



# Analysis of Wood Trails Rezone and Preliminary Plat Application

## Volume Four

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CITY OF WOODINVILLE  
DEVELOPMENT SERVICES



EXHIBIT 161  
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Prepared by  
Concerned  
Neighbors of  
Wellington



Comments regarding  
Wood Trails  
and  
Montewalks  
Reserve.

# Analysis of Wood Trails Rezone and Preliminary Plat Application

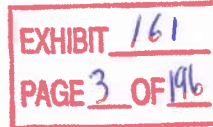
Volume 4

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CITY OF WOODINVILLE  
DEVELOPMENT SERVICES

*U. B. AN. INC.*



Mr. O. Paris  
M.S. Geology, B.A. Geology  
Licensed Hydrogeologist  
Licensed Geologist

Mr. M. Schultz  
M.S.E. Environmental Engineering/Civil Engineering  
B.S. Ch E., Chemical Engineering  
Licensed Professional Engineer

Member and former Section Chairman, American Institute of Chemical Engineers  
Member, Water Environmental Federation

Mr. R. Mason  
Civil Engineer  
Member, American Public Works Association  
Member, American Council of Engineering Consultants

Mr. J. Matilla  
B.S. Aquatic and Fishery Sciences  
Earth Scientist, King County Department of Natural Resources  
Technician Biologist, University of Washington School of Aquatic and Fishery Science

Ms. S. Boundy-Sanders  
M.S. Geology/Geophysics  
B.S. Geology and Economics

Mr. S. Gottschalk  
B.S. Physics  
Physicist  
Member, American Physical Society

Dr. K. Scarbrough  
B.S. Biology and Chemistry  
O.D. Optometry

Mr. J. Glickman  
B.S. Computer Science  
Board Certified Forensic Examiner  
Life Fellow, American College of Forensic Examiners  
Diplomate, American Board of Forensic Examiners  
Past Chairman, City of Hood River Planning Commission

# Concerned Neighbors of Wellington

*"Dedicated to Preserving the Character of the Wellington Neighborhood"*

March 14, 2007

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Mr. Greg Smith  
Hearing Examiner for City of Woodinville  
City of Woodinville Offices  
17301 - 133rd Ave NE  
Woodinville, WA 98072

Dear Mr. Smith:

The Concerned Neighbors of Wellington (CNW) organization, representing over 200 households in the Woodinville area, appreciates the opportunity to provide an analysis of the Final Environmental Impact Statement (FEIS) documents for the proposed Wood Trails and Montevallo projects.

Enclosed within this submission are three volumes of data that has been prepared by several highly qualified citizens with appropriate professional credentials. Through the documentation provided to you, we have demonstrated that any upzone beyond R-1 for this area is both unnecessary and also represents negative residential and environmental area-wide impacts for which there is no viable mitigation.

This has been proven by using several techniques including but not limited to best available science, GMA and WMC studies, statistical analysis, traffic analysis, integrated hydrogeological analysis, ecological analysis and geographic analysis.

It is our conclusion that the areas in question should remain zoned at R-1. We are particularly concerned about the precedent created by Wood Trails and Montevallo if approved as this would likely lead to the rapid spread of R-4 zoning in the area.

As you examine this submission, please feel free to contact me if our team can be of service to you in assisting with the review of this document or with providing further contextual information to enable you to make an informed decision.

Respectfully submitted,



Fred A. Green, President  
Concerned Neighbors of Wellington

FG:sp

# How To Read This Document

This is the fourth of a four binder set. The first and second volumes address the issues of Infrastructure, Zoning, Environment, and Plat for both the proposed Wood Trails and the Montevallo development. The third volume contains a copy of the City of Woodinville Sustainable Development Study. Substantially, Volume 1 addresses area-wide constraints. Plat-specific issues are located within Section 5, Plat. This fourth binder rebuts the Applicant's submissions to the Public Record at the Public Hearings for both Wood Trails and Montevallo development proposals.

The City of Woodinville combined the Environmental Impact Statements (EIS) for the proposed Wood Trails and Montevallo developments into a single EIS. As a result, Volumes 1 and 2 of this document also addresses both the proposed Wood Trails and Montevallo developments.

Volumes 1 and 2 may be used either as a tutorial or as a reference, however the Executive Summary should be read. To use Volume 1 and 2 as a tutorial, read the sections in order. Each tabbed section may have attachments which are included at the end of that tabbed section. To use Volumes 1 and 2 as a reference, turn to the section of interest, as each section can stand alone.

If you are reading the Wood Trails copy, read all of the sections. When you get to Section 5, Plat, read only the Wood Trails section. Otherwise, all other sections should be read.

If you are reading the Montevallo copy, read all of the sections. When you get to Section 5, Plat, read only the Montevallo section. Otherwise, all other sections should be read.

Volume 3, the City of Woodinville's Sustainable Development Study, has been provided as a reference document for your convenience.

Volume 4, this binder, rebuts the Applicant's submissions to the Public Record at the Public Hearings for both Wood Trails and Montevallo development proposals.

