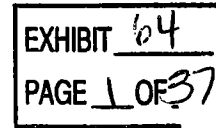


Sandy Guinn

From: Jennifer Kuhn
Sent: Wednesday, March 14, 2007 2:48 PM
To: Cindy Baker; Sandy Guinn
Cc: Charleine Sell
Subject: FW: Wood Trails and Montevallo developments



From: AdeleTraverso [mailto:traversoalv@msn.com]
Sent: Wednesday, March 14, 2007 2:32 PM
To: Jennifer Kuhn
Subject: Wood Trails and Montevallo developments

Please submit this into the public record for the hearing examiner meetings on March 14 and 15. Thank you.

My name is Adele Traverso and I live just north of the King/Snohomish County line, east of 75th Ave. SE. My 600 foot long driveway intersects 75th Ave. and I am intimately familiar with the traffic patterns on 156th Ave. NE and 75th Ave. SE. I have lived at this address since 1993 with my husband and children, who attend Wellington Elementary and Leota Jr. High. Since 1993, there has been a gradual increase in the amount of traffic on our road, which increased rapidly after Costco opened. I object to the high-density development (greater than R-1) proposed for Wood Trails and Montevallo mainly based on the traffic problems it would cause for our road. I have to cross to the west side of 75th Ave. to retrieve mail from my mailbox. I have always felt like I had to take my life into my hands to do so, and would never let my children get the mail because of the speed of the traffic on that street, but since Costco opened I am unwilling to get my mail at all, except during the less busy traffic times of the day, between 10am and 3pm. I would never walk any distance on our street, ride my bicycle or allow my children to do either, due to the lack of sidewalks or shoulders, and the amount of fast-moving traffic. I think the groups of bicyclists who frequent our street on Sundays in the spring, summer, and fall are foolish to ride there. If there are high-density housing developments put in it at the Wood Trails and Montevallo sites, I expect the traffic to increase even more, and it is already at uncomfortable levels. I am not against development, but we need to be very careful to not overload our non-suburban streets with even more traffic. I consider this a safety issue in addition to the neighborhood character issue which has been addressed by others. Thank you for allowing me to submit these comments.

Sandy Guinn

From: Jennifer Kuhn
Sent: Thursday, March 15, 2007 8:52 AM
To: Cindy Baker; Sandy Guinn
Cc: Charleine Sell
Subject: FW:

EXHIBIT 64
PAGE 2 OF 37

Public Comments for your records.

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

From: Kristi Thompson [mailto:kristi-thompson@verizon.net]
Sent: Wednesday, March 14, 2007 8:39 PM
To: Jennifer Kuhn
Subject:

To Whom It May Concern:

I would like to comment on the Wood Trails and Montevallo development projects. As I understand the situation, it is up to the developer to prove that an up zone is needed. Looking at the situation, I don't see how that is possible.

First and foremost, this proposed R4 development is absolutely, positively not needed in order for Woodinville to meet GMA goals. Woodinville has already met the GMA goals past the year 2020. The cities own Staff Report indicates the city has evaluated the need for additional housing, and has determined that R4 is not necessary at this time, or until at least 2022.

One area that I don't agree with the staff report is that an up zone from R1 to R4 would be consistent and compatible with the zoning of surrounding properties. Wood Trails and Montevallo would be placed in the middle of properties that are currently zoned R1, how in the world is that compatible? Also, the city's planning commission recently recommended to keep the entire Wellington neighborhood zoned R1, one of the key decisions to that was keeping the integrity of the neighborhood's character similar.

Thank you for your time,

Kristi Thompson

Sandy Guinn

From: Jennifer Kuhn
Sent: Thursday, March 15, 2007 8:52 AM
To: Cindy Baker; Sandy Guinn
Cc: Charleine Sell
Subject: FW:

Public Comments for your records.

