



DECLARATION OF MAILING
City of Woodinville

EXHIBIT 22
PAGE 1 OF 29

Development Services Department

425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072

Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

Todd Oberg on behalf of Schuster Family Trust
Applicant Name

PPA12003/SEP12036
File Number

Debra Crawford hereby makes the following states and declares as follows:

On the day of 11/22/13, 2013, I scheduled mailing through the USPS a true and correct copy of:

Type of Notice: Notice of Hearing

Date Issued: November 25, 2013

End of Comment/Appeal Period: December 11, 2013 (Date of Hearing)

to those whose names and addresses appear on the attached list, by first class mail.

I declare under penalty of perjury under the laws of the state of Washington that the foregoing is true and correct.

11/22/13 Woodinville, WA
Date and Place of Signature

Debra Crawford
Signature
Debra Crawford
Print Name

This declaration must be properly completed upon this mailing of the required Notice and returned to the Development Services Department.

Return to:

City of Woodinville, Development Services, 17301 133rd avenue NE, Woodinville, WA 98072

ABERS JUDITH M
12323 NE 149TH COURT
KIRKLAND WA 98034

ABRAMOV ANZHELA V
14913 123RD AV NE
KIRKLAND WA 98034

ABRAMS PATRICIA E
12703 NE 156TH ST
WOODINVILLE WA 98072

ADELMAN JOHN W+MARILYN G
12986 NE 149TH
WOODINVILLE WA 98072

AHMADNIA KHADIJEH SEYED
10433 NE 116TH ST
KIRKLAND WA 98034

ALEXANDER JEFFERY L+KRISTI
12524 NE 148TH ST
WOODINVILLE WA 98072

ANGELLAR DANIEL D+VICKI L
15328 128TH AVE NE
WOODINVILLE WA 98072

ANTONIO BENJAMIN+
ELEANOR LIVING TRUST
109 GARNET CT
HERCULES CA 94547

BACON J STEVEN
15329 128TH AVE NE
WOODINVILLE WA 98072

BAFUS JEFFREY R
12918 NE 151ST ST
WOODINVILLE WA 98072

BAKALOV IVAYLO S+VIARA A SA
15320 128TH AVE NE
WOODINVILLE WA 98072

BAKER GREGORY F+SARAH J
15371 129TH AVE NE
WOODINVILLE WA 98072

BAKER SCOTT V+MARY K
15506 128TH CT NE
WOODINVILLE WA 98072

BALYKOVA SVETLANA
12310 NE 149TH CT
KIRKLAND WA 98034

BANK OF NEW YORK MELLON
3701 REGENT BLVD
IRVING TX 75063

BARRERA JORDAN MARIE+ET AL
12501 NE 156TH ST
WOODINVILLE WA 98072

BARTLESON JENNIFER RAE+ERIC H
12500 NE 148TH ST
WOODINVILLE WA 98072

BEISE ROBERT G & PATRICIA K
12527 NE 148TH ST
WOODINVILLE WA 98072

BELL ROBERT V+JANET E
12425 NE 154TH PL
WOODINVILLE WA 98072

BENNETT MICHAEL
14713 125TH AVE NE
WOODINVILLE WA 98072

BENSON AMY L
12410 NE 149TH ST
WOODINVILLE WA 98072

BEN-ZVI NIT+TAMI
1818 W LK SAMM PKWY NE
BELLEVUE WA 98008

BHAN RAJU
14653 128TH AVE NE
WOODINVILLE WA 98072

BICK BARRETT
12305 NE 149TH
KIRKLAND WA 98033

BLAIR PAUL L
15325 125TH PL NE
WOODINVILLE WA 98072

BOCURETSION SIMON
TEKIE BINYAM
13049 AMBAUM BLVD SW
BURIEN WA 98146

BOER ANDREW DAVID+KATHRYN L
12415 NE 149TH ST
WOODINVILLE WA 98072

BOORMAN CHRISTOPHER J
15401 125TH PL NE
WOODINVILLE WA 98072

BOUCK JORDAN
12301 NE 149TH ST
KIRKLAND WA 98034

BOWERS JEFFRY D+DAWN R
12425 NE 155TH PL
WOODINVILLE WA 98072

DYE HARRY S+SHEILA E
15337 128TH AVE NE
WOODINVILLE WA 98072

EBERHART DAVID M
3041 NE 94TH ST
SEATTLE WA 98115

EDMONDS MICHAEL+DARCI
12525 NE 156TH ST
WOODINVILLE WA 98072

EXHIBIT 22
PAGE 3 OF 29

EDWARDS STEPHEN DALE
14901 130TH NE
WOODINVILLE WA 98072

ENG KIM Y+WENDY W LIM
12410 NE 155TH PL
WOODINVILLE WA 98072

EPP HENRY
12825 NE 151ST ST
WOODINVILLE WA 98072

ERICKSON JAMES R
12520 NE 154TH ST
WOODINVILLE WA 98072

ERIKSON WAYNE+LUANNE J
14710 125TH AVE NE
WOODINVILLE WA 98072

EVANS RYAN
15323 128TH AVE NE
WOODINVILLE WA 98072

FIFER BRIAN R+LISA R
16405 202ND AV NE
WOODINVILLE WA 98072

FIRST HORIZON HOMES LOANS
5805 LAKE WASH BLVD #400
KIRKLAND WA 98033

FIXEL THOMAS E
12632 NE 154TH ST
WOODINVILLE WA 98072

GEORGE CHARLES C+SHELLY M
15412 127TH PL NE
WOODINVILLE WA 98072

GERTH ROBERT P+KRYSTAL C
12410 NE 154TH PL
WOODINVILLE WA 98072

GILROY KEVIN E+JEANNE M
14646 124TH PL NE
WOODINVILLE WA 98072

GLOVER TAMMIE+BRADLEY TERRY
GONZALEZ MARCO
PO BOX 1826
WOODINVILLE WA 98072

GOODRUM BONNIE E
12301 NE 150TH CT
KIRKLAND WA 98033

GOSS KEITH R & DEBRA N
15507 128TH CT NE
WOODINVILLE WA 98072

GOSWAMI GAURAV K+RENU
12820 NE 154TH ST
WOODINVILLE WA 98072

GRAVES RONALD B
12609 NE 154TH ST
WOODINVILLE WA 98072

GREGOR J
12718 NE 149TH ST
WOODINVILLE WA 98072

GROVE GREG Q
15001 123RD AV NE
KIRKLAND WA 98034

GUNNOE JEFFREY C
612 TUMAC DR
YAKIMA WA 98901

GUTIERREZ ANA G
12319 NE 149TH CT
KIRKLAND WA 98034

HABENICHT WILLIAM F+SHELLEY
12455 NE 154TH PL
WOODINVILLE WA 98072

HAMPTON DIANNA J
12305 NE 150TH CT
KIRKLAND WA 98034

HANDUNGE GEEHAN
12627 NE 154TH ST
WOODINVILLE WA 98072

HANKINS JAMIE A+AMY C
12450 NE 154TH PL
WOODINVILLE WA 98072

HANSON ROYAL D+SUZANNE C
14701 125TH AVE NE
WOODINVILLE WA 98072

HARRIGAN SEAN
15513 129TH AVE NE
WOODINVILLE WA 98072

KUCERA KAREN G
12318 NE 149TH CT
KIRKLAND WA 98034

KVASYUK OLEG K+VALENTINA
12777 NE 153RD PL
WOODINVILLE WA 98072

LANDRUM CHRISTOPHER
12920 NE 147TH PL
WOODINVILLE WA 98072



LAPPIN TERRY+GERALDINE A
12926 NE 147TH PL
WOODINVILLE WA 98072

LARSEN MARGARET A
8688 ISLAND DR S
SEATTLE WA 98118

LAURENCE GLENN A+SANDRA T
14719 125TH AVE NE
WOODINVILLE WA 98072

LAWSON CHRIS E
14717 129TH AVE NE
WOODINVILLE WA 98072

LEIBMANN MATTHIAS
KOCH-LEIBMANN ANGELIKA
12816 NE 149TH ST
WOODINVILLE WA 98072

LENZ BARBARA A
15504 127TH PL NE
WOODINVILLE WA 98072

LEONARD STEVEN J+KATHERINE
12946 NE 149TH ST
WOODINVILLE WA 98072

LEWIS GREGORY A
12619 NE 154TH ST
WOODINVILLE WA 98072

LIBMAN MASHURI+WENDY
14821 127TH AVE NE
WOODINVILLE WA 98072

LIU HUA
