the entire R-1 zone at its current zoning until all critical areas delineations are complete and added to Woodinville's formal catalog and maps.

Do the right thing - keep the moratorium for the betterment of this "great" community; because in the long run, growth does not equate to "great".

Support your constituency, and the tax-payer!

Sincerely,

Todd Schroeder

17938 151st Way NE

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Council

mor

Jennifer Kuhn

From: Susan M [suesubs@verizon.net]
Sent: Tuesday, January 16, 2007 5:19 PM
To: Council
Cc: Charleine Sell
Subject: R-1 moratorium Draughn Property

Ordinance 419, passed unanimously by the Council, promises citizens "protection of critical areas . . . within the City's R-1 zoning district." This promise has not been kept. The requirements of Ordinance 419 will not be fulfilled until the City conducts a complete delineation of all types of critical areas in the R-1 Zoning District and adds them to its official critical areas listings and map. The moratorium should remain in place until this work has been done or the current R-1 zoning should be kept in place until the full diligence is completed.

The City is shortcutting to try to meet the moratorium deadline. Staff are preparing maps without having *any* finished critical areas reports, and some of the critical areas studies have not even been started. At best this is jumping to conclusions, at worst it is an unethical failure of due diligence.

The R-1 moratorium is an opportunity to get things right for the long term; we shouldn't squander the opportunity by short-cutting the process and short-changing the safety and quality of life of Woodinville's citizens.

The moratorium should not be lifted until its objectives have been achieved. However, if the Council chooses to allow it to lapse, environmental studies should continue and the Precautionary Principle should be applied: keep the entire R-1 zone at its current zoning until all critical areas delineations are complete and added to Woodinville's formal catalog and maps.

Sincerely,
Susan Morris

PO Box 2476
17911 151st Way NE, Woodinville WA 98072

Council

mmw

Jennifer Kuhn

From: Lisa Stefanzick [ldsut84@yahoo.com]
Date: Wednesday, January 17, 2007 8:00 PM
Subject: Council; Charleine Sell
R-1 moratorium

Woodinville City Council:

I am writing to urge you to keep your commitment regarding the protection of critical areas and Ordinance 419. This ordinance was unanimously passed by the Council, promising the citizens of Woodinville the protection of critical areas within the city's R-1 zoning.

It is my understanding that the Council is considering lifting the moratorium before any of the critical area reports have been completed and some have not even been started! You are letting down the citizens of Woodinville if you allow this to happen.

The moratorium is a measure to make sure that future growth in Woodinville is done in an environmentally sound way. This is our one chance to slow down and make sure that growth is managed safely and thoughtfully. I urge you not to lift the moratorium until its objectives have been achieved and all critical areas have been properly designated and documented on the City's official critical area listings and maps.

Please live up to your commitment to the citizens of Woodinville and do the right thing for our city.

Thank you,

Jennifer Kuhn and Lisa Stefanzick
17851 151st Way NE
Woodinville, WA 98072

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Council
SWS

Jennifer Kuhn

From: Berta Borland [btborland@hotmail.com]
at: Wednesday, January 17, 2007 7:47 AM
Council
Cc: Charleine@ci.woodinville.wa.us
Subject: Sustainable Development Program

We understand that the Woodinville City Council will hold a hearing in the near future concerning Woodinville's Sustainable Development Program. In particular, the Council will be considering the status of Woodinville's moratorium on accepting development applications on property within the City that is zoned "R-1". We are advised that the current "R-1 moratorium" is set to expire on March 20, 2007.

As Woodinville residents, property owners and voters, my husband and I have grave concerns on this aspect of our communities' Sustainable Development Program. Specifically, when the Council unanimously enacted Ordinance 419, it made a commitment to the citizens of Woodinville assuring the "protection of critical areas . . . within the City's R-1 zoning district."

Unfortunately, there is scant evidence that the Council has taken or will pursue formal actions to embody the substance of Ordinance 419 in the zoning code.

As you know, the requirements of Ordinance 419 will not be fulfilled until the City conducts a complete delineation of all types of critical areas in the R-1 Zoning District and adds them to its official critical areas listings and map. Thus, the moratorium must remain in place until this work has been done. Alternatively, if additional time is required to ensure that the critical areas delineation process is completed in a transparent, diligent and balanced manner, the current R-1 zoning should be kept in place.

I urge the Council to avoid attempting shortcuts in a disparate effort to meet the moratorium deadline. In this regard, it is common knowledge that staff are preparing maps without having any finished critical areas reports, and some of the critical areas studies have not even been started. At best, this is jumping to conclusions and at worst it is an unethical failure of due diligence and would violate the Council's commitment to the citizens of Woodinville. If not corrected, the dimensions of such a failure would no doubt be costly to all of us, including social, political, budgetary, and legal consequences.

The R-1 moratorium is an opportunity to get things right for the long term. We should not squander the opportunity by short-cutting the process and short-changing the safety and quality of life of Woodinville's citizens. The moratorium should not be lifted until its objectives have been achieved.

However, if the Council chooses to allow it to lapse, environmental studies should continue and the Precautionary Principle should be applied: do not change any of the current R-1 zoning until all critical areas delineations are complete and added to Woodinville's formal catalog and maps.

We appreciate the opportunity to offer the Council our views. We are confident that the best interests of our wonderful community will act as your foremost guide in reaching a balanced decision on this important issue.

Berta and Bob Anderson
14719 NE 178th St.
Woodinville

<http://clk.atdmt.com/MSN/go/msnkwme0020000001msn/direct/01/?href=http://get.live.com/messenger/overview>

Council

mmof

Jennifer Kuhn

From: Heidi Fuhrmeister [h.fuhrmeister@comcast.net]
Sent: Wednesday, January 17, 2007 4:26 PM
To: Council
Subject: Current moratorium

Dear City Council Member,

Ordinance 419, passed unanimously by the Council, promises citizens "protection of critical areas . . . within the City's R-1 zoning district." This promise has not been kept. The requirements of Ordinance 419 will not be fulfilled until the City conducts a complete delineation of all types of critical areas in the R-1 Zoning District and adds them to its official critical areas listings and map. The moratorium should remain in place until this work has been done or the current R-1 zoning should be kept in place until the full diligence is completed.

The City is shortcutting to try to meet the moratorium deadline. Staff are preparing maps without having *any* finished critical areas reports, and some of the critical areas studies have not even been started. At best this is jumping to conclusions, at worst it is an unethical failure of due diligence.

The R-1 moratorium is an opportunity to get things right for the long term; we shouldn't squander the opportunity by short-cutting the process and short-changing the safety and quality of life of Woodinville's citizens.

The moratorium should not be lifted until its objectives have been achieved. However, if the Council chooses to allow it to lapse, environmental studies should continue and the Precautionary Principle should be applied: keep the entire R-1 zone at its current zoning until all critical areas delineations are complete and added to Woodinville's formal catalog and maps.

Sincerely,

Heidi Fuhrmeister
17833 149th Ave. NE
Woodinville WA 98072

Council

mor

Jennifer Kuhn

From: Maylon Hanold [mhanold@overtake.org]
Sent: Wednesday, January 17, 2007 11:33 AM
To: Charleine Sell
Cc: Council
Subject: critical areas

To whom it may concern,

Ordinance 419, passed unanimously by the Council, promises citizens "protection of critical areas . . . within the City's R-1 zoning district." This promise has not been kept. The requirements of Ordinance 419 will not be fulfilled until the City conducts a complete delineation of all types of critical areas in the R-1 Zoning District and adds them to its official critical areas listings and map. The moratorium should remain in place until this work has been done or the current R-1 zoning should be kept in place until the full diligence is completed.

The City is being shortsighted in trying to meet the moratorium deadline. Staff are preparing maps without having *any* finished critical areas reports, and some of the critical areas studies have not even been started. At best this is jumping to conclusions, at worst it is an unethical failure of due diligence.

It is important to really take seriously the critical areas- not doing so could result in major issues for our children and their children. Let's develop with care, with due diligence, and with the long-term of quality of life in mind.

The R-1 moratorium is an opportunity to get things right for the long term; we shouldn't squander the opportunity by short-cutting the process and short-changing the safety and quality of life of Woodinville's citizens.

The moratorium should not be lifted until its objectives have been achieved. However, if the Council chooses to allow it to lapse, environmental studies should continue and the Precautionary Principle should be applied: keep the entire R-1 zone at its current zoning until all critical areas delineations are complete and added to Woodinville's formal catalog and maps.

Sincerely,

Maylon Hanold & Kaj Bune
17839 151st Way NE
Woodinville, WA 98072

Council

MOC

Jennifer Kuhn

From: Alan ODannel [odfam2003@yahoo.com]
Sent: Wednesday, January 17, 2007 9:20 PM
To: Council; Charleine Sell
Subject: Woodinville Draughn

Ordinance 419, passed unanimously by the Council, promises citizens "protection of critical areas . . . within the City's R-1 zoning district." This promise has not been kept. The requirements of Ordinance 419 will not be fulfilled until the City conducts a complete delineation of all types of critical areas in the R-1 Zoning District and adds them to its official critical areas listings and map. The moratorium should remain in place until this work has been done or the current R-1 zoning should be kept in place until the full diligence is completed.

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Sincerely,

Alan and Cindy O'Dannel
17914 145th PL NE
Woodinville, WA

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Jennifer Kuhn

From: Susan Boundy-Sanders [sbsand@hotmail.com]
Sent: Wednesday, January 17, 2007 8:31 PM
To: Council
Cc: sbsand@hotmail.com
Subject: follow-ups from last night's Council Meeting comments

Dear Council,

I'd like to follow up and amplify on a few aspects of last night's public comments on the R-1 moratorium and Sustainable Development Project.

CREATING THE MAP OF RECOMMENDED ZONING CHANGES

If a map of recommended zoning changes is to be constructed, it should be done by the CAP *after* we have all project reports in hand, and in consultation with the project's attorney Peter Eglick.

Let me try to briefly explain why I believe this orderly process is so important.

Peter Eglick has explained that the strongest legal argument for keeping R-1 zoning inside the Urban Growth Boundary is the Litowitz Test, and the only well-documented applications of the Litowitz test are for wetlands and streams critical for salmon habitat. He explained that the farther you get from that standard, the more difficult job he will have trying to defend it legally.

At the other end of the spectrum, we have a "neighborhood character" study. Neighborhood character does have some legal defensibility based on the Viking v. Holm decision, but Mr. Eglick makes the educated guess that the GMHB would like nothing better than to discredit neighborhood character as a defense of low density.

The data that fills the gap between Litowitz and neighborhood character -- critical areas -- is not yet in hand.

Making maps without the data, and without Mr. Eglick's input on defensibility, is premature. It forces you to make uninformed decisions, it deprives you of useful policy tools, and because of the nature of the missing data it threatens citizens' safety and quality of life.

I'd like to state that Bob Wuotila has been extremely careful to let the CAP drive the proposed Comp Plan changes -- he has successfully avoided doing anything that could be construed as a Staff person trying to hijack the project. I believe it's even more important to have the CAP drive the zoning changes, and I believe Bob is the perfect staff member to facilitate that piece of the project.

POSSIBLE PATHS TO GET FROM HERE TO THE COUNCIL VOTE ON CODE CHANGES

Although I'm sure you've all realized you have several options, here's a list of possible ways to manage the logistics of completing the R-1 portion of the Sustainable Development Project. I list them here in order of decreasing desirability based on my conversations with other members of the CAP and a large number of citizens:

1. Extend the moratorium until all types of critical areas are complete; allow the CAP to generate maps and recommendations for all issues that are presented to Planning Commission; then launch study sessions, Open Houses, hearings, and votes.
2. Extend the moratorium for a shorter period or allow it to lapse before studies and CAP recommendations are complete, but delay votes on code changes to allow for an orderly process of review, recommendations and so on.

3. Move forward with the schedule currently planned, which *absolutely* guarantees that you will vote on a set of recommendations that have been generated with incomplete data and have not undergone thorough review by anyone (even staff) -- certainly have not been adequately reviewed by citizens.

MAKING CRITICAL AREAS OFFICIAL

Zach Leil has a gift for getting down to the kernel of issues! Last night, he explained that the GMA standard is that critical areas are to be identified using Best Available Science (BAS). I'd suggest that if BAS is the standard for identifying critical areas, then it should also be the standard for adding them to the official catalogs and maps. In other words, once a critical area has been identified using BAS it should *routinely* be enrolled in the City's catalog and maps.

AN ASIDE: CLARIFICATION OF ACTUAL EVENTS VS. WHAT IS BEING REPRESENTED TO COUNCIL

There were several things said last night, and evidently more today, that implied a far higher level of contact between the CAP, the Planning Commission, the consultants, consultants' reports, and the Staff studies and recommendations than has actually been the case.

I'm concerned that either you are being led to believe that citizens are far more in the loop than we actually are, or Staff believes that extremely cursory presentation of Staff recommendations to citizens constitutes "end-to-end" citizen involvement.

The CAP and other citizens have devoted many hours of free expertise to this project; please help us help you to bring the project to a conclusion that all the stakeholders are proud of.

Thank you,

Susan Boundy-Sanders
425-591-3672 cell
sbsand@hotmail.com

Council

1101

Jennifer Kuhn

From: Terri Webster [TWebster@BenBridge.com]
Sent: Thursday, January 18, 2007 9:03 AM
To: Council
Cc: Charleine Sell
Subject: Sustainable Development Study

Dear City Council Members:

Ordinance 419, passed unanimously by the Council, promises citizens "protection of critical areas . . . within the City's R-1 zoning district." This promise has not been kept. The requirements of Ordinance 419 will not be fulfilled until the City conducts a complete delineation of all types of critical areas in the R-1 Zoning District and adds them to its official critical areas listings and map. The moratorium should remain in place until this work has been done or the current R-1 zoning should be kept in place until the full diligence is completed.

The City is shortcutting to try to meet the moratorium deadline. Staff are preparing maps without having *any* finished critical areas reports, and some of the critical areas studies have not even been started. At best this is jumping to conclusions, at worst it is an unethical failure of due diligence.

The R-1 moratorium is an opportunity to get things right for the long term; we shouldn't squander the opportunity by short-cutting the process and short-changing the safety and quality of life of Woodinville's citizens.

The moratorium should not be lifted until its objectives have been achieved. However, if the Council chooses to allow it to lapse, environmental studies should continue and the Precautionary Principle should be applied: keep the entire R-1 zone at its current zoning until all critical areas delineations are complete and added to Woodinville's formal catalog and maps.

Sincerely,

Terri Webster
16214 NE 180th
Woodinville, WA 98072
425-483-8132

This e-mail is for the sole use of the intended recipient(s). It may contain information that is confidential and/or legally privileged. If you believe that it has been sent to you in error, please notify the sender by reply e-mail and delete the message. Any disclosure, copying, distribution or use of this information by someone other than the intended recipient is prohibited.

Council

mor

Jennifer Kuhn

From: Robert Ahearn (LCA) [robertah@microsoft.com]
Date: Thursday, January 18, 2007 6:55 AM
Subject: Council; Charleine Sell
Moratorium Commitments

First, thank you for all you do in service to our great city. I'd like to offer a few comments/concerns on fulfilling the objectives of the R1 moratorium.

Ordinance 419 promises citizens "protection of critical areas . . . within the City's R-1 zoning district." In order to protect critical areas, you must know where they are and the nature of the critical area. In order to know where they are, some level of study must be conducted.

Based on what I heard in the hearing last week, this promise has not been kept. The requirements of Ordinance 419 will not be fulfilled until the City conducts a complete delineation of all types of critical areas in the R-1 Zoning District and adds them to its official critical areas listings and map. The moratorium should remain in place until this work has been done or the current R-1 zoning should be kept in place until the full diligence is completed.

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Sincerely,

Robert Ahearn
17860 149th Avenue NE
Woodinville, WA 98072

Council

mor

Jennifer Kuhn

From: Melody Mistlin [mslyn1@verizon.net]
Sent: Thursday, January 18, 2007 6:03 PM
To: Council; Charleine Sell

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Sincerely,

Melody Mistlin & Steven Rude
15018 NE 177th Drive
Woodinville, WA 98072

Council

mor

Jennifer Kuhn

From: hihalsey@comcast.net
Sent: Thursday, January 18, 2007 10:48 AM
To: Council
Cc: gahalsey@aol.com
Subject: R 1 moratorium

Dear council members,

I am writing this letter in support of allowing the moratorium to expire. I represent the Halsey family who have 9 adults living in the city limits on 8 parcels of land totaling about 15 acres with two acres zoned

R 1. My parents, Gene and Aileen Halsey are in there 80s and have the majority of their retirement assets invested in Woodinville. They relied heavily on consistent property regulation and have been seriously stressed by the sudden moratorium. We understand the nature of risk in investing in land, and want to remind everyone who lives in Woodinville that they would not have a home if someone hadn't taken a risk to develop the land and build house on it. I trust that our planning department can proceed in making fail planning recommendations without the hindrance of a blanket moratorium.

Sincerely,

Gene Halsey Jr.
Resident
City of Woodinville

Council

Mor

Jennifer Kuhn

From: Erin Wilder [ejwilder@verizon.net]
Date: Thursday, January 18, 2007 12:41 PM
To: Council
Cc: Charleine Sell
Subject: R-1 Moratorium

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Sincerely,

Erin & Joel Wilder
17922 151st Way NE

Council

mor

Jennifer Kuhn

From: Bob Webster [b.webster@rainierwelding.com]
Sent: Thursday, January 18, 2007 8:20 AM
To: Council
Cc: Charleine Sell
Subject: Sustainable Development Study

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Sincerely,

Bob Webster
16214 NE 180th ST
Woodinville, WA 98072

Council

mor

Jennifer Kuhn

From: Barbara Bulger [BBulger@cityu.edu]
Sent: Thursday, January 18, 2007 4:53 PM
To: Council; Charleine Sell
Subject: FW: Woodinville Draughn: Urgent call to action!

Dear Council Members,

Ordinance 419, passed unanimously by the Council, promises citizens "protection of critical areas . . . within the City's R-1 zoning district." This promise has not been kept. The requirements of Ordinance 419 will not be fulfilled until the City conducts a complete delineation of all types of critical areas in the R-1 Zoning District and adds them to its official critical areas listings and map. The moratorium should remain in place until this work has been done or the current R-1 zoning should be kept in place until the full diligence is completed.

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Sincerely,

Barbara Bulger
17807 149th Ave NE
Woodinville, WA 98072

Council
mor

Jennifer Kuhn

From: Susan Boundy-Sanders [sbsand@hotmail.com]
Sent: Friday, January 19, 2007 1:51 AM
To: Mike and Katy neighbor Corning
Cc: Bob Wuotila; Kerri Wellington Scarbrough; Matt & Lisa Wellington2006 Schultz; Matthew WellingtonWork Schultz; Steve Wellington Gottschalk; Roger Wellington Mason; Roger WellingtonHome Mason; ellenjeane@msn.com; John Erdman; John WoodinvilleChamber Erdman; Otto Wellington Paris; Vince Wdnlv21Acres Carlson; Council
Subject: Information for CAP

Dear Michael:

Thank you for clarifying this evening that you are the designated middleman in the CAP's requests for information from Staff. I appreciate the information; however, I would like to express my concern that this makes you a single point of failure in the process -- never a good idea -- and am also concerned about the ability of one person to adequately represent the views and recommendations of the entire CAP to the Planning Commission.

That being said, here's my list of requests for information to be provided to the CAP. The specific requests are highlighted in **boldface purple**, and items that I believe constitute fatal flaws to the Sustainable Development project as a whole are in **boldface red**.

In order to receive and digest all this information in time for the January 24 Study Session with the Planning Commission, would you please have this information for us by January 21?

TWO GOALS OF THE MORATORIUM

The CAP talked this evening about Ordinance 419, which states that the two-faceted goal of the moratorium is "protection of critical areas while simultaneously accommodating appropriate future growth within the City's R-1 Zoning District." Cindy Baker stated in response that we don't need to protect critical areas because they are already protected by Woodinville Municipal Code. **Would you please find out what ordinance repealed the critical-areas-protection facet of the moratorium, or confirm on what date Council directed Staff to ignore this facet of the moratorium's goals?**

CRITICAL AREAS STUDIES

OVERALL: Even if individual critical areas do not satisfy the Litowitz test, identifying them and putting them on the map has two effects:

- It protects the health and safety of citizens
- It affects the buildable lands inventory as per WMC 21.12.060 to 080.

Would you please confirm whether Council has been informed of these effects?

LANDSLIDES: Bob Anderson, the project's hydrology consultant, told Open House attendees this evening that the landslide field work has not been done yet. **When is the landslide field work going to be done, and when will the completed landslide report be in our hands?** As I mentioned at the CAP meeting, The Woodinville Conservancy's lawyer has advised us that landslides, being a common occurrence along the Sammamish Valley wall, may qualify for all three facets of the Litowitz test, so I believe failure to conduct a landslide study easily qualifies for the **fatal flaw** status that Cindy Baker was mentioning for the Sustainable Development Project as a whole.

WETLANDS: As you requested, CAP members will attempt to generate a map of wetlands in the R-1 zone. **Would you please acquire for us all the City studies and development applications that have identified wetlands? This includes at least the Adolfson study of Woodin Creek, the study of Little Bear Creek, and the document in which a wetland is mapped in North Wellington.** CAP members will generate the wetlands map you requested as a gesture of good faith, but I do want to state the following for the record:

- The CAP was very specific with Steward Associates about our expectations for this study, and John Lombard stated unequivocally that the wetlands report generated by the consultants would include the results of the Woodin Creek and Little Bear Creek reports.
- CAP members are not qualified wetlands specialists and should not be expected to function as such.
- Because wetlands are such a prevalent issue in the R-1 uplands, I believe they must be evaluated comprehensively because they may satisfy Litowitz criteria.
- I want to register my concerns about the substandard manner in which you are proposing to conduct this study. I believe such a substandard approach certainly qualifies as a **fatal flaw** to the Sustainable Development Project as a whole, especially because wetlands are so prevalent in the R-1 Zoning District.

STEEP SLOPES: This type of critical area has not been studied at all. Because the City has the topographic data, this is an easy study to conduct -- it requires nothing more than the map, ruler, pencil, and a single geometry calculation. Yet doing it protects citizens' safety and their investment in their homes. **Will the steep slopes study be done?** I believe that such an easy study, if not done, should be regarded as a **fatal flaw** and a lack of due diligence.

EROSION HAZARD AREAS: This critical area study is underway . . . sort of. We hear rumors that the University of Washington and/or King County are doing some mapping that would identify locations of erosion hazard soils; once they are identified it's an easy process to identify erosion hazard areas, similar to the process for identifying steep slopes. **Will the erosion hazard study be done? If so, when will it be in our hands?** I believe that if not done this study should be regarded as a **fatal flaw** in the Sustainable Development Project as a whole.

SEISMIC HAZARD AREAS: This study has not been started yet, and to my knowledge there has been no proposal to do so. **Will a seismic hazard areas study be done, and if so, when? Fatal flaw**

NATIVE GROWTH PROTECTION EASEMENTS: To my knowledge, this facet of critical areas protection has not been proposed for the Sustainable Development Project **Will existing Native Growth Protection Easements, which indicate areas with slope stability issues, be considered in the rezoning recommendations? Will areas newly identified as landslides, steep slopes, or erosion hazard areas be given the protection of NGPE status? Fatal flaw.**

NEIGHBORHOOD CHARACTER

DETAILS OF ZONING DESIGNATIONS: What exactly is R-1? WMC 21.12.030(B)(7) clearly accomodates lots smaller than 15,000 square feet in the R-1 Zone, so what is the metric that defines R-1? Is it average lot size? Is it everything up to 1.99 dwelling units per acre? I believe it would be a **fatal flaw** to make our rezoning decisions without knowing -- or specifying -- the details of this designation.

COVENANTS: Because neighborhood covenants were a key consideration in the Viking v. Holm decision, I believe we should acquire and account for covenants for the entire R-1 area before we develop zoning recommendations. I believe it would be a **fatal flaw** to not do so.

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At Tuesday's Council meeting, Council directed the City Attorney to find out what the "standard of care" is in the GMA and in surrounding jurisdictions with respect to the procedure for adding critical areas to jurisdictions' official listings and maps. **Would you please report on the results of that search?** Clearly, based on past history, we need to get this into the Woodinville Municipal Code. To fail to do so would be a **fatal flaw** of the Sustainable Development Project as a whole.

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Susan Boundy-Sanders
sbsand@hotmail.com

Council

mor

Jennifer Kuhn

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Sent: Friday, January 19, 2007 8:51 PM
To: Susan Boundy-Sanders
Cc: Bob Wuotila; Kerri Wellington Scarbrough; Matt & Lisa Wellington2006 Schultz; Matthew WellingtonWork Schultz; Steve Wellington Gottschalk; Roger Wellington Mason; Roger WellingtonHome Mason; ellenjeane@msn.com; John Erdman; John WoodinvilleChamber Erdman; Otto Wellington Paris; Vince Wdnl21Acres Carlson; Council
Subject: Re: Information for CAP

thank you for your carefully crafted post. i will discuss it carefully with cindy on monday morning.

remember, you will have as much time as necessary during the upcoming study session with the planning commission to ensure all your concerns are directly related to that panel. two of us are software engineers, and we know how to pull an allnighter, when necessary.

read well and prosper
michael

----- Original Message -----

From: Susan Boundy-Sanders
To: Mike and Katy neighbor Corning
Cc: Bob WdnlParksPlanner Wuotila ; Kerri Wellington Scarbrough ; Matt & Lisa Wellington2006 Schultz ; Matthew WellingtonWork Schultz ; Steve Wellington Gottschalk ; Roger Wellington Mason ; Roger WellingtonHome Mason ; ellenjeane@msn.com ; John Erdman ; John WoodinvilleChamber Erdman ; Otto Wellington Paris ; Vince Wdnl21Acres Carlson ; Council
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Thank you,

Susan Boundy-Sanders
sbsand@hotmail.com

Council

SUS

Jennifer Kuhn

From: CDambrosia@aol.com
Sent: Friday, January 19, 2007 3:23 PM
To: Council
Subject: Guest Editorial in Jan 15, 2007 Woodinville Weekly R-1 Moratorium

Dear Council Members,

Our property is in the "Woodin Creek Basin" portion of the R-1 area presently affected by the Moratorium. We attended the first Open House on Sustainable Development as well as the planning commission meeting held November 15, 2006 where the draft of the Natural Environmental Study was presented.

It has been clear to us since before the Moratorium was put in place that our property has no environmental issues, either from wetlands or drainage. A developer had already completed a study reaching those conclusions on wetlands. Now, the results of the studies conducted by the city confirm that assessment. In addition the city's studies on transportation and neighborhood character as presented at the Open House confirm that there is no reason our property cannot be zoned R-4 with sewers.

The subject Editorial claims that the city has done an improper or incomplete job with its studies, therefore the moratorium should be continued. For property owners like us, we have been waiting impatiently for the moratorium to be lifted so that we can get on with the development of our property. The call to extend the moratorium leads me to conclude that some people will never be satisfied with the studies as their real agenda is to stop all residential development within the city limits and from the beginning have been looking for excuses to do that at tax payers expense and at the expense of property owners like ourselves.

In my previous correspondence to the City Council, I have recommended that the city allow its planning department do their job and maintain a watchful eye on development through the permitting process. If there is a known problem area as the Editorial author suggests, then have the planning department deal with that area in isolation and let the rest of us get on with our lives.

I have recently reviewed a well researched paper by Futurewise (formerly 1000 friends of Washington) entitled "Compact Urban Development Requirements & Safe Harbors, Buildable Lands Reports, & Reasonable Measures" on Urban Density. Of note in the paper is the statement that "The Central Puget Sound Growth Management Hearings Board adopted a "bright line" rule that residential pattern of four net dwelling units per acre or higher "is clearly compact urban development and satisfies the low end of the range required by the GMA" "Any new residential land use pattern within a UGA that is less dense is not a compact urban development pattern, constitutes urban sprawl, and is prohibited"

The paper goes on to say that there are limited exceptions related to environmentally sensitive systems that are 1. large in scope, 2 their structure and functions are complex and 3. and their rank order value is high. I believe this is called the "Litowitz criteria. All three criteria must be met to qualify for an exception.

The draft Natural Environmental Study Summary of Recommendations and Conclusions dated November 13, 2006 prepared by the city specifically says our area, Upper Woodin Creek Basin, under Technical Findings, that Woodin Creek "probably does not meet the Litowitz criteria. That being the case there appears to be no justifiable reason to continue the Moratorium.

We ask that the City Council not extend the Moratorium again.

Best regards,

Charles J. D'Ambrosia
15406 NE 182nd Pl
Woodinville

Council

mar

Jennifer Kuhn

From: Scott Weiss [scottweiss2@comcast.net]
Sent: Saturday, January 20, 2007 2:27 PM
To: Council; Charleine Sell
Subject: Protecting critical areas

Woodinville City council:

Time to do your job – looking out for the interests of the tax paying citizens of Woodinville – NOT DEVELOPERS!

Ordinance 419, passed unanimously by the Council, promises citizens "protection of critical areas . . . within the City's R-1 zoning district." This promise has not been kept. The requirements of Ordinance 419 will not be fulfilled until the City conducts a complete delineation of all types of critical areas in the R-1 Zoning District and adds them to its official critical areas listings and map. The moratorium should remain in place until this work has been done or the current R-1 zoning should be kept in place until the full diligence is completed.

The City is shortcutting to try to meet the moratorium deadline. Staff are preparing maps without having *any* finished critical areas reports, and some of the critical areas studies have not even been started. At best this is jumping to conclusions, at worst it is an unethical failure of due diligence.

The R-1 moratorium is an opportunity to get things right for the long term; we shouldn't squander the opportunity by short-cutting the process and short-changing the safety and quality of life of Woodinville's citizens.

The moratorium should not be lifted until its objectives have been achieved. However, if the Council chooses to allow it to lapse, environmental studies should continue and the Precautionary Principle should be applied: keep the entire R-1 zone at its current zoning until all critical areas delineations are complete and added to Woodinville's formal catalog and maps.

Sincerely,

Scott Weiss
Karen Peterson
17855 149th Ave NE
Woodinville, WA
98072

Council

mor

Jennifer Kuhn

From: Sharon Peterson (FOREFRONT SECURITY) [Sharon.Peterson@microsoft.com]
Sent: Saturday, January 20, 2007 2:55 PM
To: Council
Cc: Sharon Peterson (FOREFRONT SECURITY); Jeff Glickman; sbsand@hotmail.com; Fred Green; Peter Tountas
Subject: Please extend the R-1 moratorium!
Importance: High

Council,

On behalf of the 190 households who are aligned with the Concerned Neighbors of Wellington, we are also asking for an extension of the Moratorium. Note that the Woodinville Conservancy, who has 260 households in their membership, is also asking for this extension.

I remind you of the email that Jeff Glickman submitted to Council a few days ago regarding the lack of use of Best Available Science in the Sustainable Development work that's been done so far. If you don't have a copy of this email, please let Jeff know.

Four hundred fifty households asking the City Council to weigh very carefully the long-term actions that they are considering should carry some substantial weight with the governing body of the Woodinville City Council. If needed, we can bring in the other 15 community groups within the greater Woodinville area to also provide their confirmation of support.

Thank you,
Sharon Peterson
Office: 425.722.2716 Cell: 425.503.0069

From:
To: council@ci.woodinville.wa.us
CC: sbsand@hotmail.com
Subject: Please extend the R-1 moratorium!
Date: Sun, 14 Jan 2007 21:33:07 -0800

Dear Council,

I'm writing to ask you to extend the R-1 moratorium. Here's why.

Ordinance 419 states the purpose of the moratorium as "protection of critical areas while simultaneously accommodating appropriate future growth within the City's R-1 Zoning District."

The critical areas half of that goal has not been met . . . not even close.

The CAP has *no* final reports from the consultants or staff. Studies of some types of critical areas -- landslides, critical aquifer recharge areas, and salmon habitat -- have been started but not finished. Wetlands have been handled so cursorily as to effectively not have been handled at all. Steep slopes, erosion hazard areas, and seismic hazard areas have not even been started. None of the critical areas have been drawn up for inclusion in the City's formal critical areas listings.

Yet the staff has drafted zoning changes, which include rezoning up to R-4 in the current R-1 area. *The CAP has had no input whatsoever into these proposed zoning changes, and only a few minutes to review the staff study on which they are based. Worse yet, these zoning change recommendations will be included in the hearing on the Sustainable Development Project, which is scheduled for January 31.*

I don't think this is what you had in mind when you imposed the moratorium! I'd guess your intent was to have consultants gather and present data, then allow the CAP to use the data to formulate policy recommendations including zoning changes. I *don't* think your intent was to bypass the CAP or make decisions without data!

My urgent request: **Please extend the moratorium until its stated goals have been fulfilled.** If you believe the City cannot extend the moratorium, then at least apply the Precautionary Principle: leave the R-1 Zone R-1 until the critical areas studies have been completed and the CAP has time to formulate recommendations based on the data and advice of the project's attorney. And I urge you to continue to accept only City-initiated applications for Comp Plan changes for the next docket year, so that we can get the Sustainable Development Project sorted out with minimal threat to the integrity of the project's outcome.

I regard the critical areas protection in Ordinance 419 as a wise and forward-looking promise the Council made to the citizens of Woodinville. I believe it's in everybody's best interests to execute that promise in an orderly manner: gather the data, *then* involve the CAP in formulating the policy recommendations, *then* initiate the study session, Open House, hearing, and vote process.

Thank you, Council, for your interest in this project that means so much to the future of Woodinville.

Susan Boundy-Sanders
425-591-3672 cell
sbsand@hotmail.com

Linda Fava

From: Peter Tountas [peter.tountas@comcast.net]
Saturday, January 20, 2007 4:36 PM
Gina Leonard; Mike Roskind; Hank Stecker; Don Brocha; Chuck Price; Cathy VonWald; Scott Hageman; Connie Fessler
Subject: Sustainable Development

I attended both Open Houses for the Sustainable Development presentation, although I must admit the time spent at the first one was rather short as I watched the snow fall getting worse. Obviously, the second presentation was enhanced by reasonable weather and the turn out seemed to reflect just that. The area that I am particularly concerned about is Wood Trails and Montevallo.

After locating the two presentations that might reflect what I was trying to find, which was the density that the CAP recommended for these two areas, there were labels attached to the maps with nomenclature that meant absolutely nothing to me. I asked a number of other people staring at the same thing, and they did not seem to know. I even asked a council member if he knew and his response was essentially no response. Then I looked for CAP members, but I did not know who they were nor did I see any sort of obvious ID that they were part of the group. They may of had name tags on or something of the like, but I could not find any. I was also surprised that I could not find any sort of analysis on what the total population of Woodinville might be based on whatever all of the labels meant. Big miss.

After about an hour of frustration, I gave up and went home since my knowledge base had not change from the time I entered the Open House to the time I left. The Open House needs to be conducted again, only this time with terms on the maps/charts that are meaningful to the general public. Perhaps the CAP members could all be wearing the same color "T" shirts so that we could recognize who they are so we could ask questions.

Sustainable Development is too important a topic not to be presented in a manner that the general public can understand.

rds,

Peter Tountas

CGM-ew

MM07

Jennifer Kuhn

From: robert harman [harmanhouse@verizon.net]
Sent: Sunday, January 21, 2007 3:29 PM
To: council @ ci.woodinville.wa.us
Subject: NEW CAP OPERATIONAL CONDITIONS
Attachments: CAP concerns.doc

I've have distributed close to 300 copies of the attached to residents in the Moratorium area between 203 & 195 St. east-west of 156 Ave. Residents that I encountered thought CAP members should retain their freedom to investigate & contact any city personnel so that it maintains their ability to fairly judge both consultant and city reports. The delayed release of consultants reports and now their recommendations has and will slow unnecessarily the CAP's value and input.

Bob Harman

Cosmet

mor

Jennifer Kuhn

From: Mike Roskind [mroskind@seanet.com]
Sent: Sunday, January 21, 2007 1:47 PM
To: Mike Roskind @ Seanet
Subject: RE: Moratorium / Ordinance 419

Todd-

I agree, traffic is at the heart of my issue with over development; However, there are other reasons also, such as sensitive area management and preventing disasters like the City of Seattle Perkins Lane mud slides.

FYI, we are about to spend a total of about 17 million on upgrading city halls sports fields (about 5.7 million on the fields alone!), creating an interim fix on the buildings, while not attacking roads- and refusing to put the largest public works project (which is non-essential) to a referendum....the vote has been 4-3 about 12 times now, with VonWold, Hageman, Brocha and Leonard (who seems to have teamed with Brocha) voting against Roskind-Stecker-Price demand for a community wide vote. Note that Leonard, VonWald and Hageman are up for re-election in November. Everybody that I've spoken to in the community, for or against the project (except for the direct advocates) are enraged by the refusal to put this out to referendum (or an advisory vote).

Note that our annual city budget is about 9 million dollars and this represents \$1700 to every man/woman/child in the city. (about \$6800 to my household).

Thanks,

Mike Roskind
206.499.6116

From: todd
Sent: Sunday, January 21, 2007 12:45 PM
To: mroskind@seanet.com
Subject: RE: Moratorium / Ordinance 419

Mike

Thank you for your reply....

My additional concern is that the City, as they look at taking on new residents, look at how to relieve traffic. I'm sure I'm not the first to bring up this issue...but the traffic in Woodinville is ridiculous....

Kindly,

Todd

From: "Mike Roskind" <mroskind@seanet.com>
To: "todd "

Subject: RE: Moratorium / Ordinance 419
Date: Thu, 18 Jan 2007 07:34:10 -0800

Todd-

Thanks for your concern. We will not allow a moratorium to expire until we have completed the tasks set out.

I am not happy with the pace, but we are not going to pull up before our studies are complete and proper decisions made. I am however interested in removing the moratorium at its earliest feasible time. Moratoriums are a form of taking from the property owners: many of which want to build to existing R-1 densities- moratoriums should be a last resort, used sparingly and used to correct serious problems in code and practice, which makes their employment the only reasonable course of action.

Conditions with our previous leadership had made this the case. We are correcting the leadership and management which caused the underlying need for its use, as well as correcting the conditions which immediately caused the need for a moratorium. We will shortly have a new city manager and a new planning director and all code adjusted to reflect the best interests of the community, while meeting our regional GMA goals and commitments.

Thanks=-

Mike Roskind
206.499.6116

From: todd
Sent: Tuesday, January 16, 2007 3:03 PM
To: Council@ci.woodinville.wa.us
Subject: Moratorium / Ordinance 419
Importance: High

Ordinance 419, passed unanimously by the Council, promises citizens "protection of critical areas . . . within the City's R-1 zoning district." This promise has not been kept. The requirements of Ordinance 419 will not be fulfilled until the City conducts a complete delineation of all types of critical areas in the R-1 Zoning District and adds them to its official critical areas listings and map. The moratorium should remain in place until this work has been done or the current R-1 zoning should be kept in place until the full diligence is completed.

