

City of Stanwood
10220 270th Street NW
Stanwood, WA 98292



202207200060

ORDINANCE Rec: **\$207.50**
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SNOHOMISH COUNTY, WA

Ordinance No. 1504 was originally recorded
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Re-recording to correct legal description, exhibits A and B.

**CITY OF STANWOOD
WASHINGTON**

ORDINANCE NO. 1504

AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON APPROVING ANNEXATION OF CERTAIN UNINCORPORATED AREA, KNOWN AS THE KOTTSICK ANNEXATION, INTO THE CITY, AND INCORPORATING THE SAME WITHIN THE CORPORATE LIMITS THEREOF, PROVIDING FOR THE ASSUMPTION OF EXISTING INDEBTEDNESS, REQUIRING SAID PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND BASIS AS OTHER PROPERTY WITHIN SAID CITY, IMPOSING THE CITY'S COMPREHENSIVE LAND USE DESIGNATION, AND THE ZONING DESIGNATION UNDER THE OFFICIAL ZONING MAP ESTABLISHED BY SAID CITY.

WHEREAS, the City of Stanwood has received a petition for annexation pursuant to RCW 35A.14.120 of certain property generally located north of 284th Street NW, east of 80th Avenue NW, and south of 300th Street NW, being located in Section 18, Township 32 North, Range 04 East, said properties being contiguous to the city limits and legally described in **Exhibit A** attached hereto with a County Parcel Numbers of 320418-004-013-00 and 320418-004-016-00; and

WHEREAS, the City received a 10% Petition Notice of Intent to Annex pursuant to the so-called Direct Petition Method of RCW 35A.14.120 on June 28, 2021, and the City Council accepted the proposal at its August 12, 2021 Council meeting; and

WHEREAS, the City received a Petition for Annexation which included signatures of owners of record of more than 60% of the assessed value of the Annexation Territory on October 22, 2021; and

WHEREAS, the City submitted the Petition for Annexation to the Snohomish County Assessor on November 1, 2021 for a determination of sufficiency; and

WHEREAS, the Snohomish County Assessor certified on November 3, 2021 that the petition signatures, provided in compliance with RCW 35A.14.120 through 35A.14.150 and RCW 35A.01.040, have an assessed value for general taxation of not less than 60% of the total assessed value for general taxation of all property in the proposed annexation area; and

WHEREAS, a duly advertised public hearing was held on said annexation petition before the Stanwood City Council on November 8, 2021, and the City Council heard testimony from staff, the applicant and the public, and was fully advised in the premises; and

WHEREAS, the City Council unanimously approved the motion to “authorize the Mayor to sign Resolution 2021-10 and to allow staff to submit to the Snohomish County Boundary Review Board for review and consideration the 60% annexation petition for the Kottsick Annexation; and

WHEREAS, the City Council also declared in Resolution 2021-10, “upon annexation, the property shall be subject to the City of Stanwood Comprehensive Plan and zoning regulations as adopted.” Also, the City Council declared “upon annexation of the property the Comprehensive Plan designation of MDR and a Zoning designation of SR 7.0 shall apply to said property.”; and

WHEREAS, City staff submitted on December 20, 2021 the proposed annexation to the Boundary Review Board which was deemed complete by the Boundary Review Board on January 31, 2022 beginning the 45-day review period; and

WHEREAS, the 45-day review period ended on March 17, 2022, and with no request for review being filed as outlined in RCW 36.93.100 and RCW 36.93.120, the action is deemed approved by the Boundary Review Board; and

WHEREAS, the proposed annexation area is comprised of two parcels (30 acres) with proposed Comprehensive land use designations Medium Density Residential and proposed zoning designation of Single Family Residential (SR 7.0) upon annexation; and

WHEREAS, upon annexation, the annexation area should be subject to the assumption of existing indebtedness and be assessed and taxed at the same rate and basis as other property within the City;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANWOOD, WASHINGTON, DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Annexation. The property legally described in **Exhibit A** and the boundaries depicted on the map attached as **Exhibit B** is hereby approved for annexation into the City of Stanwood.

