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AHBL, INC.

February 2, 2008

Mr. Brad Medrud
Project Planning Manager
AHBL
2215 North 30th Street
Suite #300
Tacoma, Washington 98403-3350

RE: Lake Stevens South "Visioning"

Dear Mr. Medrud;

Thank you for the opportunity to provide written comment on the Lake Stevens "Vision Process" associated with the proposed expansion of the city of Lake Stevens UGA pursuant to the LS-1 comprehensive plan amendment proposal currently under consideration by Snohomish County.

My mother and father own the land located in the NE and SE corners of the intersection of 87th Avenue SE and 36th Street SE for several decades. At that location, we operate a company commonly known as "Frontier Lumber". I manage the business on my family's behalf.

Ever since we have owned the land and the business, the area has been commonly accepted as a "Snohomish" neighborhood by both the local community and those in the greater area who do business at our operation. So we find it very surprising now that Lake Stevens wants to lay claim to it, that it wants to create a new name for the area. It is not "Lake Stevens South". From now on, please call this area what it truly is: "North Snohomish".

Prior to writing this correspondence, I have reviewed the information on the Lake Stevens website and recent proposals from your firm to the city of Lake Stevens about this "visioning process". I have also spoken with a number of other property owners who live nearby and do business with our company with regard to this matter.

From review of your documentation and discussions with others, I find the following issues are appropriate to point out:

- 1) AHBL's "Visioning process" is set up to avoid asking the proper questions, in order to avoid getting answers that you and Lake Stevens wish to avoid.

Please ask the question directly “Is this a Lake Stevens or Snohomish neighborhood? The answer is “Snohomish” – I know of no one who disputes this who lives, owns property or works locally.

Please also ask the following question: “If given a choice between Lake Stevens and Snohomish, who do the residents and property owners in this area wish to be governed by?” Again the answer is “Snohomish”.

As a business owner and property owner in this area for decades, I know of no one who disputes this, except of course the current and prior Mayor of Lake Stevens.

- 2) Never in the history of our ownership and business operations have we ever heard even the slightest rumor that Lake Stevens was interested in this area until a developer made a proposal 2 years ago to expand the Snohomish UGA north of US2. Then all of a sudden, this area is important to Lake Stevens, after more than 100 years of not wanting it and ignoring it. Now, all of a sudden, simply to prevent Snohomish from annexing this area, Lake Stevens wants to attempt to brand this area as a “Lake Stevens neighborhood” simply because it wants to prevent Snohomish from governing it?

This truly doesn't seem right to me.

- 3) Myself and countless other property owners have already provided written and oral testimony to the Snohomish County Council in May of 2007 to the effect that (i) We want to be governed by Snohomish and (ii) We do not want to be governed by Lake Stevens and (iii) This area is not a Lake Stevens neighborhood.

It seems to me that the elected officials of the City of Lake Stevens are not listening, even though their entire council attended those meetings, listened to the testimony and read all the letters previously submitted.

- 4) It is my understanding that there is already more than 40% of total taxed assessed value of the people who live and own property in this area who have signed petitions opposing the Lake Stevens proposal.

Now, as I understand it, you must have petitions representing more than 60% of the total tax assessed value of an area to get it annexed and conversely, you must have more than 40% of the total taxed assessed value to prevent an annexation.

HMMM... Let's think about this - Seems to me that regardless of the outcome of the “Visioning Process” being performed Lake Stevens, that the “Vision” of this area is already implemented by the people who own land and live here – there are enough people opposed to the Lake Stevens LS-1 proposal to ever prevent Lake

Stevens from annexing it. Then why would the city of Lake Stevens spend valuable tax payer dollars on a wasteful vision process? This is not good government.

- 5) Further, I understand that there is already enough petitions of owners of property supporting the Snohomish UGA Expansion proposal and annexation of the area east of 87th Avenue SE and south of 36th Street into the City of Snohomish. We are one of those parties.

Perhaps the Lake Stevens officials should closely consider this fact before further attempts to pursue the LS-1 proposal. As my dad would say, the city of Lake Stevens seems to be “attempting to push a piece of wet string”.

It is apparent that the Lake Stevens elected officials do not want to acknowledge the will of the people of this area to choose their government – a staple aspect of democracy. Unfortunately, democracy requires that governments, whether they want to or not, to accept and implement the will of the people.

If Lake Stevens is unwilling to listen to the mandate of the people with regard to who their preference for government is, then what do they think – that we will accept them and want them to govern this area simply because they have hired an expensive consultant to talk about “visioning” of parks, trails, open space and schools? Someone in Lake Stevens must think the people in this area are awful dumb (which is not the case, I might suggest). Despite Lake Stevens “visions”, the following facts remain: (i) the residents and property owners of this area still do not want to be governed by Lake Stevens and (ii) we do want to be governed by Snohomish.

Our only concern about the SNO-1 proposal is that (i) it does not incorporate properties on both sides of SE 36th Street; and (ii) the land uses in this area should be commercial to accommodate our current warehouses and land uses. Our lumber yard property is located on both the north and south side of SE 36th Street. Since a road needs to be maintained on both sides, it would be appropriate for the County Council and the City of Snohomish to move the boundary of the SNO-1 proposal north to incorporate all property ownerships fronting the north side of SE 36th Street so that the road is properly improved and maintained on both the north and south side, and that all of our property can be urbanized, given its existing commercial uses. We would appreciate and request the consideration of the Snohomish County Council and the City of Snohomish as to these issues.

I hope that as the result of this correspondence, that there is a sufficiently clear message on the issue of local perception of the Lake Stevens “LS-1 Vision” that can not be spun, manipulated or positioned in a manner that reflects favorably on any aspect of the LS-1 proposal, regardless of the outcome of your visioning process.

Lastly, we respectfully request that Lake Stevens enter this correspondence onto the record and include it in the final report on its "Visioning" Process for the North Snohomish neighborhood. We also request that (i) you distribute a separate copy of this to every Lake Stevens City Council member and planning commission member; (ii) you ensure that a copy of this letter is included in the final "Vision Statement" being prepared by your firm; and (iii) that a copy of this letter is included in full in the finalized environmental impact statement associated with the LS-1 proposal and currently being created by Snohomish County. A copy of this correspondence is being forward to all parties in case you do not.

Sincerely,



Rob Hill
Vice President
Frontier Investment Co.

Attachments

cc: Lake Stevens Council President Neil Dooley
Lake Stevens Councilmember Heather Coleman
Lake Stevens Councilmember Mark Cross
Lake Stevens Councilmember Karen Holder
Lake Stevens Councilmember Suzan Quigley
Lake Stevens Councilmember John Spencer
Lake Stevens Councilmember Tom Hartwell

Snohomish County Council Chairman Dave Somers
Snohomish County Councilmember Dave Gossett
Snohomish County Councilmember John Koster
Snohomish County Council Member Mike Cooper
Snohomish County Councilmember Brian Sullivan
Snohomish County Planning Director Craig Ladiser

City of Snohomish Mayor Randy Hamlin