

Sandy Guinn

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



Put on the public Record

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 156th 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 He pointed out that the data was too sparse, contradictory, and much of it out of date, to allow any accurate analysis of traffic growth on these roads and their intersection.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 156th 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.

156th 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 156th Avenue and feeder streets, primarily 195th 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 198th street
Woodinville WA 98072



Sandy Guinn

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



LT Smith.pdf (40 KB)
plat.pdf (148 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
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MICHAEL DAUDT
mdaudt@tousley.com



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 133rd 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. 205th Street and N.E. 204th 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. 205th 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
April 16, 2007
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EXHIBIT 156
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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

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