September 12, 2018

Washington State Boundary Review Board
for Snohomish, County
3000 Rockefeller Ave, M/S 409
Everett, WA 98201

RE: Supplementary information for the Rhodora Area Annexation

To whom it may concern,

It has come to the attention of the City of Lake Stevens that the jurisdiction of the Snohomish Boundary Review was invoked. The City would like to give the Board a clear representation of the Rhodora Annexation proposal and ensure that the board has a full and complete record.

Property owners within the Rhodora annexation area hired Toyer Strategic Consulting to commence an annexation petition for an area within the Lake Stevens urban growth area boundary in 2017. It is the City’s understanding that David Toyer, of Toyer Strategic Consulting went door to door throughout the annexation area providing information on annexations to the property owners and obtaining signatures for both a 10-percent petition and then later for a 60-percent annexation petition. Upon obtaining sufficient signatures to initiate the annexation process (10-percent of the property ownership), the proponents applied to the City. After the City’s acceptance of the 10-percent petition and in consideration comments and concerns from property owners south of Machias Cut-off road, the proponent modified the proposed annexation area using Machias Cut-off road as the southern boundary. The proponent then obtained the necessary signatures for the 60-percent annexation petition and submitted that documentation to the City. In obtaining the needed signatures for the 60-percent petition, the proponent identified a subdivision, the Fenner Plat, that contained a no annexation protest clause that gave power of attorney to the City of Lake Stevens the authority to sign the petition for those properties within the plat. As detailed in the chronology below, first the Mayor Pro-tem, Marcus Taggart, signed the petitions, then Mayor John Spencer signed the corrected petitions.

As detailed in the chronology below the City has followed all the necessary procedural steps to have the annexation properly certified by the Snohomish County Auditor has held a public hearing and will be holding an additional public hearing on September 25th to take public comment and either reconfirm the City Councils previous action or to revoke their intent to annex resolution.

The City of Lake Stevens respectfully requests the Boundary Review Board consider the following chronology and attached documents in rendering a decision regarding the Rhodora annexation boundaries:
Chronology-

1. Toyer Strategic Consulting submitted letter petitioning annexation on October 4, 2017 (Attachment A).
2. On November 6, an email from the applicant was received amending the Rhodora Annexation boundary and removing the three parcels south of Machias Cut-off Road (Attachment B).
3. On November 14, 2017, the City Staff presented a Staff Report to the City of Lake Stevens City Council regarding the acceptance of the 10-percent Rhodora Annexation Petition (Attachment C).
4. At the November 14, 2017 City Council meeting, the City Council passed Resolution 2017-19, accepting the 10-percent petition and assigning land use and zoning designations (Attachment D).
5. On November 22, 2017, the Lake Stevens City Council received a request for reconsideration regarding the Rhodora Annexation from the applicants (Attachment E).
6. On December 12, 2017, the City Staff presented a Staff Report to the City of Lake Stevens City Council recommending the repeal of Resolution 2017-19 and adoption of Resolution 2017-22 accepting of the 10-percent Rhodora Annexation Petition and setting new land use and zoning designations (Attachment F).
7. At the December 12, 2017 City Council meeting, the City Council passed Resolution 2017-22, repealing Resolution 2017-19 and accepting the 10-percent petition and assigning new land use and zoning designations (Attachment G).
8. In March of 2018, the applicants submitted the 60-percent annexation petition signatures, and a SEPA Checklist (Submitted with Notice of Intent).
9. On March 13, 2018, the City of Lake Stevens SEPA Official issued a Determination of Nonsignificance on the Rhodora Annexation and the Pre-Annexation Land Use and Zoning Designations (Submitted with Notice of Intent).
10. On March 13, 2018, the City mailed postcards to all property owners within the Rhodora Annexation area in addition to any property owners within 300 feet (Submitted with Notice of Intent and Attachment H). The city also notified all SEPA Agencies via email (Submitted with Notice of Intent).
11. During March 2018, multiple public comment letters were received (Attachment I-1-I-6).
12. On March 27, 2018, Marcus Tageant, Mayor Pro-Tem signed the 60% petition for multiple lots within the Plat of Fenner per a power of attorney (Attachment J).
13. On April 18, 2018, Christoff Huyboom of the Snohomish County Assessor’s office sent an email issuing a Certificate of Non-Sufficiency for Rhodora Annexation due to the form which Marcus Tageant signed not having the mandatory warning language (Attachment K & L).
14. On April 19, 2018, Marcus Tageant signed a declaration regarding his signatures on the petition (Attachment M).
15. On April 24, 2018, City of Lake Stevens Mayor, John Spencer signed the 60% petition for multiple lots within the Plat of Fenner per a power of attorney (Submitted with Notice of Intent).
16. On May 8, 2018, City Staff presented a report to the City Council requesting re-affirmation of the Mayor’s authority to sign annexation petition on behalf of the City (Attachment N). At the May 8th meeting the City Council voted re-affirming the Mayor’s signatory authority to sign the Rhodora Annexation Petition on behalf of the City.
17. On May 9, 2018, a letter was sent to the Snohomish County Assessor’s office requesting reconsideration of the Certificate of Non-Sufficiency for the Rhodora Annexation (Attachment O).
18. On May 10, 2018, the Snohomish County Assessors issued a Certificate of Sufficiency \(\textit{(Submitted with Notice of Intent)}.\)

19. On May 29th and June 5th, 2018, the City published a Notice of Public Hearing for the Rhodora Annexation \(\textit{Attachment P}\). This notice was also posted at City Hall, the permit Center and on site in addition to being sent to all property owners within the annexation area and property owners within 300 feet \(\textit{Attachment Q}\).

20. On June 12, 2018, the regularly scheduled City Council meeting (which would have included the public hearing for the Rhodora Annexation) was cancelled due to a lack of quorum. Prior to the meeting time, Staff emailed all commenters that the City Council Meeting had been cancelled and that the hearing for the Rhodora Annexation was being postponed until the special council meeting on June 19, 2018 \(\textit{Attachment R}\).

21. On June 19, 2018, the proponent submitted a letter to the City Council requesting support \(\textit{(Attachment S)}\).

22. On June 19, 2018 City Staff presented a Staff Report to the Lake Stevens City Council recommending approval of Resolution 2018-18 accepting the 60% Rhodora annexation giving a notice of intent to annex to Snohomish County \(\textit{(Attachment T)}\).

23. At the June 19, 2018 City Council meeting, the City Council passed Resolution 2018-18, accepting the Rhodora 60% annexation and providing a notice of intent to annex to Snohomish County \(\textit{(Submitted with Notice of Intent)}\).

24. On June 29, 2018, the City of Lake Stevens submitted the Notice of Intention packet to Snohomish County \(\textit{(Notice of Intention packet previously submitted to county)}\).

25. On August 16, 2018, the Snohomish County Boundary Review Board’s Jurisdiction was invoked.

26. On September 25, 2018, the City of Lake Stevens City Council will hold an additional public hearing to consider the Rhodora Annexation and to take additional comments prior to the BRB Hearing \(\textit{(Attachment U)}\).

As indicated by the record, the City of Lake Stevens supports this annexation, which is a small portion of the City’s annexation plans over the next several years. The annexation meets the City’s goal of having one cohesive community around the lake. The annexation area is within the City’s designated UGA, and the City can provide appropriate public services for existing and future developments occurring within the annexed area.

Thank you for your consideration.

Sincerely,

\[\text{Joshua Machen, AICP, Planning Manager}\]

Cc:
- Russ Wright, Director
- David Toyer, Toyer Strategic Consulting
- Grant Weed, City Attorney

\textbf{Attachments:}
- Petition for Annexation Letter—October 4, 2018
B. E-mail from David Toyer Dated November 6, 2017.
C. Staff Report with Attachments for City of Lake Stevens City Council meeting, November 14, 2017
D. City of Lake Stevens Resolution 2017-19
E. Letter from Toyer Strategic Consulting requesting reconsideration of Rhodora Annexation
F. Staff Report with Attachments for City of Lake Stevens City Council meeting, December 12, 2017
G. City of Lake Stevens Resolution 2017-22
H. Rhodora DNS Postcard
I. Public Comment Letters
J. 60 % petition sheets signed by Marcus Tageant, Mayor Pro-Tem
K. Email from Christoff Huyboom regarding Certificate of Non-Sufficiency
L. Certificate of Non-Sufficiency, dated April 18, 2018
M. Declaration of Marcus Tageant, dated April 19, 2018
N. Staff Report to City Council, May 8, 2018
O. Letter to Snohomish County Assessors, from Russ Wright, Director, Dated May 9, 2018
P. Notice of Public Hearing for the Rhodora Annexation
Q. Memorandum regarding Noticing Dated May 17, 2018
R. Email from staff to commenters regarding rescheduled public hearing, Dated June 12, 2018
S. Letter from Toyer Strategic Consulting to the City Council regarding the 60% Annexation
T. Staff Report to City of Lake Stevens City Council (June 19 2018, special meeting)
U. Notice of Public Hearing, September 25, 2018
October 4, 2017

Mr. Russ Wright
Community Development Director
City of Lake Stevens
PO Box 257
Lake Stevens, WA 98258

RE: PETITION FOR ANNEXATION

Dear Russ,

Our firm has provided assistance to several land owners of real property adjacent to the existing corporate limits of the City of Lake Stevens who wish to petition the City for annexation under the Direct Petition Method. With their signatures and those of other adjacent owners of real property, the attached petition meets the 10% threshold to initiate the Direct Petition Annexation process.

The area covered by this proposed annexation has been drawn based on natural boundaries, etc. A map is hereto attached. For convenience, our firm has been referring to this area as the “Rhodora South” annexation.

We fully expect our firm will continue to work with landowners and interested parties throughout the designated annexation process and we look forward to working with the City to assist in scheduling community meetings, distributing information to the proposed annexation area and etc.

Should you have any questions or should we be able to be of assistance, please do not hesitate to contact us at any time.

Respectfully submitted this 4th day of October 2017.

TOYER STRATEGIC CONSULTING, LLC.

BY: DAVID K. TOYER
ITS: FOUNDER/AUTHORIZED AGENT
DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the city of Lake Stevens, Washington, but contiguous thereto and designated as part of the Lake Stevens Urban Growth Area.

We, the undersigned, owning in excess of 10% of the total value of the area formed by our property and that between and abutting the city of Lake Stevens, do hereby declare our intention to circulate a petition for annexation to the city of Lake Stevens, Washington under the direct petition method for the area attached hereto as Exhibit A. It is acknowledged that this petition may consist of multiple documents filed separately.

AUTHORIZATION

Printed names and signatures of all persons having an interest in real property in the area formed by their property and that between and abutting the city of Lake Stevens whose consent is required by virtue of such interest to authorize the filing of this notice are hereto attached.

<table>
<thead>
<tr>
<th>Name of Property Owner (Print Clearly)</th>
<th>Signature of Property Owner</th>
<th>Date Signed</th>
<th>Property Address or Assessors Parcel Number</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garcia Fred</td>
<td></td>
<td>10/3/17</td>
<td>1143402002000</td>
<td>0.11</td>
</tr>
<tr>
<td>Wendy Wagner</td>
<td></td>
<td>10/3/17</td>
<td>1143400001700</td>
<td>0.12</td>
</tr>
<tr>
<td>Gwen R. Zimmerman</td>
<td></td>
<td>10/3/17</td>
<td>1143402001300</td>
<td>0.17</td>
</tr>
<tr>
<td>Sadie Weinstein</td>
<td></td>
<td>10/5/17</td>
<td>1143400000900</td>
<td>0.12</td>
</tr>
<tr>
<td>Deidre Marke</td>
<td></td>
<td>10/3/17</td>
<td>1143402000600</td>
<td>0.16</td>
</tr>
<tr>
<td>Brooke Myers</td>
<td></td>
<td>10/3/17</td>
<td>1143400000500</td>
<td>0.18</td>
</tr>
<tr>
<td>Mark Collins</td>
<td></td>
<td>1/27/17</td>
<td>29062000204200</td>
<td>0.29</td>
</tr>
<tr>
<td>Don Mulvey</td>
<td></td>
<td>10/4/17</td>
<td>112060000300</td>
<td>0.11</td>
</tr>
</tbody>
</table>

RETURN TO: City of Lake Stevens
1812 Main Street, P.O. Box 257
Lake Stevens, WA 98258-0257

For questions regarding the annexation process or for general information regarding land use and zoning, Planning and Community Development at (425) 212-3315.
DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the city of Lake Stevens, Washington, but contiguous thereto and designated as part of the Lake Stevens Urban Growth Area.

We, the undersigned, owning in excess of 10% of the total value of the area formed by our property and that between and abutting the city of Lake Stevens, do hereby declare our intention to circulate a petition for annexation to the city of Lake Stevens, Washington under the direct petition method for the area attached hereto as Exhibit A. It is acknowledged that this petition may consist of multiple documents filed separately.

AUTHORIZATION

Printed names and signatures of all persons having an interest in real property in the area formed by their property and that between and abutting the city of Lake Stevens whose consent is required by virtue of such interest to authorize the filing of this notice are hereto attached.

<table>
<thead>
<tr>
<th>Name of Property Owner</th>
<th>Signature of Property Owner</th>
<th>Date Signed</th>
<th>Property Address or Assessors Parcel Number</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jaray Rasmussen</td>
<td></td>
<td>9/13/17</td>
<td>1120600000400</td>
<td>0.12</td>
</tr>
<tr>
<td>Jacob Black</td>
<td></td>
<td>9/13/17</td>
<td>1120600000800</td>
<td>0.17</td>
</tr>
<tr>
<td>Jaime Collins</td>
<td></td>
<td>9/13/17</td>
<td>1120600001800</td>
<td>0.16</td>
</tr>
<tr>
<td>Nathan Packard</td>
<td></td>
<td>9/13/17</td>
<td>1120600002200</td>
<td>0.27</td>
</tr>
<tr>
<td>Rosario Guett</td>
<td></td>
<td>9/13/17</td>
<td>1120600003100</td>
<td>0.09</td>
</tr>
</tbody>
</table>

RETURN TO: City of Lake Stevens  
1812 Main Street, P.O. Box 257  
Lake Stevens, WA 98258-0257

For questions regarding the annexation process or for general information regarding land use and zoning, Planning and Community Development at (425) 212-3315.
DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the city of Lake Stevens, Washington, but contiguous thereto and designated as part of the Lake Stevens Urban Growth Area.

We, the undersigned, owning in excess of 10% of the total value of the area formed by our property and that between and abutting the city of Lake Stevens; do hereby declare our intention to circulate a petition for annexation to the city of Lake Stevens, Washington under the direct petition method for the area attached hereto as Exhibit A. It is acknowledged that this petition may consist of multiple documents filed separately.

AUTHORIZATION

Printed names and signatures of all persons having an interest in real property in the area formed by their property and that between and abutting the city of Lake Stevens whose consent is required by virtue of such interest to authorize the filing of this notice are hereto attached.

<table>
<thead>
<tr>
<th>Name of Property Owner (Print Clearly)</th>
<th>Signature of Property Owner</th>
<th>Date Signed</th>
<th>Property Address or Assessors Parcel Number</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mary M. Mayberry</td>
<td>marymaysignature</td>
<td>9/14/17</td>
<td>29082000204400</td>
<td>27.62</td>
</tr>
</tbody>
</table>

RETURN TO: City of Lake Stevens
1812 Main Street, P.O. Box 257
Lake Stevens, WA 98258-0257

For questions regarding the annexation process or for general information regarding land use and zoning, Planning and Community Development at (425) 212-3315.

©[Insert Date] DOCUMENTS/Royer Strategic Consulting/Active Client Projects/Neural Holdings, LLC/10% client Signature Form Rodgers South Annexation Area.doc

04-2018_0000551
Rhodora South Annexation

sno co cities

parcels (1)

2017 Election Precincts
SnoCo

USDA FSA, DigitalGlobe, GeoEye, Microsoft, CNES/Airbus DS

https://troyerstrategic.maps.arcgis.com/home/webmap/print.html
Josh and Russ:

After meeting with Kussey and Gamble (two of the three parcels south of Machias Road), it is clear that these parcels do not wish to be in the annexation area. I believe one, if not both, land owners will be contacting you to request to be taken out of the area proposed for annexation. As the representative for the initiators, I would support their request as these three parcels are not critical to the annexation. Further, adjusting the southern boundary of the annexation area to run along Machias Cut-off Road would appear to make good sense for drawing a logical boundary.

Please let me know if you have any questions.

Very Sincerely,

DAVID TOYER /FOUNDER/
TOYER STRATEGIC CONSULTING, LLC.
3705 COLBY AVENUE, SUITE 1
EVERETT, WA 98201
425-344-1523 | DAVID@TOYERSTRATEGIC.COM
Attachment C

LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: November 14, 2017

Subject: Acceptance of 10 Percent Rhodora Annexation Petition/Authorization of 60 Percent Petition Circulation

Contact Person/Department: Joshua Machen, AICP, Senior Planner
Russ Wright, Community Dev. Director

Budget Impact: none

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:

Accept the 10 percent annexation petition and authorize the circulation of 60 percent petition for the Rhodora Annexation pursuant to Resolution 2017-18. Further recommend that the City require the simultaneous adoption of land use and zoning designations and require the assumption of all existing City indebtedness.

DISCUSSION:

The unincorporated Lake Stevens Urban Growth Area (UGA) is approximately 2,192 acres (3.4 square miles) including the lake. Most of the remaining unincorporated UGA is zoned for residential use (approximately 1,175 acres) with a smaller amount (nearly 86 acres) zoned for industrial and commercial uses. Staff has briefed City Council on annexation methods and priority areas in June and September of 2016. Council directed staff to bring back an annexation methods that establishes a logical schedule for working toward incorporating the remaining UGA, starting in the northeastern industrial areas and ending in the southeastern residential area.

At the October 25, 2016 council meeting, Council passed Resolution 2016-21 Annexation Plan establishing an annexation strategy for the remaining Lake Stevens UGA. While a schedule was not set for the annexation of this section of the UGA, the resolution did indicate proposed zoning designations.

On October 4, 2017, the City of Lake Stevens received an annexation petition signed by the property owner representing more than 10 percent of the assessed value in the Rhodora Annexation area (Res. Exhibit A). The property is approximately 108 acres and the petitioners own 11.3 percent of the land value within the proposed annexation area (Res. Exhibit B & C). The proposed annexation area is within unincorporated Snohomish County, and may generally be described as an area of approximately one-hundred and eight (108) acres, located just east of Lake Stevens city limits, which is at the parcels located on the northeast corner of South Lake Stevens Road and Machias Cutoff Rd. The proposed annexation extends north along the shore of Lake Stevens approximately 680 feet, then extends to the east to 123rd Avenue then south across Machias Cutoff Road to include the three large parcels at the southwest corner of Machias Cutoff and 123rd Ave, and including all the land and subdivisions bounded by 123rd Ave, Machias Cut off and South Lake Stevens Road. (Res. Exhibit B & D) The Rhodora Annexation area is currently a mix of zoned areas within Snohomish County, Residential-9,600 in the western section, and Residential-7,200 in east section of the proposed annexation (Attachment 5).

On November 6, 2017, the City received an e-mail request from the petitioner to remove the three properties south of Machias Cutoff Road from the proposed annexation petition, thus making Machias Cutoff Road the south boundary of the proposed annexation (Attachment 2).
Staff is recommending a slight geographical modification of the Rhodora Annexation area to include the area of right-of-way and bridge and any waterfront along that portion of South Lake Stevens Road adjacent to the proposed annexation area (Res. Exhibit D).

The properties included in this proposed annexation are a mix of two different zones in the county. Half is zoned R-9,600 and the other half of the proposed annexation area is currently zoned R-7,200 in the county. In accordance with the previously approved Annexation Plan and Future Zoning Resolution 2016-21, the zoning for this area is proposed to be CR (Compact Residential, 4,500 square feet minimum lot size). This would be a new zone not currently part of the Lake Stevens Municipal Code, but had discussion during the passage of the 2016 annexation resolution. If this zoning designation is approved, then staff would present the City Council with the new zoning regulations prior to accepting the annexation. Consistent with the Lake Stevens Shoreline Master Program, any parcels within 200 feet of the ordinary high water line of Lake Stevens should be zoned WR (Waterfront Residential). The petitioner did not indicate a zoning preference.

**ATTACHMENTS**
Attachment 1 – Draft Resolution 2017-19
Attachment 2 – Email from petitioner modifying annexation area
Attachment 1

City of Lake Stevens
Lake Stevens, WA

RESOLUTION NO.2017-019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE STEVENS ACKNOWLEDGING THE RECEIPT OF A LETTER OF INTENT TO PROCEED WITH A PROPOSED ANNEXATION TO THE CITY PURSUANT TO RCW; APPROVING ZONING AND COMPREHENSIVE PLAN DESIGNATIONS UPON ANNEXATION; REQUIRING ASSUMPTION OF CITY INDEBTEDNESS 35A.14.120 AND AUTHORIZING THE CIRCULATION OF ANNEXATION PETITIONS.

