

Cindy Baker

EXHIBIT 159
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From: Yosh Monzaki
Sent: Friday, December 08, 2006 11:21 AM
To: Cindy Baker; Steve Munson; Susie McCann; Mick Monken
Subject: Wood Trails/Montevallo EIS

Follow up to December 6th meeting:

- Water quality treatment trade areas is covered in the 1998 KCSWDM Section 1.2.8.2, p. 1-57 and 2005 KCSWDM Section 1.2.8.2 item C, p. 1-67
- Based on Wood Trails figure 2.1-2 provided in the EIS, it appears that the offsite road runoff from NE 198th Street, NE 201st Street, and NE 202nd Street are collected by the Wood Trails storm system, but in the Wood Trails Drainage Deviation Request, Appendix F it appears that that the offsite road runoff from NE 198th Street, and NE 201st Street are collected by the Wood Trails storm system. This will need to be clarified.
- DEC04009 (re: Wood Trails Road Width): Public Works could not support this deviation. Applicant has not demonstrated that the construction of the road will impact the environment or is constrained by the topography, and parking would be limited.

Please let me know if you have any questions.

Thanks, Yosh

Cindy Baker

From: Sandy Guinn
Sent: Wednesday, December 13, 2006 10:18 AM
To: Development Services
Subject: FEIS Phoenix Development

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Steve Maloney has advised that all mail should be sent to his P. O. Box:

Steve Maloney
P. O. Box 1602
Woodinville, WA

Please note this email is a public record and may be subject to disclosure.

didn't receive official letters

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~~Traci Herman~~

To: ~~From:~~ Cindy Baker
Sent: Friday, March 02, 2007 2:10 PM
To: Traci Herman
Cc: Susie McCann
Subject: FW: didn't receive official letters

DUPLICATE

Please check this and get back to me.

From: Jennifer Kuhn
Sent: Friday, March 02, 2007 1:27 PM
To: Cindy Baker
Cc: Sandy Guinn
Subject: FW: didn't receive official letters

Hi Cindy,

Can you please answer Susan Huso question?

Thank you,

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: Friday, March 02, 2007 12:40 PM
To: Jennifer Kuhn
Subject: didn't receive official letters

Jennifer,

I'm wondering why I didn't receive letters of notice regarding the Hearing Examiner Meetings (the ones originally scheduled for 2/28 and 3/1), specifically on the Montevallo development. I live right next door (although outside city limits) to Montavello, and so I clearly would be within the 500 feet parameter. I should be a party of record, I know Phoenix Development sent me a letter years ago advising of the start of the development process.

My physical address is 24330 75th Ave SE, my mailing address is PO Box 1176, Woodinville.

Changed to
P.O. #
3/5/07

Can you look into why I didn't receive them? If your not the person to do that, can you tell me who can help me?

Thank you,

Susan (Todd) Huso

Traci Herman
4/17/07

Susan Huso

dn't receive official letters

FIN SST

System Delivery

Nordstrom, INC.

206-233-6077

tieline 8-860-6077

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POR
DONNA FRISK
MT / KC 22-9238430010

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POR
THOMAS MERTZ
MT / KC 21 - 3276700070

POR
REINY FALKENBERG
MT / KC 70-09238500450

POR
MICHAEL & GAIL ODENIUS
MT / KC 7-0226059079

MT / KC 57-9238500320
JAMES BRESSANI
RETURNED 11/06
NO FORWARDING ADDRESS

MT / SNO 4 -27053500300900
WALLACE HOLSTAD
RETURNED 11/06
NO FORWARDING ADDRESS

MT /SNO 2 - 27053500300700
TODD AND SUSAN HUSO
RETURNED 11/06
NO FORWARDING ADDRESS

MT /SNO 1 & 6
27053500300400 / 27053500301100
KARLA MILLER
Returned 11/06
No forwarding address

WALLACE HOLSTAD
MT /SNO 5 - 2705350030100
Returned 12/06
No Forwarding Address
UPDATED 11/06

DARRAN S LITTLEFIELD
MT /SNO 13 - 27053500402100
P O Box 550
Woodinville WA 98072

Two attempts

TODD R & SUSAN E HUSO
MT /SNO 2 - 27053500300700
Returned 12/06
No Forwarding Address

SEAHORN CONSTRUCTION CO
11320 NE 88TH ST
KIRKLAND WA 98033
WT/MT / KC 53-9238500280
Returned 12/06
No Forwarding Address

MICHELLE ROISSIER
14927 NE 24TH ST
WOODINVILLE WA 98072
MT / KC 71 -9238500460
Returned 12/06
No forwarding Address