The City is shortcutting to try to meet the moratorium deadline. Staff are preparing maps without having *any* finished critical areas reports, and some of the critical areas studies have not even been started. At best this is jumping to conclusions, at worst it is an unethical failure of due diligence.

The R-1 moratorium is an opportunity to get things right for the long term; we shouldn't squander the opportunity by short-cutting the process and short-changing the safety and

quality of life of Woodinville's citizens.

The moratorium should not be lifted until its objectives have been achieved. However, if the Council chooses to allow it to lapse, environmental studies should continue and the Precautionary Principle should be applied: keep the entire R-1 zone at its current zoning until all critical areas delineations are complete and added to Woodinville's formal catalog and maps.

Do the right thing - keep the moratorium for the betterment of this "great" community; because in the long run, growth does not equate to "great".

Support your constituency, and the tax-payer!

Sincerely,

Todd Schroeder

17938 151st Way NE

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Turn searches into helpful donations. Make your search count.

Council

MM01

Jennifer Kuhn

From: pkforman@juno.com
Sent: Monday, January 22, 2007 10:44 PM
To: Council
Subject: moratorium confusion

1-22-07

To the Members of the Woodinville City Council:

I'm confused and would appreciate an explanation. I have supported and appreciated the study of proposed development areas in the Wellington neighborhood. The lands in question seem unsuited for building for a multitude of reasons; they comprise the only extensive wildlife habitat left in this area; and the Wellington area is already very poorly designed for traffic flow. The street I live on - 156th Ave NE - is the only N-S thoroughfare, and the Woodinville-Duvall Road the only E-W thoroughfare. Without several additional cut-through streets, which are not being proposed as part of the developments, I can't imagine how cars, people, and bicycles will navigate the existing roads.

That said, I'm concerned about the recent guest editorial in the Woodinville Weekly and a letter I received in my newspaper holder today from Bob Harman. Both contain the same message: There's a self-imposed deadline for a decision, and whether or not studies are complete, correct, or trustworthy, a decision is going to be made.

The moratorium and its interpretation have had their good and horrible moments and effects over the last several months. I thought the whole point of the building hiatus was to study the new construction issues before the City and make good, solid, thoughtful decisions. If more time is needed to accomplish this primary goal, then I don't understand the rush.

Please advise. Thanks.

Kathie Forman
19831 156th Ave NE
Woodinville, WA 98072
425-486-1737
pkforman@juno.com

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Council
mor

Jennifer Kuhn

From: Glory [glory.mail@verizon.net]
Sent: Monday, January 22, 2007 8:12 AM
To: Council; Charleine Sell
Subject: Moratorium should not be lifted

Ordinance 419, passed unanimously by the Council, promises citizens "protection of critical areas . . . within the City's R-1 zoning district." This promise has not been kept. The requirements of Ordinance 419 will not be fulfilled until the City conducts a complete delineation of all types of critical areas in the R-1 Zoning District and adds them to its official critical areas listings and map. The moratorium should remain in place until this work has been done or the current R-1 zoning should be kept in place until the full diligence is completed.

The City is shortcutting to try to meet the moratorium deadline. Staff are preparing maps without having *any* finished critical areas reports, and some of the critical areas studies have not even been started. At best this is jumping to conclusions, at worst it is an unethical failure of due diligence.

The R-1 moratorium is an opportunity to get things right for the long term; we shouldn't squander the opportunity by short-cutting the process and short-changing the safety and quality of life of Woodinville's citizens.

The moratorium should not be lifted until its objectives have been achieved. However, if the Council chooses to allow it to lapse, environmental studies should continue and the Precautionary Principle should be applied: keep the entire R-1 zone at its current zoning until all critical areas delineations are complete and added to Woodinville's formal catalog and maps.

Sincerely,

Glory Robinson
14624 NE 178th St
Woodinville, WA 98072

Council

mor

Jennifer Kuhn

From: Scott Robinson [robinson.scott@verizon.net]
Sent: Tuesday, January 23, 2007 9:10 PM
To: Council
Subject: Ordinance 419 & the "Draughn Property"

January 16, 2007

Dear City Council Members:

Word is reaching the citizens of Woodinville that there is a movement within City government to bypass the City's own zoning and environmental precautions and promises, in order to streamline the process of building a housing development on lot# 1 126059008, also known as the Draughn property. Specifically, we have heard that the Council may receive recommendations that the Draughn property should be allowed to increase housing density over its current zoning, without the completion of promised environmental and critical areas studies, possibly leading to NE 178th Street being used as an access road. We, the citizens of this neighborhood, cannot stress enough our opposition to this development.

So far, the City Council has shown commendable foresight and community responsibility in seeing through the legal confusion and big money pressures to understand the real-world environmental damage and truly life-threatening traffic conditions that would result from such a development. We urge the Council to continue in this spirit.

Specifically, we hold it to be absolutely essential that the critical areas studies be completed, and officially delineated and mapped. This was a primary purpose of the Ordinance 419 development moratorium, and it would be a waste to have gone through the trouble without achieving the goal. All of Woodinville would benefit tremendously from such a comprehensive study. And particular to the Draughn Property, there is no doubt among neighboring residents that an objective study would clearly reveal the site to be unsuitable for the development planned. We feel that a promise has been made to protect us, the citizens, through careful scientific study of critical areas, that will have been broken if the moratorium is lifted before they are finished, and zoning changes or developments go forward without them. The reasons for the moratorium and studies in the first place have not changed, and we urge the Council to extend the moratorium in order to complete its purpose, and to certainly not to allow zoning changes or irreversible or dangerous development until the studies are complete.

Thank you for your time and responsiveness to our concerns thus far.

Sincerely,

Scott Robinson

Comcast

msf

Jennifer Kuhn

From: Otto Paris [oparis@comcast.net]
Sent: Tuesday, January 23, 2007 1:45 PM
To: Chuck Price; Cathy VonWald; Don Brocha; Gina Leonard; Hank Stecker; Mike Roskind; Scott Hageman
Cc: Susan Boundy-Sanders ; Steve Gottschalk ; matt.s@verizon.net; rmasonshome@aol.com; kscarbrough@verizon.net; jcerdman@comcast.net; director@woodinvillechamber.org; patrick_edmonds@hotmail.com
Subject: Status of Sustainable Development Study
Importance: High

Woodinville City Council -

The purpose of this email is twofold: (1) to alert the Council about the sorry state of the City's Sustainable Development Study, and (2) to request that the Council step in immediately to correct the situation. Although I am not a CAP member, I sat in a CAP meeting last Thursday evening that took place at the conclusion of the Open House. I was encouraged to participate in the meeting with the understanding that there would be some open discussion about questions and issues arising from the scant information provided at the Open House, and upcoming studies and plans that were in progress. Instead, the meeting quickly became focused on a Planning Commissioner's rants about the state of the Study, and what the Planning Commissioner's sole opinion was regarding communications, oversight, management, and outcome for the Sustainable Development Study and assumed lifting of the Moratorium.

When a member of the CAP tried to keep the meeting focused on what the status of various deliverables were, what the potential schedule would be during the next month or so, and when decisions would be made, both City Staff and the Planning Commissioner provided very little insight into how this could conceivably happen within the allotted time left. What I learned that evening is that neither City Staff or the Planning Commissioner had come up with any type of plan that would meet the Sustainable Development Study goals within the timeframe of the current Moratorium deadline. A repeated comment heard over and over that night from the Planning Commissioner (with no support or denial from City Staff) was "it is what it is" with respect to any of the Study elements being completed, finalized, reviewed, and appropriate public comment provided when the Moratorium deadline arrives. I am sure that this type of approach and attitude was not what you, and many others that supported the Moratorium, had in mind as the eventual outcome of the Sustainable Development Study.

As I am sure you have heard from others already, last Thursday's CAP meeting was unproductive and confusing. The meeting appeared to seriously erode the confidence of CAP members that all of the team, including Staff and the Planning Commissioner, were on the same page. The citizens that have given their time and energy to participate in the CAP were belittled by the Planning Commissioner. City Staff that were present did very little, if anything, to redirect the meeting and get it back on track. Many of us left City Hall that evening with very negative, puzzled, and concerned viewpoints about what this meant with respect to the status of the Study and the Moratorium deadline. After thinking about what occurred for several days now, I have come to the conclusion that the City's Sustainable Development Study is, as best as I can ascertain, in serious disarray and severely behind schedule.

Let me probably be the first to state clearly to you what I think needs to be stated out in the open right now: **The Sustainable Development Study, as intended, described, and scoped in the supporting documents for the Moratorium will not be completed before the current Moratorium expires.**

Here are just a few reasons why this conclusion will be obvious to anyone who delves into the current status of the Study:

- As of yesterday, January 22, original baseline studies and data collection of existing conditions in the R-1 study area are still being compiled. Some of this work is being done by the CAP, and not City Staff or the City's technical consultants. (I know you are probably wondering why the CAP is doing this work, and not Staff or the technical consultants, but that is exactly what is happening.)

- At the time last Thursday's CAP meeting, there has not been a single document that has been presented to the CAP, or the public, which is considered by anyone as a final document. The only somewhat complete "draft report" that the CAP has had the opportunity to review was retracted by City Staff. [Note: I was just notified that the City has just posted some draft reports on the City's website sometime late afternoon yesterday, January 22.]
- There appears to be no defensible analysis of various buildout or rezoning scenarios available for the CAP, the Planning Commission, or the public to review and digest.
- Given the lack of information presented to-date, the CAP has low confidence in most, if not all, of the key analyses and conclusions that supposedly have been completed or underway.
- The lack of progress to-date in providing anything for the CAP to actually review as a "final" document is now requiring citizen volunteers to spend even more time and energy under unreasonable deadlines to get "something" in front of the Planning Commission this Wednesday evening. [Note: I was just informed that some draft documents were delivered to CAP members during the early evening hours yesterday, January 22. The CAP has now been asked to review these documents within 48 hours before the Planning Commission meeting scheduled for tomorrow evening, January 24. This type of short-turnaround request by City Staff is uncalled for, and appears to show a complete disregard for volunteers' (both CAP and Planning Commission) availability and other commitments. The obvious conclusion is City Staff is now putting undue pressures on volunteers because of the Staff's lack of planning and poor coordination efforts.]
- It is unclear how much information will be provided, and when, for the public to look over before the Public Hearing scheduled for January 31st.
- Because of the apparent hopelessness of the situation as far as remaining schedule and available Staff resources, City Staff is now contemplating releasing documents without any recommendations, possibly followed at a later date with several options (but no specific recommendations) for the Planning Commission to discuss but with very little turnaround time before it goes to Council. This appears to be a panic approach at the "midnight hour". There will be very little time for the Planning Commission, the CAP, City Council, or citizens to sort through, understand, question, discuss and hopefully improve on the documents, analysis, and interpretations. This crucial step needs sufficient time to "get it right", before the City initiates any discussion of policy decisions that will be the eventual outcome of the Study.

I could continue on, but I am sure you get the general picture. **The Sustainable Development Study has, and continues to be, mismanaged by the City for whatever reason. I am sure that Staff resources, expertise, and available budget have been limiting factors. But that is not an excuse to produce late, inadequate, and likely erroneous documents that will result in policy decisions such as revisions to the Comprehensive Plan and the WMC.** None of the studies (environmental, neighborhood character, transportation and capital improvements/public services) appear to have been clearly defined from early on in the process with respect to the goals and schedule of the Moratorium.

Now is not the time to point fingers for exactly whose fault it is for the sorry state of affairs with the Sustainable Development Study. However, it is very clearly not the fault of the volunteer citizens comprising the CAP (I am not a CAP member). The CAP volunteers have probably put in more time and energy to get the studies on track and completed than paid City Staff and the City's consultants. Based on my observations, it is clear that many members of the CAP often bring much-needed thoughtfulness and understanding of what needs to be done on this project regardless of some of the actions (or non-actions) of those in more responsible positions.

The City Council needs to step in right now to address the various issues surrounding the Sustainable Development Study. The City should own up to the fact that the Study is not proceeding in accordance with the stated goals of the Study and the Moratorium and previously submitted study timelines.

Reasonable CAP review opportunities and reasonable public comment periods still need to be provided, and at this point appear to be condensed down to a handful of days at best.

I strongly encourage the Council to be proactive in trying to correct the current path (if there is one) for the Sustainable Development Study as soon as possible. The first goal should be developing a practical and reasonable schedule to complete the tasks needed to fully understand the impacts of long-term development in the R-1 area regardless of the upcoming Moratorium deadline. **A thorough evaluation as to how the City got to this point should be undertaken as soon as possible by several Council members, preferably at one or**

more open meetings with City Staff, the lead Planning Commission member(s), and the CAP. This needs to happen before the meeting scheduled for January 31 to minimize any more lost time and detrimental impacts to the Study, City Staff, and the CAP. I implore you to come to grips with this issue as soon as possible, with a level of enthusiasm and interest that is at least equal to that the CAP has brought to the City in this endeavor.

I look forward to hearing how the Council plans on handling this unfortunate, but critical, situation. **Please do not look the other way and assume the problem will correct itself without direct intervention from you.** The Study and the Moratorium will affect the City for far longer than the current interim senior management in-place at the City will.

Thank-you for reading through this long email and contemplating the suggested action.

Otto Paris

Otto Paris

14906 NE 198th Street
Woodinville, WA
(425) 806-9564
oparis@comcast.net

Jennifer Kuhn

From: Susan Boundy-Sanders [sbsand@hotmail.com]
Sent: Tuesday, January 23, 2007 11:45 AM
To: Hank Stecker
Subject: cut back on wetlands studies?

Hi Hank, quick questions for you.

The draft report the CAP received today says that the Council consented to cutting back the wetlands studies:

"During a City Council meeting, staff explained that completing a detailed 'survey' of all wetland and steep slopes could costs (sic) in the millions of dollars and would not provide proportionate benefit. The council determined that the level of analysis being proposed by staff was adequate to defend a planning level of analysis. Parentheses indicate the council's acceptance:

- "Inventorying critical areas that are in the R-1 zone or may be influenced by development in the R-f1 zone, (without conducting detailed surveys or identifying all wetlands);"

Were you at this Council meeting?

Is this how you remember it?

Did staff offer cost-efficient alternatives for identifying wetlands? -- analysis of infrared air photos is one that Bob Wuotila has mentioned; CAP members have enough local knowledge to identify waterlogged areas in about a quarter of R-1.

Did staff mention that all you need for a steep slopes study is a topo map and a ruler? It took Bob Harman about three hours to do the entire R-1 area.

Thanks,

Susan
425-591-3672 cell
sbsand@hotmail.com

Council

Sus

Jennifer Kuhn

From: Susan Boundy-Sanders [sbsand@hotmail.com]
Sent: Tuesday, January 23, 2007 2:50 PM
To: Michael Corning
Cc: Steve Wellington Gottschalk; Roger Wellington Mason; Roger WellingtonHome Mason; Matt Wellington S; Matt & Lisa Wellington2006 Schultz; Matthew WellingtonWork Schultz; Kerri Wellington Scarbrough; ellenjeane@msn.com; art@pregler.org; Vince Wdnl21Acres Carlson; Otto Wellington Paris; Council
Subject: RE: Information for CAP

Hi Michael,

Could we get a status update on the rest of the **boldface purple** items in this thread? We had asked for them by end of business yesterday.

Thank you,

Susan Boundy-Sanders
425-591-3672 cell
sbsand@hotmail.com

From: sbsand@hotmail.com
To: mcorning@aspalliance.com
CC: thegottschalks@comcast.net; rmason@ch2m.com; rmasonshome@aol.com; matt.s@verizon.net; schultzm@verizon.net; schultzmf@cdm.com; kscarbrough@verizon.net; ellenjeane@msn.com; art@pregler.org; vince.carlson@comcast.net; oparis@comcast.net; council@ci.woodinville.wa.us; jenniferk@ci.woodinville.wa.us; connief@ci.woodinville.wa.us; bobw@ci.woodinville.wa.us; sbsand@hotmail.com
Subject: RE: Information for CAP
Date: Sat, 20 Jan 2007 18:55:30 -0800

Hi Michael,

To clarify, "the rest of the information I requested" refers to the **boldface purple** items in this thread.

However, the items you list below, which Cindy Baker agreed to release to us if we would "promise to be a team" with her, are an excellent suggestion. Yes, I accept your generous offer, and have taken the liberty of indicating this by applying **boldface purple** to your list.

And again, the CAP would appreciate having all **boldface purple** items by end of business on Monday.

Good news -- there is one item that can be removed from the list. We can remove the request for case law that states that any moratorium that extends beyond a year constitutes a taking. That statement by Staff is erroneous. The United States Supreme Court's 2002 Lake Tahoe decision states, "**we could not possibly conclude that every delay of over one year is constitutionally unacceptable.**"

For reference:

<http://caselaw.lp.findlaw.com/scripts/getcase.pl?court=us&vol=000&invol=00-1167>

Please be advised that providing all the materials in the list below does not give us all the information we need to make sound recommendations to the Planning Commission.

For example, the CAP, and the Planning Commission if they so choose, should consult with Peter Eglick after we have had a chance to formulate some draft recommendations. For reasons that should be clear from the example above, it is not in the best interests of the city for the CAP or Planning Commission to rely on Development Services Staff for legal advice.

Thank you for the opportunity to clarify and correct the record,

Susan Boundy-Sanders
425-591-3672 cell
sbsand@hotmail.com

From: mcorning@aspalliance.com
To: sbsand@hotmail.com
CC: sbsand@hotmail.com; thegottschalks@comcast.net; rmason@ch2m.com; rmasonshome@aol.com; matt.s@verizon.net; schultzm@verizon.net; schultzm@cdm.com; kscarbrough@verizon.net; ellenjeane@msn.com; art@pregler.org; vince.carlson@comcast.net; oparis@comcast.net; council@ci.woodinville.wa.us
Subject: Re: Information for CAP
Date: Fri, 19 Jan 2007 21:00:12 -0800

i will convey your gratitude to Ms. Baker on monday. i will stop by city hall tomorrow on the chance that she is still there working.

to be clear, and for the record, "the rest of the information I requested" includes **all the Sustainable Development Project documents that present findings in the following areas:**

- Neighborhood Character
- Environmental
- Transportation
- Capital Improvements/Assets

if this list of areas is not complete, let me know what's missing by monday 9am. thanks.

read well and prosper
michael

----- Original Message -----

From: [Susan Boundy-Sanders](mailto:Susan.Boundy-Sanders)
To: [Mike and Katy neighbor Corning](mailto:Mike.and.Katy.neighbor.Corning)
Cc: sbsand@hotmail.com ; [Steve Wellington Gottschalk](mailto:Steve.Wellington.Gottschalk) ; [Roger Wellington Mason](mailto:Roger.Wellington.Mason) ; [Roger WellingtonHome Mason](mailto:Roger.WellingtonHome.Mason) ; [Matt Wellington S](mailto:Matt.Wellington.S) ; [Matt & Lisa Wellington2006 Schultz](mailto:Matt.Lisa.Wellington2006.Schultz) ; [Matthew WellingtonWork Schultz](mailto:Matthew.WellingtonWork.Schultz) ; [Kerri Wellington Scarbrough](mailto:Kerri.Wellington.Scarbrough) ; ellenjeane@msn.com ; art@pregler.org ; [Vince Wdnlv21Acres Carlson](mailto:Vince.Wdnlv21Acres.Carlson) ; [Otto Wellington Paris](mailto:Otto.Wellington.Paris) ; Council
Sent: Friday, January 19, 2007 5:31 PM
Subject: RE: Information for CAP

Dear Michael:

Please thank Ms. Baker for this explanation; however, please assure her that there was no confusion on this point. The CAP already understood perfectly that the Sustainable Development consultants applied the Litowitz test.

We also understand perfectly that the Woodinville Municipal Code contains language that, if applied with perfect integrity and competence by all parties, would have the effect of protecting critical areas.

However, let me point out that there is a big difference between having language on the books, and getting all parties to apply it. I would propose that this is exactly the discrepancy that resulted in the moratorium.

Because you have requested that things be explained to you in a way that can be understood by a five-year-old, here is a step-by-step tour through the logic:

1. Six of the seven City Council members participated in the 2004 update of the Critical Areas Ordinances; they are fully aware that the language is on the books.
2. There are many, many examples of developments in which Woodinville's critical areas ordinances have not been applied with integrity by all parties.
3. Every indication has been that the moratorium was imposed because the City Council recognized glaring discrepancies between the language and its application.
4. If there were no discrepancy, there would have been no need for the moratorium, or the moratorium would have specifically referred to Litowitz or its three components.
5. Neither "Litowitz" nor the "scope-structure-function-rank order" triplet were in Ordinance 419 or the Sustainable Development contract. In other words, neither Ordinance 419 nor the contract narrows the scope of the project from "critical areas" to "Litowitz."
6. What *is* in the ordinance and in the contract is "protection of critical areas" and "analysis of critical areas."
7. Ms. Baker has supplied neither ordinances nor evidence of direction by Council to show that the goal of the moratorium was narrowed from "critical areas" to "Litowitz test."

So, the nuanced request: **Would you please find out what ordinance repealed or narrowed the critical-areas-protection facet of the moratorium, or forward to the CAP any written record in which Council directed Staff to ignore or redefine this facet of the moratorium's goals?**

Please also communicate that we would still like the rest of the information I requested, by end of business Monday.

Thank you,

Susan Boundy-Sanders
425-591-3672 cell
sbsand@hotmail.com

Subject: RE: Information for CAP
Date: Fri, 19 Jan 2007 12:16:05 -0800
From: CindyB@ci.woodinville.wa.us
To: jenniferk@ci.woodinville.wa.us; ConnieF@ci.woodinville.wa.us; mcorning@comcast.net
CC: sbsand@hotmail.com

I think it is important that the information and statements I make be put into writing so that they are not misinterpreted or misrepresented. At this time I will address the critical areas issue only. The city's Critical Areas Ordinance protects **individual, as well as system** wellands, streams, aquifers, and minimizes geotechnical hazards etc. What I said in the meeting is that **the Sustainable Development study is intended to look at and protect critical area systems large in scope, complex in structure and function, and of high rank order** by way of the *Litowitz* test to determine what are the appropriate densities for the R-1 zone. The protection of individual critical areas and in most cases their systems is already being accomplished through the Critical Areas Ordinance. The Critical Areas Ordinance has gone through a rigorous process and meets state regulations with regards to protection of critical areas.

If there are additional questions don't hesitate to call.

Cindy Baker

Interim Director
Development Services
425-877-2271

From: Jennifer Kuhn
Sent: Friday, January 19, 2007 8:35 AM
To: Connie Fessler; Cindy Baker
Subject: FW: Information for CAP

From: Susan Boundy-Sanders [mailto:]
Sent: Friday, January 19, 2007 1:51 AM
To: Mike and Katy neighbor Corning
Cc: Bob Wuotila; Kerri Wellington Scarbrough; Matt & Lisa Wellington2006 Schultz; Matthew WellingtonWork Schultz; Steve Wellington Gottschalk; Roger Wellington Mason; Roger WellingtonHome Mason; ellenjeane@msn.com; John Erdman; John WoodinvilleChamber Erdman; Otto Wellington Paris; Vince Wdnl21Acres Carlson; Council
Subject: Information for CAP

Dear Michael:

Thank you for clarifying this evening that you are the designated middleman in the CAP's requests for information from Staff. I appreciate the information; however, I would like to express my concern that this makes you a single point of failure in the process -- never a good idea -- and am also concerned about the ability of one person to adequately represent the views and recommendations of the entire CAP to the Planning Commission.

That being said, here's my list of requests for information to be provided to the CAP. The specific requests are highlighted in **boldface purple**, and items that I believe constitute fatal flaws to the Sustainable Development project as a whole are in **boldface red**.

In order to receive and digest all this information in time for the January 24 Study Session with the Planning Commission, would you please have this information for us by January 21?

TWO GOALS OF THE MORATORIUM

The CAP talked this evening about Ordinance 419, which states that the two-faceted goal of the moratorium is "protection of critical areas while simultaneously accommodating appropriate future growth within the City's R-1 Zoning District." Cindy Baker stated in response that we don't need to protect critical areas because they are already protected by Woodinville Municipal Code. **Would you please find out what ordinance repealed the critical-areas-protection facet of the moratorium, or confirm on what date Council directed Staff to ignore this facet of the moratorium's goals?**

CRITICAL AREAS STUDIES

OVERALL: Even if individual critical areas do not satisfy the Litowitz test, identifying them and putting them on the map has two effects:

- It protects the health and safety of citizens

- It affects the buildable lands inventory as per WMC 21.12.060 to 080.

Would you please confirm whether Council has been informed of these effects?

LANDSLIDES: Bob Anderson, the project's hydrology consultant, told Open House attendees this evening that the landslide field work has not been done yet. **When is the landslide field work going to be done, and when will the completed landslide report be in our hands?** As I mentioned at the CAP meeting, The Woodinville Conservancy's lawyer has advised us that landslides, being a common occurrence along the Sammamish Valley wall, may qualify for all three facets of the Litowitz test, so I believe failure to conduct a landslide study easily qualifies for the **fatal flaw** status that Cindy Baker was mentioning for the Sustainable Development Project as a whole.

WETLANDS: As you requested, CAP members will attempt to generate a map of wetlands in the R-1 zone. **Would you please acquire for us all the City studies and development applications that have identified wetlands? This includes at least the Adolfsen study of Woodin Creek, the study of Little Bear Creek, and the document in which a wetland is mapped in North Wellington.** CAP members will generate the wetlands map you requested as a gesture of good faith, but I do want to state the following for the record:

- The CAP was very specific with Steward Associates about our expectations for this study, and John Lombard stated unequivocally that the wetlands report generated by the consultants would include the results of the Woodin Creek and Little Bear Creek reports.
- CAP members are not qualified wetlands specialists and should not be expected to function as such.
- Because wetlands are such a prevalent issue in the R-1 uplands, I believe they must be evaluated comprehensively because they may satisfy Litowitz criteria.
- I want to register my concerns about the substandard manner in which you are proposing to conduct this study. I believe such a substandard approach certainly qualifies as a **fatal flaw** to the Sustainable Development Project as a whole, especially because wetlands are so prevalent in the R-1 Zoning District.

STEEP SLOPES: This type of critical area has not been studied at all. Because the City has the topographic data, this is an easy study to conduct -- it requires nothing more than the map, ruler, pencil, and a single geometry calculation. Yet doing it protects citizens' safety and their investment in their homes. **Will the steep slopes study be done?** I believe that such an easy study, if not done, should be regarded as a **fatal flaw** and a lack of due diligence.

EROSION HAZARD AREAS: This critical area study is underway . . . sort of. We hear rumors that the University of Washington and/or King County are doing some mapping that would identify locations of erosion hazard soils; once they are identified it's an easy process to identify erosion hazard areas, similar to the process for identifying steep slopes. **Will the erosion hazard study be done? If so, when will it be in our hands?** I believe that if not done this study should be regarded as a **fatal flaw** in the Sustainable Development Project as a whole.

SEISMIC HAZARD AREAS: This study has not been started yet, and to my knowledge there has been no proposal to do so. **Will a seismic hazard areas study be done, and if so, when? Fatal flaw**

NATIVE GROWTH PROTECTION EASEMENTS: To my knowledge, this facet of critical areas protection has not been proposed for the Sustainable Development Project **Will existing Native Growth Protection Easements, which indicate areas with slope stability issues, be considered in the rezoning recommendations? Will areas newly identified as landslides, steep slopes, or erosion hazard areas be given the protection of NGPE status? Fatal flaw.**

NEIGHBORHOOD CHARACTER

DETAILS OF ZONING DESIGNATIONS: What exactly is R-1? WMC 21.12.030(B)(7) clearly accomodates lots smaller than 15,000 square feet in the R-1 Zone, so what is the metric that defines R-1? Is it average lot size? Is it everything up to 1.99 dwelling units per acre? I believe it would be a **fatal flaw** to make our rezoning decisions without knowing -- or specifying -- the details of this designation.

COVENANTS: Because neighborhood covenants were a key consideration in the Viking v. Holm decision, I believe we should acquire and account for covenants for the entire R-1 area before we develop zoning recommendations. I believe it would be a **fatal flaw** to not do so.

REZONING RECOMMENDATIONS BY THE CAP

Would you please request that the results of consultants studies and the Neighborhood Character study be added to the City's GIS system, so that the CAP can easily view the layers in consultation with Peter Eglick in order to generate zoning recommendations? My interpretation of Council comments Tuesday night was that they want the CAP to make zoning recommendations, so I think not doing so would constitute a **fatal flaw** of the Sustainable Development Project as a whole.

ADDING CRITICAL AREAS TO OFFICIAL LISTINGS AND MAPS

At Tuesday's Council meeting, Council directed the City Attorney to find out what the "standard of care" is in the GMA and in surrounding jurisdictions with respect to the procedure for adding critical areas to jurisdictions' official listings and maps. **Would you please report on the results of that search?** Clearly, based on past history, we need to get this into the Woodinville Municipal Code. To fail to do so would be a **fatal flaw** of the Sustainable Development Project as a whole.

CASE LAW ON MORATORIA AND TAKINGS

At the CAP meeting this evening, Cindy Baker stated that case law has established that moratoria lasting more than 12 months constitute takings. **Would you please find out specifically what case law is being referenced here? Also, as a matter of interest, would you find out why this case law was not mentioned in either of Woodinville's moratorium hearings?** I am also interested to know why this case law has not come up in my conversations with Council members, but I will follow up with them separately.

Thank you,

Susan Boundy-Sanders
sbsand@hotmail.com

Council
MIN

Jennifer Kuhn

From: John C. Erdman [director@woodinvillechamber.org]
Sent: Wednesday, January 24, 2007 5:09 PM
To: Chuck Price; Cathy VonWald; Don Brocha; Gina Leonard; Hank Stecker; Mike Roskind; Scott Hageman
Cc: 'Susan Boundy-Sanders '; 'Steve Gottschalk '; matt.s@verizon.net; rmasonshome@aol.com; kscarbrough@verizon.net; jcerdman@comcast.net; director@woodinvillechamber.org; patrick_edmonds@hotmail.com
Subject: Response to Otto Paris letter

Woodinville City Council

In answer to the missive delivered by Mr. Otto Paris on the current state of affairs with the Sustainable Development Study and the CAP's Involvement. I am writing you personally as a citizen and I also am a member of the CAP. While I encourage participation and involvement with the process by all citizens, we have once again been hit with what I call the "Chicken Little Reaction" - or "The sky is falling, the sky is falling oh me oh my". Mr. Paris attended one meeting out of months of meetings and then declares that the entire process is bad.

I do believe that, we as a CAP, have worked very hard and have come a long way towards reaching our goals. We are all feeling varying degrees of frustration with getting accurate information in a timely manner. We are tasked with giving the Planning Commission good recommendations based on solid information. We all realize that the time is running short and both the City staff and the CAP members are burning the "midnight oil."

I, personally, did not like the sudden approach of the Planning Commissioner to our hard work. And the meeting in question added to the frustrations we all are feeling (includes everyone in the process). However, when the people who have not been involved all along in the process start in with the doom and gloom statements, the entire process once again bogs down in the muck of the barn yard. I felt that the staff person was attempting to keep the process going and get the feed back necessary to complete the task at hand.

It is true that we have not seen a final product until this week, but I didn't expect to be only reviewing the "final" product. I have felt that as a CAP, we have been asking for the information and the studies as they became available, so we could not only evaluate them, but add our expertise to create a final product.

We are now in the eleventh hour and not all of the information is complete (at least what I have seen) and you will be making policy decisions soon on any recommendations the Planning Commission sends to you. I personally would recommend that if you are going to lift the Moratorium on March 20, 2007 that it is done with the following caveat: All of the R1 areas remain R1 while the studies are completed. Included with this decision should be a chart showing the studies that have been completed, the studies that are still on going with completion dates and the studies that still need to be done and their completion dates. This will show the concerned citizens that progress is truly being made; the developers that we are serious and decisions will be made on the best information available. I understand that perfect is never going to happen, but we can get close to that situation when we work as a team. I don't have a legal basis that this will work and it is only my, not the CAP's, temporary solution to the time problem.

You and the City are faced with tough decisions and I, for one, applaud the work of everyone involved in the process. I know that my work with the CAP has made me proud to be involved with each member of the CAP. We are standing ready to help in the completion of this very important task.

Thanks for listening to my rant.

Enthusiastically,



John C. Erdman
Executive Director
Greater Woodinville Chamber of Commerce
director@woodinvillechamber.org
www.woodinvillechamber.org



Council

W, 7

Jennifer Kuhn

From: Linda Gray [newtl@msn.com]
Sent: Friday, January 26, 2007 4:21 PM
To: Cathy VonWald
Cc: 'Dave Henry'; 'UnInformed Consent'; 'Nancy Montgomery'; 'Mick Monken'; 'Robert Yeats'; 'Susan Sanders'; 'Susan Huso'; 'Steve Yabroff'; 'Steve Maloney'; 'Steve Gottschalks'; 'roy ghazamorad'; 'Roger Mason'; 'Richard Block'; 'Peter Tountas'; 'Paulette Bauman'; 'Otto Paris'; 'Norm Maddex'; 'Norm Maddex'; 'MaryCharlie Cox'; 'Jeff Glickman'; 'Jeanette Knutson'; 'Emma Dixon'; 'Chuck Price'; 'Charlie Cox'; 'Mike Roskind @ Seanet'; 'Hank Stecker- Comcast'
Subject: RE: BW permit comments due 1/29 - OUTCOME and here is a good example of the px with interim employees
Attachments: interim employee email string.doc

Dear Mayor VonWald – On Nov 19, 2006 I sent you and the Council an email voicing my concerns about allowing “interim” employees to make permanent, far reaching decisions affecting the protection and livability of Woodinville. Though Woodinville is now making slow progress towards bringing on a permanent City Manager, the City is still allowing interim employees to make far reaching decisions. As I mentioned in November “...This is a dangerous practice - essentially no one is responsible for the decisions they're making. How can this be acceptable to the citizens you represent?”

Your response on 11/22 was: “...It would be helpful for me if you could clarify exactly what you feel the detrimental decisions are that have been made..”.

I think the email string below is a good example. Another might be Dave Henry's issue mentioned in the attached “...the (Wood Trails High Density Development) is a perfect example of what you are describing. The largest single development project, this city has ever had, is riddled with problems. Going from established rural (R1) to using cluster credits to obtain a R8 or R10. As you point out, interim employees making life style altering decisions, that will have enormous negative environmental, social and quality of life impacts on our community is not acceptable...”.

I think the response I just received to the emails below sums it up “This is unbelievable. Is this bad faith or stupidity?”

-----Original Message-----

From: Linda Gray [mailto:newtl@msn.com]
Sent: Friday, January 26, 2007 3:19 PM
To: 'ConnieF@ci.woodinville.wa.us'; 'Cathy VonWald'
Cc: 'Dave Henry'; 'UnInformed Consent'; 'Nancy Montgomery'; 'mickm@ci.woodinville.wa.us'; 'Robert Yeats'; 'Susan Sanders'; 'Susan Huso'; 'Steve Yabroff'; 'Steve Maloney'; 'Steve Gottschalks'; 'roy ghazamorad'; 'Roger Mason'; 'Richard Block'; 'Peter Tountas'; 'Paulette Bauman'; 'Otto Paris'; 'Norm Maddex'; 'Norm Maddex'; 'MaryCharlie Cox'; 'Jeff Glickman'; 'Jeanette Knutson'; 'Emma Dixon'; 'Chuck Price'; 'Charlie Cox'; 'Mike Roskind'; 'hstecker@comcast.net'
Subject: RE: BW permit comments due 1/29 - OUTCOME

Dear Connie – thank you for the message but I don't know why this is so complex. I can't understand why there is any issue here. This is merely a place holder, protects the City's interests and is within your authority. Thank you - Linda

-----Original Message-----

From: Connie Fessler [mailto:ConnieF@ci.woodinville.wa.us]

213

05/29/2007

Sent: Friday, January 26, 2007 2:14 PM
To: Linda Gray
Subject: RE: BW permit comments due 1/29 - OUTCOME

Linda, I'll send you an email on Monday. I need to update the Council first. Have a good weekend.

-----Original Message-----

From: UnInformed Consent [mailto:qci@oz.net]
Sent: Friday, January 26, 2007 2:19 PM
To: ConnieF@ci.woodinville.wa.us; 'Cathy VonWald'
Cc: Dave Henry; Nancy Montgomery; Linda Gray; mickm@ci.woodinville.wa.us; 'Peter Eglick'; 'Robert Yeats'; 'Susan Sanders'; 'Susan Huso'; 'Steve Yabroff'; 'Steve Maloney'; 'Steve Gottschalks'; 'roy ghazamorad'; 'Roger Mason'; 'Richard Block'; 'Peter Tountas'; 'Paulette Bauman'; 'Otto Paris'; 'Norm Maddex'; 'Norm Maddex'; 'MaryCharlie Cox'; 'Jeff Glickman'; 'Jeanette Knutson'; 'Emma Dixon'; 'Chuck Price'; 'Charlie Cox'
Subject: Re: BW permit comments due 1/29 - OUTCOME

Dear Ms. Fessler,

I am confused. Is there some misunderstanding regarding the City of Woodinville's ability to meet the comment deadlines for Monday 1/29? If so, would you please clarify as to why and how? What is your global understanding of council's intent on this? Have you had an opportunity to review past WCC meetings prior to your employment?

Thank you,
Christy Diemond
425 487 2358

-----Original Message-----

From: Connie Fessler [mailto:ConnieF@ci.woodinville.wa.us]
Sent: Friday, January 26, 2007 2:14 PM
To: Linda Gray
Subject: RE: BW permit comments due 1/29 - OUTCOME

Linda, I'll send you an email on Monday. I need to update the Council first. Have a good weekend

----- Original Message -----

From: Linda Gray
To: 'Cathy VonWald'; 'dhenrynase Henry'; ConnieF@ci.woodinville.wa.us
Cc: 'Charlie Cox'; 'Chuck Price'; 'Emma Dixon'; 'Jeanette Knutson'; 'Jeff Glickman'; 'MaryCharlie Cox'; 'Nancy Montgomery'; 'Norm Maddex'; 'Norm Maddex'; 'Otto Paris'; 'Paulette Bauman'; 'Peter Tountas'; 'Richard Block'; 'Roger Mason'; 'roy ghazamorad'; 'Steve Gottschalks'; 'Steve Maloney'; 'Steve Yabroff'; 'Susan Huso'; 'Susan Sanders'; 'Christie Diemond'; 'Robert Yeats'; 'Peter Eglick'; mickm@ci.woodinville.wa.us
Sent: Friday, January 26, 2007 1:24 PM
Subject: RE: BW permit comments due 1/29 - OUTCOME

Dear Connie – any updates yet? Thank you - Linda

-----Original Message-----

From: Linda Gray [mailto:newtl@msn.com]
Sent: Thursday, January 25, 2007 11:42 AM
To: 'Cathy VonWald'; 'dhenrynase Henry'
Cc: 'Charlie Cox'; 'Chuck Price'; 'Emma Dixon'; 'Jeanette Knutson'; 'Jeff Glickman'; 'MaryCharlie Cox'; 'Nancy Montgomery'; 'Norm Maddex'; 'Norm Maddex'; 'Otto Paris';

'Paulette Bauman'; 'Peter Tountas'; 'Richard Block'; 'Roger Mason'; 'roy ghazamorad'; 'Steve Gottschalks'; 'Steve Maloney'; 'Steve Yabroff'; 'Susan Huso'; 'Susan Sanders'; 'Christie Diamond'; 'Robert Yeats'; 'Peter Eglick'; mickm@ci.woodinville.wa.us
Subject: RE: BW permit comments due 1/29

Dear Connie – thank you for your message. Due to importance of this issue, the July 20th motion giving you the power to submit comments without asking the council, you being tasked with the responsibility to protect the interests of Woodinville as it relates to Brightwater and the \$200,000 they've set aside, I really thought that prior to last night you'd would be telling me the comments have already been submitted. I look forward to the outcome of your discussions and your ensuring submission of the comments prior to 1/29/2007. Thank you Linda

-----Original Message-----

From: Connie Fessler [mailto:ConnieF@ci.woodinville.wa.us]
Sent: Thursday, January 25, 2007 11:15 AM
To: newtl@msn.com
Cc: Council; Zach Lell- City Attorney; Peter J. Eglick; Mick Monken
Subject: Your email regarding Brightwater permits

Good morning, Linda:

I read your email, addressed to Mayor VonWald, regarding the deadline for permit comments on the Brightwater building permits. It is my understanding that you made the statement, under public comment at last night's Planning Commission meeting, that the Council had decided to file an appeal of the building permits. (I was not in the room at the time.)

I want to clarify that, notwithstanding the motion passed by the City Council on July 20, 2006, I have received no recent direction from the City Council on this issue. The City Council did not discuss the Brightwater permit issue at last night's Council meeting. There has been no discussion or action by the Council, related to Brightwater, since the December 12, 2006 letter was sent to the Snohomish County Building Official.

After last night's Council meeting, I was asked by two Councilmembers to look into filing a document with Snohomish County, before the January 29 deadline, as a "placeholder" for a potential future appeal by the City. I am looking into this issue today. I will be happy to let you know the outcome of these discussions.

Connie L. Fessler
Interim City Manager

-----Original Message-----

From: Linda Gray [mailto:newtl@msn.com]
Sent: Thursday, January 25, 2007 8:21 AM
To: 'Cathy VonWald'; 'dhenrynase Henry'
Cc: 'Charlie Cox'; 'Chuck Price'; 'Emma Dixon'; 'Jeanette Knutson'; 'Jeff Glickman'; 'MaryCharlie Cox'; 'Nancy Montgomery'; 'Norm Maddex'; 'Norm Maddex'; 'Otto Paris'; 'Paulette Bauman'; 'Peter Tountas'; 'Richard Block'; 'Roger Mason'; 'roy ghazamorad'; 'Steve Gottschalks'; 'Steve Maloney'; 'Steve Yabroff'; 'Susan Huso'; 'Susan Sanders'; 'Christie Diamond'; 'Robert Yeats'; 'Peter Eglick'
Subject: BW permit comments due 1/29

Dear Mayor VonWald – It is my understanding that based on last night and the following, Woodinville is prepared to submit comments on the attached before the 1/29 deadline. This will ensure Woodinville has the legal standing for any legal action they may wish to take to protect their citizens following release of these permits. All that is required is to submit Dr. Yeats reports and to indicate you wish to include any material SKEA submits. Woodinville invested \$200,000 to make sure their citizens are protected. I'd hate to see these funds misused because a deadline got missed.

The July 20th '06, unanimously approved, motion from the Council was to:

- *“Authorize legal counsel to send a letter to King County invoking the dispute resolution process set forth in the December 2005 Brightwater Memorandum of Agreement.”*
- *“**Authorize legal counsel to comment on and/or file appeals of any building, grading or other regulatory permits issued in regards to the Brightwater facility.**”*
- *“Authorize legal counsel to intervene in the pending SKEA litigation and/or administrative appeals regarding SEPA issues relative to the Brightwater Facility.”*

Please get back to me today, with a copy of what you've submitted to Craig Ladiser per the attached. Thank you - Linda

Brocha

Sus

Jennifer Kuhn

From: Steve Yabroff [smy1joy@comcast.net]
t: Sunday, January 28, 2007 10:41 PM
Don Brocha; Matt & Lisa Schultz
Subject: Re: Plat of Wellington Covenants

Don, glad to help Lisa out.

Lisa,

I am Steve Yabroff and live in Leota Meadows. Yes, we definitely have covenants. I don't know to an absolute certainty about Nolan Woods, Stonegate or Beverly Hills Estates, but I suspect they all also have covenants as well. The Nolan Woods neighborhood has not yet constituted their home owner's association because the last house is not sold and the City has not released their bond yet.

Let me know if you need anything further.

Steve Yabroff, Vice President
Leota Meadows Home Owners Association

----- Original Message -----

From: "Don Brocha" <DBrocha@ci.woodinville.wa.us>
To: "Matt & Lisa Schultz" <schultzm@verizon.net>; <smy1joy@comcast.net>
t: Sunday, January 28, 2007 5:40 PM
Subject: RE: Plat of Wellington Covenants

Lisa,

I am forwarding this to Steve Yabroff who lives in Leota Meadow, Perhaps he can speak to any covenants of Leota Meadows. Steve?

thanx,
Don

From: Matt & Lisa Schultz [mailto:schultzm@verizon.net]
Sent: Sun 01/28/2007 1:26 PM
To: Ray Sturtz; Bob Wuotila; vic@orris.org; lrubstello@ci.lynnwood.wa.us;
prelnick@comcast.net; art@pregler.org; edmonds@hotmail.com; art@pregler.org;
Council
Subject: Plat of Wellington Covenants

ring the joint study session between the Planning Commission and the Sustainable Development CAP on January 24, a Commissioner said he doubted there are any covenants for any neighborhoods in the R-1

zone. In fact, there are covenants for at least one neighborhood. On June 15th 1981, Corley Mortgage Company, Inc. filed A Declaration of Covenants, Conditions, and Restrictions for the Plat of Wellington, a legal description of the plat, and a plat map with King County (the documents were recorded on June 17th, 1981).

According to the legal description and plat maps, the Plat of Wellington consists of 70 lots or homes roughly bounded on the south by NE 198th ST, on the north by NE 203rd Pl, on the east by 156th Ave NE, and on the west by 164th Ave NE.

On Monday, January 29, I plan to supply a copy of the covenants to the city. I will leave copies for the Development Services Department, the Planning Commission, and the City Council. If you would like an individual copy please let me know and I will either email (a 12MB zip file) or deliver a paper copy to you.

I believe that the neighborhood of Leota Meadows also has covenants. When my husband and I looked at property in that neighborhood, we were told they had covenants. In addition, I strongly suspect the nearby neighborhoods of Nolan Woods (Street of Dreams), Stonegate, and Beverley Hills Estates have covenants.

I think it critical that the Planning Commission and the city staff have as much information as possible before they make recommendations to the City Council regarding the Sustainable Development Study.

Respectfully,

Lisa Schultz,
16206 NE 200th CT
Woodinville, WA 98072

(425) 489-1432 (H)

Council
-111-

Jennifer Kuhn

From: Scott Robinson [robinson.scott@verizon.net]
Sent: Sunday, January 28, 2007 11:24 PM
To: Council
Subject: Development Recommendations

Dear Council Members,

I am alarmed at reports that the City is poised to adopt recommendations to zone to increase housing development in areas of East Woodinville, particularly incorporating Lot#: 1126059008, known as the Draughn Property, without due process and promised studies and precautions. I note with sadness that the last time I wrote the Council Members to thank them for their help and time, I got friendly responses from at least half the members. A few weeks ago I wrote to express concern about these developments and got no response at all.

Since the City last adopted the R1 standards, none of the reasons for doing so have changed, and numerous environmental, traffic, and geologic studies have been promised but not implemented. We urge the City not to adopt any policies that do not include the following actions:

- Finish and document the promised critical areas studies of the R-1 zones.
- Make these finished studies and reports available to the Citizens Advisory Panel in time for any official vote or adoption of policy.
- Allow proposed code changes to be reviewed by the Citizens Advisory Panel, and allow time for their recommendation.
- Follow a procedure that permits all parties: The Planning Commission, City Council, The CAP, and the public – time to review and be allowed input on all technical reports, staff recommendations, and code change proposals in the Sustainable Development Project.
- Continue the moratorium until code changes have been through thorough due process and a Second Reading.

The City has acted with such admirable foresight and responsibility so far. Please do not fail in this spirit now. The chain of events being set in motion to give developers everything they want is very clear and very plain. We as citizens are fully prepared to take loud, public action if our properties and well-being are threatened for developers' interests, but I refuse to believe it must come to that. I have truly felt until now that the city has had an ear for my concerns and was looking out for my interests, and I want to believe it will continue to do so. I urge the City not to give in to legal pressures and big money interests. Please do what you promised. Please do what is right.

Sincerely,

Scott Robinson

Jennifer Kuhn

From: Matt & Lisa Schultz [schultzm@verizon.net]
To: Sunday, January 28, 2007 6:08 PM
Don Brocha
Subject: Re: Plat of Wellington Covenants

Don,

Thanks for forwarding the email to Steve Yabroff.

Congratulations to you and the rest of the City Council for choosing a new manger.

Enjoy the sun,

Lisa Schultz

On Jan 28, 2007, at 5:40 PM, Don Brocha wrote:

> Lisa,
>
> I am forwarding this to Steve Yabroff who lives in Leota Meadow,
> Perhaps he can speak to any covenants of Leota Meadows. Steve?
>
> thanx,
> Don

> _____
>
> From: Matt & Lisa Schultz [mailto:schultzm@verizon.net]
> Sent: Sun 01/28/2007 1:26 PM
> To: Ray Sturtz; Bob Wuotila; vic@orris.org;
> lrubstello@ci.lynnwood.wa.us; prelnick@comcast.net; art@pregler.org;
> edmonds@hotmail.com; art@pregler.org; Council
> Subject: Plat of Wellington Covenants
>
>
>

> During the joint study session between the Planning Commission and
> the Sustainable Development CAP on January 24, a Commissioner said he
> doubted there are any covenants for any neighborhoods in the R-1
> zone. In fact, there are covenants for at least one neighborhood.
> On June 15th 1981, Corley Mortgage Company, Inc. filed A Declaration
> of Covenants, Conditions, and Restrictions for the Plat of
> Wellington, a legal description of the plat, and a plat map with King
> County (the documents were recorded on June 17th, 1981).

According to the legal description and plat maps, the Plat of
Wellington consists of 70 lots or homes roughly bounded on the south
> NE 198th ST, on the north by NE 203rd Pl, on the east by 156th Ave
220 > NE, and on the west by 164th Ave NE.

- >
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> the city. I will leave copies for the Development Services
> Department, the Planning Commission, and the City Council. If you
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- > When my husband and I looked at property in that neighborhood, we
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> and Beverley Hills Estates have covenants.
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- > I think it critical that the Planning Commission and the city staff
> have as much information as possible before they make recommendations
> to the City Council regarding the Sustainable Development Study.
- >
- > Respectfully,
- >
- > Lisa Schultz,
- > 16206 NE 200th CT
- > Woodinville, WA 90872
- >
- > (425) 489-1432 (H)
- >

Council
sus

Jennifer Kuhn

From: Matt & Lisa Schultz [schultzm@verizon.net]
Date: Sunday, January 28, 2007 1:26 PM
To: Ray Sturtz; Bob Wuotila; vic@orris.org; lrubstello@ci.fynnwood.wa.us; prelnick@comcast.net; art@pregler.org; edmonds@hotmail.com; art@pregler.org; Council
Subject: Plat of Wellington Covenants

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I think it critical that the Planning Commission and the city staff have as much information as possible before they make recommendations to the City Council regarding the Sustainable Development Study.

Respectfully,

Lisa Schultz,
16206 NE 200th CT
Woodinville, WA 90872

(425) 489-1432 (H)

Council

MOR

Jennifer Kuhn

From: Heidi Fuhrmeister [h.fuhrmeister@comcast.net]
Sent: Sunday, January 28, 2007 10:59 AM
To: Council
Subject: Land use????

Dear Council and Planning Commissioners:

The code changes being recommended to you by city staff are unsupported and capricious, and have not been offered with sufficient review time to satisfy the spirit (and possibly the letter) of due process. I urge you to reject them all and instead vote for **Option 5:**

- Extend the moratorium.
- Conduct complete critical areas studies of the R-1 zone using Best Available Science.
- Release draft and final reports to the CAP in a timely manner.
- Release proposed code changes to the CAP for their review.
- Allow the CAP to make recommendations on all issues that the Council will vote on.
- Proceed on a reasonable time line.

Thank you,
Heidi Fuhrmeister

council@ci.woodinville.wa.us; Patrick_edmonds@hotmail.com; art@pregler.org; mcorning@aspalliance.com

Council
m01

Jennifer Kuhn

From: Berta Borland [btborland@hotmail.com]
Sent: Monday, January 29, 2007 6:46 PM
To: Council; planningcommission@ci.woodinville.wa.us
Subject: Code Changes

Dear Council and Planning Commission -

The code changes being recommended to you by city staff are unsupported and capricious, and have not been offered with sufficient review time to satisfy the spirit (and possibly the letter) of due process. I urge you to reject them all, including all four rezoning recommendations, and instead vote for "Citizens' Choice" **Option 5:**

- Conduct complete critical areas studies of the R-1 zone using Best Available Science.
- Release draft and final reports to the Citizens Advisory Panel in a timely manner.
- Release proposed code changes to the Citizens Advisory Panel for their review.
- Give the Citizens Advisory Panel enough time to make independent recommendations on all issues that the Council will vote on.
- Proceed on a time line that allows all parties – Citizens Advisory Panel, Planning Commission, City Council, and the public – sufficient time to review and provide input on the complete body of technical reports, staff reports, and proposed code changes included in the Sustainable Development Project.
- Extend the moratorium until all code changes have gone through an orderly due process and have undergone Second Reading.

Thank you,

Berta and Bob Anderson

14719 NE 178th St., Woodinville, WA 98972

425/398-0840

[Laugh, share and connect with Windows Live Messenger](#)

Council

Suo

Jennifer Kuhn

From: phart@parker.com
t: Monday, January 29, 2007 9:30 AM
Council
Subject: Woodinville: Draughn property

Dear Council:

The code changes being recommended to you by city staff are unsupported and capricious, and have not been offered with sufficient review time to satisfy the spirit (and possibly the letter) of due process. I urge you to reject them all, including all four rezoning recommendations, and instead vote for "Citizens' Choice" Option 5:

Conduct complete critical areas studies of the R-1 zone using Best Available Science.

Release draft and final reports to the Citizens Advisory Panel in a timely manner.

Release proposed code changes to the Citizens Advisory Panel for their review.

Give the Citizens Advisory Panel enough time to make independent recommendations on all issues that the Council will vote on.

Proceed on a time line that allows all parties – Citizens Advisory Panel, Planning Commission, City Council, and the public – sufficient time to review and provide input on the complete body of technical reports, staff reports, and proposed code changes included in the Sustainable Development Project.

Extend the moratorium until all code changes have gone through an orderly due process and have undergone Second Reading.

Thank you,

Patrick Hart
14315 NE. 178th St.
Woodinville

I'll be attending the city council meeting this Wednesday.

Jennifer Kuhn

Council
MOI

From: Erin Wilder [ejwilder@verizon.net]
Date: Monday, January 29, 2007 8:05 AM
To: Council
Subject: Preserving Our Neighborhood-Citizens Choice

Dear Council:

The code changes being recommended to you by city staff are unsupported and capricious, and have not been offered with sufficient review time to satisfy the spirit (and possibly the letter) of due process. We urge you to reject them all, including all four rezoning recommendations, and instead vote for "Citizens' Choice" Option 5:

- * Conduct complete critical areas studies of the R-1 zone using Best Available Science.
- * Release draft and final reports to the Citizens Advisory Panel in a timely manner.
- * Release proposed code changes to the Citizens Advisory Panel for their review.
- * Give the Citizens Advisory Panel enough time to make independent recommendations on all issues that the Council will vote on.
- * Proceed on a time line that allows all parties Citizens Advisory Panel, Planning Commission, City Council, and the public sufficient time to review and provide input on the complete body of technical reports, staff reports, and proposed code changes included in the Sustainable Development Project.
- * Extend the moratorium until all code changes have gone through an orderly due process and have undergone Second Reading.

Thank you,
Erin & Joel Wilder
17922 151st Way NE

Council

Jennifer Kuhn

1/29/07

From: Rae Shepherd [Rae.Shepherd@Comcast.net]
Sent: Monday, January 29, 2007 6:22 AM
To: Council
Subject: code changes

Dear Council:

The code changes being recommended to you by city staff are unsupported and capricious, and have not been offered with sufficient review time to satisfy the spirit (and possibly the letter) of due process. I urge you to reject them all, including all four rezoning recommendations, and instead vote for "Citizens' Choice" **Option 5:**

- Conduct complete critical areas studies of the R-1 zone using Best Available Science.
- Release draft and final reports to the Citizens Advisory Panel in a timely manner.
- Release proposed code changes to the Citizens Advisory Panel for their review.
- Give the Citizens Advisory Panel enough time to make independent recommendations on all issues that the Council will vote on.
- Proceed on a time line that allows all parties – Citizens Advisory Panel, Planning Commission, City Council, and the public – sufficient time to review and provide input on the complete body of technical reports, staff reports, and proposed code changes included in the Sustainable Development Project.
- Extend the moratorium until all code changes have gone through an orderly due process and have undergone Second Reading.

Your immediate attention to this is greatly appreciated.

As a citizen of Woodinville for many years, I recognize and appreciate the quality of living in such a wonderful city.
Please help us keep it this way.

Thank you,
Sincerely,

Rae Martin Shepherd
17615 148th Ave NE
Woodinville, WA 98072
425/489-8226

Council

mail

Jennifer Kuhn

From: Dave.Shepherd@Emulex.Com
Sent: Monday, January 29, 2007 3:10 PM
To: Council
Subject: City Staff and Planning Commission issues.

Dear Woodinville Council:

The Woodinville City staff and the Planning Commission are failing in their task to adequately server the Citizens of Woodinville.

City staff is currently in the process of making recommendations to the Planning Commission that are poorly supported and conceived. One example is their recommended code changes concerns the Draughn property. They fail to address a well know and documented landslide area on the property. Currently there are two storm water ponds located at the bottom of 178th street and Woodinville-Duvall road that are over capacity. During recent rains both ponds overflowed flooding streets leaving a gravel bed of debris. The city staff recommends re-zoning the Draughn property from R-1 to R-4 and diverting storm water into these ponds. This is ill conceived and reckless. There are many other examples of this reckless and incompetents by our city staff. We expect more from them.

The Woodinville Planning Commission and the Council has a duty to reject these proposals because recommendations are not based on a complete and accurate studies using today's available science. These recommendations do not service our citizens best interests. They are a contradiction to the city's Mission Statement:

Protecting and enhancing:

Quality of life - public health, safety and welfare - natural and built environment - spirit of neighborhood character

Balancing:

Public expectations and resources - Economic well-being and environmental protection - individual and community interests

Further the Citizens of Woodinville (represented through our Citizens Advisory Panel) are not being given sufficient review time.

I urge you to reject all four re-zoning recommendations being presented by Planning Commission and city staff.

The citizens expect and demand the following from our city staff:

- Conduct a complete critical areas studies of the R-1 zone using **Best Available Science**.
- Release draft and final reports to the Citizens Advisory Panel in a timely manner.
- Release proposed code changes to the Citizens Advisory Panel for their review.
- Give the Citizens Advisory Panel enough time to make independent recommendations on all issues that the Council will vote on.
- Proceed on a time line that allows all parties – Citizens Advisory Panel, Planning Commission, City Council, and the public – sufficient time to review and provide input on the complete body of technical reports, staff reports, and proposed code changes included in the Sustainable Development Project.

- **Extend the R-1 moratorium** until all code changes have gone through an orderly due process and have undergone Second Reading.

Thank you,
David Shepherd
17615 148th Ave. NE
Woodinville, WA 98072

Council
mor

Jennifer Kuhn

From: Dan Loshbaugh [dan.loshbaugh@verizon.net]

Sent: Monday, January 29, 2007 7:07 PM

To: Council

Dear Council:

The code changes being recommended to you by city staff are unsupported and capricious, and have not been offered with sufficient review time to satisfy the spirit (and possibly the letter) of due process. I urge you to reject them all, including all four rezoning recommendations, and instead vote for "Citizens' Choice" **Option 5:**

- Conduct complete critical areas studies of the R-1 zone using Best Available Science.
- Release draft and final reports to the Citizens Advisory Panel in a timely manner.
- Release proposed code changes to the Citizens Advisory Panel for their review.
- Give the Citizens Advisory Panel enough time to make independent recommendations on all issues that the Council will vote on.
- Proceed on a time line that allows all parties - Citizens Advisory Panel, Planning Commission, City Council, and the public - sufficient time to review and provide input on the complete body of technical reports, staff reports, and proposed code changes included in the Sustainable Development Project.
- Extend the moratorium until all code changes have gone through an orderly due process and have undergone Second Reading.

Thank you,
Dan & Melodee Loshbaugh

Jennifer Kuhn

From: arlene bruce [arlenebruce@yahoo.com]
Sent: Monday, January 29, 2007 10:22 AM
To: Council
Subject: Rezoning Recommendations

Dear Council:

The code changes being recommended to you by city staff are not adequate. We cannot continue to build in the City of Woodinville as the developers would like. We need the City Council to protect our town from high density growth in single family neighborhoods and protect the people of city from growth without consideration of environmental impacts.

Please take the time to consider any reasonable offers. We must take the time now. It is impossible to undo poor development choices once they are started or completed.

I urge you to reject all four rezoning recommendations and vote for "Citizens' Choice" **Option 5:**

- Conduct complete critical areas studies of the R-1 zone using Best Available Science.
- Release draft and final reports to the Citizens Advisory Panel in a timely manner.
- Release proposed code changes to the Citizens Advisory Panel for their review.
- Give the Citizens Advisory Panel enough time to make independent recommendations on all issues that the Council will vote on.
- Proceed on a time line that allows all parties – Citizens Advisory Panel, Planning Commission, City Council, and the public – sufficient time to review and provide input on the complete body of technical reports, staff reports, and proposed code changes included in the Sustainable Development Project.
- Extend the moratorium until all code changes have gone through an orderly due process and have undergone Second Reading.

Thank you,

Arlene Bruce
Concerned Citizen of Woodinville

Food fight? Enjoy some healthy debate
in the Yahoo! Answers Food & Drink Q&A.

Council

Jennifer Kuhn

Sus

From: Susan Boundy-Sanders [sbsand@hotmail.com]
Sent: Tuesday, January 30, 2007 10:57 AM
To: John C. Erdman; art@pregler.org; Bob Wuotila; kscarbrough@verizon.net; matt.s@verizon.net; mcorning@aspalliance.com; ellenjeane@msn.com; rmasonshome@aol.com; thegottschalks@comcast.net; vince.carlson@comcast.net; 'Pat Edmonds'; Cindy Baker
Cc: Cathy VonWald; Hank Stecker; Scott Hageman; Gina Leonard; Chuck Price; Mike Roskind; Don Brocha
Subject: RE: John Erdman's e-mail

Hi all,

I'm Replying All to give another perspective on the event John is referring to.

The CAP member John is referring to is me, and the event was a conversation in the City Hall lobby before the CAP/PC joint meeting started. Only Cindy Baker and I were present.

From my perspective, the attacks pointed in the other direction from what Cindy is reporting.

Please be assured that the CAP is working very hard to put the Sustainable Development Project on a fact-based track (the CAP does not believe it is currently there), and we will continue to do so.

I've just spoken with John Erdman and he's tentatively agreed to let the dust settle for a while and then reconsider his resignation.

Susan Boundy-Sanders
425-485-0482 home
425-591-3672 cell
sbsand@hotmail.com
17859 149th Av. NE
Woodinville, WA 98072-6202

From: director@woodinvillechamber.org
To: art@pregler.org; BobW@ci.woodinville.wa.us; kscarbrough@verizon.net; matt.s@verizon.net; mcorning@aspalliance.com; ellenjeane@msn.com; rmasonshome@aol.com; thegottschalks@comcast.net; sbsand@hotmail.com; amee@tmi-online.com; vince.carlson@comcast.net; patrick_edmonds@hotmail.com; cindyb@ci.woodinville.wa.us
CC: cvonwald@ci.woodinville.wa.us; hstecker@ci.woodinville.wa.us; shageman@ci.woodinville.wa.us; gleonard@ci.woodinville.wa.us; cprice@ci.woodinville.wa.us; mroskind@ci.woodinville.wa.us; dbrocha@ci.woodinville.wa.us
Subject:
Date: Tue, 30 Jan 2007 10:27:12 -0800

Fellow CAP Members,

It seems that no matter how much can be accomplished through working together and understanding others' point of view, the process keeps getting muddled with personal attacks and misinformed statements. As you have all noted, several times, I have either complained or rebutted statements made to the City Council about our work as a CAP. I have defended our position both within the governmental bodies and the public. I have made it known to everyone that the only real statements from the CAP come from us as a working group, not as individuals. It is very difficult

to control the loose cannons, hovering around the various city councils, commissions and advisory panels, and are willing to say anything to gain attention.

I have found it very challenging to deal with these interruptions to our attempts to get serious work done, however, I have kept at it, believing always that our group was working towards the best possible solution and recommendations on the Sustainable Development issues. The last meeting, where we were in a joint study session with the Planning Commission, I unfortunately arrived about 15 minutes late. Because of this, I did not personally witness the incident where one of our members personally attacked a City staff member. It was brought to my attention by several other people (not the staff member) and I have now also heard that it was spread out on the street.

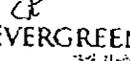
My background is working and teaching Dale Carnegie courses for many years and I try to live by these principles. I can not continue to have my name and reputation associated with ventures that violate these values. I continually remind City Council members to keep on the issues and stay off the personalities of other members. I believe that I lead from being an example of these principles, so after much thought and discussion, I am resigning my position on the Citizen Advisory Panel effective immediately. I do wish you all the best with completing the process, encourage you to stay with the issues and, if possible, get an apology to the staff member who was personally insulted.

Enthusiastically,



John C. Erdman
Executive Director
Greater Woodinville Chamber of Commerce
director@woodinvillechamber.org
www.woodinvillechamber.org

willowSLODGE  Chateau Ste Michelle

 BRITTANY PARK  Molbaks'  EVERGREEN

Jennifer Kuhn

From: John C. Erdman [director@woodinvillechamber.org]

Sent: Tuesday, January 30, 2007 10:27 AM

To: art@pregler.org; Bob Wuotila; kscarbrough@verizon.net; matt.s@verizon.net; mcorning@aspalliance.com; ellenjeane@msn.com; rmasonshome@aol.com; thegottschalks@comcast.net; sbsand@hotmail.com; amee@tmi-online.com; vince.carlson@comcast.net; 'Pat Edmonds'; Cindy Baker

Cc: Cathy VonWald; Hank Stecker; Scott Hageman; Gina Leonard; Chuck Price; Mike Roskind; Don Brocha

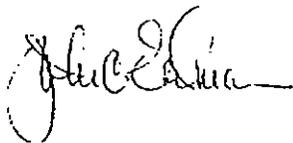
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Enthusiastically,



John C. Erdman
Executive Director
Greater Woodinville Chamber of Commerce
director@woodinvilleChamber.org
www.woodinvillechamber.org

willowsLODGE  *Chateau Ste Michelle*

 BRITTANY PARK  Molbaks'  EVERGREEN
D. A. LUMEN Care Retirement Company Everliving solutions REAL ESTATE

Conrad
mor

Jennifer Kuhn

From: Alan ODannel [odfam2003@yahoo.com]
Sent: Tuesday, January 30, 2007 9:31 PM
To: Council
Subject: Draughn Property

Dear Council:

The code changes being recommended to you by city staff are unsupported and capricious, and have not been offered with sufficient review time to satisfy the spirit (and possibly the letter) of due process. I urge you to reject them all, including all four rezoning recommendations, and instead vote for "Citizens' Choice" Option 5:

Conduct complete critical areas studies of the R-1 zone using Best Available Science.
Release draft and final reports to the Citizens Advisory Panel in a timely manner.
Release proposed code changes to the Citizens Advisory Panel for their review.
Give the Citizens Advisory Panel enough time to make independent recommendations on all issues that the Council will vote on.
Proceed on a time line that allows all parties – Citizens Advisory Panel, Planning Commission, City Council, and the public – sufficient time to review and provide input on the complete body of technical reports, staff reports, and proposed code changes included in the Sustainable Development Project.
Extend the moratorium until all code changes have gone through an orderly due process and have undergone Second Reading.

Based on the flooding that occurred in our neighborhood during the last storm, we can't believe that the City Council would even think of re-zoning the Draughn property for anything other than R-1. We know of at least 2 neighbors that have had pipes break due to unstable soil conditions. Our storm water ponds already overflow during decent rain, allowing a zoning greater than R-1 will only make this worse.

Thank you,
Alan and Cindy O'Dannel
17914 145th PL NE
Woodinville, WA 98072

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Council

SUS

Jennifer Kuhn

From: Becky Warden [beckynell@comcast.net]
Sent: Wednesday, January 31, 2007 7:42 PM
To: Cathy VonWald; Hank Stecker
Cc: Charleine Sell
Subject: Comments on Sustainable Development Study
Attachments: SustainableDevelopment.doc

Dear Council members;

I was unable to attend the meeting tonight regarding the Sustainable Development Issue. I also did not see an email to send my written comments to. Please forward the attached letter to the Planning Department.

Thank you for your attention to my concerns,
Becky Warden
Wellington Home Owner

Becky Warden
20111 163rd Ave NE
Woodinville, WA 98072
Wellington
425-424-9097

To: Woodinville City Planners / Council
Bob Wuotila, Senior Planner
Cindy Baker, Interim Director

Re: Sustainable Development / Proposed Zoning Changes

I attended the 'Open House' at the City Hall on January 18th. The displays regarding the Sustainable Development Study were confusing. Gleaning any usable information was difficult. What I did come away with was a clear determination that the neighborhood that my husband and I bought into in 2003 is under assault.

I want to make my point without being emotional, but because I love my home and property, this is difficult. I do know that the proposed zoning changes from R1 to R4 and the dense development to follow will forever alter the natural environment and character of this neighborhood.

This is a planning issue, where the primary question that needs to be answered is where dense development is appropriate. Every one of these new homes planned in dense communities in areas currently zoned as R1, will have no walking access to services. Attempting to engineer roadways to accommodate such dense and inappropriate rural development cannot be cost effective. Sensible planning should concentrate dense developments in the City Center near services and bus routes. Areas Zoned R1 should stay R1.

In the most recent Woodinville Weekly, on page 10, there are 4 zoning options that are listed. The first option, retaining R1 zoning, is the one that is appropriate. Any future development should be R1, to honor the commitments made to current property owners of this area. This does not stop development.

Thank you for your time.

Sincerely,

Becky Warden

Council
mur

Jennifer Kuhn

From: Stefanzick, Heinz D [heinz.d.stefanzick@boeing.com]
Sent: Wednesday, January 31, 2007 6:45 AM
To: Council
Subject: Council & Planning Meeting 1/31/07

Dear Council:

We strongly feel that the code changes being recommended to you by city staff are not unsupported, and have not been offered with sufficient review time to satisfy the spirit of due process. I urge you to reject them all - including all four rezoning recommendations, and instead vote for "Citizens' Choice" **Option 5**:

That is,

- Conduct complete critical areas studies of the R-1 zone using Best Available Science.
- Release draft and final reports to the Citizens Advisory Panel in a timely manner.
- Release proposed code changes to the Citizens Advisory Panel for their review.
- Give the Citizens Advisory Panel enough time to make independent recommendations on all issues that the Council will vote on.
- Proceed on a time line that allows all parties - Citizens Advisory Panel, Planning Commission, City Council, and the public - sufficient time to review and provide input on the complete body of technical reports, staff reports, and proposed code changes included in the Sustainable Development Project.
- Extend the moratorium until all code changes have gone through an orderly due process and have undergone Second Reading.

Thank you,

Heinz and Lisa Stefanzick

Council

mor

Jennifer Kuhn

From: Todd & Susan [seadoofun2@msn.com]
Date: Wednesday, January 31, 2007 12:24 PM
Subject: Council
Sustainable Development Project

CouncilMembers:

I feel compelled to contact you and strongly urge you to keep the current moratorium in place for a number of reasons:

1. We asked to have input into the way the city proceeds with development, the CAP was established, and they have yet to finish their tasks. There are still areas that have not been studied, and reports that have had limited research time assigned to them. My understanding is this is a voluntary position, and I would think you would want to allow the citizens that have volunteered their time and energy to complete what they set out to do. Let's make sure to do this correctly so that in the end, it's a thorough, well thought out, well researched plan, that everyone can support knowing the proper amount of time and resources were given to it, regardless of what the report brings to light.
2. I believe there have been enough problems in the past with staff options/suggestions, that if any member of the CAP feels the need to question items, their questions need to be researched and answered, to the members and CAP's satisfaction. This might not be personal to the staff who are doing the recommending, but it is very personal to the members of the CAP who have volunteered their time. I don't know anyone who has that much free time in their lives, and for these generous citizens to give up their valuable time and make this a priority, we owe it to them.
3. Plain and simple, let the Citizens Advisory Panel do their job. Let the CAP review draft and final reports in a timely manner. Give them enough time to make THEIR independent recommendation on all the issues you will vote on. After all, isn't that why the panel was created? To give you citizen input?
4. I urge you to forget the 4 rezoning options that have been recommended, and go with a 5th "Citizens Choice". This will allow critical areas studies of the R-1 zone using the Best Available Science.

Again, please extend the moratorium until all code changes have gone through an orderly due process and have undergone Second Reading. We owe this to the dedicated CAP members who have given so freely of their extremely valuable time.

Thank you,

Todd R. Huso
PO Box 1176
Woodinville

Linda Fava

From: Jennifer Kuhn
: Wednesday, January 31, 2007 1:14 PM
Subject: Connie Fessler; Cindy Baker
FW: Sustainable Development Project

-----Original Message-----

From: Todd & Susan [mailto:seadoofun2@msn.com]
Sent: Wednesday, January 31, 2007 12:24 PM
To: Council
Subject: Sustainable Development Project

CouncilMembers:

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Again, please extend the moratorium until all code changes have gone through an orderly due process and have undergone Second Reading. We owe this to the dedicated CAP members who have given so freely of their extremely valuable time.

Thank you,

Todd R. Huso
PO Box 1176
Woodinville

Council
mar

Jennifer Kuhn

From: Linda King [llarking1@comcast.net]
Sent: Tuesday, February 06, 2007 5:41 PM
To: Cathy VonWald
Subject: Sustainable Development?

Council Members:

I was happy to hear the Citizens Advisory Panel had been established last year. I know how hard they have worked, and continue to work, and I just want to make sure they can keep doing the vitally important work that needs to be completed in regards to Sustainable Development before they are told they're done.

At last Wednesday's meeting, I heard a few items, from the panel and concerned citizens. I heard the panel say they need more time to study reports, they need more time to study the options the city has presented, they need the city to release the draft and final reports to the panel for timely review. I heard them say quite a few things that lead me to believe not everyone in the city staff is supporting the citizens needs. Can you please allow these CAP members the resources they need to do the best job that can do on this critically vital project? This is the future of the city we are talking about here. My understanding is also the critical areas studies in the R1 zone are not complete, those really need to be finished, and they need to be finished using the Best Available Science.

If necessary, extend the moratorium. I'm sure there are people who want the moratorium lifted, no matter what. In the end though, doesn't it make more sense to continue the panel until they are completely done with everything they've been tasked with?

Thank you,

Linda King
17344 167th Avenue NE
Woodinville, WA 98072
(425-485-8624

Council

not

Jennifer Kuhn

From: Scott Weiss [scottweiss2@comcast.net]
Sent: Wednesday, February 07, 2007 7:26 PM
To: Council
Subject: Code Changes & Daughn property

Dear Council:

The code changes being recommended to you by city staff are unsupported and capricious, and have not been offered with sufficient review time to satisfy the spirit (and possibly the letter) of due process. I urge you to reject them all, including all four rezoning recommendations, and instead vote for "Citizens' Choice" **Option 5:**

- Conduct complete critical areas studies of the R-1 zone using Best Available Science.
- Release draft and final reports to the Citizens Advisory Panel in a timely manner.
- Release proposed code changes to the Citizens Advisory Panel for their review.
- Give the Citizens Advisory Panel enough time to make independent recommendations on all issues that the Council will vote on.
- Proceed on a time line that allows all parties – Citizens Advisory Panel, Planning Commission, City Council, and the public – sufficient time to review and provide input on the complete body of technical reports, staff reports, and proposed code changes included in the Sustainable Development Project.
- Extend the moratorium until all code changes have gone through an orderly due process and have undergone Second Reading.

Thank you,
Scott Weiss & Karen Peterson
17855 149th NE
Woodinville

Council
sus

Jennifer Kuhn

From: Shani Parrott [shaniparrott@earthlink.net]
Sent: Wednesday, February 07, 2007 12:47 PM
To: Council; vic@orris.org; lrubstello@ci.lynnwood.wa.us; prelnick@comcast.net; art@pregler.org; edmonds@hotmail.com; mcorning@comcast.net
Cc: Ray Sturtz; Bob Wuotila; Cindy Baker; Jennifer Kuhn; Connie Fessler
Subject: Sustainable Development comments

To the Planning Commission and City Council,

Please consider the following items in the Sustainable Development program.

