

Copy: City Clerk's Office

Book 1 of 2

City of Woodinville

Closed Record Proceedings
Ex Parte Communication Disclosures
Wood Trails/Montevallo

July 25, 2007

Chapter 1

Chapter 2

Chapter

3

Chapter

4

Chapter 5

Chapter 6

Chapter

7

Chapter

8

2004

Jennifer Kuhn

From: Don Brocha
Sent: Thursday, April 22, 2004 10:36 PM
To: Pete Rose; Ray Sturtz
Cc: Council
Subject: FW: Wood Trails Opposition

Pete and Ray,

could you respond to this please? Even though they have no application in, the council answering this e-mail would leave us open to an appearance of fairness challenge should it come to that.

One point that needs to be made is that should anyone on the council be challenged we could be removed from the decision making process.

Don

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

From: Morrryan@aol.com [mailto:Morrryan@aol.com]
Sent: Thu 4/22/2004 5:12 PM
To: Don Brocha; cwierderhold@ci.woodinville.wa.us; Chuck Price; Michael Huddleston; miller@ci.woodinville.wa.us; Scott Hageman; Gina Leonard
Cc:
Subject: Wood Trails Opposition

I am writing to you in your capacity as a City of Woodinville City Council Representative. Specifically I am vehemently opposed to a proposed re zoning of a parcel of land that lies west of the Wellington Hills Estates subdivision (at the ends of NE 202, NE 201 and NE 195 and NE 198 streets) and east of the industrial park area on 144th Street from R1 to R4.

The project, Wood Trails, is being developed by Phoenix Development Inc. and is currently in the TRC phase with the third TRC meeting scheduled this month. The proposed development will add a total of 67 homes on extremely small lots and they will be totally out of character with the existing neighborhood. Additionally, traffic on our quiet street is expected to increase substantially...more than double as a result of 32 of the proposed homes being accessed only by NE 202 Street. I find it ironic that the only street not planned for extension is the one on which our council representative has his home. Coincidence? Probably not. It is the only street that is flat and wide. The other streets have hills and valleys. Substantial work will be necessary to make these streets passable by hundreds of more people each day.

Please, after looking at their plans, physically come and visit the site to see it with your own eyes. The reality is MUCH different from what is envisioned on the site plans for Wood Trails. The slopes and ravines are extensive. Some of my neighbors will

be starring into the front windows of small tacky houses across the street. There won't be enough room for a tree belt according to their plans.

While you are looking at the site you will see many homes that are on ½ acre lots with substantial trees and landscaping. You will see a street that will have to be doubled in size. You will see neighbors (people that actually know each other)! Talking and walking their dogs, children playing and learning to ride bikes. You will see very few, if any, For Sale signs. Once that development is underway, our life style will be gone for good. It will be 'City Living City Style' -- unbearable.

It is not fair. I pay my taxes, I vote and I work hard on maintaining the value and condition of my home. My life will be disrupted or months with the noise and traffic and dust and dirt with the construction happening 2 lots away. I will be assessed for sewers that I don't want and need in order to subsidize homes that will decrease my property value.

I would like to be present at each public meeting regarding this development. I would like to know how I would be compensated for the disruptions and loss of value. Will my taxes be decreased? Will Phoenix Development substantially mitigate the costs of hooking up to the sewer system and decommissioning of my septic tank? Why doesn't the entire city share in the costs?

I will do everything I can do to ensure that any one in a decision making position understands how strongly this development is opposed by this neighborhood. Believe me, if the rezoning should pass I will take every voting opportunity available to remove those that allow it to go forward.

Muriel Ryan
14821 NE 202 Street
Woodinville, WA 98072

VOICE: 425-485-0910
CELL: 425-750-9939
FAX: 425-482-2401

Jennifer Kuhn

From: Kristy Howell [kristyhowell@verizon.net]
Sent: Monday, August 09, 2004 9:06 AM
To: Chuck Price; Cathy Wiedehold; Don Brocha; Gina Leonard; Michael Huddleston; Robert Miller; Scott Hageman
Subject: Community Concerns

August 9, 2004

Dear Woodinville City Council Members,

My husband and I moved to Woodinville over 15 years ago as newlyweds, thinking it would be a great place to raise our family. We voted for the incorporation of the city because we felt it was important for our community to have a voice within King County. As our current elected city officials, I hope you will take into consideration my following concerns about issues currently facing our community.

1) Major concerns about Tent City coming to Woodinville August 14th:

- a. The very close proximity to 3 schools.
- b. How Woodinville will pay for added security for the residents of Tent City and for the surrounding community. Is the Northshore United Church of Christ willing to pay out of their own pockets for this expense?
- c. How the lifestyle of tax paying neighbors, especially neighbors with children, will be impacted by allowing Tent City to move in. Tent City residents will be able to freely come and go from their temporary home, but the neighborhood children will no longer be free to safely play outside during tent city's stay. Many children from the Wellington/Lake Leota communities currently use the play equipment and playfields at the three surrounding schools after school and on weekends. Is Woodinville able to offer full-time security at all of these schools?
- d. The possibility of Tent City Woodinville becoming an annual occurrence if a permit is granted.
- e. Property values in Woodinville if Tent City does become an annual occurrence.
- f. Lack of any type of services for the residents of Tent City.
- g. Share/Wheel's habit of **always** declaring an "emergency" to circumvent the proper permitting process.
- h. Whether the United Church of Christ is able to adequately provide insurance coverage or a performance bond.
- i. Allowing Tent City encourages and enables it's residents to continue living off our tax dollars instead of working toward becoming productive members of society.

*I understand that the "Homeless" issue in King County needs to be dealt with, but would prefer our city support a county-wide, long term, permanent solution to this problem.

2) Major concerns about the proposed Wood Trails, Montevallo and other high density neighborhoods being considered for development in Woodinville:

- a. Greatly increased traffic potential. Our home is located off of 152nd Avenue NE, north of Woodinville-Duvall Road. It is currently extremely difficult and somewhat unsafe for the

residents of our neighborhood to turn left onto Wdvl-Duvall Road, which is the direction we need to turn to get to our childrens' schools.

b. Increased class sizes at our public schools and the corresponding drop in the quality of education, especially when our district is already facing huge budget cuts. (Our oldest daughter has been in classrooms of 30 students for the last two years as a 5th and 6th grader.)

c. The drop in property values as our 1 house/acre neighborhood becomes surrounded by high density neighborhoods.

d. The unfortunate loss of Woodinville's charm as trees go down and are replaced by concrete and building materials.

3) Major concerns about Brightwater, Costco, and future large-scale developments:

a. Brightwater's obvious serious environmental concerns from the possibility of contamination to our water table from spills, leaks, and potential earthquakes, and the increase of odor and decrease in our air quality.

b. The huge increase in traffic on the already over-capacity Highway 9 and decrease in air quality due to this traffic increase.

c. Decrease to all Woodinville residents' property values by virtue of our city being located next to a sewage treatment facility.

I can't help but feel like our area has become an easy "dumping ground" for Ron Sims and the King County Council. Woodinville is obligated to comply with the county's Growth Management Act, but why not be proactive in how we want our community developed instead of just responding to developer's permit requests and last minute decisions on major issues such as Tent City? The reason we chose to live in Woodinville in the first place is because of it's safety, it's remoteness from strip malls and large developments , the low density neighborhoods and large lot sizes of homes, the quality of the Northshore School District's education, the beautiful landscape and it's environmental friendliness...providing less traffic, noise and air pollution than living "in the city".

You have been elected by the permanent residents of the city of Woodinville...most of us homeowners and tax-payers. You have a responsibility to look out for our best interests first, not those of potential developers, builders, big business owners or the 100 unfortunate homeless persons who most likely have never been residents of Woodinville or maybe even of King County. I realize growth is inevitable, and Woodinville has had it's fair share over the last 15 years. Please preserve what is left of this great lifestyle we once had and consider why we all moved here in the first place. My perception of what Woodinville is becoming is a disappointment. I used to feel proud to say I live in Woodinville, now I'm beginning to seriously question why I want my family to live here. Please "just say NO!" and protect the rights of our city's current citizens.

Thank you for your consideration.

Sincerely,

Kristy Howell

Jeff and Kristy Howell
14817 N.E. 192nd Street

Woodinville, WA 98072

2005

Jennifer Kuhn

n: stephen_bower@netzero.net
.it: Wednesday, January 05, 2005 7:45 PM
To: Don Brocha; Cathy VonWald; Chuck Price; Michael Huddleston; Scott Hageman; Bob Miller; Gina Leonard
Subject: Woodinville's growth

To Councilmembers,

I've lived in Woodinville my entire life (27 years) and I'm very concerned/upset over the growth of Woodinville. Just a few years ago I liked living in Woodinville but since then Woodinville has become a nightmare. Traffic is real bad and getting worse. New homes are getting built everywhere. Is there a problem with leaving some open land? If you stop all the new homes from being built there might not be so many people to cause traffic problems. What is the long term goal of Woodinville? Is the plan to be a big city? We need to stop the growth of Woodinville. It just sucks living in Woodinville now.

Steve Bower
425-483-8440

P.S
You could start by stopping Wood Trails from being built.

Jennifer Kuhn

From: Don Brocha
Sent: Wednesday, January 05, 2005 8:28 PM
To: stephen_bower@netzero.net; Cathy VonWald; Chuck Price; Michael Huddleston; Scott Hageman; Bob Miller; Gina Leonard
Cc: Pete Rose
Subject: RE: Woodinville's growth

Mr Bower,

are you suggesting that we tell our citizens that they cannot develop their property? That would be the only way we can stop homes from being built.

Most of us moved here because it is a friendly place, has that small town feeling, and it is on the edge of the Seattle metropolitan area which provides us with good jobs, good education, great entertainment, and access to a wide range of goods and services. We want to maintain the small town feeling but we have to accept that the Seattle metropolitan area that gives us so many benefits is growing out to meet us and bringing growth.

Before you chide us for the growth that is occurring, take a good look and consider if the growth that is happening is truly overwhelming and is destroying Woodinville, or if it can be accommodated and ultimately become part of Woodinville.

As for traffic, we are working on it. Our citizens do cause some of our traffic but our biggest headache is the pass through traffic. We are a crossroads city with I-405, SR522, SR202, Highway 9, the Woodinville-Redmond and the Woodinville-Duvall road all running through or near the city. That is our biggest transportation challenge.

thanx for your e-mail, hope it gives you another perspective on things
Don Brocha

P.S. You mentioned a particular development. Were your comments because of what is happening in general or were they because of that development?

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

From: stephen_bower@netzero.net [mailto:stephen_bower@netzero.net]
Sent: Wed 1/5/2005 7:44 PM
To: Don Brocha; Cathy VonWald; Chuck Price; Michael Huddleston; Scott Hageman; Bob Miller; Gina Leonard
Cc:
Subject: Woodinville's growth

To Councilmembers,

I've lived in Woodinville my entire life (27 years) and I'm very concerned/upset over the growth of Woodinville. Just a few years ago I liked living in Woodinville but since then Woodinville has become a nightmare. Traffic is real bad

and getting worse. New homes are getting built everywhere. Is there a problem with leaving some open land? If you stop all the new homes from being built there might not be so many people to cause traffic problems. What is the long term goal of Woodinville? Is the plan to be a big city? We need to stop the growth of Woodinville. It just sucks living in Woodinville now.

Steve Bower
425-483-8440

P.S
You could start by stopping Wood Trails from being built.

Jennifer Kuhn

m: stephen_bower@netzero.net
_nt: Monday, February 07, 2005 5:44 PM
To: Don Brocha
Cc: stephen_bower@netzero.net; Cathy VonWald; Chuck Price; Michael Huddleston; Scott Hageman; Bob Miller; Gina Leonard; Pete Rose
Subject: RE: Woodinville's growth

I understand you can't stop growth but you can slow it down. You can stop the re zoning, keep lots 1 house per acre not 4 or 5. Do you people understand how much more traffic and other problems there are going to be? North Bend put a stop to all new construction why can't Woodinville? Also at the corner where Target and the retirement place are, wasn't that a protected wet land? If I give you guys enough money can I build anywhere? Over the past five years my dislike for Woodinville has grown. The 3 things that have caused me to blow my top is the new houses along 195th, the Wood Trail project and Costco. I hate every thing about Woodinville my job is here so I just can get up and move. Thanks for making me feel like crap every day.

-----Original Message-----
From: Michael Huddleston
Sent: Tue 2/8/2005 9:37 AM
To: stephen_bower@netzero.net
Cc: Pete Rose; Ray Sturtz
Subject: RE: Woodinville's growth

Mr. Bowen:

Thank you for sharing your frustration with growth in the Woodinville area with the City Council. Previous mail messages exchanged between yourself and city representatives do not reflect our shared commitment to better manage growth and protect the quality of life in Woodinville

Periodic surveys of city residents show that your views are shared by many -- if not most -- city residents (although I sincerely believe that most of my neighbors are more fond of and optimistic about this great community). People tell city officials that they are very frustrated with traffic, want more parks, but also would like to have more places to go and things to do in the city.

You are angered with the loss of R-1, or Residential One Acre, lands to ongoing development in some neighborhoods around town. The City Council strongly shares this concern, and as I will explain in a minute, is committed to taking steps to protect our quality of life. One HUGE barrier is the state's "Growth Management Act" which requires that cities have average development densities of at least FOUR dwelling units per acre; and which also requires individual cities to accommodate population growth targets as a means to manage regional sprawl. The City of Woodinville faces pressure and lawsuits from the state, local property owners, environmental activists and the development community to achieve these higher densities. We are not alone in facing this battle -- please see the news story I've attached below from this morning's King County Journal newspaper about the battle between the City of Bellevue and an environmental group in this same regard.

So what is being done about it in Woodinville?

The City of Woodinville has focused funding for road improvements (a) to create or improve two north/south routes through town besides 140th (the 202 corridor will be rebuilt and widened; and a new grid road is being planned west of 140th); and (b) to create or improve three new east/west roads to relieve congestion downtown and to allow for passage around downtown traffic (improvements to 195th, construction of Little Bear Creek corridor, and extension of 178th). The City is also working on a development strategy similar to Bellevue's = to concentrate higher density growth downtown to allow the city to meet its state-mandated growth targets without screwing up all of the surrounding neighborhoods. We are also trying to identify and purchase key parcels of land to manage neighborhood growth and provide opportunities for both active and passive recreation throughout the city. And, we are swiftly working to identify critical natural resource lands (steep slopes, endangered species habitat, groundwater recharge areas, stream corridors, wetlands, seismic hazard zones) which the city can keep in low-

density zoning under state law. We have already adopted legislation for most of these initiatives over the past year; as well as other laws which require developers to pay for their traffic impacts so that their "growth pays for growth".

If we are to be successful, we are going to need your help. You and your neighbors need to stay involved and work to hold city officials and developers accountable. We need help formulating a winning growth management strategy that makes the city economically healthy AND a pleasant place to work and live.

Again, I am sorry that we got our wires crossed in earlier correspondence. With a little fact checking, you will see that we are absolutely on the same side in trying to protect our beautiful city. I would be most happy to chat with you more about our plans -- and potential pitfalls -- at your earliest convenience. Give me a call at 206-619-7825 and we can talk more about your concerns.

Michael Huddleston
Woodinville City Council
Position 3

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Bellevue council to oppose growth-management watchdog group

2005-02-08
by [David A. Grant](#)
Journal Reporter

BELLEVUE -- City Council members here said Monday they will contest a growth management watchdog group that is seeking to force greater zoning density than the city wants in some single-family neighborhoods.

The organization, called Futurewise (formerly 1000 Friends of Washington),

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last week filed an appeal of the city's comprehensive plan update with the Central Puget Sound Growth Management Hearings Board.

Its appeal came after ongoing negotiations between Bellevue planners and representatives of Futurewise failed to produce a compromise.

Bellevue's comprehensive plan, which is intended to direct the orderly development of the city over the next 20 years, was updated last November as required by the state's Growth Management Act.

The Hearings Board was created by that act to resolve conflicts over compliance with the law, which was passed in 1990.

At issue is whether Bellevue should be allowed to zone some areas of the city for single-family development at densities of fewer than four units per acre.

City Council members say Bellevue is meeting -- and exceeding -- its population growth targets by funneling much of the city's residential development into new downtown apartments and condominiums.

As long as it's accommodating growth on a citywide basis, city planners and elected officials argue, they should be able to make their own zoning decisions.

"These people say they have 1,000 friends but I don't know who they are," said Councilman Don Davidson. "We have 117,000 friends. They're called our constituents.

"No one conceived (that) the Growth Management Hearings Board could take away zoning responsibility from cities. I'm not going to bow to unelected groups when we are meeting the goals of the GMA."

Council members agreed the city should contest the appeal by Futurewise and should seek state legislation to amend the Growth Management Act so that four units per acre is not promoted as a rigorous standard.

Futurewise maintains it is important for urban areas such as Bellevue to have a minimum density of four units per acre.

In a Feb. 4 letter to Mayor Connie Marshall, Futurewise said that although Bellevue generally does a good job of managing growth, the organization had no choice but to appeal.

"Futurewise is not attempting to and does not want to tell Bellevue exactly how to manage its growth. ... But the Growth Management Act requires that

Jennifer Kuhn

m: stephen_bower@netzero.net
Date: Wednesday, February 16, 2005 7:39 PM
To: Pete Rose
Cc: stephen_bower@netzero.net; Don Brocha; Cathy VonWald; Chuck Price; Michael Huddleston; Scott Hageman; Bob Miller; Gina Leonard
Subject: RE: Woodinville's growth

The big problem I have with the woodtrails project is 20 years ago that site was "Un-buildable". What has changed to make that land build-able? Also in the summer when I walk my dog I don't want to get hit by cars. Many times in the summers I go out for a walk, the sun is out and when people drive west they can't see. They keep going 35mph and don't slow down. With the increased traffic how many kids are going to get hit?

Linda Fava

From: Fred Green [Fred@GreenFinancial.com]
Sent: Tuesday, October 18, 2005 9:26 AM
To: Pete Rose
Subject: RE: Concern Expressed to Mayor Brocha

Dear Mr. Rose,

I shared your email with our board to discuss the most appropriate method for responding to your request to meet and discuss specifics. We do desire and intend on providing you with specific information that could serve as feedback to help you serve us, and our community better. However, and as you can surely appreciate, we are extremely busy having just received the Preliminary Draft of the EIS which is deadline driven and requires our immediate attention. Therefore I will need a couple of weeks before I can get back with you on this matter.

Fred Green

From: Pete Rose [mailto:PRose@ci.woodinville.wa.us]
Sent: Friday, October 14, 2005 5:16 PM
To: Fred Green
Cc: Don Brocha
Subject: Concern Expressed to Mayor Brocha

Dear Mr. Green:

I was surprised to hear of your concerns expressed to Mayor Brocha about staff treatment of your group. Since my e-mail to you on April 25 requesting copies of the previous records requests, you sent them in on May 12 and they received responses as soon as practical. In checking with the City Clerk, it is my understanding that you and Mr. Henry have worked with the City Clerk as I advised you on March 28 and your requests have received responses, including help from the Clerk to identify ways to reduce costs by reviewing files on site. At any rate, I have not received any communication from you since April 25 that would indicate you are still dissatisfied with the service you are receiving at the City. I would like to help get you the best service within the strictures of the quasi-judicial process, but I cannot help if I am not informed that you are unhappy.

I would like to meet with you and discuss this situation. Since you apparently consider me to be part of the problem, I would recommend that Mayor Brocha attend that meeting.

I have a number of questions posted with the Community Development Department, including requesting information about the letter from Mr. Aramburu that may help to add texture to such a meeting.

Please let me know if this can be arranged.

Thanks,
Pete

Linda Fava

From: Fred Green [Fred@GreenFinancial.com]
Sent: Thursday, November 17, 2005 9:58 PM
To: Pete Rose
Cc: rmason@ch2m.com; oparis@comcast.net; matt.s@verizon.net
Subject: Your Email Requesting a Meeting

Dear Mr. Rose:

On October 18th I responded to your email (below) and stated we would like to meet after we have had a chance to review the preliminary draft of the Wood Trails DEIS.

We would now very much like to meet to discuss our concerns with the communication and process issues we are having with the city. There are also a number of general technical items we feel are important to bring to your attention.

Our desired meeting date is Monday, November 21st. The earliest time available to us is 1:30 pm although we would prefer to meet later in the day. 3:00 pm would be a more desirable time.

It is very important we meet prior to the issuance of the DEIS and we request that you withhold issuance until after we have met.

Members of our Steering Committee including myself, Roger Mason, Otto Paris, and perhaps Matt Schultz will be in attendance. Feel free to invite whoever you would like to the meeting.

Fred Green, President
Concerned Neighbors of Wellington

From: Pete Rose [mailto:PRose@ci.woodinville.wa.us]
Sent: Friday, October 14, 2005 5:16 PM
To: Fred Green
Cc: Don Brocha
Subject: Concern Expressed to Mayor Brocha

Dear Mr. Green:

I was surprised to hear of your concerns expressed to Mayor Brocha about staff treatment of your group. Since my e-mail to you on April 25 requesting copies of the previous records requests, you sent them in on May 12 and they received responses as soon as practical. In checking with the City Clerk, it is my understanding that you and Mr. Henry have worked with the City Clerk as I advised you on March 28 and your requests have received responses, including help from the Clerk to identify ways to reduce costs by reviewing files on site. At any rate, I have not received any communication from you since April 25 that would indicate you are still dissatisfied with the service you are receiving at the City. I would like to help get you the best service within the strictures of the quasi-judicial process, but I cannot help if I am not informed that you are unhappy.

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Please let me know if this can be arranged.

Thanks,
Pete

Linda Fava

From: Fred Green [Fred@GreenFinancial.com]
Sent: Friday, November 18, 2005 12:07 PM
To: Pete Rose
Subject: FW: Your Email Requesting a Meeting

2nd attempt in case there was a delivery failure:

Dear Mr. Rose:

On October 18th I responded to your email (below) and stated we would like to meet after we have had a chance to review the preliminary draft of the Wood Trails DEIS.

We would now very much like to meet to discuss our concerns with the communication and process issues we are having with the city. There are also a number of general technical items we feel are important to bring to your attention.

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Fred Green, President
Concerned Neighbors of Wellington

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To: Fred Green
Cc: Don Brocha
Subject: Concern Expressed to Mayor Brocha

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I have a number of questions posted with the Community Development Department, including requesting information about the letter from Mr. Aramburu that may help to add texture to such a meeting.

Please let me know if this can be arranged.

Ray Sturtz

From: Don Brocha
Sent: Tuesday, November 29, 2005 7:46 PM
To: Pete Rose; 'Fred Green'
Cc: rmason@ch2m.com; oparis@comcast.net; Ray Sturtz
Subject: RE: Meeting with CNW

All,

this meeting is coming about partially because of the concerns I learned of from Mr. Green on October 4th and relayed to Mr. Rose the next day. Because I started this I feel I need to complete it by attending the part that I able to without violating the Appearance of Fairness doctrine.

I will adjust my schedule as needed to make this happen.

Don Brocha

From: Pete Rose
Sent: Tue 11/29/2005 6:55 PM
To: 'Fred Green'
Cc: rmason@ch2m.com; oparis@comcast.net; Don Brocha; Ray Sturtz
Subject: RE: Meeting with CNW

Dear Mr. Green:

I am sorry that I have not personally returned your communication. I am aware that you have been in contact with Linda Fava and I believe Ray Sturtz during this period. I am trying to clear the deck legally so that we can meet with you. I have asked for a written legal opinion to assure that there is nothing harmful to the SEPA process in having such a meeting. While I am sure that Mr. Aramburu is an honest broker in his opinion that we can meet, he is still your legal advocate. That opinion may come as soon as tomorrow.

You have divided your needs into two areas. In the area of process and communications, it would be a good idea if the Mayor attended. I think if we are creative with scheduling, it can happen fairly soon. I think there have been breakdowns on our end that I would be happy to discuss. I can assure you that these are not for lack of interest in serving our citizenry, but the fact that we are absolutely hammered with workload – a second straight year of record level land use application filings; numerous long range planning studies in play at the same time; a number of complex and major deals -- some of which you have read about in the newspaper that take copious amounts of staff and legal time plus my personal involvement; working to get some key transportation improvements funded and out to bid; and trying to craft a complex strategy to preserve our below R-4 density neighborhoods when a lot of GMA factors are stacked against Woodinville and about half the cities in King County. I am pulling frequent late-nighters and occasional all-nighters on a regular basis for the first time in about fifteen years. My e-mails are posted on the screen and quickly drop below it with little hope of a break in the meeting or project schedule to respond to them. In other words, the issue is divided attention among numerous top priorities. That is the case among all the key staff. We cannot make progress on one top priority without ignoring several others. One breakdown on your end is that you still, on occasion, address your public document requests to Mr. Sturtz and/or me rather than the City Clerk. As I mentioned the first time we ever met, this is a centralized function performed by the City Clerk and she is downright persnickety about getting it done correctly. Correspondence to Mr. Sturtz or me often goes into a read file that we try to get to daily, but depending on schedule, it can be iffy.

The area about scope and completeness of the draft DEIS is a part of the SEPA process and is not directly covered by the Appearance of Fairness Doctrine, but it can lead directly to an appealable land use decision that will require disclosure of *ex parte* communications on this development that Mayor Brocha would have to disclose on the record. Therefore, presuming the meeting occurs, it would be prudent for the Mayor to leave at this time.

06/13/2007

A key issue for us to understand is why it is important for you to have this informal bite of the apple at this time rather than at the time for formal comments during the statutory comment period. If you can give me a little more information on this, it would be helpful. A key issue for you to understand is that in no way would this substitute for your group's formal comments during the comment period.

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I look forward to meeting with you, Mr. Paris and Mr. Mason.

Thanks,
Pete

From: Fred Green [mailto:Fred@GreenFinancial.com]
Sent: Tuesday, November 29, 2005 4:07 PM
To: Pete Rose
Cc: rmason@ch2m.com; oparis@comcast.net
Subject: Meeting with CNW

Mr. Rose,

I have not heard back from you directly about setting up a meeting with you and possibly other City Staff to discuss the two main topics we are most concerned about right now. The last (and to-date only) communication I have received back is an email from Linda Fava last Tuesday, in which the primary concern appears to be Don Brocha's schedule. Whether or not Don can make the meeting is not of importance to us right now.

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- (1) Process and communication
- (2) Concerns about the scope and completeness of the DEIS

It is our opinion that we have repeatedly tried to work with the City in a cooperative-type relationship for the purpose of developing a defensible EIS that can be used with complete confidence in subsequent decisions regarding the proposed Wood Trails and Montevallo developments. However, we are growing weary of trying to make this happen in a consistent and timely manner. It appears that if we cannot improve on the track record of the first topic, the second topic becomes of less importance, and CNW will have to formulate some new strategies to communicate our concerns. Not hearing back from you directly, and having another 10 days go by without any progress towards scheduling this meeting, seems to support our concerns. I understand that the Thanksgiving holiday was in the middle of all of this, but from our viewpoint this is has become a high priority item for us given the DEIS schedule. At this point, we are trying to get a meeting date/time on everyone's calendar, yet even this seems to take much longer than it should.

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Our personal and work schedules are as tight as anyone's, yet we are committed to making time available to

meet with you at your earliest convenience to minimize any detrimental impacts to the DEIS schedule or costs. We anticipate that we will need about a 90 minute block of uninterrupted time to have an open discussion with you, and any other City Staff you believe should be present. Continuing to drag out the scheduling of this meeting (because of Don Brocha's limited availability?) will not "sit well" with the CNW group, and I would very much appreciate your attention on getting this meeting scheduled as soon as possible. Please let me know some possible meeting dates/times that will work for you, and I will coordinate with a few other CNW folks and get back to you to confirm which date/time will work for us.

I am looking forward to receiving your response to this email as soon as possible.

Fred Green, President
Concerned Neighbors of Wellington

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Fred Green, President
Concerned Neighbors of Wellington

Linda Fava

From: Don Brocha
Sent: Tuesday, November 29, 2005 7:46 PM
To: Pete Rose; 'Fred Green'
Cc: rmason@ch2m.com; oparis@comcast.net; Ray Sturtz
Subject: RE: Meeting with CNW

All,

this meeting is coming about partially because of the concerns I learned of from Mr. Green on October 4th and relayed to Mr. Rose the next day. Because I started this I feel I need to complete it by attending the part that I am able to without violating the Appearance of Fairness doctrine.

I will adjust my schedule as needed to make this happen.

Don Brocha

From: Pete Rose
Sent: Tue 11/29/2005 6:55 PM
To: 'Fred Green'
Cc: rmason@ch2m.com; oparis@comcast.net; Don Brocha; Ray Sturtz
Subject: RE: Meeting with CNW

Dear Mr. Green:

I am sorry that I have not personally returned your communication. I am aware that you have been in contact with Linda Fava and I believe Ray Sturtz during this period. I am trying to clear the deck legally so that we can meet with you. I have asked for a written legal opinion to assure that there is nothing harmful to the SEPA process in having such a meeting. While I am sure that Mr. Aramburu is an honest broker in his opinion that we can meet, he is still your legal advocate. That opinion may come as soon as tomorrow.

You have divided your needs into two areas. In the area of process and communications, it would be a good idea if the Mayor attended. I think if we are creative with scheduling, it can happen fairly soon. I think there have been breakdowns on our end that I would be happy to discuss. I can assure you that these are not for lack of interest in serving our citizenry, but the fact that we are absolutely hammered with workload – a second straight year of record level land use application filings; numerous long range planning studies in play at the same time; a number of complex and major deals – some of which you have read about in the newspaper that take copious amounts of staff and legal time plus my personal involvement; working to get some key transportation improvements funded and out to bid; and trying to craft a complex strategy to preserve our below R-4 density neighborhoods when a lot of GMA factors are stacked against Woodinville and about half the cities in King County. I am pulling frequent late-nighters and occasional all-nighters on a regular basis for the first time in about fifteen years. My e-mails are posted on the screen and quickly drop below it with little hope of a break in the meeting or project schedule to respond to them. In other words, the issue is divided attention among numerous top priorities. That is the case among all the key staff. We cannot make progress on one top priority without ignoring several others. One breakdown on your end is that you still, on occasion, address your public document requests to Mr. Sturtz and/or me rather than the City Clerk. As I mentioned the first time we ever met, this is a centralized function performed by the City Clerk and she is downright persnickety about getting it done correctly. Correspondence to Mr. Sturtz or me often goes into a read file that we try to get to daily, but depending on schedule, it can be iffy.

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Fred Green, President
Concerned Neighbors of Wellington

Linda Fava

From: Fred Green [Fred@GreenFinancial.com]
Sent: Friday, December 02, 2005 8:40 AM
To: Pete Rose
Cc: rmason@ch2m.com; oparis@comcast.net
Subject: Meeting with CNW

Mr. Rose-

Thanks for your email responding to our requests for a meeting with you and others. We can appreciate the multiple demands on your time to address and tackle many of the pressing issues that appear to be facing the City these days. Our expressed urgency for meeting with you arises from the anticipated schedule for the DEIS.

The "start-and-stop" history of the Wood Trails DEIS has made it difficult for us to predict when a formal draft of the DEIS would be published for formal public comments. Based on recent correspondence with Dick Fredlund, the DEIS is heading quickly towards being finalized as a public review draft. Based on our review of the most recent working draft of the DEIS, we became both alarmed and disappointed that the scope, framework, and level of analyses was dreadfully inadequate for a document that will eventually be used by decision-makers for approving or not approving the proposed Wood Trails and Montevallo developments. Basing what we consider to be extremely important decisions regarding the future of the Wellington neighborhood on faulty, incomplete or poorly-supported analysis worries us tremendously.

In the spirit of working cooperatively with the City, we believe that it is critical for the managers of the City staff to understand the more serious all-encompassing flaws of the current draft before the DEIS is issued for public review and comment. **We understand that discussing these issues with you now is not a substitute for the formal comments that our group will be preparing after the final DEIS is published.**

Some of the key "big-picture" DEIS issues we would like discuss with you include the following:

- The somewhat vague nature of the scope as described by the City; it does not identify many specific community concerns as we submitted in detail by our group during previous formal comment period, and even the items /issues that the applicant "selected" are incompletely addressed in the current draft. Construction-related impacts, indirect impacts (i.e. development of adjoining parcels) and cumulative impacts are only very vaguely addressed, if at all, in various sections of the draft document.
- The choice of alternatives, how various alternatives were evaluated, the rationale for why the current alternatives were selected, and the City's apparently unsupported decision not to study site access alternatives for the Wood Trails project.
- Traffic modeling and assessment of the existing street network and conditions is incomplete and confusing. The traffic model developed by the City that is used by the applicant for existing conditions does not appear to reflect known traffic patterns in the Wellington area.
- The DEIS and supporting documents indicate that the proposed developments cannot comply with existing City development standards and will require a significant number of variances and/or exemptions. It appears that changing the site design might eliminate some of the needed variances. Listing and describing the known variances needed for the City to approve the proposed action or the alternatives would provide decision-makers a clearer understanding as to how the developments could occur with respect to the combination of environmental impacts, City development standards, precedent-setting variances, and the rezone request.
- The incomplete nature of the Wood Trails topographic map, the inadequate and/or misleading figures, and apparent lack of clear comparative analysis of the impacts/mitigation measures for each alternative and each identified element. It is unclear how conclusions for overall environmental impacts of the various alternatives can be evaluated if (1) elementary baseline info such as the Wood Trails topographic map are incomplete or lacking, and (2) there are no figures/tables/concise summary text that pulls all of the pros and cons of the analysis together for each of the alternatives.

We want to express our opinions on these types of "big-picture" issues before the DEIS process continues, as these issues (and several others) form the "core" of the EIS analysis and conclusions. Waiting to bring these to your attention after the formal DEIS is published will lead to more work by all parties involved in this process.

It has been our experience when working on similar projects that when a final draft DEIS (or any document) is published for public review and comment, the document is viewed as complete and fundamentally sound by the authors and approving agency. Although the current draft does not meet this standard, we still have hope that the City will continue to strive to make this happen.

Hopefully this email provides the information you requested as to the nature of our desire to discuss the Wood Trails DEIS as soon as possible.

I look forward to hearing back from you regarding some potential meeting dates/times. **Given that we still have not scheduled this meeting, we would like to request that you contact Dick Fredlund and Ray Sturtz to put some temporary "brakes" on the Wood Trails DEIS until after we meet with you.**

Fred Green, President
Concerned Neighbors of Wellington

From: Pete Rose [mailto:PRose@ci.woodinville.wa.us]
Sent: Tuesday, November 29, 2005 7:00 PM
To: Fred Green
Cc: rmason@ch2m.com; oparis@comcast.net; Don Brocha; Ray Sturtz
Subject: RE: Meeting with CNW

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to you to confirm which date/time will work for us.

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Fred Green, President
Concerned Neighbors of Wellington

Linda Fava

From: Otto Paris [oparis@comcast.net]
Sent: Thursday, December 15, 2005 2:00 PM
To: Pete Rose; Don Brocha_Home; Ray Sturtz
Cc: Fred Green; Roger Mason; Matt Schultz
Subject: Meeting with CNW

Pete, Don, Ray --

Thanks for meeting with us Monday morning and allowing us the opportunity to have a frank open discussion with you about CNW's concerns. I believe the meeting was constructive, and that having the time to work through some of the critical issues should be beneficial to both the City and CNW. I am hoping that you share a similar viewpoint about what occurred Monday morning, and that the eventual outcome of our discussion is a positive one.

We look forward to hearing back from the City on the issues that we all agreed needed some sort of response from the City. It remains our desire to maintain a cooperative relationship between the City and CNW as this controversial project proceeds through the SEPA and plat approval process.

Thanks again - Otto

Otto Paris

(425) 806-9564

oparis@comcast.net

Ray Sturtz

From: Don Brocha [dbrocha@comcast.net]
Sent: Saturday, December 17, 2005 9:40 AM
To: 'Otto Paris'; Pete Rose; Ray Sturtz
Cc: 'Fred Green'; 'Roger Mason'; 'Matt Schultz'
Subject: RE: Meeting with CNW

Otto and all,

I think the meeting was very helpful. Meeting face to face as a group is the best way to understand everyone's needs and interests and figure out how best to meet them. Please feel free to call me at any time to talk about the process (not the project) and how it is going.

Thanks,
Don

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

From: Otto Paris [mailto:oparis@comcast.net]
Sent: Thursday, December 15, 2005 2:00 PM
To: Pete Rose; Don Brocha_Home; Ray Sturtz
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(425) 806-9564
oparis@comcast.net

2006

CM
T, W

Jennifer Kuhn

4 pages

From: Pete Rose
Sent: Thursday, February 16, 2006 4:36 PM
To: Gina Leonard; Council
Cc: jeff@glickman.com
Subject: RE: Formal Notice of DEIS Material Deficiency

Councilmember Leonard:

There are several bullets of information I can provide as background to explain the situation as I have learned it to be.

- ◆ The vicinity mailing was done. The owner's listing was obtained from King County, as is the practice on all our vicinity mailings. It is our understanding that Mr. Glickman moved in about October of 2005 and the prior owner received the notice. It is my understanding that the prior owner still remains in the King County records, but we have updated the mailing list for this project.
- ◆ Staff received a paper copy of the DEIS from the consultant and a compact disk. The paper copy was checked and found to be complete. The CD was missing some maps. The consultant has replaced the CD with a completed version and all those who acquired a copy have had replacement pages mailed to them.
- ◆ The City has been using Kinko's for the public to access large documents at its cost for years. They are given to Kinko's with a set of written instructions. Mr. Glickman's comments about cost and poor service are the first of this nature. The Community Development Director is following up with Kinko's management.
- ◆ Mr. Sturtz had the error reviewed with the Department of Ecology and City Attorney. The City is correcting the error to all who acquired the documents from Kinko's and is identifying the problem in the public record. The City had already extended the 30-day comment period by its allowed 15 days at the outset for a total of 45 days. It does not appear that there is the ability to extend it longer. Points from the City Attorney and Community Development Director follow.

Ray, Dick and Janet:

The SEPA Rules codified at Chapter 197-11 WAC do not contemplate (much less authorize) extension of the DEIS comment period in this manner. Pursuant to WAC 197-11-502(5)(b) and WAC 197-11-455 (6)-(7), the DEIS comment period "shall be thirty days" unless the City in its discretion grants an extension of up to 15 days. I would accordingly advise the City against extending the DEIS comment period in violation of these guidelines.

Instead, I would reiterate the suggested approach I discussed earlier this afternoon with Ray and Dick in separate telephone calls:

1. Make photocopies of the pages/diagrams inadvertently omitted from the DEIS.
2. Mail the photocopies to all persons/agencies on the City's comment/notification lists (as well as any other known interested parties) under an explanatory cover letter. The explanatory cover letter should emphasize that the diagrams at issue were simply omitted from the DEIS, and that - to the City's knowledge - the DEIS did not contain any misleading or inaccurate information requiring correction.
3. At the public meeting scheduled for Thursday evening, formally note the omission and explain

the City's corrective action in addressing it. Make copies of both this omitted pages and the City's explanatory cover letter available to the public at the meeting.

4. Ensure that all future copies of the DEIS - as well as the FEIS - include the previously omitted materials.

4. As an appendage to the FEIS, include a specific reference to the previously omitted materials and explain the City's corrective action (i.e., copies sent to all interested parties, discussion at the DEIS comment meeting, etc.).

I hope this helps. If you need anything else, please let me know.

- Zach

Pete

Project Planner Dick Fredlund has discussed with the Department of Ecology and the City Attorney the possible alternatives to addressing the issue of the CD available at Kinko's not having all the maps for the Wood Trails/Montevallo Draft EIS. There were apparently about 10 to 12 people who purchased from Kinko's either a copy of the CD or a hard copy printed from the CD that had the maps missing. We had the consultant who provided the CD in the first place make the corrections and we replaced the CD at Kinko's within two working days of learning of the problem.

The possibility of extending the comment period was determined not to be an available option pursuant to SEPA and the applicable State codes. As Dick indicates below, we will mail the missing maps to everyone on the extensive parties-of-record list along with an explanation. The mailing will go out tomorrow. The copies of the maps and explanation will also be available at tomorrow night's public meeting, the purpose of which is to gather public comment on the Draft EIS.