ROBERT & SUSAN SLOCUM
19818 10TH DR SE
BOTHELL WA 98012
MT / KC 32 -9238500070
Returned 12/06
No Forwarding Address

Snohomish County, WA Assessor Parcel Data - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Search Favorites

Address: http://web5.co.snohomish.wa.us/propsys/bsr-tr-proping/PrpInqD2-ParcelData.asp?PN=27053500300700

Snohomish County Online Government Information & Services
 Washington

*** R E A L *** Property Information
[County Home](#) [Assessor Home](#) [Treasurer Home](#) Information on which [Department](#) to contact

Please view [Disclaimer](#) If you have questions, comments or suggestions, please [Contact Us](#).
 Date/Time: 3/1/2007 7:57:33 AM Answers to [Frequently Asked Questions](#) about Parcel Data (opens as new window)
 Return to [Property Information Entry page](#)

Parcel Number: 27053500300700 Prev Parcel Reference: 35270530070000
 View [Map](#) of this parcel (opens as new window)

General Information
 Taxpayer Name // Address (contact the Treasurer if you have questions)
HUSO TODD R & SUSAN E // 24330 75TH AVENUE SE . . . WOODINVILLE, WA 98072
 If the above mailing address is incorrect and you want to make a change, see the information on [Name and Address Changes](#)
 Owner Name // Address (contact the Assessor if you have questions)
HUSO TODD R & SUSAN E // 24330 75TH AVENUE SE . . . WOODINVILLE, WA 98072
 If the above name and address is incorrect due to a recent sale, please see the information on [Name and Address Changes After a Sale](#)
 Street (Site) Address (contact the Assessor if you have questions)
24330 75TH AVE SE . . . WOODINVILLE, WA 98072-9750
 Parcel Legal Description
 SEC 35 TWP 27 R0E 05 RT-1S-15B) S 200 56FT OF E 466 62FT OF SE 1/4 SW 1/4 L298 E 220FT THCP

[Go to top of page](#)

Treasurer's Tax Information
 Taxes: For answers to questions about Taxes, please contact the [Treasurer's office](#) (opens as new window)
 2007 Taxes for this parcel \$4,406.85
 (Taxes may include Surface Water Management and/or State Forest Fee Patrol fees LID charges, if any, are not included)
 To obtain a duplicate tax statement, either download my Tax Statement Request form or call 425.339.3766 to request it by

Done Internet

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I always check the tax information when mail is returned. It appears that the physical address is listed.

Sandy Guinn

From: Reid, Lee Ann [areid@spokanecity.org]
Sent: Monday, April 16, 2007 10:41 AM
To: Sandy Guinn
Subject: Montevallo/Wood Trails Company

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Hi Sandy,
Here you go.
Sincerely,
Lee Ann

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

From: Smith, Greg
Sent: Monday, April 16, 2007 8:59 AM
To: 'Rick Aramburu'; cindyb@ci.woodinville.wa.us; Rich Hill, Atty; 'zlell@omwlaw.com'
Cc: Reid, Lee Ann
Subject: RE: Montevallo/Wood Trails Company

Counsel and Ms. Baker;

The dates on the City's website are different from the ones I set at the last hearing. Mine were April 16th and April 23rd. I am going to change the dates to those on the website, so there won't be any further confusion. It extends each party's deadline by only 3 days, which I find insignificant.
Greg Smith

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

From: Rick Aramburu [mailto:rick@aramburu-eustis.com]
Sent: Friday, April 13, 2007 4:15 PM
To: cindyb@ci.woodinville.wa.us; Smith, Greg; Rich Hill, Atty
Subject: Montevallo/Wood Trails Company

I am writing to confirm that the deadlines for additional written comment on the Montevallo/Wood Trails proceedings is as stated on the current City of Woodinville website as set forth below:

Wood Trails and Montevallo Preliminary Plat and Rezone Applications

UPDATE 04/11/07: Oral testimony on the Wood Trails and Montevallo rezone and preliminary plat applications has been closed. The Hearing Examiner will accept written comment (only) up to 5 p.m. on April 19, 2007. The applicant (Phoenix Development) may submit by April 26 a rebuttal to any written comments. The Hearing Examiner has ten (10) working days (by May 10) to complete his findings, recommendation and/or decision unless the applicant agrees to allow additional time.

If this information is incorrect please let me know right away.

