**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 He pointed out that the data was too sparse, contradictory, and much of it out of date, to allow any accurate analysis of traffic growth on these roads and their intersection.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
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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
Montevello Rezone and Preliminary Plat, File Nos. ZMA2004-94 and PPA2004-093
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 Montevello 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
DESCRIPTION

This plat of SUMMERS ADDITION embraces that portion of the North 1/2 of Government Lot 6, Township 2 S., Range 3 East, M.R., King County, Washington; except Tracts B. C. and D. in the short plat filed under Author’s File No. 1552050, records of said county; except the East 20.00 feet for road purposes, more or less, specifically described as follows:

Commencing at the Northwest corner of said subdivision; thence N 86°17’46” W along the North line of said subdivision 93.96 feet to the Point of Beginning; thence N 00°00’00” W along the Western boundary of said subdivision; thence W 86°17’46” S along Smith line 93.96 feet to the East line of said tract; thence N 00°00’00” E along said Smith line 93.96 feet to the North line of said tract; thence N 86°17’46” E along said North line of said tract 93.96 feet to the Point of Beginning.

REstrictions

No lot or portion of a lot in this plat shall be divided and sold or rented or mortgaged or sold or transferred unless the ownership of any portion of said plat shall be less than the whole of the same, or the part in which such lot or portion is located. Such a lot shall be divided only upon approval from King County, and Such future subdivision must be approved by public record.

LAND SURVEYOR’S CERTIFICATE

I hereby certify that this plat of SUMMERS ADDITION is based upon an actual survey and subdivision of a part of the land hereby platted, and that the courses and distances are shown correct thereon; that the monuments will be set and the lot and block corners staked correctly on the ground and that I have fully complied with the provisions of the platting regulations.

[Signature]

Surveyor’s Certificate No. 49-5

APPROVALS

Approved and adopted this 12th day of June, 1976.

DEPARTMENT OF LAND COMMISSIONER

[Signature]

Approved and adopted this 12th day of June, 1976.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Edward D. Lane

Manager, Division of Building and Land Development

Examinated and approved this 35th day of June, 1976.

DEPARTMENT OF ASSESSMENT

[Signature]

KING COUNTY ASSESSOR

[Signature]

KING COUNTY COUNCIL

[Signature]

OMBudsMAN Comptroller

[Signature]

RECORDING CERTIFICATE

7607070463

Filed for record at the request of the King County Council this 12th day of June, 1976, at 10 A.M., in the office of the Register of Records, records in Volume 200, page 1625, records of King County, Washington.

AUTHORIZATION OF RECORDS AND ELECTIONS

Manager, Register of Records

GROUP FOUR, INC.

STATEMENT OF EASEMENTS PROVISIONS

An easement is hereby reserved for and granted to Puget Sound Power & Light Company, General Telephone Company of the Northwest, Inc., and King County under District No. 108 and their respective successors and assigns, under and upon the area for 1 feet, parallel with and midway between the centers of all roads in which to construct, lay, clear, cut, excavate, operate and maintain underground conduits, cables, poles and wires with necessary facilities and other equipment for the power, light, telephone, and utility service together with the right to enter upon the lots at all times for the purpose herein stated. All such areas shall be subject to an assessment of 2.5 feet in width, parallel with and adjacent to all interior lot lines for purposes of utilities and drainage.

DEDICATION

All this plat of this tract and lot is hereby declared to be dedicated to the use of the public forever as streets and alleys and for all purposes and uses to which public streets and alleys are commonly dedicated and shall be used for such purposes without charge from the owner thereof, and any person or corporation using the same for the purpose of laying streets or alleys not otherwise conveyed or granted, shall pay all costs and expenses thereof, and all future use, maintenance and repairs.

[Signature]

H. E. Willey

Walter S. Willey

State of Washington

KING COUNTY

This is to certify that on this 12th day of August, 1982, in the office of the Register of Records, this plat of the property described in the first page of this plat was recorded, and the same is now of record.

[Signature]

Register of Records

100-33

[Signature]

Register of Records
SUMMERS ADDITION
SECTION 2, TWP. 26 N., R. 5 E., W.M.
KING COUNTY, WASHINGTON

NOTE

SUBLIMATIONS OF LOTS 3, 4, 5 S.
SUBLIMATIONS MADE ALONG ACCESS FROM A PUBLIC
STREET OTHER THAN 106TH AVE N.E.

FUTURE STRUCTURES PROHIBITED WITHIN 100 FEET OF FUTURE ROAD CENTERLINE.

SUBDIVISION OF LOT NO. 1 MAY REQUIRE THE CONSTRUCTION OF A FUTURE STREET
 BETWEEN N.E. 200TH STREET AND 147TH AVE N.E.

SCALE: 1" = 100'