By the way, the hard copies we have here at City Hall and sent to the libraries and to public agencies are complete and do not have any maps missing.

Please let me know if you have any questions or suggestions.

Thank you.

Ray

- ◆ Keep in mind that this is a Draft EIS. At its core, this is a process to determine whether it is an adequate disclosure of the impacts of the proposal. Revealing of the existence of errors or omissions in the document is part of the process. While not comforting to any of us, this step in the process is designed, in part, to help us assure that the Final EIS is complete.
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be questioned about whether you had any contacts or formed any bias.

Thanks,
Pete

From: Gina Leonard
Sent: Thursday, February 16, 2006 2:44 PM
To: Pete Rose; Council
Cc: jeff@glickman.com
Subject: FW: Formal Notice of DEIS Material Deficiency

Pete,
Could you please advise the Council as to the status and any action being taken on the points that Mr. Glickman has included in his email.

Thank you.

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Gina Leonard

From: Jeff Glickman [mailto:jeff@glickman.com]
Sent: Thu 02/16/2006 12:02 PM
To: Marie Stake; peter@ci.woodinville.wa.us; Deborah Knight; Ray Sturtz; Dick Fredlund; Cathy VonWald; Hank Stecker; Chuck Price; Scott Hageman; Mike Roskind; Gina Leonard; Don Brocha
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Sincerely,

Jeff Glickman
19405 148th Ave NE
Woodinville, WA 98072

Price

W, T

Jennifer Kuhn

From: Chuck Price
Sent: Thursday, February 16, 2006 3:04 PM
To: jeff@glickman.com; Marie Stake; peter@ci.woodinville.wa.us; Deborah Knight; Ray Sturtz; Dick Fredlund; Cathy VonWald; Hank Stecker; Scott Hageman; Mike Roskind; Gina Leonard; Don Brocha
Subject: RE: Formal Notice of DEIS Material Deficiency

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Leonard

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Sincerely,

Jeff Glickman
19405 148th Ave NE
Woodinville, WA 98072

Linda Fava

From: Jeff Glickman [jeff@glickman.com]
Sent: Thursday, February 16, 2006 5:12 PM
To: Pete Rose; Gina Leonard; Council
Subject: RE: Formal Notice of DEIS Material Deficiency

To City of Woodinville Mayor, City Manager, City Council and Director of Community Development,

The City of Woodinville has not yet started the DEIS process as it did not meet the necessary SEPA and NEPA criteria to enter the public comment period. The city cannot extend a process it has not yet legally started. The city must come into compliance with SEPA and NEPA statutes before it can legally begin the public comment period. Further, errors and omissions on the part of the city, or its vendors, are not an acceptable defense for violating city, state and federal ordinances, codes and laws.

Jeff Glickman
19405 148th Ave NE
Woodinville, WA 980782

From: Pete Rose [mailto:PRose@ci.woodinville.wa.us]
Sent: Thursday, February 16, 2006 4:36 PM
To: Gina Leonard; Council
Cc: jeff@glickman.com
Subject: RE: Formal Notice of DEIS Material Deficiency

Councilmember Leonard:

There are several bullets of information I can provide as background to explain the situation as I have learned it to be.

- ◆ The vicinity mailing was done. The owner's listing was obtained from King County, as is the practice on all our vicinity mailings. It is our understanding that Mr. Glickman moved in about October of 2005 and the prior owner received the notice. It is my understanding that the prior owner still remains in the King County records, but we have updated the mailing list for this project.
- ◆ Staff received a paper copy of the DEIS from the consultant and a compact disk. The paper copy was checked and found to be complete. The CD was missing some maps. The consultant has replaced the CD with a completed version and all those who acquired a copy have had replacement pages mailed to them.
- ◆ The City has been using Kinko's for the public to access large documents at its cost for years. They are given to Kinko's with a set of written instructions. Mr. Glickman's comments about cost and poor service are the first of this nature. The Community Development Director is following up with Kinko's management.
- ◆ Mr. Sturtz had the error reviewed with the Department of Ecology and City Attorney. The City is correcting the error to all who acquired the documents from Kinko's and is identifying the problem in the public record. The City had already extended the 30-day comment period by its allowed 15 days at the outset for a total of 45 days. It does not appear that there is the ability to extend it longer. Points from the City Attorney and Community Development Director follow.

ay, Dick and Janet:

The SEPA Rules codified at Chapter 197-11 WAC do not contemplate (much less authorize) extension

of the DEIS comment period in this manner. Pursuant to WAC 197-11-502(5)(b) and WAC 197-11-455 (5)-(7), the DEIS comment period "shall be thirty days" unless the City in its discretion grants an extension of up to 15 days. I would accordingly advise the City against extending the DEIS comment period in violation of these guidelines.

Instead, I would reiterate the suggested approach I discussed earlier this afternoon with Ray and Dick in separate telephone calls:

1. Make photocopies of the pages/diagrams inadvertently omitted from the DEIS.
2. Mail the photocopies to all persons/agencies on the City's comment/notification lists (as well as any other known interested parties) under an explanatory cover letter. The explanatory cover letter should emphasize that the diagrams at issue were simply omitted from the DEIS, and that - to the City's knowledge - the DEIS did not contain any misleading or inaccurate information requiring correction.
3. At the public meeting scheduled for Thursday evening, formally note the omission and explain the City's corrective action in addressing it. Make copies of both this omitted pages and the City's explanatory cover letter available to the public at the meeting.
4. Ensure that all future copies of the DEIS - as well as the FEIS - include the previously omitted materials.
4. As an appendage to the FEIS, include a specific reference to the previously omitted materials and explain the City's corrective action (i.e., copies sent to all interested parties, discussion at the DEIS comment meeting, etc.).

I hope this helps. If you need anything else, please let me know.

- Zach

Pete

Project Planner Dick Fredlund has discussed with the Department of Ecology and the City Attorney the possible alternatives to addressing the issue of the CD available at Kinko's not having all the maps for the Wood Trails/Montevallo Draft EIS. There were apparently about 10 to 12 people who purchased from Kinko's either a copy of the CD or a hard copy printed from the CD that had the maps missing. We had the consultant who provided the CD in the first place make the corrections and we replaced the CD at Kinko's within two working days of learning of the problem.

The possibility of extending the comment period was determined not to be an available option pursuant to SEPA and the applicable State codes. As Dick indicates below, we will mail the missing maps to everyone on the extensive parties-of-record list along with an explanation. The mailing will go out tomorrow. The copies of the maps and explanation will also be available at tomorrow night's public meeting, the purpose of which is to gather public comment on the Draft EIS.

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Thank you.
Jay

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Sent: Thursday, February 16, 2006 2:44 PM
To: Pete Rose; Council
Cc: jeff@glickman.com
Subject: FW: Formal Notice of DEIS Material Deficiency

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Ieff Glickman
3405 148th Ave NE
Woodinville, WA 98072

Linda Fava

From: Chuck Price
Sent: Thursday, February 16, 2006 3:06 PM
To: Pete Rose
Subject: FW: Formal Notice of DEIS Material Deficiency

Chuck Price

From: Chuck Price
Sent: Thu 02/16/2006 3:03 PM
To: jeff@glickman.com; Marie Stake; peter@ci.woodinville.wa.us; Deborah Knight; Ray Sturtz; Dick Fredlund; Cathy VonWald; Hank Stecker; Scott Hageman; Mike Roskind; Gina Leonard; Don Brocha
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19405 148th Ave NE
Woodinville, WA 98072

CM

W, T

4 pages

Jennifer Kuhn

From: Pete Rose
Sent: Friday, February 17, 2006 5:01 PM
To: 'jeff@glickman.com'; Gina Leonard; Council
Subject: RE: Formal Notice of DEIS Material Deficiency

Mr. Glickman,

Thank you for sharing this perspective. I will refer it to legal counsel.

Pete Rose

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Sent: Thursday, February 16, 2006 4:36 PM
To: Gina Leonard; Council
Cc: jeff@glickman.com
Subject: RE: Formal Notice of DEIS Material Deficiency

Councilmember Leonard:

There are several bullets of information I can provide as background to explain the situation as I have learned it to be.

- ◆ The vicinity mailing was done. The owner's listing was obtained from King County, as is the practice on all our vicinity mailings. It is our understanding that Mr. Glickman moved in about October of 2005 and the prior owner received the notice. It is my understanding that the prior owner still remains in the King County records, but we have updated the mailing list for this project.
- ◆ Staff received a paper copy of the DEIS from the consultant and a compact disk. The paper copy was checked and found to be complete. The CD was missing some maps. The consultant has replaced the CD with a completed version and all those who acquired a copy have had replacement pages mailed to them.
- ◆ The City has been using Kinko's for the public to access large documents at its cost for years. They are given to Kinko's with a set of written instructions. Mr. Glickman's comments about cost and poor service

are the first of this nature: The Community Development Director is following up with Kinko's management.

- ◆ Mr. Sturtz had the error reviewed with the Department of Ecology and City Attorney. The City is correcting the error to all who acquired the documents from Kinko's and is identifying the problem in the public record. The City had already extended the 30-day comment period by its allowed 15 days at the outset for a total of 45 days. It does not appear that there is the ability to extend it longer. Points from the City Attorney and Community Development Director follow.

Ray, Dick and Janet:

The SEPA Rules codified at Chapter 197-11 WAC do not contemplate (much less authorize) extension of the DEIS comment period in this manner. Pursuant to WAC 197-11-502(5)(b) and WAC 197-11-455 (6)-(7), the DEIS comment period "shall be thirty days" unless the City in its discretion grants an extension of up to 15 days. I would accordingly advise the City against extending the DEIS comment period in violation of these guidelines.

Instead, I would reiterate the suggested approach I discussed earlier this afternoon with Ray and Dick in separate telephone calls:

1. Make photocopies of the pages/diagrams inadvertently omitted from the DEIS.
2. Mail the photocopies to all persons/agencies on the City's comment/notification lists (as well as any other known interested parties) under an explanatory cover letter. The explanatory cover letter should emphasize that the diagrams at issue were simply omitted from the DEIS, and that - to the City's knowledge - the DEIS did not contain any misleading or inaccurate information requiring correction.
3. At the public meeting scheduled for Thursday evening, formally note the omission and explain the City's corrective action in addressing it. Make copies of both this omitted pages and the City's explanatory cover letter available to the public at the meeting.
4. Ensure that all future copies of the DEIS - as well as the FEIS - include the previously omitted materials.
4. As an appendage to the FEIS, include a specific reference to the previously omitted materials and explain the City's corrective action (i.e., copies sent to all interested parties, discussion at the DEIS comment meeting, etc.).

I hope this helps. If you need anything else, please let me know.

- Zach

Pete

Project Planner Dick Fredlund has discussed with the Department of Ecology and the City Attorney the possible alternatives to addressing the issue of the CD available at Kinko's not having all the maps for the Wood Trails/Montevallo Draft EIS. There were apparently about 10 to 12 people who purchased from Kinko's either a copy of the CD or a hard copy printed from the CD that had the maps missing. We had the consultant who provided the CD in the first place make the corrections and we replaced the CD at Kinko's within two working days of earning of the problem.

The possibility of extending the comment period was determined not to be an available option

pursuant to SEPA and the applicable State codes. As Dick indicates below, we will mail the missing maps to everyone on the extensive parties-of-record list along with an explanation. The mailing will go out tomorrow. The copies of the maps and explanation will also be available at tomorrow night's public meeting, the purpose of which is to gather public comment on the Draft EIS.

By the way, the hard copies we have here at City Hall and sent to the libraries and to public agencies are complete and do not have any maps missing.

Please let me know if you have any questions or suggestions.

Thank you.
Ray

- ◆ Keep in mind that this is a Draft EIS. At its core, this is a process to determine whether it is an adequate disclosure of the impacts of the proposal. Revealing of the existence of errors or omissions in the document is part of the process. While not comforting to any of us, this step in the process is designed, in part, to help us assure that the Final EIS is complete.
- ◆ The meeting tonight is not a public hearing. It is an opportunity created by the City staff to allow interested parties to come into a public forum and to put comments on the record. This is a SEPA process and it is not a quasi-judicial process. Council is not prevented from attending, but a quorum of the Council in the room where City business is being discussed without a special meeting being called would likely be a violation of the Open Public Meetings Act. Also, keep in mind that while the eventual SEPA determination is subject to appeal to a hearing examiner and then to court, the ultimate hearing examiner preliminary platting decision – should it occur – is appealable to the City Council and you could be questioned about whether you had any contacts or formed any bias.

Thanks,
Pete

From: Gina Leonard
Sent: Thursday, February 16, 2006 2:44 PM
To: Pete Rose; Council
Cc: jeff@glickman.com
Subject: FW: Formal Notice of DEIS Material Deficiency

Pete,
Could you please advise the Council as to the status and any action being taken on the points that Mr. Glickman has included in his email.

Thank you.

Regards,
Gina Leonard

From: Jeff Glickman [mailto:jeff@glickman.com]
Sent: Thu 02/16/2006 12:02 PM
To: Marie Stake; peter@ci.woodinville.wa.us; Deborah Knight; Ray Sturtz; Dick Fredlund; Cathy VonWald; Hank Stecker; Chuck Price; Scott Hageman; Mike Roskind; Gina Leonard; Don Brocha
Subject: Formal Notice of DEIS Material Deficiency

To City of Woodinville Mayor, City Manager, City Council and Director of Community Development,

I am a property owner in the Wellington Neighborhood. I live within, or about, the 500' radius of the proposed Wood Trails plat. I have never received a single notice from the City of Woodinville regarding this proposed plat. The City is obligated to notify me and arguments incorporating errors and omissions as to why I have not been notified are not a valid defense.

I accidentally discovered the existence of this proposed development from a neighbor approximately one week ago. The proposed Wood Trails plat is in the DEIS phase. I visited the City of Woodinville Planning office this past week to obtain a full and complete set of documentation, without limitation, regarding the proposed Wood Trails development, and all city codes and ordinances. At this time I was informed of the existence of the DEIS and was directed that the sole means to obtain a copy was from Kinko's. Upon this direct instruction from City of Woodinville Planning Office employees, I attempted to obtain a copy of the Draft EIS Statement from Kinko's, Woodinville. Initially, Kinko's was not aware that they had a city document – it took hours to find someone who was even aware that there was a city document available for reprint. Ultimately, Kinko's was not able to produce a complete copy for me. As with most citizens, it is an undue economic burden to read a multi-hundred page document at City offices or the library.

As I know you are already aware from internal city communications, the DEIS is materially deficient. Most notably, figures and pages are missing. Arguments incorporating errors and omissions as a defense are invalid. Furthermore, of the pages which are present, the area delineated as the study area of the DEIS is in error, which invalidates the DEIS in its entirety. The city is obligated by SEPA to present a complete and accurate DEIS to the citizens of Woodinville. This DEIS violates both SEPA and NEPA requirements, and is a material misrepresentation of the facts to the citizens of Woodinville. State SEPA law specifically states that a minimum 15-day review period for the DEIS must be granted to the citizens. The city of Woodinville has violated this statute.

This is a formal demand to invalidate the DEIS process because of flagrant process errors and city violation of SEPA statutes. The DEIS process cannot be construed as even having been started because an incomplete and invalid document was provided to the citizens, and because the citizens have not had 15 days to review a complete document. The only remedy for the city is to write a new DEIS that is accurate and complete, provide notice to all property owners with 500' as required by law, and provide the citizens of Woodinville the minimum 15-day review period as required by SEPA.

Do not deny the citizens of Woodinville the due process that is guaranteed to them by State and Federal law. You, the city work for us, the citizens. You are here at our bidding to protect our rights, not violate them. We will hold you collectively and individually accountable in a court of law if you fail to protect our rights.

Sincerely,

Jeff Glickman
19405 148th Ave NE
Woodinville, WA 98072

From: Jeff Glickman [mailto:jeff@glickman.com]

Sent: Monday, March 13, 2006 12:23 PM

To: peter@ci.woodinville.wa.us

Cc: Marie Stake; Deborah Knight; Ray Sturtz; Dick Fredlund; Cathy VonWald; Hank Stecker; Chuck Price; Scott Hageman; Mike Roskind; Gina Leonard; Don Brocha

Subject: Formal Notice - Violation of Public Disclosure Act, RCW 42.17.320

To Mr. Peter Rose, City Manager, City of Woodinville,

This is Formal Notice that the City of Woodinville has violated the State of Washington's Public Disclosure Act, RCW 42.17.320.

On February 13, 2006 I placed two Requests for Public Records by filling out and submitting in person two City of Woodinville "Request for Public Records" forms.

The first Request for Public Records requested "All records, minutes, proposals, studies, files, without limitation, regarding the proposed Wood Trails development." The second form requested all municipal codes, including all ordinances, without limitation, for the City of Woodinville.

With respect to the first request, the City of Woodinville failed to meet the requirements of the Public Disclosure Act, RCW 42.17.320. Specifically, the City of Woodinville failed to respond to the first request for public records within 5 business days as required by RCW 42.17.320.

Mr Rose, your role as City Manager makes you responsible for this failure of the City of Woodinville to comply with the Public Disclosure Act. Please address in your reply to this Notice the changes you shall make to the City of Woodinville's management of Request for Public Records such that the City does not again violate RCW 42.17.320.

Sincerely,

Jeff Glickman
19405 148th Ave NE
Woodinville, WA 98072

VonWald

ord

Jennifer Kuhn

From: Lola Granola [lola_granola@comcast.net]
Sent: Saturday, March 18, 2006 11:56 PM
To: Cathy VonWald
Subject: FW: Re-Zoning Moratorium

Dear Mayor Von Wald,

If you'll note the time of this email, you'll see that it comes at an odd hour. My weekly schedule is packed with family, work, and other obligations. This evening is my first opportunity since I attended last Monday's city council meeting to finally document my thoughts on the proposed Re-Zoning Moratorium. I want you to know this is an important issue to me... important enough for a daddy of two (1 & 3 years old) to willingly give up an hour of precious sleep.

Growth will happen in Woodinville. I'm okay with that. Even if I wanted to, there is no way to stop it. However, I am extremely concerned about "un-managed" growth, the likes of which we are now seeing all over our beautiful city. If allowed to continue, this type of growth will ravage our city and turn it into just another east-side suburb.

More than seven years ago my wife and I chose Woodinville with dreams of raising our children in the city of "Country Living and City Style." With great schools, an abundance of R-1 forested communities, and a City Vision that seemed to resist to the encroaching urban sprawl, Woodinville seemed the perfect place to plant our roots. Now our dream is being threatened by the lack of forward-looking planning.

To be plain, **I strongly support an ordinance placing an emergency moratorium on re-zoning.** I believe such action would provide the city crucial time to develop a comprehensive city growth & development plan. We are nearly out of time, yet time is just what we need. Time is needed to properly identify and protect Woodinville's environmentally sensitive areas, as pointed out in last Monday's meeting. Time is needed to develop and act on plans to improve Woodinville's infrastructure, with a heavy emphasis on traffic congestion. Time is needed to build a partnership between the city, its community groups, and potential developers for the mutual benefit of all interests.

However, time is of the essence. If the city council fails to act very quickly on this matter, we may very well lose important resources that will disappear forever. Please don't allow this to happen!

Please enact an emergency moratorium on re-zoning immediately. In doing so, you will be buying our community precious time to plan for the wave of growth that is on its way even as you read this now.

Sincerely,

Matthew (& Beth) Jenson
19122 148th AVE NE
Woodinville, WA 98072

Stecker

MOR

Jennifer Kuhn

From: Hank Stecker [hstecker@comcast.net]
Sent: Sunday, March 19, 2006 7:15 AM
To: Sandra Parker
Cc: lola_granola@comcast.net
Subject: RE: Re-Zoning Moratorium

Sandra,

I'm not sure if the Jenson's sent this to the entire council. Please forward this to the rest of the council.

