

ORDINANCE NO. 1985-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY,
WASHINGTON, TO ANNEX APPROXIMATELY 20.8 ACRES OF REAL PROPERTY
CONTIGUOUS TO THE NORTHERN PORTION OF THE CITY – KNOWN AS THE
VALLEY HIGH ANNEXATION.

WHEREAS, Valley High Investments, Inc. owns real property contiguous to the City limits and within the Sedro-Woolley urban growth area, and

WHEREAS, Valley High Investments, Inc. initiated proceedings to annex the real property to the City by filing a notice of intent to commence annexation proceedings on October 20, 2020; and

WHEREAS, the City Council held a meeting on October 28, 2020 with the initiating parties as required by RCW 35A.14.120; and

WHEREAS, the City Council agreed to accept a Petition for Annexation between the initiating parties and the City; and

WHEREAS, the initiating parties filed a Petition for Annexation with the City; and

WHEREAS, the Skagit County Assessor issued a Determination of Sufficiency on December 30, 2020 certifying that the Petition for Annexation meets the 60% ownership criteria of RCW 35A.14.120; and

WHEREAS, on January 27, 2020 pursuant to notice required by law, the City Council held a public hearing on the proposed annexation; and

WHEREAS, the City Council determined that the Petition for Annexation meets the requirements of RCW 35A.14.120-150 and is sufficient according to the requirements of RCW 35A.14.120; and

WHEREAS, the City Council passed resolution No. 1061-20 which accepted the request for the proposed annexation subject to simultaneous adoption of the City Comprehensive Plan zoning and the assumption of a pro-rata share of indebtedness of the City which has been approved by the voters, contracted, or incurred prior to, or existing at the date of annexation; and

WHEREAS, the City submitted the petition and other required materials to the Skagit County Boundary Review Board on March 22, 2021; and

WHEREAS, the 45-day Boundary Review Board period expired and the Boundary Review Board provided written notice on May 10, 2021 that the annexation is deemed approved; and

WHEREAS, attached as Exhibit “A” is a map and description of the property to be annexed; and

WHEREAS, the property’s proposed zoning designations were determined during previous Urban Growth Area expansion hearings and the zoning designations shall be as identified in the Comprehensive Land Use map in the Sedro-Woolley Comprehensive Plan; and

WHEREAS, the City Council determined that the best interests and general welfare of the City and the real property will be served by the annexation; now therefore; now, therefore,

THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON, HEREBY RESOLVE AS FOLLOWS:

Section 1. That the real property described in Exhibit “A” and depicted in Exhibit “B” attached hereto is hereby annexed into the City of Sedro-Woolley; and that the corporate city limits of the City of Sedro-Woolley shall include the property and territory hereinbefore fully described; and

Section 2. The property within the annexation area shall be subject to the laws and regulations of the City of Sedro-Woolley, as now and hereafter adopted; and.

Section 3. The property proposed for annexation shall be subject to and assume a pro-rata share of indebtedness of the City which has been approved by the voters, contracted, or incurred prior to, or existing at the date of annexation; and

Section 4. The property proposed for annexation shall be subject to the Residential-5 and Mixed Commercial land use classifications and zoning designations as set forth on the current Sedro-Woolley Comprehensive Plan and Zoning Code; and

Section 5. That the City Clerk is instructed to file a certified copy of this ordinance with the Skagit County Commissioners, the Skagit County Auditor, the Skagit County Assessor and the Skagit County Boundary Review Board not less than thirty (30) days prior to the effective date of this ordinance; and

Section 6. That the Planning Director shall file a Certificate of Annexation with the state Office of Financial Management not later than 30 days of the effective date of this annexation; and

Section 7. That this ordinance shall be in full force and effect thirty (30) days after publication of a summary thereof.

PASSED by majority vote of the members of the Sedro-Woolley City Council this 9th day of June, 2021, and signed in authentication of its passage this 9th day of June, 2021.

By: _____
JULIA JOHNSON, Mayor

Attest: _____
DOUG MERRIMAN, Finance Director

Approved as to form:

NIKKI THOMPSON, City Attorney

Published: