## Wood Trails PPA and ZMA Exhibit Index List – Revised 04/24/2007 by Sandy Guinn

| Exhibit Number | Description | Number of Pages |
|---|---|---|
| 1 | Wood Trail Staff Report, including referenced to all applicable codes, comprehensive plan, regulations. **Exhibits 2 through 51 are exhibits to the staff report (Exhibit 1).** | 41 |
| 2 | PPA WT Preliminary Plat General Application PPA2004-54 | 4 |
| 3 | PPA WT Title Report | 54 |
| 4 | PPA WT Legal Description | 1 |
| 5 | PPA WT Vicinity Map | 1 |
| 6 | PPA WT Density | 2 |
| 7 | PPA Certificate of Water Availability | 5 |
| 8 | PPA Certificate of Sewer Availability | 4 |
| 9 | PPA Northshore School District Walk Safety Assessment | 3 |
| 10 | PPA Development Consistency Checklist | 4 |
| 11 | PPA WT Preliminary Plat Plan | 9 |
| 12 | PPA WT Preliminary Tree Retention Map (duplicate of page 3 of Exhibit 11 to staff report) | 1 |
| 13 | PPA - Letter of Completed Application | 2 |
| 14 | PPA Signed Notice of Application | 2 |
| 15 | PPA Proof of Publication - Notice of Application | 1 |
| 16 | PPA Affidavit of Site Posting Notice | 4 |
| 17 | WT General Application ZMA 2004-053 | 4 |
| 18 | ZMA Application SEPA Checklist | 15 |
| 19 | ZMA Project Description and Rezone Analysis - Triad | 26 |
| 20 | ZMA Letter of Complete Application | 2 |
| 21 | ZMA Signed Notice of Application | 2 |
| 22 | ZMA PPA Proof of Publication – Notice of Application | 1 |
| 23 | ZMA Property Owner Radius Map and Mailing List | 5 |
| 24 | ZMA State of Washington Department of Community, Trade and Economic Development – Reviewing and approval letter with list of reviewing agencies. | 2 |
| 25 | SEPA Application SEP2004-055 | 3 |
| 26 | SEPA Environmental Checklist | 15 |
| 27 | SEP Letter of Complete Application | 2 |
| 28 | Scoping EIS – Signed Notice of Determination of Significance | 3 |
| 29 | Proof of Publication - Scoping EIS - Notice of Determination of Significance | 2 |
| 30 | Signed Notice of Revised EIS Scope 12/20/04 | 2 |
| 31 | Left Intentionally Blank | 1 |
| 32 | Signed Notice of Draft Environmental Impact Statement (DEIS) - Availability Notice | 2 |
| 33 | Proof of Publication - Final Environmental Impact Statement (DEIS) - Availability Notice | 1 |

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| Exhibit Number | Description | Number of Pages |
|---|---|---|
| 34 | Cover Sheets for Volume One and One Appendices of the Draft Environmental Impact (DEIS) – Report and Appendices A-L. Draft available for review at City of Woodinville's Development Services's counter. **SEE MONTEVALLO EXHIBIT #35** | 2 |
| 35 | Signed Notice of Official Director's Interpretation Regarding Appeals Procedure of Final Impact Statement (FEIS) 11/6/06 | 11 |
| 36 | Proof of Publication - Of Official Director's Interpretation Regarding Appeals of Adequacy of Final Impact Statement (FEIS) | 1 |
| 37 | Signed Notice - Final Environmental Impact Statement (FEIS) - Availability Notice 12/13/06 | 4 |
| 38 | Proof of Publication - Final Environmental Impact Statement (FEIS) - Availability Notice | 1 |
| 39 | Cover sheets for Volume One and Two Appendices of the Final Environmental Impact Statement – Report and Appendices A-P. Draft available for review at City of Woodinville's Development Services's counter. **SEE MONTEVALLO EXHIBIT #40** | 3 |
| 40 | Applicant's Requests for Deviation From Standards on project | 31 |
| 41 | Wood Trails Area Property Owners; Party of Record; and Agency Distribution Lists | 12 |
| 42 | Public Comment Regarding all aspects of the Wood Trails project/Montevallo; (PPA, ZMA, SEPA, EIS Scoping, DEIS, FEIS) Chronological Order | 241 |
| 43 | Signed Notice of Rezoning and Preliminary Plat Application for Wood Trails – Public Hearing 02/12/07 | 3 |
| 44 | Proof of Publication - of Rezoning and Preliminary Plat Application for Wood Trails – Public Hearing | 1 |
| 45 | Affidavit of Site Posting Notice 2/12/07 | 2 |
| 46 | Public Hearing Examiner's Letter | 1 |
| 47 | Applicant's Consent Letter for Separate Public Hearings | 1 |
| 48 | Moratorium Ordinances #419; #424, #427 | 24 |
| 49 | Agency Distribution List | 3 |
| 50 | Additional Public Comments Received as of 02/22/07 | 31 |
| 51 | Public Hearing Notice of Continuation 02/26/07 | 19 |
| 52 | Earth Consultants Hand Auger Logs 06/07/06 | 7 |
| 53 | Public Comments Comments | 16 |
| 54 | Letter dated March 13, 2007, from George and Sandra White | 2 |
| 55 | Email sent March 13, 2007 from Teddy Lopez to Susie McCann | 1 |
| 56 | Email sent March 13, 2007 from Julia Poole to Susie McCann; Cindy Baker; Fred Green; Barbara Poole with cc to Council | 1 |
| 57 | Email dated March 13, 2007 from Leroy Kuebler to Cindy Baker | 1 |