- The wetlands and critical areas bordering the Woodinville city limits, always shown as white on the maps, will also be impacted by additional growth but is not even being considered. Animals and water don't respect city limits.
- Increased traffic on 156th that takes Level of Service from B to E will impact emergency services response time. Though I heard a representative from the fire department at a SD meeting say they have "sirens and skills to get through traffic", and additional traffic would not impact them, recall the snow storm and how difficult it was for drivers to negotiate the abandoned cars (cars pulled over to the side)? Now imagine a fire engine trying to negotiate the narrow road with increased traffic. Even if both sides pull over, could an engine get down the middle of the road?
- Fire department response time is 8 minutes 73% of the time, per the fire department spokesman at the 1/31 planning meeting. Imagine what more traffic to negotiate and more emergency calls due to the additional residents will do to the level of service unless more facilities are added before additional housing comes in. What is the long term support plan for the Woodinville Fire Department to address the already planned growth? BTW, per a friend of mine - a captain in the San Jose, CA fire department, they serve a population of 920,000 in an area of 200+ square miles, 32 stations (average 28,750 people served per station) and their response time is 4 minutes or less 98% of the calls.
- I keep hearing that our schools and emergency services can support a greater population but they have not quantified that statement. Shouldn't we know how many kids are at each of the schools, the schools' capacity, classroom sizes, etc. Just to say "we have capacity" is meaningless.
- Isn't the 195th exit at 522 already a Department of Transportation "hotspot"? Traffic is backed up on that ramp and the 522 to 202 ramp every day for most of the afternoon through the commute. Already many of us in Wellington skip those exits and get off at Costco so we don't have to sit on the ramp for 30 minutes. How will more residents living off of NE Woodinville and Woodinville Duvall impact these already troubled intersections?
- Wellington CCRs require minimum lot and house sizes. Are neighborhood CCRs considered in rezoning?
- Please consider homeowners' property value and the loss to their largest investment should we be rezoned. Consider that they bought R1 for a reason. If they wanted to live in a more crowded neighborhood, they would've bought there and saved themselves a lot of money. Why should they suffer a financial loss since we've exceeded our GMA housing requirements.
- I've spoken to the Woodinville Water District and am told that should a developer put sewer through our neighborhood to their development, the Water District does not force people to upgrade to sewer. Would the city require it? And if so please consider that when this happened to friends of mine in Montana the cost was \$20-40K per household as the homeowner had to pay for the piping from the street to their septic. Worse, a lean was placed on the homeowners' houses for this amount. Many people here are on a fixed income and won't be able to afford to move to sewer if required due to rezoning.
- Are the plans for the golf course and its impact being considered on the limited access routes to that area?

I wonder how many people will be impacted if we rezone - and how many if we don't?

I appreciate your time and attention to this incredibly important matter.

Best regards,
Shani Parrott

16212 NE 200th Court, Woodinville

shaniparrott@earthlink.net

VonWald

M.T

Jennifer Kuhn

From: Lisa Rhodes [lisarhodes@windermere.com]
Sent: Monday, February 12, 2007 5:54 PM
To: Cindy Baker
Cc: Cathy VonWald
Subject: Public hearings for Wood Trails and Montevallo

Dear Cindy,

I live at 15725 NE 198th St. My family has lived here for 13 years. I am one of the Concerned Neighbors of Wellington. I love Woodinville and have always thought that the elected officials have done a great job protecting, respecting and honoring this city and its residents. I believe that the city has done a fairly good job so far, in representing the citizens of Woodinville, with this battle to keep our neighborhoods zoned as R-1. I am also a realtor and completely support builders, *if* their building sites and plans do not take from a neighborhood but give it.

I am so disappointed in your decision to allow two different public hearings in this case. This is unethical, and squirmy. This will all but shut down public comments when you consider each hearing will probably open with a presentation by the city, then the applicant, then perhaps at 10:00 or 10:30 pm there may be time for a little public comment. Repeat this scenario for day two with the city and applicant repeating the exact same presentations. We haven't even been told if the format will allow for a full presentation by our attorney or if he will also be limited to three minutes because the city does not feel it is necessary to reply to our attorney's correspondence. This is a nifty way to shut out the public and shove 132 new homes into Wellington. Is the city's strategy divide and conquer? If each has its own hearing, we can't look at the overall traffic impacts of both projects combined. Is the city simply acquiescing to the builder's request or is this the city's idea? Either way it's unacceptable.

Please keep this to one combined public hearing so that the full impact of this can be presented and responded to.

Please be the city officials we respected and depended on to represent the citizens of Woodinville, not the builders.

Lisa Rhodes
15725 NE 198th St
Woodinville, WA 98072

Jon Wald

M, T

Jennifer Kuhn

From: Missy Ryan [Missy_Ryan@comcast.net]
Sent: Monday, February 12, 2007 8:27 PM
To: Cathy VonWald
Subject: Fw: Wood Trails / Montevallo Developments

----- Original Message -----

From: Missy Ryan
To: cindyb@ci.woodinville.wa.us
Cc: cvonwalde@ci.woodinville.wa.us
Sent: Monday, February 12, 2007 8:22 PM
Subject: Wood Trails / Montevallo Developments

I am writing to express my concern regarding the scheduling of two distinct meetings to provide information on the Wood Trails and Montevallo developments in the Wellington neighborhood. It is imperative to view the developments as a whole: the impact in traffic, on schools, on city services and the environmental impact of these two developments. The addition of 132 new homes in a relatively small area of my neighborhood will certainly have an impact.

The Concerned Neighbors of Wellington have come together and worked together for some time to clearly express our concerns in this situation. I have spent many hours researching information and scheduling time to attend public hearings and to express my concerns in writing.

To schedule two distinct meetings with only 15 days notice is unacceptable. Until yesterday even the City of Woodinville website listed one meeting. Why has the format been changed at the very last minute? Why does the City of Woodinville not feel it necessary or appropriate to communicate with our attorney in a timely manner?

One cannot help but wonder if the idea of two distinct meetings is the idea of the City or the idea of the Developer who stands to benefit from separate meetings which will not adequately address the combined impact of these projects.

In all fairness the City of Woodinville should revert to the *one meeting* where both developments and the impact on my neighborhood are discussed with the City Council. Adequate time must be allowed for public comment. Not a few minutes in the late,, late evening. This is simply too important an issue to be pushed aside

Regards,

Muriel Ryan
14821 NE 202 Street
Woodinville, WA 98072

VonWald

M.T

Jennifer Kuhn

From: Guy A. Mahan [gamahan@comcast.net]
Sent: Monday, February 12, 2007 4:57 PM
To: Cindy Baker
Cc: Cathy VonWald
Subject: Scheduled Hearings

Dear Ms. Baker,

It never ceases to amaze me how the Woodinville city management continues to ignore it's residents concerns by manipulating the system to accomplish the councils goals.

The Sustainable Development Study presentation a few weeks ago was a joke. If the people involved with that presentation were in the private sector, they should have been demoted or fired. Or was this just another stroke of genius by the city to white wash and confuse it's citizens.

Again, the deception plays out. Now, two hearings for Woodtrails and Montevallo instead of the one meeting previously announced. You ought to be ashamed of yourselves!

Guy A. Mahan
PMB 181
14241 NE Woodinville-Duvall Rd.
Woodinville, WA 98072
425.486.6801 office
425.216.3754 fax
425.218.9277 cell
gamahan@comcast.net

VonWald

mor

Jennifer Kuhn

From: Guy A. Mahan [gamahan@comcast.net]
Sent: Monday, February 12, 2007 4:57 PM
To: Cindy Baker
Cc: Cathy VonWald
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Guy A. Mahan
PMB 181
14241 NE Woodinville-Duvall Rd.
Woodinville, WA 98072
425.486.6801 office
425.216.3754 fax
425.218.9277 cell
gamahan@comcast.net

Jennifer Kuhn

From: Lisa Rhodes [lisarhodes@windermere.com]
Sent: Monday, February 12, 2007 5:54 PM
To: Cindy Baker
Cc: Cathy VonWald
Subject: Public hearings for Wood Trails and Montevallo

Dear Cindy,

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I am so disappointed in your decision to allow two different public hearings in this case. This is unethical, and squirmy. This will all but shut down public comments when you consider each hearing will probably open with a presentation by the city, then the applicant, then perhaps at 10:00 or 10:30 pm there may be time for a little public comment. Repeat this scenario for day two with the city and applicant repeating the exact same presentations. We haven't even been told if the format will allow for a full presentation by our attorney or if he will also be limited to three minutes because the city does not feel it is necessary to reply to our attorney's correspondence. This is a nifty way to shut out the public and shove 132 new homes into Wellington. Is the city's strategy divide and conquer? If each has its own hearing, we can't look at the overall traffic impacts of both projects combined. Is the city simply acquiescing to the builder's request or is this the city's idea? Either way it's unacceptable.

Please keep this to one combined public hearing so that the full impact of this can be presented and responded to.

Please be the city officials we respected and depended on to represent the citizens of Woodinville, not the builders.

Lisa Rhodes
15725 NE 198th St
Woodinville, WA 98072

VonWald

M.T

Jennifer Kuhn

From: K Scarbrough [kscarbrough@verizon.net]
Sent: Monday, February 12, 2007 9:05 PM
To: Cindy Baker
Cc: Cathy VonWald
Subject: Wood Trails and Montevallo

Dear Ms. Baker:

As you can sense, there seems to be some concern over the splitting of the application for Wood Trails and Montevallo. I believe this application should be presented as one, although two nights to allow for public comment is probably wise.

Sincerely,

Kerri W. Scarbrough
15124 NE 198th St

Von Wald

M.T

Jennifer Kuhn

From: Kristy Howell [kristy_howell@comcast.net]

Sent: Monday, February 12, 2007 10:49 PM

To: Cindy Baker

Cc: Cathy VonWald

Subject: Please combine Wood Trails and Montevallo hearings as originally planned

Cindy Baker, Interim Development Services Director
City Of Woodinville

Dear Cindy, Our household has received notices of separate hearings for Montevallo and for Wood Trails. Our concerns about these developments are the same for both proposals, and we would appreciate the opportunity to comment on both at one hearing. We are also hoping you will allow plenty of time for public comment at a reasonable hour.

Thanks so much,

Kristy and Jeff Howell
14817 NE 192nd Street
Woodinville WA 98072

VonWald

M, T

Jennifer Kuhn

From: pkforman@juno.com
Sent: Monday, February 12, 2007 9:41 PM
To: Cindy Baker
Cc: Cathy VonWald
Subject: separate hearings, February 28 and March 1

2-12-07

Dear Ms. Baker,

I'm a resident of the Wellington neighborhood and understood that the upcoming Wood Trails and Montevallo hearings would be combined into one meeting. Then I received a mailing late last week that indicated separate hearing dates.

I have two major concerns about these developments - loss of natural habitat and increase in traffic congestion. If each development is considered separately, without reference to the other, I'm afraid the overall impact (multiplied exponentially by any zoning changes) will be more easily dismissed. Is the "double-whammy" factor going to be taken into account as the proposals are reviewed? Wouldn't it make more sense to review the proposals together as originally planned?

Sincerely,
Kathie Forman
19831 156th Ave NE
Woodinville 98072
pkforman@juno.com

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[Click here to checkout USA TODAY Headlines.](#)

VonWald
M.T

Jennifer Kuhn

From: Cindy Baker
Sent: Monday, February 12, 2007 11:48 PM
To: Kristy Howell
Cc: Cathy VonWald
Subject: RE: Please combine Wood Trails and Montevallo hearings as originally planned

Hi Kristy and Jeff, I plan to talk with the hearing examiner about people that would like to comment on both plats. Because they are separate proposals he is required to make separate decisions. There are a number of ways he can overcome the dilemma—I will ask that he explain at the hearing.

From: Kristy Howell [mailto:kristy_howell@comcast.net]
Sent: Monday, February 12, 2007 10:49 PM
To: Cindy Baker
Cc: Cathy VonWald
Subject: Please combine Wood Trails and Montevallo hearings as originally planned

Cindy Baker, Interim Development Services Director
City Of Woodinville

Dear Cindy, Our household has received notices of separate hearings for Montevallo and for Wood Trails. Our concerns about these developments are the same for both proposals, and we would appreciate the opportunity to comment on both at one hearing. We are also hoping you will allow plenty of time for public comment at a reasonable hour.

Thanks so much,

Kristy and Jeff Howell
14817 NE 192nd Street
Woodinville WA 98072

VonWald

M.T

Jennifer Kuhn

From: Ann Rupley [Ann@wildlifecomputers.com]
Sent: Monday, February 12, 2007 5:30 PM
To: Cindy Baker; Cathy VonWald
Subject: Multiple public hearings for both proposed Wellington developments

Dear Mayor VonWald and Ms. Baker,

I have recently been made aware that there is a change in the EIS hearing format for the proposed Wood Trails and Montevallo developments in the Wellington neighborhood, in that there will now be separate hearings for the two projects.

First, please note that while I am on the email distribution list for the Concerned Neighbors of Wellington, much of the rancor that came out in the last election and in other CNW-related activities does not represent my opinion, and I was appalled by the blatant personal attacks that occurred. I do not actively support most CNW activities. So, please take this as a letter from an average Wellington resident, who has lived and raised our children in Wellington for the past 14 years. My husband and I are long-time acquaintances of Don Brocha, who can also vouch for the fact that we are not fanatical citizens out to skewer the city.

That said, I am concerned about the change in the hearing process, and that it comes with such limited advance notice this late in the process. As recently as today, I believe the city website still indicated this would be a joint hearing. Decisions such as this, made late in the game, add fuel to the argument that the city is "trying to pull a fast one." Perhaps this is just a public relations mis-step, but the potential for distrust and misunderstanding is once again magnified by this action.

I do not believe that all building should cease, and I do not believe that the government should deny a property owner REASONABLE requests to develop land that he/she/the corporation owns. However, I DO think the city should make every legal effort to limit that development when it creates a major ecological, safety, or quality of life issue for a large segment of the citizenry.

If you consider the potential impact these two developments will have on the Wellington neighborhood, the two must be considered as an overall package. The cumulative effect of both developments is substantially different than one or the other alone. It is appropriate to look at the two together because they are intertwined in their dependence on density transfer credits and their joint request for rezoning, and due to the cumulative impacts of the two properties on traffic, erosion, and neighborhood character.

It is my sincere hope that "the city" is not trying to ramrod these developments through, and that "the city" is not trying to deny the public reasonable and practical opportunities to express their opinions, pro or con. I hope that "the city" isn't being the big, bad entity that creates an "us vs. them" scenario. That is the impression one would get at times, based on the way some decisions are made and/or events unfold.

I am trying to keep an open mind and trust in the integrity of those in positions of authority in the Woodinville city government. I do request that city officials do all they can to represent the citizens fairly. I believe that does much to protect our quality of life in Woodinville. It is in this spirit that I strongly urge you to consider the two proposed developments at the same public hearing where the cumulative impacts can be considered.

Finally, I thank you both for your time, both in reading this email, and for the effort you put in regularly on behalf of the voters. I realize that you, Ms. Baker, are an employee of the city, and not an elected official, but I am sure that does not lessen the feeling of responsibility that comes with the job. And Mayor VonWald, you have put in countless hours over the past several years, many of them dealing with contentious issues. That is never a pleasant experience. So, thank you for your sacrifice and your effort.

Best regards,

05/29/2007

Ann

Ann Rupley

ann@wildlifecomputers.com

Hm: +1(425) 486-7443

Wk: +1(425) 881-3048

Cell: +1 (206) 963-9847

16324 NE 203rd Place, Woodinville, WA 98072

Jennifer Kuhn

From: Pregler, Art [art.pregler@cingular.com]
Sent: Monday, February 12, 2007 12:42 PM
To: Les Rubstello; mcorning@microsoft.com; patrick_edmonds@hotmail.com; prelnick@comcast.net; Victor Orris
Cc: Charleine Sell; sbsand@hotmail.com; roger.mason@ch2m.com; ellenjeane@msn.com; kscarbrough@verizon.net; thegottschalks@comcast.net; matt.s@verizon.net; schultzm@verizon.net; schultzmf@cdm.com; sbsand@hotmail.com; Gina Leonard
Subject: FW: CAP Recommendation for Sustainable Development Project
Attachments: CAPRecommendation20070210D.doc; CAPRecommendationsAGaps.doc

Planning Commissioners,

The attached recommendations and executive summary have been prepared by the Sustainability CAP for your review and consideration. Please read these documents prior to our Wednesday Planning Commission meeting so that we are able to engage in dialog with the CAP from a more informed position. The CAP is providing a hardcopy, with signatures from all CAP members, to Charleine today for entry into the public record.

Thanks,

Art Pregler, AICP

Planning Commissioner
CAP Chair – Sustainable Development Study
art@pregler.org
425.233.5682

From: sbsand@hotmail.com
To: art@pregler.org
CC: roger.mason@ch2m.com; ellenjeane@msn.com; kscarbrough@verizon.net; thegottschalks@comcast.net; matt.s@verizon.net; schultzm@verizon.net; schultzmf@cdm.com; sbsand@hotmail.com
Subject: CAP Recommendation for Sustainable Development Project
Date: Sun, 11 Feb 2007 20:35:34 -0800

Dear Art,

The CAP is pleased to send you our recommendation for the current review cycle of the Sustainable Development Project.

The recommendation includes three parts:

- A 2-page summary, which we will deliver in hard copy with all our signatures
- Attachment A, a 24-page list that details our concerns and, we believe, serves as a useful guideline to the next phase of study
- Attachment B, which we will deliver in hard copy, but include here as a link. It is the Best Available Science portion of the Washington Administrative Code, WAC 365-195-900 to 925:
http://www.cted.wa.gov/_CTED/documents/ID_1188_Publications.pdf

Would you please forward to the rest of the Planning Commission and to the Council liaison to the Planning Commission? I will deliver a complete hard copy to Charleine tomorrow for the hearing record.

Thank you,

Susan Boundy-Sanders
425-485-0482 home
425-591-3672 cell
sbsand@hotmail.com
17859 149th Av. NE
Woodinville, WA 98072-6202

February 14, 2007

Dear Planning Commission for the City of Woodinville:

We, the Citizens Advisory Panel, are pleased the City has undertaken planning for growth over the next twenty years. The Study for the R-1 Area for Sustainable Development is a good beginning, covering the four major areas of concern: Environment, Transportation, Capital Facilities, and Neighborhood Character.

Especially well-done is the study's coverage of limnology, or the study of inland bodies of water such as Lake Leota. However, the CAP has identified several areas we feel were inadequately addressed. The more prominent examples are listed below. **A more comprehensive list, which represents the CAP's diligent efforts to provide specific comments on all concerns, follows in Attachment A.**

1. **Hydrology**—The study identified the Lake Leota/Cold Creek Basin as a critical water source for Bear Creek Chinook, recommending retaining its R-1 zoning. However, the hydrology report suggests the School Basin water contribution may be as significant. Installation and/or increased measurement of monitoring wells or performing a simple groundwater computer model to calculate a water balance would help quantify the water contribution of the School Basin. This information would be very significant in quantifying potential impacts on habitat for endangered species of salmon and on the ecology of Lake Leota. The Hillside Basin drainage in the western portion of the R-1 affects Little Bear Creek, a known Chinook-bearing stream. Water discharge estimates under a scenario of increased development to R-4 suggest the Hillside Basin could contribute a third of Little Bear Creek's water during storms – almost ten times as great as the estimates in the report.

2. **Deficient Inventory of Significant Features**—Maps display inadequate or inaccurate data on wetlands, steep slopes, faults, erosion hazard areas, and landslides. Roads are incorrectly identified or omitted. There is no wildlife inventory. Accurate information of record should be incorporated. Further wetland sites can be identified at minimal expense using infrared maps; steep slopes can be located, perhaps automatically, using the City's existing topographic data.

3. **Traffic**—The transportation study identifies various problems with the traffic infrastructure in the R-1 zone but omits Woodinville-Duvall Road. Costco's traffic study of 156th indicates annual growth of 8.5% compared to the 2.5% estimates in the SD traffic study, meaning intersections will fail sooner, and improvements will be needed sooner, than predicted in the SD report. The study does not include a plan for improvements. Projects listed in the 6-year CIP total \$114 million whereas funding is only \$47 million—none of which is slated for improvements in the R-1 district. Recommendations for rezoning do not consider ingress and egress. Many areas are served by only one residential road, and that road often has inadequate sight distance, excessive steepness, and/or inadequate width. The dangers posed by these factors are exacerbated as traffic volumes increase.

4. **Neighborhood Character**--An absence of discussion of covenants, codes, and restrictions (CC&Rs), is concerning. Covenants, which the Washington Supreme Court has upheld as legally binding in rezoning cases, include descriptions of features such as lot size or acreage. Any rezoning recommendations should remain consistent with these documents.

5. **Integration of Study Information**—If rezoning recommendations are entertained, they must integrate the results of the four topical studies. A defensible and documented line of reasoning is required. As the report stands, there is a disconnect in the logic for certain options. As an example, if one were to overlay the areas identified as having neighborhood character with those requiring protection based on environmental and resource issues, then one would produce a map entirely different from the options presented. If one further added an overlay that took into account future traffic concerns, there would be even more areas that would be restricted for potential future re-zoning.

After close scrutiny the CAP believes the scientific information within the study is inadequate. The Best Available Science portion of the Washington Administrative Code provides for such instances. It allows “a ‘precautionary or a no-risk approach’ in which development and land use activities are strictly limited until the uncertainty is sufficiently resolved...” (WAC 365-195-920; see Attachment B for full text.)

In conclusion we believe the City's most defensible option is to retain current R-1 status, strictly limiting development and land use activities until the uncertainty is sufficiently resolved. We submit the City can achieve this “precautionary approach” by continuing the Sustainable Development studies, with or without the moratorium. We recommend Attachment A as a blueprint for the next phase of study.

Sincerely,

Kerri W. Scarbrough

Steve Gottschalk

Matt Schultz

Susan Boundy-Sanders

Roger Mason

Wendi Pedersen

CAP Recommendation, Sustainable Development Project

Attachment A: Gaps and shortcomings in the Sustainable Development Project as of 31 January 2007.

The CAP believes that the Sustainable Development Project (SD) in its current state reflects a “rush to judgment,” that is, recommendations constructed in haste that are unsupported and legally indefensible. We believe that filling the following gaps and shortcomings will go a long way toward enabling a legally defensible set of recommendations to be created.

The CAP has worked diligently to assemble the following list of concerns. The list is as complete as we can make it given the time constraints and the current state of the project; additional gaps and shortcomings may turn up as the project progresses. We have tried to limit the list to substantive concerns; we hope that many smaller errors will be removed as the draft reports are reviewed.

The tables below contain an identifier and description of each issue. They also include a severity rating for each. Severity is rated on a scale of 1 to 10, 10 being the most severe.

Overall

ID	Severity	Description
1	10	Confusion over goals: The CAP believes there is a lack of common understanding as to the purpose and goals of the project. Is the goal to rezone to the highest possible density? Keep the entire R-1 zone R-1? Develop a deep enough understanding of the entire R-1 zone (and eventually the entire city) to make sound decisions for the next 20 years? Gather enough information to defend current zoning until individual areas can be more thoroughly characterized? Package a visually appealing document, regardless of its quality, so that upzoning can be accomplished and the moratorium can be lifted? The CAP believes that a commonly understood goal, with scope and budget to match it, are important next steps in successfully completing the project.

2	8	<p>Incorrect representations of Best Available Science: The CAP notes that the CAP, Planning Commission, and Council have been misinformed about the nature of Best Available Science, and its cost. It appears that this has led to curtailment of studies. For example, page 13 of the SD environmental report (Attachment A) states, "During a City Council meeting, staff explained that completing a detailed 'survey' of all wetlands and steep slopes could costs (sic) in the millions of dollars and would not provide proportionate benefit. The council determined that the level of analysis being proposed by staff was adequate to defend a planning level of analysis. Parentheses indicate the council's acceptance:</p> <ul style="list-style-type: none"> • "Inventorying critical areas that are in the R-1 zone or may be influenced by development in the R-1 zone, (without conducting detailed surveys or identifying all wetlands)" <p>In contrast, the minutes for the October 23 Council meeting state that staff "<i>commented on</i> the difference between the survey of critical areas (using Lidar, topographic maps and existing critical area maps) that provide an approximate location of critical areas versus the more costly critical area delineation. (emphasis added)" The minutes give no indication of Council gave direction to curtail the scope of the project, and the CAP notes with concern that none of the Council members we have spoken with can recall any direction given by Council on this matter.</p>
3	10	<p>Incomplete studies: The CAP is concerned that the SD report in its current state does not represent BAS, because misunderstandings and budget constraints have led the consultants to jump to conclusions about the study area. The CAP believes that in many parts of the study area, "absence of evidence" with respect to critical areas is being confused with "evidence of absence."</p>

4	10	<p>Haphazard order and timing of project tasks: The CAP endorses the linear process of Best Available Science as laid out in Washington Administrative Code, WAC 365-195-900 through 925. We would also support any mainstream project management process that includes the formation of goals, listing of tasks, construction of a time table, and identification of criteria for success. We are concerned to note such departures from an orderly process as rezoning recommendations being generated without studies being completed.</p>
5	7	<p>Inconsistent buildout scenarios: It appears that different studies may be using different buildout scenarios, and none of the studies seem to be accounting for infill that consolidates several R-1 lots, such as proposed by the group of homeowners who spoke at the beginning of the public comments portion of the Planning Commission hearing. The CAP recommends that buildout scenarios should be considered more carefully, the likely scenarios distributed to all consultants, and recommendations for all studies use the same baseline buildout scenarios.</p>
6	9	<p>Studies stop at city limits: The report makes very little mention of conditions outside the city limits, except with reference to traffic on 156th and Woodinville-Duvall Road. The SD report should consider the effect of adjoining areas on the studies and recommendations.</p>
7	10	<p>"Ready, fire, aim": The CAP is troubled that rezoning recommendations were drawn up before the studies were completed, even in their current inadequate state. We believe the City and citizens are better served by a process that gathers data first, then makes decisions based on that information. The CAP strongly recommends that the Sustainable Development Project adopt a sound, transparent, data-driven decision-making process, including a reasonable schedule, task list, and time line.</p>
8	10	<p>Lack of components of Comp Plan: The CAP notes that some components should be added to or updated in the Comp Plan: storm water management, and transportation corridor management for Woodinville-Duvall Road and 156th Av. NE.</p>

9	8	Sustainable Development Project is not a mitigation plan: It should be clearly stated in the opening pages of the Sustainable Development Report that it is not a mitigation plan and should not be used as such. When completed, the CAP hopes it will identify a large percentage of the City's potential critical areas, but most or all are likely to require further study before site-specific mitigations are decided upon.
10	9	Recommendations buried in reports: The CAP has done its best to assemble this list of concerns, but time has not permitted us to extract all the consultants' recommendations included in their reports. We believe these recommendations should be taken very seriously, and addressed before the Sustainable Development Project is considered complete.

Environmental reports

ID	Severity	Description
11	10	Incomplete and missing maps and reports: The CAP believes the Sustainable Development Project is not ready to move from the report to the recommendation phase until the following are achieved: <ul style="list-style-type: none"> • Environmental reports are in final draft stage. • Maps are prepared showing all critical areas in the R-1 zone.
12	9	Topographic base maps inaccurate: The CAP has repeatedly heard concerns about the accuracy of the topographic base maps used for the consultant studies. This affects the mapping of basin boundaries, and the basin-based policy recommendations arising from this study.

Wetlands

ID	Severity	Description
13	10	<p>Wetlands map lacks results of previous City-commissioned studies: Current wetlands report omits results of the Woodin Creek and Little Bear Creek reports that the City of Woodinville has commissioned in previous years. It also omits the results of the recent EIS that has been conducted on part of the R-1 zone. The significance: the wetlands report contains significant, readily identifiable omissions. We can only speculate what other omissions might be identified if this study were given sufficient scope and budget to conduct a complete survey of the entire R-1 zone.</p>
14	10	<p>Relationship between Leota and School Basins is unclear: The CAP is concerned about the relationship between the School Basin, Lake Leota, and Cold Creek. The reports indicate that the Leota Basin appears to satisfy the Litowitz criteria, yet the hydrology report indicates that the School Basin's groundwater contribution to Bear Creek may be as significant as Leota's. We believe it is imperative to delve more thoroughly into the relationship among the two basins and Cold Creek Springs.</p>
15	10	<p>Hillside Basin should be split in two: The CAP agrees with the consultants' assessment that the current "Hillside Basin" should be split into two sub-basins: the "Golf Course Basin" and the southern part of the current Hillside Basin.</p>
16	10	<p>Golf Course Basin needs further study: The CAP is concerned about the apparent dismissal of the Golf Course Basin as a critical habitat, when measurements suggest it supplies roughly 30% of the water of Little Bear Creek, a known Chinook spawning stream. We believe it merits more thorough study and may satisfy the Litowitz criteria.</p>

17	10	<p>Insufficient budget for wetlands study: The SD wetlands report – 4 pages in length, the map labeled in pencil, and missing wetlands that are included in other city reports – is estimated by a local consultant to represent probably a \$2000-3000 budget. The CAP believes that for far less than the “millions” that staff has claimed in the draft report and at the October 23 City Council meeting, the City could get a far more complete and comprehensive wetlands report. In other words, for a fraction of the cost Council is being asked to approve for Jones and Stokes’ aid in writing reports, the City could have a complete and robust wetlands study.</p>
18	10	<p>Many wetlands omitted: The wetlands report should include all wetlands, not just Class 1 and 2 wetlands that are easily spotted from main roads. The CAP believes this is important because of the complex hydrologic regime between the Leota and School basins, the likelihood that the many small wetlands are hydrologically contiguous, adverse effects on structural integrity of buildings, effectiveness of septic systems, and health effects of building on ground that supports excessive mold and mildew. The CAP is troubled that this aspect of the project, which we believe is extremely important, was curtailed by city staff.</p>
19	9	<p>Citizen-identified wetlands are far more extensive than those in consultant’s report: The CAP has assembled a map of citizen-identified wetlands that indicate that wetlands in the R-1 zone are four or five times as extensive as shown in the consultant’s report. We believe that land that is still soggy, or ditches still flowing, several days after the last rain needs to be examined.</p>
20	8	<p>CAP members not qualified to conduct wetlands studies: The CAP is concerned that staff has suggested that the CAP map wetlands. Woodinville is a Best Available Science city; the CAP does not include a qualified wetlands specialist and should not be expected to function as such.</p>

Groundwater

ID	Severity	Description
21	10	<p>Lack of data on Leota Basin vs. School Basin groundwater contributions to Cold Creek Springs: Lake Leota and the Cold Creek Drainage are recognized as areas that significantly affect the habitat of endangered salmonids in the Bear Creek Drainage. The drainage from the School Basin also feeds into the Bear Creek Drainage. The study recognizes that the areas north and south of the Cold Creek springs contribute to the cool water that enhances the salmon habitat. Furthermore, some of these areas are recognized as critical recharge areas. However, there is no quantification of the contribution of water flows to the Bear Creek/Cottage Lake system.</p> <p>In section 2.3.1 of the draft report on groundwater, the text reads, "However, it appears that most of the groundwater originating from the R-1 area will flow to the west toward Little Bear Creek, rather than to the east toward Cottage Lake. This would suggest that the recharge from the R-1 area is less important than inflow from the surrounding areas outside the R-1 area in terms of maintaining flow to Cold Creek Springs."</p> <p>There are a number of concerns regarding this conclusion. First, the location of the groundwater divide north of Woodinville-Duvall Road is not defined. There is considerable distance between the available wells such that the divide is not known within a few hundred feet. Second, although most of the groundwater in the R-1 zone might flow west, this does not imply that the groundwater contribution from the School Basin is "less important" as a contributor to the Cold Creek Springs. Third, a statement is made on page 9 of the Executive Summary that "The [School] Basin does not require the need for R-1 protection."</p> <p>There is no quantification of the groundwater flows to justify these conclusions. It would be beneficial to conduct a "water balance" on the Cold Creek Springs to support this theory because it may be that in terms of overall water contributions, the School Basin contributes more as a percentage to the Cold Creek Springs area than other areas. The potential outcome of this evaluation is that if the School Basin drainage is not recognized for its contribution, the protective efforts envisioned may not be sufficiently protective. We may be barking up the wrong tree. (cont'd)</p>

		<p>(continued)</p> <p>Run a groundwater model and perform a water balance on the Cold Creek Springs area. There may be sufficient monitoring well and hydrologic data to support conducting a simple groundwater modeling effort. A similar evaluation can be conducted on the relative groundwater contributions to the Cold Creek Springs area. If necessary, additional groundwater well measurements can be made and/or new groundwater piezometers or wells can be developed to gather more information to assist in the modeling effort. With this information, Figure 6 can be updated to show the groundwater divide, estimates of flow volumes can be obtained, and the near surface hydrology north of Woodinville-Duvall Road can be better understood.</p>
22	10	<p>Lack of data on western slopes: We are also concerned about the lack of information on groundwater on the slopes of the Golf Course, Hillside, and Woodin Creek basins. Citizens have provided documentation of springs, seeps, and perennial streams in these areas, and the hydrologic regime has an important impact on slope stability.</p>

Surface water

ID	Severity	Description
23	10	<p>Current storm water management not baselined: The CAP is concerned that surface water drainage is poorly understood, particularly in regard to storm sewers. City staff admits that storm sewer routes are poorly documented, and volumes and capacity seem to not be documented at all. Surely due diligence requires that this be clearly understood and mitigated before making rezoning decisions that will substantially change the surface water runoff in the study area.</p>

24	9	<p>Limitations on tightlining not specified: Tightlining – diverting surface and storm water through pipes to a downstream location -- is included in the staff recommendations as a solution to unstable slopes that might be destabilized by surface water infiltration on the western edge of the R-1 zone. When land is cleared for development, increased runoff and infiltration, and hence increased erosion and landslide hazard, are likely consequences. The CAP is concerned that tightlining is an oversimplified solution, and should be removed from the report. If it is left in, we believe the report should include the following points:</p> <ul style="list-style-type: none"> • Core Requirement #1 of the King County <i>Surface Water Design Manual</i> is: “All surface and storm water runoff from a project must be discharged at the natural location [onsite] <i>so as not to be diverted onto or away from</i> downstream properties... (emphasis added).” The report should explain how tightlining, which is all about diverting water, is consistent with this core requirement. • The report should specify how, if the City chooses to allow tightlining, it intends to accommodate extra storm water at the downstream locations. The CAP believes that at <i>all</i> current downstream locations, the storm water system is already seriously overburdened, and there doesn’t appear to be space available for additional storm water detention. • The report should specify how, if tightlining is permitted, the City proposes to maintain the hydrologic regime that supports the trees that stabilize the slopes on the western edge of the R-1 zone. • The report should specify how tightlines which, if built as above-ground pipes and rip-rap-lined pits as mentioned in the draft report, are consistent with Woodinville’s Comp Plan goals and “Northwest woodland character.”
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Faults and seismic hazard areas

ID	Severity	Description
25	10	Missing fault: The Route 9 Brightwater site, immediately north of the R-1 zone, includes one acknowledged strand of the Southern Whidbey Island Fault Zone (SWIF) and five other possible strands. The SWIF trends southeast, roughly down Cold Creek and through Lake Leota. The CAP believes that the seismic hazards associated with this fault should be more thoroughly studied and included in the SD report and recommendations.

Landslides

ID	Severity	Description
26	10	Unstable slopes not protected: The consultant has explained that the slopes on the western edge of the R-1 zone appear to have sedimentary layers that may cause landslides if the slopes are disturbed. The CAP's first choice would be to have clearer knowledge of exactly where these layers are located. With or without this investigation and formal designation of landslide hazard areas, the CAP believes that the entire hillside should be set aside as a Native Growth Protection Easement, because the consultants have stated that clearing the slopes is likely to trigger slope stability issues.

Steep slopes

ID	Severity	Description
27	9	<p>Identify steep slopes using City's topographic data: The CAP believes that Woodinville's topographic data are detailed and accurate enough for a planning-level steep slopes identification. We further believe that this is a fairly trivial study that can be done either as a task automated within the GIS system, or as a hand-done task by City staff. We certainly do not agree with the assessment that this study, together with a Best Available Science wetlands study, would cost "millions" as staff has stated in the draft report and to the Council (October 23 Council meeting; page 13 of SD environmental report).</p>

Erosion hazard areas

ID	Severity	Description
28	9	<p>No erosion hazard study done: No erosion hazard areas study results have been presented to the CAP. The SD report mentions that erosion hazard areas are listed in citizen comments and in University of Washington maps, but does not include maps. Based on observations of remarkable erosion at Tanglin Ridge, Sirkin, and the Golf Course Basin, the CAP believes mapping of erosion hazards is an important component of the overall SD study.</p>

Fish and wildlife habitat conservation areas

ID	Severity	Description
29	10	<p>Wildlife study not done: Wildlife censuses have not been done for SD, and have not been compiled from previous studies commissioned by the City. In response to this, the CAP has compiled lists and maps of wildlife sightings. These documents include endangered species and species of concern well beyond the SD's singular focus on Chinook salmon in the Bear Creek system (the current study does not include Little Bear Creek Chinook). Citizen comments in the hearing record include some species lists but should not be considered to represent the entire R-1 zone.</p>
30	10	<p>Water sources not accounted for: In the R-1 zone, there are several known perennial natural sources of water including: Lake Leota, a pond northwest of Lake Leota, the Golf Course stream, a spring on the Draughn property, and a pond east of 166th Av. NE. These water supplies contribute to the complexity of the terrestrial ecosystem; we believe this fact has not been adequately addressed and is likely to impact the outcome of Litowitz tests, if they were conducted outside the Leota Basin.</p>
31	9	<p>Existing wildlife corridors not identified: We recognize that the study is necessarily restricted to the Woodinville City limits. Yet, it is valuable to recognize the continuity of our natural resources with adjacent jurisdictions. A specific example is the presence of a high value wetland north of 164th Street NE and NE 203rd, the Department of Natural Resources Area north of 166th Street NE and 170th Street NE, the Crystal Lake area northeast of the city, and the Paradise Valley Conservation area further east of the Crystal Lake area. These properties currently provide a continuous wildlife corridor through north Woodinville. There is no recognition of the complex nature and value of this ecosystem.</p>
32	9	<p>Impact on buildable lands not defined: Council should consider whether fish and wildlife habitat conservation areas should be added to Sections 21.12.060 and 21.12.080 of the Woodinville Municipal Code, which have to do with the effect of sensitive areas on density requirements and density calculations.</p>

Native Growth Protection Easements

ID	Severity	Description
33	10	<p>Native Growth Protection Easements not recommended: Native Growth Protection Easements (NGPEs) may be designated in areas that are deemed unbuildable due to slopes, soil types, drainage, wildlife, or any combination thereof. The CAP believes that the designation of new NGPEs, especially along the western edge of the R-1 zone, is an important tool in fulfilling the legislative intent of the Sustainable Development Project. Specifically, Moratorium 419's language mandating "protection of critical areas" is well served by designating NGPEs.</p>
34	9	<p>NGPE impact on buildable lands not defined: Council should consider whether NGPEs should be added to Sections 21.12.060 and 21.12.080 of the Woodinville Municipal Code, which have to do with the effect of sensitive areas on density requirements and density calculations.</p>

Low-impact development techniques

ID	Severity	Description
35	7	<p>List of LID techniques incomplete: The CAP has found that the low-impact development (LID) techniques described in the report are incomplete. The CAP believes this is a very promising area; we would like to see a more complete set of LID options in the final report.</p>

Neighborhood character report

ID	Severity	Description
36	10	<p>Covenants are missing: The Washington Supreme Court case that affirmed the legal standing of neighborhood character is the <i>Viking v. Holm</i> decision of September 2005. In that case, neighborhood covenants were specifically upheld as legally enforceable zoning instruments. The SD neighborhood character report does not include neighborhood covenants at all. The CAP believes that if the Neighborhood Character study is to be legally defensible, it must include covenants. We estimate that there are at least 6 sets of covenants in the current R-1 zone. We note that these covenants include language that restricts or prohibits subdividing.</p>
37	8	<p>Metrics vary: Metrics for tree cover are different in different parts of the report. In Figure 5, the report maps parcels with less than 50% tree cover; in Figure 12, the report rates neighborhoods based on 75% tree cover. The CAP is concerned that there might be more inconsistencies like this one, and that they would be significantly weaken the City's legal case.</p>
38	7	<p>Character ratings too coarse: The CAP believes that the concept of a single threshold for tree cover should be reconsidered. Generally, scientific studies would map out a spectrum of values, not just two ranges.</p>
39	7	<p>Appropriateness, completeness, and weighting of criteria have not been evaluated: The neighborhood character study has not undergone review for whether all appropriate criteria have been evaluated, whether criteria are redundant, and whether criteria are appropriately weighted. For example, are "areas of common parcel size," "sense of scale and fabric," "cohesive street presence," and "building texture/rhythm" independent characteristics, or redundant? As another example, does a neighborhood with "manicured landscapes" show more "character" than a neighborhood where every house has maintained native vegetation?</p>

40	8	Arbitrary threshold for "defensible" character: The neighborhood character study, which was completed very rapidly, assigned a threshold for "character" that its original author described as "arbitrary" and was perfectly willing to reconsider. Neighborhoods that scored 24 or higher out of 36 possible points had "character," neighborhoods 23 or below lacked "character." We believe that a judge or hearing examiner reviewing this study would find the reasoning behind the threshold legally indefensible.
41	8	Vacant lots automatically identified as density potential: The neighborhood character study assumes that empty lots correlate with R-4 potential. The CAP believes this assumption should be reconsidered for two reasons: Some lots are empty because of wetlands or other critical areas, and residents of those neighborhoods bought into a look and feel -- setbacks, tree canopy, wildlife areas -- that they expect to enjoy in the future.