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

From: Kristi Thompson [mailto:kristi-thompson@verizon.net]
Sent: Wednesday, March 14, 2007 8:39 PM
To: Jennifer Kuhn
Subject:

EXHIBIT 64
PAGE 3 OF 37

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Thank you for your time,

Kristi Thompson

Sandy Guinn

From: Jennifer Kuhn
Sent: Wednesday, March 14, 2007 1:20 PM
To: Cindy Baker; Sandy Guinn
Cc: Charleine Sell
Subject: FW: emailing the city

EXHIBIT 64
PAGE 4 OF 32

Hi Cindy,

Just to let you know that Susan Huso has sent out an e-mails stating that the City Clerk's office will be excepting e-mails regarding the upcoming public hearings. I will pass these on to you for your exhibits.

Jennifer Kuhn

NOTE: This email is considered a public record and may be subject to public disclosure.

From: Huso, Susan [mailto:Susan.Huso@nordstrom.com]
Sent: Wednesday, March 14, 2007 1:01 PM
To: traversoalv@msn.com; kristi-thompson@verizon.net
Cc: Jennifer Kuhn
Subject: emailing the city

Hi guys,

Any emails you want to send to address the hearing examiner can be sent to:

jenniferk@ci.woodinville.wa.us

Just ask that she submit these into the public record for the hearing examiner meetings of Montavello and Wood Trails. They would need to be sent by noon tomorrow, since they have a very hard cutoff.

Thanks for taking the time!

Susan Huso

FIN SST

System Delivery

Nordstrom, INC.

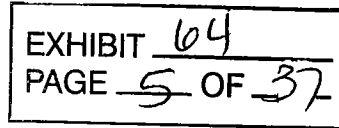
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03/15/2007

Sandy Guinn

From: Jennifer Kuhn
Sent: Wednesday, March 14, 2007 2:48 PM
To: Cindy Baker; Sandy Guinn
Cc: Charleine Sell
Subject: FW: Wood Trails and Montevallo developments



From: AdeleTraverso [mailto:traversoalv@msn.com]
Sent: Wednesday, March 14, 2007 2:32 PM
To: Jennifer Kuhn
Subject: Wood Trails and Montevallo developments

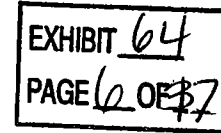
Please submit this into the public record for the hearing examiner meetings on March 14 and 15. Thank you.

My name is Adele Traverso and I live just north of the King/Snohomish County line, east of 75th Ave. SE. My 600 foot long driveway intersects 75th Ave. and I am intimately familiar with the traffic patterns on 156th Ave. NE and 75th Ave. SE. I have lived at this address since 1993 with my husband and children, who attend Wellington Elementary and Leota Jr. High. Since 1993, there has been a gradual increase in the amount of traffic on our road, which increased rapidly after Costco opened. I object to the high-density development (greater than R-1) proposed for Wood Trails and Montevallo mainly based on the traffic problems it would cause for our road. I have to cross to the west side of 75th Ave. to retrieve mail from my mailbox. I have always felt like I had to take my life into my hands to do so, and would never let my children get the mail because of the speed of the traffic on that street, but since Costco opened I am unwilling to get my mail at all, except during the less busy traffic times of the day, between 10am and 3pm. I would never walk any distance on our street, ride my bicycle or allow my children to do either, due to the lack of sidewalks or shoulders, and the amount of fast-moving traffic. I think the groups of bicyclists who frequent our street on Sundays in the spring, summer, and fall are foolish to ride there. If there are high-density housing developments put in it at the Wood Trails and Montevallo sites, I expect the traffic to increase even more, and it is already at uncomfortable levels. I am not against development, but we need to be very careful to not overload our non-suburban streets with even more traffic. I consider this a safety issue in addition to the neighborhood character issue which has been addressed by others. Thank you for allowing me to submit these comments.

Susie McCann

COPY

From: Huso, Susan [Susan.Huso@nordstrom.com]
Sent: Wednesday, March 14, 2007 6:57 AM
To: Susie McCann
Subject: email address for WT/Montavello comments



Susie,

Is there a particular email address that comments for the hearing examiner should be sent?

Thank you,

Susan Huso

FIN SST

System Delivery

Nordstrom, INC.

