

Sandy Guinn

From: Kathy Heywood <deskworks@comcast.net>
Sent: Monday, February 23, 2015 1:44 PM
To: Dave Kuhl
Cc: Sandy Guinn
Subject: COMP PLAN ISSUES



Hi Dave/Sandy

Thank you both for your help in coordinating our thoughts on the Comp Plan. The whole thing has been an interesting process, one which at times has seemed overwhelming, and at other times a bit tedious. I know every part is important, and I also know everyone who views it will have differing ideas and issues.

While I may not agree wholeheartedly on all the decisions, I really don't have a problem worth "fighting for" with most of it. I did want to make comments in an area where we really haven't spent that much time, and that is in the code amendments. I have some general comments, and some specific issues:

1. In general, I find that the code seems a bit "over-specific" (from its last iteration) such as in the Ordinance 602 issues we discussed. This appears to be a trend, and one I find a bit troubling. I know people will differ in their opinions, but for me, the less specific we are, and the more flexible to include what residents and builders desire to do (as long as it meets all our other requirements), the better off we are. There are obviously areas where we feel strongly as a city and will obviously wish to be very specific in the applicable codes. However, nit-picking and over-specification I think only leads to problems, more staff time, and headaches for those trying to meet impossible codes. This was very effectively demonstrated in the public hearing of the 602 ordinance changes. I would love to see us "back off" wherever we can and use general terms when specificity is not required, allowing for more flexibility and entrusting the Planning Director to make more individual decisions on a case-by-case basis. I realize that nothing may be done about this, but I wanted to express my concerns nonetheless.

2. One code in particular is a concern to me, and that is the proposed changes to 21.14.xxx Accessory Dwelling Units - Design Standards. I know the City has experienced some problems in that regard, but two areas of potential change are concerning.

a. One is the reduction of square footage from 50% of total of primary residence to 50% *-not to exceed 1,000 square feet*. While I understand the general reasoning behind this, I am one of those "less government is better" people, and would hate to deny people effective use of their own land, especially when it does not pertain to public safety. When such safety is an issue, obviously we have to be specific and "hold the line." I would like to see that maximum raised from 1,000 to 1200 or 1500 square feet. I don't think that would create any big problems, especially if the other requirements are met. ADU's are an effective way to encourage population growth, and allowing a little more square footage would be desirable, without compromising anything, really. It allows the home owner a little more flexibility and potentially more income. This is especially true if we wish to maintain the R-1 areas as they are. ADUs have to meet many other requirements, especially Health Department requirements which effectively limit their occupation potential.

b. The other is the very intimidating clause marked (2) Standards (e) which includes the language "*The application shall include an affidavit signed by the property owner agreeing to all the general requirements outlined in this section. Approval of the accessory dwelling unit shall be subject to the applicant recording a document with the King County....*" and it goes on from there. It is essentially a threat that the ADU could be

REMOVED. Removed? Really? The city is going to require that a perfectly good building is "removed" if ALL the requirements aren't met? This seems a bit over the top. Are we trying to instill the "fear of government" into these potential builders? Nothing the City does will ever guarantee total compliance, but a threat to tear down a perfectly good structure seems just a bit extreme, and the need for a recorded document with the county is reminiscent of children swearing oaths with pricked fingers. It just seems wrong to me.

c. The part about making sure the primary entrance to the ADU "*shall be located in such a manner as to be clearly secondary to the main entrance of the principal unit...*" [para. (f)] may or may not work in the City's best interest, or in the interest of the neighborhood where the ADU will be located. R-1 "neighborhoods" are scattered about, not really creating that "neighborhood feeling." It would seem, at least to me, that if the ADU is to be located in an R-1 area, that the homeowner have the option of making the unit feel like a part of the neighborhood, not tucked out of sight (unless other neighbors wish that). I know two such ADU's where that is the case. They have been situated so as to make them feel PART of the entire neighborhood, equal contributors, not "bastard stepchildren" so to speak. I think there should be some flexibility here, and perhaps this worded so that there is some choice to be made by the Planning Director in this regard. Yes, there may be instances where this is the best for the public and the neighborhood, but there also may be other instances where it is not. These are the kind of non-specific language instances I am referring to earlier. We need to allow for more flexibility, not tighter controls. Yes, someone needs to make a decision in the best interest of the City, and we have already designated that person as the Planning Director. We have placed our faith in him, or he wouldn't be working for the City. We just need to make sure that flexibility is built in, and the PD's decision is the final word.