WHEREAS, The Lake Stevens City Council (Council) adopted Ordinance No. 937 establishing the 2015 – 2035 Comprehensive Plan that sets planning goals, policies and implementation strategies for the Lake Stevens Urban Growth Area (UGA) pursuant to Chapter 36.70A RCW; and

WHEREAS, the City of Lake Stevens (City) and Snohomish County entered into an updated Interlocal Agreement related to Annexation and Urban Development in the Lake Stevens UGA recorded under Auditors File No. 200511100706 on November 10, 2005; and

WHEREAS, the City Council recently reviewed the City’s annexation strategy to determine its consistency with current practices, policies and procedures; and

WHEREAS, a notice from a property owner signifying their intention to commence annexation proceedings pursuant to RCW 35A.14.120 has been filed with the City (Exhibit A). The proposed annexation area is shown on the Exhibit B map and a list of tax parcel numbers and owners is listed in Exhibit C. This area lies within unincorporated Snohomish County, and may generally be described as an area of approximately one-hundred and eight (108) acres, located just east of Lake Stevens city limits, which is at the parcels located on the northeast corner of South Lake Stevens Road and Machias Cutoff Rd. The proposed annexation extends north along the shore of Lake Stevens approximately 680 feet, then extends to the east to 123rd Avenue then south across Machias Cutoff Road to include the three large parcels at the southwest corner of Machias Cutoff and 123rd Ave. and including all the land and subdivisions bounded by 123rd Ave, Machias Cut off and South Lake Stevens Road. Said unincorporated area is within the City’s Urban Growth Area; and

WHEREAS, the petition has requested that the three large parcels south of Machias Cutoff road be removed from the annexation petition; and

WHEREAS, a geographical change to the Rhodora annexation area to include the area of right-of-way, bridge and any waterfront along that portion of South Lake Stevens Road adjacent to the proposed annexation area is recommended (Exhibit D) and;

WHEREAS, pursuant to RCW 35A.14.120, the signed property-owner letter represents more than ten (10) percent of the current total assessed value of all parcels in the proposed annexation area;
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE STEVENS AS FOLLOWS:

SECTION 1. The Lake Stevens City Council approves in principle the initiation of annexation proceedings pursuant to RCW 35A.14.120 for the area described in Exhibits B and C [except for the three parcels south of Machias Cutoff Road and the addition of the area of right-of-way, bridge and waterfront area along that portion of South Lake Stevens Road adjacent to the proposed annexation area (Exhibit D)], and authorizes the circulation of 60% petitions for annexation within the area in accordance with the requirements of RCW 35A.14.120.

SECTION 2. The area described in Exhibits B and C (except the three parcels south of Machias Cutoff Road), if annexed, shall be required to assume its proportionate share of the general indebtedness of the City of Lake Stevens at the time of the effective date of such annexation.

SECTION 3. The area described in Exhibits B and C (except the three parcels south of Machias Cutoff Road and including any right-of-way and shoreline property along South Lake Road adjacent to the proposed annexation area as shown in Exhibit D), if annexed, shall be designated in the City’s Comprehensive Plan as MDR (Medium Density Residential) and the on the City’s Zoning Map as CR (Compact Residential) a new zoning designation to be developed by staff prior to completion of the annexation, except that any lot within 200 feet of the ordinary high water line of Lake Stevens shall be zoned WR (Waterfront Residential).

SECTION 4. A certified copy of this resolution, together with a copy of the letter of intention to commence annexation proceeding shall be filed with the Snohomish County Boundary Review Board in accordance with its procedures.

Section 5. Petitions for annexation to be circulated as authorized by this resolution shall set forth clearly the decision of the Lake Stevens City Council in Sections 2 and 3 hereof, regarding the assumption of indebtedness and the zoning of the properties upon annexation and shall be on petition forms as approved by the City.

PASSED by the City Council of the City of Lake Stevens this 14th day of November 2017

ATTEST:

John Spencer, Mayor

___________________________
Kathy Pugh, Deputy City Clerk

___________________________
Grant Weed, City Attorney
October 4, 2017

Mr. Russ Wright
Community Development Director
City of Lake Stevens
PO Box 257
Lake Stevens, WA 98258

RE: PETITION FOR ANNEXATION

Dear Russ,

Our firm has provided assistance to several land owners of real property adjacent to the existing corporate limits of the City of Lake Stevens who wish to petition the City for annexation under the Direct Petition Method. With their signatures and those of other adjacent owners of real property, the attached petition meets the 10% threshold to initiate the Direct Petition Annexation process.

The area covered by this proposed annexation has been drawn based on natural boundaries, etc. A map is hereto attached. For convenience, our firm has been referring to this area as the “Rhodora South” annexation.

We fully expect our firm will continue to work with landowners and interested parties throughout the designated annexation process and we look forward to working with the City to assist in scheduling community meetings, distributing information to the proposed annexation area and etc.

Should you have any questions or should we be able to be of assistance, please do not hesitate to contact us at any time.

Respectfully submitted this 4th day of October 2017.

TOYER STRATEGIC CONSULTING, LLC.

BY: DAVID K. TOYER
ITS: FOUNDER/AUTHORIZED AGENT
DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the city of Lake Stevens, Washington, but contiguous thereto and designated as part of the Lake Stevens Urban Growth Area.

We, the undersigned, owning in excess of 10% of the total value of the area formed by our property and that between and abutting the city of Lake Stevens; do hereby declare our intention to circulate a petition for annexation to the city of Lake Stevens, Washington under the direct petition method for the area attached hereto as Exhibit A. It is acknowledged that this petition may consist of multiple documents filed separately.

AUTHORIZATION

Printed names and signatures of all persons having an interest in real property in the area formed by their property and that between and abutting the city of Lake Stevens whose consent is required by virtue of such interest to authorize the filing of this notice are hereto attached.

<table>
<thead>
<tr>
<th>Name of Property Owner (Print Clearly)</th>
<th>Signature of Property Owner</th>
<th>Date Signed</th>
<th>Property Address or Assessors Parcel Number</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garrison Fred</td>
<td></td>
<td>10/3/17</td>
<td>1143400002000</td>
<td>0.11</td>
</tr>
<tr>
<td>WENDY WAGNER</td>
<td></td>
<td>10-3-17</td>
<td>1143400001700</td>
<td>0.12</td>
</tr>
<tr>
<td>Gwen R. Zimmerman</td>
<td></td>
<td>10-3-17</td>
<td>1143400001300</td>
<td>0.17</td>
</tr>
<tr>
<td>LSD WINDSTEIN</td>
<td></td>
<td>10-3-17</td>
<td>114340000900</td>
<td>0.12</td>
</tr>
<tr>
<td>OPALINE MARKE</td>
<td></td>
<td>10-3-17</td>
<td>114340000600</td>
<td>0.16</td>
</tr>
<tr>
<td>Brooke Merry</td>
<td></td>
<td>10-3-17</td>
<td>114340000500</td>
<td>0.18</td>
</tr>
<tr>
<td>Mark Collins</td>
<td></td>
<td>10/4/17</td>
<td>112060000300</td>
<td>0.11</td>
</tr>
</tbody>
</table>

RETURN TO: City of Lake Stevens
1812 Main Street, P.O. Box 257
Lake Stevens, WA 98258-0257

For questions regarding the annexation process or for general information regarding land use and zoning, Planning and Community Development at (425) 212-3315.
DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the city of Lake Stevens, Washington, but contiguous thereto and designated as part of the Lake Stevens Urban Growth Area.

We, the undersigned, owning in excess of 10% of the total value of the area formed by our property and that between and abutting the city of Lake Stevens, do hereby declare our intention to circulate a petition for annexation to the city of Lake Stevens, Washington under the direct petition method for the area attached hereto as Exhibit A. It is acknowledged that this petition may consist of multiple documents filed separately.

AUTHORIZATION

Printed names and signatures of all persons having an interest in real property in the area formed by their property and that between and abutting the city of Lake Stevens whose consent is required by virtue of such interest to authorize the filing of this notice are hereto attached.

<table>
<thead>
<tr>
<th>Name of Property Owner (Print Clearly)</th>
<th>Signature of Property Owner</th>
<th>Date Signed</th>
<th>Property Address or Assessors Parcel Number</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jimmy Raven</td>
<td>Leaf Raven</td>
<td>9/13/17</td>
<td>112060000400</td>
<td>0.12</td>
</tr>
<tr>
<td>Jacob Black</td>
<td></td>
<td>9/13/17</td>
<td>112060000300</td>
<td>0.17</td>
</tr>
<tr>
<td>Jaime Collins</td>
<td></td>
<td>9/13/17</td>
<td>112060001800</td>
<td>0.16</td>
</tr>
<tr>
<td>Nathan Packard</td>
<td></td>
<td>9/13/17</td>
<td>11206002200</td>
<td>0.27</td>
</tr>
<tr>
<td>Robert Green</td>
<td></td>
<td>9/13/17</td>
<td>112060003100</td>
<td>0.09</td>
</tr>
</tbody>
</table>

RETURN TO: City of Lake Stevens
1812 Main Street, P.O. Box 257
Lake Stevens, WA 98258-0257

For questions regarding the annexation process or for general information regarding land use and zoning, Planning and Community Development at (425) 212-3315.
DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the city of Lake Stevens, Washington, but contiguous thereto and designated as part of the Lake Stevens Urban Growth Area.

We, the undersigned, owning in excess of 10% of the total value of the area formed by our property and that between and abutting the city of Lake Stevens, do hereby declare our intention to circulate a petition for annexation to the city of Lake Stevens, Washington under the direct petition method for the area attached hereto as Exhibit A. It is acknowledged that this petition may consist of multiple documents filed separately.

AUTHORIZATION

Printed names and signatures of all persons having an interest in real property in the area formed by their property and that between and abutting the city of Lake Stevens whose consent is required by virtue of such interest to authorize the filing of this notice are hereto attached.

<table>
<thead>
<tr>
<th>Name of Property Owner (Print Clearly)</th>
<th>Signature of Property Owner</th>
<th>Date Signed</th>
<th>Property Address or Assessors Parcel Number</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mary M. Mayberry</td>
<td>Mary M. Mayberry</td>
<td>9/19/17</td>
<td>29062000204400</td>
<td>27.62</td>
</tr>
</tbody>
</table>

RETURN TO:  City of Lake Stevens
1812 Main Street, P.O. Box 257
Lake Stevens, WA 98258-0257

For questions regarding the annexation process or for general information regarding land use and zoning, Planning and Community Development at (425) 212-3315.
<table>
<thead>
<tr>
<th>Parcel #</th>
<th>Assessor % Bonus</th>
<th>2017 Tax Coll. $</th>
<th>% Value</th>
<th>Location Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Name and Address</th>
<th>Mailing Address 1</th>
<th>Mailing Address 2</th>
<th>Mailing City</th>
<th>Mailing State</th>
<th>Mailing Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>1060101000</td>
<td>0.00%</td>
<td>12345678.90</td>
<td>1.0%</td>
<td>123 Main St</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td>BROWN, JOHN</td>
<td>123 OTHER ST</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>1060202000</td>
<td>2.50%</td>
<td>12345678.90</td>
<td>1.0%</td>
<td>123 Main St</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td>BLACK, JANE</td>
<td>123 OTHER ST</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>1060303000</td>
<td>3.00%</td>
<td>12345678.90</td>
<td>1.0%</td>
<td>123 Main St</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td>WHITE, MARY</td>
<td>123 OTHER ST</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>1060404000</td>
<td>4.50%</td>
<td>12345678.90</td>
<td>1.0%</td>
<td>123 Main St</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td>GREEN, JIM</td>
<td>123 OTHER ST</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
</tbody>
</table>

**RHODORA SOUTH ANNEXATION AREA**

**Exhibit C**
From: David Tover  
To: Russell Wright, Josh Machen  
Subject: Revision to Rhodora South Annexation Boundary  
Date: Monday, November 6, 2017 2:00:34 PM

Josh and Russ:

After meeting with Kussey and Gamble (two of the three parcels south of Machias Road), it is clear that these parcels do not wish to be in the annexation area. I believe one, if not both, land owners will be contacting you to request to be taken out of the area proposed for annexation. As the representative for the initiators, I would support their request as these three parcels are not critical to the annexation. Further, adjusting the southern boundary of the annexation area to run along Machias Cut-off Road would appear to make good sense for drawing a logical boundary.

Please let me know if you have any questions.

Very Sincerely,

DAVID TOVER /FOUNDER/  
TOYER STRATEGIC CONSULTING, LLC.  
3705 COLBY AVENUE, SUITE 1  
EVERETT, WA 98201  
425-344-1523 | DAVID@TOYERSTRATEGIC.COM
Attachment D

City of Lake Stevens
Lake Stevens, WA

RESOLUTION NO.2017-019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE STEVENS ACKNOWLEDGING THE RECEIPT OF A LETTER OF INTENT TO PROCEED WITH A PROPOSED ANNEXATION TO THE CITY PURSUANT TO RCW; APPROVING ZONING AND COMPREHENSIVE PLAN DESIGNATIONS UPON ANNEXATION; REQUIRING ASSUMPTION OF CITY INDEBTEDNESS 35A.14.120 AND AUTHORIZING THE CIRCULATION OF ANNEXATION PETITIONS.

WHEREAS, The Lake Stevens City Council (Council) adopted Ordinance No. 937 establishing the 2015 – 2035 Comprehensive Plan that sets planning goals, policies and implementation strategies for the Lake Stevens Urban Growth Area (UGA) pursuant to Chapter 36.70A RCW; and

WHEREAS, the City of Lake Stevens (City) and Snohomish County entered into an updated Interlocal Agreement related to Annexation and Urban Development in the Lake Stevens UGA recorded under Auditors File No. 200511100706 on November 10, 2005; and

WHEREAS, the City Council recently reviewed the City’s annexation strategy to determine its consistency with current practices, policies and procedures; and

WHEREAS, a notice from a property owner signifying their intention to commence annexation proceedings pursuant to RCW 35A.14.120 has been filed with the City (Exhibit A). The proposed annexation area is shown on the Exhibit B map and a list of tax parcel numbers and owners is listed in Exhibit C. This area lies within unincorporated Snohomish County, and may generally be described as an area of approximately one-hundred and eight (108) acres, located just east of Lake Stevens city limits, which is at the parcels located on the northeast corner of South Lake Stevens Road and Machias Cutoff Rd. The proposed annexation extends north along the shore of Lake Stevens approximately 680 feet, then extends to the east to 123rd Avenue then south across Machias Cutoff Road to include the three large parcels at the southwest corner of Machias Cutoff and 123rd Ave. and including all the land and subdivisions bounded by 123rd Ave, Machias Cut off and South Lake Stevens Road. Said unincorporated area is within the City’s Urban Growth Area; and

WHEREAS, the petition has requested that the three large parcels south of Machias Cutoff road be removed from the annexation petition; and

WHEREAS, a geographical change to the Rhodora annexation area to include the area of right-of-way, bridge and any waterfront along that portion of South Lake Stevens Road adjacent to the proposed annexation area is recommended (Exhibit D) and;

WHEREAS, pursuant to RCW 35A.14.120, the signed property-owner letter represents more than ten (10) percent of the current total assessed value of all parcels in the proposed annexation area;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE STEVENS AS FOLLOWS:

SECTION 1. The Lake Stevens City Council approves in principle the initiation of annexation proceedings pursuant to RCW 35A.14.120 for the area described in Exhibits B and C [except for the three
parcels south of Machias Cutoff Road and the addition of the area of right-of-way, bridge and waterfront area along that portion of South Lake Stevens Road adjacent to the proposed annexation area (Exhibit D)], and authorizes the circulation of 60% petitions for annexation within the area in accordance with the requirements of RCW 35A.14.120.

SECTION 2. The area described in Exhibits B and C (except the three parcels south of Machias Cutoff Road), if annexed, shall be required to assume it's proportionate share of the general indebtedness of the City of Lake Stevens at the time of the effective date of such annexation.

SECTION 3. The area described in Exhibits B and C (except the three parcels south of Machias Cutoff Road and including any right-of-way and shoreline property along South Lake Road adjacent to the proposed annexation area as shown in Exhibit D), if annexed, shall be designated in the City's Comprehensive Plan as MDR (Medium Density Residential) and the on the City's Zoning Map as CR (Compact Residential) a new zoning designation to be developed by staff prior to completion of the annexation, except that any lot within 200 feet of the ordinary high water line of Lake Stevens shall be zoned WR (Waterfront Residential).

Section 4. Petitions for annexation to be circulated as authorized by this resolution shall set forth clearly the decision of the Lake Stevens City Council in Sections 2 and 3 hereof, regarding the assumption of indebtedness and the zoning of the properties upon annexation and shall be on petition forms as approved by the City.

PASSED by the City Council of the City of Lake Stevens this 14th day of November 2017

[Signature]
John Spencer, Mayor

ATTEST:

[Signature]
Kathy Pugh, Deputy City Clerk

APPROVED AS TO FORM:

[Signature]
Grant Weed, City Attorney
October 4, 2017

Mr. Russ Wright
Community Development Director
City of Lake Stevens
PO Box 257
Lake Stevens, WA 98258

RE: PETITION FOR ANNEXATION

Dear Russ,

Our firm has provided assistance to several land owners of real property adjacent to the existing corporate limits of the City of Lake Stevens who wish to petition the City for annexation under the Direct Petition Method. With their signatures and those of other adjacent owners of real property, the attached petition meets the 10% threshold to initiate the Direct Petition Annexation process.

The area covered by this proposed annexation has been drawn based on natural boundaries, etc. A map is hereto attached. For convenience, our firm has been referring to this area as the "Rhodora South" annexation.

We fully expect our firm will continue to work with landowners and interested parties throughout the designated annexation process and we look forward to working with the City to assist in scheduling community meetings, distributing information to the proposed annexation area and etc.

Should you have any questions or should we be able to be of assistance, please do not hesitate to contact us at any time.

Respectfully submitted this 4th day of October 2017.

TOYER STRATEGIC CONSULTING, LLC.

[Signature]

BY: DAVID K. TOYER
ITS: FOUNDER/AUTHORIZED AGENT
DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the city of Lake Stevens, Washington, but contiguous thereto and designated as part of the Lake Stevens Urban Growth Area.

We, the undersigned, owning in excess of 10% of the total value of the area formed by our property and that between and abutting the city of Lake Stevens; do hereby declare our intention to circulate a petition for annexation to the city of Lake Stevens, Washington under the direct petition method for the area attached hereto as Exhibit A. It is acknowledged that this petition may consist of multiple documents filed separately.

AUTHORIZATION

Printed names and signatures of all persons having an interest in real property in the area formed by their property and that between and abutting the city of Lake Stevens whose consent is required by virtue of such interest to authorize the filing of this notice are hereto attached.

<table>
<thead>
<tr>
<th>Name of Property Owner (Print Clearly)</th>
<th>Signature of Property Owner</th>
<th>Date Signed</th>
<th>Property Address or Assessors Parcel Number</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garcia Fred</td>
<td></td>
<td>10/3/17</td>
<td>11434 0000 2000</td>
<td>0.11</td>
</tr>
<tr>
<td>Wendy Wagner</td>
<td></td>
<td>10/3/17</td>
<td>11434 0000 1700</td>
<td>0.12</td>
</tr>
<tr>
<td>John R. Simmons</td>
<td></td>
<td>10/3/17</td>
<td>11434 0000 1300</td>
<td>0.17</td>
</tr>
<tr>
<td>Sadie Weinberg</td>
<td></td>
<td>10/3/17</td>
<td>11434 0000 0900</td>
<td>0.12</td>
</tr>
<tr>
<td>Maria Marke</td>
<td></td>
<td>10/3/17</td>
<td>11434 0000 0600</td>
<td>0.16</td>
</tr>
<tr>
<td>Brock Murray</td>
<td></td>
<td>10/3/17</td>
<td>11434 0000 1500</td>
<td>0.18</td>
</tr>
<tr>
<td>Mark Collins</td>
<td></td>
<td>1/4/17</td>
<td>2906 2000 2040</td>
<td>0.24</td>
</tr>
</tbody>
</table>

RETURN TO: City of Lake Stevens
1812 Main Street, P.O. Box 257
Lake Stevens, WA 98258-0257

For questions regarding the annexation process or for general information regarding land use and zoning, Planning and Community Development at (425) 212-3315.
DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the city of Lake Stevens, Washington, but contiguous thereto and designated as part of the Lake Stevens Urban Growth Area.

