

March 14, 2007

EXHIBIT 59  
PAGE 1 OF 7



"Citizens, business and local government;  
a community commitment to our future."

Fred Green  
President  
Concerned Citizens of Wellington

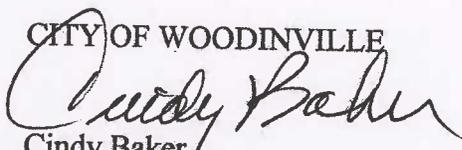
RE: E-mails and Correspondence

Mr. Green,

Attached please find a copy of a set of preliminary plat plans for Montevallo and Wood Trails and attached memos that the applicant's representatives submitted to the city on March 8, 2007. The attached letter to the plans explains that the plans are intended to "depict" the city's staff report recommendations.

These plans will be presented at the hearings. As far as staff can tell, the plans fit within the analysis of the alternatives described in the Final Environmental Impact Statement. I will continue to try to keep you abreast of further information.

Sincerely,

CITY OF WOODINVILLE  
  
Cindy Baker,  
Interim Development Services Director

McCULLOUGH HILL, PS

March 8, 2007

VIA HAND DELIVERY

*PPA 2004054*

Cindy Baker, Interim Director  
Community Development  
City of Woodinville  
17301 – 133<sup>rd</sup> Ave NE  
Woodinville, WA 98072

Re: **Wood Trails & Montevallo**

Dear Ms. Baker:

This is on behalf of Phoenix Development (“Phoenix”). On February 23, 2007, you issued your staff reports and the Wood Trails and the Montevallo proposals. Each of the staff reports included recommended conditions regarding right of way widths, buffering, density, access, and drainage.

Phoenix has had an opportunity to review your staff reports and the recommended conditions. Enclosed with this letter are conceptual plans that depict how those recommended conditions could be implemented. We thought it would be helpful for you to have an opportunity to review these conceptual plans before the public hearings currently scheduled for March 14 and March 15.

These conceptual plans are all within the envelope of alternatives reviewed in the FEIS for the proposals. Phoenix understands, of course, that, in the event the preliminary subdivision and zoning map amendments are approved, the City will review these conceptual plans for compliance with City regulations and the conditions of approval.

Thank you for your consideration of these applications.

Sincerely,



G. Richard Hill

GRH:ldc

cc: Loree Quade  
Zachary Lell

L:\Sundquist\303.011\corr\baker03.dot

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MAR 09 2007

CITY OF WOODINVILLE  
DEVELOPMENT SERVICES



Date: March 9, 2007

To: Cindy Baker  
City of Woodinville  
17301 133<sup>rd</sup> Ave NE  
Woodinville, WA 98072

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12112 115th Avenue NE  
Kirkland, WA 98034-6923

425.821.8448  
425.821.3481 fax  
800.488.0756 toll free  
www.triadassoc.com

Job No: 03-208 / 03-248

Project: Wood Trails / Montevallo

**Enclosed are:**

- Prints
- Copies
- Reproducibles
- Reports
- Documents
- Specifications
- Other

**These have been sent:**

- For Your Use
- For Your Review / Approval
- For Your Signature / Return
- At Your Request
- For Your Records
- For Your Information
- Other

Quantity	Date	Description
2	3/8/07	Wood Trails Conceptual Site Plan
2	3/8/07	Montevallo Conceptual Site Plan
1	3/8/07	Memo from Phoenix Development regarding Montevallo
1	3/8/07	Memo from Phoenix Development regarding Wood Trails
1	3/8/07	Correspondence from Rich Hill

Remarks:

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CITY OF WOODINVILLE DEVELOPMENT SERVICES

Sent By: H. George Newman  
H. George Newman  
Principal

Copies To: File  
Rich Hill (w/out enc.)  
Loree Quade (w/out enc.)

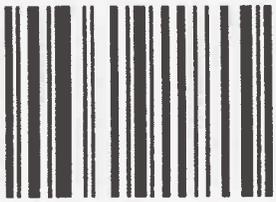
 9 6 7 4 2 4	967424 
<b>To:</b> CITY OF WOODINVILLE 17301 133RD AVE NE WOODINVILLE,WA 98072  <b>Attention: CINDY BAKER</b>  <b>From:</b> TRIAD ASSOCIATES 12112 115TH AV NE  KIRKLAND,WA 98034 (425)821-8448 Attention: FRONT DESK Special Instructions: CALL TRIAD IF UNABLE TO DELIVER	<b>Service: STANDARD VEHICLE</b> Return Service: 0 Pieces: 1 Weight: 0  Date: 03-09-07 Requested By: SARAH KOSKI Reference: 03-208/03-248
Driver:  Delivery Time: _____  Delivery Date: ___/___/___	Received By:   Print Last Name: _____
<p>A released value of the greater of \$50 or \$.50 per pound of shipment is automatically applied without charge. A declared value of up to \$25,000 per shipment may be purchased at a cost of \$.50 per \$100 of declared value or fraction thereof in excess of the Released Value by notification to DYNAMEX upon request for service. If no notification is made, the Released Value shall automatically apply. All claims regarding loss or damage of any kind must be submitted in writing within 5 days after delivery of shipment to DYNAMEX. DYNAMEX shall not be responsible for shipments improperly packed or labeled or for loss or damage caused by delay, or for consequential or special damage whether or not DYNAMEX had knowledge such damages might be incurred.</p>	

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CITY OF WOODINVILLE  
DEVELOPMENT SERVICES

## MEMO

### Phoenix Development, Inc.

16108 Ash Way, Suite 201  
Lynnwood, WA 98087

Phone (425) 275-5306  
Fax (425) 742-8469

Floor plans, prices, and maps for homes, condos, and apartments available at [www.sundquisthomes.com](http://www.sundquisthomes.com)

TO: Cindy Baker  
FROM: Loree Quade  
DATE: March 7, 2007  
SUBJECT: Staff Recommendations for Wood Trails

In reviewing the staff recommendations I came upon some errors that I would like to bring to your attention, so they can be corrected at the appropriate time.

Page 1, Subject: - should be "Staff Report for Wood Trails"

Page 2, 2<sup>nd</sup> paragraph from top, last sentence – "proposed Wood Trails development."

Page 12, Applicant: - correct address for Phoenix Development is 16108 Ash Way, Suite 201, Lynnwood, WA. 98087 and the phone number is 425-275-5306

Page 16, C. Community Design Policies CD-1.2 and CD-2.5, Comments – the wetland will be filled, not preserved

Page 25, H. Subdivision Code Features, Item 4. – should be "1998 King County Surface Water Design Manual"

Page 28, Utilities & Stormwater, Item 3. Drainage: - should be "1998 King County Surface Water Design Manual"

Page 28, I. Findings, Item 2 – this item describes the location of Montevallo, not Wood Trails.

Page 29, I. Findings, Item 17 – date should be changed to current hearing date (March 14<sup>th</sup>)

Page 30, Subdivision, Item 2. b. – the Wood Trails application was submitted to the City on June 18, 2004 and a complete application notice was mailed on July 8, 2004

Page 33, Recommended Conditions of Approval, General, Item 6 – isn't it a maximum of nine (9) dwelling units eligible to be transferred to Montevallo?

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CITY OF WOODINVILLE  
PLANNING SERVICES

## Exhibit 59

The Wood Trails Conceptual Site Plan pages 6 and 7 of Exhibit 59 are available for review at City of Woodinville's Development Service's counter (too large to scan).

*Original  
3-30-07  
Lansky*