(I don't have any issue with the other elements of this code, especially those related to attached ADUs. Those are obviously needed.)

These are my biggest "issues." As far as the rest of the Comp Plan, this has been a very interesting and enlightening process, but I admit one that I am ready to leave behind in order to move forward. Yes, there may be problems and issues, but we always have the opportunity to make changes in the future. It's not intended to be perfect, or to spell out every single do and don't. It is a document to guide growth, and so far I think it does that well. My biggest concerns are in the area of overly specific codes, which are what drive the daily work of the City, and perhaps overly tax the City staff and others. So, at this point, that is all I wish to contribute! Thanks for the opportunity to do so.

K

EXHIBIT 41
PAGE 2 OF 18

Sandy Guinn

From: Steve Yabroff <smy850@gmail.com>
Sent: Monday, February 23, 2015 11:47 AM
To: Dave Kuhl
Cc: Sandy Guinn
Subject: RE: 2015 Comp Plan
Attachments: 2015 Comp Plan Musings.docx



Dave,

Here are my concerns about the Comp Plan. I suspect it is mostly that this is new territory for us, and it is critical that we get it right. When we see drafts of Ordinances, we generally see the old and the new language so we can contemplate the proposed changes. There are so many moving parts here that I am concerned we might miss something important.

Thanks for your helping us get this right!

Let me know what/how I can be of help.

Thanks.

Steve

From: Dave Kuhl [mailto:davek@ci.woodinville.wa.us]
Sent: Thursday, February 19, 2015 9:41 AM
To: Steve Yabroff; stadlerkk@gmail.com; dormerod@juno.com; gjfazzio@comcast.net; Kathy Heywood; Altaylor2007@gmail.com; markwiitala@gmail.com
Cc: Sandy Guinn; Lisa Grueter
Subject: 2015 Comp Plan

Commissioners:

As we agreed last night, I am requesting a list of questions you still have relating to the 2015 Comp Plan. Please prepare your questions and send them to Sandy by close of business on Monday the 23rd. Lisa will then review the questions and prepare answers. If she has time the answers will be in the packet that goes out next week. If not, I will send the answers out to everyone electronically on Monday, March 2nd. Either way, this will give you time to review the answers and prepare for a "discussion" on March 4th.

As a reminder, we do not want to communicate with each other on these topics, otherwise it would become a public meeting. Thank you for your interest and participation!

David Kuhl AICP
Development Services Director
17301 133rd Avenue NE
Woodinville WA 98072
425-877-2271
davek@ci.woodinville.wa.us

Steve's 2015 Comp Plan Musings

I believe that the Comp Plan Update is one of the most important issues the PC will deal with. So it is extremely important that we get it right.

I want to make sure that we haven't missed any significant details or changes that might come to back to bite the City.

- So, what are the significant changes that are embodied in the re-write and re-structuring we've seen? As it is, I can't determine what all the changes are that are being proposed and then evaluate them. Can we see a list of changes, i.e. old versus new language?

We want to support City's growth on the one hand, but we don't want that growth to be detrimental to Woodinville.

I want to see the integrity of the neighborhoods protected—all of them.

- The City should specifically support the right of those currently on septic systems to continue with them so long as the systems continue to be viable and working properly.
- I want our Comp Plan to continue to support the on-going character of all the residential neighborhoods, i.e., as pressure for increased housing continues, zoning changes should reflect the desires of the neighborhood residents, not a developer who wishes to radically change that neighborhood.

I want to see our business residents supported so they can really thrive, but also support the constructive growth the Comp Plan envisions.

- **This means zoning that supports the above goal without sacrificing the vision of the City.**
- The Comp Plan and zoning should complement each other

I have an underlying concern about the concept of 171st bypass going to one lane each way and no provision for a bus pulling out, as well as it just seems counterintuitive to make the current four lanes two lanes when it is reasonable to expect more traffic along with population growth.

Sandy Guinn

From: David Ormerod <dormerod@juno.com>
Sent: Monday, February 23, 2015 3:38 PM
To: Comp Plan
Subject: RE: 2015 Comp Plan
Attachments: Warehouse District 144th Ave NE Woodinville.docx

Sandy:

I am comfortable with our progress to date on the Comp plan. I especially like Alternative 2 with mixed land uses, most of all the Riverfront Amenity Mixed Use
. I also like the Regional Retail Overlay to include only areas north of NE200th St.