We, the undersigned, owning in excess of 10% of the total value of the area formed by our property and that between and abutting the city of Lake Stevens; do hereby declare our intention to circulate a petition for annexation to the city of Lake Stevens, Washington under the direct petition method for the area attached hereto as Exhibit A. It is acknowledged that this petition may consist of multiple documents filed separately.

AUTHORIZATION

Printed names and signatures of all persons having an interest in real property in the area formed by their property and that between and abutting the city of Lake Stevens whose consent is required by virtue of such interest to authorize the filing of this notice are hereto attached.

<table>
<thead>
<tr>
<th>Name of Property Owner (Print Clearly)</th>
<th>Signature of Property Owner</th>
<th>Date Signed</th>
<th>Property Address or Assessors Parcel Number</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jerry Raven</td>
<td></td>
<td>9/13/17</td>
<td>11 206 0000 0400</td>
<td>0.12</td>
</tr>
<tr>
<td>Jacob Black</td>
<td></td>
<td>9/13/17</td>
<td>11 206 0000 0800</td>
<td>0.17</td>
</tr>
<tr>
<td>Jaime Collins</td>
<td></td>
<td>9/13/17</td>
<td>11 206 0000 1800</td>
<td>0.16</td>
</tr>
<tr>
<td>Nathan Packard</td>
<td></td>
<td>9/13/17</td>
<td>11 206 0000 2200</td>
<td>0.27</td>
</tr>
<tr>
<td>Robert Greer</td>
<td></td>
<td>9/13/17</td>
<td>11 204 0000 3100</td>
<td>0.09</td>
</tr>
</tbody>
</table>

RETURN TO: City of Lake Stevens  
1812 Main Street, P.O. Box 257  
Lake Stevens, WA 98258-0257

For questions regarding the annexation process or for general information regarding land use and zoning, Planning and Community Development at (425) 212-3315.

04-2018_0000573
DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the city of Lake Stevens, Washington, but contiguous thereto and designated as part of the Lake Stevens Urban Growth Area.

We, the undersigned, owning in excess of 10% of the total value of the area formed by our property and that between and abutting the city of Lake Stevens, do hereby declare our intention to circulate a petition for annexation to the city of Lake Stevens, Washington under the direct petition method for the area attached hereto as Exhibit A. It is acknowledged that this petition may consist of multiple documents filed separately.

AUTHORIZATION

Printed names and signatures of all persons having an interest in real property in the area formed by their property and that between and abutting the city of Lake Stevens whose consent is required by virtue of such interest to authorize the filing of this notice are hereto attached.

<table>
<thead>
<tr>
<th>Name of Property Owner (Print Clearly)</th>
<th>Signature of Property Owner</th>
<th>Date Signed</th>
<th>Property Address or Assessors Parcel Number</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mary M. Mayberry</td>
<td>Mary M. Mayberry</td>
<td>9/14/17</td>
<td>28062000204400</td>
<td>27.62</td>
</tr>
</tbody>
</table>

RETURN TO: City of Lake Stevens
1812 Main Street, P.O. Box 257
Lake Stevens, WA 98258-0257

For questions regarding the annexation process or for general information regarding land use and zoning, Planning and Community Development at (425) 212-3315.

C:\Users\Document1\FLOYER STRATEGIC CONSULTINGACTIVE CLIENT PROJECTS\River & Holdings, LLC\1% Water Signature Form\River & Holdings South Annexation Area.doc
<table>
<thead>
<tr>
<th>Parcel #</th>
<th>Tax Acre(s)</th>
<th>Legal Descriptions</th>
<th>2017 Tax Value</th>
<th>N Value</th>
<th>Location Address</th>
<th>City</th>
<th>State</th>
<th>ZIP</th>
<th>Owner</th>
<th>Mailing Address</th>
<th>Mailing Address 2</th>
<th>MAIL CITY</th>
<th>Mailing State</th>
<th>Mail ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>200-10-02-000</td>
<td>0.28</td>
<td>0.06%</td>
<td>617,500</td>
<td>0.19</td>
<td>81.22 LANE ST, HOOVER, AL</td>
<td>LEXINGTON</td>
<td>KENTUCKY</td>
<td>40504</td>
<td>HOEWE, INC.</td>
<td>5025 LEXINGTON RD</td>
<td>LEXINGTON, KY</td>
<td>40504</td>
<td>KENTUCKY</td>
<td>40504</td>
</tr>
<tr>
<td>200-10-02-001</td>
<td>0.28</td>
<td>0.06%</td>
<td>617,500</td>
<td>0.19</td>
<td>81.22 LANE ST, HOOVER, AL</td>
<td>LEXINGTON</td>
<td>KENTUCKY</td>
<td>40504</td>
<td>NEIKES ENTER</td>
<td>5025 LEXINGTON RD</td>
<td>LEXINGTON, KY</td>
<td>40504</td>
<td>KENTUCKY</td>
<td>40504</td>
</tr>
<tr>
<td>200-10-02-002</td>
<td>0.47</td>
<td>0.28%</td>
<td>1,199,500</td>
<td>0.70</td>
<td>129.10 TUGLE AVE, HOOVER, AL</td>
<td>LEXINGTON</td>
<td>KENTUCKY</td>
<td>40504</td>
<td>BELL, DARRYL J., JIM/BELLA, B. T.</td>
<td>5025 LEXINGTON RD</td>
<td>LEXINGTON, KY</td>
<td>40504</td>
<td>KENTUCKY</td>
<td>40504</td>
</tr>
<tr>
<td>200-10-02-003</td>
<td>0.47</td>
<td>0.28%</td>
<td>1,199,500</td>
<td>0.70</td>
<td>129.10 TUGLE AVE, HOOVER, AL</td>
<td>LEXINGTON</td>
<td>KENTUCKY</td>
<td>40504</td>
<td>KRUEGER ENTERPRISES, INC.</td>
<td>5025 LEXINGTON RD</td>
<td>LEXINGTON, KY</td>
<td>40504</td>
<td>KENTUCKY</td>
<td>40504</td>
</tr>
<tr>
<td>200-10-02-004</td>
<td>0.22</td>
<td>0.13%</td>
<td>441,500</td>
<td>0.07</td>
<td>87.32 TUGLE AVE, HOOVER, AL</td>
<td>LEXINGTON</td>
<td>KENTUCKY</td>
<td>40504</td>
<td>ALLER-AHREN</td>
<td>511 TUGLE AVE</td>
<td>LEXINGTON, KY</td>
<td>40504</td>
<td>KENTUCKY</td>
<td>40504</td>
</tr>
<tr>
<td>200-10-02-005</td>
<td>0.22</td>
<td>0.13%</td>
<td>441,500</td>
<td>0.07</td>
<td>87.32 TUGLE AVE, HOOVER, AL</td>
<td>LEXINGTON</td>
<td>KENTUCKY</td>
<td>40504</td>
<td>GALE, JIM/BELLA, B. T.</td>
<td>5025 LEXINGTON RD</td>
<td>LEXINGTON, KY</td>
<td>40504</td>
<td>KENTUCKY</td>
<td>40504</td>
</tr>
<tr>
<td>200-10-02-006</td>
<td>0.09</td>
<td>0.06%</td>
<td>447,900</td>
<td>0.07</td>
<td>87.32 TUGLE AVE, HOOVER, AL</td>
<td>LEXINGTON</td>
<td>KENTUCKY</td>
<td>40504</td>
<td>SIMMONS, GLEN/SHERRILL</td>
<td>511 TUGLE AVE</td>
<td>LEXINGTON, KY</td>
<td>40504</td>
<td>KENTUCKY</td>
<td>40504</td>
</tr>
<tr>
<td>200-10-02-007</td>
<td>0.09</td>
<td>0.06%</td>
<td>447,900</td>
<td>0.07</td>
<td>87.32 TUGLE AVE, HOOVER, AL</td>
<td>LEXINGTON</td>
<td>KENTUCKY</td>
<td>40504</td>
<td>CLARK, KATHERINE J., JIM/B</td>
<td>511 TUGLE AVE</td>
<td>LEXINGTON, KY</td>
<td>40504</td>
<td>KENTUCKY</td>
<td>40504</td>
</tr>
<tr>
<td>200-10-02-008</td>
<td>0.22</td>
<td>0.13%</td>
<td>440,900</td>
<td>0.07</td>
<td>87.32 TUGLE AVE, HOOVER, AL</td>
<td>LEXINGTON</td>
<td>KENTUCKY</td>
<td>40504</td>
<td>RAYMOND, JAMES D., JACLYN D.</td>
<td>511 TUGLE AVE</td>
<td>LEXINGTON, KY</td>
<td>40504</td>
<td>KENTUCKY</td>
<td>40504</td>
</tr>
<tr>
<td>200-10-02-009</td>
<td>0.22</td>
<td>0.13%</td>
<td>440,900</td>
<td>0.07</td>
<td>87.32 TUGLE AVE, HOOVER, AL</td>
<td>LEXINGTON</td>
<td>KENTUCKY</td>
<td>40504</td>
<td>FELDER, PAUL B. &amp; BILLY ANN SHERRILL</td>
<td>511 TUGLE AVE</td>
<td>LEXINGTON, KY</td>
<td>40504</td>
<td>KENTUCKY</td>
<td>40504</td>
</tr>
<tr>
<td>200-10-02-010</td>
<td>0.26</td>
<td>0.16%</td>
<td>621,800</td>
<td>0.09</td>
<td>81.14 WOODWARD HEIGHTS RD, HOOVER, AL</td>
<td>LEXINGTON</td>
<td>KENTUCKY</td>
<td>40504</td>
<td>HINTZ, LUCY &amp; LUCY</td>
<td>5025 LEXINGTON RD</td>
<td>LEXINGTON, KY</td>
<td>40504</td>
<td>KENTUCKY</td>
<td>40504</td>
</tr>
<tr>
<td>200-10-02-011</td>
<td>0.32</td>
<td>0.20%</td>
<td>750</td>
<td>0.06</td>
<td>87.13 LANE ST, HOOVER, AL</td>
<td>LEXINGTON</td>
<td>KENTUCKY</td>
<td>40504</td>
<td>PETERSON, JAMES A.</td>
<td>5025 LEXINGTON RD</td>
<td>LEXINGTON, KY</td>
<td>40504</td>
<td>KENTUCKY</td>
<td>40504</td>
</tr>
<tr>
<td>200-10-02-012</td>
<td>0.32</td>
<td>0.20%</td>
<td>750</td>
<td>0.06</td>
<td>87.13 LANE ST, HOOVER, AL</td>
<td>LEXINGTON</td>
<td>KENTUCKY</td>
<td>40504</td>
<td>MEAN, VINCENT R.</td>
<td>5025 LEXINGTON RD</td>
<td>LEXINGTON, KY</td>
<td>40504</td>
<td>KENTUCKY</td>
<td>40504</td>
</tr>
<tr>
<td>200-10-02-013</td>
<td>0.32</td>
<td>0.20%</td>
<td>750</td>
<td>0.06</td>
<td>87.13 LANE ST, HOOVER, AL</td>
<td>LEXINGTON</td>
<td>KENTUCKY</td>
<td>40504</td>
<td>MEAN, VINCENT R.</td>
<td>5025 LEXINGTON RD</td>
<td>LEXINGTON, KY</td>
<td>40504</td>
<td>KENTUCKY</td>
<td>40504</td>
</tr>
<tr>
<td>200-10-02-014</td>
<td>0.32</td>
<td>0.20%</td>
<td>750</td>
<td>0.06</td>
<td>87.13 LANE ST, HOOVER, AL</td>
<td>LEXINGTON</td>
<td>KENTUCKY</td>
<td>40504</td>
<td>MEAN, VINCENT R.</td>
<td>5025 LEXINGTON RD</td>
<td>LEXINGTON, KY</td>
<td>40504</td>
<td>KENTUCKY</td>
<td>40504</td>
</tr>
<tr>
<td>200-10-02-015</td>
<td>0.32</td>
<td>0.20%</td>
<td>750</td>
<td>0.06</td>
<td>87.13 LANE ST, HOOVER, AL</td>
<td>LEXINGTON</td>
<td>KENTUCKY</td>
<td>40504</td>
<td>MEAN, VINCENT R.</td>
<td>5025 LEXINGTON RD</td>
<td>LEXINGTON, KY</td>
<td>40504</td>
<td>KENTUCKY</td>
<td>40504</td>
</tr>
<tr>
<td>200-10-02-016</td>
<td>0.32</td>
<td>0.20%</td>
<td>750</td>
<td>0.06</td>
<td>87.13 LANE ST, HOOVER, AL</td>
<td>LEXINGTON</td>
<td>KENTUCKY</td>
<td>40504</td>
<td>MEAN, VINCENT R.</td>
<td>5025 LEXINGTON RD</td>
<td>LEXINGTON, KY</td>
<td>40504</td>
<td>KENTUCKY</td>
<td>40504</td>
</tr>
<tr>
<td>200-10-02-017</td>
<td>0.32</td>
<td>0.20%</td>
<td>750</td>
<td>0.06</td>
<td>87.13 LANE ST, HOOVER, AL</td>
<td>LEXINGTON</td>
<td>KENTUCKY</td>
<td>40504</td>
<td>MEAN, VINCENT R.</td>
<td>5025 LEXINGTON RD</td>
<td>LEXINGTON, KY</td>
<td>40504</td>
<td>KENTUCKY</td>
<td>40504</td>
</tr>
<tr>
<td>200-10-02-018</td>
<td>0.32</td>
<td>0.20%</td>
<td>750</td>
<td>0.06</td>
<td>87.13 LANE ST, HOOVER, AL</td>
<td>LEXINGTON</td>
<td>KENTUCKY</td>
<td>40504</td>
<td>MEAN, VINCENT R.</td>
<td>5025 LEXINGTON RD</td>
<td>LEXINGTON, KY</td>
<td>40504</td>
<td>KENTUCKY</td>
<td>40504</td>
</tr>
<tr>
<td>200-10-02-019</td>
<td>0.32</td>
<td>0.20%</td>
<td>750</td>
<td>0.06</td>
<td>87.13 LANE ST, HOOVER, AL</td>
<td>LEXINGTON</td>
<td>KENTUCKY</td>
<td>40504</td>
<td>MEAN, VINCENT R.</td>
<td>5025 LEXINGTON RD</td>
<td>LEXINGTON, KY</td>
<td>40504</td>
<td>KENTUCKY</td>
<td>40504</td>
</tr>
<tr>
<td>200-10-02-020</td>
<td>0.32</td>
<td>0.20%</td>
<td>750</td>
<td>0.06</td>
<td>87.13 LANE ST, HOOVER, AL</td>
<td>LEXINGTON</td>
<td>KENTUCKY</td>
<td>40504</td>
<td>MEAN, VINCENT R.</td>
<td>5025 LEXINGTON RD</td>
<td>LEXINGTON, KY</td>
<td>40504</td>
<td>KENTUCKY</td>
<td>40504</td>
</tr>
</tbody>
</table>
November 22, 2017

Lake Stevens City Council
City of Lake Stevens
PO Box 257
Lake Stevens, WA 98258

RE: REQUEST FOR RECONSIDERATION OF PROPOSED RHODORA ANNEXATION

Dear Councilmembers:

As the firm representing several petitioning property owners in the Rhodora Annexation area, I am submitting a request on their behalf for reconsideration of Resolution 2017-019 approving a 10% petition for annexation and designating the proposed zoning as Compact Residential (CR).

This request for reconsideration is based on the following:

1. My clients and other property owners are not able to sufficiently determine how the proposed, but not created Compact Residential (CR) zone will impact their property, development rights and potential adjacent development impacts.

2. My clients and petitioners believe strongly based on preliminary outreach that this yet “to be determined” CR zoning designation will permanently stall this annexation based on the following:
   a. Other property owners are skeptical and unwilling to sign the petition for fear of a “bait and switch” that allows a substantially different zoning proposal (real or perceived) to be approved later.
   b. Property owners that are apathetic to the process of annexation are less motivated to sign a petition for annexation because the zoning is unclear.

3. Further, if the use of a yet “to be determined” CR zone does not itself kill the potential for annexation, Petitioners still believe that it will cause undeterminable delay as petition signatures expire. RCW 35A.01.040(8) provides, “Signatures followed by a date of signing which is more than six months prior to the date of filing of the petition shall be stricken.”

My clients therefore ask the Council to reconsider Resolution 2017-019 as follows:

1. Change the Rhodora’s zoning designations to those of existing city zones as shown on the attached map, subject to the following condition:

   The HUR zone as applied to Rhodora requires:
   i. Minimum 50’ wide perimeter lots and 40’ interior lots
   ii. Minimum 4,200 square foot average lot size (#lots/gross area)

2. See attached map for the proposed zoning.
Should you have any questions, please do not hesitate to contact me at any time.

TOYER STRATEGIC CONSULTING, LLC.

BY:    DAVID K. TOYER
ITS:   FOUNDER/AUTHORIZED AGENT

CC:    John Spencer, Mayor
       Gene Brazel, City Administrator
       Russ Wright, Community Development Director
       Josh Machen, Senior Planner

ENCL:  Proposed Zoning for Rhodora Annexation
Attachment F

LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: December 12, 2017

Subject: Repeal of Resolution 2017-19 and adoption of Resolution 2017-22, Accepting the 10 Percent Rhodora Annexation Petition/Authorization of 60 Percent Petition Circulation

Contact Person/Department: Joshua Machen, AICP, Senior Planner
Russ Wright, Community Dev. Director
Budget Impact: none

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:
Approve Resolution 2017-22 to:
1. Repeal Resolution 2017-19;
2. Accept the revised 10 percent Rhodora Annexation petition and authorize the circulation of 60 percent petition; and
3. Require the simultaneous adoption of land use and zoning designations and require the assumption of all existing City indebtedness.

DISCUSSION:

On November 14, 2017, the City Council passed Resolution 2017-019 accepting the 10 percent Rhodora Annexation petition and authorizing the gathering of signatures for the 60 percent annexation petition. At the request of the petitioners, the City Council reconsidered Resolution 2017-019 during its meeting on November 28, 2017. Council discussed alternate zoning.

As directed, staff has prepared a new resolution that repeals Resolution 2017-019 and accepts the 10 percent annexation petition and authorizes the circulation of a 60 percent annexation petition. The property is approximately 93 acres and the petitioners own over 10 percent of the land value within the proposed annexation area (Resolution Exhibits B & C). The proposed annexation area lies within unincorporated Snohomish County, and may generally be described as an area located just east of Lake Stevens city limits, which is at the parcel located on the northeast corner of South Lake Stevens Road and Machias Cutoff Rd. The proposed annexation extends north along the shore of Lake Stevens approximately 680 feet, then extends to the east to 123rd Avenue then south to Machias Cutoff Road including all the land and subdivisions bounded by 123rd Ave, Machias Cut off and South Lake Stevens Road. Said unincorporated area is within the City’s Urban Growth Area;

In accordance with the City Council direction receive on November 28, 2017, the zoning for the Rhodora Annexation is proposed to be HUR (High Urban Residential, except for those properties within 200 feet of the shoreline which would be zoned WR (Waterfront Residential). The land use designations would be Medium Density Residential and Waterfront Residential respectively.

ATTACHMENTS
Attachment 1 – Draft Resolution 2017-22 with exhibits
Attachment 1

City of Lake Stevens
Lake Stevens, WA

RESOLUTION NO. 2017-022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE STEVENS REPEALING RESOLUTION NO. 2017-019/RHODORA AND APPROVING A REVISED 10% ANNEXATION PETITION TO THE CITY PURSUANT TO RCW 35A.14.120; APPROVING ZONING AND COMPREHENSIVE PLAN DESIGNATIONS UPON ANNEXATION; REQUIRING ASSUMPTION OF CITY INDEBTEDNESS AND AUTHORIZING THE CIRCULATION OF ANNEXATION PETITIONS.

