

February 20, 2023

Ms. Angela Gemmer, Senior Planner

Department of Community Development

City of Marysville

80 Columbia Avenue

Marysville, WA 98270

RE: Mavis-Undi Comp Plan Amendment and Rezone

Request – File# CPA 23-002

Dear Ms. Gemmer:

Because this request is not project specific, it is difficult to anticipate it's future eventual use in light of all of the current residential development in our area.

IF PROPERTY REMAINS R-12:

- 1. How many housing units would be available on this site?**
- 2. Where would the ingress/egress locations be on 169th Place NE?**
- 3. What would the sidewalk/landscaping requirements be for that development?**

IF PROPERTY REZONES TO GC:

- 1. Is it planned to be combined and developed with GC property north to 172nd Street NE?**
- 2. If this property is not combined with development to the north, would a retail mall strip be the likely use and if so would it include restaurant(s)?**
- 3. Are there any plans for a service station for this property?**

WHAT ARE THE FUTURE MEETING DATES(SCHEDULE) FOR 2023 COMP PLAN AMENDMENTS?

I look forward to your reply and appreciate your service to our City.

Respectfully submitted,



Jerald L. (Jerry) Osterman
Past President Lakewood Meadow Association
2605 169th St. NE
Marysville, WA 98271
josterman2@frontier.com
360-654-0144

MISS

C: Kerri Davis, President, Lakewood Meadow Association

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RE: Mavis-Undi Comp Plan Amendment and Rezone

Request – File# CPA 23-002

Dear Ms. Gemmer:

Thank you for advising me of this proposal and providing the opportunity to respond as I have concerns. My home was built and purchased in 2002 as part of Lakewood Meadow Plat which is located just south of 169th Place NE adjacent to the subject property. These properties were annexed into the City of Marysville in 2005. As President of our home owners association (43 homes), I met with City Staff, Planning Commission, Mayor/Council to present our neighborhood concerns of compatible adjacent zoning. The present zoning of R-12 was eventually established south of a horizontal line from the north edge of the subject property from 27th Ave NE westerly to the railroad tracks. The existing R-12 zoning is reflected in the Lakewood Neighborhood Master Plan Zoning Map approved by Marysville City Council in March of 2017(copy enclosed). There was a February 2022 Smokey Point Retail Development proposal (copy enclosed) showing development which would not require the subject property to be rezoned. A major concern is that the rezone proposal does not describe any proposed development for us to evaluate or respond to. What I do know is that the thickness of pavement on 169th Place NE will not provide a barrier to any noise, traffic, visual issues that may arise by virtue of development of the subject property.

