

CITY OF GRANITE FALLS
Granite Falls, Washington

ORDINANCE NO. 1044-2023

AN ORDINANCE OF THE CITY OF GRANITE FALLS, WASHINGTON APPROVING ANNEXATION OF CERTAIN UNINCORPORATED AREA, KNOWN AS THE MTIL 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 Granite Falls now has received a petition for annexation pursuant to RCW 35A.14.120 of certain property generally located at the southwest corner of Mountain Loop Highway and Quarry Road., being located in Section 18, Township 30 North, Range 07 East, W.M., said property being contiguous to the city limits and legally described in **Exhibit A** attached hereto; and

WHEREAS, the City prior to the Petition received notice of Intent to Annex pursuant to the so-called Direct Petition Method of RCW 35A.14.120, and the City Council accepted the proposal at its July 6, 2022 and August 3, 2022, Council meetings; 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 May 23, 2023; and

WHEREAS, the City submitted the Petition for Annexation to the Snohomish County Assessor on June 7, 2023 for a determination of sufficiency; and

WHEREAS, the Snohomish County Assessor certified on June 27, 2023 that the petition signatures, provided in compliance with RCW 35A.14.120 through 35A.14.150, 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 Granite Falls City Council on July 19, 2023, 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 2023-07 and to allow staff to submit to the Snohomish County

Boundary Review Board for review and consideration the 60% annexation petition for the MTIL Annexation”; and

WHEREAS, the City Council also declared in Resolution 2023-07, “upon annexation, the property shall be subject to the City of Granite Falls Comprehensive Plan and zoning regulations as adopted. Also, the City Council declared upon annexation of the property it shall have the “Zoning and Comprehensive Plan designation “Industrial/Retail (IR)”; and

WHEREAS, City staff submitted on August 29, 2023 the proposed annexation to the Boundary Review Board; and

WHEREAS, the City received a letter from the Boundary Review Board on October 18, 2023 stating that no one requested a public hearing and that the City could proceed to final annexation; and

WHEREAS, the proposed annexation area is comprised of two single family residential parcels and a vacant parcel (three parcels) totaling approximately 5.04 acres with proposed Comprehensive land use designations 30071800200600, 30071800200800, and 30071800207200 to Industrial/Retail (IR) and parcels 30071800200600, 30071800200800, and 30071800207200 will receive the Industrial/Retail (IR) zoning upon annexation; and; 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 GRANITE FALLS, WASHINGTON, DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Annexation. The properties as legally described in **Exhibit A** and with boundaries depicted on the map attached as **Exhibit B** are hereby annexed into the City of Granite Falls.

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

Section 3. Land Use Designation. The properties described in **Exhibit A** hereby are subjected to the City of Granite Falls Comprehensive Plan and zoning regulations as adopted. The properties described in **Exhibit A** hereby are designated Industrial/Retail (IR) in the Comprehensive Plan (30071800200600, 30071800200800, and 30071800207200) and Industrial/Retail (IR) under the City’s zoning regulations (30071800200600, 30071800200800, and 30071800207200).

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.

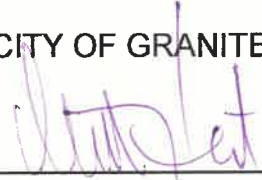
Section 5. Transmittal. The City Clerk shall:

1. File two certified copies 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 Granite Falls City Council this 1st day of November 2023.

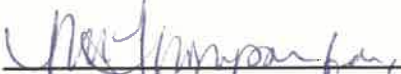
CITY OF GRANITE FALLS


Matthew Hartman, Mayor

ATTEST:


Darla Reese, MMC, City Clerk

APPROVED AS TO FORM:


Thom Graafstra, City Attorney
Emily Guildner, City Attorney

Date of Publication: Nov. 7, 2023

Effective Date: Nov. 12, 2023



EXHIBIT A

MTIL Annexation to Granite Falls

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 30 NORTH, RANGE 7 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF LOT 2, SNOHOMISH COUNTY SHORT PLAT NUMBER 10(1-82), RECORDED UNDER AUDITOR'S FILE NUMBER 8206170188 RECORDS OF SNOHOMISH COUNTY WASHINGTON;