Transportation

ID	Severity	Description
42	9	Report in flux: The transportation study is a "living document"-- the CAP is receiving major revisions frequently. This study needs to be finished before it can be integrated into any recommendations that arise from the project as a whole.
43	9	Lack of buildout scenarios: Meaningful predictions of what road improvements are needed, and when, require "buildout scenarios" that specify where and when population increases will occur. Buildout scenarios must include both motorized and non-motorized traffic, and must provide pedestrian access to meaningful destinations like schools and retail areas.
44	10	Woodinville-Duvall Road is not studied: Woodinville-Duvall Road (W-D) to the east of the City currently operates at a failing level of service, according to King County, and future development is restricted due to not meeting concurrency requirements. King County has plans to improve W-D in the future, which will likely trigger more growth and increased trips along W-D. The impacts to W-D and its intersections within the City are not characterized or identified in the study.

45	10	<p>Corridor plan not provided for W-D and 156th intersection: Because the intersection of Woodinville-Duvall Road and 156th is the biggest bottleneck in the R-1 zone, the CAP believes it is important for the SD to identify future improvements to the intersection, phases of implementation, and funding.</p>
46	10	<p>Lack of funding for R-1 improvements: Currently there are no projects in the City's 6 yr Capital Improvement Program (2007-2012) within the R-1 area. Therefore, any development mitigation will be applied to projects outside the R-1 area. The projects in the 6 yr CIP total \$114 mil; with only \$47 mil in funding - a \$67 mil shortfall in funding. Realistically, this significant shortfall will prohibit the funding and construction of projects in the R-1 area that will be needed to support increased density. The report should address how concurrency will be maintained in the R-1 area.</p>
47	10	<p>Woodinville-Duvall Road east of city limits already fails King County's LOS: East of the Woodinville city limits, King County is presently denying development permits because of failing LOS. If the County improves Woodinville-Duvall Road, they will start permitting development. The report should include information on this scenario, and the City's 6-year CIP should incorporate this possibility.</p>
48	9	<p>Lack of details in requirements: The transportation report includes no details on:</p> <ul style="list-style-type: none"> • Intersection spacing • Pedestrian and bike facilities • Pedestrian crossings/signals • Future intersection configurations and locations for traffic signals • Left turn lane warrants • Drainage issues (road widening into Cold Creek!!) • Driveway design • solving existing deficiencies • Utility undergrounding as a part of roadway widening • Stormwater collection and detention • Right-of-way needs and acquisition plans • Avoiding checkerboard development and discontinuous improvements.

49	8	<p>Downgraded requirements for "woodland" streets: The CAP is concerned that the latest suggestions from staff appear to be that street design standards in the R-1 district are changing, but the CAP has not had an opportunity to review them. We are particularly concerned that the changes appear to be cheaper for developers, but do not appear conducive to pedestrian or bicycle traffic.</p>
50	9	<p>How existing deficiencies will be handled: The Transportation study acknowledges the majority of the local roads in the R-1 zone do not meet the City's cross-section standard and that a number of safety related deficiencies, such as vertical sight distance, and steep grades exist. However, recommendations for rezoning do not provide a plan/program to correct safety deficiencies and to provide additional access and circulation. Without improvements, increased traffic volumes will exacerbate the deficient conditions and potentially increase incidents at those locations. Increasing density would trigger the need for major overhauls of streets throughout the R-1 area.</p>
51	8	<p>Doubts about Wellington's neighborhood traffic patterns: The Wood Trails/Montevallo FEIS notwithstanding, the CAP is skeptical that 40% of traffic entering 156th from Wellington's residential streets turns northward. We would estimate the number to be far lower, with an accompanying negative effect on the LOS of 156th and Woodinville-Duvall Road.</p>
52	9	<p>Population estimates unclear: Population estimates for 2028, the end of the modeling period, would vary greatly depending on which growth estimates are used. Different assumptions are stated but it is unclear whether a single set of credible assumptions were used throughout the study. Different metrics and assumptions stated include such things as:</p> <ul style="list-style-type: none"> • 2.5% annual regional growth rate in traffic volumes – is population growth proportional? • Woodinville has the largest household size on the Eastside – what is the effect on traffic volumes? • 50% buildout by 2028 – how solid is this assumption? • R-1, R-2, or R-4 – will things like retail areas and public transit, likely results of density, affect the likely traffic volumes? • The CAP would like to know if nuances such as these are built into the metrics used in the study.

53	10	<p>Traffic volumes are growing faster than study estimates: The traffic study conducted by Costco concluded that average daily traffic volumes along 156th Ave NE increased by approximately 17% between 2004 and 2006 (8.5% per year). This far exceeds the 2.5% annual growth that was assumed in developing the 20 year traffic forecast for the R-4 buildout scenario.</p>
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Capital facilities

ID	Severity	Description
54	9	<p>Report is incomplete and qualitative: The Capital Facilities report is 13 pages in length. It includes very general statements about Woodinville's future capacity and references personal communications with Fire and Life, the Water District, and so on. With the exception of the schools section, it is not rigorous or quantitative. To be legally defensible, the CAP believes that the capital facilities report needs to be both more rigorous and quantitative.</p>
55	10	<p>Report fails to address storm water management: Storm water management is a critical issue in the R-1 zone because of salmon habitat, landslide hazards, the prevalence of low-lying areas and Class 3 wetlands in the R-1 zone, overburdened storm water systems on the western edge of the R-1 zone, and the presentation of tightlining as a solution to the R-1 zone's critical areas problems. The capital facilities report completely omits storm water management. The CAP believes this is a reasonable approach only if the zoning is maintained at R-1.</p>

56	10	<p>Failure to account for storm water impacts on Little Bear Creek salmon run: Little Bear Creek, to the west of the R-1 area, is recognized as a stream that is home to the endangered Chinook Salmon and Bull Trout. Yet there is NO discussion of potential affects of development in the R-1 area on this stream. This is understandable if one looks strictly at undeveloped conditions. However, under a scenario of development in this area, a report from another consultant who specializes in storm water systems determined that under developed conditions, there could be up to 21 cubic feet per second of run-off from just a portion of the site. This compares to stream flows on the order of 60 to 100 cfs in Little Bear Creek. Clearly, under developed conditions, storm water run-off from the Hillside drainages is significant and may have adverse effects on the habitat of Little Bear Creek.</p> <p>The sustainability report should quantify evaluate the potential storm water flows from the hillside areas under developed conditions, compare these to Little Bear Creek, and address potential impacts to the fish. There should also be the recognition that the storm water collection/retention system west of the R-1 area is undersized and inadequate for the potential flows that would flow from the hillside area.</p>
57	9	<p>Assumptions about sanitary sewers not documented: Figure 1 of the Capital Facilities report shows sewer accessibility, but the report does not clearly state what assumptions were used to generate the map. The CAP notes that this map does not match Woodinville Water District's Comp Plan map, and believes the City's reasoning, and the discrepancies with the Water District, should be documented.</p>
58	9	<p>Erroneous estimate for increase in water demand: Page 9 of the Capital Facilities report states that "Increases in R-1 area zoning to R-4 over buildable parcels, under the above ratios result in an increase in demand for 4,312 gallons per day in the entire study area." We estimate this allows new residents about 2 gallons of water per capita per day, compared to the 86 to 96 gallons per day used by current residents.</p>

Rezoning, revisions to WMC, and other results of the project

ID	Severity	Description
59	10	<p>Recommendations currently are premature: The CAP believes that recommendations arising from SD should be generated only after final draft reports of the scientific and engineering studies are distributed to the CAP and Planning Commission. Once these drafts are in hand, we request that the CAP be allowed to generate recommendations for all areas in which the Planning Commission and Staff are preparing recommendations, and that the CAP recommendations be submitted to the Council along with Staff and Planning Commission recommendations.</p>
60	10	<p>Rezoning recommendations are indefensible: The CAP believes that any rezoning of the R-1 district must include a defensible explanation of the algorithm by which the rezoning was decided. Essentially, we endorse the overall approach of Best Available Science – gather quality data; analyze it using sound, documented techniques; subject it to review; and respond to the criticisms.</p>

61	10	<p>Rezoning recommendations do not have sufficient road capacity: Three of the four rezoning options recommended by Staff include upzoning western Laurel Hills and the Draughn property to R-4, but fail to account for how and where the added traffic will be accommodated. The CAP wishes to remind the Planning Commission and City Council that when this area was last under consideration for rezoning, the hearing produced 160 exhibits, the Council Chambers and the entire lobby were filled to overflowing, and the Planning Commission's and Council's unanimous votes were to leave Draughn as R-1. The prime consideration in citizens' view, was access.</p> <ul style="list-style-type: none"> • 178th/151st, which the developer proposed for access to this area, is steeper than Woodinville's maximum allowed grade for nearly 50% of its length. Grades exceed 23% in places; Woodinville's maximum is 15%. • Four blind spots on 178th/151st have sight distances as little as a third of sight distances required by Woodinville's codes. • 178th/151st is a main pedestrian access road for school children walking to and from bus stops. <p>As a second example, there are two streets north of NE 195th (166th Street NE and 170th Street NE) that extend north for about ¼ to 1 mile. Both streets are the single access to all houses on these blocks. They belong in the "Northeast Wellington" neighborhood as defined in the neighborhood characterization study. One scenario described in the recommendations is the R-4 build-out. There has been no evaluation of traffic effects under this potential scenario. Imagine the traffic impacts of either (or both) of these streets, especially considering that both empty out on the northern border of Wellington Elementary and Leota Junior High. It is unrealistic to present this as a viable option.</p> <p>These are just two examples; we believe that if examined carefully, many such oversights would be found in the SD reports and recommendations.</p>
62	10	<p>Rezoning doesn't consider access in icy conditions: 178th/151st is completely impassable in storms – it has turned into a demolition derby in both snowstorms this winter. All rezoning scenarios must account for access in inclement driving conditions.</p>

63	10	<p>Leota Basin boundary moved to include Street of Dreams: Staff's Option 2, a.k.a. R-Litowitz, ostensibly includes only the Leota/Cold Creek Basin in its new R-1 zone because only the Leota Basin has met the criteria of the Litowitz test. Yet by some miracle of modern cartography, the map includes the Street of Dreams in its R-1 zone, despite the fact that the Street of Dreams is outside the Leota/Cold Creek basin. The CAP is certain that any judge or hearing examiner would regard this map as capricious and arbitrary.</p>
64	10	<p>Neighborhood character trumps Litowitz: Staff's Option 3, a.k.a. R-Neighborhood gives neighborhood character greater influence than Litowitz, and gives Street of Dreams and SW Laurel Hills maximum protection without passing Litowitz. The CAP is certain that any judge or hearing examiner would regard this map as capricious and arbitrary.</p>
65	10	<p>R-4 ignores Litowitz: Staff's Option 4, converting the entire R-1 to R-4, ignores the results of the consultants' Litowitz test. The CAP believes that now that the Litowitz test has been applied, although we have serious reservations about its completeness, it is legally indefensible for the City to ignore it. We are puzzled as to why Staff would put forward this option that appears to be capricious and arbitrary, and recommend rejecting it completely.</p>
66	8	<p>Buildable Lands Inventory is incomplete and out-of-date: One nexus between critical areas studies and rezoning decisions is the Buildable Lands Inventory. The report's description of Woodinville's progress toward meeting GMA growth targets apparently doesn't include several current projects including Sirkin, the Wine Village, and Canterbury. The CAP believes that the Sustainable Development report should at least include an accurate accounting of this key piece of information. We believe that it will help defend the Council's ultimate decision with respect to the R-1 zone.</p>

67	8	<p>Lack of strict definition of zoning: The CAP has not been able to find a definition of R-1 or R-4 in the Woodinville Municipal Code. The CAP believes such definitions should be formulated, and should accommodate quantitative features such as the following:</p> <ul style="list-style-type: none"> • Whether zoning is based on average lot size, minimum lot size, etc. • Whether street rights-of-way are included in the zoning calculations • Whether current requirements, such as an identified site for a second septic drain field if the first fails, should be accommodated. For example, the smallest lots in the R-1 zone are less than a half acre in size and probably don't have a second drain field site. Does this justify rezoning to R-2? • Whether there should be any link to sewer or septic in the definition of R-1 or R-4 zoning. For example, language currently in the Woodinville Municipal Code can be construed to mean that once sewer is available, land must be rezoned to R-4. Does Woodinville want to preserve that logical link? Do we want to construct a similar link between R-1 and septic?
68	8	<p>Transfer and density credits should be reviewed: The CAP believes that Woodinville's codes regarding transfer and density credits should be reviewed. As currently configured, they appear to allow sharp discontinuities in lot sizes, thereby creating sharp discontinuities in Woodinville's cultural fabric. They also appear to be more lax than neighboring communities, and the CAP wants to examine whether they are being enforced with even greater laxity than the code allows.</p>
69	8	<p>Concerns about illegal tree harvesting: The CAP has heard concerns about tree harvesting that amounts to clear-cutting, far in excess of Woodinville's tree ordinances and state laws that apply within the city limits. The CAP would like to review these instances and the applicable codes and, if the concerns are borne out by examination, make the changes necessary to preserve Woodinville's Northwest woodland character.</p>

70	9	<p>Comp Plan and zoning changes disappeared: At one of the first meetings of the CAP, Bob Wuotila distributed draft Comp Plan and zoning code changes that are not included in the drafts distributed to the CAP on Thursday 1 February. The earlier changes, part of the 2006 docket, have not been formally retracted to our knowledge. The CAP believes they are extremely relevant to the SD and requests positive confirmation as to whether and when they will be moving forward through the review and approval process. For example, one proposed change is to move the R-4 zoning designation from the Low Density Comp Plan "bin" to the Moderate Density "bin." This would make it very easy for areas rezoned as R-4 as a result of the SD, to then be rezoned as high as R-8.</p>
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Conrad
W, T

Jennifer Kuhn

From: Lola Granola [lola_granola@comcast.net]
Sent: Monday, February 12, 2007 10:18 PM
To: Susie McCann; Cindy Baker; Cathy VonWald; Hank Stecker- Comcast; Mike Roskind; 'Jenson, Gerald CTR USTRANSCOM J5J4'; Scott Hageman; Don Brocha; Chuck Price
Subject: Clarification on Wood Trails & Montevallo Public Hearings

City Council Members & Staff,

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However, IF it is true, then let me tell you, as a 9 year citizen of Woodinville who has been following this matter closely, I am infuriated!

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In the many mandatory ethics classes I take as a Boeing employee, it is drilled into us over and over that the mere appearance of an impropriety is essentially as bad the impropriety itself. Let me tell you, the way the way I see this process being handled in the endgame smells rotten! As my wife stated at the recent Planning Commission hearing, your job is to work for us. We, along with many of our neighbors are doing our part and our civic duty by staying informed and by being involved in the process. I expect you to do your part and uphold a fair and impartial process. I expect better than this.

Sincerely,

Matt Jenson
19122 148th AVE NE

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Council

W,T

Jennifer Kuhn

From: Sharon Peterson (FOREFRONT SECURITY) [Sharon.Peterson@microsoft.com]
Sent: Monday, February 12, 2007 5:33 PM
To: Council
Cc: Sharon Peterson (FOREFRONT SECURITY); jeff@glickman.com; Otto Paris; Steve Gottschalk; Sharon Peterson (FOREFRONT SECURITY); fred@greenfinancial.com; jeff@glickman.com; thegottschalks@comcast.net; seadoofun2@msn.com; maddex@comcast.net; charlieautoconnectionseast@hotmail.com; tedpankowski@msn.com; emmerdixon@yahoo.com; rmasonshome@aol.com; h.fuhrmeister@comcast.net; sbsand@hotmail.com; janmaxwa@comcast.net; oparis@comcast.net; dhenrynase@msn.com; Al_Taylor@comcast.net; cdiemond@comcast.net; 'Matt Schultz'; peter.tountas@comcast.net; chrisosanders@hotmail.com; sbsand@hotmail.com; jeff@glickman.com; Susan.Huso@nordstrom.com; fred@greenfinancial.com; kscarbrough@verizon.net; lawanna@cincijava.com
Subject: Letters received re: Wood Trails and Montevallo developments
Importance: High

City Council Members,

Over the weekend, I received two letters from the City of Woodinville. Each letter indicated to me that a date had been set for the Wood Trails FEIS Hearing and for the Montevallo FEIS Hearing, but they are two different dates.

Here's why I believe this is illegal, is against the 2.5 year precedent of communication that the City of Woodinville has set, and is also grounds for an immediate appeal of any decision that the Hearing Examiner might make.

- The City of Woodinville accepted the original application for the development as a single document that covered the proposed development of two areas. Only one application was filed.
- The initial Determination of Significance was made for both developments simultaneously. Only one DOS was issued.
- The Draft Environmental Impact Statement was published in March, 2006, for both developments. Only one DEIS was published.
- For almost a year, citizens have been prohibited from mentioning either development or both developments, in the same sentence at the same time.
- The Final Environmental Impact Statement addresses both developments simultaneously. Only one FEIS was published.

I am appalled that the City Staff would resort to this tactic as a way to divide two properties which have been legally linked by the City for over 2.5 years. I'm deeply disappointed at the thought that our City Council would permit staff to send communications out that openly violate the precedent that's been established for these two properties.

The only explanation that comes to mind is that the City Council is simply not aware of this action and that now by being made aware of this act, you'll quickly direct staff to rectify this error in judgment, issue a formal retraction of the letters, mail new letters, and allow public comment on either development on both nights of the upcoming Hearing.

Please take SWIFT and IMMEDIATE action in tonight's Council meeting to address this grievous and offensive error and send the message to the citizens of Woodinville that "game playing" is not the agenda of the Woodinville City Council.

Thank you,
Sharon Peterson
15206 NE 202nd Street

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05/29/2007

Woodinville, WA 98072

Party of Record: Wood Trails and Montevallo

Leonard
CUG

Linda Fava

From: Jennifer Kuhn
Sent: Tuesday, February 13, 2007 4:49 PM
To: Connie Fessler; Cindy Baker
Subject: FW: Specific Traffic Comments from Sustainable Development CAP Member
Attachments: Traffic_rjm_comments_r1_CAP.PDF

Jennifer Kuhn
City Clerk
jenniferk@ci.woodinville.wa.us

City of Woodinville
17301 133rd Avenue NE
Woodinville, WA 98072

425.489.2700, ext 2262
425.489.2705 (fax)

Please visit our website at www.ci.woodinville.wa.us

NOTE: This email is considered a public record and may be subject to public disclosure.

From: Pregler, Art [mailto:art.pregler@cingular.com]
Sent: Tuesday, February 13, 2007 2:31 PM
To: Gina Leonard
Subject: FW: Specific Traffic Comments from Sustainable Development CAP Member

Councilmember Leonard,
As our liaison to City Council, I wanted to be sure that you received the attached copy of the Sustainable Development CAP traffic findings relating to the Transportation Element of the Sustainable Development Study. The author, Roger Mason, is licensed Traffic Engineer. Charleine Sell has already forwarded the document to all Planning Commissioners.

Thank you,

Art Pregler, AICP
Planning Commissioner
Chair, Sustainable Development CAP

From: Mick Monken [mailto:MickM@ci.woodinville.wa.us]
Sent: Tuesday, February 13, 2007 2:03 PM
To: Roger.Mason@CH2M.com; Pregler, Art; art@pregler.org; Cindy Baker
Cc: ellenjeane@msn.com; kscarbrough@verizon.net; schultzm@verizon.net; schultzmf@cdm.com; thegottschalks@comcast.net; sbsand@hotmail.com; oparis@comcast.net
Subject: RE: Specific Traffic Comments from CAP Member

Roger, I will provide your comments to Cindy for inclusion into the Public Hearing tomorrow night.
Mick

From: Roger.Mason@CH2M.com [mailto:Roger.Mason@CH2M.com]
Sent: Tuesday, February 13, 2007 11:03 AM
To: art.pregler@cingular.com; art@pregler.org
Cc: Mick Monken; ellenjeane@msn.com; kscarbrough@verizon.net; schultzm@verizon.net; schultzmf@cdm.com; thegottschalks@comcast.net; sbsand@hotmail.com; oparis@comcast.net
Subject: Specific Traffic Comments from CAP Member

Art, Mick, and CAP members,
I have prepared comments specific to the Transportation Element of the Draft Report which I would like to submit for consideration. I will not be at the Planning Commission meeting tomorrow night - so please incorporate my comments into the Public Hearing record. Please provide copies to the other planning commissioners and to Cindy Baker. I am including Mick on this distribution - as he and I discussed some of this previously - and I promised to formalize my comments. Please don't hesitate to contact me if I can answer any questions.

Thanks so much, Roger

Council

W, T

Jennifer Kuhn

From: Cindy Baker
Sent: Tuesday, February 13, 2007 12:02 AM
To: lola_granola@comcast.net; Susie McCann; Cathy VonWald; Hank Stecker- Comcast; Mike Roskind; 'Jenson, Gerald CTR USTRANSCOM J5J4'; Scott Hageman; Don Brocha; Chuck Price
Cc: Connie Fessler
Subject: RE: Clarification on Wood Trails & Montevallo Public Hearings

Although I cannot address the council about substantive issues on the proposals, I can address procedural items. Because the preliminary plats are separate proposals the hearing examiner will make separate decisions. However, he will assess all impacts during his deliberations, including cumulative impacts from both projects. He will not miss items because they are separated. I will talk with the hearing examiner about this issue-- there are a number of ways he can overcome the dilemma. He can explain at the hearing. I hope this helps.

From: Lola Granola [mailto:lola_granola@comcast.net]
Sent: Monday, February 12, 2007 10:18 PM
To: Susie McCann; Cindy Baker; Cathy VonWald; Hank Stecker- Comcast; Mike Roskind; 'Jenson, Gerald CTR USTRANSCOM J5J4'; Scott Hageman; Don Brocha; Chuck Price
Subject: Clarification on Wood Trails & Montevallo Public Hearings

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05/29/2007

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Sincerely,

Matt Jenson
19122 148th AVE NE

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Linda Fava

From: Jennifer Kuhn
Sent: Tuesday, February 13, 2007 1:38 PM
To: Connie Fessler; Cindy Baker
Cc: Charleine Sell
Subject: FW: Monte Vista meeting

From: Steven Nafziger [mailto:senafziger@verizon.net]
Sent: Tuesday, February 13, 2007 8:00 AM
To: Cathy VonWald
Subject: Monte Vista meeting

Dear Cathy,

I am a Woodinville resident living in the Wellington neighbor.

My husband and I are interested and concerned about the upcoming meetings regarding the developments in the Wellington area. We were informed that there are two meetings; one for each development.

We are requesting that as much as possible, that these meetings be on the same evening. We see that the issues for our neighbor are basically the same and we would like to hear the council members comments regarding both of them; including whether the council sees a primary difference between them that justifies two meetings.

We want to be informed and we want to be able to voice our concerns. Two meetings makes this very challenging.

Thank you, Meg and Steve Nafziger.

Linda Fava

From: Shani Parrott [shaniparrott@earthlink.net]
Sent: Tuesday, February 13, 2007 11:36 AM
To: Cindy Baker
Cc: Cathy VonWald; Connie Fessler
Subject: Montevallo and Wood Trails public hearing(s)

To: Cindy Baker, Interim Development Services Director

Re: Montevallo and Wood Trails public hearings

Would you please explain why, after years of treating these applications as one issue, the city is NOW separating them into two just 15 days before the public hearing?

This is very disturbing because since day one of the DEIS these applications have been combined into one application for purposes of EIS review and project review. This is appropriate because they are intertwined by their dependence on density transfer credits and their joint request for a rezone and due to the cumulative impacts of the two proposed developments on wildlife, traffic, erosion, ground water, neighborhood character, etc.

The single, joint hearing format has been communicated numerous times and even as recently at two weeks ago to the CNW attorney and is still referenced on the city website.* We have invested a great amount of time preparing for this format. This procedural change just 15 days prior to the hearing is completely unacceptable.

* <http://www.ci.woodinville.wa.us/documents/Wood%20Trails%20Montevallo%20EIS%20Appeal%20Letter%2012182006.pdf>

Dated 12/18/06 from Cindy Baker, Re: Wood Trails and Montevallo Subdivisions Final Environmental Impact Statement. "The **Public Hearing** before the City Hearing Examiner on the Preliminary Plat and Re-zone Applications for the Wood trails and Montevallo Subdivisions has been rescheduled. The **Public Hearing** is now scheduled for 2 days, ..."

This implies a continued meeting with one agenda where all parties may have time to comment. Assuming the hearing will start with the city's presentation, than the applicant's, will there be time for all public comment that evening? Will CNW and the other neighborhood associations have as much time or more to present as the applicant? Since they represent the current residents it seems only fair. For that matter, what is the format for this meeting? Is the intent to lessen the impact of the FEIS issues by presenting separately when the DEIS and FEIS for the two applications were combined in the first place due to the joint impact of traffic, emergency services, wildlife, schools, environmental, neighborhood character, etc.?

I respectfully request you hold a single hearing and address the combined Phoenix applications as was originally and continually communicated to the public all these years.

Thank you,

Shani Parrott
16212 NE 200th Court, Woodinville (Wellington)

Linda Fava

From: Jennifer Kuhn
Sent: Tuesday, February 13, 2007 1:25 PM
To: Connie Fessler
Cc: Charleine Sell
Subject: FW: Clarification on Wood Trails & Montevallo Public Hearings

From: Lola Granola [mailto:lola_granola@comcast.net]
Sent: Monday, February 12, 2007 10:18 PM
To: Susie McCann; Cindy Baker; Cathy VonWald; Hank Stecker- Comcast; Mike Roskind; 'Jenson, Gerald CTR USTRANSCOM J5J4'; Scott Hageman; Don Brocha; Chuck Price
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Linda Fava

Council
M, T

From: Jennifer Kuhn
Tuesday, February 13, 2007 4:50 PM
Connie Fessler; Cindy Baker
Cc: Charleine Sell
Subject: FW: Public Hearings Feb 28/March 1

-----Original Message-----

From: Christina McMartin [mailto:cmcmartin@verizon.net]
Sent: Tuesday, February 13, 2007 3:11 PM
To: Cathy VonWald
Subject: Public Hearings Feb 28/March 1

Dear Mayor VonWald:

I am disturbed by the DEIS applications being split into two hearings. These applications both address the same EXACT extremely urgent issues facing the City of Woodinville and its ultimate quality as a place where people wish to live. Rezoning is a serious concern for all of us who live here. It is unacceptable to separate the two applications that are so closely meshed in their basic premiss - to change zoning and change our lifestyle here - not for the better. I request that the all interested parties have ample opportunity to address the issues, not just the people with the money. I request that the applications be joined into one hearing as was the prior plan. Thank you.

Sincerely, Christina McMartin

within the Woodinville city limits

425-424-0027

PS:

By the way, I have no idea how the Tangling Ridge developer got away with murder in that site development, including such high density and destroying a very nice pond that used to exist at the bottom of that property - I guess he just filled it in, which would be ILLEGAL.

Linda Fava

From: Jennifer Kuhn
Sent: Tuesday, February 13, 2007 1:45 PM
To: Connie Fessler
Cc: Charleine Sell
Subject: FW: Request for a Single hearing for the DEIS and Project Review for Wood Trails and Montevallo

From: Doug Gibson [mailto:dgibson@wisllc.com]
Sent: Tuesday, February 13, 2007 10:02 AM
To: Cindy Baker
Cc: Cathy VonWald
Subject: Request for a Single hearing for the DEIS and Project Review for Wood Trails and Montevallo

Dear Ms. Baker and Mr. VonWald,

I have been a resident and homeowner of Woodinville since 1980. I currently live at 14830 NE 198th Street. I will be deeply affected by the development projects proposed for my neighborhood. As such I am writing to request that the EIS review and the project review be combined into one meeting. The two are inextricably intertwined and therefore warrant a combined review process. Either February 28 or March 1 will work to have both subjects presented but not as separate presentations. The City initially planned for one meeting but now has broken the process into two meetings. I strongly request you combine these meetings into one and return to your initial decision. I look forward to your consideration of this matter.

Sincerely,

Douglas L Gibson
President and CEO
Washington Imaging Services, LLC
425.454.6258
dgibson@wisllc.com

Sandy Guinn

From: Jennifer Kuhn
Sent: Tuesday, February 13, 2007 4:49 PM
To: Connie Fessler; Cindy Baker
Subject: FW: Specific Traffic Comments from Sustainable Development CAP Member
Attachments: Traffic_rjm_comments_r1_CAP.PDF

Jennifer Kuhn

City Clerk
jenniferk@ci.woodinville.wa.us

City of Woodinville
17301 133rd Avenue NE
Woodinville, WA 98072

425.489.2700, ext 2262
425.489.2705 (fax)

Please visit our website at www.ci.woodinville.wa.us

NOTE: This email is considered a public record and may be subject to public disclosure.

From: Pregler, Art [mailto:art.pregler@cingular.com]
Sent: Tuesday, February 13, 2007 2:31 PM
To: Gina Leonard
Subject: FW: Specific Traffic Comments from Sustainable Development CAP Member

Councilmember Leonard,
As our liaison to City Council, I wanted to be sure that you received the attached copy of the Sustainable Development CAP traffic findings relating to the Transportation Element of the Sustainable Development Study. The author, Roger Mason, is licensed Traffic Engineer. Charleine Sell has already forwarded the document to all Planning Commissioners.

Thank you,

Art Pregler, AICP
Planning Commissioner
Chair, Sustainable Development CAP

From: Mick Monken [mailto:MickM@ci.woodinville.wa.us]
Sent: Tuesday, February 13, 2007 2:03 PM
To: Roger.Mason@CH2M.com; Pregler, Art; art@pregler.org; Cindy Baker
Cc: ellenjeane@msn.com; kscarbrough@verizon.net; schultzm@verizon.net; schultzmf@cdm.com; thegottschalks@comcast.net; sbsand@hotmail.com; oparis@comcast.net
Subject: RE: Specific Traffic Comments from CAP Member

Roger, I will provide your comments to Cindy for inclusion into the Public Hearing tomorrow night.
Mick

From: Roger.Mason@CH2M.com [mailto:Roger.Mason@CH2M.com]
Sent: Tuesday, February 13, 2007 11:03 AM
To: art.pregler@cingular.com; art@pregler.org
Cc: Mick Monken; ellenjeane@msn.com; kscarbrough@verizon.net; schultzm@verizon.net; schultzmf@cdm.com; thegottschalks@comcast.net; sbsand@hotmail.com; oparis@comcast.net
Subject: Specific Traffic Comments from CAP Member

Art, Mick, and CAP members,

I have prepared comments specific to the Transportation Element of the Draft Report which I would like to submit for consideration. I will not be at the Planning Commission meeting tomorrow night - so please incorporate my comments into the Public Hearing record. Please provide copies to the other planning commissioners and to Cindy Baker. I am including Mick on this distribution - as he and I discussed some of this previously - and I promised to formalize my comments. Please don't hesitate to contact me if I can answer any questions.

Thanks so much, Roger

Linda Fava

From: Jennifer Kuhn
Sent: Tuesday, February 13, 2007 1:22 PM
To: Connie Fessler; Cindy Baker
Cc: Charleine Sell
Subject: FW: Letters received re: Wood Trails and Montevallo developments
Importance: High

From: Sharon Peterson (FOREFRONT SECURITY) [mailto:Sharon.Peterson@microsoft.com]
Sent: Monday, February 12, 2007 5:33 PM
To: Council
Cc: Sharon Peterson (FOREFRONT SECURITY); jeff@glickman.com; Otto Paris; Steve Gottschalk; Sharon Peterson (FOREFRONT SECURITY); fred@greenfinancial.com; jeff@glickman.com; thegottschalks@comcast.net; seadoofun2@msn.com; maddex@comcast.net; charlieautoconnectionseast@hotmail.com; tedpankowski@msn.com; emmerdixon@yahoo.com; rmasonshome@aol.com; h.fuhrmeister@comcast.net; sbsand@hotmail.com; janmaxwa@comcast.net; oparis@comcast.net; dhenrynase@msn.com; Al_Taylor@comcast.net; cdiemond@comcast.net; 'Matt Schultz'; peter.tountas@comcast.net; chrisosanders@hotmail.com; sbsand@hotmail.com; jeff@glickman.com; Susan.Huso@nordstrom.com; fred@greenfinancial.com; kscarbrough@verizon.net; lawanna@cincijava.com
Subject: Letters received re: Wood Trails and Montevallo developments
Importance: High

City Council Members,

Over the weekend, I received two letters from the City of Woodinville. Each letter indicated to me that a date had been set for the Wood Trails FEIS Hearing and for the Montevallo FEIS Hearing, but they are two different dates.

Here's why I believe this is illegal, is against the 2.5 year precedent of communication that the City of Woodinville has set, and is also grounds for an immediate appeal of any decision that the Hearing Examiner might make.

- The City of Woodinville accepted the original application for the development as a single document that covered the proposed development of two areas. Only one application was filed.
- The initial Determination of Significance was made for both developments simultaneously. Only one DOS was issued.
- The Draft Environmental Impact Statement was published in March, 2006, for both developments. Only one DEIS was published.
- For almost a year, citizens have been prohibited from mentioning either development or both developments, in the same sentence at the same time.
- The Final Environmental Impact Statement addresses both developments simultaneously. Only one FEIS was published.

I am appalled that the City Staff would resort to this tactic as a way to divide two properties which have been legally linked by the City for over 2.5 years. I'm deeply disappointed at the thought that our City Council would permit staff to send communications out that openly violate the precedent that's been established for these two properties.

The only explanation that comes to mind is that the City Council is simply not aware of this action and that now by being made aware of this act, you'll quickly direct staff to rectify this error in judgment, issue a formal retraction of

the letters, mail new letters, and allow public comment on either development on both nights of the upcoming Hearing.

Please take SWIFT and IMMEDIATE action in tonight's Council meeting to address this grievous and offensive error and send the message to the citizens of Woodinville that "game playing" is not the agenda of the Woodinville City Council.

Thank you,
Sharon Peterson
15206 NE 202nd Street
Woodinville, WA 98072

Party of Record: Wood Trails and Montevallo

VonWald
M.T

Jennifer Kuhn

From: Ann Rupley [Ann@wildlifecomputers.com]
Sent: Tuesday, February 13, 2007 8:20 AM
To: Cindy Baker
Cc: Cathy VonWald
Subject: RE: Multiple public hearings for both proposed Wellington developments

Dear Cindy,

Thank you for your prompt response.

I can understand that separate proposals require separate decisions. That makes sense to me, and I would not dispute that.

My concern was two-fold. One, that separate decisions might not incorporate the cumulative effect of both projects. And, two, that the public most affected by the decision was told until just recently that there would be only one meeting for both projects. Now they must re-group on short notice and try to make sure that they have adequate representation at both meetings, which increases both cost and inconvenience.

I appreciate your further explanation of the process and that you and the staff are working to provide for a fair review. I will be out of town on business on both dates, which is somewhat concerning to me, as I will only have second-hand information about what transpires. I truly hope that the meetings run smoothly, that everyone is on their best behavior, and that the acrimonious attitude seen so often in the last couple of years is absent.

Best regards,
Ann

Ann Rupley

ann@wildlifecomputers.com

Hm: +1(425) 486-7443
Wk: +1(425) 881-3048
Cell: +1 (206) 963-9847

16324 NE 203rd Place, Woodinville, WA 98072

From: Cindy Baker [mailto:CindyB@ci.woodinville.wa.us]
Sent: Tuesday, February 13, 2007 12:19 AM
To: Ann Rupley; Cathy VonWald
Subject: RE: Multiple public hearings for both proposed Wellington developments

Hello Ann, because the preliminary plats are separate proposals the hearing examiner will make separate decisions. However, he will assess all impacts during his deliberations, including cumulative impacts from both projects. He will not miss items because they are separated. I will talk with the hearing examiner about this issue-- there are a number of ways he can overcome the dilemma. He can explain his approach at the hearing. The hearing examiner also has within his purview to continue the hearing. I am sure he will if he believes there is a need. I want to assure you that staff is working very hard to cover all items and to make it fair and open process. I hope this explanation helps. Please let me know if I can be of further assistance.

Also, I want to thank you for your kindness and taking the time to write. The approach you took in your e-mail was most respectful and I want to personally thank you for that.

From: Ann Rupley [mailto:Ann@wildlifecomputers.com]
Sent: Monday, February 12, 2007 5:30 PM
To: Cindy Baker; Cathy VonWald
Subject: Multiple public hearings for both proposed Wellington developments

Dear Mayor VonWald and Ms. Baker,

I have recently been made aware that there is a change in the EIS hearing format for the proposed Wood Trails and Montevallo developments in the Wellington neighborhood, in that there will now be separate hearings for the two projects.

