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 He pointed out that the data was too sparse, contradictory, and much of it out of date, to allow any accurate analysis of traffic growth on these roads and their intersection.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
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
Tousley Brain Stephens PLLC
1700 Seventh Avenue, Suite 2200
Seattle, WA 98101-4416
(206) 682-5600
(206) 682-2992 fax
(206) 667-0235 DID
www.tousley.com

-----------------------------------------------------------------------------
This e-mail is sent by a law firm and contains information that may be privileged and
confidential. If you are not the intended recipient, please delete the email and notify us
immediately. To comply with recent IRS rules, we must inform you that this message, if it
contains advice relating to federal taxes, was not intended or written to be used, and it
cannot be used, for the purpose of avoiding penalties that may be imposed under federal
tax law.
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
   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
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

4585/001/204245.1
SUMMERS ADDITION
SECTION 2, TWP. 28 N., R. 5 E., W.M.
KING COUNTY, WASHINGTON

DESCRIPTION
This plan of SUMMERS ADDITION embraces that portion of the North 1/2 of
Government Lot 2 in Section 2, Township 28 North, Range 5 East, W.M., King County,
Washington; Except Tracts E, J., and K. In the above plot filed under Author’s File Number
758446,46, records of said county; Except the East 30.00 feet for road purposes, more
particularly described as follows:

Commencing at the Northeast corner of said subdivision; thence N 89°24'41" W along
the North line of said subdivision 58.61 feet to the Pole of Beginning; thence S 89°24'41" W
along the nearly South line of said subdivision 63.25 feet to the South line of said sub-
division; thence N 89°24'41" W along said South line of said subdivision 118.55 feet to the East line of said
Tract C; thence N 0°00'00" E along said East line of Tract C and the North line of Tract
D 299.07 feet to the West line of said subdivision; thence N 0°00'00" E along said West
line of said subdivision 299.07 feet to a point on the South line of said Tract B, said point
being on the arc of a circle in the right-of-way from the western corner of the subdivision
1570.90 feet distant; thence Easterly along said curves and straight line through a central angle of 1°35'31" to
an arc 157.00 feet to a point of tangency; thence N 89°24'41" W along said subdivision
line 157.00 feet to the North line of said subdivision; thence S 89°24'41" W along said North
line of said subdivision 58.61 feet to the Pole of Beginning.

RESTRICTIONS
No lot or portion of a lot in this plat shall be divided and sold or made grantee,
 occupy or transferred either in whole or in part, unless and until the respective parcels
shall be less than the area required for the use district in which located. Also no lots shown on this plat
shall be divided and sold or leased to any person or corporation, firm, partnership, or for
any purpose, other than in accordance with the provisions of the platting regulations

APPROVALS
Examiners and approved this 6th day of June, 1976.

DEPARTMENT OF PLANNING

Examiners and approved this 6th day of June, 1976.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Manager, Division of Building and Land Development
Examiners and approved this 6th day of June, 1976.

DEPARTMENT OF ASSESSMENTS

KING COUNTY ASSESSOR
Examiners and approved this 6th day of June, 1976.

KING COUNTY COUNCIL

COUNTY OF KING

COMPTROLLERS CERTIFICATE

I hereby certify that all property taxes are paid, that there are no delinquent special assessments
against any property, and that all special assessments certify to $56,600.00 in Collier on any of the property herein
platted and described as herein designated.

OFFICE OF COMPTROLLER

KING COUNTY COMPTROLLER

RECORDING CERTIFICATE

7807070463
Filed for record at the request of the King County Comptroller this 6th day of June, 1976.

GROUP FOUR, INC.
Superintendent of Records

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PACIFIC POWER & LIGHT COMPANY, general
telephone company of the state of Washington, and King County under District No. 19 and their
successors and assigns. Under and upon the water front 6 feet, parallel with and
immediately adjacent to all the foregoing. All easements are subject to an aggregate
width of 2.5 feet in width, parallel with and adjacent to all inclosure and lines for purposes
of utilities and drainage.

DEDICATION

Do ALL OR NEITHER OF THESE DESIGNATIONS that I, the undersigned owner in fee simple of the land
hereby dedicate, hereby declare this plat and dedicate the said site of the plat to
the public and the public usage, to the public and public usage, and hereby dedicate
as a public street for general public usage and to the public and public
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ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING

This is to certify that on the 13th day of June, 1976, before me, the undersigned, a Notary Public, particularly appointed
for the County of King, in and for the State of Washington, personally appeared and acknowledged to me that he signed and sealed the
same as his voluntary act and deed for the use and
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WITNESS my hand and official seal the day and year last written.

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