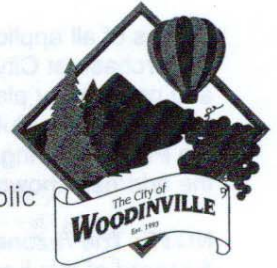


CITY OF WOODINVILLE  
17301 NE 133<sup>rd</sup> Avenue NE  
WOODINVILLE, WA 98072  
(425) 489-2754  
**NOTICE OF PUBLIC HEARING**



The City of Woodinville Hearing Examiner will conduct a Public Hearing to consider public comment on the **Rezone & Preliminary Plat Application** described below.

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

**DESCRIPTION OF APPLICATION**

<b>Project Name:</b>	Wood Trails Rezone and Preliminary Plats (the rezone and preliminary plat will be considered concurrently, but with separate criteria and decisions)
<b>File Number:</b>	ZMA2004-053 and PPA2004-054
<b>Applicant(s)</b>	Phoenix Development, Inc. 16108 Ash Way, Suite 201 Lynnwood, WA 98037
<b>Contact:</b>	Loree Quade
<b>Location:</b>	<u>Wood Trails:</u> directly south of the King-Snohomish County boundary; West 148 <sup>th</sup> NE from NE 195 <sup>th</sup> Street to NE 202 <sup>nd</sup> Street, Woodinville, King County, Washington.
<b>Section of Code Pertinent to Hearing Procedure:</b>	The public hearing will be governed by the procedures set forth in Chapter 17.15 WMC. Other applicable provisions of the WMC include but are not limited to, Titles 12, 13, 14, 15, 16, 17, 20, 21, and 22.
<b>Proposal:</b>	<u>Wood Trails:</u> Proposed subdivision of 50.5 acres into 66 Single Family lots concurrent with a proposed zoning map amendment redesignating the project site from R1 to R4, with density transfer to the Montevallo Proposal.

**Public Hearing Date:** Wednesday, February 28, 2007. (The public hearing for the  
Montevallo proposal will be held on Thursday, March 1, 2007)

**Time:** 7:30 P.M.

**Hearing Location:** Woodinville Community Center Gym  
17401 133<sup>rd</sup> Avenue NE  
Woodinville, WA 98072

**Date of Notice:** February 12, 2007

**Responsible Official:** Cindy Baker, Director of Development Services

**Signature:** Cindy Baker

**Date:** 2/8/07

Copies of all application documents, code provisions and other relevant materials 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 rezone and preliminary plat hearing. All interested parties may appear and provide testimony regarding the above proposal at the Public Hearing. Written comments regarding this proposal will be accepted up to and at the Public Hearing. Written comments should be addressed to the Development Services Department at the address shown above. If you have questions, please call Susie McCann at (425)489-2754 ext. 2272.

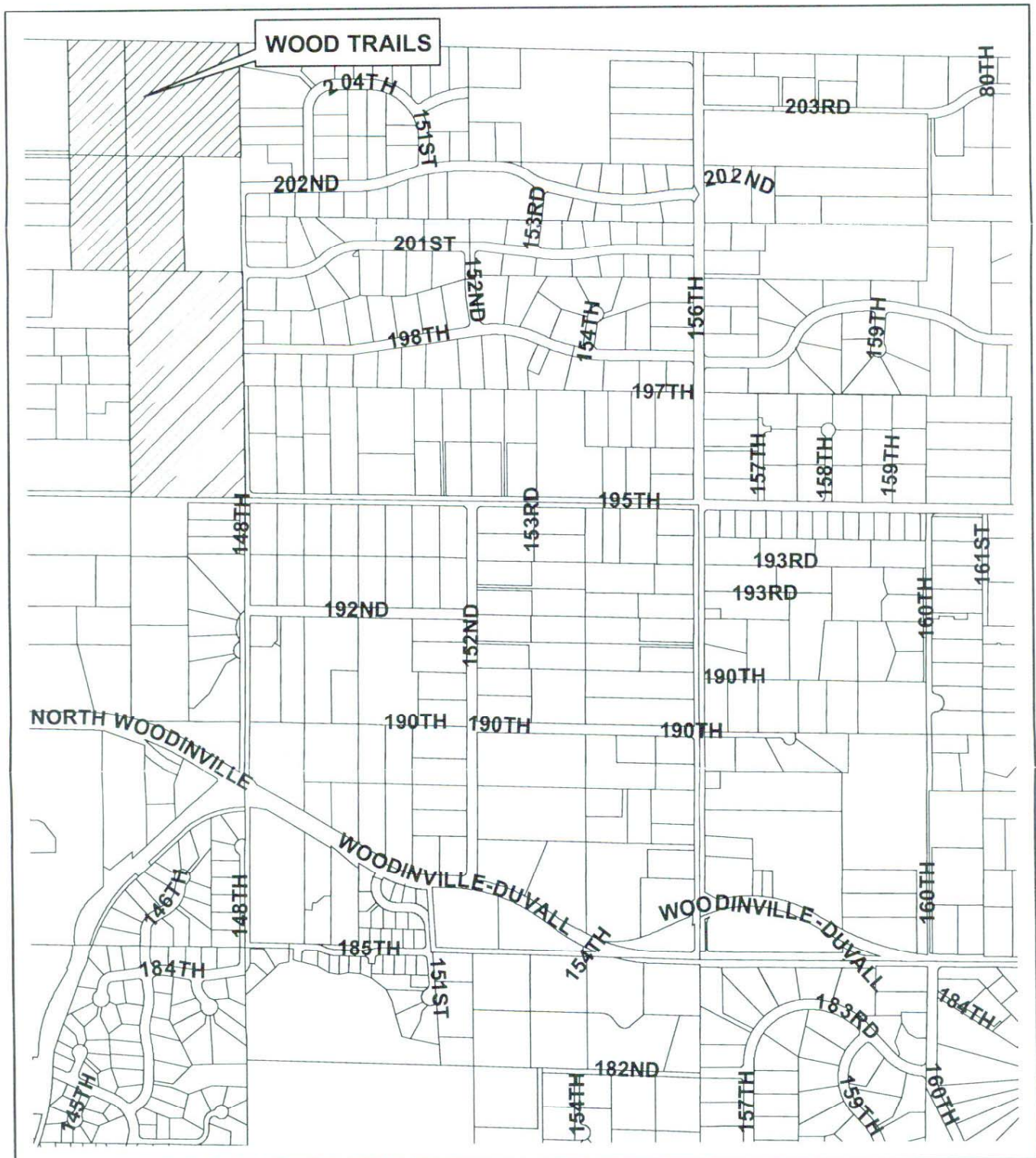
**NOTE:** The rezone and preliminary plat hearing, subject to this notice, is an OPEN RECORD HEARING. A record of this hearing will be created. Any party interested in the recommendation and/or decision(s) arising from this hearing must present oral or written testimony for the record at the OPEN RECORD HEARING. **Rezone Recommendation:** The hearing examiner will make a recommendation to the city council for its decision on the rezone. An appeal of the rezone is a judicial appeal to superior court. **Preliminary Plat Decision:** The hearing examiner will make a final decision on the preliminary plat, and any approval of the preliminary plat will be expressly conditioned and contingent upon the City Council's approval of the rezone. The preliminary plat decision can be administratively appealed to the city council and is limited to the existing record (a CLOSED RECORD APPEAL PROCEEDING; no new factual evidence or information may be submitted)