WHEREAS, The Lake Stevens City Council (Council) adopted Ordinance No. 937 establishing the 2015 – 2035 Comprehensive Plan that sets planning goals, policies and implementation strategies for the Lake Stevens Urban Growth Area (UGA) pursuant to Chapter 36.70A RCW; and

WHEREAS, the City of Lake Stevens (City) and Snohomish County entered into an updated Interlocal Agreement related to Annexation and Urban Development in the Lake Stevens UGA recorded under Auditors File No. 200511100706 on November 10, 2005; and

WHEREAS, the City Council recently reviewed the City’s annexation strategy to determine its consistency with current practices, policies and procedures and passed Resolution 2016-21; and

WHEREAS, a notice from a property owner signing their intention to commence annexation proceedings pursuant to RCW 35A.14.120 has been filed with the City (Exhibit A). The proposed annexation area is shown on the Exhibit B map and a list of tax parcel numbers and owners is listed in Exhibit C. This area lies within unincorporated Snohomish County, and may generally be described as an area of approximately ninety-three (93) acres, located just east of Lake Stevens city limits, which is at the parcel located on the northeast corner of South Lake Stevens Road and Machias Cutoff Rd. The proposed annexation extends north along the shore of Lake Stevens approximately 680 feet, then extends to the east to 123rd Avenue then south to Machias Cutoff Road including all the land and subdivisions bounded by 123rd Ave, Machias Cut off and South Lake Stevens Road. Said unincorporated area is within the City’s Urban Growth Area; and

WHEREAS, pursuant to RCW 35A.14.120, the signed property-owner letter represents more than ten (10) percent of the current total assessed value of all parcels in the proposed annexation area;

WHEREAS, on November 14, 2017 the City Council passed Resolution 2017-019 authorizing the petitioners to circulate a 60% petition; and

WHEREAS, on November 22 and 24, 2017 the petitioner requested that the City Council reconsider Resolution 2017-19 and;
WHEREAS, on November 28, 2017 the City Council voted to reconsider Resolution 2017-019 and directed staff to prepare a new resolution designating the zoning to be HUR (High Urban Residential), except for the area within 200 feet of the shoreline, which is to be designated WR (Waterfront Residential);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE STEVENS AS FOLLOWS:

SECTION 1. Resolution 2017-19 adopted November 14, 2017 is hereby repealed for the reason that it is replaced by this Resolution.

SECTION 2. Subject to Sections 3-5 below, the Lake Stevens City Council approves the initiation of annexation proceedings pursuant to RCW 35A.14.120 for the area described in attached Exhibits B and C, and authorizes the circulation of 60% petitions for annexation within the area in accordance with the requirements of RCW 35A.14.120.

SECTION 3. The area described in attached Exhibits B and, if annexed, shall be required to assume it's proportionate share of the general indebtedness of the City of Lake Stevens at the time of the effective date of such annexation.

SECTION 4. The area described in attached Exhibits B and C, if annexed, shall be designated in the City's Comprehensive Plan as MDR (Medium Density Residential) and the on the City's Zoning Map as HUR (High Density Residential), except that any lot within 200 feet of the ordinary high water line of Lake Stevens shall be zoned WR (Waterfront Residential).

Section 5. Petitions for annexation to be circulated as authorized by this resolution shall set forth clearly the decision of the Lake Stevens City Council in Sections 2 and 3 hereof, regarding the assumption of indebtedness and the zoning of the properties upon annexation and shall be on petition forms with language as approved by the City prior to circulation of said petitions.

PASSED by the City Council of the City of Lake Stevens this 12th day of December 2017

__________________________
John Spencer, Mayor

ATTEST:

__________________________
Kathy Pugh, Deputy City Clerk

__________________________
Grant Weed, City Attorney
October 4, 2017

Mr. Russ Wright
Community Development Director
City of Lake Stevens
PO Box 257
Lake Stevens, WA 98258

RE: PETITION FOR ANNEXATION

Dear Russ,

Our firm has provided assistance to several land owners of real property adjacent to the existing corporate limits of the City of Lake Stevens who wish to petition the City for annexation under the Direct Petition Method. With their signatures and those of other adjacent owners of real property, the attached petition meets the 10% threshold to initiate the Direct Petition Annexation process.

The area covered by this proposed annexation has been drawn based on natural boundaries, etc. A map is hereto attached. For convenience, our firm has been referring to this area as the "Rhodora South" annexation.

We fully expect our firm will continue to work with landowners and interested parties throughout the designated annexation process and we look forward to working with the City to assist in scheduling community meetings, distributing information to the proposed annexation area and etc.

Should you have any questions or should we be able to be of assistance, please do not hesitate to contact us at any time.

Respectfully submitted this 4th day of October 2017.

TOYER STRATEGIC CONSULTING, LLC.

BY: DAVID K. TOYER
ITS: FOUNDER/AUTHORIZED AGENT
DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the city of Lake Stevens, Washington, but contiguous thereto and designated as part of the Lake Stevens Urban Growth Area.

We, the undersigned, owning in excess of 10% of the total value of the area formed by our property and that between and abutting the city of Lake Stevens; do hereby declare our intention to circulate a petition for annexation to the city of Lake Stevens, Washington under the direct petition method for the area attached hereto as Exhibit A. It is acknowledged that this petition may consist of multiple documents filed separately.

AUTHORIZATION

Printed names and signatures of all persons having an interest in real property in the area formed by their property and that between and abutting the city of Lake Stevens whose consent is required by virtue of such interest to authorize the filing of this notice are hereto attached.

<table>
<thead>
<tr>
<th>Name of Property Owner (Print Clearly)</th>
<th>Signature of Property Owner</th>
<th>Date Signed</th>
<th>Property Address or Assessors Parcel Number</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garrison F.</td>
<td></td>
<td>10/3/17</td>
<td>1143400802000</td>
<td>0.11</td>
</tr>
<tr>
<td>Mandy W.</td>
<td></td>
<td>10/3/17</td>
<td>1143400801700</td>
<td>0.12</td>
</tr>
<tr>
<td>Gwen R. Zimmerman</td>
<td></td>
<td>10/3/17</td>
<td>1143400801300</td>
<td>0.17</td>
</tr>
<tr>
<td>Sadie H.</td>
<td></td>
<td>12/31/17</td>
<td>1143400800900</td>
<td>0.12</td>
</tr>
<tr>
<td>Heidi J.</td>
<td></td>
<td>10/3/17</td>
<td>1143400800600</td>
<td>0.16</td>
</tr>
<tr>
<td>Brooke M.</td>
<td></td>
<td>10/3/17</td>
<td>114340080001000</td>
<td>0.18</td>
</tr>
<tr>
<td>Mark Collins</td>
<td></td>
<td>10/4/17</td>
<td>29062000204200</td>
<td>0.29</td>
</tr>
</tbody>
</table>

RETURN TO:  
City of Lake Stevens  
1812 Main Street, P.O. Box 257  
Lake Stevens, WA 98258-0257

For questions regarding the annexation process or for general information regarding land use and zoning, Planning and Community Development at (425) 212-3315.
DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the city of Lake Stevens, Washington, but contiguous thereto and designated as part of the Lake Stevens Urban Growth Area.

We, the undersigned, owning in excess of 10% of the total value of the area formed by our property and that between and abutting the city of Lake Stevens, do hereby declare our intention to circulate a petition for annexation to the city of Lake Stevens, Washington under the direct petition method for the area attached hereto as Exhibit A. It is acknowledged that this petition may consist of multiple documents filed separately.

AUTHORIZED

Printed names and signatures of all persons having an interest in real property in the area formed by their property and that between and abutting the city of Lake Stevens whose consent is required by virtue of such interest to authorize the filing of this notice are hereto attached.

<table>
<thead>
<tr>
<th>Name of Property Owner (Print Clearly)</th>
<th>Signature of Property Owner</th>
<th>Date Signed</th>
<th>Property Address or Assessors Parcel Number</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jerry Ryan</td>
<td>Ryan</td>
<td>9/13/17</td>
<td>1120600000400</td>
<td>0.12</td>
</tr>
<tr>
<td>Jacob Black</td>
<td>Black</td>
<td>9/13/17</td>
<td>1120600000500</td>
<td>0.17</td>
</tr>
<tr>
<td>Jaime Collins</td>
<td>Collins</td>
<td>9/13/17</td>
<td>11206000001800</td>
<td>0.16</td>
</tr>
<tr>
<td>Nathan Packard</td>
<td>Packard</td>
<td>9/13/17</td>
<td>11206000002200</td>
<td>0.27</td>
</tr>
<tr>
<td>Ramona Craven</td>
<td>Craven</td>
<td>9/13/17</td>
<td>11206000003100</td>
<td>0.09</td>
</tr>
</tbody>
</table>

RETURN TO: City of Lake Stevens
1812 Main Street, P.O. Box 257
Lake Stevens, WA 98258-0257

For questions regarding the annexation process or for general information regarding land use and zoning, Planning and Community Development at (425) 212-3315.
DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the city of Lake Stevens, Washington, but contiguous thereto and designated as part of the Lake Stevens Urban Growth Area.

We, the undersigned, owning in excess of 10% of the total value of the area formed by our property and that between and abutting the city of Lake Stevens; do hereby declare our intention to circulate a petition for annexation to the city of Lake Stevens, Washington under the direct petition method for the area attached hereto as Exhibit A. It is acknowledged that this petition may consist of multiple documents filed separately.

AUTHORIZATION

Printed names and signatures of all persons having an interest in real property in the area formed by their property and that between and abutting the city of Lake Stevens whose consent is required by virtue of such interest to authorize the filing of this notice are hereto attached.

<table>
<thead>
<tr>
<th>Name of Property Owner (Print Clearly)</th>
<th>Signature of Property Owner</th>
<th>Date Signed</th>
<th>Property Address or Assessors Parcel Number</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mary M. Mayberry</td>
<td>Mary M. Mayberry</td>
<td>9/19/17</td>
<td>290620000204400</td>
<td>27.62</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

RETURN TO: City of Lake Stevens
1812 Main Street, P.O. Box 257
Lake Stevens, WA 98258-0257

For questions regarding the annexation process or for general information regarding land use and zoning, Planning and Community Development at (425) 212-3315.

С:\Users\David\Documents\TOYER STRATEGIC CONSULTING\ACTIVE CLIENT PROJECTS\Lake Stevens Urban Growth Area.doc

04-2018_0000586
Exhibit B

Rhodora Annexation Map

USDA FSA, DigitalGlobe, GeoEye, Microsoft, CNES/Arto
<table>
<thead>
<tr>
<th>PARCEL ID</th>
<th>TAX YEAR</th>
<th>ACRES</th>
<th>VALUE</th>
<th>NAME</th>
<th>ADDRESS</th>
<th>CITY</th>
<th>STATE</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>6268000000700</td>
<td>2017</td>
<td>0.33</td>
<td>$262,100.00</td>
<td>PERRY ERICKA N</td>
<td>11919 12TH ST SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>29062000204100</td>
<td>2017</td>
<td>0.29</td>
<td>$301,600.00</td>
<td>DEMP TYLER LUCAS/BENNETT BROOKE NICOLE</td>
<td>831 116TH AVENUE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>29062000204200</td>
<td>2017</td>
<td>0.29</td>
<td>$321,000.00</td>
<td>COLLINS MARK G &amp; MICHELLE LYNN</td>
<td>12680 NE 10TH PL</td>
<td>BELLEVUE</td>
<td>WA</td>
<td>98005</td>
</tr>
<tr>
<td>29062000204300</td>
<td>2017</td>
<td>0.29</td>
<td>$43,400.00</td>
<td>WARRICK STEPHEN K &amp; JACQUELINE</td>
<td>917 115TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258-9470</td>
</tr>
<tr>
<td>29062000204000</td>
<td>2017</td>
<td>0.62</td>
<td>$311,000.00</td>
<td>BREWER STACY J &amp; JENNIKA MAE</td>
<td>1101 115TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>290620002010300</td>
<td>2017</td>
<td>0.64</td>
<td>$413,000.00</td>
<td>SEY SOTHY/HAGEN KYLE</td>
<td>1119 115TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>29061900103900</td>
<td>2017</td>
<td>0.28</td>
<td>$617,300.00</td>
<td>REES ERIC E</td>
<td>815 S LAKE STEVENS RD</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258-8549</td>
</tr>
<tr>
<td>29061900103600</td>
<td>2017</td>
<td>0.29</td>
<td>$736,300.00</td>
<td>HEGGIE ERIC D &amp; LORI R</td>
<td>821 S LAKE STEVENS RD</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>29061900103500</td>
<td>2017</td>
<td>0.2</td>
<td>$172,900.00</td>
<td>DONNELLY BRIAN J</td>
<td>907 123RD AVE NE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>29061900106200</td>
<td>2017</td>
<td>0.3</td>
<td>$262,000.00</td>
<td>BISSON WALTER L</td>
<td>905 S LAKE STEVENS RD</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>29061900103400</td>
<td>2017</td>
<td>0.4</td>
<td>$80,680.00</td>
<td>BISSON WALTER L</td>
<td>905 S LAKE STEVENS RD</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>29061900103300</td>
<td>2017</td>
<td>1.32</td>
<td>$182,200.00</td>
<td>SHILLINGFORD BURTON R</td>
<td>925 S LAKE STEVENS RD</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>29062000203900</td>
<td>2017</td>
<td>4.92</td>
<td>$344,900.00</td>
<td>WARRICK DAVID F &amp; JANICE K</td>
<td>625 S LAKE STEVENS RD</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258-8548</td>
</tr>
<tr>
<td>29061900104800</td>
<td>2017</td>
<td>2.74</td>
<td>$958,700.00</td>
<td>KNUTSON LEONARD G &amp; DARLENE</td>
<td>11325 MACHIAS CUTOFF</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>29062000203800</td>
<td>2017</td>
<td>1.2</td>
<td>$302,700.00</td>
<td>KINNEY KEVIN C</td>
<td>11623 MACHIAS CUTOFF</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258-9410</td>
</tr>
<tr>
<td>29062000209800</td>
<td>2017</td>
<td>1.33</td>
<td>$326,400.00</td>
<td>OLSON KERR B</td>
<td>11617 MACHIAS CUTOFF</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258-9410</td>
</tr>
<tr>
<td>29062000210000</td>
<td>2017</td>
<td>0.38</td>
<td>$87,500.00</td>
<td>KRUSE THOMAS C &amp; MICHELLE</td>
<td>11615 MACHIAS CUTOFF RD</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>29062000209900</td>
<td>2017</td>
<td>2.47</td>
<td>$519,300.00</td>
<td>KRUSE THOMAS C &amp; MICHELLE</td>
<td>11615 MACHIAS CUTOFF RD</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>11206000005600</td>
<td>2017</td>
<td>0.27</td>
<td>$316,500.00</td>
<td>TIMCHAK DANIEL R &amp; MUTASCU JOSEFINA P</td>
<td>1117 117TH DR SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>11206000011000</td>
<td>2017</td>
<td>0.15</td>
<td>$331,600.00</td>
<td>WITHEROW MATTHEW W &amp; BRITTAINE R</td>
<td>1027 117TH DR SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>11206000020200</td>
<td>2017</td>
<td>0.25</td>
<td>$395,500.00</td>
<td>VERBA AARON J/PROCTOR ANNE K</td>
<td>919 117TH DR SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>11206000021200</td>
<td>2017</td>
<td>0.23</td>
<td>$395,500.00</td>
<td>LACELLE RICHARD &amp; TERESA</td>
<td>918 117TH DR SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>11206000022200</td>
<td>2017</td>
<td>0.27</td>
<td>$332,100.00</td>
<td>PACKARD NATHAN G &amp; TELISHA M</td>
<td>924 117TH DR SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>11206000023200</td>
<td>2017</td>
<td>0.18</td>
<td>$317,400.00</td>
<td>EIBNER BRAD &amp; NICOLE</td>
<td>1002 117TH DR SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>11206000024000</td>
<td>2017</td>
<td>0.14</td>
<td>$332,100.00</td>
<td>KIRK RONA</td>
<td>1008 117TH DR SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>11206000025500</td>
<td>2017</td>
<td>0.14</td>
<td>$317,400.00</td>
<td>GERO NICHOLAS S &amp; SUTTON JENNIFER A</td>
<td>1014 117TH DR SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>11206000026600</td>
<td>2017</td>
<td>0.1</td>
<td>$316,600.00</td>
<td>CORBIN RONALD L</td>
<td>1024 117TH DR SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>11206000027700</td>
<td>2017</td>
<td>0.09</td>
<td>$331,200.00</td>
<td>SOPHIE MLYNETTE &amp; BROWN VINCENT R</td>
<td>1030 117TH DR SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>11206000028800</td>
<td>2017</td>
<td>0.09</td>
<td>$317,400.00</td>
<td>BROWN PAULA MARIE</td>
<td>1102 117TH DR SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>11206000029900</td>
<td>2017</td>
<td>0.09</td>
<td>$331,600.00</td>
<td>GRAFF MATTHEW &amp; TINA</td>
<td>1108 117TH DR SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>11206000030000</td>
<td>2017</td>
<td>0.09</td>
<td>$317,400.00</td>
<td>DUKE MICHAEL J</td>
<td>1112 117TH DR SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>11206000031100</td>
<td>2017</td>
<td>0.09</td>
<td>$332,100.00</td>
<td>GOETZ ROBERT GERALD</td>
<td>1116 117TH DR SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>11206000032000</td>
<td>2017</td>
<td>0.09</td>
<td>$331,600.00</td>
<td>DAVIS FAMILY TRUST</td>
<td>1122 117TH DR SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>Name</td>
<td>Address 1</td>
<td>Address 2</td>
<td>City</td>
<td>State</td>
<td>Zip</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------------------------------</td>
<td>--------------------------</td>
<td>-----------</td>
<td>---------------</td>
<td>-------</td>
<td>------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CABE MICHAEL JUSTIN</td>
<td>1033 117TH DR SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BARRY YEVETTE D</td>
<td>1023 117TH DR SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DISHION MARGARET JOLENE</td>
<td>1019 117TH DR SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BOECKEL JEREMY D &amp; ALICIA M</td>
<td>1013 117TH DR SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MCCOOK JOSEPH M</td>
<td>1009 117TH DR SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OLSON MATTHEW E &amp; ERIN L</td>
<td>1005 117TH DR SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SMITH JANENE K</td>
<td>933 117TH DR SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>COLLINS DAVID C &amp; JAIME M</td>
<td>929 117TH DR SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SMITH ROBERT/CORRINE MALLON</td>
<td>2925 117TH DR SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BAYHA TRAVIS &amp; HUFFMAN KIELY</td>
<td>11710 12TH ST SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>KERSHNER KATRINA L</td>
<td>11714 12TH ST SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LYON RICHARD R &amp; ROSANNE L</td>
<td>11720 12TH ST SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DALLAS GARRETT WESLEY &amp; CARLY NICOLE</td>
<td>11726 12TH ST SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BUTE APRIL A/ROTHERMEL NICK C</td>
<td>11732 12TH ST SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MCDANIEL GARY L &amp; ARLENE A</td>
<td>826 RHODORA HEIGHTS RD</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RUGG CARL M &amp; KATIE</td>
<td>824 RHODORA HEIGHTS RD</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TAYLOR ANISH A</td>
<td>822 RHODORA HEIGHTS RD</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PODDO MICHAEL &amp; JESSICA</td>
<td>820 RHODORA HEIGHTS RD</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LAYHER REED L &amp; KAREN</td>
<td>818 RHODORA HEIGHTS RD</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FENNER ELIZABETH</td>
<td>814 RHODORA HEIGHTS RD</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HINTZ EUGENE &amp; LORENE</td>
<td>811 RHODORA HEIGHTS RD</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258-9257</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>THOMAS DAVID L</td>
<td>7327 229TH ST SW</td>
<td></td>
<td>EDMONDS</td>
<td>WA</td>
<td>98026</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RATCLIFF JEREMY STUART &amp; ASHLEY MARIE</td>
<td>1215 119TH DR SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258-8650</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NEWSOM CHRISTINE</td>
<td>1223 119TH DR SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258-8650</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CASTORENA JENNIFER A</td>
<td>1231 119TH DR SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258-8650</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WICKLINE DAVID M</td>
<td>1232 121ST AVE SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RASMUSSEN V H</td>
<td>PO BOX 713</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258-0713</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FRASER JEFFREY B &amp; MICHELLE M</td>
<td>1220 121ST AVE SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258-9750</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GRIGG NORMAN H</td>
<td>1214 121ST AVE SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258-9750</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>VAUGHN MONICA V</td>
<td>P.O. BOX 1251</td>
<td></td>
<td>CLINTON</td>
<td>WA</td>
<td>98236</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>YASHIN GENADY &amp; SWEK MALGORZATA</td>
<td>1211 121ST AVE S E</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HECATHORN GLEN D</td>
<td>1213 121ST AVE SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258-9750</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BELDIN KIMBERLY</td>
<td>1215 121ST AVE SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258-9750</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>KOEDER JASON K</td>
<td>1219 121ST AVE SE</td>
<td></td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258-9750</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

