

Property Owner/Resident Opinion Survey

City of Snohomish Potential UGA Area

The City of Snohomish would appreciate knowing your opinions and preferences regarding the future for the area proposed for inclusion in the City's Urban Growth Area (UGA). A **map** of the study area is provided on page 4.

We are in the initial stages of developing a community plan for the UGA expansion area. The results of this survey will help "jump-start" the planning process by objectively documenting the preferences of the residents and owners of property in and near the City of Snohomish study area. The community plan being prepared by the City of Snohomish is separate from the County's evaluation of future growth in this area, and from Lake Stevens' South UGA Plan. Survey results will be shared with all interested agencies and community groups.

An addressed, **postage-paid** return envelope is enclosed. The survey contains just 9 questions. For some questions, you should refer to the **map** on the back of this survey. Please take 5-10 minutes to complete and return the opinion survey. Your preferences are important!

Please return by March 11, 2008.
Results will be tallied by FCS Group, an
independent consulting firm.
Results will be announced as soon!

Question 1: Check all of the following that apply to you. *See map on page 4.*

- I own and reside in a home within the UGA expansion area.
- I rent and reside in a home within the UGA expansion area.
- I own property in, but do not reside within, the UGA expansion area.
- I own and reside in a home near the UGA expansion area.
- I rent and reside in a home near the UGA expansion area.
- I own property near the UGA expansion area.

Question 2: Check all of the following that apply to you.

The land I own in the UGA expansion area is:

- Less than one acre.
- Between 1 and 5 acres.
- Between 5 and 10 acres.
- More than 10 acres.
- I do not own land within the UGA expansion area.

Question 3: Please rank the following statements in the order of your preference, with “1” being your first choice or preference, and “6” being your last, or least favorite choice or preference:

- ___ a. The UGA expansion area should remain rural.
- ___ b. If adequate streets and utilities can be provided, future land development in the study area should consist mostly of low-density, residential subdivisions.
- ___ c. If adequate streets and utilities can be provided, future land development in the study area should include a mix of single family subdivisions, multifamily structures, mixed use buildings with dwellings located over small shops and offices.
- ___ d. If adequate streets and utilities can be provided, future land development in the study area should consist mostly of regional retail/shopping centers.
- ___ e. If adequate streets and utilities can be provided, future land development in the study area should consist mostly of employment land uses, such as business parks, office parks, and light manufacturing.
- ___ f. If adequate streets and utilities can be provided, future land development in the study area should include a mix of single family, multifamily, mixed use, retail, and employment land uses.

Question 4: Please rank the following statements in the order of your preference, with “1” being your first choice or preference, and “3” being your last, or least favorite choice or preference:

- ___ a. No additional land development or urbanization should occur in the study area.
- ___ b. Urban land development in the study area would be acceptable only if it can be done so that it does not directly affect me and my property remains rural in character.
- ___ c. Urban land development in the study area would be acceptable only if my property or residence is acquired at terms I find favorable, and I no longer have an affiliation there.

Question 5: Snohomish County’s land use designation for this area is Rural-Urban Transition Area (RUTA). This designation provides that urbanization should be expected at some unspecified time in the future. Assuming urbanization will ultimately occur, to what extent do you agree that the study area should developed as part of the City of Snohomish?

Strongly Agree	Somewhat Agree	Neutral	Somewhat Disagree	Strongly Disagree
1	2	3	4	5

Question 6: Which factors most influenced your answer to Question 5? *Check up to three.*

- | | |
|---|---|
| <input type="checkbox"/> Proximity. | <input type="checkbox"/> Environmental stewardship. |
| <input type="checkbox"/> Financial strength of City. | <input type="checkbox"/> Availability of water and sewer utility. |
| <input type="checkbox"/> Snohomish's community character. | <input type="checkbox"/> Land use planning. |
| <input type="checkbox"/> Emergency response. | <input type="checkbox"/> Transportation planning. |
| <input type="checkbox"/> General governance and leadership. | <input type="checkbox"/> _____ (other) |

Question 7: Snohomish County's land use designation for this area is Rural-Urban Transition Area (RUTA). This designation provides that urbanization should be expected at some unspecified time in the future. Assuming urbanization will ultimately occur, to what extent do you agree that the study area should developed as part of the City of Lake Stevens?

<u>Strongly Agree</u>	<u>Somewhat Agree</u>	<u>Neutral</u>	<u>Somewhat Disagree</u>	<u>Strongly Disagree</u>
1	2	3	4	5

Question 8: Which factors most influenced your answer to Question 7? *Check up to three.*

- | | |
|---|---|
| <input type="checkbox"/> Proximity. | <input type="checkbox"/> Emergency response. |
| <input type="checkbox"/> Financial strength of City. | <input type="checkbox"/> Environmental stewardship. |
| <input type="checkbox"/> Lake Stevens' community character. | <input type="checkbox"/> Availability of water and sewer utility. |
| <input type="checkbox"/> General governance and leadership. | <input type="checkbox"/> Land use planning. |
| | <input type="checkbox"/> Transportation planning. |

Question 9. Please add any additional comments you would like to share with the City of Snohomish.

Thank you for completing and returning this survey. Your input is important!!

Optional: Your name and address: _____

Please return your survey in the enclosed, postage-paid envelope by March 11, 2008.

Map on back

Map of Proposed Expansion of Urban Growth Area