Section 2. Assessment and Taxation. The property described in **Exhibit A**, shall be assessed and taxed at the same rate and on the same basis as other property within the City of Stanwood, including assessments or taxes for the payment of its pro rata share and all outstanding indebtedness of the City contracted or incurred prior to or existing on the effective date of the annexation is hereby imposed on said property in common with all properties within the City of Stanwood.

Section 3. Land Use Designation. The property described in **Exhibit A** hereby is subject to the City of Stanwood Comprehensive Plan and zoning regulations as adopted. The property described in **Exhibit A** hereby is designated Single Family Residential 7.0 (SR 7.0) under the City’s zoning regulations.

Section 4. Severability. The various parts, sections and clauses of this ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 5. Transmittal. The City Clerk shall:

1. File two certified copy of this ordinance, with the Snohomish County Boundary Review Board.
2. Record a certified and true copy of this Ordinance with the Snohomish County Auditor.
3. Provide notice of this annexation to the Office of Financial Management pursuant to RCW 35A.14.700.
4. Provide other notices as deemed necessary.

Section 6. Effective Date. This Ordinance shall take effect from and after five (5) days after its passage and publication as required by law.

PASSED AND APPROVED by the Stanwood City Council this 9th day of June 2022.

CITY OF STANWOOD



Sid Roberts, Mayor

ATTEST:

By: 

Lisa Sokolik, City Clerk

APPROVED AS TO FORM:

By: 

Nikki Thompson, City Attorney

Date of Publication: June 14, 2022

Effective Date: June 20, 2022

EXHIBIT A
Legal Description
Kottsick Annexation to Stanwood

PARCEL NUMBERS:

Parcel ID: 32041800401600
Property Address: 28801 80TH AVE NW
Per BLA 202110205002

Parcel ID: 32041800401300
Property Address: 7615 284TH ST NW

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M.;

MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 OF SNOHOMISH COUNTY SHORT PLAT NO. SP-64 (3-84), AS RECORDED UNDER AUDITOR FILE NUMBER 8404120201, RECORDS OF SNOHOMISH COUNTY, WASHINGTON ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF A RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT, AS RECORDED UNDER AUDITOR FILE NUMBER 202110205002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; **THENCE** EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF LOT 1, ALSO BEING THE NORTHWEST CORNER OF TRACT 994 OF THE PLAT OF COPPER STATION, AS RECORDED UNDER AUDITOR FILE NUMBER 200703015003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, ALSO BEING A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 18;

THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF SAID LOT 1 AND THE WEST BOUNDARY OF SAID PLAT OF COPPER STATION AND SAID EAST LINE OF THE SOUTHEAST QUARTER, TO THE SOUTHWEST CORNER OF LOT 79 OF SAID PLAT OF COPPER STATION;

THENCE DEPARTING THE WEST LINE OF THE PLAT OF COPPER STATION AND CONTINUING SOUTH ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF SAID SOUTHEAST QUARTER TO AN ANGLE POINT ON THE EAST LINE OF SAID LOT 1;

THENCE DEPARTING THE EAST LINE OF SAID LOT 1 AND CONTINUING SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;

THENCE WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18 TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 1 ALSO BEING A POINT ON THE EASTERLY MARGIN OF 80TH AVE NW;