12601 NE 154TH ST
WOODINVILLE WA 98072

LIU YONGCAI+JING ZHAO
12819 NE 154TH ST
WOODINVILLE WA 98072

LU MATTHEW V+CHANH DANG
12440 NE 154TH PL
WOODINVILLE WA 98072

LYON PATRICK E+HEATHER S
12821 NE 154TH ST
WOODINVILLE WA 99072

MACKINTOSH BRUCE R
14727 129TH AVE NE
WOODINVILLE WA 98072

MACLENNAN FREDERIK H
12530 NE 148TH ST
WOODINVILLE WA 98072

MALKIN JORDAN S
12533 NE 156TH ST
WOODINVILLE WA 98072

MANDALAPARTHY SRINIVAS+PADM
12455 NE 155TH PL
WOODINVILLE WA 98072

MARSHALL MARK G+PAMELA A
14649 128TH AVE NE
KIRKLAND WA 98034

MARTIN GREGORY ALLAN
12311 NE 150TH CT
KIRKLAND WA 98034

MARTIN SCOTT A+SUSAN E
12966 NE 149TH ST
WOODINVILLE WA 98072

MATIAS CONNIE
12808 149TH ST NE
WOODINVILLE WA 98072

MCCALLUM TIMOTHY+JULIA
15511 129TH AVE NE
WOODINVILLE WA 98072

MCKEON BRIAN K
12430 NE 149TH ST
WOODINVILLE WA 98072

MELSNESS ROBERT & PATRICIA
1202 CALLE DE ORO
THOUSAND OAKS CA 91360

MEUCCI GARY A & KIMBERLY A
12917 NE 151ST
WOODINVILLE WA 98072

MIDDAUGH RICHARD A
12524 NE 154TH ST
WOODINVILLE WA 98072

MINAGAWA JAN S
12930 NE 149TH ST
WOODINVILLE WA 98072

PIA-FERNANDEZ CESAR A+PEREZ
12317 NE 150TH CT
KIRKLAND WA 98034

PIERCE DAMEON E+CHRISTINA
15009 123RD AV NE
KIRKLAND WA 98034

PONG MELISSA+WAYNE
15384 129TH AVE NE
WOODINVILLE WA 98072

EXHIBIT 22
PAGE 5 OF 29

PRICE VAUGHN D+MARY ANNE
12510 NE 147TH PL
WOODINVILLE WA 98072

REED KEVIN S+ROBBI V
15379 129TH AVE NE
WOODINVILLE WA 98072

REFFEL MARK D+KUSTERER JODI
15375 129TH AVE NE
WOODINVILLE WA 98072

RICHARDSON ALAN+JENNIFER
22214 NE 192ND ST
WOODINVILLE WA 98072

RIFE JOSHUA DAVID+REBECCA J
12803 NE 149TH ST
WOODINVILLE WA 98072

RILEY PATRICK+STEPHANIE
12325 NE 149TH ST
KIRKLAND WA 98034

ROBINSON CHRISTOPHER
12539 NE 156TH ST
WOODINVILLE WA 98072

RODRIGUEZ ELIAS F & YRMA
19705 BARTLETT RD
BOTHELL WA 98012

ROGERS MARK B
12306 NE 149TH CT
KIRKLAND WA 98034

ROJAS JOSE L SANDOVAL
12524 NE 156TH ST
WOODINVILLE WA 98072

ROLOFF RIANA R+LUIS F TORRES
15121 130TH AVE NE
WOODINVILLE WA 98072

ROWLANDS JOHN F & LEANNE E
14650 128TH AVE NE
WOODINVILLE WA 98072

RYAN KATRINA M
12306 NE 150TH CT
KIRKLAND WA 98034

SABIN THOMAS R+DONNA G
12908 NE 147TH PL
WOODINVILLE WA 98072

SCHAB C JOSEPH JR
12531 NE 154TH ST
WOODINVILLE WA 98072

SCHILLING DOUGLAS+SUSAN
12429 NE 149TH ST
WOODINVILLE WA 98072

SCHMITT ZUBER LIVING TRUST
12918 NE 149TH ST
WOODINVILLE WA 98072

SCHRADER STUART F
14650 124TH PL NE
WOODINVILLE WA 98072

SCHUSTER ERNST J+ANN B
PO BOX 1450
KINGSTON WA 98346

SCHUSTER FAMILY LTD PTSHP
PO BOX 627
WOODINVILLE WA 98072

SEATTLE CITY OF SPU-WTR
700 5TH AVE STE 4900-RPS
PO BOX 34018
SEATTLE WA 98124

SHAPIRO DEBRA H
12618 NE 154TH ST
WOODINVILLE WA 98072

SHAW JOHN W+CHERYL
12203 SE 35TH ST
BELLEVUE WA 98006

SHETH MANISH V+GENIE M
15326 128TH AVE NE
WOODINVILLE WA 98072

SHRADER DAVID M
15515 127TH PL NE
WOODINVILLE WA 98072

SIMPSON ANGELA A+LITZINGER
15505 128TH CT NE
WOODINVILLE WA 98072

SIMPSON DONALD G
12508 NE 154TH ST
WOODINVILLE WA 98072

VU VIET V+HANG QUACH
12423 NE 149TH ST
WOODINVILLE WA 98072

WALLACE RYLAND LEIGHMAN
14905 123RD AVE NE
KIRKLAND WA 98034

WANG ALEXANDER+GRACE SHIH
15503 128TH CT NE
WOODINVILLE WA 98072

EXHIBIT 22
PAGE 6 OF 29

WANG YONGQIANG+DONG
XUESONG
12816 NE 154TH ST
WOODINVILLE WA 98072

WARNKE RICHARD C
15609 125TH PL NE
WOODNVILLE WA 98072

WELLNITZ MICHAEL A
12912 NE 149TH ST
WOODINVILLE WA 98072

WEST PETERSEN SHARI L
12511 NE 154TH ST
WOODINVILLE WA 98072

WHITELEY SHERRY L
12424 NE 149TH ST
WOODINVILLE WA 98072

WILLIAMS HWA C
12308 NE 149TH CT
KIRKLAND WA 98034

WILLIAMS ROBERT BOYD
3450 CARILLON POINT
KIRKLAND WA 98033

WILSON GRANT TRAVIS+JANAE K
12513 NE 148TH ST
WOODINVILLE WA 98072

WONG PHILIP+LE TAM ANH
12420 NE 154TH PL
WOODINVILLE WA 98072

WORTMAN LINDA C
12516 NE 148TH ST
WOODINVILLE WA 98072

WU RONALD Y+JULIE Q
12400 NE 154TH PL
WOODINVILLE WA 98072

WU TOM J+MICHELLE J
15372 129TH AVE NE
WOODINVILLE WA 98072

WUFLESTAD RYAN M
12518 NE 156TH ST
WOODINVILLE WA 98072

WYLIE PATRICIA M
15339 128TH AVE NE
WOODINVILLE WA 98072

YANG SEUNG M
12400 NE 155TH PL
WOODINVILLE WA 98072

YOON HEUNG NAM+SON HWA
12900 NE 149TH ST
WOODINVILLE WA 98072

YOUNGBERG CASSIE A+RYAN ET
15333 128TH AVE NE
WOODINVILLE WA 98072

YU YUAN SUI
15380 129TH AVE NE
WOODINVILLE WA 98072

YUAN CAI-FENG
16211 NE 19TH PL
BELLEVUE WA 98008

YUAN ZHIRUI+RUI GONG
1009 205TH AVE NE
SAMMAMISH WA 98074

ZHAO LAN XIANG+WEIJUN LAO
360 NW DOGWOOD ST APT Q-202
ISSAQUAH WA 98027

ZHENG JUEXIN+HUI ZHUANG
15331 128TH AVE NE
WOODINVILLE WA 98072

ZUO YI YING+WU REN
12435 NE 155TH PL
WOODINVILLE WA 98072

Glenn Campbell
President Westcliffe HOA
15382 129th Ave NE
Woodinville, WA 98072

Matthias Leibmann
& Sabrina Mix
12816 NE 149th St
Woodinville, WA 98072

Teresa Thottakkara-Handunge
12627 NE 154th Street
Woodinville, WA 98072



Pat Graves
12609 NE 154th Street
Woodinville, WA 98072

Bruce MacKintosh
14727 129th Ave NE
Woodinville, WA 98072

Jessica Evans
15323 128th Ave NE
Woodinville, WA 98072

Ray Gurzynski
Debbie Shapiro
12618 NE 153th Street
Woodinville, WA 98072

Connie Peters
12608 NE 154th Street
Woodinville, WA 98072

Howard Heflin
12702 NE 149th Street
Woodinville, WA 98072

Erik Jolly
JoAnne Watson
15324 127th PI NE
Woodinville, WA 98072

Paul Blair
Mary Jane Blair
15325 125th PI NE
Woodinville, WA 98072

Andrew & Kathryn Boer
12415 NE 149th Street
Woodinville, WA 98072

J. Patrick Mitchell
15124 130th Avenue NE
Woodinville, WA 98072

Tony Cantrick
Ann McMenamin
12909 NE 151st Street
Woodinville, WA 98072

Mary & Tim Hollobon
15405 127th PI NE
Woodinville, WA 98072

