

**Sandy Guinn**

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**From:** Cindy Baker  
**Sent:** Friday, April 13, 2007 4:54 PM  
**To:** Sandy Guinn  
**Subject:** FW: Woodinville Traffic Planning



Put on the public Record

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**From:** Jane Winant [mailto:jwinant@comcast.net]  
**Sent:** Friday, April 13, 2007 3:01 PM  
**To:** Cindy Baker; Richard Leahy  
**Subject:** FW: Woodinville Traffic Planning

### Woodinville Traffic Planning

On Thursday night, April 5, 2007, at the Wood Trails Public hearing, the Woodinville traffic specialist addressed the potential traffic problems associated with rezoning the Wood Trails and Montevallo areas. He first displayed a series of charts depicting the data from traffic sampling along the Woodinville-Duvall Road and 156<sup>th</sup> Ave. He pointed out that the data was too sparse, contradictory, and much of it out of date, to allow any accurate analysis of traffic growth on these roads and their intersection. He did not address the reason for not having adequate data to make an analysis. Traffic impact on 156<sup>th</sup> Ave, should be of major importance when considering a zoning change for the area.

In spite of the lack of useful data, he stated that the city's position is that the traffic growth on these roads will be 2.5% based on the Puget Sound Regional Council's (PSRC) analysis of growth in this area. The Regional Council's analysis is based on a study of business and employment projections. However, the PSRC analysis is "growth as usual". It applies to the average increase in traffic across all roads, not to any individual road.

156<sup>th</sup> Avenue is the only access to the city central area and Woodinville Duvall Rd. Traffic on this road apparently increased 16% due to the opening of the COSTCO store. The number of homes in the Wellington area will increase by more than 30% under the two proposed rezoning actions and by more than 50% if all the large landowners, who have indicated a desire to cash in on a rezoning, are successful. An assumption of a 2.5% growth rate seems irrational.

The traffic specialist went on to say that he had no plans for addressing the

existing problems which he acknowledged already exist on 156<sup>th</sup> Avenue and feeder streets, primarily 195<sup>th</sup> St., prior to the Wood Trails development.

It is apparent from this issue as well as a host of others that surfaced in these meetings, that the city Planning Department takes a very narrow view of their responsibility to the city and its citizens. Specifically, they appear to lean toward an attitude of Review and Approve developers plans. They do not look for the costs to the city's infrastructure or the future consequences of developer's activities,

With the current overload of the city road project budget and the shortfall of developer impact fees, they are asking the city to approve a project with very little merit, without in any way quantifying the expected costs to the city. Further, the city Planning Director stated that she would not estimate the potential long term impact of the Wood Trails project on growth in the Wellington area. This appears to be ignoring rather than planning.

The Woodinville Planning Department together with the developer are asking the city to accept undefined and open-ended costs to the city transportation budget. This is not just short-sighted. It is irresponsible and unacceptable. Added to the other significant issues associated with these proposed developments, no rezoning should be approved until the traffic plan and budget are capable of handling the rational expectation of long term growth.

Austin Winant  
15908 NE 198<sup>th</sup> street  
Woodinville WA 98072



**Sandy Guinn**

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**From:** Cindy Baker  
**Sent:** Monday, April 16, 2007 6:20 PM  
**To:** Sandy Guinn  
**Subject:** FW: Wood Trails and Montevallo/written comments

**Attachments:** LT Smith.pdf; plat.pdf

EXHIBIT 86  
PAGE 3 OF 7



LT Smith.pdf (40plat.pdf (148 KB)  
KB)

On the record please

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

From: Mike Daudt [mailto:MDaudt@Tousley.com]  
Sent: Monday, April 16, 2007 3:28 PM  
To: Susie McCann; Jennifer Kuhn; gsmith@spokanecity.org  
Cc: rich@mhseattle.com; rick@aramburu-eustis.com; Zach Lell- City Attorney; Cindy Baker  
Subject: Wood Trails and Montevallo/written comments

<<LT Smith.pdf>> Mr <<plat.pdf>> . Smith:

Please find attached my letter of today's date with enclosure.

Michael D. Daudt, mdaudt@tousley.com  
Tousley Brain Stephens PLLC  
1700 Seventh Avenue, Suite 2200  
Seattle, WA 98101-4416  
(206) 682-5600  
(206) 682-2992 fax  
(206) 667-0235 DID  
www.tousley.com

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This e-mail is sent by a law firm and contains information that may be privileged and confidential. If you are not the intended recipient, please delete the email and notify us immediately. To comply with recent IRS rules, we must inform you that this message, if it contains advice relating to federal taxes, was not intended or written to be used, and it cannot be used, for the purpose of avoiding penalties that may be imposed under federal tax law.

MICHAEL DAUDT  
mdaudt@tousley.com

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PAGE 4 OF 7

OUR FILE NO:  
H-4585-001.B1

April 16, 2007

VIA EMAIL AND U.S. MAIL

Greg Smith  
Hearing Examiner  
c/o Development Services Department  
17301 NE 133<sup>rd</sup> Avenue NE  
Woodinville, WA 98072

Re: Wood Trails Rezone and Preliminary Plat, File Nos. ZMA2004-053 and PPA2004-054  
Montevallo Rezone and Preliminary Plat, File Nos. ZMA2004-94 and PPA2004-093  
Written Comments

Dear Mr. Smith:

Please accept this letter and enclosure as part of the written record for the hearings on the above-referenced applications.