Thank You

Hank Stecker
hstecker@comcast.net
Home 425.483.8804
Cell 206.947.3528
Fax 425.483.8804

From: Lola Granola [mailto:lola_granola@comcast.net]
Sent: Saturday, March 18, 2006 10:54 PM
To: hstecker@ci.woodinville.wa.us
Subject: FW: Re-Zoning Moratorium

Dear Deputy-Mayor Stecker,

If you'll note the time of this email, you'll see that it comes at an odd hour. My weekly schedule is packed with family, work, and other obligations. This evening is my first opportunity since I attended last Monday's city council meeting to finally document my thoughts on the proposed Re-Zoning Moratorium. I want you to know this is an important issue to me... important enough for a daddy of two (1 & 3 years old) to willingly give up an hour of precious sleep.

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Sincerely,

Matthew (& Beth) Jenson
19122 148th AVE NE
Woodinville, WA 98072

Roskind

Mar.

Jennifer Kuhn

From: Mike Roskind [mroskind@seanet.com]
Sent: Sunday, March 19, 2006 7:20 AM
To: lola_granola@comcast.net
Cc: Council
Subject: RE: Re-Zoning Moratorium

Matt-

Thanks for the input. I will look closely at the viability of the moratorium at the meeting tomorrow and I support managed growth and share your views in general.

Thanks for watching!

Mike Roskind

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

From: Lola Granola [mailto:lola_granola@comcast.net]
Sent: Saturday, March 18, 2006 10:59 PM
To: mroskind@ci.woodinville.wa.us
Subject: FW: Re-Zoning Moratorium

Dear Council Member Roskind,

If you'll note the time of this email, you'll see that it comes at an odd hour. My weekly schedule is packed with family, work, and other obligations. This evening is my first opportunity since I attended last Monday's city council meeting to finally document my thoughts on the proposed Re-Zoning Moratorium. I want you to know this is an important issue to me... important enough for a daddy of two (1 & 3 years old) to willingly give up an hour of precious sleep.

Growth will happen in Woodinville. I'm okay with that. Even if I wanted to, there is no way to stop it. However, I am extremely concerned about "un-managed" growth, the likes of which we are now seeing all over our beautiful city. If allowed to continue, this type of growth will ravage our city and turn it into just another east-side suburb.

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Sincerely,

Matthew (& Beth) Jenson
19122 148th AVE NE
Woodinville, WA 98072

Council

ORD

Jennifer Kuhn

From: Terry Bridges [tlblues@yahoo.com]
Sent: Monday, March 20, 2006 7:50 PM
To: Cathy VonWald; Hank Stecker; Don Brocha; Chuck Price; Mike Roskind; Scott Hageman; Gina Leonard
Subject: Emergency building and Land use moratorium

Dear Council members

As a residents of Woodinville, and in particular residents of Wellington, my wife Cheri and I applaud and fully support the proposed ordinance 419 on R-1 land use and zoning changes.

It takes great courage to stand in the face of the pressures of development and so called progress. We applaud the efforts of this council to put the future of Woodinville before special interests. It is time to assess our infrastructure, our growth and our ability to meet the needs of all of the residents of Woodinville while also stimulating appropriate future development.

Bravo!!!!

Terry and Cheri Bridges
16004 NE 195th Street
Woodinville

Relax. Yahoo! Mail [virus scanning](#) helps detect nasty viruses!

Council
ord.

Jennifer Kuhn

From: Susan Boundy-Sanders [sbsand@hotmail.com]
Sent: Monday, March 20, 2006 6:14 PM
To: Cathy VonWald; Hank Stecker; Chuck Price; Scott Hageman; Mike Roskind; Gina Leonard; Don Brocha; peter@ci.woodinville.wa.us; Ray Sturtz; Mick Monken
Subject: Fw: Woodinville Draughn: moratorium and environmental assessment!
Attachments: OrdStreetCompliance.doc

Dear Council and Staff,

I'm pleased to send you an electronic copy of the ordinance I presented at last week's Council meeting.

The gist of the ordinance is that the City will not permit new developments if their access roads do not meet current code. The goal is concurrency: keep our infrastructure up-to-date for the sake of safety and quality of life.

As I mentioned last week, our attorney tells us that the basic points of this draft can be crafted into a viable ordinance -- one that fits within the existing legal framework -- if it is written in the context of concurrency.

I request that you have the City Attorney word-smith the ordinance, and that you pass it soon.

Thank you,

Susan Boundy-Sanders, for The Woodinville Conservancy
sbsand@hotmail.com
425-485-0482

STREET SAFETY ORDINANCE

AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON, AMENDING CHAPTER 17.13 WMC CONSISTENCY WITH DEVELOPMENT REGULATIONS AND SEPA TO ADD NEW DETERMINATIONS OF CONSISTENCY; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the GMA requires the City of Woodinville to adopt development regulations implementing its comprehensive plan;

WHEREAS, RCW 36.70A.130(4) requires that the City of Woodinville, a “fully planning” city within King County shall update its comprehensive plan and development regulations, as necessary, to reflect local needs, new data, and current laws;

WHEREAS, RCW 36.70A.130(1) requires counties and cities to “take legislative action” to determine whether or not to revise a plan or regulation;

WHEREAS, the Woodinville City Council adopted codes and ordinances that specify standards and procedures for zoning, land development, streets, and other infrastructure;

WHEREAS, the Woodinville City Council has determined that certain amendments are needed to keep its codes and ordinances updated and to accommodate the needs of its citizens;

WHEREAS, the Woodinville City Council has reviewed the amendments contained in Ordinance No. XXX.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Substandard streets shall not be used for public access to new developments. Any street that does not meet current code standards must not be used as a public access road to additional developments.

Section 2. Streets must meet all code criteria if their traffic burden is to be expanded. Before permits can be issued for new development, the street must meet or exceed current code in all criteria as specified in the City of Woodinville Transportation Infrastructure Standards and Specifications and all other relevant sections of the Woodinville Municipal Code. Applicable standards include but are not limited to grade, curb design, sight distances, and levels of service.

Section 3. Types of development. This ordinance applies to but is not restricted to residential, commercial, and industrial developments. It does not apply to improvements that do not increase traffic volumes to existing residential, industrial, or commercial properties. Accessory dwelling units are permitted as long as they do not exceed 50% of the square footage of the primary dwelling on a residential lot.

Section 4. Emergency access. Streets that do not meet current code may be used as emergency access roadways.

Section 5. Access to public facilities sufficient to serve the immediate neighborhood.

If an existing road is to become an access road for public facilities, the access and parking must be designed to accommodate automobile access for the immediate neighborhood and to discourage automobile access for users from outside the neighborhood. One typical way in which this would be executed would be a parking lot of a few spaces, sufficient for visitors from the neighborhood to the facility; parking should not be numerous enough to attract visitors who would access the facility via collector or arterial roadways.

Section 6. Street and development codes shall not be relaxed if doing so reduces public safety. The codes of the City of Woodinville must not be amended to relax the standards if the amendments reduce the safety of drivers, pedestrians, bicyclists, or structures.

Section 7. Severability. Should any section, paragraph, sentence, clause, or phrase of this Ordinance be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance. Provided, however, that if any section, sentence, clause, or phrase of this Ordinance, or any change in a land use designation is held to be invalid by a court of competent jurisdiction, or by the Growth Management Hearings Board, then the section, sentence, clause, phrase, or land use designation in effect prior to the effective date of this ordinance, shall be in full force and effect for that invalidated section, sentence, clause, phrase, or land use designation, as if this ordinance had never been adopted.

Section 8. Effective date. The adoption of this Ordinance, which is a power specifically delegated to the City legislative body, is not subject to referendum. This Ordinance or a summary thereof shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication. At the time it takes effect, it shall apply to all development projects for which permits have not yet been approved.

Council
ord

Jennifer Kuhn

From: Kristy Howell [kristyhowell@verizon.net]
Sent: Monday, March 20, 2006 8:23 PM
To: Cathy VonWald; Hank Stecker; Don Brocha; Chuck Price; Mike Roskind; Scott Hageman; Gina Leonard
Cc: 'Jeff Howell (Jeff Howell)'
Subject: R-1 ordinance

Dear Madam Mayor and City Council Members,

Seventeen years ago we moved from Kirkland because of zoning which allowed our neighbors to sell off their backyards as a 2nd lot, creating neighborhoods of homes stacked behind homes. From there, we moved to the Woodinville "Wedge" neighborhood, but decided to leave 10 years ago because of the "Bothell-like", high density zoning allowed in that area. A decade ago we voted for the incorporation of Woodinville so a local government would be able to help us protect our property values and our quality of life. We live on two acres, one of which is a King County Native Growth Protected Area, just north east of downtown Woodinville.

We urge you to please pass the emergency building and land use moratorium ordinance in the current R-1 zoning areas of the city of Woodinville. We are concerned about maintaining the "woody", open feel of Woodinville that makes our community special and sets us apart from other East King County communities which have been, in our opinion, negatively affected by suburban sprawl. We understand that land owners have the right to sell their property for development, but we feel our roads, especially the Woodinville-Duvall Road, cannot safely accommodate additional traffic at this time. We are also concerned about the wildlife that frequents our property, current class sizes in the Northshore School District schools in our area, and maintaining property values. Our area of Woodinville simply does not have the infrastructure to support any more high density neighborhoods!

As registered voters and concerned citizens of Woodinville, we thank you for your consideration of this very important ordinance and hope you will vote for the R-1 moratorium.

With sincere thanks,

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

Vom Wald
ord.

Jennifer Kuhn

From: Lisa Stefanzick [ldsut84@yahoo.com]
Date: Monday, March 20, 2006 1:39 PM
To: Cathy VonWald; Hank Stecker; Chuck Price; Scott Hageman; mrosking@ci.woodinville.wa.us;
Gina Leonard; Don Brocha
Subject: Proposals before the council

Dear Woodinville City Councilmembers,

I am writing in support to three proposals that are before the council at this time:

Street Safety Ordinance; Critical Areas evaluation voted for at last Monday's meeting; and the R-1 Building moratorium.

As a citizen of Woodinville, all three of these proposals make a lot of sense. As Woodinville grows, we need to make sure that new growth does not destroy or degrade the lives of Woodinville's current citizens. Enacting these proposals will go a long way to ensuring that Woodinville remains a thriving and liveable city. I ask for your support for these three proposals.

Thank you,

Lisa Stefanzick

Do You Yahoo!?

Worried of spam? Yahoo! Mail has the best spam protection around <http://mail.yahoo.com>

Linda Fava

From: Tim Attebery [TAttebery@mbaks.com]
Sent: Monday, March 20, 2006 5:04 PM
To: cvonwald@ci.woodinville.wa.us; Hank Stecker; Chuck Price; Scott Hageman;
mrosekind@ci.woodinville.wa.us; Gina Leonard; Don Brocha
Cc: Pete Rose
Subject: MBA Views on R-1 Issue at Council

City Council and City Manager,

The City of Woodinville needs to be very careful about how your net density decisions are made. Several Growth Management Hearings Board challenges have come to cities in this region just recently.

You are opposing to two housing developments that will bring sewer into the Wellington neighborhood in Woodinville and that will be built as R-4 housing per the GMA. This moratorium is being implemented solely to stop these developments and are not due to any issues with infrastructure or city design issues. We are opposed to the moratorium or any attempt to falsely restrict zoning through growth metering or other means. Growth metering just pushes density unfairly into other areas in a city. Moratoriums and unfair growth metering practices need to be used sparingly and not just to satisfy every NIMBY group who decides they don't want any growth in their neighborhoods.

Tim Attebery, King County Manager
Master Builders Association of King and Snohomish Counties

Hageman

W.T

Jennifer Kuhn

From: Scott Hageman
Sent: Monday, March 20, 2006 5:49 PM
To: Lane Youngblood
Cc: Pete Rose; Council
Importance: High

Lane, we asked staff to look at this strategy last year and I recall the conclusion being that they already optioned or purchased all the land they needed to pursue their development and we can't buy any property that would allow us to restrict or block their development. Comments...

Name: M. Kramer
Date: 16 Mar 2006

Comments

The City of Woodinville appears to be interested in adding land to its parks system, budget permitting. There may be a perfect opportunity for the City to do so: Drawn from experience living in similar communities, I find that small, pedestrian accessible parks located within neighborhoods receive a high degree of use. Picture something on a small scale, about one acre or less. Such parks are not "destination" parks like Cottage Lake, but are nonetheless welcome gathering places for neighborhood families and their kids. A few curb-side parking spots are more than adequate, basically for emergency and maintenance vehicle access. Depending on the site topography, a basic play area and/or picnic shelter are sufficient to encourage family outings. To my knowledge, Woodinville's only similar example is in Woodinville Heights, described on the City's website: -begin- "Woodinville Heights Parks is a .5 acre neighborhood park located just east of the downtown core at the intersection of NE 182nd Street and 146th Avenue NE. The park is tucked in a residential area, with on-street parking. Trees form a canopy shade above a woodland area bound by a natural soft trail while small lawn areas and a toddler play structure soak up the sunshine on the grassy knolls above the woods. While this park is not recommended for older children because of its size and location, it's perfect for a quiet picnic with the ones or a contemplative lunch away from the city." -end- Due to its housing price range and excellent location near grade schools, the Wellington area will continue to be prized by families, and continues to pass over from original owner, empty-nesters to young families. If the City were to purchase any one of the individual properties slated for the Wood Trails or Montevallo developments, a neighborhood park would be possible. As "proximity to parks" is a desirable home location factor, this would enhance neighborhood home values while at the same time downscale proposed developments. If applied strategically, the purchase of two noncontiguous properties for park land or "open space" would likely subvert the zero lot line developments altogether, as the remaining properties become economically and

geographically less desirable from a developer's standpoint due to reduced economies of scale charged to do, the City must weigh the long term value of adding park space, opportunities of which are becoming increasingly scarce. On the other hand, a "drive-by" appraisal of any 10 year old stick cluster housing (on a steep slope, overlooking an industrial park and noisy highway) will demonstrate below-average property values, with a disproportionate need for city services, and overall negative impact on the surrounding community.

Hageman

MOA

Jennifer Kuhn

From: Julia Poole [japoole1@earthlink.net]
Sent: Wednesday, March 22, 2006 4:24 PM
To: Scott Hageman
Subject: Thank you - Moratorium

Dear Council Member Hageman,

Thank you for helping to pass the moratorium on future development in R-1 zoned areas. I was unable to attend the meeting Monday night but I am very much in favor of this moratorium and of not changing R-1 zoned areas.

Sincerely,

Julia Poole
15306 NE 202nd ST
Woodinville, WA 98072
japoole1@earthlink.net

Council

MAR

Jennifer Kuhn

From: Kristy Howell [kristyhowell@verizon.net]
Sent: Monday, March 20, 2006 8:23 PM
To: Cathy VonWald; Hank Stecker; Don Brocha; Chuck Price; Mike Roskind; Scott Hageman; Gina Leonard
Cc: 'Jeff Howell (Jeff Howell)'
Subject: R-1 ordinance

Dear Madam Mayor and City Council Members,

Seventeen years ago we moved from Kirkland because of zoning which allowed our neighbors to sell off their backyards as a 2nd lot, creating neighborhoods of homes stacked behind homes. From there, we moved to the Woodinville "Wedge" neighborhood, but decided to leave 10 years ago because of the "Bothell-like", high density zoning allowed in that area. A decade ago we voted for the incorporation of Woodinville so a local government would be able to help us protect our property values and our quality of life. We live on two acres, one of which is a King County Native Growth Protected Area, just north east of downtown Woodinville.

We urge you to please pass the emergency building and land use moratorium ordinance in the current R-1 zoning areas of the city of Woodinville. We are concerned about maintaining the "woody", open feel of Woodinville that makes our community special and sets us apart from other East King County communities which have been, in our opinion, negatively affected by suburban sprawl. We understand that land owners have the right to sell their property for development, but we feel our roads, especially the Woodinville-Duvall Road, cannot safely accommodate additional traffic at this time. We are also concerned about the wildlife that frequents our property, current class sizes in the Northshore School District schools in our area, and maintaining property values. Our area of Woodinville simply does not have the infrastructure to support any more high density neighborhoods!

As registered voters and concerned citizens of Woodinville, we thank you for your consideration of this very important ordinance and hope you will vote for the R-1 moratorium.

With sincere thanks,

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

Linda Fava

From: Jeff Glickman [jeff@glickman.com]
Sent: Monday, March 20, 2006 3:26 PM
To: Marie Stake; Deborah Knight; Ray Sturtz; Dick Fredlund; Cathy VonWald; Hank Stecker; Chuck Price; Scott Hageman; Mike Roskind; Gina Leonard; Don Brocha; Pete Rose
Subject: Demand for Immediate Ceassation of City of Woodinville Prejudicial and Discriminatory Administrative Practices

To City of Woodinville Mayor, City Manager, City Council and Director of Community Development,

During the course of the recent events I have been approached by many Woodinville citizens claiming they have been the victim of prejudicial and discriminatory administrative practices by the City of Woodinville. Three of these citizens have produced hard evidence of these practices which have been reviewed by counsel, and these three cases have been recommended for remedial action. This letter is a demand for the immediate cessation of prejudicial and discriminatory administrative practices by the City of Woodinville.

The proposed moratorium before you this evening recognizes at least one dimension of these prejudicial and discriminatory practices – that environmental laws have been improperly administered by the City of Woodinville. While this is a correct and valid reason to enact a moratorium, it is not the sole one. In addition to the improper administration of environmental laws, the City of Woodinville has also failed to properly administer its own Municipal Code, as well as other State of Washington and Federal laws.

Ultimately, when the city administration fails to function, it is incumbent upon city council to fix it via any means necessary. The first step toward this is the passage of the moratorium on which you will vote tonight. The failure of the City Council to act tonight to pass this legislation will make it complicit with the City Administration in its improper application and enforcement of State and Federal environmental law, and the City of Woodinville's own municipal code.

I applaud your courage this evening by recognizing and acting on the problems that exist within the City of Woodinville. By voting yes tonight, and passing this urgently needed legislation, you will take the first step in addressing this emergency within the City of Woodinville.

Sincerely,

Jeff Glickman
19405 148th Ave NE
Woodinville, WA 98072

Council

mor.

Jennifer Kuhn

From: Chuck D'Ambrosia [chuckd@ascentis.com]
Sent: Tuesday, March 21, 2006 4:37 PM
To: Cathy VonWald; Don Brocha; Gina Leonard; Mike Roskind; Scott Hageman; Chuck Price; Hank Stecker
Subject: Moritorium on R-1 to R-4 Zoning

March 21, 2006

Woodinville City Council
Woodinville City Hall
17301 - 133rd Ave NE
Woodinville, WA 98072

Dear Council Members,

My name is Charles D'Ambrosia. My wife Mary and I live at 15406 NE 182nd Pl. in Woodinville. We have been Woodinville residents for 22 years and have lived at our current address for almost 9 years.

We purchased our property, which is 3.5 acres, as a quiet place to live and as an investment for our retirement which is now a short 60 days away. We have been in contact with the Woodinville planning department periodically over the past 9 years and have been continually assured that our property which is now zoned R-1 would be rezoned to R-4 when sewers were available. Our property is on flat ground and is mostly pasture and lawn. It has been professionally assessed for environmental issues and the report indicates that there are no issues with the property. Access to the property would probably be the current 4 lane section of the Woodinville Duvall road and would not impact our neighborhood what-so-ever.

We planned to sell our property to a developer who is interested in putting up approximately 8 high quality homes. However, the proposed action by the Woodinville City Council to declare a moratorium on all rezones to R-4 has brought this process to an abrupt halt. Our ability to realize the property value that we had planned for our retirement has been placed in serious jeopardy. To most people this is of little consequence. To us it is catastrophic.

I attended the city council meeting last night and heard many people speak out in favor of the moratorium. As best as I could tell, almost all of them are from the Wellington area. We do not live in the Wellington area. There may well be serious issues in the Wellington area requiring action by the City Council. However, we are being caught up in this issue. Whatever emergency exists in Wellington does not exist where we live. The broad brush of this proposed action seems to us to be unwarranted and unfair. If the city council feels it needs to act for the Wellington residents than it should focus its actions on that area and not drag the rest of us into it.

We have been relying on the representations made by the Woodinville Planning Department concerning the zoning for our property since we purchased it. If this action is made permanent it will destroy our property value. Because of our age, we cannot wait an extended period of time to sort this out. We are asking the council to reconsider this blanket action of a moratorium and not apply it to everyone.

Yours truly,

Charles J. D'Ambrosia

05/29/2007

Council
more

Jennifer Kuhn

From: Cindi Stinson [crstinson@yahoo.com]
Sent: Tuesday, March 21, 2006 5:48 PM
To: Cathy VonWald; Hank Stecker; Don Brocha; Chuck Price; Mike Roskind; Scott Hageman; Gina Leonard
Subject: Thank-you

Woodinville Council Members,

Thank-you for passing the moratorium on R-1 zone changes, last night. I truly appreciate your commitment to keeping Woodinville livable. I hope you have the same courage in 6 months to do it again and again and again.

Sincerely,

Cindi Stinson
Woodinville

Brings words and photos together (easily) with
PhotoMail - it's free and works with Yahoo! Mail.

Council

MOR

Jennifer Kuhn

From: Huso, Susan [Susan.Huso@nordstrom.com]
Date: Tuesday, March 21, 2006 9:01 AM
To: Cathy VonWald; Gina Leonard; Hank Stecker; Chuck Price; Don Brocha; mroskin@ci.woodinville.wa.us; Scott Hageman
Subject: Vote on Moratorium

Councilmember's:

What a great meeting last night, I wanted to thank you for your support in passing the moratorium. So many people turned out and spoke so passionately about a situation we all care very deeply about. I know my husband and I look forward to following this most important matter, and will definitely be in attendance at the May 1st Council meeting.

With decisions like the one made last night (unanimously, no less!) our city will continue to be a great place for us to live.

Thank you again,

Susan E. Huso
24330 75th Ave SE

Comme

MOR

Jennifer Kuhn

From: Kristy Howell [kristyhowell@verizon.net]
Sent: Tuesday, March 21, 2006 2:50 PM
To: Cathy VonWald; Hank Stecker; Don Brocha; Chuck Price; Mike Roskind; Scott Hageman; Gina Leonard
Cc: 'Jeff Howell (Jeff Howell)'
Subject: RE: R-1 ordinance

THANK YOU SO MUCH FOR PASSING THE MORATORIUM ON CURRENT R-1 ZONING AREAS!!! We appreciate your active involvement in both listening and responding to the citizens of Woodinville and your concern about Woodinville's future. Thanks again! Kristy and Jeff Howell

From: Kristy Howell [mailto:kristyhowell@verizon.net]
Sent: Monday, March 20, 2006 7:23 PM
To: 'CVonWald@ci.woodinville.wa.us'; 'HStecker@ci.woodinville.wa.us'; 'DBrocha@ci.woodinville.wa.us'; 'CPrice@ci.woodinville.wa.us'; 'MRoskind@ci.woodinville.wa.us'; 'SHageman@ci.woodinville.wa.us'; 'GLeonard@ci.woodinville.wa.us'
Cc: 'Jeff Howell (Jeff Howell)'
Subject: R-1 ordinance

Dear Madam Mayor and City Council Members,

Seventeen years ago we moved from Kirkland because of zoning which allowed our neighbors to sell off their backyards as a 2nd lot, creating neighborhoods of homes stacked behind homes. From there, we moved to the Woodinville "Wedge" neighborhood, but decided to leave 10 years ago because of the "Bothell-like", high density zoning allowed in that area. A decade ago we voted for the incorporation of Woodinville so a local government would be able to help us protect our property values and our quality of life. We live on two acres, one of which is a King County Native Growth Protected Area, just north east of downtown Woodinville.

We urge you to please pass the emergency building and land use moratorium ordinance in the current R-1 zoning areas of the city of Woodinville. We are concerned about maintaining the "woody", open feel of Woodinville that makes our community special and sets us apart from other East King County communities which have been, in our opinion, negatively affected by suburban sprawl. We understand that land owners have the right to sell their property for development, but we feel our roads, especially the Woodinville-Duvall Road, cannot safely accommodate additional traffic at this time. We are also concerned about the wildlife that frequents our property, current class sizes in the Northshore School District schools in our area, and maintaining property values. Our area of Woodinville simply does not have the infrastructure to support any more high density neighborhoods!

As registered voters and concerned citizens of Woodinville, we thank you for your consideration of this very important ordinance and hope you will vote for the R-1 moratorium.

With sincere thanks,

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

Comms

oed

Jennifer Kuhn

From: Kristy Howell [kristyhowell@verizon.net]
Sent: Tuesday, March 21, 2006 2:50 PM
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Cc: 'Jeff Howell (Jeff Howell)'
Subject: RE: R-1 ordinance

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From: Kristy Howell [mailto:kristyhowell@verizon.net]
Sent: Monday, March 20, 2006 7:23 PM
To: 'CVonWald@ci.woodinville.wa.us'; 'HStecker@ci.woodinville.wa.us'; 'DBrocha@ci.woodinville.wa.us'; 'CPrice@ci.woodinville.wa.us'; 'MRoskind@ci.woodinville.wa.us'; 'SHageman@ci.woodinville.wa.us'; 'GLeonard@ci.woodinville.wa.us'
Cc: 'Jeff Howell (Jeff Howell)'
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With sincere thanks,

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

Price

mor / S

Jennifer Kuhn

From: Susan Boundy-Sanders [sbsand@hotmail.com]
Sent: Tuesday, March 21, 2006 10:14 AM
To: Chuck Price
Subject: Re: Woodinville Conservancy proposed ordinance

Thank you, Chuck!!!

Susan

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

From: Chuck Price
To: Susan Boundy-Sanders ; Cathy VonWald ; Hank Stecker ; Scott Hageman ; Mike Roskind ; Gina Leonard ; Don Brocha ; peter@ci.woodinville.wa.us ; Ray Sturtz ; Mick Monken ; Pete Rose
Sent: Tuesday, March 21, 2006 9:10 AM
Subject: RE: Woodinville Conservancy proposed ordinance

Pete,

Can we get an update on this issue? Mick and Ray should look at it also as it pertains to our development standards and zoning issues. I'm not sure of the best approach to this. Should it go straight to council or should the Public Works Committee look at this and the attorney's "word-smithing". If you can get back to us on the best approach and schedule, it would be beneficial to Council and Susan.

Thanks,

Chuck Price

From: Susan Boundy-Sanders [mailto:sbsand@hotmail.com]
Sent: Mon 03/20/2006 5:13 PM
To: Cathy VonWald; Hank Stecker; Chuck Price; Scott Hageman; Mike Roskind; Gina Leonard; Don Brocha; peter@ci.woodinville.wa.us; Ray Sturtz; Mick Monken
Subject: Fw: Woodinville Draughn: moratorium and environmental assessment!

Dear Council and Staff,

I'm pleased to send you an electronic copy of the ordinance I presented at last week's Council meeting.

The gist of the ordinance is that the City will not permit new developments if their access roads do not meet current code. The goal is concurrency: keep our infrastructure up-to-date for the sake of safety and quality of life.

As I mentioned last week, our attorney tells us that the basic points of this draft can be crafted into a viable ordinance -- one that fits within the existing legal framework -- if it is written in the context of concurrency.

I request that you have the City Attorney word-smith the ordinance, and that you pass it soon.

Thank you,

Susan Boundy-Sanders, for The Woodinville Conservancy
sbsand@hotmail.com
425-485-0482

Price

Mor / Sus

Jennifer Kuhn

From: Susan Boundy-Sanders [sbsand@hotmail.com]
Sent: Tuesday, March 21, 2006 10:17 AM
To: Chuck Price
Subject: Re: Woodinville Draughn: moratorium and environmental assessment!

Oh my goodness. Good catch. Thank you!

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

From: Chuck Price
To: Susan Boundy-Sanders
Sent: Tuesday, March 21, 2006 9:14 AM
Subject: RE: Woodinville Draughn: moratorium and environmental assessment!

Susan,

The email address for Pete Rose is prose@ci.woodinville.wa.us

Just thought you should know so he can receive you messages.

Chuck Price

From: Susan Boundy-Sanders [mailto:sbsand@hotmail.com]
Sent: Mon 03/20/2006 5:13 PM
To: Cathy VonWald; Hank Stecker; Chuck Price; Scott Hageman; Mike Roskind; Gina Leonard; Don Brocha; peter@ci.woodinville.wa.us; Ray Sturtz; Mick Monken
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Thank you,

Susan Boundy-Sanders, for The Woodinville Conservancy
sbsand@hotmail.com
425-485-0482

Price
mor

Jennifer Kuhn

From: Huso, Susan [Susan.Huso@nordstrom.com]
Date: Tuesday, March 21, 2006 10:25 AM
Subject: RE: Vote on Moratorium

Chuck,

I can only imagine what you have been faced with all these years. It's apparent you were the lone voice of reality for quite a while, a voice that was probably negated at every step.

I'm so glad I got involved with the "slate" and CNW last fall and helped you guys get elected. I've been to many council meetings, and plan to keep attending. Thank you for what you've had to endure, the tide is turning! Sitting and watching Gina, Cathy and Scott, I am already planning on working on the next election to get those people out. I simply can't imagine what the city will be like when we have more council members of yours, Mikes and Hanks quality.

Looking forward to an exciting new future for Woodinville under caring "management" such as yours!

Sincerely,

Susan Huso

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

From: Chuck Price [mailto:CPrice@ci.woodinville.wa.us]
Date: Tuesday, March 21, 2006 8:53 AM
To: Huso, Susan
Subject: RE: Vote on Moratorium

Susan,

Keep active and involved in the city issues. This is just the beginning on this particular issue and there is lots of work ahead.

Thanks for showing up.

Chuck Price

From: Huso, Susan [mailto:Susan.Huso@nordstrom.com]
Sent: Tue 03/21/2006 8:01 AM
To: Cathy VonWald; Gina Leonard; Hank Stecker; Chuck Price; Don Brocha; mroskin@ci.woodinville.wa.us; Scott Hageman
Subject: Vote on Moratorium

Councilmember's:

What a great meeting last night, I wanted to thank you for your support in passing the moratorium. So many people turned out and spoke so passionately about a situation we all care very deeply about. I know my husband and I look forward to following this most important matter, and will definitely be in attendance at the May 1st Council meeting.

With decisions like the one made last night (unanimously, no less!) our city will continue to be a great place for us to live.

Thank you again,

Susan E. Huso
24330 75th Ave SE

Linda Fava

From: Bill [w7vp@comcast.net]
Sent: Tuesday, March 21, 2006 10:21 AM
To: Cathy VonWald; Hank Stecker; Don Brocha; Chuck Price; Mike Roskind; Scott Hageman; Gina Leonard
Cc: Pete Rose; Ray Sturtz
Subject: R-1 Moratorium
Attachments: Mayor VonWals 3-21-06.doc

Attached please find my letter relating to the moratorium passed by the council last night.

Thanks.

Bill Trippett

William R. Trippett

Attorney at Law

15525 NE 195th ST, Woodinville, WA 98072-8465 – (425) 398-7299

e-mail w7vp@comcast.net
Fax: (425) 486-6327

Admitted in Washington Virginia (Inactive)

March 21, 2006

Mayor Cathy VonWald
Members of the City Council
City of Woodinville
17301 – 133 Ave NE
Woodinville, WA 90872

Re: Moratorium Relating ton the R-1 Zone.

Dear Mayor VonWald and Members of the City Council:

Please allow me to thank you for you foresight in passing the moratorium relating to development within the R-1 zone in Woodinville. This action will provide the opportunity for the city administration to evaluate the appropriate conditions under which properties within the R-1 areas of the city should be developed.

I write to you with 35 years of experience in land use and environmental matter for both public and private entities. Having been a civil deputy prosecutor, city attorney, city administrator, and general counsel of a major corporation, I am not opposed to development so long as it is done with careful consideration to the consequences.

During my career I have become very familiar with the process associated with development issues under Washington law, including the limitations imposed on governmental agencies relating to vested rights and under the so-called "Appearance of Fairness Doctrine."

In advance of the public comments last night, those in attendance were warned not to talk about pending matters, but rather to limit their comment to the more general issue of the moratorium. There is no doubt some level of confusion about what this moratorium may cover and included in its language is a reference to the vested rights issue. In order that there be no misunderstanding, please allow me to state my position, which I believe may well be shared by many others, on the extent to which pending matters may be affected by this action.

It is the general rule that the reclassification of land, commonly called "rezoning" is considered a legislative action. In cases where a developer seeks to develop property in a way that requires a rezone, the rezone part of the process is not considered "vested" under Washington Law. Teed v. King County, 36 Wn. App. 635. This is true even though the application is related to an individual property and not to a wider area.

There are exceptions to this rule where the application involves only review of well-defined standards, such as the reclassification of a property under the Planned Unit Development

provisions of a particular zoning code. But to my knowledge no case law has ever modified the general rule that rezoning is a legislative act.

The Woodinville zoning code supports this concept. For example, zone reclassifications are treated differently under the Woodinville Code than are other types of land use actions. Under section 21.04.080(2), for example, such reclassifications require council approval and the action of the hearing examiner in the matter is treated as a recommendation and not a decision. The action of the council in such situation is thus an initial decision and not an appeal.

While this, in itself, confirms the legislative character of the action in Woodinville, there is further proof. Under section 21.44.070 of the Code:

A zone reclassification shall be granted only if the applicant demonstrates that the proposal is consistent with the comprehensive plan and complies with the following criteria:

(1) **There is a demonstrated need for additional zoning of the type proposed.**

...
[Emphasis added].

This condition requires the council to consider the conditions within the city on a city-wide basis. As such it is emphatically legislative in nature.

The significance of this is twofold in my opinion.

First, any application that requires a zone reclassification has a legislative character to it and falls outside the limitations of the Appearance of Fairness Doctrine. Thus community members may speak to members of the council regarding that part of the application. The appearance of Fairness Doctrine applies only to the quasi-judicial activities of the council and since the zone reclassification is legislative, community members have the absolute right to speak to those who they have elected about such matters. Not to permit that would violate a number of legal protections of the public, not the least of which is the constitutional right to seek the redress of grievances.

Second, those applications that include a request for a rezone are not covered by vesting, at least to the extent of the reclassification. It is thus my position that during the pendency of the moratorium just passed by the council those applications which include a request for a zone reclassification may not be processed by the city so long as the moratorium remains in effect and the application continues to require the reclassification.

In my 35 years of advising cities, counties and corporations relating to matters of this kind I have often been reminded that the function of the lawyer is to give advice and not to make decisions. In doing so it has been my personal policy to be able to give that advice by answering the question "How can we do it?," rather than "Why can't we do it?" It is the client's responsibility to direct the lawyer to achieve a goal by legal means. This is just such a situation.

Mayor VonWald and Council Members

March 21, 2006

Page 3

In my view the council should direct its attorneys to review the law regarding appearance of fairness and vesting with respect to existing applications so that the moratorium just passed will indeed be applied to those that require a zone reclassification and that the council be advised that it may engage in discussions with members of the community regarding the zone reclassification aspects of such projects.

Thank you for your careful consideration of this matter.

Sincerely,

William R. Trippett
Attorney at Law

Cc Pete Rose
Ray Strutz

Linda Fava

From: Bill [w7vp@comcast.net]
Sent: Tuesday, March 21, 2006 5:16 PM
To: Pete Rose
Subject: Re: R-1 Moratorium

Thanks Pete.

I just wish we could keep some of the speakers more civil. I guess that is where I got my gray hair.

Bill

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

From: Pete Rose
To: Bill ; Cathy VonWald ; Hank Stecker ; Don Brocha ; Chuck Price ; Mike Roskind ; Scott Hageman ; Gina Leonard
Cc: Ray Sturtz
Sent: Tuesday, March 21, 2006 3:57 PM
Subject: RE: R-1 Moratorium

Hello Bill,

Thanks for your legal opinion. I already have the attorney working on this question and have forwarded your work to him.

Pete

From: Bill [mailto:w7vp@comcast.net]
Sent: Tuesday, March 21, 2006 9:21 AM
To: Cathy VonWald; Hank Stecker; Don Brocha; Chuck Price; Mike Roskind; Scott Hageman; Gina Leonard
Cc: Pete Rose; Ray Sturtz
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Thanks.

Bill Trippett

Jon Wald

PDF

Jennifer Kuhn

From: Julia Poole [japoole1@earthlink.net]
Sent: Wednesday, March 22, 2006 4:13 PM
To: Cathy VonWald
Subject: Thank you - Moratorium

Dear Mayor VonWald,

Thank you for helping to pass the moratorium on future development in R-1 zoned areas. I was unable to attend the meeting Monday night but I am very much in favor of this moratorium and of not changing R-1 zoned areas.

Sincerely,

Julia Poole
15306 NE 202nd ST
Woodinville, WA 98072
japoole1@earthlink.net
Why Wait? Move to EarthLink.

Stecker

Jennifer Kuhn

mor

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Sent: Wednesday, March 22, 2006 4:16 PM
To: Hank Stecker
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Dear Deputy Mayor Stecker,

Thank you for helping to pass the moratorium on future development in R-1 zoned areas. I was unable to attend the meeting Monday night but I am very much in favor of this moratorium and of not changing R-1 zoned areas.

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japoole1@earthlink.net
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Price

mor

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Woodinville, WA 98072
japoole1@earthlink.net

Leonard

me

Jennifer Kuhn

From: Julia Poole [japoole1@earthlink.net]
Sent: Wednesday, March 22, 2006 4:25 PM
To: Gina Leonard
Subject: Thank you - Moratorium

Dear Council Member Leonard,

Thank you for helping to pass the moratorium on future development in R-1 zoned areas. I was unable to attend the meeting Monday night but I am very much in favor of this moratorium and of not changing R-1 zoned areas.

Sincerely,

Julia Poole
15306 NE 202nd ST
Woodinville, WA 98072
japoole1@earthlink.net

Linda Fava

From: DMu2151410@aol.com

Sent: Wednesday, March 22, 2006 6:35 PM

To: HStocker@ci.woodinville.wa.us; mhuddleston@ci.woodinville.wa.us; bmiller@ci.woodinville.wa.us; Pete Rose; Chuck Price; Mike Roskind @ Seanet; Gina Leonard; Don Brocha; Scott Hageman; Hank Stecker; Cathy VonWald; Ray Sturtz; mmoniker@ci.woodinville.wa.us

Subject: City Business

Thank you for passing the R-1 moratorium. Also, thank you for the critical areas survey that you are supporting.

Please pass the Woodinville Conservancy's street safety ordinance.

Norma and Dave Murphy
17701 154th Ct. NE
Woodinville

Brocha

MOR

Jennifer Kuhn

From: Julia Poole [japoole1@earthlink.net]
Sent: Wednesday, March 22, 2006 4:18 PM
To: Don Brocha
Subject: Thank you - Moratorium

Dear Council Member Brocha,

Thank you for helping to pass the moratorium on future development in R-1 zoned areas. I was unable to attend the meeting Monday night but I am very much in favor of this moratorium and of not changing R-1 zoned areas.

Sincerely,

Julia Poole
15306 NE 202nd ST
Woodinville, WA 98072
japoole1@earthlink.net

Council

Moe

Jennifer Kuhn

From: Brian Orton [Brian.Orton@kpcom.com]
Sent: Thursday, March 23, 2006 4:46 PM
To: Cathy VonWald; Hank Stecker; Don Brocha; Chuck Price; Mike Roskind; Gina Leonard; Scott Hageman
Subject: Moratorium

A special thanks to each of you for doing the right thing by passing the moratorium on R-1 zoned land. I am a Wellington neighborhood resident, and very pleased with this decision.

Brian Orton
7820 238th ST SE
Woodinville 98072

We are pleased to announce that effective Monday, February 27, 2006, we have moved our Bellevue location. We have integrated and expanded our offices, located in Seattle, at Two Union Square - 601 Union Street, Suite 1000, Seattle, WA 98101-4064. Our main Seattle phone number, 206-441-6300, will remain the same. Please update your records with the address information provided above.

Council

more

Jennifer Kuhn

From: arlene bruce [arlenebruce@yahoo.com]
Sent: Thursday, March 23, 2006 3:08 PM
To: Cathy VonWald; Hank Stecker; Chuck Price; Scott Hageman; Mike Roskind; Gina Leonard; Don Brocha; Pete Rose; Ray Sturtz; mmonken@ci.woodinville.wa.us
Subject: Thank you, Thank you.