Tracy Dillender
14614 124th PI NE
Woodinville, WA 98072

Pat Abrams
12703 NE 156th Street
Woodinville, WA 98072

Jen Carlston
14631 124th Place NE
Woodinville, WA 98072

Alain & Vicki Jensen
12641 NE 154th Street
Woodinville, WA 98072

Pat Graves
Kingswood 3 HOA
12609 NE 154th Street
Woodinville, WA 98072

Barbara Lenz
Jeff Hall
15504 127th PI NE
Woodinville, WA 98072

Shari Peterson West
Vickie Stanley
12511 NE 154th Street
Woodinville, WA 98072

Kiley Petro
12530 NE 154th Street
Woodinville, WA 98072

Glenn Smith
Treyburn Heights Homeowners
Association
15510 128th CT NE
Woodinville, WA 98072

Susan Shilling
12429 NE 149th Street
Woodinville, WA 98072

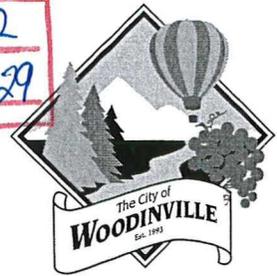
Nicolas Duschastel de Montrouge
12415 NE 154th Place
Woodinville, WA 98072

Yu Fay Khan
787 Maynard Ave S, Suite C
Seattle, WA 98104

Mary & Don Neifert
12925 NE 147th PI
Woodinville, WA 98072

Joni Campbell
15382 192nd Avenue NE
Woodinville, WA 98072

Russ Jones
12710 NE 149th Street
Woodinville, WA 98072



CITY OF WOODINVILLE
17301 NE 133rd Avenue NE
WOODINVILLE, WA 98072
(425) 489-2754
NOTICE OF PUBLIC HEARING

The City of Woodinville Hearing Examiner will conduct a Public Hearing to consider public comment on the **PUBLIC HEARING** described below.

DESCRIPTION OF APPLICATION

Project Name: Vinterra Subdivision

File Number(s): PPA12003/SEP12036

Applicant(s): Schuster Family Investments, LLC

Contact: Todd Oberg of the Blueline Group
Address: 25 Central Way Suite 400, Kirkland, WA 98033
Phone: 425-216-4051
Email: toberg@thebluelinegroup.com

Location: 15025 124th Avenue NE and 12825 NE 151st Street

Section of Code Pertinent to Hearing Procedure: Chapter 17.15 WMC

Proposal: Preliminary Plat Application to subdivide two existing parcels, totaling 33.36 acres into 157 single-family residential lots in the R-4 and R-6 zoning district. Construction will include grading, erosion control, street frontage, tree protection, and drainage improvements.

PUBLIC HEARING DATE: December 11, 2013 **TIME:** 7:00 PM

HEARING LOCATION: Woodinville City Hall, Council Chambers
17301 133rd Avenue NE
Woodinville, WA 98072

DATE OF NOTICE: November 25, 2013

RESPONSIBLE OFFICIAL: David Kuhl, Development Services Director

Copies of all application documents are available for review or purchase at City Hall. In addition, a copy of the staff report will be available 7 days prior to the Hearing. All interested parties may appear and provide testimony to the above proposal at the Public Hearing. Written comments regarding this proposal will be accepted up to and at the Public Hearing. Comments should be addressed to the Development Services Department at the address shown above. If you have any questions, please call Project Planner Jenny Ngo at (425) 739-7959 or otak@ci.woodinville.wa.us.

The hearing subject to this notice is an **OPEN RECORD HEARING**. A record of this hearing will be created. Any party interested in the decision of this hearing must present spoken or written testimony for the record at the **OPEN RECORD HEARING**. Any appeal of this hearing is limited to an administrative appeal based on the existing record. In case of an appeal, the appeal will be heard as a **CLOSED RECORD APPEAL HEARING** with no new evidence or information allowed to be submitted.



DECLARATION OF POSTING ON CITY SITES
City of Woodinville

Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

EXHIBIT 22
PAGE 9 OF 29

Todd Oberg on behalf of Schuster Family Trust
Applicant Name

PPA12003/SEP12036
File Number

Debra Crawford (Name) hereby makes the following statement and declares as follows:

On the day of 11/25/13, 2012, I posted at the City of Woodinville official posting locations, including Woodinville City Hall and the Woodinville Post Office, a true and correct copy of :

Type of Notice: Notice of Hearing

Date Issued: November 25, 2013

End of Comment/Appeal Period: December 11, 2013 (Date of Hearing)

I declare under penalty of perjury under the laws of the state of Washington that the foregoing is true and correct.

11/25/13 Woodinville, WA
Date and Place of Signature

Debra Crawford
Signature
Debra Crawford
Print Name

This declaration must be properly completed upon this posting of the required Notice and returned to the Development Services Department.

Return to:
City of Woodinville, Development Services, 17301 133rd Avenue NE, Woodinville, WA 98072



CITY OF WOODINVILLE
17301 NE 133rd Avenue NE
WOODINVILLE, WA 98072
(425) 489-2754
NOTICE OF PUBLIC HEARING

The City of Woodinville Hearing Examiner will conduct a Public Hearing to consider public comment on the **PUBLIC HEARING** described below.

DESCRIPTION OF APPLICATION

Project Name: Vinterra Subdivision

File Number(s): PPA12003/SEP12036

Applicant(s): Schuster Family Investments, LLC

Contact: Todd Oberg of the Blueline Group
Address: 25 Central Way Suite 400, Kirkland, WA 98033
Phone: 425-216-4051
Email: toberg@thebluelinegroup.com

Location: 15025 124th Avenue NE and 12825 NE 151st Street

Section of Code Pertinent to Hearing Procedure: Chapter 17.15 WMC

Proposal: Preliminary Plat Application to subdivide two existing parcels, totaling 33.36 acres into 157 single-family residential lots in the R-4 and R-6 zoning district. Construction will include grading, erosion control, street frontage, tree protection, and drainage improvements.

PUBLIC HEARING DATE: December 11, 2013 **TIME:** 7:00 PM

HEARING LOCATION: Woodinville City Hall, Council Chambers
17301 133rd Avenue NE
Woodinville, WA 98072