04-2018_0000590
<table>
<thead>
<tr>
<th>ParcelID</th>
<th>Year</th>
<th>Rate</th>
<th>LandValue</th>
<th>AppraisedValue</th>
<th>CurrentOwner</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>585800002500</td>
<td>2017</td>
<td>0.32</td>
<td>$334,100.00</td>
<td>$429,200.00</td>
<td>HOFFMAN JOHN M</td>
<td>1231 SE 121ST AVE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>585800002600</td>
<td>2017</td>
<td>0.31</td>
<td>$289,400.00</td>
<td>$356,200.00</td>
<td>RILEY ROBERT R &amp; GENTRY CHANDRA R</td>
<td>12125 MACHIAS CUTOFF RD</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>585800002700</td>
<td>2017</td>
<td>0.58</td>
<td>$258,100.00</td>
<td>$317,200.00</td>
<td>ORT TERESA</td>
<td>12121 MACHIAS CUTOFF</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>626800001101</td>
<td>2017</td>
<td>0.31</td>
<td>$296,500.00</td>
<td>$352,800.00</td>
<td>WILSON WESLEY A</td>
<td>1207 119TH DR SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>626800000100</td>
<td>2017</td>
<td>0.42</td>
<td>$377,500.00</td>
<td>$449,100.00</td>
<td>RAYMOND BRETT &amp; STEPHANIE</td>
<td>1224 119TH DRIVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258-9701</td>
</tr>
<tr>
<td>626800002000</td>
<td>2017</td>
<td>0.35</td>
<td>$276,900.00</td>
<td>$328,200.00</td>
<td>TROLL ROBERT</td>
<td>11904 12TH ST SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258-9701</td>
</tr>
<tr>
<td>626800000300</td>
<td>2017</td>
<td>0.38</td>
<td>$252,200.00</td>
<td>$300,400.00</td>
<td>MOORE JOANNE</td>
<td>11910 12TH ST SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258-9701</td>
</tr>
<tr>
<td>585800000500</td>
<td>2017</td>
<td>0.25</td>
<td>$229,800.00</td>
<td>$274,300.00</td>
<td>HENRY STEPHEN D &amp; CHERYL M</td>
<td>PO BOX 1384</td>
<td>MARYSVILLE</td>
<td>WA</td>
<td>98270</td>
</tr>
<tr>
<td>585800002000</td>
<td>2017</td>
<td>0.42</td>
<td>$252,300.00</td>
<td>$300,400.00</td>
<td>DAUNCEY ROBIN K</td>
<td>1209 121ST AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258-9750</td>
</tr>
<tr>
<td>29062000304000</td>
<td>2017</td>
<td>0.69</td>
<td>$536,700.00</td>
<td>$640,100.00</td>
<td>BELL DARREN J/KIMBERLY &amp; BELL BRETT A</td>
<td>1232 123RD AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258-8015</td>
</tr>
<tr>
<td>11206000096000</td>
<td>2017</td>
<td>3.1</td>
<td>$435,500.00</td>
<td>$519,800.00</td>
<td>FENNER HOA</td>
<td>227 BELLEVUE WAY #545</td>
<td>BELLEVUE</td>
<td>WA</td>
<td>98004</td>
</tr>
<tr>
<td>29062000304400</td>
<td>2017</td>
<td>0.1</td>
<td>$354,700.00</td>
<td>$423,400.00</td>
<td>ATKINS JOY &amp; DUSTIN</td>
<td>2825 COLBY AVE STE 304</td>
<td>Everett</td>
<td>WA</td>
<td>98201</td>
</tr>
<tr>
<td>11434000096000</td>
<td>2017</td>
<td>0.23</td>
<td>$406,900.00</td>
<td>$485,300.00</td>
<td>ROBERSON COLIN L &amp; MARYANNE</td>
<td>1108 116TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>114340002300</td>
<td>2017</td>
<td>0.11</td>
<td>$377,300.00</td>
<td>$454,000.00</td>
<td>HEISER RYAN A &amp; NATAILIA</td>
<td>1104 SE 116TH AVE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>114340002100</td>
<td>2017</td>
<td>0.11</td>
<td>$372,500.00</td>
<td>$451,100.00</td>
<td>KULLBERG STEPHAN PAUL</td>
<td>1032 116TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>114340000100</td>
<td>2017</td>
<td>0.16</td>
<td>$384,800.00</td>
<td>$451,100.00</td>
<td>ZARI JENNINE A</td>
<td>1017 116TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>114340003200</td>
<td>2017</td>
<td>0.13</td>
<td>$386,300.00</td>
<td>$451,100.00</td>
<td>DETRICK JAMES F &amp; HESSLER CINDY L</td>
<td>1013 116TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>114340003030</td>
<td>2017</td>
<td>2.08</td>
<td>$367,800.00</td>
<td>$439,800.00</td>
<td>NORTH STAR II HOMEOWNERS ASSOCIATION</td>
<td>PO BOX 73144</td>
<td>PUYALLUP</td>
<td>WA</td>
<td>98373</td>
</tr>
<tr>
<td>114340002100</td>
<td>2017</td>
<td>0.11</td>
<td>$362,500.00</td>
<td>$431,800.00</td>
<td>JACKS CHRISTOPHER &amp; MARGO</td>
<td>916 116TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>114340002000</td>
<td>2017</td>
<td>0.11</td>
<td>$377,300.00</td>
<td>$454,000.00</td>
<td>FORD GARRISON J &amp; PAISANO DOMINIQUE A</td>
<td>910 116TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>114340001900</td>
<td>2017</td>
<td>0.11</td>
<td>$405,000.00</td>
<td>$481,200.00</td>
<td>BACKLUND MICHAEL &amp; CASSANDRA</td>
<td>904 116TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>114340001800</td>
<td>2017</td>
<td>0.11</td>
<td>$371,500.00</td>
<td>$434,500.00</td>
<td>GALANGA MARIA V &amp; NARINA G</td>
<td>830 116TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>114340002000</td>
<td>2017</td>
<td>0.12</td>
<td>$377,200.00</td>
<td>$434,500.00</td>
<td>WAGNER DALE R &amp; WENDY A</td>
<td>826 116TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>114340001600</td>
<td>2017</td>
<td>0.12</td>
<td>$404,900.00</td>
<td>$473,400.00</td>
<td>GOIN ERICK J &amp; MYKEN L</td>
<td>822 116TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>114340000600</td>
<td>2017</td>
<td>0.16</td>
<td>$385,600.00</td>
<td>$454,300.00</td>
<td>MARKLE DAVID &amp; VIVIAN</td>
<td>817 116TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>114340001500</td>
<td>2017</td>
<td>0.14</td>
<td>$443,500.00</td>
<td>$512,800.00</td>
<td>CLARK BRIAN P &amp; JAMIE J</td>
<td>816 116TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>114340000700</td>
<td>2017</td>
<td>0.13</td>
<td>$353,200.00</td>
<td>$424,800.00</td>
<td>SMITH ERNEST C &amp; ANGEL M</td>
<td>813 116TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>114340001400</td>
<td>2017</td>
<td>0.15</td>
<td>$406,000.00</td>
<td>$473,400.00</td>
<td>PIEPER KEVIN L</td>
<td>808 116TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>114340000800</td>
<td>2017</td>
<td>0.16</td>
<td>$405,900.00</td>
<td>$473,400.00</td>
<td>FERRARI MARK E &amp; STACEY D</td>
<td>809 116TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>114340000900</td>
<td>2017</td>
<td>0.12</td>
<td>$371,500.00</td>
<td>$434,500.00</td>
<td>WEINSTEIN ISAAC L &amp; IRA M</td>
<td>805 116TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>114340001000</td>
<td>2017</td>
<td>0.11</td>
<td>$361,900.00</td>
<td>$424,800.00</td>
<td>RONDESTVEDT HARALD E &amp; KIMBERLY A</td>
<td>801 116TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
</tr>
<tr>
<td>114340001100</td>
<td>2017</td>
<td>0.11</td>
<td>$375,300.00</td>
<td>$434,500.00</td>
<td>XU YANNI</td>
<td>9 RONALD DR</td>
<td>EAST HANOVER NJ</td>
<td>07936</td>
<td></td>
</tr>
<tr>
<td>Parcel Number</td>
<td>Year</td>
<td>Zoning</td>
<td>Value</td>
<td>Owner(s)</td>
<td>Address</td>
<td>City</td>
<td>Zip</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------------</td>
<td>------</td>
<td>--------</td>
<td>-------</td>
<td>---------------------------</td>
<td>--------------------------</td>
<td>-----------</td>
<td>-------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11434000001200</td>
<td>2017</td>
<td>0.13</td>
<td>$404,900.00</td>
<td>YAMAMOTO ANDY &amp; TARA</td>
<td>802 116TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
</tr>
<tr>
<td>11434000001300</td>
<td>2017</td>
<td>0.17</td>
<td>$447,600.00</td>
<td>SARAUDET GWENETTE &amp; MARK</td>
<td>804 116TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
</tr>
<tr>
<td>11434000000500</td>
<td>2017</td>
<td>0.18</td>
<td>$358,500.00</td>
<td>MERY BROCK N &amp; ANGELA K</td>
<td>823 116TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
</tr>
<tr>
<td>290620000204800</td>
<td>2017</td>
<td>0.3</td>
<td>$309,800.00</td>
<td>CAGLE LIVING TRUST</td>
<td>2388 HIGHVIEW LN</td>
<td>SPRING VALLEY</td>
<td>CA</td>
<td>91977-3622</td>
<td></td>
</tr>
<tr>
<td>11434000000400</td>
<td>2017</td>
<td>0.15</td>
<td>$352,900.00</td>
<td>WOOD BRITTANY L</td>
<td>1005 116TH AVE SE</td>
<td>LAKE STEVENS</td>
<td>WA</td>
<td>98258</td>
<td></td>
</tr>
<tr>
<td></td>
<td>93.17</td>
<td></td>
<td>$44,778,400.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
CITY OF LAKE STEVENS
LAKE STEVENS, WASHINGTON

RESOLUTION NO. 2017-022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE STEVENS REPEALING RESOLUTION NO. 2017-019/RHODORA AND APPROVING A REVISED 10% ANNEXATION PETITION TO THE CITY PURSUANT TO RCW 35A.14.120; APPROVING ZONING AND COMPREHENSIVE PLAN DESIGNATIONS UPON ANNEXATION; REQUIRING ASSUMPTION OF CITY INDEBTEDNESS AND AUTHORIZING THE CIRCULATION OF ANNEXATION PETITIONS.

WHEREAS, The Lake Stevens City Council (Council) adopted Ordinance No. 937 establishing the 2015 – 2035 Comprehensive Plan that sets planning goals, policies and implementation strategies for the Lake Stevens Urban Growth Area (UGA) pursuant to Chapter 36.70A RCW; and

WHEREAS, the City of Lake Stevens (City) and Snohomish County entered into an updated Interlocal Agreement related to Annexation and Urban Development in the Lake Stevens UGA recorded under Auditors File No. 200511100706 on November 10, 2005; and

WHEREAS, the City Council recently reviewed the City’s annexation strategy to determine its consistency with current practices, policies and procedures and passed Resolution 2016-21; and

WHEREAS, a notice from a property owner signifying their intention to commence annexation proceedings pursuant to RCW 35A.14.120 has been filed with the City (Exhibit A). The proposed annexation area is shown on the Exhibit B map and a list of tax parcel numbers and owners is listed in Exhibit C. This area lies within unincorporated Snohomish County, and may generally be described as an area of approximately ninety-three (93) acres, located just east of Lake Stevens city limits, which is at the parcels located on the northeast corner of South Lake Stevens Road and Machias Cutoff Rd. The proposed annexation extends north along the shore of Lake Stevens approximately 680 feet, then extends to the east to 123rd Avenue then south to Machias Cutoff Road including all the land and subdivisions bounded by 123rd Ave, Machias Cut off and South Lake Stevens Road. Said unincorporated area is within the City’s Urban Growth Area; and

WHEREAS, pursuant to RCW 35A.14.120, the signed property-owner letter represents more than ten (10) percent of the current total assessed value of all parcels in the proposed annexation area;

WHEREAS, on November 14, 2017 the City Council passed Resolution 2017-019 authorizing the petitioners to circulate a 60% petition; and

WHEREAS, on November 22 and 24, 2017 the petitioner requested that the City Council reconsider Resolution 2017-19 and;

WHEREAS, on November 28, 2017 the City Council voted to reconsider Resolution 2017-019 and directed staff to prepare a new resolution designating the zoning to be HUR (High Urban Residential), except for the area within 200 feet of the shoreline, which is to be designated WR (Waterfront Residential);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE STEVENS AS FOLLOWS:
SECTION 1. Resolution 2017-19 adopted November 14, 2017 is hereby repealed for the reason that it is replaced by this Resolution.

SECTION 2. Subject to Sections 3-5 below, the Lake Stevens City Council approves the initiation of annexation proceedings pursuant to RCW 35A.14.120 for the area described in attached Exhibits B and C, and authorizes the circulation of 60% petitions for annexation within the area in accordance with the requirements of RCW 35A.14.120.

SECTION 3. The area described in attached Exhibits B and, if annexed, shall be required to assume it’s proportionate share of the general indebtedness of the City of Lake Stevens at the time of the effective date of such annexation.

SECTION 4. The area described in attached Exhibits B and C, if annexed, shall be designated in the City’s Comprehensive Plan as MDR (Medium Density Residential) and the on the City’s Zoning Map as HUR (High Density Residential), except that any lot within 200 feet of the ordinary high water line of Lake Stevens shall be zoned WR (Waterfront Residential).

Section 5. Petitions for annexation to be circulated as authorized by this resolution shall set forth clearly the decision of the Lake Stevens City Council in Sections 2 and 3 hereof, regarding the assumption of indebtedness and the zoning of the properties upon annexation and shall be on petition forms with language as approved by the City prior to circulation of said petitions.

PASSED by the City Council of the City of Lake Stevens this 12th day of December 2017.

John Spencer, Mayor

ATTEST:

Kathy Pugh, Deputy City Clerk

APPROVED AS TO FORM:

Grant Weed, City Attorney
October 4, 2017

Mr. Russ Wright
Community Development Director
City of Lake Stevens
PO Box 257
Lake Stevens, WA 98258

RE: PETITION FOR ANNEXATION

Dear Russ,

Our firm has provided assistance to several land owners of real property adjacent to the existing corporate limits of the City of Lake Stevens who wish to petition the City for annexation under the Direct Petition Method. With their signatures and those of other adjacent owners of real property, the attached petition meets the 10% threshold to initiate the Direct Petition Annexation process.

The area covered by this proposed annexation has been drawn based on natural boundaries, etc. A map is hereto attached. For convenience, our firm has been referring to this area as the “Rhodora South” annexation.

We fully expect our firm will continue to work with landowners and interested parties throughout the designated annexation process and we look forward to working with the City to assist in scheduling community meetings, distributing information to the proposed annexation area and etc.

Should you have any questions or should we be able to be of assistance, please do not hesitate to contact us at any time.

Respectfully submitted this 4th day of October 2017.

TOYER STRATEGIC CONSULTING, LLC.

BY: DAVID K. TOYER
ITS: FOUNDER/AUTHORIZED AGENT
DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the city of Lake Stevens, Washington, but contiguous thereto and designated as part of the Lake Stevens Urban Growth Area.

We, the undersigned, owning in excess of 10% of the total value of the area formed by our property and that between and abutting the city of Lake Stevens, do hereby declare our intention to circulate a petition for annexation to the city of Lake Stevens, Washington under the direct petition method for the area attached hereto as Exhibit A. It is acknowledged that this petition may consist of multiple documents filed separately.

AUTHORIZATION

Printed names and signatures of all persons having an interest in real property in the area formed by their property and that between and abutting the city of Lake Stevens whose consent is required by virtue of such interest to authorize the filing of this notice are hereto attached.

<table>
<thead>
<tr>
<th>Name of Property Owner (Print Clearly)</th>
<th>Signature of Property Owner</th>
<th>Date Signed</th>
<th>Property Address or Assessors Parcel Number</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garrison Fred</td>
<td></td>
<td>10-3-17</td>
<td>11434000002000</td>
<td>0.11</td>
</tr>
<tr>
<td>WENDY WAGNER</td>
<td></td>
<td>10-3-17</td>
<td>11434000001700</td>
<td>0.12</td>
</tr>
<tr>
<td>Gwat R. Simmons</td>
<td></td>
<td>10-3-17</td>
<td>11434000001300</td>
<td>0.17</td>
</tr>
<tr>
<td>JADWINSTEIN</td>
<td></td>
<td>10-3-17</td>
<td>1143400000900</td>
<td>0.12</td>
</tr>
<tr>
<td>O'Brien Marke</td>
<td></td>
<td>10-3-17</td>
<td>1143400000600</td>
<td>0.16</td>
</tr>
<tr>
<td>Brock Mary</td>
<td></td>
<td>10-3-17</td>
<td>1143400000500</td>
<td>0.18</td>
</tr>
<tr>
<td>Mark Collins</td>
<td></td>
<td>10-3-17</td>
<td>29062000204200</td>
<td>0.29</td>
</tr>
<tr>
<td>Don Mulvey</td>
<td></td>
<td>10-4-17</td>
<td>1120600000300</td>
<td>0.11</td>
</tr>
</tbody>
</table>

RETURN TO: City of Lake Stevens
1812 Main Street, P.O. Box 257
Lake Stevens, WA 98258-0257

For questions regarding the annexation process or for general information regarding land use and zoning, Planning and Community Development at (425) 212-3315.
DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the city of Lake Stevens, Washington, but contiguous thereto and designated as part of the Lake Stevens Urban Growth Area.

We, the undersigned, owning in excess of 10% of the total value of the area formed by our property and that between and abutting the city of Lake Stevens; do hereby declare our intention to circulate a petition for annexation to the city of Lake Stevens, Washington under the direct petition method for the area attached hereto as Exhibit A. It is acknowledged that this petition may consist of multiple documents filed separately.

AUTHORIZATION

Printed names and signatures of all persons having an interest in real property in the area formed by their property and that between and abutting the city of Lake Stevens whose consent is required by virtue of such interest to authorize the filing of this notice are hereto attached.

<table>
<thead>
<tr>
<th>Name of Property Owner (Print Clearly)</th>
<th>Signature of Property Owner</th>
<th>Date Signed</th>
<th>Property Address or Assessors Parcel Number</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Janice Runyan</td>
<td></td>
<td>9/13/17</td>
<td>1120600000400</td>
<td>0.12</td>
</tr>
<tr>
<td>Jacob Black</td>
<td></td>
<td>9/13/17</td>
<td>1120600000800</td>
<td>0.17</td>
</tr>
<tr>
<td>Jaime Collins</td>
<td></td>
<td>9/15/17</td>
<td>1120600001800</td>
<td>0.16</td>
</tr>
<tr>
<td>Nathan Packard</td>
<td></td>
<td>9/15/17</td>
<td>1120600002200</td>
<td>0.27</td>
</tr>
<tr>
<td>Raimond Craig</td>
<td></td>
<td>9/15/17</td>
<td>1120600003100</td>
<td>0.09</td>
</tr>
</tbody>
</table>

RETURN TO:  City of Lake Stevens
1812 Main Street, P.O. Box 257
Lake Stevens, WA 98258-0257

For questions regarding the annexation process or for general information regarding land use and zoning, Planning and Community Development at (425) 212-3315.
DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the city of Lake Stevens, Washington, but contiguous thereto and designated as part of the Lake Stevens Urban Growth Area.

We, the undersigned, owning in excess of 10% of the total value of the area formed by our property and that between and abutting the city of Lake Stevens; do hereby declare our intention to circulate a petition for annexation to the city of Lake Stevens, Washington under the direct petition method for the area attached hereto as Exhibit A. It is acknowledged that this petition may consist of multiple documents filed separately.

AUTHORIZATION

Printed names and signatures of all persons having an interest in real property in the area formed by their property and that between and abutting the city of Lake Stevens whose consent is required by virtue of such interest to authorize the filing of this notice are hereto attached.

<table>
<thead>
<tr>
<th>Name of Property Owner (Print Clearly)</th>
<th>Signature of Property Owner</th>
<th>Date Signed</th>
<th>Property Address or Assessors Parcel Number</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mary M. Mayberry</td>
<td></td>
<td>9/4/17</td>
<td>290620000204400</td>
<td>27.62</td>
</tr>
</tbody>
</table>

RETURN TO: City of Lake Stevens
1812 Main Street, P.O. Box 257
Lake Stevens, WA 98258-0257

For questions regarding the annexation process or for general information regarding land use and zoning, Planning and Community Development at (425) 212-3315.
CITY OF LAKE STEVENS NOTICE OF SEPA DETERMINATION OF NONSIGNIFICANCE

PROJECT NAME/NUMBER:
Rhodora Annexation Pre-
Annexation Land Use and Zoning
Designation/LUA 2017-0150

LOCATION: Northeast of South
Lake Stevens Road and Machias
Cutoff Road

APPLICANT: Toyer Strategic
Consulting

DATE ISSUED: March 13, 2018

COMMENT/APPEAL PERIOD ENDS:
March 27, 2018

DESCRIPTION: Upon annexation of multiple parcels totaling approximately 108 acres into the City of Lake Stevens, the City will simultaneously adopt a comprehensive plan land use designation of Medium Density Residential (MDR) and High Urban Density Residential (HUR) zoning designation.

