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Proposed Rhodora Annexation zoning change to High Density. October 1, 2018

Let's make a firm plan for the Urban Growth Area so everyone knows what we have planned and no one has an unfair advantage!

No, let make a plan where anyone can change the parts THEY want, whenever it suits THEIR best interest!

Which sounds most fair? Which sounds like the right thing to do?

Much time, planning and public input have gone into forming the Lake Stevens Urban Growth Area. Decisions were made based on population density, transportation and the wisest use of land. Allowing developers and invested land owners to change the zoning after the game has started, just to maximize THEIR profits, is unethical. They all know the rules in place, and WE, the citizens of the UGA expect them to play by them. No exceptions!

This HIGH-DENSITY zoning proposed, is best suited close to the CENTER of a city where major roads, mass transit and amenities like shopping and support services are present. THERE IS NONE OF THAT HERE in the proposed Rhodora annexation! It will be isolated by narrow 2 lane country roads with NO shoulders and NO sidewalks to support the proposed HIGH-DENSITY population. It is conceivable that 600 extra car trips, TWICE A DAY on Machias Cutoff, S Lake Stevens Road and 20th St SE would be added to the current congestion.

Keeping the zoning AS IS, MEDIUM DENSITY, ^{2200 sq ft lots} as originally conceived and supported by prior research, will help to keep the development IN SCALE with the burdens it will place on the community.

That is the way government oversight of zoning SHOULD BE DONE! Fairly and RESPONSIBLY!

I urge you to vote NO on the proposed zoning change to HIGH-DENSITY for the Rhodora Annexation. The developers WILL BE GONE in a few years, and WE, the people of Lake Stevens, will still be here to suffer the out-of-scale congestion, TRAFFIC and inconvenience this irresponsible growth will cause.

Please do not allow the zoning change to HIGH DENSITY. Please keep it in scale with the community.

Thank you,

Mike Mashock

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WASHINGTON STATE
BOUNDARY REVIEW BD.

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FOR SNOWMISH COUNTY