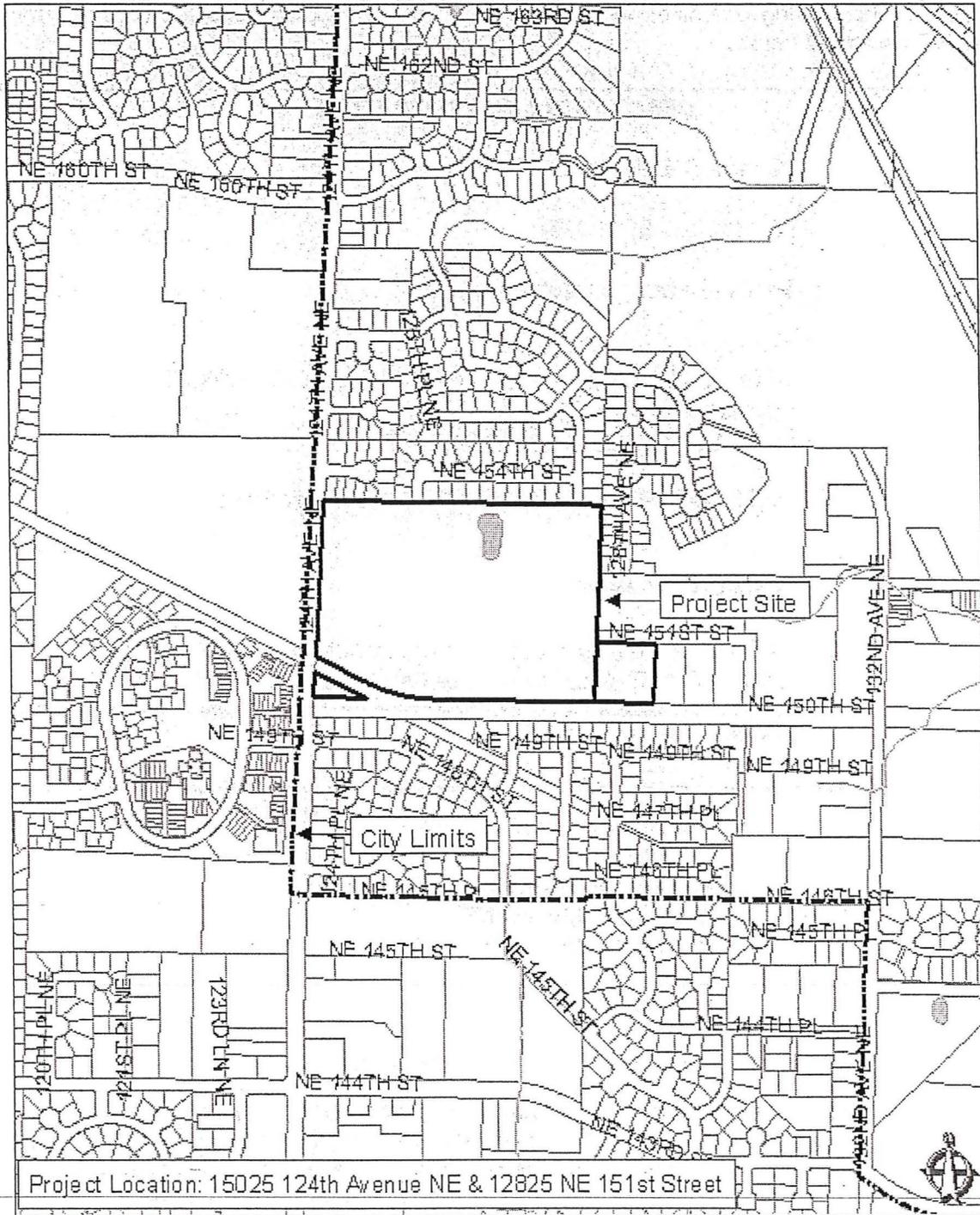
DATE OF NOTICE: November 25, 2013

RESPONSIBLE OFFICIAL: David Kuhl, Development Services Director

Copies of all application documents are available for review or purchase at City Hall. In addition, a copy of the staff report will be available 7 days prior to the Hearing. All interested parties may appear and provide testimony to the above proposal at the Public Hearing. Written comments regarding this proposal will be accepted up to and at the Public Hearing. ~~Comments should be addressed to the Development Services Department at the address shown above.~~ If you have any questions, please call Project Planner Jenny Ngo at (425) 739-7959 or otak@ci.woodinville.wa.us.

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Location Map





DECLARATION OF POSTING ON SITE
City of Woodinville

EXHIBIT 22
PAGE 12 OF 29

Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

Todd Oberg on behalf of Schuster Family Trust
Applicant Name

PPA12003/SEP12036
File Number

Debra Crawford (Name) hereby makes the following states and declares as follows:

On the day of 11/25/13, 2012, I posted on the property located at 15025 124th Avenue NE and 12825 NE 151st Street, so as to be clearly seen from each right-of-way providing vehicular access to the property, a true and correct copy of :

Type of Notice: Notice of Hearing

Date Issued: November 25, 2013

End of Comment/Appeal Period: December 11, 2013 (Date of Hearing)

I declare under penalty of perjury under the laws of the state of Washington that the foregoing is true and correct.

11/25/13 Woodinville, WA
Date and Place of Signature

Debra Crawford
Signature

Debra Crawford
Print Name

This declaration must be properly completed upon this posting of the required Notice and returned to the Development Services Department.

Return to:
City of Woodinville, Development Services, 17301 133rd Avenue NE, Woodinville, WA 98072

CITY OF WOODINVILLE
17301 NE 133rd Avenue NE
WOODINVILLE, WA 98072
(425) 489-2754
NOTICE OF PUBLIC HEARING



The City of Woodinville Hearing Examiner will conduct a Public Hearing to consider public comment on the **PUBLIC HEARING** described below.

DESCRIPTION OF APPLICATION

Project Name: Vinterra Subdivision
File Number(s): PPA12003/SEP12036
Applicant(s): Schuster Family Investments, LLC
Contact: Todd Oberg of the Blueline Group
Address: 25 Central Way Suite 400, Kirkland, WA 98033
Phone: 425-216-4051
Email: toberg@thebluelinegroup.com
Location: 15025 124th Avenue NE and 12825 NE 151st Street
Section of Code Pertinent to Hearing Procedure: Chapter 17.15 WMC
Proposal: Preliminary Plat Application to subdivide two existing parcels, totaling 33.36 acres into 157 single-family residential lots in the R-4 and R-6 zoning district. Construction will include grading, erosion control, street frontage, tree protection, and drainage improvements.

PUBLIC HEARING DATE: December 11, 2013 **TIME:** 7:00 PM

HEARING LOCATION: Woodinville City Hall, Council Chambers
17301 133rd Avenue NE
Woodinville, WA 98072

DATE OF NOTICE: November 25, 2013

RESPONSIBLE OFFICIAL: David Kuhl, Development Services Director

Copies of all application documents are available for review or purchase at City Hall. In addition, a copy of the staff report will be available 7 days prior to the Hearing. All interested parties may appear and provide testimony to the above proposal at the Public Hearing. Written comments regarding this proposal will be accepted up to and at the Public Hearing. Comments should be addressed to the Development Services Department at the address shown above. If you have any questions, please call Project Planner Jenny Ngo at (425) 739-7959 or otak@ci.woodinville.wa.us.

The hearing subject to this notice is an **OPEN RECORD HEARING**. A record of this hearing will be created. Any party interested in the decision of this hearing must present spoken or written testimony for the record at the **OPEN RECORD HEARING**. Any appeal of this hearing is limited to an administrative appeal based on the existing record. In case of an appeal, the appeal will be heard as a **CLOSED RECORD APPEAL HEARING** with no new evidence or information allowed to be submitted.



DECLARATION OF MAILING
City of Woodinville

EXHIBIT 22
PAGE 15 OF 29

Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

Todd Oberg on behalf of Schuster Family Trust
Applicant Name

PPA12003/SEP12036
File Number

Debra Crawford hereby makes the following states and declares as follows:

On the day of 11/22/13, 2013, I scheduled mailing through the USPS a true and correct copy of:

Type of Notice: Notice of Hearing

Date Issued: November 25, 2013

End of Comment/Appeal Period: December 11, 2013 (Date of Hearing)

to those whose names and addresses appear on the attached list, by first class mail.

I declare under penalty of perjury under the laws of the state of Washington that the foregoing is true and correct.

11/22/13 Woodinville, WA
Date and Place of Signature

Debra Crawford
Signature
Debra Crawford
Print Name

This declaration must be properly completed upon this mailing of the required Notice and returned to the Development Services Department.

