

Date: Oct 31st 2015

To,

City of Woodinville, ATTN: Agnes Kowacz

Subject: Response to Karen Walter comments regarding Modi Reasonable Use Permit

This letter is a response to Karen Walter's comments dated Oct 19th 2015 on the revised notice of application for a RUP to build one single family home.

Karen commented on updating the checklist to reflect one single family home instead of initial plan of building duplexes and providing some description how revised proposal meets Woodinville code requirement.

Comment #1: Updated Checklist:

I have updated the SEPA checklist with the revised proposal to reflect seeking RUP to build a single family residence on 1.63 acre lot. Please refer to the updated SEPA checklist and let me know if you have any additional comments with respect to updated checklist.

Comment #2: Include how revised proposal meets Woodinville code requirement:

I have already submitted "Modi Single Family RUP" letter to City of Woodinville reflecting how revised plan meets WMC 21.24.080(2) code. Please refer to that letter and let me know if you have any additional comment specific to how revised plan meet WMC 21.24.080(2) code. I have also included the "Modi Single Family RUP" letter as Exhibit A in this letter.

Thanks and Regards,

Prakash Modi
14317 NE 186th Pl
Woodinville, WA 98072

Exhibit A

Sept 23rd 2015
Jenny
City of Woodinville
17301 133rd Ave NE
Woodinville, WA 98072

RE: Modi Reasonable Use Permit for one single family home (Updated)

Dear Jenny,

This letter is to response to your email dated 9/16/2015 for the above mentioned reasonable use permit application. I was asked to provide response to each of the below criteria:

1. The application of this chapter would deny all reasonable use of the property:

My parcel #0622100060 is 1.63 acre (71,101 SF) zoned R6. Per Woodinville Municipal Code 21.12.030 minimum lot area for one single family home is 6000 sq.ft and minimum building footprint is 50% which is equal to 3000 sqft with impervious surface allowed within this minimum lot size is 4200 sq.ft (70%). My parcel has Little Bear creek going at one end, a wetland of approx 1800 sq.ft which City chose to classify it as Class 1 and Landslide hazardous area which primarily leaves approx 850 sq.ft of possible buildable area (See Exhibit 1) and that too with 100' reduced buffer which essentially makes my parcel unusable.

Hence my ask is to grant a Reasonable Use Permit to build ONE single family home with approx 2508 sq.ft of building footprint in the entire 1.63 acre R6 zoned lot. Without the reasonable use permit, my entire parcel of 1.63 acre becomes non usable.

2. There is no other reasonable use with less impact on the sensitive area

Building a commercial or mixed use is not a reasonable use of the parcel as it may have greater impact to the sensitive area. Hence building one single family residential unit is the best reasonable use of the parcel.

3. The proposed development does not pose an unreasonable threat to the public health, safety or welfare on or off the development proposal site and is consistent with the general purposes of this chapter and the public interest.

Per Geotech report prepared by Robinson Noble and Wetland & Stream Buffer report prepared by professional wetland scientist Mike Layes with 19 years of experience (both report already submitted to City), proposed development does not pose any unreasonable threat to the public health, safety or loss of life. Proposed development also maintains healthy, functioning ecosystems by working with "Mountain to Sound Greenway Trust" to further improve Little Bear Creek that goes through the property. Location of the property which is outside the 100' feet reduced stream buffer, outside of flood area and minimum 35-45 feet outside the wetland buffer will further ensures that ground and surface water, wetland and fish and wildlife and their habitats are conserve the biodiversity of plant and animal species. In addition, proposed single family home will be built to the engineering recommendation and requirements of City of Woodinville.

4. Any alterations permitted to the sensitive area shall be the minimum necessary to allow for reasonable use of the property

Only alternation that is being asked is to build ONE single family home on the entire 1.63 acre parcel which is well within the reasonable footprint of minimum development allowed in a R6 zoned property within City of Woodinville. Also the location of the footprint is well outside of 100ft stream buffer and least impactful to wetland and trees. Alteration of approx. 2508 sq.ft of footprint and approx. 4524 sq.ft of impervious is the smallest reasonable use on a 1.63 acre parcel zoned R6. In addition, we also plan to remove blackberry and plant new trees to further enhance the sensitive area.