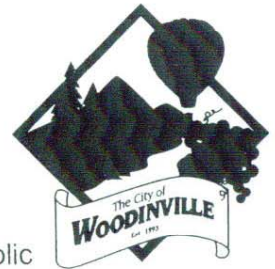


# WOOD TRAILS REZONE AND PRELIMINARY PLAT

Parcel Numbers: 0326059044, 0326059111,  
0326059045, 0326059038, 0326059032.



CITY OF WOODINVILLE  
17301 NE 133<sup>rd</sup> 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 **Rezone & Preliminary Plat Application** described below.

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

DESCRIPTION OF APPLICATION

**Project Name:** Montevallo Rezone and Preliminary Plat  
(The rezone and preliminary plat will be considered concurrently, but with separate criteria and decisions)

**File Number:** ZMA 2004-053; PPA2004-054

**Applicant(s)** Phoenix Development, Inc.  
16108 Ash Way, Suite 201  
Lynnwood, WA 98037

**Contact:** Loree Quade

**Location:** Montevallo: South of NE 205<sup>th</sup> Street & West of 156<sup>th</sup> Avenue NE, Woodinville, King County, Washington.

**Section of Code Pertinent to Hearing Procedure:** The public hearing will be governed by the procedures set forth in Chapter 17.15 WMC. Other applicable provisions of the WMC include but are not limited to, Titles 12, 13, 14, 15, 16, 17, 20, 21, and 22.

**Proposal:** Montevallo: Proposed subdivision of 16.5 acres into 66 Single Family lots (concurrent with a proposed zoning map amendment redesignating the project site from R1 to R4, with density transfer from Wood Trails Proposal.)

**Public Hearing Date:** Thursday, March 1, 2007.

**Time:** 7:30 P.M. (the public hearing for the Wood Trails proposal will be held on Wednesday, February 28, 2007)

**Hearing Location:** Woodinville Community Center Gym  
17401 133<sup>rd</sup> Avenue NE  
Woodinville, WA 98072

**Date of Notice:** February 12, 2007

**Responsible Official:** Cindy Baker, Director of Development Services

**Signature:** Cindy Baker **Date:** 2/8/07

17301 133rd Avenue NE • Woodinville, WA 98072-8534  
425-489-2700 • Fax: 425-489-2705, 425-489-2756

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Copies of all application documents, code provisions and other relevant materials 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 rezone and preliminary plat hearing. All interested parties may appear and provide testimony regarding the above proposal at the Public Hearing. Written comments regarding this proposal will be accepted up to and at the Public Hearing. Written comments should be addressed to the Development Services Department at the address shown above. If you have questions, please call Susie McCann at (425)489-2754 ext. 2272.

**NOTE:** The rezone and preliminary plat hearing, subject to this notice, is an OPEN RECORD HEARING. A record of this hearing will be created. Any party interested in the recommendation and/or decision(s) arising from this hearing must present oral or written testimony for the record at the OPEN RECORD HEARING. **Rezone Recommendation:** The hearing examiner will make a recommendation to the city council for its decision on the rezone. An appeal of the rezone is a judicial appeal to superior court. **Preliminary Plat Decision:** The hearing examiner will make a final decision on the preliminary plat, and any approval of the preliminary plat will be expressly conditioned and contingent upon the city council's approval of the rezone. The preliminary plat decision can be administratively appealed to the city council and is limited to the existing record (a CLOSED RECORD APPEAL PROCEEDING), no new factual evidence or information may be submitted.



# MONTEVALLO REZONE AND PRELIMINARY PLAT

Parcel Numbers: 8078700010, 8078700020,  
8078700030, 8078700040, 8078700050.