Return to:
City of Woodinville, Development Services, 17301 133rd avenue NE, Woodinville, WA 98072

ABERS JUDITH M
12323 NE 149TH COURT
KIRKLAND WA 98034

ABRAMOV ANZHELA V
14913 123RD AV NE
KIRKLAND WA 98034

ABRAMS PATRICIA E
12703 NE 156TH ST
WOODINVILLE WA 98072

ADELMAN JOHN W+MARILYN G
12986 NE 149TH
WOODINVILLE WA 98072

AHMADNIA KHADIJEH SEYED
10433 NE 116TH ST
KIRKLAND WA 98034

ALEXANDER JEFFERY L+KRISTI
12524 NE 148TH ST
WOODINVILLE WA 98072

ANGELLAR DANIEL D+VICKI L
15328 128TH AVE NE
WOODINVILLE WA 98072

ANTONIO BENJAMIN+
ELEANOR LIVING TRUST
109 GARNET CT
HERCULES CA 94547

BACON J STEVEN
15329 128TH AVE NE
WOODINVILLE WA 98072

BAFUS JEFFREY R
12918 NE 151ST ST
WOODINVILLE WA 98072

BAKALOV IVAYLO S+VIARA A SA
15320 128TH AVE NE
WOODINVILLE WA 98072

BAKER GREGORY F+SARAH J
15371 129TH AVE NE
WOODINVILLE WA 98072

BAKER SCOTT V+MARY K
15506 128TH CT NE
WOODINVILLE WA 98072

BALYKOVA SVETLANA
12310 NE 149TH CT
KIRKLAND WA 98034

BANK OF NEW YORK MELLON
3701 REGENT BLVD
IRVING TX 75063

BARRERA JORDAN MARIE+ET AL
12501 NE 156TH ST
WOODINVILLE WA 98072

BARTLESON JENNIFER RAE+ERIC H
12500 NE 148TH ST
WOODINVILLE WA 98072

BEISE ROBERT G & PATRICIA K
12527 NE 148TH ST
WOODINVILLE WA 98072

BELL ROBERT V+JANET E
12425 NE 154TH PL
WOODINVILLE WA 98072

BENNETT MICHAEL
14713 125TH AVE NE
WOODINVILLE WA 98072

BENSON AMY L
12410 NE 149TH ST
WOODINVILLE WA 98072

BEN-ZVI NIT+TAMI
1818 W LK SAMM PKWY NE
BELLEVUE WA 98008

BHAN RAJU
14653 128TH AVE NE
WOODINVILLE WA 98072

BICK BARRETT
12305 NE 149TH
KIRKLAND WA 98033

BLAIR PAUL L
15325 125TH PL NE
WOODINVILLE WA 98072

BOCURETSION SIMON
TEKIE BINYAM
13049 AMBAUM BLVD SW
BURIEN WA 98146

BOER ANDREW DAVID+KATHRYN L
12415 NE 149TH ST
WOODINVILLE WA 98072

BOORMAN CHRISTOPHER J
15401 125TH PL NE
WOODINVILLE WA 98072

BOUCK JORDAN
12301 NE 149TH ST
KIRKLAND WA 98034

BOWERS JEFFRY D+DAWN R
12425 NE 155TH PL
WOODINVILLE WA 98072

DYE HARRY S+SHEILA E
15337 128TH AVE NE
WOODINVILLE WA 98072

EBERHART DAVID M
3041 NE 94TH ST
SEATTLE WA 98115

EDMONDS MICHAEL+DARCI
12525 NE 156TH ST
WOODINVILLE WA 98072



EDWARDS STEPHEN DALE
14901 130TH NE
WOODINVILLE WA 98072

ENG KIM Y+WENDY W LIM
12410 NE 155TH PL
WOODINVILLE WA 98072

EPP HENRY
12825 NE 151ST ST
WOODINVILLE WA 98072

ERICKSON JAMES R
12520 NE 154TH ST
WOODINVILLE WA 98072

ERIKSON WAYNE+LUANNE J
14710 125TH AVE NE
WOODINVILLE WA 98072

EVANS RYAN
15323 128TH AVE NE
WOODINVILLE WA 98072

FIFER BRIAN R+LISA R
16405 202ND AV NE
WOODINVILLE WA 98072

FIRST HORIZON HOMES LOANS
5805 LAKE WASH BLVD #400
KIRKLAND WA 98033

FIXEL THOMAS E
12632 NE 154TH ST
WOODINVILLE WA 98072

GEORGE CHARLES C+SHELLY M
15412 127TH PL NE
WOODINVILLE WA 98072

GERTH ROBERT P+KRYSTAL C
12410 NE 154TH PL
WOODINVILLE WA 98072

GILROY KEVIN E+JEANNE M
14646 124TH PL NE
WOODINVILLE WA 98072

GLOVER TAMMIE+BRADLEY TERRY
GONZALEZ MARCO
PO BOX 1826
WOODINVILLE WA 98072

GOODRUM BONNIE E
12301 NE 150TH CT
KIRKLAND WA 98033

GOSS KEITH R & DEBRA N
15507 128TH CT NE
WOODINVILLE WA 98072

GOSWAMI GAURAV K+RENU
12820 NE 154TH ST
WOODINVILLE WA 98072

GRAVES RONALD B
12609 NE 154TH ST
WOODINVILLE WA 98072

GREGOR J
12718 NE 149TH ST
WOODINVILLE WA 98072

GROVE GREG Q
15001 123RD AV NE
KIRKLAND WA 98034

GUNNOE JEFFREY C
612 TUMAC DR
YAKIMA WA 98901

GUTIERREZ ANA G
12319 NE 149TH CT
KIRKLAND WA 98034

HABENICHT WILLIAM F+SHELLEY
12455 NE 154TH PL
WOODINVILLE WA 98072

HAMPTON DIANNA J
12305 NE 150TH CT
KIRKLAND WA 98034

HANDUNGE GEEHAN
12627 NE 154TH ST
WOODINVILLE WA 98072

HANKINS JAMIE A+AMY C
12450 NE 154TH PL
WOODINVILLE WA 98072

HANSON ROYAL D+SUZANNE C
14701 125TH AVE NE
WOODINVILLE WA 98072

HARRIGAN SEAN
15513 129TH AVE NE
WOODINVILLE WA 98072

KUCERA KAREN G
12318 NE 149TH CT
KIRKLAND WA 98034

KVASYUK OLEG K+VALENTINA
12777 NE 153RD PL
WOODINVILLE WA 98072

LANDRUM CHRISTOPHER
12920 NE 147TH PL
WOODINVILLE WA 98072

EXHIBIT 22
PAGE 18 OF 29

LAPPIN TERRY+GERALDINE A
12926 NE 147TH PL
WOODINVILLE WA 98072

LARSEN MARGARET A
8688 ISLAND DR S
SEATTLE WA 98118

LAURENCE GLENN A+SANDRA T
14719 125TH AVE NE
WOODINVILLE WA 98072

LAWSON CHRIS E
14717 129TH AVE NE
WOODINVILLE WA 98072

LEIBMANN MATTHIAS
KOCH-LEIBMANN ANGELIKA
12816 NE 149TH ST
WOODINVILLE WA 98072

LENZ BARBARA A
15504 127TH PL NE
WOODINVILLE WA 98072

LEONARD STEVEN J+KATHERINE
12946 NE 149TH ST
WOODINVILLE WA 98072

LEWIS GREGORY A
12619 NE 154TH ST
WOODINVILLE WA 98072

LIBMAN MASHURI+WENDY
14821 127TH AVE NE
WOODINVILLE WA 98072

LIU HUA
12601 NE 154TH ST
WOODINVILLE WA 98072

LIU YONGCAI+JING ZHAO
12819 NE 154TH ST
WOODINVILLE WA 98072

LU MATTHEW V+CHANH DANG
12440 NE 154TH PL
WOODINVILLE WA 98072

LYON PATRICK E+HEATHER S
12821 NE 154TH ST
WOODINVILLE WA 99072

MACKINTOSH BRUCE R
14727 129TH AVE NE
WOODINVILLE WA 98072

MACLENNAN FREDERIK H
12530 NE 148TH ST
WOODINVILLE WA 98072

MALKIN JORDAN S
12533 NE 156TH ST
WOODINVILLE WA 98072

MANDALAPARTHY SRINIVAS+PADM
12455 NE 155TH PL
WOODINVILLE WA 98072

MARSHALL MARK G+PAMELA A
14649 128TH AVE NE
KIRKLAND WA 98034

MARTIN GREGORY ALLAN
12311 NE 150TH CT
KIRKLAND WA 98034

MARTIN SCOTT A+SUSAN E
12966 NE 149TH ST
WOODINVILLE WA 98072

MATIAS CONNIE
12808 149TH ST NE
WOODINVILLE WA 98072

MCCALLUM TIMOTHY+JULIA
15511 129TH AVE NE
WOODINVILLE WA 98072

MCKEON BRIAN K
12430 NE 149TH ST
WOODINVILLE WA 98072

MELSNESS ROBERT & PATRICIA
1202 CALLE DE ORO
THOUSAND OAKS CA 91360

MEUCCI GARY A & KIMBERLY A
12917 NE 151ST
WOODINVILLE WA 98072

MIDDAUGH RICHARD A
12524 NE 154TH ST
WOODINVILLE WA 98072

MINAGAWA JAN S
12930 NE 149TH ST
WOODINVILLE WA 98072

PIA-FERNANDEZ CESAR A+PEREZ
12317 NE 150TH CT
KIRKLAND WA 98034