First, please note that while I am on the email distribution list for the Concerned Neighbors of Wellington, much of the rancor that came out in the last election and in other CNW-related activities does not represent my opinion, and I was appalled by the blatant personal attacks that occurred. I do not actively support most CNW activities. So, please take this as a letter from an average Wellington resident, who has lived and raised our children in Wellington for the past 14 years. My husband and I are long-time acquaintances of Don Brocha, who can also vouch for the fact that we are not fanatical citizens out to skewer the city.

That said, I am concerned about the change in the hearing process, and that it comes with such limited advance notice this late in the process. As recently as today, I believe the city website still indicated this would be a joint hearing. Decisions such as this, made late in the game, add fuel to the argument that the city is "trying to pull a fast one." Perhaps this is just a public relations mis-step, but the potential for distrust and misunderstanding is once again magnified by this action.

I do not believe that all building should cease, and I do not believe that the government should deny a property owner REASONABLE requests to develop land that he/she/the corporation owns. However, I DO think the city should make every legal effort to limit that development when it creates a major ecological, safety, or quality of life issue for a large segment of the citizenry.

If you consider the potential impact these two developments will have on the Wellington neighborhood, the two must be considered as an overall package. The cumulative effect of both developments is substantially different than one or the other alone. It is appropriate to look at the two together because they are intertwined in their dependence on density transfer credits and their joint request for rezoning, and due to the cumulative impacts of the two properties on traffic, erosion, and neighborhood character.

It is my sincere hope that "the city" is not trying to ramrod these developments through, and that "the city" is not trying to deny the public reasonable and practical opportunities to express their opinions, pro or con. I hope that "the city" isn't being the big, bad entity that creates an "us vs. them" scenario. That is the impression one would get at times, based on the way some decisions are made and/or events unfold.

I am trying to keep an open mind and trust in the integrity of those in positions of authority in the Woodinville city government. I do request that city officials do all they can to represent the citizens fairly. I believe that does much to protect our quality of life in Woodinville. It is in this spirit that I strongly urge you to consider the two proposed developments at the same public hearing where the cumulative impacts can be considered.

Finally, I thank you both for your time, both in reading this email, and for the effort you put in regularly on behalf of the voters. I realize that you, Ms. Baker, are an employee of the city, and not an elected official, but I am sure that does not lessen the feeling of responsibility that comes with the job. And Mayor VonWald, you have put in countless hours over the past several years, many of them dealing with contentious issues. That is never a pleasant experience. So, thank you for your sacrifice and your effort.

Best regards,

Ann

Ann Rupley

ann@wildlifecomputers.com

Hm: +1(425) 486-7443

Wk: +1(425) 881-3048

Cell: +1 (206) 963-9847

16324 NE 203rd Place, Woodinville, WA 98072

VonWald
MIT

Jennifer Kuhn

From: Barbara_Czuba@berlex.com
t: Tuesday, February 13, 2007 9:58 AM
Subject: Cindy Baker; Susie McCann; Cathy VonWald
Concern regarding the two meetings -- Wood Trails / Montevallo
Importance: High

Dear Ms. Baker, Ms. McCann, and Mayor VonWald --

I just received in the mail two notices of Public Hearings to take place on Feb 28th and March 1st, and I have a question / concern on this.

My question deals with whether the City of Woodinville and the scheduled Public Hearings are reviewing these two developments as one per the FEIS, or are we now to consider these developments as independent of one another.

Within the FEIS document, the two proposed developments are presented as dependent on one another and thus intertwined with respect to the various traffic impact studies, the density transfer credit, the impact to neighborhood character -- etc. I am concerned that now these two developments appear to be independent of one another since there is scheduled two Public Hearing dates; one hearing per development.

Please let me know if it is still the intent to consider these applications as combined into one application for purposes of EIS review and project review, as well as the Public Hearings. This is appropriate since the two proposed developments are intertwined by their dependence on density transfer credits and their joint request for zone and due to the cumulative impacts of the two properties on traffic, erosion, neighborhood character, etc.

Thank you for your time -- I look forward to your answer on my question / concern.

-- Barbara Czuba

Linda Fava

From: Jennifer Kuhn
Sent: Tuesday, February 13, 2007 5:01 PM
To: Cindy Baker; Connie Fessler
Cc: Charleine Sell
Subject: FW: Public Hearings on Wellington

From: Barbara Poole [mailto:bapool@earthlink.net]
Sent: Tuesday, February 13, 2007 4:44 PM
To: Cathy VonWald
Subject: Public Hearings on Wellington

Please hold these hearings on one day as originally scheduled. As a home owner in Wellington Hills, I find the change of the hearings to two days, 15 days prior to the hearing completely unacceptable.

Barbara Poole
bapool@earthlink.net
Why Wait? Move to EarthLink.

VonWald

M.T

Jennifer Kuhn

From: Cindy Baker
Sent: Tuesday, February 13, 2007 12:19 AM
To: Ann Rupley; Cathy VonWald
Subject: RE: Multiple public hearings for both proposed Wellington developments

Hello Ann, because the preliminary plats are separate proposals the hearing examiner will make separate decisions. However, he will assess all impacts during his deliberations, including cumulative impacts from both projects. He will not miss items because they are separated. I will talk with the hearing examiner about this issue-- there are a number of ways he can overcome the dilemma. He can explain his approach at the hearing. The hearing examiner also has within his purview to continue the hearing. I am sure he will if he believes there is a need. I want to assure you that staff is working very hard to cover all items and to make it fair and open process. I hope this explanation helps. Please let me know if I can be of further assistance.

Also, I want to thank you for your kindness and taking the time to write. The approach you took in your e-mail was most respectful and I want to personally thank you for that.

From: Ann Rupley [mailto:Ann@wildlifecomputers.com]
Sent: Monday, February 12, 2007 5:30 PM
To: Cindy Baker; Cathy VonWald
Subject: Multiple public hearings for both proposed Wellington developments

Dear Mayor VonWald and Ms. Baker,

I have recently been made aware that there is a change in the EIS hearing format for the proposed Wood Trails and Montevallo developments in the Wellington neighborhood, in that there will now be separate hearings for the two projects.

First, please note that while I am on the email distribution list for the Concerned Neighbors of Wellington, much of the rancor that came out in the last election and in other CNW-related activities does not represent my opinion, and I was appalled by the blatant personal attacks that occurred. I do not actively support most CNW activities. So, please take this as a letter from an average Wellington resident, who has lived and raised our children in Wellington for the past 14 years. My husband and I are long-time acquaintances of Don Brocha, who can also vouch for the fact that we are not fanatical citizens out to skewer the city.

That said, I am concerned about the change in the hearing process, and that it comes with such limited advance notice this late in the process. As recently as today, I believe the city website still indicated this would be a joint hearing. Decisions such as this, made late in the game, add fuel to the argument that the city is "trying to pull a fast one." Perhaps this is just a public relations mis-step, but the potential for distrust and misunderstanding is once again magnified by this action.

I do not believe that all building should cease, and I do not believe that the government should deny a property owner REASONABLE requests to develop land that he/she/the corporation owns. However, I DO think the city should make every legal effort to limit that development when it creates a major ecological, safety, or quality of life issue for a large segment of the citizenry.

If you consider the potential impact these two developments will have on the Wellington neighborhood, the two must be considered as an overall package. The cumulative effect of both developments is substantially different than one or the other alone. It is appropriate to look at the two together because they are intertwined in their dependence on density transfer credits and their joint request for rezoning, and due to the cumulative impacts of the two properties on traffic, erosion, and neighborhood character.

It is my sincere hope that "the city" is not trying to ramrod these developments through, and that "the city" is not

trying to deny the public reasonable and practical opportunities to express their opinions, pro or con. I hope that "the city" isn't being the big, bad entity that creates an "us vs. them" scenario. That is the impression one would get at times, based on the way some decisions are made and/or events unfold.

I am trying to keep an open mind and trust in the integrity of those in positions of authority in the Woodinville city government. I do request that city officials do all they can to represent the citizens fairly. I believe that does much to protect our quality of life in Woodinville. It is in this spirit that I strongly urge you to consider the two proposed developments at the same public hearing where the cumulative impacts can be considered.

Finally, I thank you both for your time, both in reading this email, and for the effort you put in regularly on behalf of the voters. I realize that you, Ms. Baker, are an employee of the city, and not an elected official, but I am sure that does not lessen the feeling of responsibility that comes with the job. And Mayor VonWald, you have put in countless hours over the past several years, many of them dealing with contentious issues. That is never a pleasant experience. So, thank you for your sacrifice and your effort.

Best regards,

Ann

Ann Rupley

ann@wildlifecomputers.com

Hm: +1(425) 486-7443

Wk: +1(425) 881-3048

Cell: +1 (206) 963-9847

16324 NE 203rd Place, Woodinville, WA 98072

Linda Fava

From: Jennifer Kuhn
Sent: Tuesday, February 13, 2007 1:23 PM
To: Connie Fessler
Cc: Charleine Sell
Subject: FW: Two Public Hearing instead of One is WRONG!

From: Dave.Shepherd@Emulex.Com [mailto:Dave.Shepherd@Emulex.Com]
Sent: Monday, February 12, 2007 6:06 PM
To: Cathy VonWald; Cindy Baker
Cc: Council
Subject: Two Public Hearing instead of One is WRONG!

To MS. Baker & MS. VonWald,

The change of schedule from one to two city public hearings addressing the EIS review and project review is a great disadvantage to the citizens of Woodinville. I am deeply concerned that this action will be a disservice to the citizens.

I respectfully demand a single hearing to address both projects.

David Shepherd
17615 148th Ave. NE
Woodinville, WA 98072

Von Wald
M.T

Jennifer Kuhn

From: Julia Poole [japoole1@earthlink.net]
At: Tuesday, February 13, 2007 3:54 PM
Cathy VonWald
Subject: FW: RE: City of Woodinville Customer Service Request

Dear Mayor VonWald,

Yesterday I e-mailed a request to Cindy Baker suggesting that the city combine the hearing process for the proposed Montevallo and Wood Trails developments over the two days currently scheduled, as the entire process up until now has combined both development proposals.

Both proposed developments share many features such as traffic impacts and neighborhood character, and it would save time for both Woodinville city staff and Woodinville citizens by avoiding duplication in presenting, recording, transcribing and addressing the same issues and comments twice.

Combining the hearings would also make it more likely that there would be enough time for every citizen who wishes to speak to get a chance to speak at the hearing, as each person would only have to speak once instead of twice.

Below is my e-mail to the city and Cindy Baker. I have received no reply from her as yet.

I appreciate any help you can give.

Sincerely,

Julia Poole
japoole1@earthlink.net
EarthLink Revolves Around You.

> [Original Message]
> From: Marie Stake <MarieS@ci.woodinville.wa.us>
> To: <japoole1@earthlink.net>
> Date: 2/12/2007 1:02:57 PM
> Subject: RE: City of Woodinville Customer Service Request
>
> Ms. Poole,
> By way of this reply, your email has been forwarded to Ms. Cindy
> Baker, Interim Development Services Director. Ms. Baker may be
> reached directly at 425-489-2754 ext. 2271 or cindyb@ci.woodinville.wa.us.
> Sincerely,
>
> Marie Stake
> Communications Coordinator
> Desk: 425-877-2267 Cell: 206-605-1400

-----Original Message-----

From: www4pubform@adhost.com [mailto:www4pubform@adhost.com]
> Sent: Monday, February 12, 2007 10:43 AM
> To: Marie Stake

> Subject: City of Woodinville Customer Service Request
>
> Webpage:
> <http://www.ci.woodinville.wa.us/ContactUs/contactCSREmail.asp>
> From: japoo1@earthlink.net Remote Address: 207.69.139.159
> Web Browser: Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 5.1;
> .NET CLR 1.1.4322)
>
> Submit:
> Submit Comments
>
> email:
> japoo1@earthlink.net
>
> z01__CommentType:
> Suggestion
>
> z02__Pertaining_to:
> City Service
>
> z03__Comments:
> I request that the City of Woodinville take comments for both
> Montevallo and Wood Trails at one public hearing spread over the
> currently scheduled two days (2/28/07 and 3/1/07). Up to this point
> in the process these two developments have been considered at the same
> time because of the similarity of many of their issues such as
> neighborhood character and traffic impacts.
>
> I believe it would be a better use of city staff's time and our
> citizen's time to be able to speak once about both developments,
> instead of having to say the same comments twice and have the city
> staff listen to, record, transcribe and address the same comments twice.
>
> Please forward a copy of this also to Cindy Baker, Director of
> Development Services.
>
> Thank you for your attention to this matter.
>
> Sincerely,
> Julia Poole
>
>
> z04__Name:
> Julia Poole
>
> z07__Urgency:
> YES

Linda Fava

From: Jennifer Kuhn
Sent: Tuesday, February 13, 2007 5:00 PM
To: Cindy Baker; Connie Fessler
Cc: Charleine Sell
Subject: FW: RE: Two Hearings

From: Julia Poole [mailto:japoole1@earthlink.net]
Sent: Tuesday, February 13, 2007 4:16 PM
To: Cathy VonWald
Subject: FW: RE: Two Hearings

Dear Mayor VonWald,

I found Ms. Baker's reply caught in my spam filter. Below is her response and my reply.

Thank you for your time.

Sincerely,

Julia Poole
japoole1@earthlink.net
EarthLink Revolves Around You.

----- Original Message -----
From: Julia Poole
To: Cindy Baker
Sent: 2/13/2007 4:12:17 PM
Subject: RE: Two Hearings

Dear Ms. Baker,

Thank you for your reply. Please reply again after you have spoken with the hearing examiner about this issue. We need time to prepare our statements and clarification of the process before the hearing. Having him explain his approach at the hearing will be too late for the citizens of Woodinville to prepare their statements.

Thank you again for your efforts.

Sincerely,
Julia Poole

----- Original Message -----
From: Cindy Baker
To: japoole1@earthlink.net
Sent: 2/13/2007 12:34:12 AM
Subject: Two Hearings

Hello Ms. Poole, because the preliminary plats are separate proposals the hearing examiner will make separate decisions. However, he will assess all impacts during his deliberations, including cumulative impacts from both projects. He will not miss items because they are separated. I will talk with the hearing examiner about this issue-- there are a number of ways he can overcome the dilemma. He can explain his approach at the hearing. The hearing examiner also has within his purview to continue the hearing. I am sure he will if he believes there is a need. I want to assure you that staff is working very hard to cover all items and to make it fair and open process. I hope this explanation helps. Please let me know if I can be of further assistance

Cindy Baker
Interim Director
Development Services
City of Woodville

VonWald
M.T

Jennifer Kuhn

From: Linda King [llarking1@comcast.net]
Sent: Tuesday, February 13, 2007 1:51 PM
To: Cathy VonWald; Cindy Baker
Subject: Wood Trails/Montevallo

As a concerned member of this community, I am disheartened that the city has tried to split the hearings for the Wood Trails and Montevallo projects. Many of us are passionate about voicing our concerns over these two developments. It is hard enough to make it to one meeting; so splitting the hearing on two different nights places an unwarranted burden on my family situation. I have to ask myself is this an attempt to split the attendance of the concerned and opposing population. Why are you suddenly separating the hearings? I am officially requesting that the hearing for the Wood Trail and Montevallo projects be scheduled on the same date.

Signed,
Linda King
17344 167th Avenue NE
Woodinville, Wa 98072

VonWald

M.T

Jennifer Kuhn

From: Robert Casto [robert@rlventures.com]
Sent: Tuesday, February 13, 2007 8:09 AM
To: Cindy Baker
Cc: Cathy VonWald
Subject: Splitting of Hearing into different days

Cindy Baker and Mayor VonWald,

I was wondering why the hearing for the Montevallo and Wood Trails projects were being split over different days? It was my understanding that the EIS done considered them together. Credits from one project are being used for the other. Everything worked on in the EIS points towards this. If they are now split wouldn't an EIS need to be done for the projects separately? If I remember correctly, Montevallo can't even be done unless sewer lines are brought up there through the Wood Trails project.

Please explain to me why they are being heard separately. I request though that these projects be heard jointly. All the documentation, EIS work, application, and more considers them together. Why change that now?

Robert Casto
14950 NE 204th St
robert@cincijava.com

Von Wald

M.T

Jennifer Kuhn

From: Doug Gibson [dgibson@wisllc.com]

Sent: Tuesday, February 13, 2007 10:02 AM

To: Cindy Baker

Cc: Cathy VonWald

Subject: Request for a Single hearing for the DEIS and Project Review for Wood Trails and Montevallo

Dear Ms. Baker and Mr. VonWald,

I have been a resident and homeowner of Woodinville since 1980. I currently live at 14830 NE 198th Street. I will be deeply affected by the development projects proposed for my neighborhood. As such I am writing to request that the EIS review and the project review be combined into one meeting. The two are inextricably intertwined and therefore warrant a combined review process. Either February 28 or March 1 will work to have both subjects presented but not as separate presentations. The City initially planned for one meeting but now has broken the process into two meetings. I strongly request you combine these meetings into one and return to your initial decision. I look forward to your consideration of this matter.

Sincerely,

Douglas L Gibson
President and CEO
Washington Imaging Services, LLC
425.454.6258
dgibson@wisllc.com

VonWald

M, T

Jennifer Kuhn

From: Shani Parrott [shani.parrott@earthlink.net]
Sent: Tuesday, February 13, 2007 11:36 AM
To: Cindy Baker
Cc: Cathy VonWald; Connie Fessler
Subject: Montevallo and Wood Trails public hearing(s)

To: Cindy Baker, Interim Development Services Director

Re: Montevallo and Wood Trails public hearings

Would you please explain why, after years of treating these applications as one issue, the city is NOW separating them into two just 15 days before the public hearing?

This is very disturbing because since day one of the DEIS these applications have been combined into one application for purposes of EIS review and project review. This is appropriate because they are intertwined by their dependence on density transfer credits and their joint request for a rezone and due to the cumulative impacts of the two proposed developments on wildlife, traffic, erosion, ground water, neighborhood character, etc.

The single, joint hearing format has been communicated numerous times and even as recently at two weeks ago to the CNW attorney and is still referenced on the city website.* We have invested a great amount of time preparing for this format. This procedural change just 15 days prior to the hearing is completely unacceptable.

* <http://www.ci.woodinville.wa.us/documents/Wood%20Trails%20Montevallo%20EIS%20Appeal%20Letter%2012182006.pdf>

Dated 12/18/06 from Cindy Baker, Re: Wood Trails and Montevallo Subdivisions Final Environmental Impact Statement. "The Public **Hearing** before the City Hearing Examiner on the Preliminary Plat and Re-zone Applications for the Wood trails and Montevallo Subdivisions has been rescheduled. The Public **Hearing** is now scheduled for 2 days, ..."

This implies a continued meeting with one agenda where all parties may have time to comment. Assuming the hearing will start with the city's presentation, than the applicant's, will there be time for all public comment that evening? Will CNW and the other neighborhood associations have as much time or more to present as the applicant? Since they represent the current residents it seems only fair. For that matter, what is the format for this meeting? Is the intent to lessen the impact of the FEIS issues by presenting separately when the DEIS and FEIS for the two applications were combined in the first place due to the joint impact of traffic, emergency services, wildlife, schools, environmental, neighborhood character, etc.?

I respectfully request you hold a single hearing and address the combined Phoenix applications as was originally and continually communicated to the public all these years.

Thank you,

Shani Parrott
16212 NE 200th Court, Woodinville (Wellington)

Von Wald

MT ↑

Jennifer Kuhn

From: James Snell [jes3788@comcast.net]
Sent: Tuesday, February 13, 2007 11:05 AM
To: Cindy Baker
Cc: Cathy VonWald
Subject: Proposed Development In Wellington

I am angered by the shady maneuvering of the Woodinville city government in the matter of the proposed development in the Wellington area, specifically the Montevallo and especially the Wood Trails proposals. The city government has refused to correspond with the lawyer chosen to represent the people who live in this area and will be impacted by the development. Now it has pulled a maneuver to split the public comment meeting on the two developments into separate meetings only 15 days before the first meeting. This is an obvious divide-and-conquer strategy to lessen the impact of public comment. I feel there should only be one meeting as all people in the Wellington area are commonly impacted by these developments.

Regarding the Wood Trails development, I understand that the developer has a right to build on their land within current city zoning and environmental rules. I also understand that my neighborhood (198th street) is within the urban density perimeter and will probably have to be rezoned and put on sewers eventually. I would probably accept a zoning change from R1 to R2. If that happens, I feel that the developer should be required to build to the R2 standard on the usable land in their plot. Under no circumstances should they be allowed to build at the R4 density just because part of their plot of land can't be built on! They purchased that land know its construction limitations and I see no reason to give them the right to ruin my neighborhood just because they can't build on their entire plot of land. I am also against opening up only NE 198th Street as the only access road to this new neighborhood. All roads that touch the new neighborhood should be opened to this new traffic to lessen the impact on existing neighborhoods. I do not accept an 8 to 10 fold increase in the traffic on my street when there are alternative street connections available. I also feel that the build should be liable for some of the costs that will be incurred by property owners in the affected areas. Such costs as sewers, sewers hookups, street lighting, and sidewalks (particularly on the streets most affected by the new development).

James Snell
15009 NE 198th St
Woodinville Wa. 98072
425-402-8072
jes3788@yahoo.com

Von Wald
W, T

Linda Fava

From: Jennifer Kuhn
Sent: Tuesday, February 13, 2007 5:01 PM
To: Connie Fessler
Cc: Charleine Sell
Subject: FW: Public hearing for wellington

From: tonyvannatter@comcast.net [mailto:tonyvannatter@comcast.net]
Sent: Tuesday, February 13, 2007 4:49 PM
To: Cindy Baker
Cc: Cathy VonWald
Subject: Public hearing for wellington

Cindy,

I would like to address my concern as to why we are not having 1 public meeting to address the zoning restrictions for the Wellington area. I understand that the city is trying to have 2 separate hearings.

Please try to handle both projects in 1 public meeting.

Tony Van Natter

15021 N.E. 198th ST.

Woodinville, Wa

Von Wald
In. 7

Jennifer Kuhn

From: Todd & Susan [seadoofun2@msn.com]
t: Tuesday, February 13, 2007 10:17 AM
Cindy Baker
Cc: Cathy VonWald
Subject: Hearings for Montavello and Wood Trails

Ms. Baker,

I am an active citizen in the community who is very involved in the development taking place in Woodinville. For over two years now I have followed the "Wood Trails/Montavello" project, which have always been spoke of as one. Every bit of information I have worked on has combined the two, including the original public meeting detailing the publics concerns about the developments, the DEIS public meeting and subsequent input into, and now the FEIS. Again, all the communication joined the two developments.

I was quite surprised to find that suddenly, with countless citizen hours invested into research, the city has decided the projects should now be considered separately. I'm unsure of exactly how that is a win/win for the city and citizens, and am asking you to correct the obvious error, and to have them joined again. I was comfortable (and appreciative) of the two evenings worth of meetings in regards to this project, as it seemed the city was preparing for the large amounts of input (welcome input, we would hope) from its active citizens.

Thank you for your time,

Susan Huso

Council
W, T

Jennifer Kuhn

From: Lola Granola [lola_granola@comcast.net]
Sent: Tuesday, February 13, 2007 11:29 PM
To: Cindy Baker; Susie McCann; Cathy VonWald; Hank Stecker; Mike Roskind; Gina Leonard; Scott Hageman; Don Brocha; Chuck Price
Cc: Connie Fessler
Subject: RE: Clarification on Wood Trails & Montevallo Public Hearings

Ms. Baker et al.

Thank you for your reply.

Unfortunately, I think that it did not address many of my concerns.

- 1) If the process is for these two projects to be decided separately by the hearing examiner in separate meetings, why were they ever allowed to be addressed in the same DEIS & EIS?
- 2) A lot of people have spent an enormous amount of time and no small amount of money preparing for the upcoming hearing[s]. Until just very recently, the explicitly communicated plan from the city was for a single hearing addressing both projects to span two days. With this much riding on the line, I'm not at all comfortable with having you "talk to the hearing examiner about this issue." Can you please be extremely explicit on what steps the city is planning to take to "overcome the dilemma"?
- 3) The whole point of having such a rigorous (and arduous) process is to present a level playing field for all parties involved. Last minute, poorly communicated process changes cast a serious and nefarious shadow on objectivity of the entire process. What steps does the city intend to pursue to restore some basic level of public confidence in the process?
- 4) It seems to me that a mid-stream rule change will no doubt open wide the doors to legal action against the city from every possible direction. What steps is the city taking to mitigate this risk?
- 5) The whole point of a PUBLIC hearing is to communicate with the public. As a member of the public, I can assure you that two mid-week late night back to back hearings is a very poor way to encourage public participation. Please explain to me how this 11th hour cannot be construed as anything but a deliberate attempt to suppress public participation?
- 6) When should we, the public expect to receive specific clarification about what is actually going to happen on the 28th and the 1st? Will there be agendas/rules posted ahead of time? When & where can I find them?
- 7) And, finally, ever since this broke yesterday, I have heard a whole lot of public silence from my **elected city council**. Can I assume that this is because your legal counsel, realizing your new legal peril, has muzzled you? Or are you just scared to take a public position at this time?

I look forward to hearing from you soon on the items that you are allowed to address.

Sincerely,

Matt Jenson
19122 148th AVE NE

From: Cindy Baker [mailto:CindyB@ci.woodinville.wa.us]
Sent: Tuesday, February 13, 2007 12:02 AM
To: lola_granola@comcast.net; Susie McCann; Cathy VonWald; Hank Stecker- Comcast; Mike Roskind; Jenson, Gerald CTR USTRANSCOM J5J4; Scott Hageman; Don Brocha; Chuck Price
Cc: Connie Fessler
Subject: RE: Clarification on Wood Trails & Montevallo Public Hearings

Although I cannot address the council about substantive issues on the proposals, I can address procedural items.

Because the preliminary plats are separate proposals the hearing examiner will make separate decisions. However, he will assess all impacts during his deliberations, including cumulative impacts from both projects. He will not miss items because they are separated. I will talk with the hearing examiner about this issue-- there are a number of ways he can overcome the dilemma. He can explain at the hearing. I hope this helps.

From: Lola Granola [mailto:lola_granola@comcast.net]
Sent: Monday, February 12, 2007 10:18 PM
To: Susie McCann; Cindy Baker; Cathy VonWald; Hank Stecker; Mike Roskind; 'Jenson, Gerald CTR USTRANSCOM J5J4'; Scott Hageman; Don Brocha; Chuck Price
Subject: Clarification on Wood Trails & Montevallo Public Hearings

City Council Members & Staff,

There's a nasty rumor floating around that the Public Hearing scheduled for February 28th & March 1st, has very recently been split into two separate hearings that would address Wood Trails and Montevallo separately instead of together as has been the case historically. Can anyone confirm whether or not this is true?

If this rumor is not true, and a single public hearing is still planned for these two days even as the city webpage (<http://www.ci.woodinville.wa.us/events/EIS.asp> - see excerpt below**) states at this very hour, then you need not read any further.

However, IF it is true, then let me tell you, as a 9 year citizen of Woodinville who has been following this matter closely, I am infuriated!

Just who exactly in the city thinks they have the authority to separate this single meeting into two, especially at such a late date in the process? I'm not a lawyer, but it would seem to me that separating them out now would nullify everything that has happened to date and return the entire process to Day 1.

From the very beginning of the EIS process, Wood Trails and Montevallo have been handled in a combined fashion. As I understand it there are good reasons for doing so. By handling each one independently of the other, it would be very easy for the developer to gloss over the two projects cumulative and codependent impacts on very important environmental matters, including traffic, drainage, erosion, emergency response, etc. In addition to the obvious process flaw, holding two separate, but nearly identical meetings on back to back weeknights seems willfully designed to depress public comment. (Don't even get me started on what the Planning Commission is doing by rescheduling their February 7th meeting to Valentine's Day).

In the many mandatory ethics classes I take as a Boeing employee, it is drilled into us over and over that the mere appearance of an impropriety is essentially as bad as the impropriety itself. Let me tell you, the way the way I see this process being handled in the endgame smells rotten! As my wife stated at the recent Planning Commission hearing, you job is to work for us. We, along with many of our neighbors are doing our part and our civic duty by staying informed and by being involved in the process. I expect you to do you part and uphold a fair and impartial process. I expect better than this.

Sincerely,

Matt Jenson
19122 148th AVE NE

** Extract from city webpage appended below. Note the singular form of the subject: "The Public Hearing." Also, note the singular form of the verb: "is scheduled." Please don't try to argue that, unlike the DEIS & the EIS, the two nights were always supposed to handle Wood Trails and Montevallo separately.

UPDATE 2/1/07: Public Hearing: Preliminary Plat and Rezone Applications for the Wood Trails and Montevallo Subdivisions, February 28 and March 1, 2007. The Public Hearing on the Preliminary Plat and Re-zone applications for the Wood Trails and Montevallo Subdivisions is scheduled for Wednesday, February 28 and Thursday, March 1, 2007, 7 to 10 p.m. at the Carol Edwards Center Gymnasium, 17401-133rd Avenue NE.

Von Wald
M.T

Jennifer Kuhn

From: Gunnarssonusa [gunnarssonusa@comcast.net]
Sent: Wednesday, February 14, 2007 10:55 AM
To: Cindy Baker
Cc: Cathy VonWald
Subject: Public hearings for Montevallo and Wood Trails

We are writing to express our concern about how the hearings for the Montevallo and Wood Trails development applications are being handled. The city had previously communicated that there would be joint public hearings covering both of the applications but now I heard that there will be 2 separate hearings, one for each development application.

Giving each development application its own hearing on separate days instead of a joint hearing doesn't make sense. The applications were combined for the purpose of EIS review and project review. Since there is a joint request for rezoning, and the developer is dependent upon density transfer credits between the 2 projects it makes no sense to consider one application separate from the other. In addition, how can we look at the overall cumulative impacts on traffic, and the character of our neighborhoods of both of these developments when there are 2 separate hearings?

Why would you change what had previously been communicated ? It's hard enough for families like mine who have kids to make it to one meeting, let alone 2 meetings two nights in a row. It's important that the citizens of Woodinville, not just the developer be heard so do the right thing and have a joint hearing to address both projects. Don't make it hard for the public to be involved in this process and make their comments known.

Sincerely
Juliana and Karl Gunnarson
19924 163rd Ave NE
Woodinville

VonWald

MT

Jennifer Kuhn

From: Sherry Brown [SteveandSherryBrown@comcast.net]
Sent: Wednesday, February 14, 2007 8:08 PM
To: Cindy Baker
Cc: Cathy VonWald
Subject: Public Hearings for Wood Trails and Montevallo

Dear Cindy,

I recently was informed of the two notices of Public Hearings to take place on Feb 28th pertaining to the Wood Trails development & Mar 1st pertaining to the Montevallo development. This is very disturbing because since day one of the DEIS these applications have been combined into one application for purposes of EIS review and project review. This is appropriate because they are intertwined by their dependence on density transfer credits and their joint request for a rezone and due to the cumulative impacts of the two properties on traffic, erosion, neighborhood character, etc.

The single, joint hearing format has been communicated numerous times and is still referenced on the city website. I am not sure of the reason for the sudden change necessitating two separate hearings but it appears to be highly unusual given the reasons sited above. Therefore, I respectfully request that these hearings be consolidated, as it is only appropriate given the cumulative impact of these developments on our neighborhoods.

Sincerely,

Steve Brown
15218 NE 198th Street
Woodinville, WA 98072

Von Wald
M.T

Jennifer Kuhn

From: Caroline Smith [bellsmith@sprynet.com]
Sent: Wednesday, February 14, 2007 4:38 PM
To: Cindy Baker
Cc: Cathy VonWald
Subject: Wellington Hills Public Meetings Woodstrails, Montevello

Cindy, I moved out to woodinville ten years ago to enjoy "city life country style". So far I have seen the hot air balloons all but disappear, target / top foods mess, low income housing, Birghtwater, Costco, and the traffic triple on the dead end street that I live on; (195th NE). We only have one chance to build Woodinville, so let's take the time and money to make the best decisions that we can. Think of the people that want to live here long term and not the special interest of a property developer that wants to muck up the neighborhood and leave town!

I think that it is just wrong to plan two meetings to try to wear people down so that Woodstrails and Montevello are approved. What If each resident of the Wellington Hills wanted to plan a special meeting with the city officials and Phoenix Development group to discuss the growth, development impact and other concerns? Do you think that you would be a little worn-out?

Best Regards

Ted B. Leibly

Jon Wald
MT

Jennifer Kuhn

From: Todd & Susan [seadoofun2@msn.com]
t: Wednesday, February 14, 2007 9:43 AM
Cindy Baker
Cc: Cathy VonWald
Subject: Splitting of Montavello and Wood Trail Hearing Examiner meetings

Ms Baker,

I am totally dumbfounded as to why the development project the city has spoke of as one (for more than 2 years!!), is now split. I just don't get it. It doesn't make sense. I don't want to think the worst, but in this case, how can I not?

Please do the right thing for the citizens, who only want what is best for Woodinville's future, reverse the decision and allow both meetings (2/28 and 3/1) to contain information in regards to the "one" development project that we have spent so much time and energy on.

thank you for your time and consideration,

Todd R. Huso
PO Box 1176

VonWald

MT

Jennifer Kuhn

From: Janet R. Littlefield [jrlittlefield@msn.com]
Sent: Thursday, February 15, 2007 4:56 PM
To: Cindy Baker
Cc: Cathy VonWald
Subject: Wood Trails and Montevallo Hearings

Ms. Cindy Baker
Interim Development Services Director
City of Woodinville
17301 133rd Avenue NE
Woodinville, WA 98072

Subject: Public Hearings for Wood Trails and Montevallo

This email expresses my dissatisfaction with the City of Woodinville's recent decision to consider the Wood Trails and Montevallo applications in separate hearings. Because these developments are intertwined, I strongly urge you to conduct a single public hearing that will address both projects.

Please consider that these projects are intertwined for the following reasons:

- They rely on density transfer credits from one development (Wood Trails) to the other (Montevallo).
- They both request rezones.
- They will have cumulative impacts on traffic, erosion and neighborhood character.
- They were originally considered in ONE application for the purposes of EIS review and project review.

Until the most recent announcement, the city had always communicated a single, joint hearing format for these projects. I am concerned that the upcoming separate hearings will prevent the presentation of testimony that addresses the combined impacts of the Wood Trails and Montevallo projects. It seems grossly unfair that these projects are considered as one for the purposes of lot credits, rezoning, project review and EIS review, but when it comes to public input, the city of Woodinville has decided that it will consider the projects separately. This is absolutely unacceptable.

As a public servant, you are held accountable by the citizens of Woodinville. Please fulfill your duties and ensure that the residents who are affected by these projects are given adequate time and opportunity to comment on both projects in a single public hearing.

Sincerely,

Janet R. Littlefield
24321 75th Avenue SE
P.O. Box 550
Woodinville, WA 98072

VonWald

M.T

Jennifer Kuhn

From: Jarrett [jarrett.erin@comcast.net]
Sent: Friday, February 16, 2007 10:54 AM
To: Cathy VonWald
Subject: Schedule change for Wood Trails/Monteballo hearings

Hello Cathy,

I would like to go on record as opposing the change from one hearing to two for the Wood Trails and Monteballo proposed projects. This would have the effect of

- a) skewing the data – the impact of each project will be evaluated separately, which makes the impact seem more benign. The real impact on our neighborhood would be the combined impact of both projects.
- b) Discouraging public comment – not everyone can make both meetings, and those who do will have little time to comment.

Please reconsider this change of schedule. Thanks.

Respectfully,

Jarrett Renshaw
20230 149th Place NE
Woodinville

Von Wald
M.T

Jennifer Kuhn

From: Ann Rupley [Ann@wildlifecomputers.com]
Sent: Friday, February 16, 2007 2:48 PM
To: Cindy Baker
Cc: Cathy VonWald
Subject: RE: Multiple public hearings for both proposed Wellington developments

Dear Cindy,

I really wish this email wasn't necessary, but I have to write once more, because I now have a more specific understanding of some of the issues raised by the CNW, as related to you in the attorney's letter of 13 February, which I just read in its entirety.

I no longer understand how the two projects can be heard separately. They are even more intertwined than I remembered, with the applicant ultimately desiring to transfer 19 Wood Trails units to the Montevallo project. I strongly urge the City to go back to the original hearing schedule proposed and publicized, and hold to that. Any other course of action denies the public a reasonable and fair opportunity to be heard, and gives the impression that the City is ramrodding or circumventing the hearing process. Whether or not that is actually happening, that is the appearance that is created, and that isn't good for any of us, City staff included. If there was a need for separate hearings, that should have been the way it was publicized from the beginning.

It is not too late to rectify this situation. I encourage the City to take the necessary steps to do so.

Thank you for your time.

Regards,

Ann

Ann Rupley

ann@wildlifecomputers.com

Hm: +1(425) 486-7443
Wk: +1(425) 881-3048
Cell: +1 (206) 963-9847

16324 NE 203rd Place, Woodinville, WA 98072

From: Cindy Baker [mailto:CindyB@ci.woodinville.wa.us]
Sent: Tuesday, February 13, 2007 12:19 AM
To: Ann Rupley; Cathy VonWald
Subject: RE: Multiple public hearings for both proposed Wellington developments

Hello Ann, because the preliminary plats are separate proposals the hearing examiner will make separate decisions. However, he will assess all impacts during his deliberations, including cumulative impacts from both projects. He will not miss items because they are separated. I will talk with the hearing examiner about this issue-- there are a number of ways he can overcome the dilemma. He can explain his approach at the hearing. The hearing examiner also has within his purview to continue the hearing. I am sure he will if he believes there is a need. I want to assure you that staff is working very hard to cover all items and to make it fair and open

process. I hope this explanation helps. Please let me know if I can be of further assistance.

Also, I want to thank you for your kindness and taking the time to write. The approach you took in your e-mail was most respectful and I want to personally thank you for that.

From: Ann Rupley [mailto:Ann@wildlifecomputers.com]
Sent: Monday, February 12, 2007 5:30 PM
To: Cindy Baker; Cathy VonWald
Subject: Multiple public hearings for both proposed Wellington developments

Dear Mayor VonWald and Ms. Baker,

I have recently been made aware that there is a change in the EIS hearing format for the proposed Wood Trails and Montevallo developments in the Wellington neighborhood, in that there will now be separate hearings for the two projects.

First, please note that while I am on the email distribution list for the Concerned Neighbors of Wellington, much of the rancor that came out in the last election and in other CNW-related activities does not represent my opinion, and I was appalled by the blatant personal attacks that occurred. I do not actively support most CNW activities. So, please take this as a letter from an average Wellington resident, who has lived and raised our children in Wellington for the past 14 years. My husband and I are long-time acquaintances of Don Brocha, who can also vouch for the fact that we are not fanatical citizens out to skewer the city.