206-233-6077

tieline 8-860-6077

COPY

Susie McCann

From: Julia Poole [japoole1@earthlink.net]
Sent: Tuesday, March 13, 2007 1:29 PM
To: Susie McCann; Cindy Baker; Fred Green; Barbara Poole
Cc: Council
Subject: Error in City Staff Report to the Hearing Examiner RE the Montevallo Preliminary Plat and Rezone Application
Importance: High

EXHIBIT 64
PAGE 1 OF 37

Dear Ms. Baker and Ms. McCann,

In the Staff Report to the Hearing Examiner RE the Montevallo Preliminary Plat & Rezone Application (as posted on the city's web site), the recommendation made by the city on p. 12 to have "development of the same size lots immediately adjacent to the site compatible with existing Wellington neighborhood lots or plant a 50 foot (this is an increased width) Type I Full Screen Buffer per Chapter 21.16.040 (1)" was not included in the final Recommended Conditions of Approval on p. 27-32 of the Montevallo report. Apparently this was just an oversight, as this same recommendation was included in both the body of the report and in the Recommended Conditions of Approval (under Landscape and Tree Retention) of the Staff Report to the Hearing Examiner RE the Wood Trails Preliminary Plat & Rezone Application. Please correct this omission to the Staff Report to the Hearing Examiner RE the Montevallo Preliminary Plat & Rezone Application before the hearings tomorrow and Thursday.

Thank you very much for your assistance.

Sincerely,

Julia Poole
japoole1@earthlink.net
EarthLink Revolves Around You.

c: Concerned Neighbors of Wellington, Woodinville City Council, Barbara Poole

Susie McCann

COPY

From: Teddy Lopez [seattle_blues@hotmail.com]
Sent: Tuesday, March 13, 2007 12:16 AM
To: Susie McCann
Subject: Comments to the Draft EIS
Importance: High



To Whom It May Concern,

Greetings. I first saw Woodinville 10 years ago. Not so much development. A lot of vacant land full of trees and wild grass and flowers. And that was the image of Woodinville then that I have admired. And when I got the chance to buy a house, I decided to choose Woodinville as my first home in Washington. And so last 2001, I moved to Woodinville and have grown to love it. However, rapid developments in the city have changed my opinion about it. Before, I could see deers grazing the vacant land and one time were roaming the street but NOT anymore. Before, there were heavily forested but NOT so much anymore. Before, I could get out of my driveway so easily without waiting for so much traffic on the street but NOT anymore.

Quality of life is NOT the same anymore today as compared to 5 or 10 years ago. And the proposed rezoning of the area from R1 to R4 is something that I am NOT in proposition. I have not against development as long as it is well thought of and planned. However, basing on the proposed land use, being a resident of Wellington with house along 156th Avenue NE, I have doubts about the rezoning. Unless I see more roads opened from East to West to accommodate the foreseen increase in traffic, I am strongly AGAINST the proposed plan.

I hope that you would reconsider revising your proposed plan to avoid serious negative impact on the quality of life here in Woodinville.

Best Regards,
Teddy Lopez

COPY

Susie McCann

From: doylefamily5@verizon.net
Sent: Wednesday, March 14, 2007 7:52 AM
To: Susie McCann
Subject: [Fwd: Wellington Housing Development]

EXHIBIT 64
PAGE 9 OF 37

Dear Ms. McCann:

The proposed housing development in Wellington hills raises some concerns for our family. If the new neighborhood is allowed to be built as a R-4 and the roads are all interconnected, it will pose grave traffic and safety problems. Additionally, an R-4 development will create more car noise and air pollution for our street, NE 195th.

The proposed 132 homes would equate to at least 264 cars driving through our neighborhood on a daily basis. Of all the roads servicing the proposed neighborhood, NE 195th Street is the closest to the main aterial and therefore will be the most direct and heaviest travelled. More cars travelling on NE 195th poses a threat to the safety of all concerned. Furthermore, we are worried that the intersection on NE 195th and 156th Street NE will become a bottle neck.