PIERCE DAMEON E+CHRISTINA
15009 123RD AV NE
KIRKLAND WA 98034

PONG MELISSA+WAYNE
15384 129TH AVE NE
WOODINVILLE WA 98072



PRICE VAUGHN D+MARY ANNE
12510 NE 147TH PL
WOODINVILLE WA 98072

REED KEVIN S+ROBBI V
15379 129TH AVE NE
WOODINVILLE WA 98072

REFFEL MARK D+KUSTERER JODI
15375 129TH AVE NE
WOODINVILLE WA 98072

RICHARDSON ALAN+JENNIFER
22214 NE 192ND ST
WOODINVILLE WA 98077

RIFE JOSHUA DAVID+REBECCA J
12803 NE 149TH ST
WOODINVILLE WA 98072

RILEY PATRICK+STEPHANIE
12325 NE 149TH ST
KIRKLAND WA 98034

ROBINSON CHRISTOPHER
12539 NE 156TH ST
WOODINVILLE WA 98072

RODRIGUEZ ELIAS F & YRMA
19705 BARTLETT RD
BOTHELL WA 98012

ROGERS MARK B
12306 NE 149TH CT
KIRKLAND WA 98034

ROJAS JOSE L SANDOVAL
12524 NE 156TH ST
WOODINVILLE WA 98072

ROLOFF RIANA R+LUIS F TORRES
15121 130TH AVE NE
WOODINVILLE WA 98072

ROWLANDS JOHN F & LEANNE E
14650 128TH AVE NE
WOODINVILLE WA 98072

RYAN KATRINA M
12306 NE 150TH CT
KIRKLAND WA 98034

SABIN THOMAS R+DONNA G
12908 NE 147TH PL
WOODINVILLE WA 98072

SCHAB C JOSEPH JR
12531 NE 154TH ST
WOODINVILLE WA 98072

SCHILLING DOUGLAS+SUSAN
12429 NE 149TH ST
WOODINVILLE WA 98072

SCHMITT ZUBER LIVING TRUST
12918 NE 149TH ST
WOODINVILLE WA 98072

SCHRADER STUART F
14650 124TH PL NE
WOODINVILLE WA 98072

SCHUSTER ERNST J+ANN B
PO BOX 1450
KINGSTON WA 98346

SCHUSTER FAMILY LTD PTSHP
PO BOX 627
WOODINVILLE WA 98072

SEATTLE CITY OF SPU-WTR
700 5TH AVE STE 4900-RPS
PO BOX 34018
SEATTLE WA 98124

SHAPIRO DEBRA H
12618 NE 154TH ST
WOODINVILLE WA 98072

SHAW JOHN W+CHERYL
12203 SE 35TH ST
BELLEVUE WA 98006

SHETH MANISH V+GENIE M
15326 128TH AVE NE
WOODINVILLE WA 98072

SHRADER DAVID M
15515 127TH PL NE
WOODINVILLE WA 98072

SIMPSON ANGELA A+LITZINGER
15505 128TH CT NE
WOODINVILLE WA 98072

SIMPSON DONALD G
12508 NE 154TH ST
WOODINVILLE WA 98072

VU VIET V+HANG QUACH
12423 NE 149TH ST
WOODINVILLE WA 98072

WALLACE RYLAND LEIGHMAN
14905 123RD AVE NE
KIRKLAND WA 98034

WANG ALEXANDER+GRACE SHIH
15503 128TH CT NE
WOODINVILLE WA 98072



WANG YONGQIANG+DONG
XUESONG
12816 NE 154TH ST
WOODINVILLE WA 98072

WARNKE RICHARD C
15609 125TH PL NE
WOODNVILLE WA 98072

WELLNITZ MICHAEL A
12912 NE 149TH ST
WOODINVILLE WA 98072

WEST PETERSEN SHARI L
12511 NE 154TH ST
WOODINVILLE WA 98072

WHITELEY SHERRY L
12424 NE 149TH ST
WOODINVILLE WA 98072

WILLIAMS HWA C
12308 NE 149TH CT
KIRKLAND WA 98034

WILLIAMS ROBERT BOYD
3450 CARILLON POINT
KIRKLAND WA 98033

WILSON GRANT TRAVIS+JANAE K
12513 NE 148TH ST
WOODINVILLE WA 98072

WONG PHILIP+LE TAM ANH
12420 NE 154TH PL
WOODINVILLE WA 98072

WORTMAN LINDA C
12516 NE 148TH ST
WOODINVILLE WA 98072

WU RONALD Y+JULIE Q
12400 NE 154TH PL
WOODINVILLE WA 98072

WU TOM J+MICHELLE J
15372 129TH AVE NE
WOODINVILLE WA 98072

WUFLESTAD RYAN M
12518 NE 156TH ST
WOODINVILLE WA 98072

WYLIE PATRICIA M
15339 128TH AVE NE
WOODINVILLE WA 98072

YANG SEUNG M
12400 NE 155TH PL
WOODINVILLE WA 98072

YOON HEUNG NAM+SON HWA
12900 NE 149TH ST
WOODINVILLE WA 98072

YOUNGBERG CASSIE A+RYAN ET
15333 128TH AVE NE
WOODINVILLE WA 98072

YU YUAN SUI
15380 129TH AVE NE
WOODINVILLE WA 98072

YUAN CAI-FENG
16211 NE 19TH PL
BELLEVUE WA 98008

YUAN ZHIRUI+RUI GONG
1009 205TH AVE NE
SAMMAMISH WA 98074

ZHAO LAN XIANG+WEIJUN LAO
360 NW DOGWOOD ST APT Q-202
ISSAQUAH WA 98027

ZHENG JUEXIN+HUI ZHUANG
15331 128TH AVE NE
WOODINVILLE WA 98072

ZUO YI YING+WU REN
12435 NE 155TH PL
WOODINVILLE WA 98072

Glenn Campbell
President Westcliffe HOA
15382 129th Ave NE
Woodinville, WA 98072

Matthias Leibmann
& Sabrina Mix
12816 NE 149th St
Woodinville, WA 98072

Teresa Thottakkara-Handunge
12627 NE 154th Street
Woodinville, WA 98072



Pat Graves
12609 NE 154th Street
Woodinville, WA 98072

Bruce MacKintosh
14727 129th Ave NE
Woodinville, WA 98072

Jessica Evans
15323 128th Ave NE
Woodinville, WA 98072

Ray Gurzynski
Debbie Shapiro
12618 NE 153th Street
Woodinville, WA 98072

Connie Peters
12608 NE 154th Street
Woodinville, WA 98072

Howard Heflin
12702 NE 149th Street
Woodinville, WA 98072

Erik Jolly
JoAnne Watson
15324 127th PI NE
Woodinville, WA 98072

Paul Blair
Mary Jane Blair
15325 125th PI NE
Woodinville, WA 98072

Andrew & Kathryn Boer
12415 NE 149th Street
Woodinville, WA 98072

J. Patrick Mitchell
15124 130th Avenue NE
Woodinville, WA 98072

Tony Cantrick
Ann McMenamin
12909 NE 151st Street
Woodinville, WA 98072

Mary & Tim Hollobon
15405 127th PI NE
Woodinville, WA 98072

Tracy Dillender
14614 124th PI NE
Woodinville, WA 98072

Pat Abrams
12703 NE 156th Street
Woodinville, WA 98072

Jen Carlston
14631 124th Place NE
Woodinville, WA 98072

Alain & Vicki Jensen
12641 NE 154th Street
Woodinville, WA 98072

Pat Graves
Kingswood 3 HOA
12609 NE 154th Street
Woodinville, WA 98072

Barbara Lenz
Jeff Hall
15504 127th PI NE
Woodinville, WA 98072

Shari Peterson West
Vickie Stanley
12511 NE 154th Street
Woodinville, WA 98072

Kiley Petro
12530 NE 154th Street
Woodinville, WA 98072

Glenn Smith
Treyburn Heights Homeowners
Association
15510 128th CT NE
Woodinville, WA 98072

Susan Shilling
12429 NE 149th Street
Woodinville, WA 98072

Nicolas Duschastel de Montrouge
12415 NE 154th Place
Woodinville, WA 98072

Yu Fay Khan
787 Maynard Ave S, Suite C
Seattle, WA 98104

Mary & Don Neifert
12925 NE 147th PI
Woodinville, WA 98072

Joni Campbell
15382 192nd Avenue NE
Woodinville, WA 98072

Russ Jones
12710 NE 149th Street
Woodinville, WA 98072

CITY OF WOODINVILLE
17301 NE 133rd Avenue NE
WOODINVILLE, WA 98072
(425) 489-2754
NOTICE OF PUBLIC HEARING

EXHIBIT 22
PAGE 22 OF 29



The City of Woodinville Hearing Examiner will conduct a Public Hearing to consider public comment on the **PUBLIC HEARING** described below.