That said, I am concerned about the change in the hearing process, and that it comes with such limited advance notice this late in the process. As recently as today, I believe the city website still indicated this would be a joint hearing. Decisions such as this, made late in the game, add fuel to the argument that the city is "trying to pull a fast one." Perhaps this is just a public relations mis-step, but the potential for distrust and misunderstanding is once again magnified by this action.

I do not believe that all building should cease, and I do not believe that the government should deny a property owner REASONABLE requests to develop land that he/she/the corporation owns. However, I DO think the city should make every legal effort to limit that development when it creates a major ecological, safety, or quality of life issue for a large segment of the citizenry.

If you consider the potential impact these two developments will have on the Wellington neighborhood, the two must be considered as an overall package. The cumulative effect of both developments is substantially different than one or the other alone. It is appropriate to look at the two together because they are intertwined in their dependence on density transfer credits and their joint request for rezoning, and due to the cumulative impacts of the two properties on traffic, erosion, and neighborhood character.

It is my sincere hope that "the city" is not trying to ramrod these developments through, and that "the city" is not trying to deny the public reasonable and practical opportunities to express their opinions, pro or con. I hope that "the city" isn't being the big, bad entity that creates an "us vs. them" scenario. That is the impression one would get at times, based on the way some decisions are made and/or events unfold.

I am trying to keep an open mind and trust in the integrity of those in positions of authority in the Woodinville city government. I do request that city officials do all they can to represent the citizens fairly. I believe that does much to protect our quality of life in Woodinville. It is in this spirit that I strongly urge you to consider the two proposed developments at the same public hearing where the cumulative impacts can be considered.

Finally, I thank you both for your time, both in reading this email, and for the effort you put in regularly on behalf of the voters. I realize that you, Ms. Baker, are an employee of the city, and not an elected official, but I am sure that does not lessen the feeling of responsibility that comes with the job. And Mayor VonWald, you have put in countless hours over the past several years, many of them dealing with contentious issues. That is never a pleasant experience. So, thank you for your sacrifice and your effort.

Best regards,

Ann

Ann Rupley

ann@wildlifecomputers.com

Hm: +1(425) 486-7443

Wk: +1(425) 881-3048

Cell: +1 (206) 963-9847

16324 NE 203rd Place, Woodinville, WA 98072

Council

W, 7

Jennifer Kuhn

From: Richard D. Block [richardblock@comcast.net]
Sent: Friday, February 16, 2007 3:57 PM
To: Cindy Baker; Connie Fessler; Zach Lell- City Attorney
Cc: Cathy VonWald; Chuck Price; Don Brocha; Gina Leonard; Hank Stecker; Mike Roskind; Scott Hageman
Subject: Woodtrails and Montevallo Hearing
Importance: High
Follow Up Flag: Follow up
Flag Status: Blue

Ms. Cynthia Baker
Interim Planning Directory
City of Woodinville
Woodinville, WA 98072

Dear Ms. Baker,

I am in receipt of your Public Notice of Hearings for the proposed Woodtrails and Montevallo developments. I believe that this decision is in violation of the law and our rights as citizens and taxpayers. These proposals are interdependent upon each other on the basis of the transfer of density credits: Specifically the proposed plats and the derived EIS anticipates that density credits from Woodtrails would be transferred to Montevallo. While I acknowledge the developers have submitted separate Applications for these proposed developments, the transfer of density credits as tied together by the joint EIS links the two proposed developments, and they may not therefore be considered separately. The City has stated there would be one Hearing from the beginning. To change it at this late date strikes me as highly unorthodox and could cause the Council and the City legal repercussions that it can ill afford. I therefore respectfully request that you restore the Hearing as a single joint Hearing, as previously intended and announced, for both proposed developments.

Sincerely,

Richard D. Block

Richard D. Block
19199 148th Ave NE
Woodinville, WA 98072
425-483-1369
richardblock@comcast.net

Cc: Connie Fessler, Interim City Manager
Zach Lell, City Attorney

VonWald
M.T

Jennifer Kuhn

From: Michael O'Grady [seamog@verizon.net]
Sent: Sunday, February 18, 2007 9:01 PM
To: Cindy Baker
Cc: Cathy VonWald
Subject: Wood Trails and Montevallo FEIS Hearings
Importance: High

Ms. Baker,

We respectfully request that the hearings for the 2 subject proposals be heard on the same night as they both will adversely affect the Wellington neighborhood. Having them on 2 separate nights leads one to believe they will have separate impacts. They will not. All discussions on these neighborhoods have been made together since the proposals were first introduced. To have these done on separate nights is unfair to the citizens of these neighborhoods whom the City Council has been elected to represent.

Thank you,

Mike & Michelle O'Grady

Jennifer Kuhn

From: Sharon Clemeson [almetclem@comcast.net]
Sent: Monday, February 19, 2007 2:45 PM
To: Cathy VonWald
Subject: Public Hearings

This is a copy of the email that I have just sent to Cindy Baker:

Dear Ms. Baker,

We are very upset about dividing the hearing between the two projects. We are at 15103 NE 202nd Street, and directly between the two re-zone areas. The combination of the two areas will affect us and they were planned in conjunction with one another. It is irresponsible to consider them individually without considering the effect of them together.

We really feel the city we voted to enact many years ago is letting us down. It was supposed to protect us from uncontrolled development and it really looks to the general public as if the city is working with the developers with no consideration to the people that are part of the community. Starting with having the developers do the EIS all the way to making decisions on how the meetings are being held make us wonder about the city's intentions.

Sincerely,

Len and Sharon Clemeson

VonWald

M:T

Jennifer Kuhn

From: Todd & Susan [seadoofun2@msn.com]
Date: Tuesday, February 20, 2007 7:09 AM
Subject: Cathy VonWald
Hearing Examiner Meetings

Mayor VonWald,

I am very disappointed in the way the city is driving the Hearing Examiner's meetings in regards to the 2 development by Phoenix. EVERYTHING until about 2 weeks had Wood Trails/Montevallo combined, and so now suddenly, after the countless hours of prep work done by citizens, they are going to combine them? How is that reasonable, and in the best interest of this city?

They have schedule each development a 3 hour slot, and of course, public comments come last. Why is that? Why is public comment treated like it just doesn't matter? Of course if you hear the attitudes of city staff "public comment really isn't that important, it's not like it does anything" you would begin to believe that, but it sure seems the council is listening.

Can you please tell me exactly why the meetings cannot be postponed, or explain, in detail, why, if the city has been in error for the last 2 1/2 years in combining the developments, that it suddenly must be fixed within a 3 week span? That it can't wait and give the citizens time to react? How is this even close to being in the best interest of the city and the interested public? Why is Cindy Baker allowed to behave this way, and represent you in this unprofessional manner?

Very much look forward to your reply. I am not the only one who is concerned about this situation, and the ongoing situation regarding Ms.

Baker's attitude towards the citizens. I don't understand how you can be OK with all of this, but then again, maybe your not. As I said in an earlier email, I was there the night you became mayor, and you said how honored you were, and you would try your best. We need you now, Ms. VonWald, to step in, and do what is right for your citizens.

I appreciate your time, and I look forward to your response.

Susan Huso

VonWald
M, T

Jennifer Kuhn

From: Linda King [llarking1@comcast.net]
Sent: Tuesday, February 20, 2007 11:19 AM
To: Cathy VonWald
Subject: Wood Trails/Montevallo

Dear Ms. Von Wald;

I have heard many comments requesting that the hearings for the Wood Trails and Montevallo developments be held together. I, myself, have always treated these developments as one, due to the fact that they were always addressed jointly by the city council. I am in favor of one hearing for both developments. Please let me know if these hearings have been combined and when that one hearing is scheduled. The only other option (not a good one) is to delay the separate hearings so the research and evidence can be divided for a professional, thorough presentation.

Thank you,
Linda King
17344 167th Avenue NE
Woodinville, Wa 98072

Conrad
CJS

Jennifer Kuhn

From: Jeff Glickman [jeff@glickman.com]
Sent: Tuesday, February 20, 2007 10:05 PM
To: Cindy Baker; Cathy VonWald; Hank Stecker- Comcast; Chuck Price; Scott Hageman; Mike Roskind; Gina Leonard; Don Brocha
Cc: Zach Lell- City Attorney
Subject: Neighborhood Character and Factor Analysis

Ms. Baker,

In the email below I proposed providing your department with Best Available Science expertise for the Sustainable Development Study. Please reply with an explanation of why this has been ignored, why it has been excluded from the Sustainable Development Study, and how this is compatible with Best Practices to which I know you professionally subscribe.

Jeff Glickman
Past Chairman, City of Hood River Planning Commission, Oregon
19405 148th Ave NE
Woodinville, WA 98072
503-705-6900

Bob,

It was good speaking with you on the phone. I understand that you are busy this week and I look forward to your call next week. As I mentioned, I have enormous experience with factor analysis(FA), principal components analysis(PCA), multi-dimensional scaling(MDS), and support-vector machines(SVM). I understand that you have a 12 x 12 dataset – i.e. you have twelve attributes for twelve neighborhoods that are descriptive of neighborhood character.

As an expert in this area I can state that FA, PCA, MDS and SVM remove subjectivity from the analysis of data sets, and represent the best available science for the analysis of your data set. For the record, I have performed this type of analysis for US Government Defense agencies, and for the largest of US Corporations, at times involving millions of records.

It would be my pleasure to assist you with your dataset and I look forward to your call next week.

My best,
Jeff

Jeff Glickman
+1 503-705-6900
jeff@glickman.com
<http://jeff.glickman.com>

The information contained in this transmission may be privileged and confidential and is intended only for the use of the person(s) named above. If you are not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, any review, dissemination, distribution or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender immediately by reply e-mail and destroy all copies of the original message.

From: Bob Wuotila [mailto:BobW@ci.woodinville.wa.us]
Sent: Friday, January 05, 2007 12:09 PM
To: thegottschalks@comcast.net
Cc: Jeff Glickman; Michael Corning; Susan Boundy-Sanders
Subject: RE: References on patterns and factor analysis

Here is an amended version of my earlier e-mail regarding sources cited. Paul D. Speiregen, *Urban Design: The Architecture of Towns and Cities*. Richard Gardiner, *Design for Safe Neighborhoods*. Okay, I think that corrects everything.

From: thegottschalks@comcast.net [mailto:thegottschalks@comcast.net]
Sent: Thursday, January 04, 2007 6:41 PM
To: Bob Wuotila
Cc: Jeff Glickman; Michael Corning; Susan Boundy-Sanders
Subject: References on patterns and factor analysis

Bob,

Thanks a bunch. Jeff Glickman is an expert in this stuff. To quote his reponse to my e-mail asking about using factor analysis:

I know an enormous about it, as well as principal components analysis and multi-dimensional scaling as I hold patents in a closely-related area.
The answer for Michael is an unqualified yes. How can I assist?

-Jeff

So, you see, Jeff would be more than happy to assist. I've given him your phone number. After you have shown him what you are doing I suggest that you ask him to come and talk to the CAP and/or PC about it. Maybe at the CAP meeting after next week's Open House?

I don't have Michael's phone number, but I've cc'd him and Jeff so the dialog can start.

Steve

----- Original message -----

From: "Bob Wuotila" <BobW@ci.woodinville.wa.us>
Kevin Lynch, Image of the City.
Arthur Spieregen, Urban Design: The Architecture of Towns and Cities.
Sergey Chermeyoff, Community and Privacy.
Christopher Alexander, A Pattern Language.

I can't cite the final one. It was a study by the National Housing blah, blah, blah. And I may have misspelled someone's name.

Bob

From: thegottschalks@comcast.net [mailto:thegottschalks@comcast.net]

Sent: Thursday, January 04, 2007 6:08 PM

To: Bob Wuotila

Cc: Michael Corning; Susan Boundy-Sanders

Subject:

Bob,

What were the titles and authors that you cited at last night's CAP meeting?

Steve

Council

W, T

Jennifer Kuhn

From: Sharon Peterson (FOREFRONT SECURITY) [Sharon.Peterson@microsoft.com]
Sent: Tuesday, February 20, 2007 9:09 AM
To: Council; Cindy Baker
Cc: Sharon Peterson (FOREFRONT SECURITY)
Subject: Wood Trails and Montevallo Hearing Examiner meetings
Importance: High

City Of Woodinville Leadership,

I've received no response to my earlier email so sending again.

Thank you,
Sharon Peterson

From: Sharon Peterson (FOREFRONT SECURITY)
Sent: Monday, February 12, 2007 5:33 PM
To: City of Woodinville (council@ci.woodinville.wa.us)

City Council Members,

Over the weekend, I received two letters from the City of Woodinville. Each letter indicated to me that a date had been set for the Wood Trails FEIS Hearing and for the Montevallo FEIS Hearing, but they are two different dates.

Here's why I believe this is illegal, is against the 2.5 year precedent of communication that the City of Woodinville has set, and is also grounds for an immediate appeal of any decision that the Hearing Examiner might make.

- The City of Woodinville accepted the original application for the development as a single document that covered the proposed development of two areas. Only one application was filed.
- The initial Determination of Significance was made for both developments simultaneously. Only one DOS was issued.
- The Draft Environmental Impact Statement was published in March, 2006, for both developments. Only one DEIS was published.
- For almost a year, citizens have been prohibited from mentioning either development or both developments, in the same sentence at the same time.
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I am appalled that the City Staff would resort to this tactic as a way to divide two properties which have been legally linked by the City for over 2.5 years. I'm deeply disappointed at the thought that our City Council would permit staff to send communications out that openly violate the precedent that's been established for these two properties.

The only explanation that comes to mind is that the City Council is simply not aware of this action and that now by being made aware of this act, you'll quickly direct staff to rectify this error in judgment, issue a formal retraction of the letters, mail new letters, and allow public comment on either development on both nights of the upcoming Hearing.

Please take SWIFT and IMMEDIATE action in tonight's Council meeting to address this grievous and offensive error and send the message to the citizens of Woodinville that "game playing" is not the agenda of the Woodinville City Council.

Ann

Ann Rupley

ann@wildlifecomputers.com

Hm: +1(425) 486-7443

Wk: +1(425) 881-3048

Cell: +1 (206) 963-9847

16324 NE 203rd Place, Woodinville, WA 98072

Price

M, T

Jennifer Kuhn

From: bapoole@earthlink.net
Sent: Thursday, February 22, 2007 11:38 AM
To: Chuck Price
Subject: Re: FW: Wood Trails and Montevallo Hearing Examiner meetings

I apologize for this automatic reply to your email.

To control spam, I now allow incoming messages only from senders I have approved beforehand.

If you would like to be added to my list of approved senders, please fill out the short request form (see link below). Once I approve you, I will receive your original message in my inbox. You do not need to resend your message. I apologize for this one-time inconvenience.

Click the link below to fill out the request:

<https://webmail.pas.earthlink.net/wam/addme?a=bapoole@earthlink.net&id=1hkjLq5uH3N136L3>

-----Original Message-----

From: Chuck Price [mailto:CPrice@ci.woodinville.wa.us]

Sent: Thursday, February 22, 2007 11:07 AM

To: Sharon Peterson (FOREFRONT SECURITY); Council; Cindy Baker; Zach
Lell; Connie Fessler

Subject: RE: Wood Trails and Montevallo Hearing Examiner meetings

Connie,

Can you and Zach address this issue and if there are any legal issues associated with the separation of the two projects. It is confusing, since as stated below the "initial Determination of Significance was made for both developments simultaneously". We have had more emails on this issue than I can count, so I believe we owe ourselves and the community a clear explanation. An open dialog is essential to good communication.

Thanks,

Chuck Price

From: Sharon Peterson (FOREFRONT SECURITY)

[mailto:Sharon.Peterson@microsoft.com]

Sent: Tue 02/20/2007 9:09 AM

To: Council; Cindy Baker

Cc: Sharon Peterson (FOREFRONT SECURITY)

Subject: Wood Trails and Montevallo Hearing Examiner meetings

City Of Woodinville Leadership,

I've received no response to my earlier email so sending again.

Thank you,

Sharon Peterson

From: Sharon Peterson (FOREFRONT SECURITY)
Sent: Monday, February 12, 2007 5:33 PM
To: City of Woodinville (council@ci.woodinville.wa.us)

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The only explanation that comes to mind is that the City Council is simply not aware of this action and that now by being made aware of this act, you'll quickly direct staff to rectify this error in judgment, issue a formal retraction of the letters, mail new letters, and allow public comment on either development on both nights of the upcoming Hearing.

Please take SWIFT and IMMEDIATE action in tonight's Council meeting to address this grievous and offensive error and send the message to the citizens of Woodinville that "game playing" is not the agenda of the Woodinville City Council.

Thank you,

Sharon Peterson

15206 NE 202nd Street

Woodinville, WA 98072

Party of Record: Wood Trails and Montevallo

Price
M, T

Jennifer Kuhn

From: Dave.Shepherd@Emulex.Com
Sent: Thursday, February 22, 2007 11:39 AM
To: Chuck Price
Subject: Out of Office AutoReply: Wood Trails and Montevallo Hearing Examiner meetings

I'm currently out of the office on business returning to the office on March 12th. I will be checking email and voicemail while away.

If this is an building related issue, please contact Sadie Herrera at Sadie.Herrera@Emulex.com

For IT related issues, please contact Henry Chan x4023 or Jeremy Hopf x4331

Price
m.T

Jennifer Kuhn

From: Jeff Glickman [jeff@glickman.com]
t: Thursday, February 22, 2007 11:50 AM
 Chuck Price; seadoofun2@msn.com; almetclem@comcast.net; seamog@verizon.net; SteveandSherryBrown@comcast.net; bellsmith@sprynet.com; gunnarssonusa@comcast.net; lola_granola@comcast.net; tonyvannatter@comcast.net; bapoole@earthlink.net; cmcmartin@verizon.net; llarking1@comcast.net; shaniparrott@earthlink.net; jes3788@comcast.net; dgibson@wisllc.com; Barbara_Czuba@berlex.com; Ann@wildlifecomputers.com; robert@rlventures.com; senafziger@verizon.net; kristy_howell@comcast.net; pkforman@juno.com; kscarbrough@verizon.net; Missy_Ryan@comcast.net; Dave.Shepherd@Emulex.Com; lisarhodes@windermere.com; Sharon.Peterson@microsoft.com; yakimaco@verizon.net; gamahan@comcast.net
Cc: Mike Roskind @ Seonet; Hank Stecker- Comcast; chuckprice604@hotmail.com
Subject: RE: Wood Trails and Montevallo Hearing Examiner meetings

Dear Councilmember Price,

I sent the following correspondence to Cindy Baker, Interim Planning Director, and Zach Lell, City Attorney, with a carbon copy to Connie Fessler, Interim City Manager, on February 15, 2007 and I have received no reply. Thank you for looking into this.

Sincerely,
Jeff Glickman

 .. Cynthia Baker
 Interim Planning Directory
 City of Woodinville
 Woodinville, WA 98072

Dear Ms. Baker,

I am in receipt of your Public Notice of Hearings for the proposed Woodtrails and Montevallo developments. Of note is your decision to split what was previously a single Hearing into two separate and distinct Hearings. I assert this is not permissible on the grounds that the proposals are interdependent upon each other on the basis of the transfer of density credits: Specifically the proposed plats and the derived EIS anticipates that density credits from Woodtrails would be transferred to Montevallo. While I acknowledge the proponent has submitted separate Applications for these proposed developments, the transfer of density credits as tied together by the joint EIS makes the two proposed developments contenment, and they may not therefore be considered separately. I therefore respectfully request that you restore the Hearing as a single joint hearing for both proposed developments.

Sincerely,

Jeff Glickman
 19405 148th Ave NE
 Woodinville, WA 98072
 206-705-6900
 jeff@glickman.com

Cc: Connie Fessler, Interim City Manager
Zach Lell, City Attorney

-----Original Message-----

From: Chuck Price [mailto:CPrice@ci.woodinville.wa.us]
Sent: Thursday, February 22, 2007 11:38 AM
To: seadoofun2@msn.com; almetclem@comcast.net; seamog@verizon.net; jeff@glickman.com; SteveandSherryBrown@comcast.net; bellsmith@sprynet.com; gunnarssonusa@comcast.net; lola_granola@comcast.net; tonyvannatter@comcast.net; bapoole@earthlink.net; cmcmartin@verizon.net; llarking1@comcast.net; shaniparrott@earthlink.net; jes3788@comcast.net; dgibson@wisllc.com; Barbara_Czuba@berlex.com; Ann@wildlifecomputers.com; robert@rlventures.com; senafziger@verizon.net; kristy_howell@comcast.net; pkforman@juno.com; kscarbrough@verizon.net; Missy_Ryan@comcast.net; Dave.Shepherd@Emulex.Com; lisarhodes@windermere.com; Sharon.Peterson@microsoft.com; yakimaco@verizon.net; gamahan@comcast.net
Cc: mroskind@seanet.com; hstecker@comcast.net; chuckprice604@hotmail.com
Subject: FW: Wood Trails and Montevallo Hearing Examiner meetings

FYI,

I've sent this to people I have found who have emailed the City Council in regards to this issue. I count 29 citizens I have found that we have received emails from. My apologies to anyone I have missed.

Chuck Price

From: Chuck Price
Sent: Thu 02/22/2007 11:07 AM
To: Sharon Peterson (FOREFRONT SECURITY); Council; Cindy Baker; Zach Lell- City Attorney; Connie Fessler
Subject: RE: Wood Trails and Montevallo Hearing Examiner meetings

Connie,

Can you and Zach address this issue and if there are any legal issues associated with the separation of the two projects. It is confusing, since as stated below the "initial Determination of Significance was made for both developments simultaneously". We have had more emails on this issue than I can count, so I believe we owe ourselves and the community a clear explanation. An open dialog is essential to good communication.

Thanks,

Chuck Price

From: Sharon Peterson (FOREFRONT SECURITY) [mailto:Sharon.Peterson@microsoft.com]
Sent: Tue 02/20/2007 9:09 AM

To: Council; Cindy Baker
Cc: Sharon Peterson (FOREFRONT SECURITY)
Subject: Wood Trails and Montevallo Hearing Examiner meetings

City Of Woodinville Leadership,

I've received no response to my earlier email so sending again.

Thank you,

Sharon Peterson

From: Sharon Peterson (FOREFRONT SECURITY)
Sent: Monday, February 12, 2007 5:33 PM
To: City of Woodinville (council@ci.woodinville.wa.us)

City Council Members,

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Thank you,

Sharon Peterson

15206 NE 202nd Street

Woodinville, WA 98072

Party of Record: Wood Trails and Montevallo

Jennifer Kuhn

From: Cindy Baker
 t: Thursday, February 22, 2007 7:07 PM
 Jennifer Kuhn; Connie Fessler; Barbara_Czuba@berlex.com; jeff@glickman.com; Chuck Price; almetclem@comcast.net; Ann@wildlifecomputers.com; bapoole@earthlink.net; bellsmith@sprynet.com; chuckprice604@hotmail.com; cmcmartin@verizon.net; Chuck Price; Dave.Shepherd@Emulex.Com; dgibson@wisllc.com; gamahan@comcast.net; gunnarssonusa@comcast.net; jes3788@comcast.net; kristy_howell@comcast.net; kscarbrough@verizon.net; lisarhodes@windermere.com; llarking1@comcast.net; lola_granola@comcast.net; Missy_Ryan@comcast.net; pkforman@juno.com; robert@rlventures.com; seadoofun2@msn.com; seamog@verizon.net; senafziger@verizon.net; shaniparrott@earthlink.net; Sharon.Peterson@microsoft.com; SteveandSherryBrown@comcast.net; tonyvannatter@comcast.net; yakimaco@verizon.net; Council

Cc: Charleine Sell; Sandy Guinn

Subject: RE: Wood Trails and Montevallo Hearing Examiner meetings

Attachments: Hearing Examiner letter.pdf



Hearing Examiner
 letter.pdf (4...

Hello to all,

We have received a large number of emails from citizens asking that the public hearings on the Wood Trails and Montevallo proposals be combined into one hearing, as citizen groups had spent considerable time and effort on preparing one set of comments for one public hearing. The City set two separate hearing dates because they are separate applications and require separate decisions. We did not realize that people thought a combined rezoning preliminary plat hearing would be held or we would have clarified earlier. It appears the confusion occurred when the city required a combined Environmental Impact Statement (EIS). Often, when projects have some association, a jurisdiction will ask for an EIS to be combined, yet the decisions on the separate underlying proposals would remain separate.

I have spoken with the Hearing Examiner on how to address these concerns. The Hearings Examiner intends to simplify matters by allowing testimony on both projects at either hearing. People wanting to provide testimony on both proposals at the same time will be allowed to do so. The Hearing Examiner will keep track of the testimony so that all relevant information will be taken into consideration during his deliberations. He will not miss items because the preliminary plat proposals are separate decisions.

At the hearing, the Examiner will explain his approach and other procedural matters. The Hearing Examiner also has within his purview the right to continue the hearing(s), if he believes there is a need. Please see the attached letter from the Hearing Examiner that explains the procedures for the hearings. Let me know if there are further questions on this matter.

Sincerely,

-----Original Message-----

From: Barbara_Czuba@berlex.com [mailto:Barbara_Czuba@berlex.com]

Sent: Thursday, February 22, 2007 12:39 PM

To: jeff@glickman.com; Chuck Price

almetclem@comcast.net; Ann@wildlifecomputers.com; bapoole@earthlink.net; bellsmith@sprynet.com; chuckprice604@hotmail.com; cmcmartin@verizon.net; Chuck Price; Dave.Shepherd@Emulex.Com; dgibson@wisllc.com; gamahan@comcast.net; gunnarssonusa@comcast.net; Hank Stecker- Comcast; jes3788@comcast.net; kristy_howell@comcast.net; kscarbrough@verizon.net; lisarhodes@windermere.com; llarking1@comcast.net; lola_granola@comcast.net; Missy_Ryan@comcast.net; Mike Roskind @ Seanet; pkforman@juno.com; robert@rlventures.com; seadoofun2@msn.com; seamog@verizon.net; senafziger@verizon.net; shaniparrott@earthlink.net; Sharon.Peterson@microsoft.com; SteveandSherryBrown@comcast.net; tonyvannatter@comcast.net; yakimaco@verizon.net
Subject: RE: Wood Trails and Montevallo Hearing Examiner meetings

Everyone -- here is the response I received from Cindy Baker on this issue / concern when I questioned the two independent meetings in mid-Feb.

Not sure where we stand with things but potentially one of the first questions or topics for the Hearing Examiner should be how he intends to handle things with respect to the interdependence of the two proposed developments -- Barbara

----- Forwarded by Barbara Czuba/ST/USR/SHG on 02/22/2007 12:30 PM -----

"Cindy Baker"

<CindyB@ci.woodinville.wa.us>

To

<Barbara_Czuba@berlex.com>

02/13/2007 01:43

cc

PM

Subject

RE: Concern regarding the two meetings -- Wood Trails / Montevallo

Hello Ann, because the preliminary plats are separate proposals the hearing examiner will make separate decisions. However, he will assess all impacts during his deliberations, including cumulative impacts from both projects. He will not miss items because they are separated. I will talk with the hearing examiner about this issue-- there are a number of ways he can overcome the dilemma. He can explain his approach at the hearing. The hearing examiner also has within his purview to continue the hearing. I am sure he will if he believes there is a need.

I want to assure you that staff is working very hard to cover all items and to make it fair and open process. I hope this explanation helps.

Please let me know if I can be of further assistance.

-----Original Message-----

From: Barbara_Czuba@berlex.com [mailto:Barbara_Czuba@berlex.com]
Date: Tuesday, February 13, 2007 9:58 AM
To: Cindy Baker; Susie McCann; Cathy VonWald
Subject: Concern regarding the two meetings -- Wood Trails / Montevallo
Importance: High

Dear Ms. Baker, Ms. McCann, and Mayor VonWald --

I just received in the mail two notices of Public Hearings to take place on Feb 28th and March 1st, and I have a question / concern on this.

My question deals with whether the City of Woodinville and the scheduled Public Hearings are reviewing these two developments as one per the FEIS, or are we now to consider these developments as independent of one another.

Within the FEIS document, the two proposed developments are presented as dependent on one another and thus intertwined with respect to the various traffic impact studies, the density transfer credit, the impact to neighborhood character -- etc. I am concerned that now these two developments appear to be independent of one another since there is scheduled two Public Hearing dates; one hearing per development.

Please let me know if it is still the intent to consider these applications as combined into one application for purposes of EIS review and project review, as well as the Public Hearings. This is appropriate since the two proposed developments are intertwined by their dependence on density transfer credits and their joint request for a zone and due to the cumulative impacts of the two properties on traffic, erosion, neighborhood character, etc.

Thank you for your time -- I look forward to your answer on my question /concern.

-- Barbara Czuba

"Jeff Glickman"

<jeff@glickman.com>

m>

To

"Chuck Price"

02/22/2007 11:49 AM <CPrice@ci.woodinville.wa.us>

<seadoofun2@msn.com>

<almetclem@comcast.net>

<seamog@verizon.net>

Please respond to <SteveandSherryBrown@comcast.net>

<jeff@glickman.com> <bellsmith@sprynet.com>

m> <gunnarssonusa@comcast.net>

<lola_granola@comcast.net>

<tonyvannatter@comcast.net>

<bapoole@earthlink.net>

<cmcmarin@verizon.net>
<llarking1@comcast.net>
<shaniparrott@earthlink.net>
<jes3788@comcast.net>
<dgibson@wisllc.com>
<Barbara_Czuba@berlex.com>
<Ann@wildlifecomputers.com>
<robert@rlventures.com>
<senafziger@verizon.net>
<kristy_howell@comcast.net>
<pkforman@juno.com>
<kscarbrough@verizon.net>
<Missy_Ryan@comcast.net>
<Dave.Shepherd@Emulex.Com>
<lisarhodes@windermere.com>
<Sharon.Peterson@microsoft.com>
<yakimaco@verizon.net>
<gamahan@comcast.net>

cc

<mroskind@seanet.com>,
<hstecker@comcast.net>,
<chuckprice604@hotmail.com>

Subject

RE: Wood Trails and Montevallo
Hearing Examiner meetings

Dear Councilmember Price,

I sent the following correspondence to Cindy Baker, Interim Planning Director, and Zach Lell, City Attorney, with a carbon copy to Connie Fessler, Interim City Manager, on February 15, 2007 and I have received no reply. Thank you for looking into this.

Sincerely,
Jeff Glickman

Cynthia Baker
Interim Planning Director
City of Woodinville

Woodinville, WA 98072

Dear Ms. Baker,

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Jeff Glickman
19405 148th Ave NE
Woodinville, WA 98072
503-705-6900
jeff@glickman.com

Cc: Connie Fessler, Interim City Manager
Zach Lell, City Attorney

-----Original Message-----

From: Chuck Price [mailto:CPrice@ci.woodinville.wa.us]

Sent: Thursday, February 22, 2007 11:38 AM

To: seadoofun2@msn.com; almetelem@comcast.net; seamog@verizon.net; jeff@glickman.com; SteveandSherryBrown@comcast.net; bellsmith@sprynet.com; gunnarssonusa@comcast.net; lola_granola@comcast.net; tonyvannatter@comcast.net; bapoole@earthlink.net; cmcmartin@verizon.net; llarking1@comcast.net; shaniparrott@earthlink.net; jes3788@comcast.net; dgibson@wisllc.com; Barbara_Czuba@berlex.com; Ann@wildlifecomputers.com; robert@rlventures.com; senafziger@verizon.net; kristy_howell@comcast.net; pkforman@juno.com; kscarbrough@verizon.net; Missy_Ryan@comcast.net; Dave.Shepherd@Emulex.Com; lisarhodes@windermere.com; Sharon.Peterson@microsoft.com; yakimaco@verizon.net; gamahan@comcast.net

Cc: mroskind@seanet.com; hstecker@comcast.net; chuckprice604@hotmail.com

Subject: FW: Wood Trails and Montevallo Hearing Examiner meetings

FYI,

I've sent this to people I have found who have emailed the City Council in regards to this issue. I count 29 citizens I have found that we have received emails from. My apologies to anyone I have missed.

Chuck Price

From: Chuck Price

Sent: Thu 02/22/2007 11:07 AM

To: Sharon Peterson (FOREFRONT SECURITY); Council; Cindy Baker; Zach Lell- City Attorney; Connie Fessler

Subject: RE: Wood Trails and Montevallo Hearing Examiner meetings

Connie,

Can you and Zach address this issue and if there are any legal issues associated with the separation of the two projects. It is confusing, since as stated below the "initial Determination of Significance was made for both developments simultaneously". We have had more emails on this issue than I can count, so I believe we owe ourselves and the community a clear explanation. An open dialog is essential to good communication.

Thanks,

Chuck Price

From: Sharon Peterson (FOREFRONT SECURITY) [mailto:Sharon.Peterson@microsoft.com]

Sent: Tue 02/20/2007 9:09 AM

To: Council; Cindy Baker

Cc: Sharon Peterson (FOREFRONT SECURITY)

Subject: Wood Trails and Montevallo Hearing Examiner meetings

City Of Woodinville Leadership,

I've received no response to my earlier email so sending again.

Thank you,

Sharon Peterson

From: Sharon Peterson (FOREFRONT SECURITY)

Sent: Monday, February 12, 2007 5:33 PM

To: City of Woodinville (council@ci.woodinville.wa.us)

City Council Members,

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letter indicated to me that a date had been set for the Wood Trails FEIS Hearing and for the Montevallo FEIS Hearing, but they are two different dates.

Here's why I believe this is illegal, is against the 2.5 year precedent of communication that the City of Woodinville has set, and is also grounds for an immediate appeal of any decision that the Hearing Examiner might make.

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either development or both developments, in the same sentence at the same time.

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I am appalled that the City Staff would resort to this tactic as a way to divide two properties which have been legally linked by the City for over 2.5 years. I'm deeply disappointed at the thought that our City Council would permit staff to send communications out that openly violate the precedent that's been established for these two properties.

The only explanation that comes to mind is that the City Council is simply not aware of this action and that now by being made aware of this act, you'll quickly direct staff to rectify this error in judgment, issue a formal retraction of the letters, mail new letters, and allow public comment on either development on both nights of the upcoming Hearing.

Please take SWIFT and IMMEDIATE action in tonight's Council meeting to address this grievous and offensive error and send the message to the citizens of Woodinville that "game playing" is not the agenda of the

Woodinville City Council.

ank you,

Sharon Peterson

15206 NE 202nd Street

Woodinville, WA 98072

Party of Record: Wood Trails and Montevallo



HEARING EXAMINER
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201
(509) 625-6010

GREG SMITH

February 20, 2007

G. Richard Hill, Attorney at Law
email: rich@mhseattle.com

Sent via email

J. Richard Aramburu, Attorney at Law
email: rick@aramburu-eustis.com

Cindy Baker, City of Woodinville
email: cindyb@ci.woodinville.wa.us

Dear Ms. Baker, Mr. Aramburu and Mr. Hill:

I have been retained by the City of Woodinville to hold hearings on the Wood Trails Rezone and Preliminary Plat and the Montevallo Rezone and Preliminary Plat. Those hearings are scheduled for the evenings of Wednesday, February 28, 2007 and Thursday, March 1, 2007, respectively. The purpose of this email is to set forth the general hearing procedures for those hearings.

After I open the hearing and briefly describe the proposal, I will ask for City staff to give a report. That will be followed by the Applicant's presentation and then I will open up public testimony. At the close of public testimony I will allow the Staff and the Applicant an opportunity to comment on the public's testimony.

Testimony will be taken under oath and I do allow questioning of experts. I don't call it cross-examination because I believe that intimidates some people, but I do allow the questioning of experts but not lay people.

The two projects were separated into two hearings at the advice of Woodinville's counsel. I have been told that some members of the public view them as a single proposal and therefore will want to testify on both proposals at the same hearing. I also understand that some people may not want to come to both hearings. Therefore, I will take testimony on either project at both hearings subject, of course to time limitations. If there are an extraordinarily large number of people who wish to testify I will have to put a time limit on the testimony. Woodinville staff has informed me that the City Council usually allows three minutes per person or five minutes if you represent a group. If a group is represented by an attorney and that attorney will be speaking for a large group, I am willing to give the attorney additional time. I will decide the time limits when I see the size of the crowd and determine how many wish to testify.

I hope this addresses the main issues on procedure and if I can answer questions for any of you, please contact me at my office in Spokane. Please let me know if you are aware of other attorneys who will be participating. Also, contact me if you desire to have a pre-hearing conference.

Sincerely,



Greg Smith
City of Spokane Hearing Examiner

Council

W,T

Jennifer Kuhn

From: Chuck Price
Sent: Thursday, February 22, 2007 11:07 AM
To: Sharon Peterson (FOREFRONT SECURITY); Council; Cindy Baker; Zach Lell- City Attorney; Connie Fessler
Subject: RE: Wood Trails and Montevallo Hearing Examiner meetings

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Thank you,
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15206 NE 202nd Street
Woodinville, WA 98072

Party of Record: Wood Trails and Montevallo

Council
W.T

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From: Barbara_Czuba@berlex.com
it: Thursday, February 22, 2007 12:39 PM
jeff@glickman.com; Chuck Price
Cc: almetclem@comcast.net; Ann@wildlifecomputers.com; bapoole@earthlink.net;
bellsmith@sprynet.com; chuckprice604@hotmail.com; cmcmartin@verizon.net; Chuck Price;
Dave.Shepherd@Emulex.Com; dgibson@wisllc.com; gamahan@comcast.net;
gunnarssonusa@comcast.net; Hank Stecker- Comcast; jes3788@comcast.net;
kristy_howell@comcast.net; kscarbrough@verizon.net; lisarhodes@windermere.com;
llarking1@comcast.net; lola_granola@comcast.net; Missy_Ryan@comcast.net; Mike Roskind
@ Seane; pkforman@juno.com; robert@rlventures.com; seadoofun2@msn.com;
seamog@verizon.net; senafziger@verizon.net; shaniparrott@earthlink.net;
Sharon.Peterson@microsoft.com; SteveandSherryBrown@comcast.net;
tonyvannatter@comcast.net; yakimaco@verizon.net
Subject: RE: Wood Trails and Montevallo Hearing Examiner meetings

Everyone -- here is the response I received from Cindy Baker on this issue / concern when I questioned the two independent meetings in mid-Feb.