Respectfully submitted for your consideration,



Jerald L.(Jerry) Osterman

Past President Lakewood Meadow Association

2605 169th St. NE

Marysville, WA 98271

Josterman2@frontier.com

360-654-0144

C: Kerri Davis, President, Lakewood Meadow Association

Enclosures: Lakewood Meadow Plat Map

Project Vicinity Map

Lakewood Master Plan Zoning Map

Smokey Point Retail Proposal Map

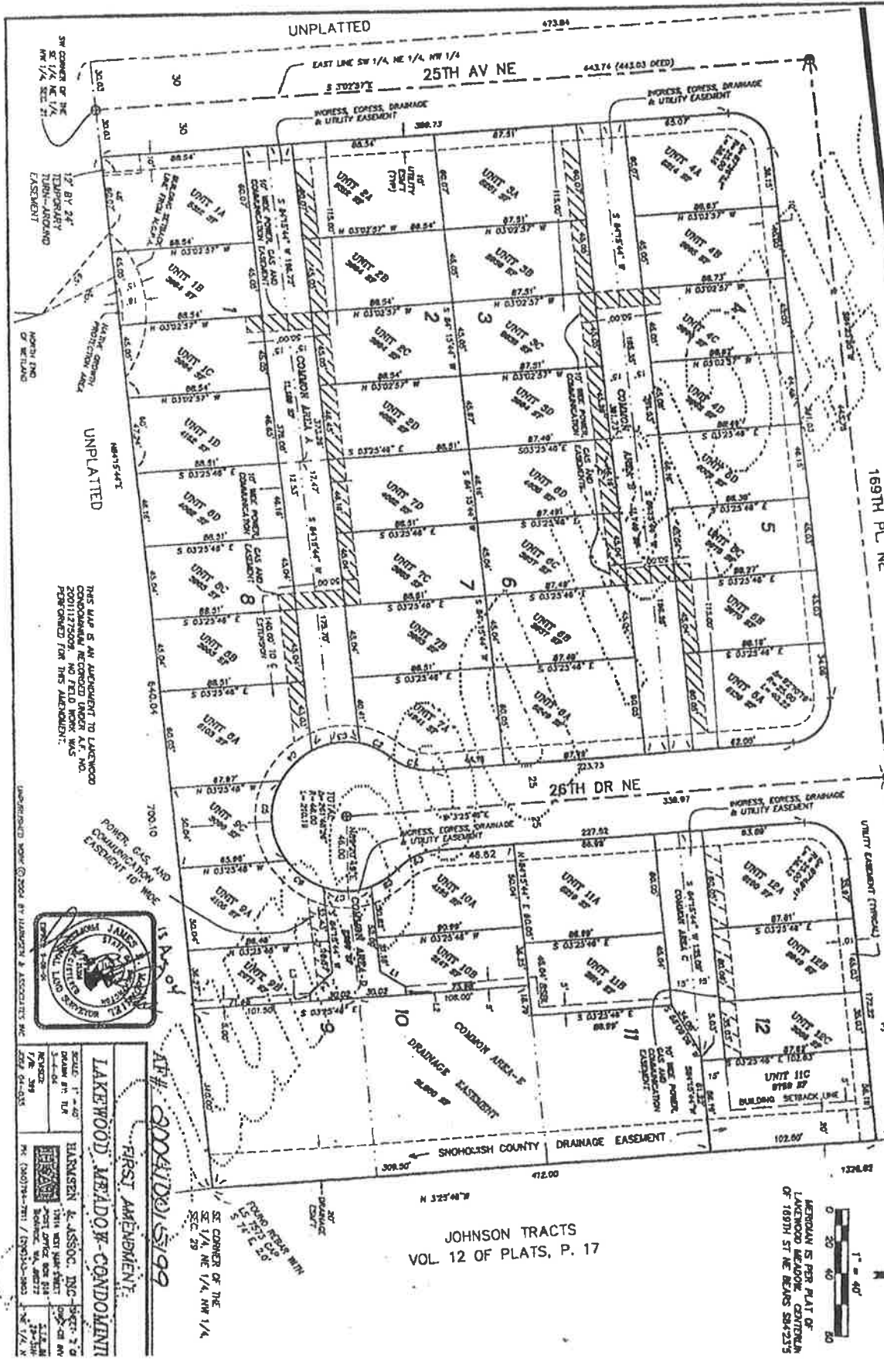
Notice of Application

Land Use Permit Application

LDC Report

Kimley Horn Trip Generation Analysis

MAVIS/UNDI PROPERTY - REZONE REQUEST



FIRST AMENDMENT
LAKWOOD MEADOW CONDOMINIUM
 SECTION 29, TOWNSHIP 21 NORTH, RANGE 5 EAST, R.14
 NE 1/4, NW 1/4
 1/4 CORNER SEC 21

JOHNSON TRACTS
 VOL 12 OF PLATS, P. 17

THIS MAP IS AN AMENDMENT TO LAKWOOD CONDOMINIUM RECORDED UNDER A.T. NO. 20011275009. NO FIELD WORK WAS PERFORMED FOR THIS AMENDMENT.