Just a note from a thankful city resident for your recent actions in supporting the critical areas survey and passing the R-1 moratorium.

I am not against development in Woodinville, I just would like to see it done right. It is much harder to fix problems after the fact. Taking our time and making the right decisions the first time is the correct approach.

Thank you for making sure development in Woodinville is done correctly, taking all matters into consideration.

Arlene Bruce
Woodinville Resident

Yahoo! Messenger with Voice. Make PC-to-Phone Calls to the US (and 30+ countries) for 2¢/min or less.

Linda Fava

From: arlene bruce [arlenebruce@yahoo.com]
Sent: Thursday, March 23, 2006 3:08 PM
To: Cathy VonWald; Hank Stecker; Chuck Price; Scott Hageman; Mike Roskind; Gina Leonard; Don Brocha; Pete Rose; Ray Sturtz; mmonken@ci.woodinville.wa.us
Subject: Thank you, Thank you.

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Arlene Bruce
Woodinville Resident

Yahoo! Messenger with Voice. Make PC-to-Phone Calls to the US (and 30+ countries) for 2¢/min or less.

Linda Fava

From: Sandra Parker
Friday, March 24, 2006 5:21 PM
Pete Rose
Subject: FW: Vote on Moratorium

Sandra Parker/MMC
Woodinville City Clerk
(425) 489-2700

Please note this email is a public record and may be subject to disclosure.

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

From: Huso, Susan [mailto:Susan.Huso@nordstrom.com]
Sent: Tuesday, March 21, 2006 9:25 AM
To: Chuck Price
Subject: RE: Vote on Moratorium

Chuck,

I can only imagine what you have been faced with all these years. It's apparent you were the lone voice of reality for quite a while, a voice that was probably negated at every step.

I'm glad I got involved with the "slate" and CNW last fall and helped you guys get elected. I've been to many council meetings, and plan to keep attending. Thank you for what you've had to endure, the tide is turning! Sitting and watching Gina, Cathy and Scott, I am already planning on working on the next election to get those people out. I simply can't imagine what the city will be like when we have more council members of yours, Mikes and Hanks quality.

Looking forward to an exciting new future for Woodinville under caring "management" such as yours!

Sincerely,

Susan Huso

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

From: Chuck Price [mailto:CPrice@ci.woodinville.wa.us]
Sent: Tuesday, March 21, 2006 8:53 AM
To: Huso, Susan
Subject: RE: Vote on Moratorium

Susan,

Keep active and involved in the city issues. This is just the beginning on this particular issue and there is lots of work ahead.

Thanks for showing up.

Chuck Price

From: Huso, Susan [mailto:Susan.Huso@nordstrom.com]
Sent: Tue 03/21/2006 8:01 AM

To: Cathy VonWald; Gina Leonard; Hank Stecker; Chuck Price; Don Brocha; mroskin@ci.woodinville.wa.us; Scott Hageman
Subject: Vote on Moratorium

Councilmember's:

What a great meeting last night, I wanted to thank you for your support in passing the moratorium. So many people turned out and spoke so passionately about a situation we all care very deeply about. I know my husband and I look forward to following this most important matter, and will definitely be in attendance at the May 1st Council meeting.

With decisions like the one made last night (unanimously, no less!) our city will continue to be a great place for us to live.

Thank you again,

Susan E. Huso
24330 75th Ave SE

Council

MOF

Jennifer Kuhn

From: robert harman [harmanhouse@verizon.net]
Sent: Tuesday, March 28, 2006 11:47 AM
To: Cathy VonWald; Hank Stecker; Mike Roskind; city council Price; Gina Leonard; Scott Hageman; Don Brocha
Subject: moratorium questionnaire
Attachments: council questions.doc

Enclosed is a questionnaire that I hope will help council members to see why Concerned Neighbors of Wellington believe a moratorium is justified. It would nice if all concerned can focus now on making it clear with arguments that would discourage developers from taking any action against the city. Thank you for your participation and dedication for positive growth for the city of Woodinville.

7) Does the city have criteria and solutions to potential development's impacts on industrial park activities or storm drainage damages ?

Yes No

8) Should the city expect minimum school-children walking distances from each challenging hiking developments to catch school buses safely ?

Yes No

The following questions form the basis of the moratorium since developer and resident geologists and hydrologists have different evaluation standards that were not addressed over the years.

1) Should accurate topographic maps be included and geologic features be identified and explained at development sites ?

Yes No

2) Should topographic profiles showing core data correlation and landslide blue-clay slippage potentials, slumps & soil creep sites be identified ?

Yes No

3) Should the sediment-core data sheets be organized so that readers can identify their connections and reasons for their presentation ?

Yes No

4) Should porosity (water storage potentials) and permeability (impacts ground water flows) be determine at all development sites since rainfall and septic tank water discharges occur in all areas?

Yes No

5) Should water budgets be included at all development sites that also contain expected ravine discharges and erosion potential hazards ?

Yes No

6) Should Detailed Engineering Design Levels not be incorporated into DEIS that impact the environment or resident accesses ?

Yes No

7) Should the Council reveal their opinions on the above questions ?

Yes No

COMAU

ord.

Jennifer Kuhn

From: Scott Weiss [scottweiss2@comcast.net]

Sent: Tuesday, March 28, 2006 7:35 PM

To: Cathy VonWald; Hank Stecker; Chuck Price; Scott Hageman; Mike Roskind; Gina Leonard; Don Brocha; Pete Rose; Ray Sturtz; mmonken@ci.woodinville.wa.us

Subject: Land Use and Safety Ordinance

TO: The Woodinville City Council & staff:

I want to express my appreciation for your support of the critical areas survey in the sustainable development proposal.

I also want to thank you for passing the R-1 moratorium; this is an initial step in addressing the growth issues that plague Woodinville and destroying what little quality of life we have.

In this spirit, I would also urge you to pass the Woodinville Conservancy's street safety ordinance.

Yours truly,
Scott Weiss
17855 149th Ave NE
Woodinville

Linda Fava

From: Scott Weiss [scottweiss2@comcast.net]
Sent: Tuesday, March 28, 2006 7:35 PM
To: Cathy VonWald; Hank Stecker; Chuck Price; Scott Hageman; Mike Roskind; Gina Leonard; Don Brocha; Pete Rose; Ray Sturtz; mmonken@ci.woodinville.wa.us
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Yours truly,
Scott Weiss
17855 149th Ave NE
Woodinville

Linda Fava

From: Sandra Parker
Sent: Friday, April 14, 2006 1:33 PM
To: Pete Rose
Subject: FW: Watch video of GMA meeting?

FYI. S.

Sandra Parker/MMC
Woodinville City Clerk
(425) 489-2700

Please note this email is a public record and may be subject to disclosure.

From: Susan Boundy-Sanders [mailto:sbsand@hotmail.com]
Sent: Friday, April 14, 2006 11:15 AM
To: Gina Leonard
Cc: Christy Wellington Diamond
Subject: Watch video of GMA meeting?

Hi Gina,

First off, I'd like to thank you for your motion a few weeks ago to expand the R-1 moratorium to the entire city. I'm grateful for the idea behind it, and I'm sorry it didn't get more support.

Next, an invitation. You've heard a few references to a meeting a few of us had with a GMA specialist in Olympia about three weeks ago. Christy Diamond recorded that meeting, and I, with my lousy memory, would like to watch the video to refresh my memory. Would you be interested in joining Christy and me at her house for a "screening?" It's a two-hour video, and Christy and I would love some additional time to talk with you about other topics.

We thought you might be interested because of your long history with Woodinville land use issues.

Christy and I both work, but are relatively flexible with our evenings and weekends.

Thanks, Gina!

Susan Boundy-Sanders
425-591-3672 cell
425-485-0482 home

Leonard

mor

Jennifer Kuhn

From: Susan Boundy-Sanders [sbsand@hotmail.com]
Sent: Monday, April 17, 2006 4:46 PM
To: Christy Diamond; Gina Leonard
Subject: Re: Susan- Please forward to Gina!

Hi Gina,

Here's Christy's availability.

Christy is gci@oz.net

Gina is gleonard@ci.woodinville.wa.us

Thanks!

Susan

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

From: [Christy Diamond](#)
To: [Susan Boundy-Sanders](#)
Sent: Monday, April 17, 2006 2:59 PM
Subject: Susan- Please forward to Gina!

Hey Gina!

The tapes are on high 8 broadcast quality tape and making a VHS tape copy is incredibly time prohibitive. I am set up to digitize to a MAC Hard drive with limited space and DVD documentary formats with video editing. This probably means nothing to you but translated what it means is that it would take me about a week to set up everything just to run you off an hour VHS copy. I am quite busy too and that is a week of time I also do not have. It would be much easier just to plug my gear into my TV for viewing here where I can be close by to make sure it is set up and working. It would also allow me the freedom to go into my office and work while you watch it (I was there remember).

Having said that, since you are so close by, if you can find a time, I would try to chisel out an hour or so and go over to your house and see if your TV would be amiable to play it with my gear hooked up to it if you like. The gist of it is mostly the first hour.

FYI - If you didn't hear Cathy VonWald state this at the WCC - I also taped Townhall meeting with Bob Ferguson and Sue Rahr which I also would be happy to make some arrangements for you to view.

It is important that when one charged with making decisions that affect thousands of people, that they are armed with all the information available with which to make those decisions rather than being left behind twisting in the wind depending on scraps of hearsay.

As you know, I feel very strongly about informed consent so that folks can make educated decisions based on facts when it is time to do so. This is even more garganuenely important for our elected officials. For this reason, I am willing to acquiesce to your schedule as I can and I am very flexible if you can find a time - any time.

Christy
425 487 2358
206 356 8881Cell

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

From: Susan Boundy-Sanders
To: Christy Wellington Diemond
Sent: Monday, April 17, 2006 1:21 PM
Subject: Re: Watch video of GMA meeting?

Hi Christy,

Gina's response. I'll let you get back to her about the availability of a loaner tape.

Susan

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

From: Gina Leonard
To: Susan Boundy-Sanders
Sent: Monday, April 17, 2006 12:49 PM
Subject: RE: Watch video of GMA meeting?

Susan,

Sorry for the delay in responding - it has been a very busy week & weekend.

I wish I had a block of 2 or 3 hours available to me in the next few weeks, but I do not.

Thanks for the offer - hopefully you will both have a chance to watch it sooner than I will get to it.

It would be helpful though if could get a copy of the tape and watch it as my time/schedule allows. Let me know if that is possible.

Thanks,
Gina Leonard

From: Susan Boundy-Sanders [mailto:sbsand@hotmail.com]
Sent: Fri 04/14/2006 11:15 AM
To: Gina Leonard
Cc: Christy Wellington Diemond
Subject: Watch video of GMA meeting?

Hi Gina,

First off, I'd like to thank you for your motion a few weeks ago to expand the R-1 moratorium to the entire city. I'm grateful for the idea behind it, and I'm sorry it didn't get more support.

Next, an invitation. You've heard a few references to a meeting a few of us had with a GMA specialist in Olympia about three weeks ago. Christy Diemond recorded that meeting, and I, with my lousy memory, would like to watch the video to refresh my memory. Would you be interested in joining Christy and me at her house for a "screening?" It's a two-hour video, and Christy and I would love some additional time to talk with you about other topics.

We thought you might be interested because of your long history with Woodinville land use issues.

Christy and I both work, but are relatively flexible with our evenings and weekends.

Thanks, Gina!

Susan Boundy-Sanders
425-591-3672 cell
425-485-0482 home

Spam

Not spam

Forget previous vote

Council

Jennifer Kuhn

MOZ

From: Sandra Parker
Sent: Friday, April 21, 2006 9:52 AM
To: Council
Cc: Pete Rose
Subject: FW: R-1 Moratorium in Woodinville

Council – I'm not sure who Tim's message was directed to, so here it is for all. S.

Sandra Parker/MMC
Woodinville City Clerk
(425) 489-2700

Please note this email is a public record and may be subject to disclosure.

From: Tim Attebery [mailto:TAttebery@mbaks.com]
Sent: Friday, April 21, 2006 9:49 AM
To: Tim Attebery
Subject: R-1 Moratorium in Woodinville

I wanted to set-up a meeting with you to talk about this issue. Let me know when and where you can meet either on the 26th or 27th of April. I can meet anytime on those days. Many thanks.

Tim Attebery, King County Manager
Master Builders Association of King and Snohomish Counties

Stecker

mor

Jennifer Kuhn

From: Hank Stecker [hstecker@comcast.net]
Date: Friday, April 21, 2006 10:09 PM
Subject: 'Tim Attebery'
Council
RE: R-1 Moratorium in Woodinville

Dear Tim,

I'm sorry, maybe it's just late but the eloquence of your invitation and response seem to escape me. Who are you inviting to this meeting and what is the purpose?

Was this addressed to the entire City of Woodinville Council?

Will you be attending the meeting on May 1st?

Regards,

Hank Stecker
hstecker@comcast.net
Home 425.483.8804
Cell 206.947.3528
Fax 425.483.8804

-Original Message-----

From: Tim Attebery [mailto:TAttebery@mbaks.com]
Sent: Friday, April 21, 2006 9:57 PM
To: hstecker@comcast.net
Subject: RE: R-1 Moratorium in Woodinville

YOU

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

From: "Hank Stecker" <hstecker@comcast.net>
To: "'Tim Attebery'" <TAttebery@mbaks.com>
Sent: 4/21/06 9:56 PM
Subject: RE: R-1 Moratorium in Woodinville

Tim,

Who are you addressing this email to. There are no addresses in the To: field and no personal reference in the email body?

Hank Stecker
hstecker@comcast.net
Home 425.483.8804
Cell 206.947.3528
Fax 425.483.8804

From: Tim Attebery [mailto:TAttebery@mbaks.com]
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To: Tim Attebery
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Tim Attebery, King County Manager
Master Builders Association of King and Snohomish Counties

Stecker
mor

Jennifer Kuhn

From: Huso, Susan [Susan.Huso@nordstrom.com]
Date: Monday, April 24, 2006 8:48 AM
To: Hank Stecker
Subject: still couldn't tell...

Hey Hank,

Nice meeting. Interesting how everyone (except Don of course) seems to be on the bandwagon now about development. Is that switch a complete turn around, or have I not been paying much attention?

I could tell you were trying to pin people down on our development, and what I think is happening is we think the moratorium includes Phoenix Dev, but the developer doesn't? Is that correct? Sounds like too, the council is willing to fight for this, which is great.

The meeting on May 1st, can you give me some hints as to the key words that the council wants to hear (I'm thinking something along the lines of speaking to the goals of the GMA, so maybe harp on the "keep neighborhood integrity, like neighborhood feel"), and will help support them? I have a feeling this meeting is going to be a long one...

thanks,

Susan E. Huso
FIN System Delivery
Nordstrom, INC.
line 8*860-6077

Council

Ord.

Jennifer Kuhn

From: Tim Attebery [TAttebery@mbaks.com]
Sent: Monday, April 24, 2006 9:27 AM
To: Hank Stecker; Chuck Price; Scott Hageman; Mike Roskind; Gina Leonard; Don Brocha; Cathy VonWald
Subject: An Amendment to the R-1 Moratorium

Woodinville City Council,

Thanks to those of you who have been calling me on this issue.

I had our attorney review the ordinance and he made the following statement. Read below. Mr. Johns has been doing land use law in King County for 30 years and is considered by many to be a very pragmatic problem-solver that cities enjoy working with.

If you want to chat more, call me at 425-451-7920.

Tim Attebery, King County Manager

Master Builders Association of King and Snohomish Counties

Ok – one big problem is the R-1 moratorium, which was really intended to prevent new rezones from R-1 to R-4 was written so that people in the R-1 zone with lots that meet the R-1 standards cannot get building permits even though they have nothing to do with the issue. At a minimum they ought to fix that.

Bob Johns

Jennifer Kuhn

Council
Mar.

From: Sandra Parker
t: Monday, April 24, 2006 9:24 AM
Council
Subject: FW: still couldn't tell...

Sandra Parker/MMC
Woodinville City Clerk
(425) 489-2700

Please note this email is a public record and may be subject to disclosure.

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

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Council
ord.

Jennifer Kuhn

From: Tim Attebery [TAttebery@mbaks.com]
t: Monday, April 24, 2006 9:38 AM
Cathy VonWald
Cc: Pete Rose
Subject: RE: R-1 Moratorium in Woodinville

Pete,
I sent this to the Council this morning. Thought you'd want to see.

-Tim Attebery
MBA

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Master Builders Association of King and Snohomish Counties

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Bob Johns

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

From: Cathy VonWald [mailto:CVonWald@ci.woodinville.wa.us]
Sent: Saturday, April 22, 2006 6:01 PM
To: Tim Attebery
Cc: Pete Rose
Subject: RE: R-1 Moratorium in Woodinville

Hi Tim,
I will be away most of this next week between a work conference and personal time off. Are you planning to

attend out meeting on May 1st?

Thanks,
Cathy VonWald

From: Tim Attebery [mailto:TAttebery@mbaks.com]
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Tim Attebery, King County Manager
Master Builders Association of King and Snohomish Counties

Linda Fava

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or Builders Association of King and Snohomish Counties

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Tim Attebery, King County Manager
Master Builders Association of King and Snohomish Counties

Jennifer Kuhn

From: John Cochenour [john@lexingtonfinehomes.com]
at: Wednesday, April 26, 2006 11:14 AM
Gina Leonard; Scott Hageman; Mike Roskind; Don Brocha; Chuck Price; Hank Stecker; Cathy VonWald
Subject: R-1 Moratorium

To the Honorable City Councilmembers
The City of Woodinville

The purpose of this letter is to request a modification of the R-1 moratorium. Last December we purchased a 7.25 acre property that is generally located at the corner of Woodinville-Duvall Road and NE 156th. The property is zoned R-1. The City granted preliminary plat approval in March of 2001 based on R-1 zoning and R-1 densities. The City also granted engineering approval of the road and storm drainage plans this past year. We promptly started the development of the property into 7 lots and have submitted the final plat to the City for review. Hopefully the plat improvements will be completed within the next several months, the final plat will be recorded and we will start construction of the homes that have been designed specifically for this community.

It has been our understanding from conversations with City staff that the general purpose of the moratorium was to halt the conversion of R-1 zoned properties to the higher R-4 density until the City has time to consider and deal with the issues created by the density increase. However, due to the broad wording of the original moratorium, the staff believes they cannot issue any approvals for properties in the R-1 zone, even if they are consistent with the existing R-1 standards. As a result, they have advised us that we cannot obtain building permits for the lots in our project even though they are developed at R-1 density. It is my understanding that this was not the intent of Council. Since our project does not contribute to the problem that seems to be the reason the moratorium, we request that the Council modify the moratorium to allow issuance of building permits for approved lots that are consistent with current R-1 standards.

We have a very considerable investment in our project. One unfortunate indirect impact of the moratorium is that it places our loan and the loans of anyone else building in the community at risk. Because the lending community takes a negative view of approving loans for any form of construction or development in the City that exercises its power to impose a moratorium, we urge the City to craft its moratorium as narrowly as possible in order to address only the specific areas of concern, thereby minimizing this type of risk. Our request for a modification is consistent with this view.

Thank you for your consideration of our request for a modification. I believe it is a fair.

Sincerely,

John C Cochenour
President

Lexington Fine Homes
2700 Northup Way, Suite 400
Bellevue, WA 98004
(425) 822-3812
(425) 822-5037 fax
www.lexingtonfinehomes.com

Brocha
mor

Jennifer Kuhn

From: John Cochenour [john@lexingtonfinehomes.com]
t: Thursday, April 27, 2006 2:26 PM
Don Brocha
Subject: RE: R-1 Moratorium

Don, Thanks for the reply. Yes, I hope to be there. John

John C. Cochenour
Lexington Fine Homes
2700 Northup Way, Suite 400
Bellevue, WA 98004
(425) 822-3812
(425) 822-5037 fax
www.lexingtonfinehomes.com

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

From: Don Brocha [mailto:DBrocha@ci.woodinville.wa.us]
Sent: Thursday, April 27, 2006 2:14 PM
To: John Cochenour
Subject: RE: R-1 Moratorium

. Conchenour,

unfortunately a moratorium is a rather blunt instrument and creates situations like yours. We are looking into how we can adjust it to eliminate such issues.