I am not too sure about re-zoning additional mixed uses in the Warehouse district south of 200th St, adding restaurants, etc. Two reasons, one, it has the unintended consequence of pulling business away from the downtown restaurants, and it creates potential congestion of autos, large trucks servicing existing businesses in an area never designed for traffic. Most of the buildings were designed for light industrial uses such as heating contractors, carpet installers, welding shops, with few employees and usually one customer at a time. The laneways are narrow, have no sidewalks and few parking places. See attached picture of typical layout.

I am strongly against the acquisition of Halsey and other properties in critical landslide areas. I see this as buying liabilities that could become lawsuits in the future.
These properties are unsuitable as parklands, have been turned down by our parks board as acquisition candidates, and add to our already large supply of unusable open spaces, at a time when we will need more parkland in our Comp Plan. We should save the money for park acquisition

David Ormerod
13405 NE 146 St.
Woodinville, WA 98072
425-821-9780 / 206-422-2264

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

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From: Comp Plan <compplan@ci.woodinville.wa.us>

To: Dave Kuhl <davek@ci.woodinville.wa.us>, Steve Yabroff <smy850@gmail.com>, "stadlerkk@gmail.com" <stadlerkk@gmail.com>, "dormerod@juno.com" <dormerod@juno.com>, "gjfazzio@comcast.net" <gjfazzio@comcast.net>, "Kathy Heywood" <deskworks@comcast.net>, "Altaylor2007@gmail.com" <Altaylor2007@gmail.com>, "markwiitala@gmail.com" <markwiitala@gmail.com>

CC: Lisa Grueter <Lisa@berkconsulting.com>

Subject: RE: 2015 Comp Plan

Thread-Topic: 2015 Comp Plan

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Good morning Commissioners,

Reminder to send your questions relating to the 2015 Comp Plan to me by 5 pm today. Do not send to Dave, as Dave is out of the office and I do not have access to his emails.

Thank you!

Sandy

From: Dave Kuhl
Sent: Thursday, February 19, 2015 9:41 AM
To: Steve Yabroff; stadlerkk@gmail.com; dormerod@juno.com; gjfazzio@comcast.net; Kathy Heywood; Altaylor2007@gmail.com; markwiitala@gmail.com
Cc: Sandy Guinn; Lisa Grueter
Subject: 2015 Comp Plan

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David Kuhl AICP

Development Services Director

17301 133rd Avenue NE

Woodinville WA 98072

425-877-2271

davek@ci.woodinville.wa.us



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2:56 PM
2/23/2015

Sandy Guinn

From: David Ormerod <dormerod@juno.com>
Sent: Thursday, February 26, 2015 2:32 PM
To: Comp Plan
Cc: Dave Kuhl; Lisa@berkconsulting.com
Subject: RE: 2015 Comp Plan
Attachments: 14301 - NE193rd.jpg; 19223 144TH AVE NE.jpg; 19495 144TH AVE NE.jpg; 19715 144TH AVE (2).jpg; 19715 144TH AVE NE.jpg

I mentioned my concern over restaurants in the Warehouse district along NE144th Ave. I think these pictures demonstrate my concern. Most of the buildings are prefab steel, low cost construction. If they were torn down and the area re-configured, it would be more suitable, but I don't think that's what the owners have in mind.

David Ormerod
13405 NE 146 St.
Woodinville, WA 98072
425-821-9780 / 206-422-2264

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

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"stadlerkk@gmail.com" <stadlerkk@gmail.com>, "dormerod@juno.com"
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Heywood" <deskworks@comcast.net>, "Altaylor2007@gmail.com"
<Altaylor2007@gmail.com>, "markwiitala@gmail.com" <markwiitala@gmail.com>
CC: Lisa Grueter <Lisa@berkconsulting.com>
Subject: RE: 2015 Comp Plan
Thread-Topic: 2015 Comp Plan

Thread-Index: AdBMae0ezOCBboGmTBishUQU92GrUADMoVeQ

Date: Mon, 23 Feb 2015 19:13:52 +0000

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X-UNTD-UBE:-1

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Development Services Director

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davek@ci.woodinville.wa.us

EXHIBIT 41
PAGE 13 OF 18

Forget the iPhone 6

Did Apple Just Show Us the Future?

fool.com





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PAGE 16 OF 18



EXHIBIT 41
PAGE 17 OF 18



EXHIBIT 41
PAGE 18 OF 18