DESCRIPTION OF APPLICATION

Project Name: Vinterra Subdivision

File Number(s): PPA12003/SEP12036

Applicant(s): Schuster Family Investments, LLC

Contact: Todd Oberg of the Blueline Group
Address: 25 Central Way Suite 400, Kirkland, WA 98033
Phone: 425-216-4051
Email: toberg@thebluelinegroup.com

Location: 15025 124th Avenue NE and 12825 NE 151st Street

Section of Code Pertinent to Hearing Procedure: Chapter 17.15 WMC

Proposal: Preliminary Plat Application to subdivide two existing parcels, totaling 33.36 acres into 157 single-family residential lots in the R-4 and R-6 zoning district. Construction will include grading, erosion control, street frontage, tree protection, and drainage improvements.

PUBLIC HEARING DATE: December 11, 2013 **TIME:** 7:00 PM

HEARING LOCATION: Woodinville City Hall, Council Chambers
17301 133rd Avenue NE
Woodinville, WA 98072

DATE OF NOTICE: November 25, 2013

RESPONSIBLE OFFICIAL: David Kuhl, Development Services Director

Copies of all application documents are available for review or purchase at City Hall. In addition, a copy of the staff report will be available 7 days prior to the Hearing. All interested parties may appear and provide testimony to the above proposal at the Public Hearing. Written comments regarding this proposal will be accepted up to and at the Public Hearing. Comments should be addressed to the Development Services Department at the address shown above. If you have any questions, please call Project Planner Jenny Ngo at (425) 739-7959 or otak@ci.woodinville.wa.us.

The hearing subject to this notice is an **OPEN RECORD HEARING**. A record of this hearing will be created. Any party interested in the decision of this hearing must present spoken or written testimony for the record at the **OPEN RECORD HEARING**. Any appeal of this hearing is limited to an administrative appeal based on the existing record. In case of an appeal, the appeal will be heard as a **CLOSED RECORD APPEAL HEARING** with no new evidence or information allowed to be submitted.



DECLARATION OF POSTING ON CITY SITES
City of Woodinville

EXHIBIT 22
PAGE 23 OF 29

Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

Todd Oberg on behalf of Schuster Family Trust
Applicant Name

PPA12003/SEP12036
File Number

Debra Crawford (Name) hereby makes the following statement and declares as follows:

On the day of 11/25/13, 2012, I posted at the City of Woodinville official posting locations, including Woodinville City Hall and the Woodinville Post Office, a true and correct copy of :

Type of Notice: Notice of Hearing

Date Issued: November 25, 2013

End of Comment/Appeal Period: December 11, 2013 (Date of Hearing)

I declare under penalty of perjury under the laws of the state of Washington that the foregoing is true and correct.

11/25/13 Woodinville, WA
Date and Place of Signature

Debra Crawford
Signature
Debra Crawford
Print Name

This declaration must be properly completed upon this posting of the required Notice and returned to the Development Services Department.

Return to:
City of Woodinville, Development Services, 17301 133rd Avenue NE, Woodinville, WA 98072

CITY OF WOODINVILLE
17301 NE 133rd Avenue NE
WOODINVILLE, WA 98072
(425) 489-2754
NOTICE OF PUBLIC HEARING

EXHIBIT 22
PAGE 24 OF 29



The City of Woodinville Hearing Examiner will conduct a Public Hearing to consider public comment on the **PUBLIC HEARING** described below.

DESCRIPTION OF APPLICATION

Project Name: Vinterra Subdivision
File Number(s): PPA12003/SEP12036
Applicant(s): Schuster Family Investments, LLC
Contact: Todd Oberg of the Blueline Group
Address: 25 Central Way Suite 400, Kirkland, WA 98033
Phone: 425-216-4051
Email: toberg@thebluelinegroup.com
Location: 15025 124th Avenue NE and 12825 NE 151st Street
Section of Code Pertinent to Hearing Procedure: Chapter 17.15 WMC
Proposal: Preliminary Plat Application to subdivide two existing parcels, totaling 33.36 acres into 157 single-family residential lots in the R-4 and R-6 zoning district. Construction will include grading, erosion control, street frontage, tree protection, and drainage improvements.

PUBLIC HEARING DATE: December 11, 2013 **TIME:** 7:00 PM

HEARING LOCATION: Woodinville City Hall, Council Chambers
17301 133rd Avenue NE
Woodinville, WA 98072

DATE OF NOTICE: November 25, 2013

RESPONSIBLE OFFICIAL: David Kuhl, Development Services Director

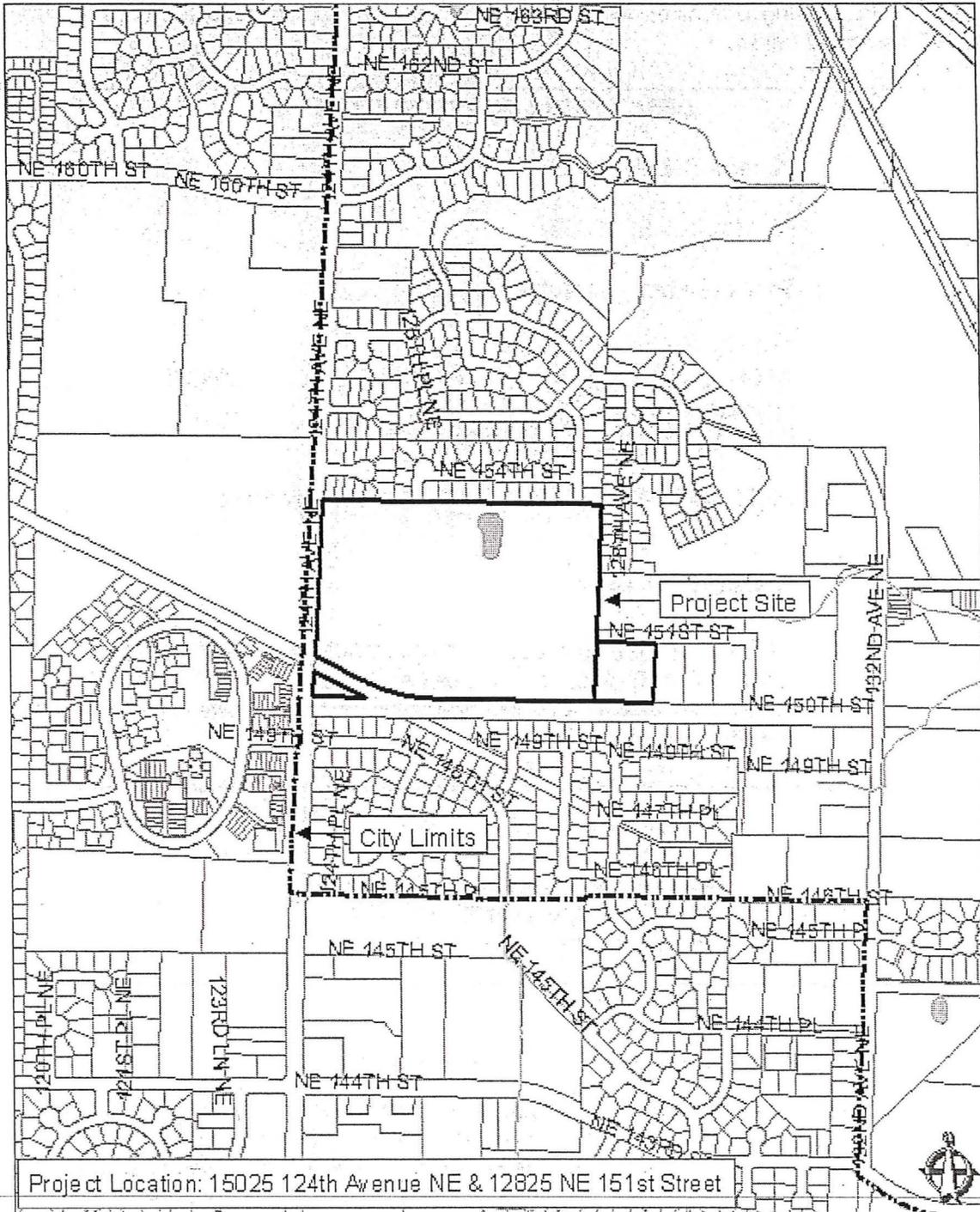
Copies of all application documents are available for review or purchase at City Hall. In addition, a copy of the staff report will be available 7 days prior to the Hearing. All interested parties may appear and provide testimony to the above proposal at the Public Hearing. Written comments regarding this proposal will be accepted up to and at the Public Hearing. ~~Comments should be addressed to the Development Services Department at the address shown above.~~ If you have any questions, please call Project Planner Jenny Ngo at (425) 739-7959 or otak@ci.woodinville.wa.us.