Enclosed is a copy of the original plat for the property which is the subject of the Montevallo applications. There are two items of significance in the plat. First, the plat depicts a road, labeled N.E. 205<sup>th</sup> Street and N.E. 204<sup>th</sup> Street, over the northern portion of the property and "dedicate[s] to the use of the public forever all streets and avenues shown and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes." Nothing in the record indicates that this public road dedication was ever vacated. Furthermore, a significant portion of the area depicted as N.E. 205<sup>th</sup> Street has actually been used for many years as a public road to access adjacent properties, including properties to the north that are currently owned by the Husos and the Hanikas. Because the application calls for this public road to be removed and houses built in the public road, and the applicant has not followed the required procedures to vacate the public road, the application should be denied.

The second significant item in the original plat is found under the heading "Restrictions," where the plat states that "no lots shown on this plat shall be divided without prior

Greg Smith  
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approval from King County and Seattle-King County Department of Public Health.” No such approvals have been obtained by the applicant.

Sincerely,

TOUSLEY BRAIN STEPHENS PLLC



Michael Daudt

MDD/mdd  
Enclosure

cc: G. Richard Hill (email)  
J. Richard Aramburu (email)  
J. Zachary Lell (email)  
Cindy Baker (email)  
Clients

4585/001/204245.1

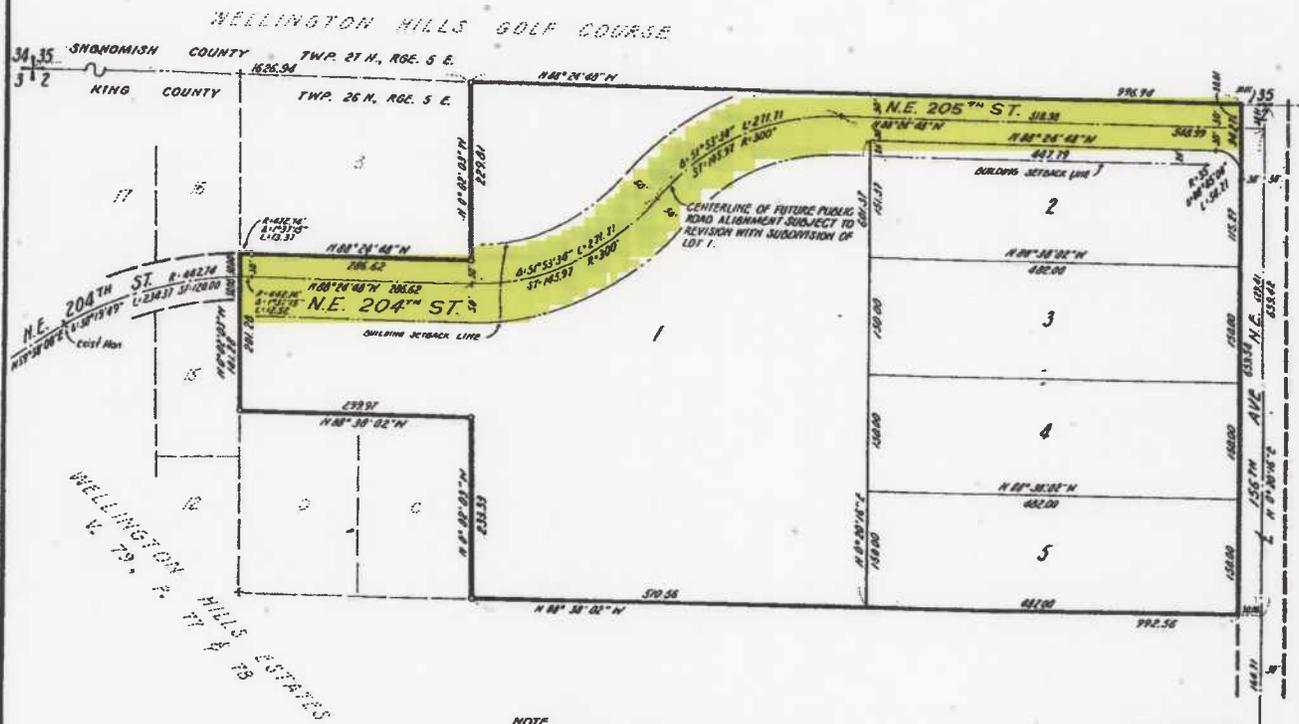


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KING COUNTY  
PHOTO RECORDS  
VOL. 100 PAGE 34  
KNOLL MAP COMPANY, INC.  
SEATTLE

100-34

**SUMMERS ADDITION**  
**SECTION 2, TWP. 26 N., R. 5 E., W.M.**  
**KING COUNTY, WASHINGTON**



WELLINGTON HILLS ESTATES  
N. 79° 17' 5" E.

**NOTE**

SUBDIVIDING OF LOTS 2, 3, 4 & 5 SHALL REQUIRE ACCESS FROM A PUBLIC STREET OTHER THAN 156<sup>TH</sup> AVE N.E.

FUTURE STRUCTURES PROHIBITED WITHIN 50 FEET OF FUTURE ROAD CENTERLINE.

SUBDIVISION OF LOT NO. 1 MAY REQUIRE THE CONSTRUCTION OF A PUBLIC STREET BETWEEN N.E. 204<sup>TH</sup> STREET AND 156<sup>TH</sup> AVENUE N.E.



D. K. Rouse, Professional Land Surveyor  
Certificate No. 9435



SCALE: 1" = 100'

+ COR. monument  
o platted from pipe