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|---|---|---|
| 58 | Email dated March 13, 2007 from Patricia Zulauf to Susie McCann | 1 |
| 59 | Letter dated March 14, 2007 from Cindy Baker, Interim Development Services Director, City of Woodinville to Fred Green, President, Concerned Citizens of Wellington with attachments | 7 |
| 60 | Letter dated March 12, 2007 from Jeff Glickman (with attachments) to Mr. Richard Leahy, City Manager | 10 |
| 61 | Letter dated March 12, 2007 from Richard Block, Peter Tountas, Christy Diemond, Susan Huso, Dave Henry, and Emma Dixon to Mr. Richard Leahy, City Manager, City of Woodinville | 7 |
| 62 | Email dated March 14, 2007 from Adele Traverso to Jennifer Kuhn and forwarded to Cindy Baker March 14, 2007 | 1 |
| 63 | Board – Compilation of Wetlands, Reconnaissance, and Inventories | 1 |
| 64 | Board – Wood Trails - Data Information | 1 |
| 65 | Board - Conceptual Wood Trails Site Plan (Applicant's Depiction of Staff Report) | 1 |
| 66 | Board – Wood Trails Preliminary Grading and Utility Plan with easements highlighted in orange | 1 |
| 67 | Board – Woodinville Neighborhoods (Wood Trails and Montevallo land area highlighted | 1 |
| 68 | Board – Land Use: Residential Parcel Size (R-1 zoning) with Montevallo and Wood Trails parcels highlighted | 1 |
| 69 | Board – 2004 Topography of the City Woodinville, Lidar Source: King County | 1 |
| 70 | Board - Wood Trails Preliminary Plat submitted 6/19/04 with approximated steep slopes and wetlands outlined | 2 |
| 71 | Email dated March 14, 2007 from Cindi Stinson to Cindy Baker; Susie McCann | 3 |
| 72 | Email dated March 6, 2007, from Susan Huso to Cindy Baker | 2 |
| 73 | Letter dated March 8, 2007, from Greg Smith, City of Woodinville Hearing Examiner pro tem, to G. Richard Hill, J. Richard Aramburu, J. Zachary Lell, and Cindy Baker | 2 |
| 74 | Letter dated February 22, 2007 from J. Richard Aramburu to Mr. Greg Smith, City of Woodinville Hearing Examiner (with attachments) | 12 |
| 75 | Clarification of Table 2. Residential Capacity Analysis | 1 |
| 76 | Wood Trails 2004-2007 compilation of Public Notices (to be deposited) | 60 |
| 77 | Letter dated February 23, 2007 from G. Richard Hill,McCullough Hill, to Greg Smith, Hearing Examiner | 3 |

