

# Vinterra Subdivision

Public Hearing  
December 11, 2013  
7:00 PM



## Exhibits

Exhibits 1 through 24 in record

Exhibit 25 - Memo from Jenny Ngo, Planning Consultant, and Thomas E. Hansen, PE, Public Works Director, regarding Additional Exhibits and Corrections to the Staff Report, with the amended staff report

Exhibit 26– Letter from Evan Ujiiye, Capital Projects Director of Northshore School District, dated December 11, 2013

Exhibit 27 – Technical Review Committee Pre-Application Meeting notes and comments, dated August 22, 2012

Exhibit 28 – Staff presentation slides for public hearing

Exhibit 29 - Email from Greg Rubstello, City Attorney, to Dave Kuhl, Development Services Director regarding application vesting

Exhibit 30 - Email from Tia Brotherton Heim of DR Horton with attachments, including cover letter, proposed corrections, and letter from Duana Kolouskova regarding vesting

## Preliminary Plat Application

- Submitted by Blueline Group on behalf of Shuster Family Investments
- Proposal to divide 2 lots into 157 lots
- Includes internal road network connected to 124<sup>th</sup> Ave NE and NE 153<sup>rd</sup> Place
- On-site storm drainage, street improvements on 124<sup>th</sup> Ave NE, wetland mitigation



## Noticing Procedures

Date	Description
December 18, 2012	Application submitted
December 18, 2012	Complete application
December 20, 2012	Notice of Complete application
December 31, 2012	Notice of Application issued 15-day comment period ending January 15, 2013 Request for Agency comments issued concurrently
August 27, 2013	Application resubmitted
September 16, 2013	Notice of Revised Application issued 15-day comment period ending October 1, 2013
October 14, 2013	SEPA Determination of Nonsignificance issued 14-day comment/appeal period ending October 28, 2013
November 25, 2013	Notice of Public Hearing issued Minimum 15 days before the hearing
•NOA, DNS and Hearing notices were issued following procedures in Chapter 17.11 WMC. •Comments were received during comment periods and summarized in the staff report	

## Exhibit 23 - Public Comments

10 main concerns identified in the public comments:

1. Traffic impacts on 124<sup>th</sup> Avenue NE
2. Connection to Tolt Pipeline Trail
3. Internal road connections
4. Street conditions of other neighborhoods
5. School safety; Children safety
6. Tree and wildlife displacement
7. Privacy for existing residents
8. Construction impacts
9. Environmental clean-up required
10. Environmental clean-up required

### Staff Recommendation

- Staff recommends approval of the Preliminary Plat Application subject conditions outlined in staff report
- Conditions include:
  - Street and sidewalk improvements in NE 124<sup>th</sup> and new internal circulation
  - Landscaping requirements on streets, trail connection and individual lots
  - Stormwater detention design
  - Construction permits required
  - Construction routes, road conditions during development activities
  - Wetland restoration, maintenance and guarantees

### Subdivision Criteria

Pursuant to WMC 20.06.020, each proposed subdivision or short subdivision shall be reviewed to ensure that:

- (a) The proposal conforms to the goals, policies, criteria and plans set forth in the City of Woodinville Comprehensive Plan, community urban forestry plan, and parks, recreation, and open space plan;
- (b) The proposal conforms to the development standards set forth in WMC Title 21, Zoning;
- (c) The proposal conforms to the requirements of this section and those set forth in this chapter and WMC 17.09.020;
- (d) The proposed street system conforms to the City of Woodinville public infrastructure standards and specifications and neighborhood street plans, and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of traffic;
- (e) The proposed subdivision or short subdivision will be adequately served with City-approved water and sewer, and other utilities appropriate to the nature of the subdivision or short subdivision;
- (f) The layout of lots, and their size and dimensions, take into account topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography, trees and vegetation will result from development of the lots;
- (g) Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil considering the stress and loads to which the soil may be subjected;
- (h) Safe walk to school procedures, as established by the City, have been met;
- (i) Tree preservation has been considered in accordance with the community urban forestry plan and tree preservation requirements have been adequately met.