PUBLIC COMMENT / APPEAL PERIOD:
The project file is available for review at the Permit Center (1812 Main Street) during regular business hours (Mon–Friday 9am to 4pm). Comments may be submitted in writing by sending them to City Hall, Attn: Joshua Machen, PO Box 257, Lake Stevens, WA 98258 or by email at jmachen@lakestevenswa.gov
It is the City's goal to comply with the Americans with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.
Dear Brock Mery,

Thank you for your comments, they will be added to the file and forwarded on to the City Council for consideration.

Joshua Machen, AICP, Senior Planner

City of Lake Stevens | Planning & Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258-0257
425.377.3219 | jmachen@lakestevenswa.gov

NOTICE: All emails and attachments sent to and from Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

-----Original Message-----
From: Brock Mery [mailto:therok84@icloud.com]
Sent: Saturday, March 24, 2018 6:22 PM
To: Josh Machen <jmachen@lakestevenswa.gov>
Subject: Land use and Zoning LUA 2017-0150

I am a homeowner in Unincorporated Lake Stevens. My address is 823 116th Ave SE, 98258. I want to state my opposition to the annexation. I previously was for it but have done some more research and had several discussion with my neighbors. I have come to understand things better and many points I couldn't defend with any worthwhile info have made me change my position. So as to not confuse anything, I Brock Mery and my Wife Angela Mery owners of the house at 823 116th Ave SE, Lake Stevens, WA 98258 are against the Annexation of our neighborhood as Unincorporated Lake Stevens into The City of Lake Stevens.

Thank you,

Brock and Angela Mery

Sent from my iPhone
Dear Isabella Ferrari,

Thank you for providing comment, it will be added to the file and forwarded to the City Council for consideration.

Joshua Machen, AICP, Senior Planner

City of Lake Stevens | Planning & Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258-0257
425.377.3219 | jmachen@lakestevenswa.gov

NOTICE: All emails and attachments sent to and from Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

From: Mark Ferrari [mailto:freedomjr12598@gmail.com]
Sent: Tuesday, March 20, 2018 8:37 PM
To: Josh Machen <jmachen@lakestevenswa.gov>
Subject: No Annexation! Land Use and Zoning Designation/LUA 2017-0150.

You want public comment regarding this zoning designation. It is simple, No annexation. It is a terrible idea for my neighborhood.

Thank you,
Isabella Ferrari
809 116th Av Se
Lake Stevens Wa 98258
Dear Mark Ferrari,

Thank you for your comments, they will be added to the file and forwarded to the City Council for consideration.

Joshua Machen, AICP, Senior Planner

City of Lake Stevens | Planning & Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258-0257
425.377.3219 | jmachen@lakestevenswa.gov

NOTICE: All emails and attachments sent to and from Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

From: Mark Ferrari [mailto:freedomjr12598@gmail.com]
Sent: Tuesday, March 20, 2018 8:17 PM
To: Josh Machen <jmachen@lakestevenswa.gov>
Subject: Opposed to the annexation of my neighborhood!!!!

Greetings Joshua, i live at 809 116th Ave. S.E. Lake Stevens 98258. I received a postcard from the city of Lake Stevens regarding the proposed annexation of my neighborhood. I am against this 100%.
I do not want to pay more taxes. I pay enough taxes already. This is a new neighborhood, only 2.5 years old and i just do not see the need or benefit for me to want annexation.

Do not annex!! Land Use and Zoning Designation/LUA 2017-0150.

Thank you,
Mark Ferrari
809 116th Ave. S.E.
Lake Stevens, Wa 98258
Dear Mr. Markle,

I am sorry that you feel the City is not being transparent with its communication. While this is not a City initiated annexation, the City is following proper noticing procedures and there will be at least two public hearings before the City Council on this project. During our normal business hours you can come to city hall and review the file and if you desire I can meet with you to discuss the process and the application. Your comments will be added to the file and forwarded to the City Council for consideration. You will receive a public notice postcard prior to the public hearings.

Your comments will be added to the file and forwarded to the City Council for consideration.

Regards

Joshua Machen, AICP, Senior Planner

City of Lake Stevens | Planning & Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258-0257
425.377.3219 | jmachen@lakestevenswa.gov

NOTICE: All emails and attachments sent to and from Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

From: Dave Markle [mailto:dfmarkle@gmail.com]
Sent: Monday, March 26, 2018 10:41 AM
To: Josh Machen <jmachen@lakestevenswa.gov>
Subject: Rhodora Annexation

Dear Joshua,

I am writing to you regarding the Rhodora Annexation proposal for which I received a postcard asking for public comment. As a homeowner within the proposed annexation area, I have number of questions and concerns about this proposal.

First and foremost, I am very concerned with the lack of communication by the City of Lake Stevens and lack of public involvement regarding this proposal. The only communication that I have received has been a postcard and information that had previously been provided by a consultant working on behalf of the landowners pushing for this annexation.

Given the potential impact that this could have on my property and others within my community, I believe we should have a voice in this matter. First, the City has responsibility to provide us with exact details regarding this annexation proposal, what's driving it and what
impact this will have to those effected by this action. Second, once we have the relevant information, we should have the right to speak to the City Council directly to voice our opinions and concerns prior to a final vote being taken.

Finally, I would like to say that I am not at this time voicing my outright disapproval for this proposal without having all the facts. Again, I feel that more information should be forthcoming from the City of Lake Stevens and as homeowner that we should a have a voice regarding this proposal.

Thank you,

David F Markle
817 116th Ave SE
Lake Stevens, WA 98258
(206) 6498-3440
Since developers will now have access to building more developments on the Machias Cutoff road traffic and cookie cutter housing developments will now end the rural nature of this area. While I strongly object to this annexation it should be with the lowest density zoning regulation available if there is no alternative to its implementation.

It would be interesting to see of the 60 percent signature requirement how much actually came from 119th Dr SE South to the end of the area Mr Toyer and his interested developers are trying to change for the ability to begin construction only by annexation. That said what is appeal process for homeowners who do not support this land use designation?

C Newsom
1223 119th Dr. S.E.
Lake Stevens WA
Dear Jennie Zari,

Thank you for your comments, they will be added to the file and forwarded to the City Council for consideration.

Joshua Machen, AICP, Senior Planner

City of Lake Stevens | Planning & Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258-0257
425.377.3219 | jmachen@lakestevenswa.gov

NOTICE: All emails and attachments sent to and from Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

From: Jennine [mailto:jazzyzari@yahoo.com]
Sent: Tuesday, March 20, 2018 12:52 PM
To: Josh Machen <jmachen@lakestevenswa.gov>
Cc: JENNINE ZARI <jazzyzari@yahoo.com>
Subject: LAND USE & ZONING DESIGNATIONS/ LUA 2017-0150 - OPPOSED TO ANNEXATION OF MY PROPERTY AT 1013 116th AVE SE LAKE STEVENS

Hello Mr. Joshua Machen,

My neighborhood recently received a postcard in regards to the proposed annexation of our neighborhood at Machias Cut off Rd & 116TH AVE SE Lake Stevens WA. Myself & several of my neighbors are opposed to this annexation & do not feel we have been given enough information or rights in regards to it. We are all paying citizens & voters. I am OPPOSED TO ANNEXATION OF MY PROPERTY AT 1013 116th AVE SE LAKE STEVENS. I hope you will consider this when this come to Lake Stevens City Council for a vote. We the property owners were not given the option to vote on the LAND USE & ZONING DESIGNATIONS/ LUA 2017-0150. You as our elected official need to speak for us.

Thank you for your time & consideration!

Respectfully,
Jennine Zari
206-430-0504
Homeowner, Taxpayer & Voter
Dear Mark Ferrari,

Thank you for your comments, they will be added to the file and forwarded to the City Council for consideration.

Joshua Machen, AICP, Senior Planner

City of Lake Stevens | Planning & Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258-0257
425.377.3219 | jmachen@lakestevenswa.gov

NOTICE: All emails and attachments sent to and from Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

From: Mark Ferrari [mailto:freedomjr12598@gmail.com]
Sent: Tuesday, March 20, 2018 8:17 PM
To: Josh Machen <jmachen@lakestevenswa.gov>
Subject: Opposed to the annexation of my neighborhood!!!!

Greetings Joshua, i live at 809 116th Ave. S.E. Lake Stevens 98258. I received a postcard from the city of Lake Stevens regarding the proposed annexation of my neighborhood. I am against this 100%.
I do not want to pay more taxes. I pay enough taxes already. This is a new neighborhood, only 2.5 years old and I just do not see the need or benefit for me to want annexation.

Do not annex!! Land Use and Zoning Designation/LUA 2017-0150.

Thank you,
Mark Ferrari
809 116th Ave. S.E.
Lake Stevens, Wa 98258
I as the owner of the 800 116th Ave Lake Stevens, WA support the annexation.

Thank you,

Yanni Xu
### DECLARATION

1. We, the undersigned, are owners of real property lying outside of the corporate limits of the city of Lake Stevens, Washington, but contiguous thereto and designated as part of the Lake Stevens Urban Growth Area.

2. We, the undersigned, representing in excess of 96% of the assessed value of the properties with the area depicted in Exhibit A and described in Exhibit B, do hereby petition the City Council of the City of Lake Stevens to annex this property into the city's corporate limits pursuant to RCW 35A.14.120 and subject to the following conditions set by Lake Stevens City Council in Resolution 2017-022 adopted on December 12, 2017:

- Assumption of a proportionate share of the City's bonded indebtedness.
- Upon the effective date of annexation the property within the annexed area will be designated in the City's Comprehensive Plan as Medium Density Residential (MDR) with High Urban Residential (HUR), except that property within 230 feet of the ordinary high-water line of Lake Stevens is proposed to be zoned Waterfront Residential (WR).

<table>
<thead>
<tr>
<th>SIGNED</th>
<th>DATE</th>
<th>AUTHORITY</th>
<th>PARCEL ID</th>
<th>ACRES</th>
<th>OWNERNAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marcus Tappan, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>Mayor Pro-Tem</td>
<td>011206009022100</td>
<td>0.24</td>
<td>Sather Reed &amp; Karen</td>
</tr>
<tr>
<td>Marcus Tappan, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>Mayor Pro-Tem</td>
<td>011206009022100</td>
<td>0.18</td>
<td>Lyon Richard &amp; Nusanne L</td>
</tr>
<tr>
<td>Marcus Tappan, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>Mayor Pro-Tem</td>
<td>011206009022100</td>
<td>0.25</td>
<td>Verbe Jaron &amp; Jonanne K</td>
</tr>
<tr>
<td>Marcus Tappan, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>Mayor Pro-Tem</td>
<td>011206009022100</td>
<td>0.20</td>
<td>Lacelle Richard &amp; Theresa K</td>
</tr>
<tr>
<td>Marcus Tappan, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>Mayor Pro-Tem</td>
<td>011206009022100</td>
<td>0.19</td>
<td>Smith Robert &amp; Mallon Smith Corrine</td>
</tr>
<tr>
<td>Marcus Tappan, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>Mayor Pro-Tem</td>
<td>011206009022100</td>
<td>0.11</td>
<td>Kang Hyung &amp; Daniel K</td>
</tr>
<tr>
<td>Marcus Tappan, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>Mayor Pro-Tem</td>
<td>011206009022100</td>
<td>0.16</td>
<td>Pink Jason &amp; Dolly K</td>
</tr>
<tr>
<td>Marcus Tappan, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>Mayor Pro-Tem</td>
<td>011206009022100</td>
<td>0.16</td>
<td>Smith Travis &amp; Huffman Holly</td>
</tr>
<tr>
<td>Marcus Tappan, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>Mayor Pro-Tem</td>
<td>011206009022100</td>
<td>0.20</td>
<td>Kirschner Katrina L</td>
</tr>
<tr>
<td>Marcus Tappan, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>Mayor Pro-Tem</td>
<td>011206009022100</td>
<td>0.16</td>
<td>Pocock Michael &amp; Jessica</td>
</tr>
<tr>
<td>Marcus Tappan, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>Mayor Pro-Tem</td>
<td>011206009022100</td>
<td>0.14</td>
<td>Kirk Ron</td>
</tr>
<tr>
<td>Marcus Tappan, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>Mayor Pro-Tem</td>
<td>011206009022100</td>
<td>0.12</td>
<td>Deyonka Margaret &amp; Journe</td>
</tr>
<tr>
<td>Marcus Tappan, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>Mayor Pro-Tem</td>
<td>011206009022100</td>
<td>0.16</td>
<td>Collins David &amp; Jamie M</td>
</tr>
<tr>
<td>Marcus Tappan, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>Mayor Pro-Tem</td>
<td>011206009022100</td>
<td>0.15</td>
<td>Suite James &amp; Nicholas M</td>
</tr>
</tbody>
</table>

### Attachment J
**DECLARATION**

1. The undersigned, as owners of real property lying outside the corporate limits of the city of Lake Stevens, Washington, but contiguous thereto and designated as part of the Lake Stevens Urban Growth Area.

2. The undersigned, representing in excess of 60% of the assessed value of the properties with the area depicted on Exhibit A and described in Exhibit B, do hereby petition the City Council of the City of Lake Stevens to annex this property into the city's corporate limits pursuant to RCW 35A.14.120 and subject to the following conditions set by Lake Stevens City Council in Resolution 2017-022 adopted on December 12, 2017:

   - Assumption of a proportionate share of the City's bonded indebtedness.
   - Upon the effective date of annexation the property within the annexed area will be designated in the City's Comprehensive Plan as Medium Density Residential (MDR) with High Urban Residential (HUR), except that property within 206 feet of the ordinary high-water line of Lake Stevens is proposed to be zoned Waterfront Residential (WR).

<table>
<thead>
<tr>
<th>SIGNED</th>
<th>DATE</th>
<th>AUTHORITY</th>
<th>PARCEL ID</th>
<th>ADRES</th>
<th>OWNER/NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marcus Taggart, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>power of attorney recorded under Auditor's file number instrument 201111170000 section 0.37 for Lot No. 16 of the plan of FENNER</td>
<td>011290000031100</td>
<td>0.16</td>
<td>WHITELOCK MATTHEW W &amp; BRITTANY R</td>
</tr>
<tr>
<td>Marcus Taggart, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>power of attorney recorded under Auditor's file number instrument 201111170000 section 0.37 for Lot No. 20 of the plan of FENNER</td>
<td>011290000031000</td>
<td>0.29</td>
<td>GRANT MATTHEW S &amp; TINA</td>
</tr>
<tr>
<td>Marcus Taggart, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>power of attorney recorded under Auditor's file number instrument 201111170000 section 0.37 for Lot No. 22 of the plan of FENNER</td>
<td>011290000031000</td>
<td>0.88</td>
<td>JACO BEL AIR TRUST</td>
</tr>
<tr>
<td>Marcus Taggart, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>power of attorney recorded under Auditor's file number instrument 201111170000 section 0.37 for Lot No. 10 of the plan of FENNER</td>
<td>011290000031000</td>
<td>0.11</td>
<td>NEZVE BOOMER</td>
</tr>
<tr>
<td>Marcus Taggart, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>power of attorney recorded under Auditor's file number instrument 201111170000 section 0.37 for Lot No. 18 of the plan of FENNER</td>
<td>011290000031000</td>
<td>0.13</td>
<td>DALLAS GARRETT WESLEY &amp; CARLY NICOLE</td>
</tr>
<tr>
<td>Marcus Taggart, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>power of attorney recorded under Auditor's file number instrument 201111170000 section 0.37 for Lot No. 31 of the plan of FENNER</td>
<td>011290000031000</td>
<td>0.14</td>
<td>GIBBS NICHOLAS G &amp; SUTTON JENNIFER A</td>
</tr>
<tr>
<td>Marcus Taggart, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>power of attorney recorded under Auditor's file number instrument 201111170000 section 0.37 for Lot No. 26 of the plan of FENNER</td>
<td>011290000031000</td>
<td>0.09</td>
<td>BROWN PAULA MARE</td>
</tr>
<tr>
<td>Marcus Taggart, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>power of attorney recorded under Auditor's file number instrument 201111170000 section 0.37 for Lot No. 30 of the plan of FENNER</td>
<td>011290000031000</td>
<td>0.09</td>
<td>DUCIE MICHAEL J</td>
</tr>
<tr>
<td>Marcus Taggart, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>power of attorney recorded under Auditor's file number instrument 201111170000 section 0.37 for Lot No. 24 of the plan of FENNER</td>
<td>011290000031000</td>
<td>0.09</td>
<td>SCHRAM ANNE &amp; RITA SAGAN</td>
</tr>
<tr>
<td>Marcus Taggart, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>power of attorney recorded under Auditor's file number instrument 201111170000 section 0.37 for Lot No. 19 of the plan of FENNER</td>
<td>011290000031000</td>
<td>0.14</td>
<td>BARRY TAYLOR D</td>
</tr>
<tr>
<td>Marcus Taggart, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>power of attorney recorded under Auditor's file number instrument 201111170000 section 0.37 for Lot No. 31 of the plan of FENNER</td>
<td>011290000031000</td>
<td>0.12</td>
<td>ROBERT SHAKROVIC &amp; YAN BING ZHOU</td>
</tr>
<tr>
<td>Marcus Taggart, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>power of attorney recorded under Auditor's file number instrument 201111170000 section 0.37 for Lot No. 14 of the plan of FENNER</td>
<td>011290000031000</td>
<td>0.37</td>
<td>JARDER Michael &amp; JULIETTE C</td>
</tr>
<tr>
<td>Marcus Taggart, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>power of attorney recorded under Auditor's file number instrument 201111170000 section 0.37 for Lot No. 17 of the plan of FENNER</td>
<td>011290000031000</td>
<td>0.20</td>
<td>COTE MICHAEL JUSTIN</td>
</tr>
<tr>
<td>Marcus Taggart, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>power of attorney recorded under Auditor's file number instrument 201111170000 section 0.37 for Lot No. 16 of the plan of FENNER</td>
<td>011290000031000</td>
<td>0.25</td>
<td>SMITH ELIZABETH</td>
</tr>
<tr>
<td>Marcus Taggart, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>power of attorney recorded under Auditor's file number instrument 201111170000 section 0.37 for Lot No. 26 of the plan of FENNER</td>
<td>011290000031000</td>
<td>0.19</td>
<td>JOHNS LEONARD &amp; SABRINA</td>
</tr>
<tr>
<td>Marcus Taggart, Mayor Pro-Tem</td>
<td>3/2/18</td>
<td>power of attorney recorded under Auditor's file number instrument 201111170000 section 0.37 for Lot No. 44 of the plan of FENNER</td>
<td>011290000031000</td>
<td>0.49</td>
<td>FENNER ELIZABETH</td>
</tr>
</tbody>
</table>
Hi Josh,

Please see attached for Certificate of Non-Sufficiency for Rhodora Area Annexation.

The reason for the non-sufficiency is due to the petition signed by the Marcus Tageant, Mayor Pro-Tem (POA) not having the warning language per RCW 35A.01.040:

WARNING
Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Let me know if you have any other questions.

Regards,

Chris Huyboom
Levy Comptroller
Snohomish County Assessor's Office
3000 Rockefeller Ave, M/S 510
Everett, WA 98201
Phone: (425) 388-3646
Fax: (425) 388-3961
Christoff.Huyboom@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)
CERTIFICATE OF NON-SUFFICIENCY

I, Chris Huyboom, Snohomish County Deputy Assessor, in accordance with the requirements of RCW 35A.01.040, hereby certify that the Petition for the City of Lake Stevens Rhodora Area Annexation submitted to the Assessor on March 14, 2018 and March 30, 2018 is signed by the owners of property comprising 39.98% of the total assessed value within the area described in the petition, according to the records of the Snohomish County Assessor. The determination of sufficiency was begun on April 18, 2018.

Disclaimer: This certification was determined based on properties identified by both the attached legal description and map. Sole reliance for identification was not placed on either document individually, but a combination of the two.

Dated this 18th day of April 2018.

By: ________
Deputy Assessor
April 19, 2018

Declaration of Marcus Tageant

I, Marcus Tageant, am a citizen of the United States, resident of the State of Washington, and declare under the penalty of perjury under the laws of the State of Washington, that the statements herein are true and correct.

1. On March 27, 2018, as Mayor Pro-Tem of the City of Lake Stevens, I acted as proxy when signing the attached Petition for Annexation of the Rhodora Area.

2. When I signed this Petition, I fully understood that: Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

3. It has come to my attention that the “Warning” above, as described by RCW 35A.01.040, was not present on the Petition that I signed, but I understood its meaning and knew full well the implications that applied to me when signing the Petition nonetheless.