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|---|---|---|
| 78 | Letter from Laura Glickman dated March 13, 2007 to City of Woodinville, Susie McCann | 4 |
| 79 | Sign In Sheet | 10 |
| 80 | Errata and other information | 2 |
| 81 | Letter dated March 12, 2007 from Becky N. Warden to Cindy Baker, Interim Development Services Department, City of Woodinville | 2 |
| 82 | DVD of the Wood Trails Video taped at March 14, 2007 public hearing | 1 DVD |
| 83 | Sustainable Development Study – R-1 Zone<br>Final ■ City of Woodinville ■ February 20, 2007 | 524 |
| 84 | Ordinance 431 | 8 |
| 85 | Boundary Line Adjustment | 4 |
| 86 | Memorandum to Mick Monken from Mike Swenson, Memorandum about the Final Environmental Impact Statement dated March 6, 2007 | 7 |
| 87 | Relinquishment of Easement | 5 |
| 88 | Applicant Phoenix Development Hearing Memorandum | 32 |
| 89 | Qualifications of Jeffrey L. Cox | 1 |
| 90 | Conceptual Site Plan | 1 |
| 91 | Copy of Mr. Coglas resume | 1 |
| 92 | Resolution 93 – Includes e-mailed letter from D. Henry to S. Botteim | 6 |
| 93 | Picture of clustering homes | 1 |
| 94 | Documents Submitted by Robert Harmon | 291 |
| 95 | Jonathan Yang letter dated March 14, 2007 | 1 |
| 96 | Letter dated March 14, 2007 from Frederick C. Motteler to Hearing Examiner City of Woodinville | 5 |
| 97 | DVD One: Traffic 4 PM_March-08-2007<br>Woodinville - Dvuall Rd 156th Avenue NE | 2 DVDs |

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|---|---|---|
| | DVD Two: Traffic 5 PM_MAR_08_07<br>Woodinville – Duvall Road | |
| **98** | Wellington CCRs | **1 cd** |
| **99** | Letter submitted by Mike O'Grady dated March 14, 2007 | **2** |
| **100** | Species Occurrence by Month 2000-2006<br>(Yard list from 15124 NE 198th St) | **2** |
| **101** | Two sets of 3 volumes were submitted to the Hearing Examiner by the public. It was stated that both sets were exactly the same except the cover. One cover was Montevallo and one was Wood Trails. Because of their size, only one will be relied on as an exhibit. Analysis of Wood trails Rezone and Preliminary Plat Application, Volumes One, Two, Three, and one CD – See Montevallo Exhibit # 74 | **2144 and one CD** |
| **102** | Letter dated April 5, 2007 from Jeff Glickman addressed to Greg Smith, Hearing Examiner - submitted by Jeff Glickman | **69** |
| **103** | Photographs/documentation submitted by Robert Harman | **11** |
| **104** | Letter from Helen Gottschalk dated April 3, 2007, addressed to Mr. Examiner submitted by Helen Gottschalk | **1** |
| **105** | Woodinville City Council Hearing of March 12, 2007, verbatim transcript submitted by Attorney Aramburu | **22** |
| **106** | Typed Comments submitted by Lisa Rhodes | **2** |
| **107** | Woodinville Weekly Editorials dated April 5, 2007, submitted by Matthew Jenson | **33** |
| **108** | MLS Analysis of "Need" dated April 5, 2007 submitted by Matthew Jenson | **8** |
| **109** | Comments submitted by Matthew Jenson | **2** |
| **110** | Letter from Doyle & Janet Watson dated April 3, 2007 addressed to City Hall c/o Hearing Examiner submitted by Janet Watson | **2** |
| **111** | Letter from The Children of Doyle and Janet Watson dated April 3, 2007 addressed to Hearing Examiner, City of Woodinville and written comments from Darcy Morrissey submitted by Darcy Morrissey | **2** |
| **112** | Letter from Todd Higgens dated April 1, 2007, submitted by Roger Mason | **1** |
| **113** | Todd Higgins Informed Consent DVD interview submitted by Roger Mason | **1 DVD** |
| **114** | Typed comments submitted by Susan Huso | **6** |

