

Certified
COPY

ORDINANCE NO. 1236

**AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON,
ANNEXING AN UNINCORPORATED AREA KNOWN AS THE "WHITE
ANNEXATION AREA," WHICH IS CONTIGUOUS TO THE EXISTING
STANWOOD CITY LIMITS AND WHICH IS LOCATED WITHIN THE
STANWOOD URBAN GROWTH BOUNDARY.**

WHEREAS, the City of Stanwood received a petition for annexation of approximately 11.34 acres of unincorporated property (known as the "White Annexation") on July 24, 2007; and

WHEREAS, the petition was signed by owners of more than 60 percent of the assessed value of the area; and

WHEREAS, the Snohomish County Assessor's Office reviewed the petition for sufficiency and on December 20, 2007 issued a Certificate of Sufficiency; and

WHEREAS, notice of the City's public hearing on the proposed annexation was posted and published in the form required by law; and

WHEREAS, the City held a public hearing on the proposed annexation and on June 12, 2008 passed Resolution 2008-5, expressing the City's intention to annex the property; and

WHEREAS, the Snohomish County Boundary Review Board notified the City on September 15, 2008 that the City may proceed with finalizing the annexation; and

WHEREAS, the City Council hereby adopts by reference the Findings of Fact and Conclusions contained in the attached Exhibit 1 and hereby finds that the annexation is beneficial to the residents of the City and is consistent with the City's plans and policies and with the applicable sections of the Growth Management Act.

**NOW THEREFORE, THE CITY COUNCIL DOES HEREBY ORDAIN AS
FOLLOWS:**

SECTION 1. The approximately 11.34 annexation area, as shown on the attached legal description (Exhibit 2) and the attached map (Exhibit 3), is hereby annexed into the City of Stanwood.

SECTION 2. This annexation shall become effective five days after publication, and the property so annexed shall on that date become a part of the City of Stanwood.

SECTION 3. All property subject to taxation within the territory annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City and taxed for any existing indebtedness of the City contracted prior to the effective date of this ordinance.

SECTION 4. The annexed area shall be annexed into the City with the Comprehensive Plan designation of Low Density Residential and SR-9.6 zoning.

SECTION 5. The City Clerk is hereby directed to file the required number of copies of this ordinance with Snohomish County, the State Office of Financial Management, and with all other governmental bodies as required by law.

SECTION 6. The City Community Development Department is hereby directed to update the Comprehensive Plan and zoning maps to reflect this annexation.

PASSED by the City Council of the City of Stanwood this 9th day of October 2008.

CITY OF STANWOOD:

Shelley Klasse
Shelley Klasse, Mayor pro tem

ATTEST:

Melissa Collins
Melissa Collins, City Clerk

APPROVED AS TO FORM:

Grant K. Weed
Grant K. Weed, City Attorney

I hereby certify this to be a true and correct copy
of the original on file in my office as part of the
official records of the City of Stanwood.

Melissa Collins
City Clerk

Date

1/26/09

FINDINGS OF FACT AND CONCLUSIONS

Findings of Fact:

1. The City received a petition to annex 11.35 acres of unincorporated land into the City limits on July 24, 2007.
2. The Stanwood Planning Commission held a pre-application meeting on this annexation, and recommended approval of the annexation on August 13, 2007.
3. The City Council held a duly noticed public hearing on the annexation on June 12, 2008.
4. The City Council passed Resolution 2008-05 on June 12, 2008.
5. The Snohomish County Boundary Review Board notified the City on September 15, 2008 that the City may proceed with finalizing the annexation.
6. The City Council held two readings on Ordinance 1236, and passed the annexation on October 9, 2008.

Conclusions:

1. The annexation meets the following criteria of SMC 17.158.020 for City Council approval:
 - *The annexation complies with all requirements with respect to the City's comprehensive plan.*
 - *The annexation is consistent with the City's plans for urban densities and uses within the urban area of the city.*
 - *The City can assure adequate financial capability of the annexed area to meet the criteria for urban areas.*
 - *The City has analyzed and evaluated the condition and safety of all streets, the availability and condition of public utilities and the demand for emergency services (police, fire and medical, etc.).*
 - *The City is able to provide, acquire, operate and maintain general services and utility services in a manner cost effective to the city.*
2. The annexation is consistent with the City's Comprehensive Plan and Zoning.
3. Utility capacity is available to serve urban-level development in the area, however extension of utilities will need to be provided by developers.
4. Revenues will not fund the long-term cost of providing general government services to the area (true of any residential annexation) but would be initially increased by future development activity.

EXHIBIT 1

Revised: 07/01/2008

ANNEXATION DESCRIPTION TO THE CITY OF STANWOOD WASHINGTON

PREPARED FOR: DIANNE AND KIRBY WHITE
DATE: SEPTEMBER 17, 2007
BY: ROBERT B. HUEY, P.L.S. NO. 15655
JOB NO. 1474
HUEY SURVEYING AND LAND CONSULTING, INC.
18933 59TH AVENUE N.E., SUITE 115
ARLINGTON, WASHINGTON 98223
360-474-9945

THAT PORTION OF THE GOVERNMENT LOT 1 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., AND GOVERNMENT LOT 4 AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION FOR 1435.50 FEET TO THE SOUTH PROPERTY LINE OF JOHN YOUNGREN'S PROPERTY AS RECORDED IN VOLUME 177 OF DEEDS, PAGE 298, AUDITOR'S FILE NUMBER 2007787, SAID POINT BEING ON THE EXISTING CITY LIMITS OF STANWOOD ACCORDING TO ORDINANCE 1044 EFFECTIVE JUNE 1ST, 1998 AND THE TRUE POINT OF BEGINNING; THENCE ON THE SOUTH PROPERTY LINE OF SAID DEED AND THE EXISTING CITY LIMITS S 45° 08' 07" W A DISTANCE OF 369.84; THENCE S 53° 29' 06" W A DISTANCE OF 330.42 TO THE NORTHEASTERLY RIGHT OF WAY MARGIN OF PIONEER HIGHWAY (SR 530); THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY MARGIN AND CITY LIMITS TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION AND CITY LIMITS TO THE WEST RIGHT OF WAY MARGIN OF PIONEER HIGHWAY; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID STATE HIGHWAY TO A POINT LYING ON THE PROJECTION WESTERLY OF THE NORTH LINE OF LOT 4 OF THE PLAT OF LOGENS ACRE TRACTS AS RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 938499; THENCE EASTERLY ALONG SAID EXTENSION LINE AND THE NORTH LINE OF SAID LOT 4 TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE NORTHWESTERLY TO THE SOUTHWEST CORNER OF TRACT A OF THE PLAT OF WARSINSKE TRACTS RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 1747640; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY ALONG THE WESTERLY AND NORTHERLY LINE OF SAID TRACT A TO THE NORTHEAST CORNER THEREOF, SAID POINT LYING ON THE EAST LINE OF GOVERNMENT LOT 4 OF SAID SECTION 18; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 TO THE SOUTHEAST CORNER THEREOF; THENCE EASTERLY ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19 TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EXHIBIT 2

City of Stanwood
White Annexation
BRB No. 4-2008



Snohomish County

Assessor
GIS/Mapping Division
(425) 388-3581

EXHIBIT 3