THENCE NORTH 00°37'21" EAST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 379.85 FEET TO THE SOUTH MARGIN OF THAT SNOHOMISH COUNTY ROAD KNOWN AS GRANITE FALLS ALTERNATE ROUTE; THENCE CONTINUING NORTH 00°37'21" EAST A DISTANCE OF 120.32 FEET TO THE NORTH MARGIN OF SAID GRANITE FALLS ALTERNATE ROUTE AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1120.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 31°33'00" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID NORTH MARGIN, THROUGH A CENTRAL ANGLE OF 27°45'21", AN ARC DISTANCE OF 542.56 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 100.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID NORTH MARGIN, THROUGH A CENTRAL ANGLE OF 69°52'13", AN ARC DISTANCE OF 121.95 FEET TO THE NORTHEASTERLY PROLONGATION OF THE WEST MARGIN OF MOUNTAIN LOOP HIGHWAY;

THENCE SOUTH 16°20'08" WEST ALONG SAID PROLONGATION A DISTANCE OF 226.62 FEET TO THE WEST MARGIN OF MOUNTAIN LOOP HIGHWAY AND A POINT ON THE WEST LINE OF SAID LOT 2;

THENCE SOUTH 16°20'08" WEST ALONG THE WEST MARGIN OF MOUNTAIN LOOP HIGHWAY A DISTANCE OF 126.37 FEET;

THENCE CONTINUING ALONG SAID WEST MARGIN SOUTH 89°22'39" EAST A DISTANCE OF 10.39 FEET TO THE NORTHWEST CORNER OF THAT STRIP OF LAND DEEDED TO SNOHOMISH COUNTY BY STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200811050466, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE THE FOLLOWING THREE COURSES AROUND THE EXTERIOR OF SAID DEEDED STRIP:

SOUTH 89°22'39" EAST ALONG THE NORTH LINE A DISTANCE OF 10.39 FEET;

SOUTH 16°20'08" WEST ALONG THE EAST LINE A DISTANCE OF 207.76 FEET;

NORTH 89°22'39" WEST ALONG THE SOUTH LINE A DISTANCE OF 10.39 FEET TO THE WEST MARGIN OF MOUNTAIN LOOP HIGHWAY ALSO BEING THE SOUTHEAST CORNER OF THAT PROPERTY CONVEYED TO ROBERT B SUMPTER, JR. BY STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200711300931, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE CONTINUING NORTH 89°22'39" WEST ALONG THE SOUTH LINE OF SAID SUMPTER PROPERTY A DISTANCE OF 173.53 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF SAID LOT 2;

THENCE THE FOLLOWING THREE COURSES ALONG SAID SOUTH LINE OF LOT 2

NORTH 89°22'39" WEST A DISTANCE OF 253.67 FEET;

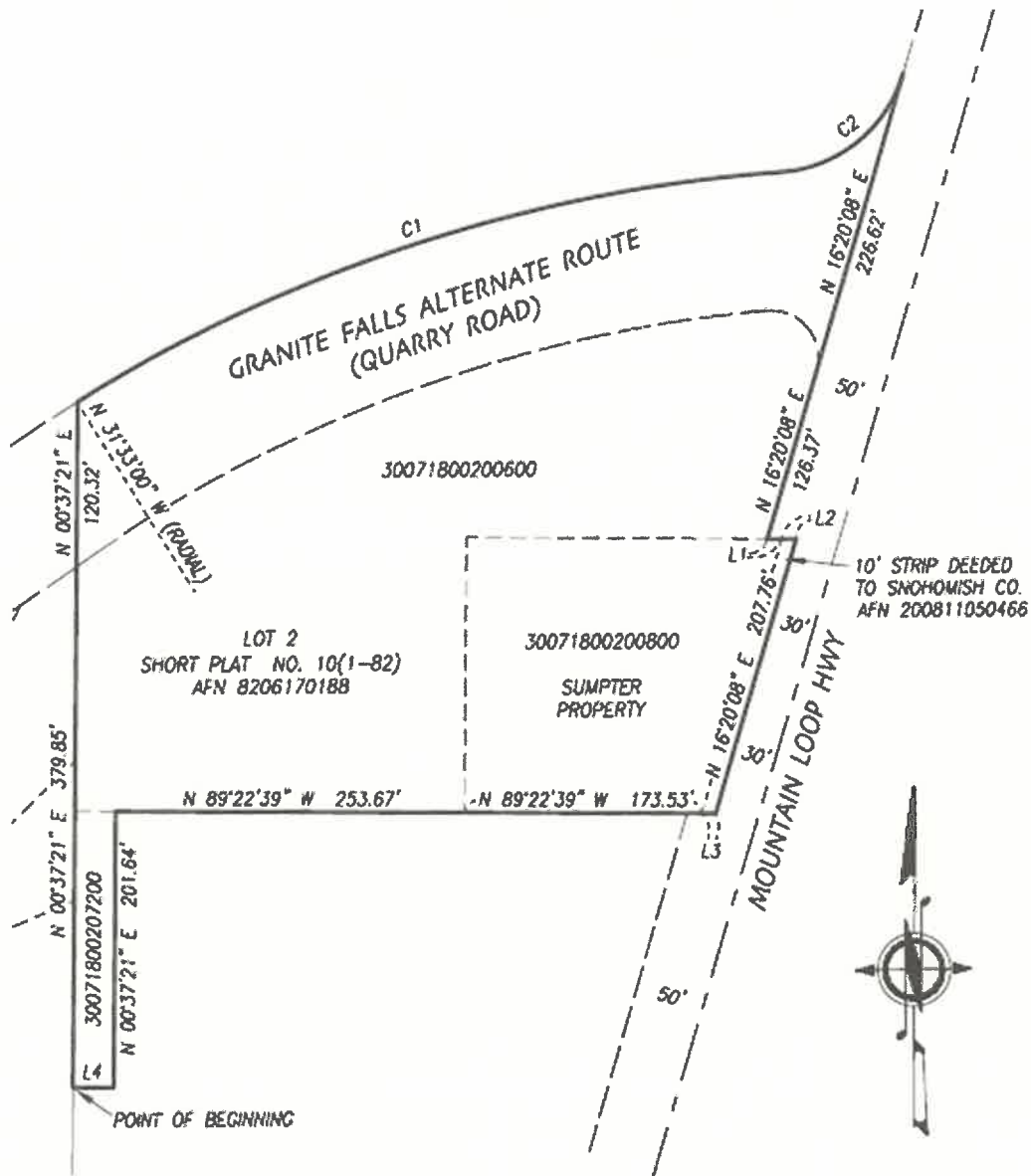
SOUTH 00°37'21" WEST A DISTANCE OF 201.64 FEET;

NORTH 89°22'39" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 219,447 SF OR 5.04 ACRES.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EXHIBIT B
Proposed Annexation Area: MTIL Annexation to Granite Falls



LINE TABLE

LINE	LENGTH	BEARING
L1	10.39'	N 89°22'39" W
L2	10.39'	N 89°22'39" W
L3	10.39'	N 89°22'39" W
L4	30.00'	N 89°22'39" W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	542.56'	1120.00'	27°45'21"
C2	121.95'	100.00'	69°52'13"



CERTIFICATION

MTIL Annexation Ordinance No. 1044-2023

I, Darla Reese, being first duly appointed, qualified, and Clerk of the City of Granite Falls, Washington, a municipal corporation, do hereby certify that the foregoing Ordinance No. 1044-2023, is a full, true, and correct copy of the original Ordinance passed on the 1st day of November, 2023, as said Ordinance appears in the Ordinance Book of the City and said Ordinance became effective on the 12th day of November, 2023, five (5) days from the date of publication.