



Washington State Boundary Review Board
for Snohomish County

(425) 388-3445
FAX (425) 388-3871

M/S #409
3000 Rockefeller Ave.
Everett, WA 98201

July 17, 2018

David Toyer
Petitioner's Representative
Toyer Strategic Consulting, LLC.
3705 Colby Ave, Ste. 1
Everett, WA 98201

RE: City of Lake Stevens "Rhodora" Annexation BRB File No. 04-2018

Dear Mr. Toyer,

The Notice of Intention for the above-referenced proposal was received on June 29, 2018. Following approval of a legal description for the property involved, the proposal was deemed legally sufficient with an effective filing date of July 17, 2018.

The 45-day review period will end on August 31, 2018 at 5:00 p.m. I have sent the proposal to County departments and others for comment. If there is no request for a hearing, I will notify you that you may proceed with finalizing the annexation. If you have questions, please feel free to contact me.

Sincerely,

Pamela J. Yount
Administrative Hearings Clerk
Snohomish County Boundary Review Board

CC: Joshua Machen, City of Lake Stevens

Enclosed: Notice of Intention (NOI) Cover Sheet

NOTICE OF INTENTION COVER SHEET

Washington State
Boundary Review Board
for Snohomish County

3000 Rockefeller, M/S #409
Everett, WA 98201
425-388-3445

As required by RCW 36.93, a Notice of Intention is hereby submitted for proposed annexation. Name of jurisdiction: City of Lake Stevens Name of proposal: Rhodora Annexation
Proceedings were initiated under authority of RCW RCW 35A.14.120

By: Petition Method: Identify which petition method you are using; Direct Petition Method
i.e. 60% or double majority (owners of a majority of the acreage/majority of the registered voters residing in the area).
 Election Method: _____ number of qualified electors in area to be annexed or formed
_____ % of above figure represented by signers.

Is assumption of existing indebtedness to be required? Yes
Will simultaneous adoption of comprehensive plans be required? No. A new comprehensive will not be adopted, but City has identified comprehensive plan designations and zoning for the area in the 60% NOI resolution.

Name each governmental unit having jurisdiction within the boundaries of the proposal:

The following other persons (attorneys, etc.) shall receive communication regarding proposal:

Snohomish County, Lake Stevens Sewer District, Fire District 8 (Lake Stevens), Lake Stevens School District, Snohomish School District, Snohomish County PUD

David Toyer, Petitioner's Representative

Special purpose district means any sewer district, water district, fire protection district, drainage improvement district, drainage and diking improvement district, flood control zone district, irrigation district, metropolitan park district, drainage district, or public utility district engaged in water distribution.

Signatures on petition: 80 (61.83%)
Residences in area: 133
Population of area Approx. 358

Assessed valuation: \$49,452,900
Topography: Hilly
Current district boundaries and adjacent roads:

Acreage 108

East of S. Lake Stevens Road, north of Machias Cut-off Road, west of 123rd Avenue SE

Square miles 0.17

Proximity to other districts, cities, etc.

Abuts City of Lake Stevens at southwest boundary, served by Lake Stevens Sewer District, and located within Fire District 8, Lake Stevens School District, Snohomish School District and Snohomish PUD service territory

	<u>Present</u>
Sewers	<u>Lake Stevens Sewer District</u>
Water	<u>Snohomish County PUD</u>
Roads	<u>Snohomish County Public Works</u>
Fire Dist.	<u>Fire District 8 – Lake Stevens</u>
Police	<u>Snohomish County Sheriff</u>
Growth Potential	<u>131 to >301 housing units*</u>

	<u>Proposed</u>
	<u>No change</u>
	<u>Snohomish County PUD</u>
	<u>City of Lake Stevens</u>
	<u>No change</u>
	<u>City of Lake Stevens</u>
	<u>Comparable^</u>

**WASHINGTON STATE
BOUNDARY REVIEW BO.**

JUN 29 2018

FOR SNOHOMISH COUNTY

*Based on 2012 Snohomish County Buildable Lands Report, page 36

^Mapping of buildable lands as shown in the Lake Stevens Comprehensive Plan, page LU 22

Attachments:

\$50 Filing Fee
Notice of Intention (with attachments)
Perimeter legal (follow outside boundary)

Assessor and Vicinity Maps
Petition
Resolution of Intent

Petitioner (Spokesperson): David Toyer
Address: 3705 Colby Ave, Ste 1, Everett, WA
98201
Phone: 425-344-1523

Initiator (District or Proponent): City of Lake Stevens
Representative Signature: *David A. Toyer*
Address/Phone: 1812 Main, PO Box 257, Lake Stevens, WA
98258

File No. 04-2018 filed effectively this 17th day of July, 2018 by


Chief Clerk