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| **115** | Typed comments submitted by Susan Huso | **5** |
| **116** | Complaint For Declaratory Relief and Petition for Writ of Review dated July 13, 2005, Kitsap Citizens for Rural Preservation, a non-profit organization, v. Kitsap County, Respondent/Defendant, submitted by Susan Huso | **11** |
| **117** | Copy of Kitsap County Ordinance No. 350-2005 dated November 28, 2005, submitted by Susan Huso | **2** |
| **118** | Letter from Jeff Glickman dated April 5, 2007 (with attachments) addressed to Greg Smith, Hearing Examiner, submitted by Jeff Glickman | **10** |
| **119** | Email sent April 4, 2007 from Jeff Glickman to Mr. Richard Leahy, City Manager, Mr. Zach Lell, City Attorney, Mr. Greg Smith, Hearing Examiner, Ms. Cynthia Baker, Interim Development Services Director (submitted by Jeff Glickman) | **1** |
| **120** | Typed comments from Brad Rich read/submitted into the record by Nathan Rich | **2** |
| **121** | Typed comments, with attachments, from Steve Gottschalk addressed to Mr. Smith, submitted by Steve Gottschalk | **36** |
| **122** | Narrative to accompany video of traffic operations at Woodinville-Duvall Rd and 156th Avenue NE submitted by Roger J. Mason, PE | **4 pages and 2 DVDs** |
| **123** | Letter dated April 5, 2007 from Susan Boundy-Sanders addressed to Hon. Greg Smith, Hearing Examiner pro tem for the City of Woodinville regarding R-1 versus R-4 in recent Woodinville City Council and Woodinville Planning Commission deliberations, recommendations, and decisions – submitted by Susan Boundy-Sanders | **18** |
| **124** | Letter dated April 5, 2007 from Susan Boundy-Sanders, MS Geology, Caltech, addressed to Hon. Greg Smith, Hearing Examiner pro tem for the City of Woodinville, Re: Earthquake faults on the Wood Trails and Montevallo sites – submitted by Susan Boundy-Sanders | **117** |
| **125** | The Woodinville Conservancy Exhibit for a hearing before the Woodinville Planning Commission to consider a Comprehensive Plan amendment and rezoning application, to change the 19.77 acre Draughn property from R-1 to R-6 submitted by Susan Boundy-Sanders | **244** |
| **126** | "What Wood Trails/Montevallo may bring to you!!" submitted by Sharon Peterson | **2** |
| **127** | Typed comments dated April 5, 2007 from Mike and Michelle O'Grady | **2** |
| **128** | Letter dated April 5, 2007 from Bob Vick, Phoenix Development Incorporated, addressed to Mr. Greg Smith following up on | **2** |

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| | demonstrated need analysis relating to the proposal submitted by Rich Hill | |
| 129 | Memorandum dated April 5, 2007 from Michael Swenson, The Transpo Group, addressed to Rich Hill, McCullough Hill, PS, (a response to public comments on transportation issues prepared by Mr. Swenson) - submitted by Rich Hill | 6 |
| 130 | Michael Swenson, P.E., P.T.O.E., of The Transpo Group, resume - submitted by Rich Hill | 1 |
| 131 | Earth Solutions NW LLC Addendum Report Geologic Hazards Proposed Wood Trails Project Woodinville, Washington ES-0067(Addendum Report which Mr. Coglas testified this evening) submitted by Rich Hill | 12 |
| 132 | Raymond A. Coglas, M.S., P.E., resume submitted by Rich Hill | 1 |
| 133 | Letter dated April 5, 2007, from Ed Sewall, President/Senior Biologist, Sewall Wetland Consulting, Inc., to Hearing Examiner, Re: Applicant Response to Wellington Community Group Comments on Plants and Anaimals Section of Wood Trails/Montevallo EIS SWC Job # A4-166 submitted by Rich Hill | 12 |
| 134 | Memorandum dated April 4, 2007, from Mark Keller, P.E., (Drainage Engineer) of Triad Associates addressed to Rich Hill, re: Wood Trails and Montevallo Drainage - submitted by Rich Hill | 3 |
| 135 | Proposed Revision to City Staff Drainage Condition Recommendations on Montevallo relating to the proposed detention vault - submitted by Rich Hill | 1 |
| 136 | Memorandum dated April 4, 2007, from Triad Associates addressed to George Newman addressing the capacity analysis of the City and demonstrating the City will not be meeting its growth targets - submitted by Rich Hill | 5 |
| 137 | Memorandum dated April 4, 2007, from George Newman addressed to Rich Hill, McCullough Hill, relating to the right of way issue on the Montevallo Summers addition plat submitted by Rich Hill | 2 |
| 138 | Memorandum dated April 5, 2007, from Gardner Johnson Matthew Gardner of that firm to G. Richard Hill addressing the need for diversity of housing opportunities in the City of Woodinville submitted by Rich Hill | 5 |
| 139 | Copy of Executive Summary of the City of Woodinville's Sustainable Development Study and Attachment A Environmental Report on the Sustainable Development project submitted by Rich Hill | 80 |
| 140 | Copy of Central Puget Sound Growth Management Hearings Board decision in Hensley vs City of Woodinville submitted by Rich Hill | 12 |
| 141 | Applicant Phoenix Development's Reply Memorandum on Montevallo submitted by Rich Hill | 30 |