Limiting the size of the lots (R-1) and dividing up the traffic flow equally among all existing roads must be done and should address most of the concerns raised above.

Please help us protect our beautiful neighborhood and the lifestyle that made Woodinville an attractive place to raise our family.

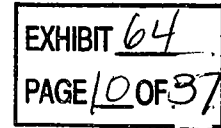
Thank you for your consideration.

Sincerely,
The Doyle Family
15515 NE 195th

COPY

Susie McCann

From: Julia Poole [japoole1@earthlink.net]
Sent: Monday, March 12, 2007 3:51 PM
To: Susie McCann
Subject: question about Montevallo staff report
Importance: High



Dear Ms. McCann,

I noticed in the Montevallo staff report on p. 12 that there is a recommendation by the city that the Montevallo development put larger lot sizes or a 50 foot buffer planted with natural vegetation by the houses on the south border of Montevallo. I also noticed this recommendation was not in the final list of required recommendations at the end of the report on p. 27-32. Would you please tell me why this is, and if the recommendation by the city on page 12 would be binding, the same as the recommendations at the end of the report.

Thank you. Your assistance is much appreciated.

Sincerely,

Julia Poole
japoole1@earthlink.net
EarthLink Revolves Around You.

March 15, 2007

Staff's Closing Request:

1. To continue the public hearing on Wood Trails April 5, 2007, 7 p. m. to allow for additional notification, correcting the site map and description to depict the proper boundaries.
2. Wood Trails Public Hearing video tape will be made available Monday 19, 2007.
3. Procedurally, Montevallo could be completed tonight but the record left open until after the completion of the continued hearing on Wood Trails. Montevallo does not need to be re-noticed.
4. Request that rebuttals and questions regarding Wood Trails occur at the continued hearing and not at the Montevallo hearing this evening.
5. Request that the public, applicant, others submit questions in writing at least one week ahead of time to allow staff to prepare to respond.

Cindy Baker, Interim Director
Development Services

Other Information/Errata – Montevallo

Hearing Examiner Staff Report Dated 2/23/2007

The following changes are to be submitted to the Hearing Examiner as an exhibit:

1. **Page 9 of 34**
Change address of Phoenix Development to 16108 Ash Way, Suite 201, Lynnwood, WA 98087, (425) 275-5306
2. **Page 22 of 34 –Schools: School Facilities**
Change from Wood Trails site to Montevallo site. This inexactness is located twice in paragraph three.
3. **Page 23 of 34-Utilities & Stormwater: Drainage**
Change King County Surface water Design Manual to 1998 Edition.
4. **Page 27 of 34 – Conclusions: Number 16**
Change paragraph to read: A note shall be placed on the final plat that requires the proper flow control BMP for roof drains as approved by the City.
5. **Page 28 of 34 – Recommended Conditions of Approval, General: Number 5**
Change “At the end of the bonding period...” to read “During the bonding period...”

EXHIBIT 604
PAGE 13 OF 37

EXHIBIT 55
PAGE 1 OF 16

**J. RICHARD ARAMBURU
JEFFREY M. EUSTIS**

Attorneys at Law
Suite 209, College Club Building
505 Madison Street
Seattle Washington 98104
Telephone: (206) 625-9515
Fax: (206) 682-1376

RECEIVED

FEB 14 2007

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

FAX COVER SHEET

To: Cindy Baker
Interim Director, Department of Community Development, City of Woodinville

FAX NO.: 425-489-2756
EMAIL: cindyb@ci.woodinville.wa.us

From: J. Richard Aramburu
Client/Matter: Wood Trails / Montevallo proposals
Date: February 13, 2007

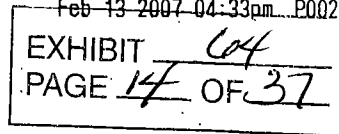
CC: Zach Lell, Ogden Murphy Wallace, City Attorney
FAX 447-0215 / Email zlell@omwlaw.com
Client

DOCUMENTS	NUMBER OF PAGES
Letter	6

COMMENTS:

PLEASE DO NOT REPLY TO THIS FAX/EMAIL ADDRESS!!
If you received this message via email and wish to reply, please reply by fax to (206) 682-1376 or be certain your e-mail response is to:
rick@aramburu-eustis.com

The information contained in this facsimile message is information protected by attorney-client and/or the attorney/work product privilege. It is intended only for the use of the individual named above and the privileges are not waived by virtue of this having been sent by facsimile. If the person actually receiving this facsimile or any other reader of the facsimile is not the named recipient or the authorized employee or agent responsible to deliver it to the named recipient, any use, dissemination, distribution, or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone.
* NOT COUNTING COVER SHEET. IF YOU DO NOT RECEIVE ALL PAGES, PLEASE TELEPHONE US IMMEDIATELY AT 206-625-9515.



J. RICHARD ARAMBURU
JEFFREY M. EUSTIS

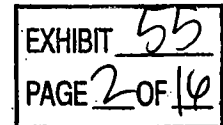
J. RICHARD ARAMBURU
ATTORNEY AT LAW
SUITE 209, COLLEGE CLUB BUILDING
505 MADISON STREET
SEATTLE, WASHINGTON 98104
(206) 625-9516 • FAX (206) 682-1376

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FEB 14 2007

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

February 13, 2007



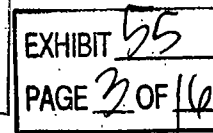
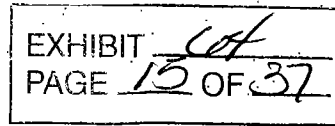
Ms. Cindy Baker
Interim Director
Department of Community Development
City of Woodinville
17301 - 133rd Avenue NE
Woodinville WA 98072

Re: Public Hearings on the Wood Trails and Montevallo
Rezoning and Plats

Dear Ms. Baker:

As you know, this office represents Concerned Neighbors of Wellington (CNW), a local neighborhood organization concerned with the Wood Trail and Montevallo rezoning and plat proposals (collectively known as "WT/M"). CNW also has pending an appeal of an interpretation made by the City concerning the procedures for the hearing.

Yesterday, this office received two notices of hearing for the WT/M proposals, stating that the public hearings for these proposals would be separated, with the Wood Trails proposal being heard on Wednesday, February 28 and the Montevallo proposal being heard on Thursday, March 1. We strenuously object to bifurcating these proceedings and request that hearings on these two proposals be combined for the reasons set forth below. (Please note this position does not reflect an abandonment of the interpretation appeal we



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February 13, 2007
Page 2

FEB 14 2007

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

have filed that demonstrates that there can be no consideration of the preliminary plats for either Wood Trails or Montevallo until the rezone applications to R-4 are approved.)

First, the recent notices are entirely contrary to substantially every communication with the public and the CNW concerning these hearings. The community has been told for a long period of time that the hearings will be consolidated, with the staff and applicant presentations to be heard on Wednesday, February 28 with full opportunity for public presentations on March 1. Steve Munson explained to CNW members as late as last week that this procedure would be followed. In fact, in a conversation in December, you told me the same thing. Indeed, the City has prepared a consolidated draft and final EIS on the two proposals. Specifically, the FEIS stated in the introductory letter signed by you:

The City will forward the applications, the Final EIS, a staff report and applicable codes to the Hearing Examiner. A public hearing will be scheduled before the Hearing Examiner, who will receive public comments, deliberate and make a decision on the preliminary plat applications.

Based on the verbal and written representations, CNW members have been preparing presentations based on a combined hearing on both proposals. This eleventh hour change in procedures is entirely unjustified. CNW demands that you rescind the recent notices and issue notices for a combined hearing as the local citizens have been told for months.

Second, these two proposals are sufficiently interconnected that separate hearings are not legally permissible. As is apparent, the two proposals are owned by the same owners and present a common development scheme. The Wood Trails proposal calls for approval of R-4 zoning on a 38.7 acre parcel. However, the applicant proposes to construct 66 homes on that site, and to

