



TECHNICAL REVIEW COMMITTEE  
Pre-Application Meeting  
City of Woodinville

TRC12016



**Development Services Department**

425-489-2754 • 17301 133<sup>rd</sup> Avenue NE • Woodinville, WA 98072

Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

Subject: Woodinville Heights Subdivision

Meeting Date/Time: August 22, 2012 2:00pm

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**Attendees:**

City Staff: Erin Martindale, Senior Planner; Tom Hansen, Public Works Director; Dave Williamson, Building Inspector

Applicant: Jennifer Reiner, DR Horton; Tia Heim, DR Horton; Todd Oberg, Blueline Group

Project Description: Subdivision of up to 134 homes

Project Location: 15205 124<sup>th</sup> Avenue NE

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The following comments and code requirements were provided by staff attending the pre-application meeting. These comments are based on the information provided to the City prior to and at the meeting. If the proposal changes, none of these comments can be relied upon. These comments do not represent or guarantee approval of any project or permit. Submittal of a complete application may reveal additional issues that were not identified during pre-application. The City Municipal Code changes over time. No vesting occurs as part of the pre-application process. The development will be reviewed against the code in place at the time of a complete application. Different portions of the project may vest with different permit applications.

Before applying for a permit, please contact the City to verify the application type, current submittal requirements, and any other related information.

Zone: Residential, 6 units per acre

City Permits Potentially Required: Subdivision, SEPA, Site Development, Right-of-Way, Building, Mechanical, Plumbing

**Planning:**

- Gave handout at meeting. Corrections/additions to handout:
  - If sewer is provided by Northshore Utility District, an availability certificate will be required to be submitted from them
  - The critical area reconnaissance should include reasoning on why the existing irrigation pond is not regulated as a wetland.
  - The off-site category 3 wetland has a buffer of 50 feet, which can be reduced down to 25 feet subject to certain criteria and with buffer enhancement.
  - Park impact fees are \$3,175 per new dwelling unit.
  - The City will require notes on the plat for: possible road extension at the stub out to the property to the east; proximity to Tourist areas and possibility of noise from events
- Our submittal checklist is located on our website. Plats are covered starting on page 6.

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**Public Works:**

**Traffic Impact Fees/Analysis:**

- Traffic impact fees will be required at building permit issuance for these projects. The City is currently working on an update to the Traffic Impact Fee Ordinance, which is expected to be adopted in the next month. The Traffic Impact Fee could be doubled from the current amount. The fee amount is determined at the time of building permit issuance.
- A traffic study will be required. This level of service and number of new homes may trigger a signal at the intersection on 124<sup>th</sup> Avenue NE. The Transportation Master Plan is available on our website.

**Stormwater/Geotechnical:**

- A drainage study including downstream analysis will be required, using the 2009 King County Surface Water Design Manual regulations. This analysis and design is required to be completed by a professional engineer. The City's Stormwater Master Plan is available on our website.
- The downstream analysis must include 124<sup>th</sup> Avenue NE and the connection to the City of Kirkland system.
- There are known capacity issues on 124<sup>th</sup> that will need to be corrected as part of this project.
- Proposed Tract 990 – will need to see the capacity for overflow of 100 year storm events, and the pond will need to be designed so that such events have no impact to adjoining property owners.
- All stormwater ponds will be required to be heavily landscaped.
- Any stormwater ponds will be the maintenance responsibility of the homeowners association.
- Stormwater ponds have resulted, in other subdivisions, in complaints of mosquitoes and aesthetic complaints
- Maintenance access to all stormwater facilities must be shown on the plans.

**Street Improvements:**

- Street dedication of any new public road (any road serving more than 5 or more dwelling units) will be required. Dedication on 124<sup>th</sup> Avenue NE may also be required.
- 124<sup>th</sup> Avenue NE is required to be designed to the City standard detail 107A-2 with bike lanes.
- Left turn channelization will be required on 124<sup>th</sup> Avenue NE, and a traffic signal may be required.
- Internal roads are required to be designed to High Density Residential standard detail 104A, including 2 way travel lanes, street lighting, curb, gutter, drainage, planter and sidewalk will be required on the internal roadways.
- An 8-10% road grade is preferred.
- Road improvements must be designed by a professional civil engineer.
- Comments on the design shown at the meeting:
  - The interior road radius shown is too tight. The minimum centerline radius is 100 feet – we have adopted the AASHTO standard.
  - There is a mid-block cul-de-sac shown in the southwest portion of the plat. Please look at removing such cul-de-sacs – they create traffic and parking issues.
  - Staff would like to see a connection to the south – at a minimum a pedestrian connection to the Tolt Pipeline.
  - Staff is concerned with the single connection point between the east and west portions of the subdivisions. We would prefer to see 2 connection points. If 1 is proposed, then traffic calming will be required west of the connection point to the intersection with 124<sup>th</sup> Avenue NE.
  - Bulb-outs at all intersections will be required, partially as traffic calming and partially to define the on-street parking areas.
  - A fire connection, and/or pedestrian connection, may be required for an emergency connection at Lots 105/106 to connect to the existing road.

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EXHIBIT 27  
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- The intersection of the interior road, east of Lot 1, is too close to 124<sup>th</sup> Avenue NE, it needs to be moved further away from that intersection and meet our minimum block length of 600 feet.
- At lots 119/120 and 129/130, there appears to be a pedestrian connection. This is likely going to be required.

**Undergrounding Utilities:**

- Existing and new utilities must be underground, including the existing distribution lines on the east side of 124<sup>th</sup> Avenue NE

**Contact Information:**

<b>Organization</b>	<b>Name</b>	<b>Title</b>	<b>Phone Number</b>	<b>Email address</b>
City of Woodinville	Erin Martindale	Senior Planner	425-877-2283	<a href="mailto:erinm@ci.woodinville.wa.us">erinm@ci.woodinville.wa.us</a>
Woodinville Water District	Dee Lofstrom	Senior Engineering Technician	425-487-4122	<a href="mailto:dlofstrom@woodinvillewater.com">dlofstrom@woodinvillewater.com</a>
Washington State Labor and Industries	Electrical Permitting			<a href="http://www.lni.wa.gov/">http://www.lni.wa.gov/</a> .
Puget Sound Energy	Street Light Installation			<a href="#">Website</a>