As you know, we will be having a public hearing May 1st at 7:30pm in the Sorenson gym on the Civic Campus. Hopefully you will be able to attend to give us your testimony to aid us in our decision making.

Don Brocha

From: John Cochenour [mailto:john@lexingtonfinehomes.com]
Sent: Wed 04/26/2006 11:13 AM
To: Gina Leonard; Scott Hageman; Mike Roskind; Don Brocha; Chuck Price; Hank Stecker; Cathy VonWald
Subject: R-1 Moratorium

To the Honorable City Councilmembers
The City of Woodinville

The purpose of this letter is to request a modification of the R-1 moratorium. Last December we purchased a 7.25 acre property that is generally located at the corner of Woodinville-Duvall Road and NE 156th. The property is zoned R-1. The City granted preliminary plat approval in March of 2001 based on R-1 zoning

and R-1 densities. The City also granted engineering approval of the road and storm drainage plans this past year.

We promptly started the development of the property into 7 lots and have submitted the final plat to the City for review. Hopefully the plat improvements will be completed within the next several months, the final plat will be recorded and we will start construction of the homes that have been designed specifically for this community.

It has been our understanding from conversations with City staff that the general purpose of the moratorium was to halt the conversion of R-1 zoned properties to the higher R-4 density until the City has time to consider and deal with the issues created by the density increase. However, due to the broad wording of the original moratorium, the staff believes they cannot issue any approvals for properties in the R-1 zone, even if they are consistent with the existing R-1 standards. As a result, they have advised us that we cannot obtain building permits for the lots in our project even though they are developed at R-1 density. It is my understanding that this was not the intent of Council. Since our project does not contribute to the problem that seems to be the reason for the moratorium, we request that the Council modify the moratorium to allow issuance of building permits for approved lots that are consistent with current R-1 standards.

We have a very considerable investment in our project. One unfortunate indirect impact of the moratorium is that it places our loan and the loans of anyone else building in the community at risk. Because the lending community takes a negative view of approving loans for any form of construction or development in the City that exercises its power to impose a moratorium, we urge the City to craft its moratorium as narrowly as possible in order to address only the specific areas of concern, thereby minimizing this type of risk. Our request for a modification is consistent with this view.

Thank you for your consideration of our request for a modification. I believe it is a fair.

Sincerely,

John C Cochenour
President

Lexington Fine Homes
2700 Northup Way, Suite 400
Bellevue, WA 98004
(425) 822-3812
(425) 822-5037 fax
www.lexingtonfinehomes.com

Council

mor

Jennifer Kuhn

From: Rosalie Paulgen [paulgnr@earthlink.net]
Sent: Monday, May 01, 2006 12:49 PM
To: Sandra Parker
Subject: Woodinville Moratorium

Dear Ms. Parker,

We are residents of Lake Leota and we strongly support the city's six month building and land use moratorium. We are very much against rezoning any property in the current R-1 zone due to the possible risk of harming this environmentally sensitive area which includes Lake Leota and our property.

We have lived on Lake Leota for almost 40 years and during that time we have tried to preserve the quality of the lake by not sub-dividing our property, encouraging native plant growth and working with our neighbors and our community club.

One of Woodinville City Council's adopted environmental goals is to "preserve and enhance aquatic and wildlife habitat". By keeping the current zoning at R-1, the city of Woodinville will be on its way to accomplishing this goal.

Sincerely,

Gunther and Rosalie Paulgen

Hageman
Mar.

Jennifer Kuhn

From: John Cochenour [john@lexingtonfinehomes.com]
Date: Tuesday, May 02, 2006 4:00 PM
Subject: Scott Hageman
FW: R-1 Moratorium

Scott,

Thanks for allowing for testimony last night. Regardless of the specific issue, it's nice to see that many people come out to a meeting.

I hope that allowing the few homes that may request permitting under the existing R-1 zone during the moratorium would be seen as a fair and reasonable exemption. Unless I have misunderstood the initial pressure for the moratorium, I believe the intent was to stop the up zoning.

For what it's worth, it's my understanding the Superior Court Normandy Park decision has already been appealed.

Thanks again.

John

PS. My son and daughter attended Lakeview. Sam would have been there during the same time. He had Mrs. ... for the sixth grade (I'm embarrassed to say I forget her name. She was tall, young, blond hair, very nice, athletic and a WSU grad). He graduated last June, came home and worked contract at Cingular and moved to Santa Barbara with a friend from LW about 45 days ago. Yesterday was a big day, as he worked his first day at his new job. Mom and Dad are thrilled.

John C. Cochenour
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1000 Northrup Way, Suite 400
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-----Original Message-----

From: John Cochenour [mailto:john@lexingtonfinehomes.com]
Sent: Wednesday, April 26, 2006 11:14 AM
To: gleonard@ci.woodinville.wa.us; shageman@ci.woodinville.wa.us; mroskind@ci.woodinville.wa.us; dbrocha@ci.woodinville.wa.us; cprice@ci.woodinville.wa.us; hstecker@ci.woodinville.wa.us; cvonwald@ci.woodinville.wa.us
Subject: R-1 Moratorium

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www.lexingtonfinehomes.com

Hageman
11/02

Jennifer Kuhn

From: John Cochenour [john@lexingtonfinehomes.com]
Date: Wednesday, May 03, 2006 8:01 AM
Subject: Scott Hageman
RE: R-1 Moratorium

Scott,

Thanks for the note. Hopefully the exemptions can be expanded to help those in a similar position.

Yes, he had Mrs. Essig. Twelve years old; what a wonderful time! I'll say hi for you. I'm sure he'll be happy to hear a friendly voice from the past.

Please feel free to call or email if you ever have any thoughts or questions you'd like to discuss.

John

John C. Cochenour
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2700 Northup Way, Suite 400
Bellevue, WA 98004
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(425) 822-5037 fax
www.lexingtonfinehomes.com

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

From: Scott Hageman [mailto:SHageman@ci.woodinville.wa.us]
Date: Tuesday, May 02, 2006 9:12 PM
Subject: RE: R-1 Moratorium

John, I recognized the name instantly and it is good to hear Sam is doing well. Please know that it is not our intent to harm your company in any fashion. You are indeed stuck in the middle of this and we are asking our attorney to review at which point does vesting really occur. Say hi to Sam for me. Did he have Megan Essig? Scott

From: John Cochenour [mailto:john@lexingtonfinehomes.com]
Sent: Tue 05/02/2006 4:00 PM
To: Scott Hageman
Subject: FW: R-1 Moratorium

Scott,

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hstecker@ci.woodinville.wa.us; cvonwald@ci.woodinville.wa.us

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Council
W.T.

Jennifer Kuhn

From: Mick Monken
Sent: Friday, June 16, 2006 12:02 PM
To: 'Otto Paris'; Cathy VonWald; Hank Stecker; Chuck Price; Mike Roskind; Don Brocha; Gina Leonard; Scott Hageman; Pete Rose
Cc: RMasonshome@aol.com; Sarah Ruether; Yosh Monzaki; Ray Sturtz; Steve Munson; Jim Katica; Sandra Parker
Subject: RE: Contract Authorization for The Transpo Group (Transpo)
Attachments: FINAL - Transpo Contract Concurrency Staff Report 6-06.doc

Mr. Paris:

You raise a number of questions that I would prefer to discuss with you and Rodger prior to this item going before Council. I suspect that most can be addressed but if there are any outstanding issues, I would like to put them in a revised staff report to provide the council with sufficient time to review before a meeting. I have requested to have this item pulled off the Monday's agenda until after we have a meeting.

I have included a copy of the staff report that was to be presented to the Council on Monday for your information.

Please let me know if there are days and times that would work for you next week.

Mick Monken
Director of Public Works

From: Otto Paris [mailto:oparis@comcast.net]
Sent: Friday, June 16, 2006 9:33 AM
To: Cathy VonWald; Hank Stecker; Chuck Price; Mike Roskind; Don Brocha; Gina Leonard; Scott Hageman; Pete Rose; Mick Monken
Cc: RMasonshome@aol.com
Subject: Contract Authorization for The Transpo Group (Transpo)
Importance: High

Woodinville City Council, Pete Rose, and Mick Monken-

We are submitting this email to express concerns regarding the approval of the Contract with Transpo that is listed under the Consent Calendar for the upcoming Council Meeting on June 19. We became aware of this contract approval request by reading through the upcoming agenda and supporting documents available on the City's web site. We felt compelled to provide the City some advance notice of comments we intend to make at Monday's Council Meeting. This will hopefully allow you some time to prepare some responses to these concerns in advance of the Council Meeting.

It is our opinion that some discussion needs to occur at the City regarding potential implications of contracting with Transpo to complete the traffic model and transportation concurrency analysis. Transpo is a distinguished and reputable consulting firm and very qualified to perform this work for the City. However, there are real or perceived issues associated with having Transpo work in this capacity. The concerns and potential issues that are worthy of consideration before this contract is approved are summarized below.

1. Transpo was contracted by the developer to complete the traffic analysis and impact study for the Wood Trails / Montevallo applications and EIS. Many questions, discrepancies, and deficiencies were brought to the City's attention during the last two years concerning the adequacy of the traffic impact analysis for the proposed developments.
2. Some of the issues brought to the City's attention included assumptions used in the City's model for

baseline conditions, in particular how trips are distributed throughout the street network. The Staff Report indicates that Transpo was involved with developing the City's traffic model.

3. Transpo contracts with private developers to perform the traffic analysis and determine traffic impacts from proposed developments. Their work is then submitted to the City and reviewed by staff, or an independent traffic consultant for approval.
4. Given these facts, Transpo (and the City) could find themselves in a tenuous situation by appearing to have existing or pending conflicts of interest in working for both the City and private developers within the framework of evaluating potential impacts, concurrency issues, and impact mitigation fees. Traffic impacts and mitigation fees would be based on the City's traffic model and concurrency analysis that Transpo will be developing for the City. Yet Transpo would be also working (perhaps concurrently) with private developers in applying that model / analysis to conclude what level of impact and associated mitigation measures should be borne by their client(s), a current example of which already exists with Phoenix Development. The conclusions reached by the concurrency analysis would directly effect the amount of impact fees or mitigation measures
5. It is our understanding that the City does not have someone with the technical qualifications to provide the oversight needed to direct and review this work. Not having the expertise to provide direction and ensure against conflicts of interests could be problematic for the City.
6. Using the real-world situation that already exists for the Wood Trails / Montevallo projects (and could probably exist on other ongoing/future projects):
 - Transpo was apparently already working with the City recently in developing the City's existing model;
 - Transpo contracts with the developer applicant (Phoenix) to evaluate potential impacts from the proposed developments;
 - Citizens bring to the City's attention issues with the existing conditions and subsequent analysis of how proposed development supposedly does not create any quantifiable impacts;
 - City then proceeds to contract with Transpo on a non-compete basis to revise the model, and develop concurrency requirements that will then be rolled into the sustainability study to eventually be used by the City to make land use decisions;
 - City currently does not have in-house expertise to critically review Transpo's work, who are now working as the technical consultant for parties on both sides of the political table;
 - These questions come forth in subsequent hearings and appeals, and the City's response is.....what? Does the City have a plan in place to prevent this type of situation from occurring? Who will be providing the "check and balance" and technical oversight of Transpo's work on either side of the table?

There already exists a contentious environment associated with high visibility traffic, land use, sustainability and development issues facing the City. Approving a sole-source (or non-compete) contract for a consulting firm that has a real and/or perceived conflict of interest would only increase the community's concerns about the adequacy and fairness of the work performed by others on behalf of the City. It is our opinion that these issues should be addressed by both the City Staff and the City Council before approving this contract. Again, please do not view this as a critical allegation of Transpo's expertise, competence or intent. Rather it is a call for the City to scrutinize the implications, real or perceived, before entering into this contract.

Please let us know if you would like to discuss this further.

Otto Paris and Roger Mason

Otto Paris
(425) 806-9564
oparis@comcast.net

Council

W, T

Jennifer Kuhn

From: Otto Paris [oparis@comcast.net]
Sent: Friday, June 16, 2006 9:33 AM
To: Cathy VonWald; Hank Stecker; Chuck Price; Mike Roskind; Don Brocha; Gina Leonard; Scott Hageman; Pete Rose; Mick Monken
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Otto Paris and Roger Mason

Otto Paris
 (425) 806-9564
oparis@comcast.net

Price

W.T

Jennifer Kuhn

From: Chuck Price
Sent: Friday, June 16, 2006 10:40 AM
To: Otto Paris; Cathy VonWald; Hank Stecker; Mike Roskind; Don Brocha; Gina Leonard; Scott Hageman; Pete Rose; Mick Monken
Cc: RMasonshome@aol.com
Subject: RE: Contract Authorization for The Transpo Group (Transpo)

Pete, we should pull this from the consent calendar and address the issues. If Transpo is playing on both sides of the fence within the City it would be very wise to evaluate this, what ramifications this may bring, and the potential for conflict of interest (real or perceived).

Chuck Price

From: Otto Paris [mailto:oparis@comcast.net]
Sent: Fri 06/16/2006 9:32 AM
To: Cathy VonWald; Hank Stecker; Chuck Price; Mike Roskind; Don Brocha; Gina Leonard; Scott Hageman; Pete Rose; Mick Monken
Cc: RMasonshome@aol.com
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Von Wald

Mor

Jennifer Kuhn

From: CDambrosia@aol.com
Sent: Sunday, September 10, 2006 10:16 PM
To: Cathy VonWald
Subject: Moratorium Extension

Woodinville City Council
Woodinville City Hall
17301 - 133rd Ave NE
Woodinville, WA 98072

Ref: Proposed Ordinance 427

Dear Council Members,

My name is Charles D'Ambrosia. My wife Mary, and I, live at 15406 NE 182nd Pl. We have been Woodinville residents for 22 years and have lived at our current address for almost 9 years. Our property is zoned R-1.

We want to express our concern about the renewal of the moratorium passed under Ordinance 419 and continued under Ordinance 427. We purchased our property as an investment for our retirement with the expectation that when I retired we could sell it for development. Everything we learned over the years at the City of Woodinville Planning Department was consistent with that objective. Now that I am retired and we are ready to sell it, this blanket moratorium has caused the value of the property to be put into serious question and has prevented its' sale. The uncertainty over when and if the moratorium will be lifted and possible new restrictions that might be placed on our property, has put not only us, but all owners of R-1 property suitable for development, into a state of suspended animation. At my age, we do not have years to wait for this process to resolve itself. We need it resolved very quickly.

From observing how the moratorium process has been handled, it appears there is no one on the City Council that speaks for the rights of property owners. We own the property, but we have very little say as to its future disposition. We don't think it is fair that our investment can be taken from us for the benefit of others without just compensation.

We have become aware, only as a result of reading the material for this coming City Council meeting on September 11th, that a Citizen Advisory Panel was established to assist in this process. We have no idea who is on this panel and whether any of them speak for property owners like us. We feel disenfranchised by this entire process.

We do not believe there are any environmental issues related to our property. We don't understand why it has to be tied up along with "wetlands" and other more sensitive areas.

The moratorium is a major problem for us and I expect it is a major problem for many other property owners.

We are asking that the City Council promptly bring the moratorium issue to a close.

Yours truly,

Charles J. D'Ambrosia

Jon Wald

ORD.

Jennifer Kuhn

From: Matt Schultz [matt.s@verizon.net]
t: Sunday, September 10, 2006 11:15 PM
Cathy VonWald; Hank Stecker; Chuck Price; Scott Hageman; Mike Roskind; Gina Leonard;
Don Brocha
Cc: Jennifer Kuhn
Subject: Ordinance No. 427 - Moratorium Renewal

September 10, 2006

City of Woodinville City Council
c/o Jennifer Kuhn, City Clerk
City of Woodinville
17301 – 133rd Avenue NE
Woodinville, WA 98072

Subject: Ordinance No. 427: Renewal of the Emergency Building and Land Use Moratorium in the R-1 Zone

Dear Woodinville City Council Members,

I wish to voice my support for continuing the Temporary Moratorium of Building Permit and Land Use Applications in areas zoned R-1.

I believe that the moratorium should be extended until the study of environmentally sensitive areas in Woodinville is complete. This will allow the City of Woodinville to better plan its growth in light of the recent court decisions giving cities greater autonomy in directing growth.

As a member of the Citizens Advisory Panel for the Sustainable Growth Committee, I am well aware of the excellent studies being undertaken by the consultant group lead by Steward and Associates. Yet, it is noteworthy that certain significant data gaps were noted during the discussions with the consultants. I feel it would be scientifically indefensible to lift the moratorium based on incomplete knowledge about the ecology of our region.

Further, I noted during the Woodinville City Council Spring Retreat in April 2006 that all council members in attendance expressed interest in being allowed to develop our own growth direction rather than responding to outside pressures. It is apparent from recent court rulings that cities in Washington are being granted greater autonomy in determining the location of growth. I encourage all council members to allow completion of studies and develop a sustainable, scientifically defensible growth plan. We do not yet have the information and public input necessary to allow lifting the moratorium.

Sincerely,

Matthew F. Schultz, PE.
16206 NE 200th Court
Woodinville, WA 98072
(425) 489-1432

Council

MOR

Jennifer Kuhn

From: Barbara Bulger [BBulger@cityu.edu]
Sent: Monday, September 11, 2006 9:37 AM
To: Council
Subject: R-1 Zoning District moratorium

Dear Sirs,

Please accept this request to continue the moratorium on accepting development applications for the R-1 zone of Woodinville. It is very important that it not be lifted until all the reports are in and added to the City's analysis in order to make a crucial determination about the critical areas of Woodinville.

Sincerely,

Barbara Bulger, M.Ed.

Advisor, Bachelor of Arts Program
Gordon Albright School of Education

City University

Change your life for good®

Direct: 425.709.5223
Fax: 425.709.5361
Toll Free: 800.426.5596 x5223
Email: bbulger@cityu.edu
www.cityu.edu

City University is a not-for-profit and an EO institution accredited by the Northwest Commission on Colleges and Universities. NOTICE: The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. Thank you.

Jennifer Kuhn

From: Susan Boundy-Sanders [sbsand@hotmail.com]
Sent: Tuesday, September 12, 2006 1:18 PM
To: Council
Cc: Bob Wuotila; Cindy Baker; Ray Sturtz; sbsand@hotmail.com
Subject: Sustainable Development CAP guidelines

Dear Council:

Thank you for voting to extend the moratorium last night. Please be assured that the CAP is working diligently to keep the moratorium as brief as possible.

This e-mail is a brief recap of my request during the hearing last night.

The CAP is unified in desiring a Best Available Science-based delineation of critical areas within the city limits. The majority desires that critical areas identified in this delineation be incorporated into official city maps and regulatory documents before the moratorium is lifted. At minimum, we'd like the R-1 assessment to be completed, report finalized, and critical areas delineation to be vested (if relevant) before the moratorium is lifted.

What we need are the following:

1. A written statement of who has the authority to set scope and budget for the Sustainable Development project.
2. If that authority is the Council, authorization for a critical areas delineation (not just a compilation of previous studies).
3. A statement of the City's commitment to using Best Available Science as the basis for this critical areas delineation.
4. An affirmation of the value of critical areas delineation on its own merits, independent of the Litowitz test.

This information needs to reach the CAP, Staff, consultants, and Planning Commission, so that we all have the same understanding of how to proceed.

Thank you so much.

Susan Boundy-Sanders
425-591-3672 cell

Linda Fava

From: Susan Boundy-Sanders [sbsand@hotmail.com]
Sent: Tuesday, October 17, 2006 11:03 AM
To: Connie Fessler
Cc: Ray Sturtz; Cindy Baker; Bob Wuotila
Subject: Sustainable development consultants scope and budget

Hi Connie,

I understand that Council gave direction last night for the Sustainable Development consultants to submit scope and budget for additional data collection, in time for next Monday's budget retreat.

I'm writing to offer any help I can provide as a member of the Sustainable Development CAP, to get this done in the short time available.

