



## Land Use - Residential

### *How do you see new residential development taking shape within the proposed urban growth area?*

1. R-5.
2. Contingency for urban growth with defined plan – Snohomish affiliation – or leave as is
3. Not high density residential – ½ acre or larger lots
4. Land use should be determined by residents, not dictated by a city council.
5. How does this meet LS vision of keeping small town character?
6. Need density to support growth needs – GMA
7. R5, no plowing under of existing houses – not high density
8. Remain rural. We're not capable of taking care of the residents now in Lake Stevens.
9. Traffic concerns, sewage
10. Tom Marks RD. area should stay Snohomish
11. Consider road first
12. Do not want or need any density housing. There is no infrastructure to support medium or hi density. No smaller than ½ acre per single family home.
13. Leave as is Rural Only
14. Can't "see" it
15. Remove the Joywood community from your annexation. We belong to Snohomish.
16. We do not need any more development. Leave us alone
17. New area will cause more water runoff that is now not controlled
18. If rezoning & new development must occur keep as much of the existing community undisturbed as possible. The city annexing this area should provide any new required infrastructure. Existing property owners should not pay for Lake Stevens' expansion plans. Ted B.
19. Let Snohomish develop this area
20. Would like to see mixed use with a variety of housing price ranges. Quality development is key. No cheesy. Connections via pedestrian/bikeways to commercial and other areas is vital.
21. Mixed use. Low-med-high density housing.
22. Just as it is.
23. Keep same it is.
24. We like the "natural" residential quality that we have now. It is unique. We don't want to be a "development" – somebody's idea of an "urban village."
25. No more development. Listen. Lets vote.
26. I like it the way it is. Alot of private yards.
27. Land use should be developed in partnership with residents.
28. We don't want it to change. That is why we moved here to get away from the "city life."
29. I see it a Snohomish City community like it is. Lake Stevens go away!
30. Leave as is: Rural stay the same.
31. Status quo - How many people live / have lived in apt. condos? Need to get groceries like now. Quality of life.

32. Residential is residential not mixed use. Keeping lot size larger and maintaining our quality of life w/ lots of room to move around & keep our kids safe away from busy high density streets.
33. Mixed use with lots of open space.
34. Agree ↑
35. Urban cluster to the south w/ open space in sensitive areas.
36. Density in any part of this area would be a blight. Looking at the cheaply built housing developments in Lake Stevens is scary. Don't want it.
37. Mixed use with medium high density in specific areas.
38. Please keep lots large
39. UGA = No more R5 zoning & bring sewers!
40. Med, Low, High density ok
41. Snohomish County has been irresponsible with growth – Lake Stevens would be more apt to preserve & manage growth than the folks in Everett.
42. See traffic problems getting worse with more development.
43. Develop without any Lake Stevens interference. Leave Joywood alone. “Go Away”
44. Low density residential to medium density residential
45. There can be no more growth without better roads. I understand Snohomish County will grow & we will be building on smaller lots. Let's plan it carefully.
46. Better planned communities. Ex. Man? Heights, Georgetown Estates, the Crossings, etc. Minimum lot size 7,000 square feet so kids still have space to play (tot lots don't cut it for teenagers). Stop the hodge podge stuff that is causing our area to look like a mixed use mess. Keep Lake Stevens a bedroom community.
47. Much better planned residential development.
48. We want to stay with the City of Snohomish which this whole area has always identified.
49. No change. Why force those of us out of our homes and add more residents in “pocket” communities. This is already an established rural community. We chose to live here as it is – no new development – it would ruin the peaceful county we love.
50. Residential only!!! Business is close enough so employment is near.
51. Joywood is a Snohomish Community. We would like it to remain as such.
52. More residential will make life in Snohomish MISERABLE. There is no more room to grow without better transportation & less cars. Please leave Snohomish out of your Grand Lake Stevens Annex b\_ \_ \_ t!