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| 142 | Applicant Phoenix Development's Reply Memorandum on Wood Trails submitted by Rich Hill | 31 |
| 143 | Copy of Sundquist Homes Presentation 3-2007 and DVD | 15 pages 1 DVD |
| 144 | CD submitted by Perteet | 20 pages CD |
| 145 | Green folder - Correspondence from citizens submitted outside of the Hearing on March 15, 2007 – submitted by Cindy Baker, City of Woodinville | 22 |
| 146 | Green folder - Emails from citizens concerning issue of two separate hearings and other concerns – submitted by Cindy Baker, City of Woodinville | 88 |
| 147 | Green folder - Correspondence from citizens and copy of Request for Public Records (# 2007-043) and documentation supplied – submitted by Cindy Baker, City of Woodinville | 4 |
| 148 | Green folder - Correspondence from citizens submitted outside of the Hearing on March 15, 2007 – submitted by Cindy Baker, City of Woodinville | 3 |
| 149 | Green folder - Correspondence and emails from residents and citizens; letter dated March 30, 2007 from Northshore School District to Cindy Baker, City of Woodinville; letter dated February 23, 2007 from G. Richard Hill, McCullough Hill, PS, to Greg Smith, Hearing Examiner – submitted by Cindy Baker, City of Woodinville | 76 |
| 150 | City of Woodinville comprehensive Plan, Land Use Appendix, Appendix 3: Land Use November 2003 – submitted by City of Woodinville | 6 |
| 151 | DVD of the Wood Trails Video taped at April 5, 2007 public hearing - submitted by City of Woodinville | 1 DVD |
| 152 | Sign In Sheet for April 5, 2007 public hearing – submitted by City of Woodinville | 20 |
| 153 | Green Folder – See Montevallo Exhibit # 84 (submitted by City of Woodinville) | 97 |
| 154 | Correspondence submitted by citizens; Jones & Stokes (Lisa Grueter) email dated April 6, 2007, addressed to Cindy Baker regarding noise attenuation from trees; Perteet (Joel E. Birchman) email dated April 04, 2007, addressed to Cindy Baker, regarding WT & Montevallo Rebuttal | 36 |
| 155 | Letter from Cindy Baker, City of Woodinville, dated April 16, 2007, addressed to Greg Smith, Hearing Examiner with attachments (best available science) | 373 |

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| 156 | Email dated April 13, 2007 from Jane Winant to Cindy Baker; Richard Leahy; Email dated April 16, 2007 from Mike Daudt to Susie McCann; Jennifer Kuhn; gsmith@spokanecity.org | 7 |
| 157 | Email sent December 8, 2006 from Yosh Monzaki to Cindy Baker,Steve Munson, Susie McCann, Mick Monken; email sent December 13, 2006 from Sandy Guinn to Development Services; Correspondence from Traci Herman to Cindy Baker responding to email request of March 2, 2007; Email sent April 16, 2007, from Lee Ann Reid to Sandy Guinn; Copy of letter dated March 2, 2007 from Fred A. Green, President, CNW, to Cindy Baker; copy of letter dated March 15, 2007, from Sunday and Scot McCallum to Woodinville City Council & Planning Commission; and copy of letter received April 16, 2007, from Austin T. Winant to Mr. Greg Smith, Hearing Examiner | 13 |
| 158 | Letter dated November 1, 2006 from Cindy Baker, Interim Development Services Director to Richard Aramburu, Attorney at Law; letter dated September 22, 2006 from J. Richard Aramburu to J. Zachary Lell, Ogden Murphy Wallace, PLLC, and Ray Sturtz, Planning Director; letter dated April 16, 2007 from Michael Daudt to Greg Smith Hearing Examiner; Email sent April 12, 2007, from Steve and Karen Tidball to Council; Email sent April 18, 2007, from Susan Huso to Richard Leahy | 15 |
| 159 | Evidence Summary and Arguments by Concerned Neighbors of Wellington In Opposition To Rezone and Plats | 50 |
| 160 | Hand typed note from Kathy McLemore to Jeff/Lisa with ABC Legal Service form dated 4-19-07 | 2 |
| 161 | Analysis of Wood Trails Rezone and Preliminary Plat Application , Volume Four, prepared by Concerned Neighbors of Wellington | 196 |
| 162 | Letter dated April 19, 2007, from Otto K. Paris, L.G., L.HG., Hydrogeologist to Ms. Cindy Baker, Interim Director of Development Services | 3 |
| 163 | Tree Preservation Plan for Wood Trails & Montevallo projects dated April 19, 2007, from Peter C. Blansett, S. A. Newman Firm | 6 |
| 164 | Email sent March 11, 2007, from Kerry Kunnanz to Susie McCann | 1 |
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