Thanks so much,

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

From: Susan Boundy-Sanders [mailto:sbsand@hotmail.com]
Sent: Monday, October 16, 2006 11:04 PM
To: cvonwald@ci.woodinville.wa.us; Hank CityCouncil Stecker; Don WoodinvilleCouncil Brocha; Gina WoodinvilleCouncil Leonard; Mike WdnvCityCouncil Roskind; Scott WoodinvilleCouncil Hageman; Chuck WoodinvilleCouncil Price
Cc: Cindy WdnvPlanningServDir Baker; Bob WdnvParksPlanner Wuotila
Subject: Public comments follow-up

Dear Council:

This e-mail is a follow-up to my comments at tonight's Council meeting.

First and foremost, I want to make it clear that no one on Staff has been negligent with regard to the CAP or the Sustainable Development project. Bob Wuotila has done a superlative job lining up consultants to educate the CAP, staying on top of the paperwork, and generally anticipating our needs.

Second, I'd like to reassure you that the CAP does have a detailed schedule, has finished the first draft of a goals document, is anticipating the draft of the consultants' report, and looks forward to tackling any role we play in policy and code amendments. The project still has every likelihood of being finished in time for the moratorium to be lifted on March 20, and we are certainly working very hard to keep up our part of the schedule.

Third, I'd like to assure you that the consultants have done an admirable job with the time and budget they've had available to them. I certainly believe they've shown excellent stewardship to this point.

Cindy Baker was kind enough to update me on one important point, after my comments tonight. She says the consultants have given my landslide report favorable reviews, and says that based on their assessment she is comfortable adding my data to the City's maps as unpublished but credible information.

I'm grateful to have gotten this far!

However, adding the landslides to the map as unpublished-but-credible won't protect citizens as fully as the hazard warrants. I'm completely serious when I say that I believe protecting the landslide hazard areas -- keeping them forested and undisturbed -- is a life-or-death issue to people who live on or near them. The story the LIDAR images tell is simply frightening.

The CAP has approved the following as one of its goals: "Develop a comprehensive GIS inventory of all environmentally sensitive areas and natural system features and incorporate it into policy and regulatory documents." Achieving this goal *before* development applications are submitted means that developers, citizens, and the City can all form expectations that are based on rigorous and stable information, and allows us to develop those expectations before we've invested enormous amounts of money in (or against) a project. Perhaps as importantly, it allows everyone involved to trust the data more, since it's generated by a source with fewer conflicts of interest.

This is why I've asked you to jump-start the request for a scope-and-budget document from the consultant, for filling gaps that they have identified in the data.

Here is a prioritized list of the gaps identified by the lead consultant, as an extremely preliminary overview.

Top priorities, as identified by the consultant:

- Drill additional groundwater wells to determine groundwater hydrology, especially in R-1 zone.
- Assess for slope stability issues, particularly in relationship to the results of the groundwater study.

Other sizable gaps in the data, also as identified by the consultant:

- Conduct a complete stream inventory.
- Develop a management plan for Lake Leota.
- Conduct a complete wetlands delineation to correct missing, inaccurate, and obsolete information.
- Conduct a delineation of erosion hazard areas and landslide hazard areas in the R-1 zone.
- Assess hazards along western scarp of Wellington neighborhood, with respect to using low-impact development techniques, which could increase groundwater in geologically hazardous areas with highly permeable soils.

Thank you for your attention to this project that means so much to citizens. My neighborhood is extremely interested in the project and very grateful that the City is willing to undertake it.

Regards,

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

Council

W, T

Jennifer Kuhn

From: dhenrynase Henry [dhenrynase@msn.com]
Sent: Wednesday, November 22, 2006 3:20 PM
To: Linda Gray; Cathy VonWald; Council; Connie Fessler
Cc: Emma Dixon; Christie Diamond; 'Charley Blaine (VMC Consulting Corporation)'; Peter Tountas
Subject: Re: Use of "interim" employees

Linda;

Your point is well taken, 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.

My belief is, that this city has such a distaste for the citizens, and the labeling some of us as season ticket holders, that the use of interim employees may certainly be their way of getting even, for taking them to task, on a multitude of issues.

Dave Henry

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

From: Linda Gray
Sent: Tuesday, November 21, 2006 10:39 PM
To: 'Cathy VonWald'; 'Council'; 'Connie Fessler'
Cc: 'Emma Dixon'; 'UnInformed Consent'; 'Charley Blaine (VMC Consulting Corporation)'; 'Dave Henry'; 'Peter Tountas'
Subject: RE: Use of "interim" employees

Dear Mayor VonWald - thank you for getting back to me regarding Woodinville's use of interim employees. While I can appreciate your current efforts to finally hire a permanent replacement for Pete, this does little to assuage citizen concerns regarding any prior/future decisions these individuals have/will make in the interim.

I go back to my previous request. Both the interim City Manager and Planner cannot be allowed to make any decisions affecting the city. Additionally, how do you and the Council plan to address the decisions made to date by interim employees who are free to leave without any accountability to the citizens who elected you.

Please provide a list of decisions they've made while in office and assurance no more decisions will be made until permanent employees are in place. Thank you - Linda

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

From: Cathy VonWald [mailto:CVonWald@ci.woodinville.wa.us]
Sent: Sunday, November 19, 2006 6:32 PM
To: Linda Gray; Council; Connie Fessler

Cc: Emma Dixon; UnInformed Consent; Charley Blaine (VMC Consulting Corporation); Dave Henry; Peter Tountas
Subject: RE: Use of "interim" employees

Hello Ms. Gray,

Thank you for your comments. I notice that you have cc'd the entire Council. Your email will be noted during public comments as written communications on the official public record for the meeting of November 20th.

For your information, the Council has been actively working with Prothman and Associates to recruit a permanent City Manager. In fact, the Council met last week to review applications and finalize the recruitment schedule. We will have an opportunity for interested members of the community to meet the finalists and will announce that event date, time, and location soon. We hope to have a permanent City Manager in place by late January.

You'll also be happy to know that the recruitment for the Development Services Director will be the first order of business for the new City Manager.

Thanks again for your comments. If you have any further questions, please don't hesitate to contact me.

Thanks,
Cathy VonWald, Mayor

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

From: Linda Gray [mailto:newtl@msn.com]
Sent: Sun 11/19/2006 4:49 PM
To: Council; Connie Fessler
Cc: 'Emma Dixon'; 'UnInformed Consent'; 'Charley Blaine (VMC Consulting Corporation)'; 'Dave Henry'; 'Peter Tountas'
Subject: Use of "interim" employees

Dear Woodinville Council Members - I am requesting you please read this into the record for your meeting Monday, Nov 20th.

Pete Rose gave his notice in June. Yet, nearly six months later, the City of Woodinville continues to employ an interim City Manager and Planner with no plans to hire permanent replacements. Granted it take time to hire qualified personnel, but nearly six months without plans for permanent replacements is unacceptable. And this is unacceptable because:

* Neither live in Woodinville

* Neither have any "skin" in the game

* Most importantly each is making long term, high impact decisions for the City yet because they are "interim" they cannot be held responsible.

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? Please hire permanent employees immediately and at a minimum do not allow the interim employees to make any permanent decisions.

Thank you

Linda Gray

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City of Woodinville

Development Services Department

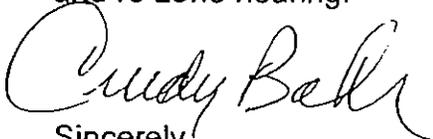
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072

Permit Desk Hours • Monday – Friday • 8:30am – 4:00pm • Wednesday 11:30am-4:00pm

12/13/06

Dear Honorable Mayor and Woodinville City Council Members,

Your copy of the Wood Trails / Montevallo Final Environmental Impact Study is ready to be picked up at your convenience at the Development Services front counter. We would deliver them but they are too large. We hope you find the reading interesting and we look forward to you participation in the preliminary plat and re-zone hearing.



Sincerely,

Cindy Baker, Interim Director
Development Service Department

Council
W.T

Jennifer Kuhn

From: Jenson, Matthew O [matthew.o.jenson@boeing.com]
t: Monday, December 18, 2006 9:41 AM
Cindy Baker
Cc: cfessler@ci.woodinville.wa.us; Steve Munson; Cathy VonWald; Hank Stecker
Subject: Please extend the deadline for FEIS response

Dear Ms. Baker et al.,

I was finally able to get back online this morning from a friend's house in Redmond. Prior to Thursday night, review of the Wood Trails & Montevallo FEIS had been near the top of my priority list. However, the big storm has quickly reoriented my list. Since Thursday, my primary concern has been the care of my family (from a hotel in Seattle) and the clean up of downed trees on my property.

When I first learned that the FEIS was formally released last week, I was disappointed. As evidenced by the number and thoroughness of the comments to the DEIS, it should be clear that a significant number of residence are very interested in participating in the process. In fact, it took the city nine months to process and respond to all of the comments. It seemed disingenuous that the city should release the FEIS in the thick of the Holiday season when residents' schedules could least accommodate the time required to review such an extensive document in such a short time frame. But, I was prepared to sacrifice a large part of an important pre-Holiday weekend to do just that.

However, the storm changed everything. With power still out and my family displaced for who knows how much longer, I simply cannot meet the 7 day deadline for reviewing the FEIS. I sincerely hope that the city will find a way to extend the deadline and the originally planned 7 days to at least 30 days, if not 60 days.

Sincerely,

Matt Jenson - Engineering, Operations & Technology Financial Services IT - Business Analyst
206-713-6069 (Cell) / 425-865-1949 (Office) / 425-830-2981 (Personal
Cell)

* I would normally use my personal email for this type of letter, but that was not possible due to the storm. So, all the standard legalize should apply... This email reflects only my opinions and does not in anyway represent the position of The Boeing Company, etc...

CM
3

Jennifer Kuhn

From: thegottschalks@comcast.net
Sent: Friday, December 29, 2006 3:34 PM
To: Connie Fessler; Susan Boundy-Sanders; amee@tmi-online.com; kscarbrough@verizon.net; vince.carlson@comcast.net; art@pregler.org; mcorning@aspalliance.com; Wendi Pedersen; mcorning1@comcast.net; John C. Erdman; matt.s@verizon.net; rmasonshome@aol.com; Roger Wellington Mason
Cc: vic@orris.org; lrubstello@ci.lynnwood.wa.us; prelnick@comcast.net; art@pregler.org; Patraick; Cindy Baker; Bob Wuotila; Council
Subject: RE: Request for draft Environmental Report on the R1 area

Dear Ms. Fessler,

Thank you for helping. I tried calling you and Bob but you were both away from your desks so I am e-mailing you. I am not familiar with the Open Meetings Act rules. I have no problem with this. Is there a minimum number of members required for the Open Meetings Act to apply?

At this point in time I do not know how many CAP members are willing to give up time on their New Year's weekend for a meeting. The purpose of this meeting was to see if the CAP could help the City get limited sight distance data. The traffic report is due to be sent to the City on January 16 which makes everything really tight.

When will the report be ready for pick up?

Thank you and have a Happy New Year,

Steve Gottschalk

----- Original message -----

From: "Connie Fessler" <ConnieF@ci.woodinville.wa.us>
Dear CAP Members:

The meeting packets for the January 3 Planning Commission meeting will be ready by the end of the day. These packets include the environmental report the CAP has requested. I have directed the Development Services staff to prepare a packet for each CAP member. We will attempt to get them to you today. If you do not receive it, please call Bob Wuotila on Tuesday. To date, the CAP has received all the written documents and verbal presentations that have been received by the Planning Commission. In addition, the CAP received a presentation on Neighborhood Character at its December 27 meeting. The Planning Commission will receive this presentation Wednesday night.

I appreciate you bringing this to my attention. I was not aware that the Planning Commission was meeting next Wednesday in a study session. While it would have been preferable for staff to coordinate their review of the Environmental Report's appendices, it is more important for the Planning Commission and the CAP to have the documents for review prior to the study session. The Planning Commission may need to have a second study session prior to the public hearing on January 17.

I made it a priority to stick to the schedule for getting this issue before the City Council. Unfortunately, a variety of circumstances beyond the staffs' control put them behind on reviewing the consultants' work. I've made a commitment to the Council to see that they have an opportunity to consider the matter prior to the moratorium's expiration.

I've been informed that the CAP may meet over the weekend. Please be advised that CAP meetings fall

under the Open Meetings Act and must be notices and open to the public. Please contact Bob if you wish to schedule a meeting, so adequate notice can be made.

If you have any questions, feel free to respond or call me at 425.877.2265.

Happy New Year!
Connie Fessler

From: thegottschalks@comcast.net [mailto:thegottschalks@comcast.net]
Sent: Friday, December 29, 2006 9:41 AM
To: Connie Fessler; Bob Wuotila
Cc: John C. Erdman; Susan Boundy-Sanders; matt.s@verizon.net; rmasonshome@aol.com; Roger Wellington Mason; Wendi Pedersen; amee@tmi-online.com; kscarbrough@verizon.net; vince.carlson@comcast.net; art@pregler.org; mcorning@aspalliance.com; mcorning1@comcast.net; Cindy Baker
Subject: RE: Request for draft Environmental Report on the R1 area

Connie,

Thank you.

Steve

----- Original message -----

From: "Connie Fessler" <ConnieF@ci.woodinville.wa.us>
Steve:

I have reviewed your letter. I did talk with Bob Wuotila yesterday, but your letter presented some new/different information than I had. I will talk with Bob this morning and get back to you and the other members of the CAP.

Connie

From: thegottschalks@comcast.net [mailto:thegottschalks@comcast.net]
Sent: Thursday, December 28, 2006 4:30 PM
To: Connie Fessler; Bob Wuotila
Cc: John C. Erdman; Susan Boundy-Sanders; matt.s@verizon.net; rmasonshome@aol.com; Roger Wellington Mason; Wendi Pedersen; amee@tmi-online.com; kscarbrough@verizon.net; vince.carlson@comcast.net; art@pregler.org; mcorning@aspalliance.com; mcorning1@comcast.net
Subject: Request for draft Environmental Report on the R1 area

Dear Ms. Fessler,

Please find attached a letter requesting that the Sustainable Development CAP receive copies of the draft Environmental Report on the R1 area dated December 20,2007.

Thank you for your consideration,

Stephen C. Gottschalk
CAP member
14918 NE 198th St
Woodinville, WA 98072

425-827-0460 (Work)

cm
3

Jennifer Kuhn

From: Connie Fessler
Sent: Friday, December 29, 2006 4:01 PM
To: thegottschalks@comcast.net; Susan Boundy-Sanders; amee@tmi-online.com; kscarbrough@verizon.net; vince.carlson@comcast.net; art@pregler.org; mcorning@aspalliance.com; Wendi Pedersen; mcorning1@comcast.net; John C. Erdman; matt.s@verizon.net; rmasonshome@aol.com; Roger Wellington Mason
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The Open Meetings Act is state law. It basically provides that the public's business should be done in public. All meetings of governing bodies and their advisory bodies must be noticed, according to procedures, and held in public. To be a meeting, there must be a quorum of the body present, discussing business. That's it in a general sense. Bob will call you re picking up the meeting material.

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Cc: John C. Erdman; Susan Boundy-Sanders; matt.s@verizon.net; rmasonshome@aol.com; Roger Wellington Mason; Wendi Pedersen; amee@tmi-online.com; kscarbrough@verizon.net; vince.carlson@comcast.net; art@pregler.org; mcorning@aspalliance.com; mcorning1@comcast.net; Cindy Baker

Subject: RE: Request for draft Environmental Report on the R1 area

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14918 NE 198th St
Woodinville, WA 98072
425-827-0460 (Work)

CM
3

Jennifer Kuhn

From: thegottschalks@comcast.net
Sent: Friday, December 29, 2006 4:12 PM
To: Connie Fessler; Susan Boundy-Sanders; amee@tmi-online.com; kscarbrough@verizon.net; vince.carlson@comcast.net; art@pregler.org; mcorning@aspalliance.com; Wendi Pedersen; mcorning1@comcast.net; John C. Erdman; matt.s@verizon.net; rmasonshome@aol.com; Roger Wellington Mason
Cc: vic@orris.org; lrubstello@ci.lynnwood.wa.us; prelnick@comcast.net; art@pregler.org; Patraick; Cindy Baker; Bob Wuotila; Council
Subject: RE: Request for draft Environmental Report on the R1 area

Connie,

Thank you for the clarification. I am new to this and I fully agree. Right now there does not appear to be anything close to a quorum.

Steve

----- Original message -----

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Dear Ms. Fessler,

Thank you for helping. I tried calling you and Bob but you were both away from your desks so I am e-mailing you. I am not familiar with the Open Meetings Act rules. I have no problem with this. Is there a minimum number of members required for the Open Meetings Act to apply?

At this point in time I do not know how many CAP members are willing to give up time on their New Year's weekend for a meeting. The purpose of this meeting was to see if the CAP could help the City get limited sight distance data. The traffic report is due to be sent to the City on January 16 which makes everything really tight.

When will the report be ready for pick up?

Thank you and have a Happy New Year,

Steve Gottschalk

----- Original message -----

From: "Connie Fessler" <ConnieF@ci.woodinville.wa.us>

Dear CAP Members:

The meeting packets for the January 3 Planning Commission meeting will be ready by the end of the day. These packets include the environmental report the CAP has requested. I have directed the Development Services staff to prepare a packet for each CAP member. We will attempt to get them to you today. If you do not receive it, please call Bob Wuotila on Tuesday. To date, the CAP has received all the written documents and verbal presentations that have been received by the Planning Commission. In addition, the CAP received a presentation on Neighborhood Character at its December 27 meeting. The Planning Commission will receive this presentation Wednesday night.

I appreciate you bringing this to my attention. I was not aware that the Planning Commission was meeting next Wednesday in a study session. While it would have been preferable for staff to coordinate their review of the Environmental Report's appendices, it is more important for the Planning Commission and the CAP to have the documents for review prior to the study session. The Planning Commission may need to have a second study session prior to the public hearing on January 17.

I made it a priority to stick to the schedule for getting this issue before the City Council. Unfortunately, a variety of circumstances beyond the staffs' control put them behind on reviewing the consultants' work. I've made a commitment to the Council to see that they have an opportunity to consider the matter prior to the moratorium's expiration.

I've been informed that the CAP may meet over the weekend. Please be advised that CAP meetings fall under the Open Meetings Act and must be notices and open to the public. Please contact Bob if you wish to schedule a meeting, so adequate notice can be made.

If you have any questions, feel free to respond or call me at 425.877.2265.

Happy New Year!
Connie Fessler

From: thegottschalks@comcast.net [mailto:thegottschalks@comcast.net]

Sent: Friday, December 29, 2006 9:41 AM

To: Connie Fessler; Bob Wuotila

Cc: John C. Erdman; Susan Boundy-Sanders; matt.s@verizon.net; rmasonshome@aol.com; Roger Wellington Mason; Wendi Pedersen; amee@tmi-online.com; kscarbrough@verizon.net; vince.carlson@comcast.net; art@pregler.org; mcorning@aspalliance.com; mcorning1@comcast.net; Cindy Baker

Subject: RE: Request for draft Environmental Report on the R1 area

Connie,

Thank you.

Steve

----- Original message -----

From: "Connie Fessler" <ConnieF@ci.woodinville.wa.us>

Steve:

I have reviewed your letter. I did talk with Bob Wuotila yesterday, but your letter presented some new/different information than I had. I will talk with Bob this morning and get back to you and the other members of the CAP.

Connie

From: thegottschalks@comcast.net [mailto:thegottschalks@comcast.net]
Sent: Thursday, December 28, 2006 4:30 PM
To: Connie Fessler; Bob Wuotila
Cc: John C. Erdman; Susan Boundy-Sanders; matt.s@verizon.net; rmasonshome@aol.com; Roger Wellington Mason; Wendi Pedersen; amee@tmi-online.com; kscarbrough@verizon.net; vince.carlson@comcast.net; art@pregler.org; mcorning@aspalliance.com; mcorning1@comcast.net
Subject: Request for draft Environmental Report on the R1 area

Dear Ms. Fessler,

Please find attached a letter requesting that the Sustainable Development CAP receive copies of the draft Environmental Report on the R1 area dated December 20, 2007.

Thank you for your consideration,

Stephen C. Gottschalk
CAP member
14918 NE 198th St
Woodinville, WA 98072
425-827-0460 (Work)