The hearing subject to this notice is an **OPEN RECORD HEARING**. A record of this hearing will be created. Any party interested in the decision of this hearing must present spoken or written testimony for the record at the **OPEN RECORD HEARING**. Any appeal of this hearing is limited to an administrative appeal based on the existing record. In case of an appeal, the appeal will be heard as a **CLOSED RECORD APPEAL HEARING** with no new evidence or information allowed to be submitted.

Project Name: Vinterra Subdivision
File Numbers: PPA12003/SEP12036

EXHIBIT 22
PAGE 25 OF 29

Location Map





DECLARATION OF POSTING ON SITE
City of Woodinville

EXHIBIT 22
PAGE 26 OF 29

Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

Todd Oberg on behalf of Schuster Family Trust
Applicant Name

PPA12003/SEP12036
File Number

Debra Crawford (Name) hereby makes the following states and declares as follows:

On the day of 11/25/13, 2012, I posted on the property located at 15025 124th Avenue NE and 12825 NE 151st Street, so as to be clearly seen from each right-of-way providing vehicular access to the property, a true and correct copy of :

Type of Notice: Notice of Hearing

Date Issued: November 25, 2013

End of Comment/Appeal Period: December 11, 2013 (Date of Hearing)

I declare under penalty of perjury under the laws of the state of Washington that the foregoing is true and correct.

11/25/13 Woodinville, WA
Date and Place of Signature

Debra Crawford
Signature
Debra Crawford
Print Name

This declaration must be properly completed upon this posting of the required Notice and returned to the Development Services Department.

Return to:
City of Woodinville, Development Services, 17301 133rd Avenue NE, Woodinville, WA 98072

CITY OF WOODINVILLE
17301 NE 133rd Avenue NE
WOODINVILLE, WA 98072
(425) 489-2754

EXHIBIT 22
PAGE 27 OF 29



NOTICE OF PUBLIC HEARING

The City of Woodinville Hearing Examiner will conduct a Public Hearing to consider public comment on the **PUBLIC HEARING** described below.

DESCRIPTION OF APPLICATION

Project Name: Vinterra Subdivision
File Number(s): PPA12003/SEP12036
Applicant(s): Schuster Family Investments, LLC
Contact: Todd Oberg of the Blueline Group
Address: 25 Central Way Suite 400, Kirkland, WA 98033
Phone: 425-216-4051
Email: toberg@thebluelinegroup.com
Location: 15025 124th Avenue NE and 12825 NE 151st Street
Section of Code Pertinent to Hearing Procedure: Chapter 17.15 WMC
Proposal: Preliminary Plat Application to subdivide two existing parcels, totaling 33.36 acres into 157 single-family residential lots in the R-4 and R-6 zoning district. Construction will include grading, erosion control, street frontage, tree protection, and drainage improvements.

PUBLIC HEARING DATE: December 11, 2013 **TIME:** 7:00 PM

HEARING LOCATION: Woodinville City Hall, Council Chambers
17301 133rd Avenue NE
Woodinville, WA 98072

DATE OF NOTICE: November 25, 2013

RESPONSIBLE OFFICIAL: David Kuhl, Development Services Director

Copies of all application documents are available for review or purchase at City Hall. In addition, a copy of the staff report will be available 7 days prior to the Hearing. All interested parties may appear and provide testimony to the above proposal at the Public Hearing. Written comments regarding this proposal will be accepted up to and at the Public Hearing. Comments should be addressed to the Development Services Department at the address shown above. If you have any questions, please call Project Planner Jenny Ngo at (425) 739-7959 or otak@ci.woodinville.wa.us.

The hearing subject to this notice is an **OPEN RECORD HEARING**. A record of this hearing will be created. Any party interested in the decision of this hearing must present spoken or written testimony for the record at the **OPEN RECORD HEARING**. Any appeal of this hearing is limited to an administrative appeal based on the existing record. In case of an appeal, the appeal will be heard as a **CLOSED RECORD APPEAL HEARING** with no new evidence or information allowed to be submitted.

Project Name: Vinterra Subdivision
File Numbers: PPA12003/SEP12036

Location Map





EXHIBIT 22
 PAGE 29 OF 29

AFFIDAVIT OF PUBLICATION

**CITY OF WOODINVILLE
 NOTICE OF PUBLIC HEARING**

The City of Woodinville Hearing Examiner will conduct a Public Hearing to consider public comment on the PUBLIC HEARING described below.

DESCRIPTION OF APPLICATION

Project Name: Vinterra Subdivision
File Number(s): PPA12003/SEP12036
Applicant(s): Schuster Family Investments, LLC
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Address: 25 Central Way Suite 400, Kirkland, WA 98033
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PUBLIC HEARING DATE: Wednesday, December 11, 2013 TIME: 7:00 P.M.
HEARING LOCATION: Woodinville City Hall, Council Chambers, 17301 133rd Avenue NE, Woodinville, WA 98072
DATE OF NOTICE: November 25, 2013
RESPONSIBLE OFFICIAL: David Kuhl, Development Services Director

Copies of all application documents are available for review or purchase at City Hall. In addition, a copy of the staff report will be available 7 days prior to the Hearing. All interested parties may appear and provide testimony to the above proposal at the Public Hearing. Written comments regarding this proposal will be accepted up to and at the Public Hearing. Comments should be addressed to the Development Services Department at the address shown above. If you have any questions, please call Project Planner Jenny Ngo at (425) 739-7959 or otak@ci.woodinville.wa.us. The hearing subject to this notice is an OPEN RECORD HEARING. A record of this hearing will be created. Any party interested in the decision of this hearing must present spoken or written testimony for the record at the OPEN RECORD HEARING. Any appeal of this hearing is limited to an administrative appeal based on the existing record. In case of an appeal, the appeal will be heard as a CLOSED RECORD APPEAL HEARING with no new evidence or information allowed to be submitted.

Published November 25, 2013

State of Washington }
 County of King }

Julie Boselly, being first duly sworn on oath deposes and says that she is the publisher of The Woodinville Weekly, a legal newspaper by order of the Superior Court of King County. That the annexed is a true copy of PN-NPH VINTERRA as it was published in regular issues (and not in supplement form) of said newspaper once a week for 1 week(s)

Beginning on the 25 day of November, 2013
 And ending on the 25 day of November, 2013

Both dates inclusive and that such newspaper was regularly distributed to its subscribers during all of said period. That the amount of the fee charged for each publication is \$186.30 at the rate of \$13.80 per column inch for each insertion. The sum total for all publications is \$186.30.

Julie Boselly
 Julie Boselly

Subscribed and sworn to before me on the 26th
 Day of November, 2013.

Karin L. Hopper
 Karin L. Hopper
 Notary Public in and for the State of Washington.
 Residing at Woodinville, Washington.
 My Commission Expires: 2/28/2017

Notary Public
 State of Washington
 KARIN L HOPPER
 My Appointment Expires Feb 28, 2017