AP# 00041015199
 FIRST AMENDMENT
LAKWOOD MEADOW CONDOMINIUM
 SCALE: 1" = 40'
 DRAWN BY: TLF
 CHECKED BY: JAH
 DATE: 11/14/09
 PROJECT: LAKWOOD MEADOW CONDOMINIUM
 SHEET: 1 OF 1
 11/14/09

Attachment B Vicinity Map

WRA15 -
Judi Property



Legend
project site

Zoning

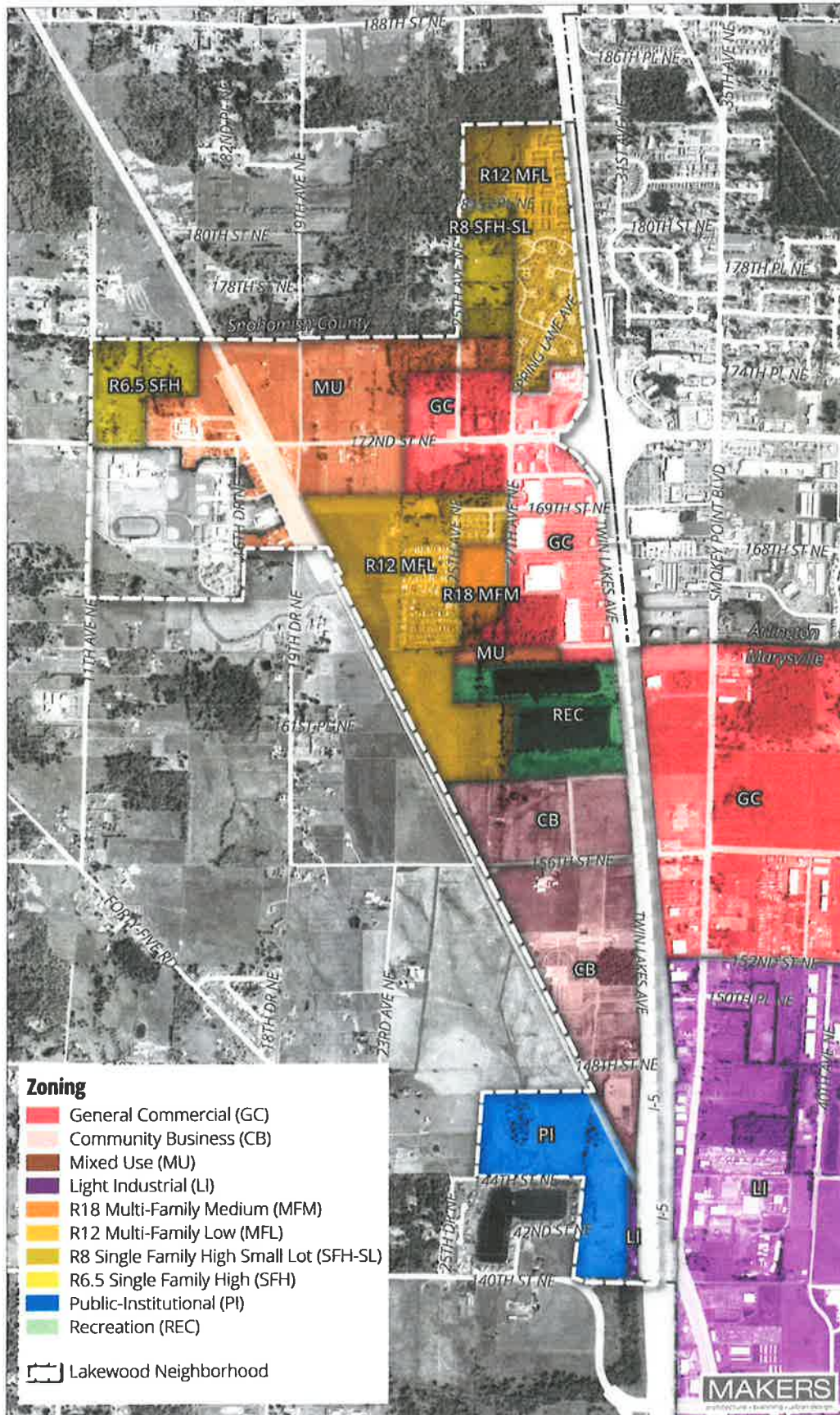


Figure 1. Existing zoning in the Lakewood neighborhood.

SMOKEY POINT RETAIL DEVELOPMENT

02 172ND ST NE | MARYSVILLE, WA

REF: MARKETING PROPOSAL
KIDDER MATHIEWS
LISTING 1A: 25061119
2/15/22

Traffic
Counts

7,503

TH AVE NE - 172ND ST NE

2,953

2ND ST NE - I-5

1,539

N - 172ND ST NE