4. As a City Councilmember, I reviewed past annexation petitions in the course of my duties. In reviewing the Rhodora Annexation Petition, I understood that the same conditions and the Warning above applied.

5. Having been fully aware of the rights and responsibilities I possessed on March 27, 2018 when signing this petition, I reaffirm its validity and completeness and submit it for review.

Dated this 19th day of April, 2018, in Lake Stevens, Washington.

[Signature]

MARCUS TAGEANT
Attachment N

LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: May 8, 2018

Subject: Re-affirm Mayor’s authority to sign annexation petition on behalf of the city.

Contact Person/Department: Russ Wright, Community Dev. Director
Budget Impact: none

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:
Affirm by action that the Mayor has authority to sign annexation petitions on behalf of the city

DISCUSSION:

On November 14, 2017 City Council approved Resolution 2017-19 accepting the 10% Rhodora Annexation petition and authorizing circulation to receive signatures for the 60% petition. On December 12, 2017 City Council adopted a revised annexation Resolution 2017-22 modifying proposed land use and zoning. Within the annexation area, several of the underlying lots had covenants granting the city power to sign the annexation petition on their behalf. The Mayor signed the 60% petitions, on behalf of the city, following the direction providing in this resolution to circulate the annexation petition. The County Assessor’s office has asked for verification that the Mayor has the authority to sign for the city.

Through this action, Council re-affirms its support of this annexation and affirms the Mayor’s ability to sign on behalf of the city. Along with Council’s approval, staff will submit a letter requesting that the Snohomish County Assessor set a date to review the sufficiency of the petition to move the annexation forward for county action.
May 9, 2018

Christoff Huyboom  
Snohomish County Assessor’s Office  
3000 Rockefeller Ave, M/S 510  
Everett, WA 98201

RE: Request for Reconsideration of Certificate of Non-Sufficiency for Rhodora Area Annexation

Dear Huyboom,

The city of Lake Stevens respectfully requests you reconsider your determination of Non-Sufficiency for the Rhodora Area Annexation. The city recently submitted a corrected petition for the proposed Rhodora Annexation signed by the Mayor. The City Council approved a motion 7-0, at its regular City Council meeting on May 8, 2018, re-affirming the Mayor’s authority to sign the annexation petition on behalf of the city. A copy of the Staff Report sent to the City Council is attached to this letter.

The city requests that Snohomish County set a new terminal date to review the updated signatures from the Mayor sent to you in April in combination with the previously submitted originals to determine sufficiency in meeting the 60% petition threshold. The City understands that the petition signatures are valid for a period of six months. All the petitions are signed with a date of January 4, 2018 or later, so we understand the petitions are valid until July 4, 2018.

Thank you for your consideration.

Sincerely,

[Signature]

Russ Wright, Community Development Director

Cc: Gene Brazel, City Administrator  
David Toyer, Toyer Strategic Consulting
Council Agenda Date: May 8, 2018

Subject: Re-affirm Mayor's authority to sign annexation petition on behalf of the City.

Contact Person/Department: Russ Wright, Community Dev. Director

Budget Impact: none

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:

Move to re-affirm and authorize the Mayor to execute annexation petitions for the Rhodora Annexation for lots where the City has an annexation covenant granting the right to the City to do so.

DISCUSSION:

On November 14, 2017 City Council approved Resolution 2017-19 accepting the 10% annexation Rhodora Annexation petition and authorizing circulation to receive signatures for the 60% petition. On December 12, 2017 City Council adopted a revised annexation Resolution 2017-22 modifying proposed land use and zoning. Within the annexation area, several of the underlying lots had signed covenants granting the City power to sign annexation petitions on their behalf. For such lots where the City was granted a power of attorney to petition for annexation, the Mayor signed the 60% petition, on behalf of the City, following the direction providing in Resolution 2017-22 to circulate the annexation petition. The County Assessor's office has asked for confirmation that the Mayor has the authority to sign the annexation petition for the City.

Through this action, Council re-affirms its support of this annexation and affirms and authorizes the Mayor to sign on behalf of the City. Along with Council’s approval, staff will submit a letter requesting that the Snohomish County Assessor set a date (referred to in the annexation statute as the “terminal date”) to review the sufficiency of the petition to move the annexation forward for county action.
CITY OF LAKE STEVENS NOTICE OF PUBLIC HEARING
Lake Stevens City Council

Rhodora Annexation into the City of Lake Stevens and the adoption of Comprehensive Plan Designation and Zoning for the proposed annexation area.

The Lake Stevens City Council is scheduled to conduct a public hearing on June 12, 2018 to consider a resolution passing an "Notice of Intent to Annex" and consider a Comprehensive Plan and Zoning Designation for the proposed annexed area. (LUA2017-0150). The hearing will take place at the Lake Stevens School District Educational Center (12309 22nd Street NE, Lake Stevens, WA 98258). ADA information may be found at www.lakestevenswa.gov.

The proposed Comprehensive Plan Designation is Medium Density Residential (MDR) and the proposed Zoning Designation is High Density Residential (HUR) for all properties proposed within the Rhodora annexation.

The Rhodora annexation petition, survey, and list of property owners are available for review at City Hall and on the city’s website (www.lakestevenswa.gov).

Interested Parties can direct questions or provide written comments to the Department of Planning and Community Development attn.: Joshua Machen at 1812 Main Street (PO Box 257), Lake Stevens, WA 98258, by calling 425-377-3219 or by emailing jmachen@lakestevenswa.gov, prior to the hearing. Public testimony on the proposed regulations may be submitted orally at the hearing.
Memorandum

Date: May 17, 2018
To: Jennie Fenrich
From: Joshua Machen, Senior Planner
Subject: LUA2017-0150: Rhodora Annexation Public Hearing

Publish: E-mailed to Herald
Post: Please post on Web and normal posting sites
Mail: To property owners within 300 Feet:

E-mail: All who have provided public comment will need to be sent an e-mail notice, and City Council Signs: Three signs will be needed.

Thanks.
Hi folks,

You are receiving this e-mail because you have previously commented on the Rhodora Annexation. The public hearing on the annexation has been postponed until the City Council meeting on June 19, 2018.

Tonight's Council meeting has been cancelled. The meeting has been rescheduled for June 19, 2018.

Joshua Machen, AICP, Senior Planner

City of Lake Stevens | Planning & Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258-0257
425.377.3219 | jmachen@lakestevenswa.gov

NOTICE: All emails and attachments sent to and from City of Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).
June 19, 2018

Lake Stevens City Council
City of Lake Stevens
PO Box 257
Lake Stevens, WA 98258

RE: RESOLUTION 2018-18 – 60% PETITION FOR RHODORA ANNEXATION

Dear Councilmembers,

Toyer Strategic Consulting represents the initiators of the Rhodora annexation petition and we respectfully request Council’s approval of Resolution 2018-018 accepting the Rhodora 60% petition, providing notice of intent to annexation (NOI) to the Boundary Review Board and designating the area in the City’s comprehensive plan.

Our request for support is based on the following:

1. This annexation is consistent with the City’s annexation strategy in Resolution 2016-021 and continues the effort to make Lake Stevens, “one community around the lake.” Further, it is consistent with the Annexation Interlocal Agreement between Lake Stevens and Snohomish County.

2. The petition has surpassed the 60% threshold and was certified by the County Assessor’s office.

3. In circulating the 10% and 60% petitions, we conducted the following outreach (scanned copies follow this letter):
   a. A community meeting in October of 2017
   b. Four (4) flyers and one (1) postcard mailed to owners in January, February and March1,2 in a conspicuous envelope
   c. Two (2) informational door hangers placed on door during signature gathering
   d. Information displayed at https://toyerstrategic.com/annex, including a PowerPoint (attached)

4. Annexation is in the best interest of the City to ensure growth, planning and infrastructure within its urban growth boundary (UGA) is consistent with the City’s long-term comprehensive plan.

Again, we respectfully request your approval of Resolution 2018-18. Thank you in advance for your time and consideration.

TOYER STRATEGIC CONSULTING, LLC.

David K. Toyer
Owner

---

1 As owners signed or indicated no support they were taken off the list for subsequent mailers to avoid ‘spamming’ them with information
2 Flyer #1 was mailed twice during the signature gathering
COMMUNITY MEETING INVITE

YOUR INVITED TO A
Meeting to Discuss Annexation
Wednesday Oct. 25th at 6:30PM
Lake Stevens Fire Conference Center
10518 - 18th Street SE

ENVELOPE USED FOR NON-POSTCARD MAILERS

Rhodora Annexation Project
Alina, David Turner
3705 Colby Avenue, Suite I
Everett, WA 98201

OPEN FOR IMPORTANT INFORMATION
ON ANNEXING YOUR PROPERTY

Enclosed is Information About Annexation

3705 Colby Avenue | Everett WA 98201
FLYER #1 (front/back)

RHODORA ANNEXATION PROJECT

ANNEXATION INITIATED
Some of your neighbors have initiated an annexation to the City of Lake Stevens.

GET THE FACTS
Check out the quick facts on the back of this flyer.

OR FOR MORE INFORMATION VISIT:
www.toyerstrategic.com/annex

Questions?
Contact David Toyer
425-344-1503
david@toyerstrategic.com

5 FAST FACTS

TAXES
Over the past two years, the City's property tax levy has been lower than the County's and it will be lower again in 2018.

PETs
Dogs and cats must be licensed by the City. The license is free within the first 60 days after annexation and $15 for seniors (62+).

FIREWORKS
Like the County, the City allows fireworks.

GROWTH & HOUSING
Regardless of annexation, growth will happen. That's because the annexation area is inside the State Growth Management Act urban growth area (UGA) and new development must happen within those boundaries as required by state law.

SEWER
If you have a septic, you are only required to connect to sewer if your system fails and you are within 200' of an existing sewer line.

GET MORE INFORMATION, SEE MAPS & VIEW THE PETITION AT:
www.toyerstrategic.com/annex

3705 Colby Avenue | Everett WA 98201
DOOR HANGER #1 (front/back)

Sorry we missed you!

You have a Lake Stevens address. Shouldn't you live in Lake Stevens?

Did you know that some of your neighbors have asked the City of Lake Stevens to annex the area?

See the back of this flyer for additional information and answers to common questions.

About the Process
A citizen petition for annexation has been filed with the City. If the owners representing 60% of the property valuation in your area sign the petition being circulated, the City Council can consider annexation.

Answers to Top Questions
1. With annexation you get to vote in City elections.
2. Current property taxes paid in the City are slightly lower.
3. City police response times can be faster.
4. Connection to sewer is not required except in cases of septic system failure or new construction within 200 ft of a sewer line.
5. Dogs and cats will be licensed by the City for free within 90 days of the annexation.
6. Your school district, sewer district, and garbage service do not change.

Want to Join With Your Neighbors?
Get a petition to sign
475-344-1523 davidbaysterstrategies.com
**THE RHODORA ANNEXATION**

**FACTS**

1. The property taxes you pay are determined by your property’s assessed valuation and the individual levy rates established for taxing districts where you live (examples: school, fire, and library districts).
2. The result of the proposed Rhodora Annexation would be the replacement of the levy currently paid to Snohomish County with a levy collected by the City of Lake Stevens.
3. Lake Stevens’ property tax levy rate for 2018 is $0.04 per $1,000 in assessed value less than the County’s.

Have more questions?
425-344-1523
www.tayerstrategic.com/annex

---

**3 REASONS WHY MANY OF YOUR NEIGHBORS SUPPORT ANNEXATION**

1. They want the property taxes they pay to be kept and spent locally, not county-wide.
2. They would prefer to have city police services.
3. They want to be able to vote in city elections and have a voice in what happens to the greater Lake Stevens community.

**PREFER TO KEEP YOUR PROPERTY TAXES IN YOUR COMMUNITY?**

Use the information below to arrange a time to sign the annexation petition or request a copy of the petition that can be signed and sent back.

This is your chance to join many of your neighbors that are requesting the City of Lake Stevens consider annexation.

**CONTACT US**
Call or Email David at 425-344-1523
david@tayerstrategic.com

**VIEW THE FACTS ONLINE**
www.tayerstrategic.com/annex
Have You SEEN information on the Rhodora Annexation Project?

Some of your neighbors have asked the City of Lake Stevens to consider annexing the area.

Before the City Council will hold a public hearing, they require a petition signed by owners of 60% of the valuation in the area.

Take a LOOK at the facts on the back of this flyer or visit: www.toyerstrategic.com/annex

5 KEY FACTS

1. In the 2017 tax year, the City's property tax levy was $0.07 per $1,000 in taxable value less than the County's. In 2018, it will continue to be lower than the County's — by $0.05 per $1,000 in taxable value.
2. Pets are required to be licensed in the City, but the license is free within 60 days after annexation takes place.
3. Both the City and the County allow fireworks on the 4th of July.
4. If you are currently on a septic system, you are not required to hook up to sewer unless your septic fails and you are within 200 feet of a public sewer line.
5. You'd still be in the same school district, fire district and sewer district.

See more information at: www.toyerstrategic.com/annex
PROPERTY TAX POSTCARD (front/back)³

INFORMATION ABOUT ANNEXATION

City vs. County Property Tax

<table>
<thead>
<tr>
<th>Year</th>
<th>City</th>
<th>County</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>$1.43</td>
<td>$1.52</td>
</tr>
<tr>
<td>2017</td>
<td>$1.36</td>
<td>$1.20</td>
</tr>
<tr>
<td>2018</td>
<td>$1.42</td>
<td>$1.28</td>
</tr>
</tbody>
</table>

This graph shows that for the most recent three years analyzed, the City's tax levy has been lower than the County's. Therefore, annexation would reduce part of your property tax bill. Other tax levies for the school district, fire district and state are not changed by annexation.

Rhodora Annexation Project
Attn: David Toner
3705 Colby, Ste 1
Everett, WA 98201
425-344-1623

The RHODORA Annexation Project
FIND ANSWERS TO ADDITIONAL QUESTIONS, GET MAPS & VIEW THE PETITION ONLINE AT:
www.toyerstrategic.com/annex

³ We were unable to locate a scanned copy of this postcard, therefore we are providing the proof sent to our contracted print-shop
WILL ANNEXATION INCREASE MY PROPERTY TAXES?

NO

Property Taxes Are Influenced By:
1. The fair market assessed value of your home, as determined by the County Assessor
2. The tax levy rates from each tax district in which your property is located (school, library, etc.)

After Annexation:
The tax levy you pay to the County goes away and it’s replaced by the City tax levy

2017 CITY Property Tax Levy:
$1.35 per $1000 in taxable value

VS.

2017 COUNTY Property Tax Levy:
$1.42 per $1000 in taxable value

Additional Questions?
www.toyerstrategic.com/annex

The Rhodora Annexation Project
Attn. David Toyer
425.328.1672
david@toyerstrategic.com
Rhodora Area Annexation Project

THE RHODORA ANNEXATION PROJECT
Rhodora Annexation Project
Answering Your Questions
Table of Contents

• About Annexations
• Annexation Positives
• Myths or Facts – Looking at the Details
  • Property Taxes
  • Sewer Requirements
  • Pet Licenses (and chickens)
  • Fireworks
• Development, Growth Management & Zoning
• What Doesn’t Change
About Annexations (Part I)

• There are many types of annexations allowed under state law (a/k/a Revised Code of Washington or RCWs)

• The method of annexation being used for this effort is the direct petition method.

• The annexation process is initiated when the owners of property accounting for 10% of the total valuation within an area file a petition with the city. That petition was filed in September 2017.
About Annexations (Part II)

- On December 12, 2017 the City Council approved Resolution 2017-022, accepting the 10% petition and authorizing the circulation of a 60% petition.

- To be successful, the 60% petition must obtain signatures of owners representing not less than 60% of the value of property in the area proposed for annexation.

- In resolution 2017-022, the City Council determined the zoning for the area would be based on the City’s medium density comprehensive plan designation.

- Further, the City specified that the area would be subject to its proportionate share of the City’s indebtedness.
About Annexation (Part III)

- Once a fully signed 60% petition is filed with the City, the City Council will hold a public hearing.
- If they approve the annexation, such action is reviewed by the Boundary Review Board.
The Positives of Annexation

• You can vote for the elected leaders that make decisions affecting:
  • Parks, streets, sidewalks and other amenities you use
• You can serve on a local board, commission
• City Police Protection, which means
  • Faster response times
  • More frequent patrols
• Local Public Works More Responsive
  • Streets
  • Drainage Maintenance
  • Snow Removal
Myth or Fact #1

My property taxes will go way up!
Comparing City & County Taxes

Inside City Limits

Outside City Limits
## Breakdown of All Property Taxes
### (For Property in City Limits)

<table>
<thead>
<tr>
<th>District</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CITY OF LAKE STEVENS</td>
<td>1.55</td>
<td>$372.40</td>
</tr>
<tr>
<td>FIRE DISTRICT 08 LAKE STEVENS</td>
<td>1.68</td>
<td>$463.06</td>
</tr>
<tr>
<td>LAKE STEVENS SCHOOL DIST NO 4</td>
<td>4.14</td>
<td>$1,199.36</td>
</tr>
<tr>
<td>SNO-ISLE INTERCOUNTY RURAL LIBRARY</td>
<td>0.42</td>
<td>$143.35</td>
</tr>
<tr>
<td>SNOHOMISH COUNTY 4-NT</td>
<td>0.98</td>
<td>$742.64</td>
</tr>
<tr>
<td>STATE</td>
<td>2.03</td>
<td>$558.02</td>
</tr>
<tr>
<td>LAKE STEVENS CITY WMA</td>
<td></td>
<td>$122.44</td>
</tr>
<tr>
<td>SNOHOMISH CONSERVATION DISTRICT</td>
<td></td>
<td>$5.05</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>10.49</td>
<td><strong>$2,936.59</strong></td>
</tr>
</tbody>
</table>

## Breakdown of All Property Taxes
### (For Property in the County)

<table>
<thead>
<tr>
<th>District</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIRE DISTRICT 08 LAKE STEVENS</td>
<td>1.68</td>
<td>$624.63</td>
</tr>
<tr>
<td>LAKE STEVENS SCHOOL DIST NO 4</td>
<td>4.14</td>
<td>$1,561.50</td>
</tr>
<tr>
<td>SNO-ISLE INTERCOUNTY RURAL LIBRARY</td>
<td>0.42</td>
<td>$536.72</td>
</tr>
<tr>
<td>SNOHOMISH COUNTY - ROAD</td>
<td>1.42</td>
<td>$536.96</td>
</tr>
<tr>
<td>SNOHOMISH COUNTY-CNT</td>
<td>0.88</td>
<td>$331.71</td>
</tr>
<tr>
<td>STATE</td>
<td>2.03</td>
<td>$765.01</td>
</tr>
<tr>
<td>SNOHOMISH CONSERVATION DISTRICT</td>
<td></td>
<td>$5.01</td>
</tr>
<tr>
<td>STATE FOREST FIRE</td>
<td></td>
<td>$17.90</td>
</tr>
<tr>
<td>SURFACE WATER - SWM0860000</td>
<td></td>
<td>$122.00</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>10.57</td>
<td><strong>$4,131.44</strong></td>
</tr>
</tbody>
</table>
In Sum, City Taxes Are Lower

**Inside City Limits**

<table>
<thead>
<tr>
<th>Taxing District</th>
<th>Levy Rate (per $1000)</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Lake Stevens</td>
<td>1.35 (\downarrow)</td>
</tr>
<tr>
<td>Fire District 8</td>
<td>1.68</td>
</tr>
<tr>
<td>State</td>
<td>2.03</td>
</tr>
<tr>
<td>Lk Stevens School Dist 4</td>
<td>4.14</td>
</tr>
<tr>
<td>Sno-Isle Library System</td>
<td>0.42</td>
</tr>
<tr>
<td>Snohomish County-CNT</td>
<td>0.88</td>
</tr>
<tr>
<td>Lk Stevens WMA</td>
<td>Variable Fee $122.44 (\uparrow)</td>
</tr>
<tr>
<td>Conservation District</td>
<td>Variable Charge - $5.05</td>
</tr>
</tbody>
</table>

**Outside City Limits**

<table>
<thead>
<tr>
<th>Taxing District</th>
<th>Levy Rate (per $1000)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sno County Road</td>
<td>1.42</td>
</tr>
<tr>
<td>Fire District 8</td>
<td>1.68</td>
</tr>
<tr>
<td>State</td>
<td>2.03</td>
</tr>
<tr>
<td>Lk Stevens School Dist 4</td>
<td>4.14</td>
</tr>
<tr>
<td>Sno-Isle Library System</td>
<td>0.42</td>
</tr>
<tr>
<td>Snohomish County-CNT</td>
<td>0.88</td>
</tr>
<tr>
<td>Snohomish County SWM</td>
<td>Variable Fee $122.00</td>
</tr>
<tr>
<td>Conservation District</td>
<td>Variable Charge - $5.01</td>
</tr>
<tr>
<td>State Forest Fire</td>
<td>Variable Fee ($17.90)</td>
</tr>
</tbody>
</table>
Myth #1: Higher Property Taxes