Not sure where we stand with things but potentially one of the first questions or topics for the Hearing Examiner should be how he intends to handle things with respect to the interdependence of the two proposed developments -- Barbara

----- Forwarded by Barbara Czuba/ST/USR/SHG on 02/22/2007 12:30 PM -----

"Cindy Baker"

<CindyB@ci.woodinville.wa.us>

To

<Barbara_Czuba@berlex.com>

02/13/2007 01:43

cc

PM

Subject

RE: Concern regarding the two meetings -- Wood Trails / Montevallo

Hello Ann, because the preliminary plats are separate proposals the hearing examiner will make separate decisions. However, he will assess all impacts during his deliberations, including cumulative impacts from both projects. He will not miss items because they are separated. I will talk with the hearing examiner about this issue-- there are a number of ways he can overcome the dilemma. He can explain his approach at the hearing. The hearing examiner also has within his purview to continue the hearing. I am sure he will if he believes there is a need.

362 I want to assure you that staff is working very hard to cover all items and to make it fair and open process. I

hope this explanation helps.
Please let me know if I can be of further assistance.

--Original Message-----

m: Barbara_Czuba@berlex.com [mailto:Barbara_Czuba@berlex.com]
Sent: Tuesday, February 13, 2007 9:58 AM
To: Cindy Baker; Susie McCann; Cathy VonWald
Subject: Concern regarding the two meetings -- Wood Trails / Montevallo
Importance: High

Dear Ms. Baker, Ms. McCann, and Mayor VonWald --

I just received in the mail two notices of Public Hearings to take place on Feb 28th and March 1st, and I have a question / concern on this.

My question deals with whether the City of Woodinville and the scheduled Public Hearings are reviewing these two developments as one per the FEIS, or are we now to consider these developments as independent of one another.

Within the FEIS document, the two proposed developments are presented as dependent on one another and thus intertwined with respect to the various traffic impact studies, the density transfer credit, the impact to neighborhood character -- etc. I am concerned that now these two developments appear to be independent of one another since there is scheduled two Public Hearing dates; one hearing per development.

Please let me know if it is still the intent to consider these applications as combined into one application for purposes of EIS review and project review, as well as the Public Hearings. This is appropriate since the two proposed developments are intertwined by their dependence on density transfer credits and their joint request for a rezone and due to the cumulative impacts of the two properties on traffic, erosion, neighborhood character, etc.

Thank you for your time -- I look forward to your answer on my question /concern.

-- Barbara Czuba

"Jeff Glickman"
<jeff@glickman.com>
m>

To

"Chuck Price"
02/22/2007 11:49 AM
<CPrice@ci.woodinville.wa.us>
<seadoofun2@msn.com>
<almetclem@comcast.net>
<seamog@verizon.net>
Please respond to <SteveandSherryBrown@comcast.net>
<jeff@glickman.com> <bellsmith@sprynet.com>
m> <gunnarssonusa@comcast.net>
<lola_granola@comcast.net>
<tonyvannatter@comcast.net>

<bapoole@earthlink.net>
<cmcmartin@verizon.net>
<llarking1@comcast.net>
<shaniparrott@earthlink.net>
<jes3788@comcast.net>
<dgibson@wisllc.com>
<Barbara_Czuba@berlex.com>
<Ann@wildlifecomputers.com>
<robert@rlventures.com>
<senafziger@verizon.net>
<kristy_howell@comcast.net>
<pkforman@juno.com>
<kscarbrough@verizon.net>
<Missy_Ryan@comcast.net>
<Dave.Shepherd@Emulex.Com>
<lisarhodes@windermere.com>
<Sharon.Peterson@microsoft.com>
<yakimaco@verizon.net>
<gamahan@comcast.net>

cc

<mroskind@seanet.com>,
<hstecker@comcast.net>,
<chuckprice604@hotmail.com>

Subject

RE: Wood Trails and Montevallo
Hearing Examiner meetings

Dear Councilmember Price,

I sent the following correspondence to Cindy Baker, Interim Planning Director, and Zach Lell, City Attorney, with a carbon copy to Connie Fessler, Interim City Manager, on February 15, 2007 and I have received no reply. Thank you for looking into this.

Sincerely,
Jeff Glickman

Ms. Cynthia Baker
Interim Planning Director

364

City of Woodinville
Woodinville, WA 98072

Dear Ms. Baker,

I am in receipt of your Public Notice of Hearings for the proposed Woodtrails and Montevallo developments. Of note is your decision to split what was previously a single Hearing into two separate and distinct Hearings. I assert this is not permissible on the grounds that the proposals are interdependent upon each other on the basis of the transfer of density credits: Specifically the proposed plats and the derived EIS anticipates that density credits from Woodtrails would be transferred to Montevallo. While I acknowledge the proponent has submitted separate Applications for these proposed developments, the transfer of density credits as tied together by the joint EIS makes the two proposed developments contentment, and they may not therefore be considered separately. I therefore respectfully request that you restore the Hearing as a single joint hearing for both proposed developments.

Sincerely,

Jeff Glickman
19405 148th Ave NE
Woodinville, WA 98072
503-705-6900
jeff@glickman.com

Cc: Connie Fessler, Interim City Manager
Zach Lell, City Attorney

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15206 NE 202nd Street

Woodinville, WA 98072

Party of Record: Wood Trails and Montevallo

Council

W.T

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: Thursday, February 22, 2007 9:08 PM
: Cindy Baker; Barbara_Czuba@berlex.com; Chuck Price; almetclem@comcast.net;
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: dgibson@wisllc.com; gamahan@comcast.net; gunnarssonusa@comcast.net; jes3788
: @comcast.net; kristy_howell@comcast.net; kscarbrough@verizon.net;
: lisarhodes@windermere.com; llarking1@comcast.net; lola_granola@comcast.net;
: Missy_Ryan@comcast.net; pkforman@juno.com; robert@riventures.com; seadoofun2
: @msn.com; seamog@verizon.net; senafziger@verizon.net; shaniparrott@earthlink.net;
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: tonyvannatter@comcast.net; yakimaco@verizon.net; Zach Lell- City Attorney; Council
Subject: RE: Wood Trails and Montevallo Hearing Examiner meetings
Importance: High

Ms. Baker,

Your reply below contains substantive and material misrepresentation of the facts, and omissions:

1. You state "We did not realize that people thought a combined rezone and preliminary plat hearing would be held or we would have clarified earlier."

This is a false statement. It is a matter of record that City Employees, who you directly supervise, have stated verbally and in writing that a single combined hearing would be held. Further, this information has been provided directly to you on several occasions. The large number of emails you have received from citizens is a direct result of the City's reversal from holding a single combined hearing to holding two separate hearings.

2. You state "It appears the confusion occurred when the city required a combined Environmental Impact Statement (EIS)." This is not the source of confusion. The source of confusion is the City stated on the public record that one combined hearing would be held and instead blindsided the citizens by holding two separate hearings.

3. You have omitted the issue of the transfer of density credits from your reply. The issue of the transfer of density credits appeared in my February 15, 2007 letter to you. There is a presumption in both Applications, their proposed plats, and their combined EIS, that density credits will be transferred from one development to another. The transfer of density credits as tied together by the combined EIS makes the two Applications contentment, and they therefore may not be considered separately. They are, effectively, a single application.

Given your errors and missteps enumerated above, the City must restore the hearing as a single joint hearing for both proposed developments. I strongly urge you to take swift remedial action. Thank you for your attention to this most important matter.

Sincerely,
Jeff Glickman
19405 148th Ave NE
Woodinville, WA 98072
206-705-6900
jeff@glickman.com

-----Original Message-----

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Cc: Charleine Sell; Sandy Guinn

Subject: RE: Wood Trails and Montevallo Hearing Examiner meetings

Hello to all,

We have received a large number of emails from citizens asking that the public hearings on the Wood Trails and Montevallo proposals be combined into one hearing, as citizen groups had spent considerable time and effort on preparing one set of comments for one public hearing. The City set two separate hearing dates because they are separate applications and require separate decisions. We did not realize that people thought a combined rezone and preliminary plat hearing would be held or we would have clarified earlier. It appears the confusion occurred when the city required a combined Environmental Impact Statement (EIS). Often, when projects have some association, a jurisdiction will ask for an EIS to be combined, yet the decisions on the separate underlying proposals would remain separate.

I have spoken with the Hearing Examiner on how to address these concerns.

The Hearing Examiner intends to simplify matters by allowing testimony on both projects at either hearing.

People wanting to provide testimony on both proposals at the same time will be allowed to do so.

The Hearing Examiner will keep track of the testimony so that all relevant information will be taken into consideration during his deliberations. He will not miss items because the preliminary plat proposals are separate decisions.

At the hearing, the Examiner will explain his approach and other procedural matters. The Hearing Examiner also has within his purview the right to continue the hearing(s), if he believes there is a need.

Please see the attached letter from the Hearing Examiner that explains the procedures for the hearings. Let me know if there are further questions on this matter.

Sincerely,

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Sent: Thursday, February 22, 2007 12:39 PM

To: jeff@glickman.com; Chuck Price

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barhodes@windermere.com; llarking1@comcast.net; lola_granola@comcast.net; Missy_Ryan@comcast.net;
Le Roskind @ Seanet; pkforman@juno.com; robert@rlventures.com; seadoofun2@msn.com;
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"Cindy Baker"

<CindyB@ci.woodin

ville.wa.us>

To

<Barbara_Czuba@berlex.com>

02/13/2007 01:43

cc

PM

Subject

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Please let me know if I can be of further assistance.

-----Original Message-----

From: Barbara_Czuba@berlex.com [mailto:Barbara_Czuba@berlex.com]

Sent: Tuesday, February 13, 2007 9:58 AM

To: Cindy Baker; Susie McCann; Cathy VonWald

Subject: Concern regarding the two meetings -- Wood Trails / Montevallo

Importance: High

Dear Ms. Baker, Ms. McCann, and Mayor VonWald --

I just received in the mail two notices of Public Hearings to take place on Feb 28th and March 1st, and I have a question / concern on this.

question deals with whether the City of Woodinville and the scheduled Public Hearings are reviewing these two developments as one per the FEIS, or are we now to consider these developments as independent of one another.

Within the FEIS document, the two proposed developments are presented as dependent on one another and thus intertwined with respect to the various traffic impact studies, the density transfer credit, the impact to neighborhood character -- etc. I am concerned that now these two developments appear to be independent of one another since there is scheduled two Public Hearing dates; one hearing per development.

Please let me know if it is still the intent to consider these applications as combined into one application for purposes of EIS review and project review, as well as the Public Hearings. This is appropriate since the two proposed developments are intertwined by their dependence on density transfer credits and their joint request for a rezone and due to the cumulative impacts of the two properties on traffic, erosion, neighborhood character, etc.

Thank you for your time -- I look forward to your answer on my question /concern.

-- Barbara Czuba

"Jeff Glickman"

<jeff@glickman.co

m>

"Chuck Price"

02/22/2007 11:49 <CPrice@ci.woodinville.wa.us>

AM <seadoofun2@msn.com>

<almetclem@comcast.net>

<seamog@verizon.net>

Please respond to <SteveandSherryBrown@comcast.net>

<jeff@glickman.co <bellsmith@sprynet.com>

m> <gunnarssonusa@comcast.net>

<lola_granola@comcast.net>

<tonyvannatter@comcast.net>

<bapoole@earthlink.net>

<cmcmartin@verizon.net>

<llarkingl@comcast.net>

<shaniparrott@earthlink.net>

<jes3788@comcast.net>

<dgibson@wisllc.com>

<Barbara_Czuba@berlex.com>

<Ann@wildlifecomputers.com>

<robert@rlventures.com>

<senafziger@verizon.net>

<kristy_howell@comcast.net>

<pkforman@juno.com>

<kscarbrough@verizon.net>

<Missy_Ryan@comcast.net>
<Dave.Shepherd@Emulex.Com>
<lisarhodes@windermere.com>
<Sharon.Peterson@microsoft.com>
<yakimaco@verizon.net>
<gamahan@comcast.net>

cc

<mroskind@seanet.com>,
<hstecker@comcast.net>,
<chuckprice604@hotmail.com>

Subject

RE: Wood Trails and Montevallo
Hearing Examiner meetings

Dear Councilmember Price,

I sent the following correspondence to Cindy Baker, Interim Planning Director, and Zach Lell, City Attorney, with a carbon copy to Connie Fessler, Interim City Manager, on February 15, 2007 and I have received no reply. Thank you for looking into this.

Sincerely,
Tom Glickman

Ms. Cynthia Baker
Interim Planning Directory
City of Woodinville
Woodinville, WA 98072

Dear Ms. Baker,

I am in receipt of your Public Notice of Hearings for the proposed Woodtrails and Montevallo developments. Of note is your decision to split what was previously a single Hearing into two separate and distinct Hearings. I assert this is not permissible on the grounds that the proposals are interdependent upon each other on the basis of the transfer of density credits: Specifically the proposed plats and the derived EIS anticipates that density credits from Woodtrails would be transferred to Montevallo. While I acknowledge the proponent has submitted separate Applications for these proposed developments, the transfer of density credits as tied together by the joint EIS makes the two proposed developments contentment, and they may not therefore be considered separately. I therefore respectfully request that you restore the Hearing as a single joint hearing for both proposed developments.

Sincerely,

Jeff Glickman
9405 148th Ave NE
Woodinville, WA 98072
206-705-6900
jeff@glickman.com

Cc: Connie Fessler, Interim City Manager
Zach Lell, City Attorney

-----Original Message-----

From: Chuck Price [mailto:CPrice@ci.woodinville.wa.us]

Sent: Thursday, February 22, 2007 11:38 AM

To: seadoofun2@msn.com; almetclem@comcast.net; seamog@verizon.net; jeff@glickman.com; SteveandSherryBrown@comcast.net; bellsmith@sprynet.com; gunnarssonusa@comcast.net; lola_granola@comcast.net; tonyvannatter@comcast.net; bapoole@earthlink.net; cmcmartin@verizon.net; llarking1@comcast.net; shaniparrott@earthlink.net; jes3788@comcast.net; dgibson@wisllc.com; Barbara_Czuba@berlex.com; Ann@wildlifecomputers.com; robert@rlventures.com; senafziger@verizon.net; kristy_howell@comcast.net; pkforman@juno.com; kscarbrough@verizon.net; Missy_Ryan@comcast.net; Dave.Shepherd@Emulex.Com; lisarhodes@windermere.com; Sharon.Peterson@microsoft.com; yakimaco@verizon.net; gamahan@comcast.net

Cc: mroskind@seanet.com; hstecker@comcast.net; chuckprice604@hotmail.com

Subject: FW: Wood Trails and Montevallo Hearing Examiner meetings

...

I've sent this to people I have found who have emailed the City Council in regards to this issue. I count 29 citizens I have found that we have received emails from. My apologies to anyone I have missed.

Chuck Price

From: Chuck Price
Sent: Thu 02/22/2007 11:07 AM
To: Sharon Peterson (FOREFRONT SECURITY); Council; Cindy Baker; Zach
Lell-
City Attorney; Connie Fessler
Subject: RE: Wood Trails and Montevallo Hearing Examiner meetings

Connie,

Can you and Zach address this issue and if there are any legal issues associated with the separation of the two projects. It is confusing, since as stated below the "initial Determination of Significance was made for both developments simultaneously". We have had more emails on this issue than I can count, so I believe we owe ourselves and the community a clear explanation. An open dialog is essential to good communication.

Thanks,

Chuck Price

From: Sharon Peterson (FOREFRONT SECURITY) [mailto:Sharon.Peterson@microsoft.com]
Sent: Tue 02/20/2007 9:09 AM
To: Council; Cindy Baker
Cc: Sharon Peterson (FOREFRONT SECURITY)
Subject: Wood Trails and Montevallo Hearing Examiner meetings

City Of Woodinville Leadership,

I've received no response to my earlier email so sending again.

Thank you,

Sharon Peterson

From: Sharon Peterson (FOREFRONT SECURITY)
376

Sent: Monday, February 12, 2007 5:33 PM
To: City of Woodinville (council@ci.woodinville.wa.us)

City Council Members,

Over the weekend, I received two letters from the City of Woodinville.

Each letter indicated to me that a date had been set for the Wood Trails FEIS Hearing and for the Montevallo FEIS Hearing, but they are two different dates.

Here's why I believe this is illegal, is against the 2.5 year precedent of communication that the City of Woodinville has set, and is also grounds for an immediate appeal of any decision that the Hearing Examiner might make.

- * The City of Woodinville accepted the original application or

development as a single document that covered the proposed development of two areas. Only one application was filed.

- * The initial Determination of Significance was made for both developments simultaneously. Only one DOS was issued.

- * The Draft Environmental Impact Statement was published in March, 2006, for both developments. Only one DEIS was published.

- * For almost a year, citizens have been prohibited from mentioning either development or both developments, in the same sentence at the same time.

- * The Final Environmental Impact Statement addresses both developments simultaneously. Only one FEIS was published.

I am appalled that the City Staff would resort to this tactic as a way to divide two properties which have been legally linked by the City for over

.5 years. I'm deeply disappointed at the thought that our City Council would permit staff to send communications out that openly violate the precedent that's been established for these two properties.

The only explanation that comes to mind is that the City Council is simply not aware of this action and that now by being made aware of this act, you'll quickly direct staff to rectify this error in judgment, issue a formal retraction of the letters, mail new letters, and allow public comment on either development on both nights of the coming Hearing.

Please take SWIFT and IMMEDIATE action in tonight's Council meeting to address this grievous and offensive error and send the message to the citizens of Woodinville that "game playing" is not the agenda of the Woodinville City Council.

Thank you,

Sharon Peterson

15206 NE 202nd Street

Woodinville, WA 98072

Party of Record: Wood Trails and Montevallo

Jennifer Kuhn

From: Sharp Products, Inc. [paul.sharp@verizon.net]
Sent: Thursday, February 22, 2007 8:41 PM
To: Cindy Baker
Cc: Cathy VonWald
Subject: Wood Trail and Montevallo

Dear Cindy,

It was a pleasure meeting you last month at city hall. We attended the open house regarding rezoning and growth in the City of Woodinville.

Although it was not a complete presentation, it was very educational and we enjoyed talking with you and members of the Council.

My husband and I have lived in Woodinville for over 50 years, combined. We have three generations of family members living within the city and we have two family businesses in Woodinville that have been established for over 30 years. As you can see, we are long term citizens of this city and active in our community.

We write to you today in regards to the change of plan for the proposed two hearings, Montevallo and Wood Trail respectively, rather than the original single hearing that was to encompass both on Feb. 28th. To separate these proposals would be irresponsible as the impact to the community and its infrastructure would not be accurately represented. We have all been through the DEIS and now the EIS has been presented. These studies were representative of the impact of BOTH projects together, not as individual studies. Does this mean we start over to accurately assess the impact of Montevallo and then again for Wood Trails and the impact on the infrastructure of Woodinville? In reviewing the FEIS, it already appears to have inadequate study/evaluation in regards to traffic mitigation, pressure on the public school system and the displacement of wildlife and wetlands in the proposed development areas of Montevallo and Wood Trails.

We are not against growth and development. Our concerns lie in what we feel is poor planning for the impact on the infrastructure of our community. The proposed rezoning would have irreversible negative impact of the character and quality of life in our community.

As citizens of Woodinville, it is our sincere hope that our concerns will not be overlooked. We have a long history with this city and this is the first time that we feel as though our issues are not being addressed. As representatives of Woodinville, we feel that it is the responsibility of the City employees, such as yourself, The Mayor and Council Members, to adequately address the concerns of its citizens. An example is the position the City has taken in not addressing or appropriately processing CNW's appeal of an interpretation decision made by the city. We understand you and your staff are busy but we can not seem to even get status of our requests.

Thank you Cindy. We appreciate your time and hope that you will consider our concerns in regards to our community.

Desperate to be heard,

Paul and Kathleen Sharp

Council

Sus

Jennifer Kuhn

From: Matt Schultz [matt.s@verizon.net]
Sent: Sunday, February 25, 2007 10:48 PM
To: Council
Cc: Art Pregler; Roger Mason; Steve Gottschalk; Kerri Wellington Scarbrough; Wendi Pedersen; Susan Boundy-Sanders
Subject: Feedback on Sustainable Development Study
Follow Up Flag: Follow up
Flag Status: Red
Attachments: Comments to Council re Sust Study.doc

Comments to Woodinville City Council Concerning Sustainable Development Report

City Council Members:

Thank you for the opportunity to participate on the Citizen's Advisory Panel (CAP) in support of the Sustainable Study Report. I was happy to participate in guiding this report process. This document may prove to be an important guidance manual provided its limitations are recognized.

I feel that there is a lot of valuable information that was provided in the report from the consultants, and Bob Wuotila did an impressive job of defining neighborhood character. I support the overall conclusions of the report as recognized by the planning commission that R-1 designations for the area are supported by the environmental complexity and value of the area, coupled with the recognition of high neighborhood character.

However, there are certain shortcomings of the report, exacerbated by a rush to complete the report and interference in the process by certain City staff. Some of these shortcomings are as follows:

The existence and relevance of 8 or more neighborhood covenants, conditions, and restrictions (CC&Rs), which are legally binding documents, were dismissed by certain City staff. The reason cited was that City would have to rely on citizens to deal with CC&Rs. Considering that CC&Rs weighed heavily in recent court decisions concerning zoning and that City could potentially make decisions that are in conflict with CC&Rs, the dismissal of the CC&Rs in the sustainability study is incomprehensible.

Maps were created to display the current zoning of neighborhoods. In the original maps, any property of size 0.51 to 0.99 acres was considered as R-2. It is generally recognized that "horse-acre" properties may be from about 0.75 to 1 acre. When the city staff re-evaluated the new screening based on the new criterion, the conclusion was made that there was "no change" in the conclusion. In a sidebar with Ron Braun, we counted out the parcels and determined that the most prevalent lot size in the North Wellington and Northwest Wellington neighborhoods was the R-1 sized lot, not R-2. Therefore, conclusions that these neighborhoods are already R-2 are not factual.

Days before the February 14, 2007 meeting by the Planning Commission, traffic data was provided to the City by Mr. Roger Mason. This was information from a traffic study performed by Costco calculating increased traffic flow in the previous two years. Inexplicably, the City staff had not used this data although it presumably was available. The findings were significant: traffic had increased by about 17 percent over 15 months, equivalent to 16 % per year. This was acknowledged at the February 14 meeting, but when asked about the projected future increase in traffic the response was "about 1% a year," because Costco wasn't going to expand. The appropriate answer is that we would have to analyze other sources of growth and road issues before jumping to an

indefensible conclusion. We all recognize that traffic is an important quality of life and safety issue that must be addressed more thoroughly.

There are still misconceptions regarding hydrologic issues in the R-1 area. One is the misunderstanding of the role of storm water issues. The fact remains that the creation of impervious surface creates more storm water and reduces groundwater recharge. There are low-impact development techniques that off-set these effects, but these may not provide 1 for 1 replacement. Also, it is easy to dismiss one site as being minor relative to an entire drainage basin. In addition, infiltration to offset the creation of impervious surfaces may not be appropriate in steep terrain. The City of Woodinville must recognize the cumulative effects of incremental changes if it is to preserve important water bodies such as Lake Leota, Cold Creek, and Little Bear Creek.

There is also the presumption expressed in the Sustainable Development Process that critical areas can be addressed on a case-by-case basis as opposed to an area-wide basis. This is not a scientifically-based evaluation, because one cannot assess area-wide environmental concerns without understanding first the details of the environmental resources.

There was considerable confusion and frustration with the public workshop and feedback process. Some of this arose from a shortage of staff time and inclement weather, but the more telling issue is that many citizens felt as though their input was ignored in subsequent meetings. We need as a City to improve in our public feedback process. I recommend that we consider a feedback process that encourages dialog and direct feedback to interested parties, as opposed to a one-way, public-testimony process.

In a planning commission meeting attended by Councilmember Chuck Price and other council members, we were challenged to "walk together across the finish line" with a defensible document. We are partially there together as long as a conservative interpretation of maintaining an R-1 status is adopted. The planning commission is to be commended for recognizing the environmental complexity of the area and the existing neighborhood character in their recommendation to retain an R-1 zoning designation. But please recognize that there were changes to the Sustainable Development report introduced on February 14 that had not been reviewed. These changes, coupled with the above specific comments, must be addressed before I would be satisfied with the accuracy, consistency, completeness, and defensibility of the report. There were statements made that we cannot continue to study the area forever. It would be more constructive to suggest that we continue studying the important issues that remain and apply these methods and conclusions as we consider the sustainability issues in other parts of Woodinville.

Thank you.

Matthew F. Schultz, PE
Citizen and CAP member

City of Woodinville

Council

W.T

Jennifer Kuhn

From: Jeff Glickman [jeff@glickman.com]
Sent: Monday, February 26, 2007 9:18 AM
To: Hank Stecker; Chuck Price; Cathy VonWald; Mike Roskind; Scott Hageman; Don Brocha; Gina Leonard
Subject: URGENT: CITY COUNCIL ACTION REQUIRED TODAY, MONDAY 2/26/2007
Importance: High

Dear City Council,

On Saturday February 24th, 2007, Cindy Baker, Interim Planning Director for the City of Woodinville posted the Staff Reports for a Public Hearing on the City of Woodinville's website that will be held this coming Wednesday, February 28th, 2007, four(4) days in advance of the Public Hearing[Note 1]. Woodinville Municipal Code WMC 17.11.030(1)(k) clearly states "That a copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and copies will be provided at the City's cost." (The complete text of WMC 17.11.030 is provided below for your convenience [Note 2]). The Staff Reports have not been available at the City of Woodinville or from any other source[Note 3]. These Staff Reports are a hefty 1,117 pages in length, and citizens should be given the full 7 days to which they are legally entitled to read the Staff Reports and prepare for the Public Hearing. Because the Staff Report was buried on the City's website on Saturday, from a practical perspective, the Staff Report will be available today at the City, Monday February 26th, 2007, three(3) days before the public hearing. Volunteer citizens should not be forced to prepare their submission under these time pressures when WMC 17.11.030(1)(k) is clear that seven(7) days are required. Further, the Notice of Public Hearing contains numerous errors including: missing parcel numbers, the inclusion of parcels numbers that are not part of the application, and the incorrect acreage for the application.

The Citizens of Woodinville sincerely appreciate the City Council's recent efforts to encourage Citizen participation in local government, such as the Citizen Advisory Panel (CAP) for the Sustainable Development Study. Unfortunately, Ms. Baker has undermined your directive at every possible opportunity, and the Citizens have progressed from beyond being upset, to being irate, incensed and livid[Note 4]. Delivery of the Staff Reports four(4) days in advance of the Public Hearing in direct violation of WMC 17.11.030(1)(k) is only the latest in what has been a string of "irregularities".

Ms. Baker has now gravely endangered the City and placed the City at risk for deep and protracted litigation. The City Council must take swift and forceful action today to correct this situation.

When you broach this topic with Ms. Baker and Mr. Lell, the City Attorney, you are likely to get one of two responses: Either 1) This is now the responsibility of the Hearing Examiner to decide, or 2) "We'll look into it and get back to you." Both are unacceptable for the following reasons. First, the scope of the Hearing Examiner's responsibility is the hearing itself and its content, not the procedural steps leading up to the hearing; these are squarely the responsibility of the City. With respect to their second likely response, "We'll look into and get back to you", time is of the essence; The Hearing will be over before the City Council reconvenes to listen to their response.

Therefore, I implore you to direct the City Attorney, City Manager, and City Staff to renounce the Public Hearing for a continuance to a date shortly in the future to bring the City into compliance with WMC 17.11.030. Directing the City Attorney, City Manager and City Staff to take this action is the only course of action that ameliorates the risk of litigation that has been created by the Staff.

WMC 17.11.030 Notice of public hearing.

(1) Content of Notice of Public Hearing for all Types of Applications. The notice given of a public hearing required in this chapter shall contain:

- (a) The name and address of the applicant or the applicant's representative;
- (b) Description of the affected property, which may be in the form of either a vicinity location or written description, other than a legal description;
- (c) The date, time and place of the hearing;
- (d) A description of the subject property reasonably sufficient to inform the public of its location, including but not limited to the use of a map or postal address and a subdivision lot and block designation;
- (e) The nature of the proposed use of development;
- (f) A statement that all interested persons may appear and provide testimony;
- (g) The sections of the code that are pertinent to the hearing procedure;
- (h) When information may be examined, and when and how written comments addressing findings required for a decision by the hearing body may be admitted;
- (i) The name of a local government representative to contact and the telephone number where additional information may be obtained;
- (j) That a copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at the City's cost;
- (k) That a copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and copies will be provided at the City's cost.

(2) Mailed Notice. Mailed notice of the public hearing shall be provided as follows:

(a) Type I, Type II, and Type IV Actions. No public notice is required because no public hearing is held, except on an appeal of a Type II action.

(b) Type III Actions. The notice of public hearing shall be mailed to:

- (i) The applicant;
- (ii) All owners of property within 500 feet of the subject property;
- (iii) Any person who submits written or oral comments on an application.
(See additional requirements in WMC 17.11.010 above for SMP applications.)

(c) Type III Preliminary Plat Actions. In addition to the notice for Type III actions above for preliminary plats, additional notice shall be provided as follows:

(i) Notice of the filing of a preliminary plat adjacent to or within one mile of the municipal boundaries of a city or town, or which contemplates the use of any city or town utilities shall be given to the appropriate city or town authorities.

(ii) Notice of the filing of a preliminary plat of a proposed subdivision located in a city or town and adjoining the municipal boundaries thereof shall be given to the appropriate County officials.

(iii) Notice of the filing of a preliminary plat of a proposed subdivision located adjacent to the right-of-way of a State highway or within two miles of the boundary of a State or municipal airport shall be given to the Secretary of Transportation, who must respond within 15 days of such notice.

(iv) Special notice of the hearing shall be given to adjacent landowners by any other reasonable method the City deems necessary. Adjacent landowners are the owners of real property, as shown by the records of the County assessor, located within 500 feet of any portion of the boundary of the proposed subdivision. If the owner of the real property which is proposed to be subdivided owns another parcel or parcels of real property which lie adjacent to the real property proposed to be subdivided, notice required by section WMC 17.11.040(3) shall be given to owners of real property located within 500 feet of any portion of the boundaries of such adjacently located parcels of real property owned by the owner of the real property proposed to be subdivided.

(3) Type V Actions. For Type V legislative actions, the City shall publish notice as described in WMC 17.11.030(4)(b) below.

(4) General Procedure for Mailed Notice of Public Hearing.

(a) The records of the King County or Snohomish County Assessor's Office shall be used for determining the property owner of record. Addresses for a mailed notice required by this code shall be obtained from the applicable County's real property tax records. The Director shall issue a sworn certificate of mailing to all persons entitled to notice under this chapter. The Director may provide notice to other persons that those required to receive notice under the code.

(b) All public notices shall be deemed to have been provided or received on the date the notice is deposited in the mail or personally delivered, whichever occurs first.

(5) Procedure for Posted or Published Notice of Public Hearing.

(a) Posted notice of the public hearing is required for all Type III and IV project permit applications. The posted notice shall be posted as required by WMC 17.11.040(1)(a).

(b) Published notice is required for all Type III, IV and V procedures. The published notice shall be published in the City's official newspaper.

(6) Time and Cost of Notice of Public Hearing.

(a) Notice shall be mailed, posted and first published not less than 15 days prior to the hearing date. Any posted notice shall be removed by the applicant within 15 days following the public hearing.

(b) All costs associated with the public notice shall be borne by the applicant.

(7) Notice – Exception to Public Hearing Notice Requirements. If testimony cannot be completed prior to adjournment on the date set for a hearing, the presiding official shall:

(a) Announce prior to adjournment the time and place said hearing will be continued; or

(b) Provide mailed notice for a continued hearing to all parties of record, when a new time and place is determined. (Ord. 143 § 1, 1996)

Note 3:

Below is an email conversation between Otto Paris and Cindy Baker. Ms. Baker states in her Friday, February 23rd, 2007, email immediately below that the Staff Reports have not been completed, which leaves fewer days to the Public Hearing than required by WMC 17.11.030. Subsequently, Ms. Baker did not call or e-mail Mr. Paris as indicated in her reply as of 12:00a February 25, 2007.

From: Cindy Baker [mailto:CindyB@ci.woodinville.wa.us]
Sent: Friday, February 23, 2007 11:34 AM
To: Otto Paris
Subject: RE: Wood Trails Staff Report

We worked all night the last two nights and are still working. I will call you or e-mail.

From: Otto Paris [mailto:oparis@comcast.net]
Sent: Friday, February 23, 2007 9:30 AM
To: Cindy Baker
Subject: RE: Wood Trails Staff Report
Importance: High

Cindy –

The Wood Trails and Montevallo staff reports are not available on the web site yet as of the date/time of this email. Several of us have been going repeatedly to the City's web site during the last couple of days to get copies of the staff reports, but the reports are nowhere to be found. According to the Public Hearing Notice, the staff

reports should have been made available to the public by Wednesday, Feb. 21.

When will the staff reports be available? How can I get copies of these documents?

Please let me know ASAP about the status and availability of the staff reports. Given that the first hearing will be taking place in 5 days, and 2 of those days are this weekend when the City offices are closed, this has fast become an urgent issue for many of us concerned about these two proposed projects..

Thanks - Otto

From: Cindy Baker [mailto:CindyB@ci.woodinville.wa.us]
Sent: Tuesday, February 20, 2007 11:28 PM
To: Otto Paris
Subject: RE: Wood Trails Staff Report

Hi Otto, they will be available tomorrow, but very late. We will post them on the web on Thursday morning. We are working very late to finish them.

From: Otto Paris [mailto:oparis@comcast.net]
Sent: Tuesday, February 20, 2007 1:28 PM
To: Cindy Baker
Subject: Wood Trails Staff Report
Importance: High

Cindy –

Are the staff reports for Wood Trails and Montevallo completed and available for public review? If not, when will the reports be made available to the public, and how will we be able to get copies of them?

Otto

Otto Paris
(425) 806-9564
oparis@comcast.net

Note 4:

With respect to the Sustainable Development Study, Ms. Baker has ignored the public, ignored the CAP, ignored science[Note 5]. For example, the most fundamental tenet of science is that of repeatability. Yet in the Sustainable Development Study efforts by Ron Braun (Development Services) to repeat Bob Wuotila's (Development Services) work resulted in different results and thereby different conclusions throwing the entirety of the study in grave doubt. Further, additions and changes were made to the study after the public hearing denying the public an opportunity to comment. Nor were these changes reviewed by the planning commission, nor were they reviewed by the CAP. This is direct evidence of a systematic attempt by Ms. Baker to bypass established procedures, guidelines and codes. This means that the Sustainable Development Study cannot be accepted into the record as fact. I urge you to support the CAP's assessment that the Study is incomplete and inaccurate and return it unapproved to City Staff for additional study.

Note 5:

The following is an example of ignored science during the Sustainable Development Study. The following are emails to City Staff regarding an offer to provide scientific expertise for the Sustainable Development Study. Staff did not follow-up on their commitment of a return telephone call. Ms. Baker did not respond to the following February 20th, 2007 follow-up email.

Ms. Baker,

In the email below I proposed providing your department with Best Available Science expertise for the Sustainable Development Study. Please reply with an explanation of why this has been ignored, why it has been excluded from the Sustainable Development Study, and how this is compatible with Best Practices to which I know you professionally subscribe.

Jeff Glickman
Past Chairman, City of Hood River Planning Commission, Oregon
19405 148th Ave NE
Woodinville, WA 98072
503-705-6900

Bob,

It was good speaking with you on the phone. I understand that you are busy this week and I look forward to your call next week. As I mentioned, I have enormous experience with factor analysis(FA), principal components analysis(PCA), multi-dimensional scaling(MDS), and support-vector machines(SVM). I understand that you have a 12 x 12 dataset – i.e. you have twelve attributes for twelve neighborhoods that are descriptive of neighborhood character.

As an expert in this area I can state that FA, PCA, MDS and SVM remove subjectivity from the analysis of data sets, and represent the best available science for the analysis of your data set. For the record, I have performed this type of analysis for US Government Defense agencies, and for the largest of US Corporations, at times involving millions of records.

It would be my pleasure to assist you with your dataset and I look forward to your call next week.

My best,
Jeff

Jeff Glickman
+1 503-705-6900
jeff@glickman.com
<http://jeff.glickman.com>

From: Bob Wuotila [mailto:BobW@ci.woodinville.wa.us]
Sent: Friday, January 05, 2007 12:09 PM
To: thegottschalks@comcast.net
Cc: Jeff Glickman; Michael Corning; Susan Boundy-Sanders
Subject: RE: References on patterns and factor analysis

Here is an amended version of my earlier e-mail regarding sources cited. Paul D. Speiregen, Urban Design: The Architecture of Towns and Cities. Richard Gardiner, Design for Safe Neighborhoods. Okay, I think that corrects everything.

From: thegottschalks@comcast.net [mailto:thegottschalks@comcast.net]
Sent: Thursday, January 04, 2007 6:41 PM
To: Bob Wuotila
Cc: Jeff Glickman; Michael Corning; Susan Boundy-Sanders
Subject: References on patterns and factor analysis

Bob,

Thanks a bunch. Jeff Glickman is an expert in this stuff. To quote his reponse to my e-mail asking about using factor analysis:

I know an enormous about it, as well as principal components analysis and multi-dimensional scaling as I hold patents in a closely-related area.

The answer for Michael is an unqualified yes. How can I assist?

-Jeff

So, you see, Jeff would be more than happy to assist. I've given him your phone number. After you have shown him what you are doing I suggest that you ask him to come and talk to the CAP and/or PC about it. Maybe at the CAP meeting after next week's Open House?

I don't have Michael's phone number, but I've cc'd him and Jeff so the dialog can start.

Steve

Council

W.T

Jennifer Kuhn

From: Sharon Peterson (FOREFRONT SECURITY) [Sharon.Peterson@microsoft.com]
Sent: Tuesday, February 27, 2007 2:54 PM
To: Marie Stake; Council
Cc: Sharon Peterson (FOREFRONT SECURITY)
Subject: Using Woodinville Wire to communicate new Hearing Dates for Wood Trails/Montevallo

Marie and Council,

First, thank you for listening to the citizens and for making the choice to abide by the Woodinville Municipal Code as applies to accurate and timely public notices. I think all the voting public is beginning to believe that there is a greater degree of connectivity and engagement from the City Council than there has been in past years.

Second, since the Public Hearings for Montevallo and Wood Trails were just changed yesterday afternoon for a hearing that is being held in less than 36 hours, and since the level of interest in this particular meeting is extremely high, may I recommend that you use the Woodinville Wire as a means of broad communication of the change of date to March 14 and 15?

I am sure the Council would prefer to avoid any negative impressions on the citizens which might be caused if they hire babysitters and go to a lot of effort to show up for a meeting only to see it open and close within a few minutes. Since there is a widespread communication tool available, I'd sure encourage this use. I'm aware that this is not the primary reason that the Woodinville Wire email exists, and I also believe that the good will you'll create by being proactive will far outweigh any hesitation you may have about enacting this tactic.

Thank you,
Sharon Peterson
Cell: 425.503.0069