Rick

J. RICHARD ARAMBURU
Attorney at Law
505 Madison St. #209
Seattle WA 98104
(voice) 206-625-9515
(Fax) 206-682-1376

Rick@Aramburu-Eustis.com
aramburu@nwlinc.com
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This email message may be protected by the attorney/client privilege, work product doctrine or other confidentiality protection. If you believe that it has been sent to you in error, do not read it. Please reply to the sender that you have received the message in error, and then delete it. Thank you.

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COPY

Concerned Neighbors of Wellington

"Dedicated to Preserving the Character of the Wellington Neighborhood"

cc: Kay
Zach
Jennifer
Admin
Cindy
Rich
Susie

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MAR 05 2007

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

City of Woodinville

March 2, 2007

Cindy Baker, Interim Development Services Director
City of Woodinville
17301 - 133rd Ave NE
Woodinville, WA 98072

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RE: Request for Public Records

Ms. Baker,

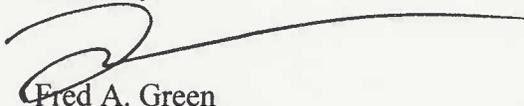
The Concerned Neighbors of Wellington (CNW) are requesting that a representative of our organization be allowed to attend any meetings between City Staff (yourself) and the applicant (aka Rich Hill and Phoenix). Our involvement would simply be to listen and observe, not to necessarily provide comment.

We are also formally requesting that we receive (via either hard paper copies or forwarded email) any future emails and correspondence between the applicant and City Staff. We are making the request so that we remain in the loop about what issues are being discussed and/or resolved between the City and the applicant prior to the Public Hearings. Please be sure these are forwarded and faxed immediately. In addition to future correspondence, please forward any correspondence that has taken place since the city has issued their staff report on the Wood Trails and Montevello Hearings.

My Contact Information:

Phone: Business Hours: 425-821-1111, Cell: 206-795-0608
Fax: 425-821-3587
Email: Fred@GreenFinancial.com

Sincerely,



Fred A. Green
President, CNW

cc: Richard Leahy, City Manager
Richard Aramburu, Attorney at Law

COPIES: Council members

Rich Leahy

Cindy Baker

Sandy Guinn

Ray Sturtz

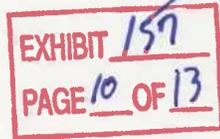
Admin File

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MAR 19 2007

City of Woodinville

March 15th, 2007



Woodinville City Council & Planning Commission
17301 133rd Avenue NE
Woodinville, Wa 98072

As we understand it, the city of Woodinville has a commitment to provide a certain amount of growth according to the GMA. We also believe that it has reached its commitment. Then why would the City government be entertaining the notion of changing the existing zoning from R-1 to R-4 when its *tax-paying* residents have vehemently opposed it?

We as homeowners pay a high price to live here....High Taxes! We obviously felt it was worth it – many of us have lived here for over 20 years. But, that quality of life has been changing dramatically with the traffic and congestion and now the city plans to increase this? Why not just change our name, too.to possibly Woodinkent or Woodrenton.....?

I also have the following questions:

1. With the approval and construction of the Wine village and the Fairfield Properties apartment site by the WAC have these been included in the GMA totals?
2. Auburn and Redmond have increased their *builder impact fees* considerably, is this something that has been discussed by the city?
3. To date, the emphasis has been on water run off, drainage, etc. ...has there been serious discussion with regards to the impact on the wildlife in this area? I haven't seen anything presented regarding the wildlife.
4. Any road improvements are long term suggestions – why are they not short term solutions?

From what we have seen in the press and at public meetings it seems that the people who want to change the zoning are either out of state developers or folks planning to retire and reap financial gain after living here for many wonderful years in a country environment with the protection of R-1 zoning. They do not seem to care what they leave behind in regards to the community and environment that they enjoyed.

I have recently read a Woodinville brochure dated from 1995 that states the Planning Board's purpose is to make sure that "...Woodinville's *unique Northwest woodland character be preserved*" Why has the city government lost site of this and why are they not listening to their residents?

We, along with our neighbors, have substantial property holdings and stand to incur a tremendous financial gain by embracing R-4. However, we choose not to jump on the R-4 bandwagon because we would like to see Woodinville maintain its country character, The sole purpose of why we moved here 5 years ago from Seattle.

Sincerely,

Sunday McCallum
Scot McCallum

Sunday and Scot McCallum
15112 - 176th Ave. NE
Woodinville, WA 98072

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

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APR 16 2007



--Re: 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.

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APR 17 2007

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

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 T. Winant

Austin T. Winant
15908 NE 198th Street
Woodinville, WA 98072
425-485-8862
jwinant@comcast.net



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APR 17 2007

CITY OF WOODINVILLE
DEVELOPMENT SERVICES