Inside City Total Levy (per $1000)  $10.49  ($0.07)

Outside City Total Levy (per $1000)  $10.56
Note: There Are Some Differences

Inside City
- Businesses required to get a City business license
- 5% excise tax (Gas & Electric)
- 6% excise tax (Telephone)

Inside County
- Required to get a state business license only
- Not applicable
- Not applicable

No difference:
✓ Real Estate Excise Tax (0.5%)
✓ Sales Tax (8.95%)
Myth or Fact #2

I will be forced to hook up to sewer!
Myth or Fact #2 – Sewer

County Requirements
• No requirements specified

City Requirements
• Only in the cases of septic system failure or new construction does the City require connection to a sewer line if within 200 ft

BUSTED
Myth or Fact #3
I have to license my pets, again!
Myth #3 - Pet Licenses Required

City Requirements
• Dogs & cats must be licensed
• Lifetime tag available within first 60-days for FREE
  • $20 for lifetime tag after 60-day window

County Requirements
• Dogs and cats must be licensed
• Between $10 and $50 per pet based on altered/unaltered status, microchipped or not, and age of owner

NOTE: Chickens are allowed in the City of Lake Stevens under 5.18 of the City’s municipal code, subject to certain restrictions. Contact the City at 425-334-3315.
Myth or Fact #4
Lake Stevens Doesn’t Allow Fireworks
Myth Busted #4 – No Fireworks

City Code (Chapter 9.64.020)
• Fireworks are only permitted on the 4th of July from 9:00am to 12:00 midnight

County Code (Chapter 30.53A.722)
• Fireworks are only permitted on the 4th of July from 9:00am to 11:59pm

In sum, there is no difference between the County and City laws governing when you can use fireworks.
Development, Growth Management & Zoning

- Growth is going to happen regardless of whether you’re in the City or County, because you are located within the Lake Stevens Urban Growth Area (UGA) – the area where growth is required to occur under the State’s Growth Management Act (RCW 36.70A) *(See map on next slide)*

- The City has designated this annexation area for medium density residential development

- The City does require new development to adhere to design standards that generally are more neighborhood friendly than the County’s

- The City has an overall smaller area to be responsible for road, sidewalk and other improvements, making it more likely your area will have the infrastructure needed to handle growth as it happens

- Having the City responsible for development and being a resident of the City gives you more direct say in future development plans, as well as an opportunity to even be appointed to the Planning Commission (giving you input in how the City is planned)
Regardless of Annexation, You’ll Have the:

• Same Fire District
• Same Sewer District
• Same School District & Schools
• Same Garbage Service Providers
Attachment T

LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: June 12, 2018

Subject: Adoption of Resolution 2018-018, Accepting the 60 Percent Rhodora Annexation Petition and Issuing a Notice of Intent to Annex and adopt Comprehensive Plan Designation and Zoning for annexed parcels

Contact Person/Department: Joshua Machen, AICP, Senior Planner
Russ Wright, Community Dev. Director

Budget Impact: none

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:
Approve Resolution 2018-018 to:

1. Accept the 60 percent Rhodora Annexation petition give notice of intent to annex and
2. Require that upon annexation the simultaneous adoption of land use and zoning designations and require the assumption of all existing City indebtedness.

DISCUSSION:

On December 12, 2017, the City Council passed Resolution 2017-022 accepting the 10% Rhodora Annexation petition and authorizing the gathering of signatures for the 60% annexation petition. On May 9, 2018, the City submitted the 60% annexation petition with signatures from property owners representing more than 60% assessed valuation of the properties contained within the proposed annexation area to the County Assessor’s office. The Snohomish County Assessor’s office has validated the 60% petition (Attachment 1).

The property is approximately 93 acres and the signed petitioners own over 60% of the land value within the proposed annexation area. The proposed annexation area lies within unincorporated Snohomish County, and may generally be described as an area located just east of Lake Stevens city limits, which is at the parcels located on the northeast corner of South Lake Stevens Road and Machias Cutoff Rd. The proposed annexation extends north along the shore of Lake Stevens approximately 680 feet, then extends to the east to 123rd Avenue then south to Machias Cutoff Road including all the land and subdivisions bounded by 123rd Ave, Machias Cut off and South Lake Stevens Road. Said unincorporated area is within the City of Lake Stevens Urban Growth Area.

In accordance with the adopted resolution 2017-022, the proposed zoning for the Rhodora Annexation area is proposed to be HUR (High Urban Residential) with a land use designation of Medium Density Residential.

Snohomish County has a Boundary Review Board that is required to review all annexations prior to approval by the City Council. Therefore, the resolution before you is to issue a “Notice of Intent to Annex”, which will be submitted to the Boundary Review Board. Once the board has reviewed the annexation proposal and provided their decision, the City Council will have the final decision whether to annex the
properties or adjust the boundaries and adopt final comprehensive plan designation and zoning for the annexed area.

Public Comment:
The City has received multiple public comment expressing concern and opposition to the annexation. The comment letters are attached (Attachment 3).

ATTACHMENTS
1. – Snohomish County Certificate of Sufficiency Rhodora Annexation
2. - Draft Resolution 2018-018 with exhibits
3. - Public Comment e-mail
CERTIFICATE OF SUFICIENT CY

I, Chris Huyboom, Snohomish County Deputy Assessor, in accordance with the requirements of RCW 35A.01.040, hereby certify that the Petition for the City of Lake Stevens, Rhodora Area Annexation submitted to the Assessor on May 9, 2018 is signed by the owners of property comprising 61.37% of the total assessed value within the area described in the petition, according to the records of the Snohomish County Assessor. The determination of sufficiency was begun on May 10, 2018.

Disclaimer: This certification was determined based on properties identified by both the attached legal description and map. Sole reliance for identification was not placed on either document individually, but a combination of the two.

Dated this 10th day of May 2018.

By
Deputy Assessor
City of Lake Stevens  
Lake Stevens, WA  

RESOLUTION NO. 2018-018  

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE STEVENS ACCEPTING A 60% "RHODORA" ANNEXATION PETITION TO THE CITY PURSUANT TO RCW 35A.14.120; PROVIDING NOTICE OF INTENT TO ANNEX TO THE SNOHOMISH COUNTY BOUNDARY REVIEW BOARD, ASSIGNING RPOPOSED ZONING AND COMPREHENSIVE PLAN DESIGNATIONS UPON ANNEXATION; AND REQUIRING ASSUMPTION OF A PROPORTIONATE SHARE OF CITY INDEBTEDNESS. 

WHEREAS, The Lake Stevens City Council (Council) adopted Ordinance No. 937 establishing the 2015 – 2035 Comprehensive Plan that sets planning goals, policies and implementation strategies for the Lake Stevens Urban Growth Area (UGA) pursuant to Chapter 36.70A RCW; and 

WHEREAS, the City of Lake Stevens (City) and Snohomish County entered an updated Interlocal Agreement related to Annexation and Urban Development in the Lake Stevens UGA recorded under Auditors File No. 200511100706 on November 10, 2005; and 

WHEREAS, the City Council has reviewed the City’s annexation strategy to determine its consistency with current practices, policies and procedures and passed Resolution 2016-21; and 

WHEREAS, pursuant to RCW 35A.14.120 the City Council adopted resolution 2017-022 accepting a 10% petition, authorizing the circulation of a 60% petition for annexation and designating comprehensive plan and zoning for the proposed “Rhodora” annexation area pursuant to RCW 35A.14.120; and 

WHEREAS, pursuant to RCW 35A.14.120, the applicant has now obtained the signatures of property owners representing more than 60% of the current total assessed value of all parcels within the proposed annexation area legally described in Exhibit A; and 

WHEREAS, pursuant to RCW 35A.01.040 the Snohomish County Assessor’s Office on May 10, 2018, certified the 60% petition as sufficient; and 

WHEREAS, the annexation area being contiguous with the existing City limits, lies within unincorporated Snohomish County, and may generally be described as an area located just east of Lake Stevens city limits, which is at the parcels located on the northeast corner of South Lake Stevens Road and Machias Cutoff Rd. The proposed annexation extends north along the shore of Lake Stevens approximately 680 feet, then extends to the east to 123rd Avenue then south to Machias Cutoff Road including all the land and subdivisions bounded by 123rd Ave, Machias Cut off and South Lake Stevens Road. Said unincorporated area is within the City of Lake Stevens Urban Growth Area.; and 

WHEREAS, on June 12, 2018 a properly noticed public hearing was held pursuant to RCW 35A.14.130 and all persons who wished to provide testimony were heard.
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE STEVENS AS FOLLOWS:

SECTION 1. Subject to Sections 2-4 below, the Lake Stevens City Council hereby submits a "Notice of Intent to Annex" pursuant to RCW 35A.14.120 for the area legally described in attached Exhibit A and depicted in Exhibit B.

SECTION 2. The area legally described in attached Exhibits A and B shall be required to assume its proportionate share of the general indebtedness of the City of Lake Stevens at the time of the effective date of such annexation.

SECTION 3. The area described in attached Exhibits A and B, if annexed, shall be designated in the City’s Comprehensive Plan as MDR (Medium Density Residential) and the on the City’s Official Zoning Map as HUR (High Urban Residential).

SECTION 4. A certified copy of this resolution, together with a copy of the 60% annexation petition shall be filed with the Snohomish County Boundary Review Board in accordance with its procedures.

PASSED by the City Council of the City of Lake Stevens this 12th day of June 2018.

John Spencer, Mayor

ATTEST:

Kathy Pugh, City Clerk

APPROVED AS TO FORM:

Grant K. Weed, City Attorney
ANNEXATION DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M., AND OF SECTION 20, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON

DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20;
THENCE SOUTH ALONG THE WEST LINE OF SAID SUBDIVISION 12.60 FEET, MORE OR LESS TO A POINT ON A LINE LYING 1,356.3 FEET SOUTHERLY OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19;
THENCE WESTERLY ALONG SAID LINE TO THE WESTERLY LIMITS OF THE SHORELANDS OF THE UPLAND PROPERTY ATTACHED THERETO;
THENCE SOUTHERLY ALONG SAID SHORELANDS TO THE NORTH LINE OF THE EXISTING LAKE STEVENS CITY LIMITS PER CORRECTED ORDINANCE NUMBER 801;
THENCE EAST ALONG SAID NORTH LINE 39 FEET, MORE OR LESS, TO THE WEST MARGIN OF SOUTH LAKE STEVENS ROAD;
THENCE SOUTHERLY ALONG SAID MARGIN 200 FEET, MORE OR LESS, CONTINUING ALONG THE EXISTING CITY LIMITS;
THENCE SOUTHEASTERLY A DISTANCE OF 74 FEET, MORE OR LESS, TO THE EAST MARGIN OF SOUTH LAKE STEVENS ROAD;
THENCE NORTHERLY ALONG SAID EAST MARGIN A DISTANCE OF 213 FEET, MORE OR LESS;
THENCE EASTERLY A DISTANCE OF 253 FEET, MORE OR LESS, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20;
THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 585 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERN MARGIN OF MACHIAS CUT OFF ROAD;
THENCE SOUTHEASTERLY ALONG SAID SOUTHERN MARGIN A DISTANCE OF 2,825 FEET, MORE OR LESS, TO A POINT ON THE EAST MARGIN OF 123RD AVENUE SE EXTENDED SOUTHERLY TO INTERSECT WITH THE SOUTHERN MARGIN OF MACHIAS CUT OFF ROAD;
THENCE NORTH ALONG SAID EXTENDED EAST MARGIN A DISTANCE OF 2,243 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20;
THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 30 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 20;
THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH HALF A DISTANCE OF 2,610 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

CONTAINING APPROXIMATELY 108 ACRES.
Dear Mark Ferrari,

Thank you for your comments, they will be added to the file and forwarded to the City Council for consideration.

Joshua Machen, AICP, Senior Planner

City of Lake Stevens | Planning & Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258-0257
425.377.3219 | jmachen@lakestevenswa.gov

NOTICE: All emails and attachments sent to and from Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

From: Mark Ferrari [mailto:freedomjr12598@gmail.com]
Sent: Tuesday, March 20, 2018 8:17 PM
To: Josh Machen <jmachen@lakestevenswa.gov>
Subject: Opposed to the annexation of my neighborhood!!

Greetings Joshua, I live at 809 116th Ave. S.E. Lake Stevens 98258. I received a postcard from the city of Lake Stevens regarding the proposed annexation of my neighborhood. I am against this 100%.
I do not want to pay more taxes. I pay enough taxes already. This is a new neighborhood, only 2.5 years old and I just do not see the need or benefit for me to want annexation.

Do not annex!! Land Use and Zoning Designation/LUA 2017-0150.

Thank you,
Mark Ferrari
809 116th Ave. S.E.
Lake Stevens, Wa 98258
Dear Isabella Ferrari,

Thank you for providing comment, it will be added to the file and forwarded to the City Council for consideration.

Joshua Machen, AICP, Senior Planner

City of Lake Stevens | Planning & Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258-0257
425.377.3219 | jmachen@lakestevenswa.gov

NOTICE: All emails and attachments sent to and from Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

From: Mark Ferrari [mailto:freedomjr12598@gmail.com]
Sent: Tuesday, March 20, 2018 8:37 PM
To: Josh Machen <jmachen@lakestevenswa.gov>
Subject: No Annexation! Land Use and Zoning Designation/LUA 2017-0150.

You want public comment regarding this zoning designation. It is simple, No annexation. It is a terrible idea for my neighborhood.

Thank you,
Isabella Ferrari
809 116th Av Se
Lake Stevens Wa 98258
Dear Mr. Markle,

I am sorry that you feel the City is not being transparent with its communication. While this is not a City initiated annexation, the City is following proper noticing procedures and there will be at least two public hearings before the City Council on this project. During our normal business hours you can come to city hall and review the file and if you desire I can meet with you to discuss the process and the application. Your comments will be added to the file and forwarded to the City Council for consideration. You will receive a public notice postcard prior to the public hearings.

Your comments will be added to the file and forwarded to the City Council for consideration.

Regards

Joshua Machen, AICP, Senior Planner

City of Lake Stevens | Planning & Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258-0257
425.377.3219 | jmachen@lakestevenswa.gov

NOTICE: All emails and attachments sent to and from Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

From: Dave Markle [mailto:dfmarkle@gmail.com]
Sent: Monday, March 26, 2018 10:41 AM
To: Josh Machen <jmachen@lakestevenswa.gov>
Subject: Rhodora Annexation

Dear Joshua,

I am writing to you regarding the Rhodora Annexation proposal for which I received a postcard asking for public comment. As a homeowner within the proposed annexation area, I have number of questions and concerns about this proposal.

First and foremost, I am very concerned with the lack of communication by the City of Lake Stevens and lack of public involvement regarding this proposal. The only communication that I have received has been a postcard and information that had previously been provided by a consultant working on behalf of the landowners pushing for this annexation.

Given the potential impact that this could have on my property and others within my community, I believe we should have a voice in this matter. First, the City has responsibility to provide us with exact details regarding this annexation proposal, what's driving it and what
impact this will have to those effected by this action. Second, once we have the relevant information, we should have the right to speak to the City Council directly to voice our opinions and concerns prior to a final vote being taken.

Finally, I would like to say that I am not at this time voicing my outright disapproval for this proposal without having all the facts. Again, I feel that more information should be forthcoming from the City of Lake Stevens and as homeowner that we should have a voice regarding this proposal.

Thank you,

David F Markle
817 116th Ave SE
Lake Stevens, WA 98258
(206) 6498-3440
Dear Brock Mery,

Thank you for your comments, they will be added to the file and forwarded on to the City Council for consideration.

Joshua Machen, AICP, Senior Planner
City of Lake Stevens | Planning & Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258-0257
425.377.3219 | jmachen@lakestevenswa.gov

NOTICE: All emails and attachments sent to and from Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

------Original Message------
From: Brock Mery [mailto:therok84@icloud.com]  
Sent: Saturday, March 24, 2018 6:22 PM  
To: Josh Machen <jmachen@lakestevenswa.gov>  
Subject: Land use and Zoning LUA 2017-0150

I am a homeowner in Unincorporated Lake Stevens. My address is 823 116th Ave SE, 98258. I want to state my opposition to the annexation. I previously was for it but have done some more research and had several discussion with my neighbors. I have come to understand things better and many points i couldn’t defend with any worthwhile info have made me change my position. So as to not confuse anything. I Brock Mery and my My Wife Angela Mery owners of the house at 823 116th Ave SE, Lake Stevens, WA 98258 are against the Annexation of our neighborhood as Unincorporated Lake Stevens into The City of Lake Stevens.

Thank you,

Brock and Angela Mery

Sent from my iPhone
Attachment C.5

From: newweezar@frontier.com
To: Josh Machen
Subject: Rhodora Annexation Pre-Annexation Land Use LUA/2017-0150
Date: Tuesday, March 20, 2018 4:01:07 PM

Since developers will now have access to building more developments on the Machias Cutoff road traffic and cookie cutter housing developments will now end the rural nature of this area. While I strongly object to this annexation it should be with the lowest density zoning regulation available if there is no alternative to it's implementation.

It would be interesting to see of the 60 percent signature requirement how much actually came from 119th Dr SE South to the end of the area Mr Toyer and his interested developers are trying to change for the ability to begin construction only by annexation. That said what is appeal process for homeowners who do not support this land use designation?

C Newsom
1223 119th Dr. S.E.
Lake Stevens WA
I as the owner of the 800 116th Ave Lake Stevens, WA support the annexation.

Thank you,

Yanni Xu
Dear Jennie Zari,

Thank you for your comments, they will be added to the file and forwarded to the City Council for consideration.

Joshua Machen, AICP, Senior Planner

City of Lake Stevens | Planning & Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258-0257
425.377.3219 | jmachen@lakestevenswa.gov

NOTICE: All emails and attachments sent to and from Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

From: Jennine [mailto:jazzyzari@yahoo.com]
Sent: Tuesday, March 20, 2018 12:52 PM
To: Josh Machen <jmachen@lakestevenswa.gov>
Cc: JENNINE ZARI <jazzyzari@yahoo.com>
Subject: LAND USE & ZONING DESIGNATIONS/ LUA 2017-0150 - OPPOSED TO ANNEXATION OF MY PROPERTY AT 1013 116th AVE SE LAKE STEVENS

Hello Mr. Joshua Machen,

My neighborhood recently received a postcard in regards to the proposed annexation of our neighborhood at Machias Cut off Rd & 116TH AVE SE Lake Stevens WA. Myself & several of my neighbors are opposed to this annexation & do not feel we have been given enough information or rights in regards to it. We are all taxpaying citizens & voters. I am OPPOSED TO ANNEXATION OF MY PROPERTY AT 1013 116th AVE SE LAKE STEVENS. I hope you will consider this when this come to Lake Stevens City Council for a vote. We the property owners were not given the option to vote on the LAND USE & ZONING DESIGNATIONS/ LUA 2017-0150. You as our elected official need to speak for us.

Thank you for your time & consideration!

Respectfully,
Jennine Zari
206-430-0504
Homeowner, Taxpayer & Voter
CITY OF LAKE STEVENS NOTICE OF PUBLIC HEARING
Lake Stevens City Council

Rhodora Annexation into the City of Lake Stevens and the adoption of Comprehensive Plan Designation and Zoning for the proposed annexation area.

The Lake Stevens City Council is scheduled to conduct a public hearing on September 25, 2018 to allow for additional public testimony on the proposed annexation prior to a hearing before the Snohomish County Boundary Review Board. The project file number is LUA2017-0150. The hearing will take place at the Lake Stevens School District Educational Center (12309 22nd Street NE, Lake Stevens, WA 98258). ADA information may be found at [www.lakestevenswa.gov](http://www.lakestevenswa.gov).

The proposed Comprehensive Plan Designation is Medium Density Residential (MDR) and the proposed Zoning Designation is High Density Residential (HUR) for all properties proposed within the Rhodora annexation.

The Rhodora annexation petition, survey, and list of property owners are available for review at City Hall and on the city’s website ([www.lakestevenswa.gov](http://www.lakestevenswa.gov)).

Interested Parties can direct questions or provide written comments to the Department of Planning and Community Development attn.: Joshua Machen at 1812 Main Street (PO Box 257), Lake Stevens, WA 98258, by calling 425-377-3219 or by emailing [jmachen@lakestevenswa.gov](mailto:jmachen@lakestevenswa.gov), prior to the hearing. Public testimony on the proposed regulations may be submitted orally at the hearing.