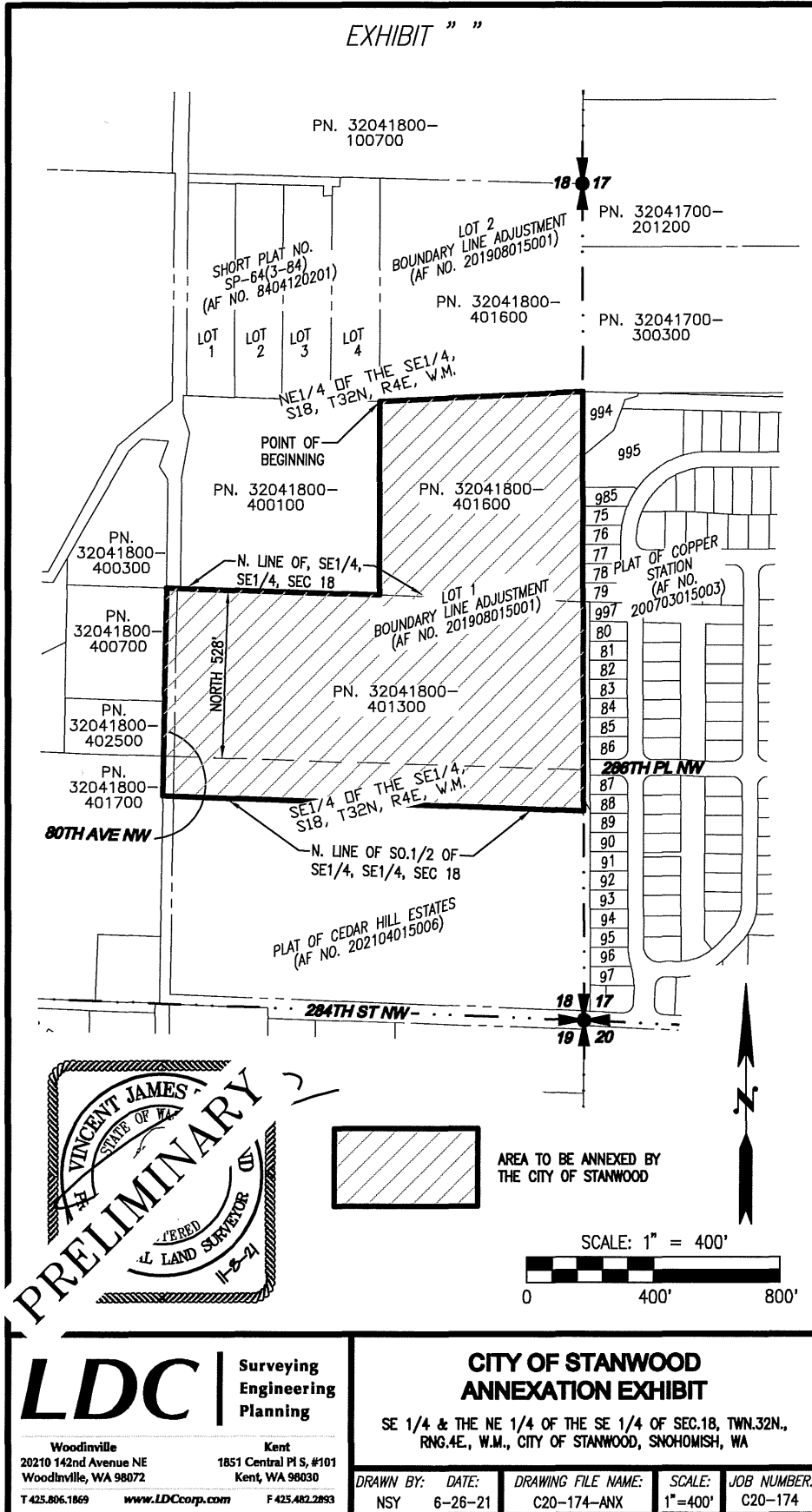
THENCE NORTH ALONG THE EAST MARGIN OF 80TH AVE NW AND WESTERLY BOUNDARY OF LOT 1 OF THE ABOVE MENTIONED RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18;

THENCE EAST ALONG THE BOUNDARY OF SAID LOT 1 TO AN INTERIOR ANGLE POINT OF LOT 1;

THENCE NORTH ALONG THE WESTERLY BOUNDARY OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

TOGETHER WITH ALL ABUTTING 80TH AVENUE RIGHT-OF-WAY.

EXHIBIT B



PRELIMINARY

VINCENT JAMES
STATE OF WA
LAND SURVEYOR
11-8-11

LDC | Surveying
Engineering
Planning

Woodinville Kent
20210 142nd Avenue NE 1851 Central Pl S, #101
Woodinville, WA 98072 Kent, WA 98030
T 425.806.1869 www.LDCcorp.com F 425.482.2853

**CITY OF STANWOOD
ANNEXATION EXHIBIT**

SE 1/4 & THE NE 1/4 OF THE SE 1/4 OF SEC.18, T32N,
R4E, W.M., CITY OF STANWOOD, SNOHOMISH, WA

DRAWN BY:	DATE:	DRAWING FILE NAME:	SCALE:
NSY	6-26-21	C20-174-ANX	1"=400'
JOB NUMBER:			C20-174