

**CITY OF MUKILTEO
MUKILTEO, WASHINGTON**

ORDINANCE NO. 1513

AN ORDINANCE OF THE CITY OF MUKILTEO, WASHINGTON, ANNEXING THE PHASE I ANNEXATION AREA, PURSUANT TO INTERLOCAL AGREEMENT AS PROVIDED IN RCW 35A.14.296; ADOPTING ZONING DESIGNATIONS FOR THE ANNEXED AREA, PROVIDING FOR THE ASSESSMENT AND TAXATION OF REAL PROPERTY IN THE ANNEXATION AREA, APPLICATION OF THE CITY'S COMPREHENSIVE PLAN, APPLICATION OF THE CITY'S ZONING AND DEVELOPMENT REGULATIONS, APPLICATION OF EXISTING INDEBTEDNESS, THE BENEFITS OF THE ANNEXATION, THE SUFFICIENCY OF THE CITY'S SERVICES, PUBLIC NOTICE, CORRECTION OF ERRORS, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Mukilteo ("City") and Snohomish County ("County") are required to plan under Chapter 36.70A RCW, the Growth Management Act ("GMA"), for orderly growth within unincorporated areas of the County designated as municipal urban growth areas; and

WHEREAS, the City has planned for future urban growth within the City's Municipal Urban Growth Area ("MUGA") through its Comprehensive Plan that has been reviewed and approved by the Washington State Department of Commerce as compliant with the GMA and the Puget Sound Regional Council as consistent with the region's growth and transportation strategy; and

WHEREAS, on March 12, 2025, the City and Snohomish County executed an interlocal agreement to facilitate the annexation of the Phase I Annexation Area ("Annexation Area") pursuant to RCW 35A.14.296; and

WHEREAS, Mukilteo Municipal Code 17.12.040 states that zoning designations can be assigned by the City Council for the annexed areas after being presented with recommendations from the Planning Commission; and

WHEREAS, the Planning Commission recommended zoning of Light Industrial (LI) and Community Business South (CB(S)) to the City Council after a Public Hearing at their January 16, 2025, meeting; and

WHEREAS, on February 18, 2025, the City Council adopted Resolution 2025-04 which formally declaring its intent to annex the Annexation Area and authorized the Mayor to file a Notice of Intent with the Snohomish County Boundary Review Board ("BRB"); and

WHEREAS, the City submitted a Notice of Intent to Annex the Phase I Annexation Area to the BRB and the proposal was deemed legally sufficient with an effective filing date of May 15, 2025; and

WHEREAS, following the 45-day review period the BRB did not invoke its jurisdiction and deemed the Annexation Area approved; and

WHEREAS, the annexation by the City best serves the health, welfare and safety of the residents of the City and the Annexation Area; encourages the most appropriate use of land within the Annexation Area; secures safety from fire; promotes a coordinated development between the City and the Annexation Area; encourages the integration of any new development of the Annexation Area with the neighboring community; helps conserve and restore natural beauty and other natural resources; and facilitates the adequate provision of transportation, water, sewerage and other public uses; and

WHEREAS, the City's utilities, police, fire, and other services are sufficient to serve the Annexation Area, and the annexation is consistent with the State Growth Management Act; and

WHEREAS, after consideration of the public comment received, both written and oral, on this ordinance, the related facts and issues, the City's comprehensive planning and development regulations, the City Council believes it is in the public interest and consistent with the City's policies to annex the Annexation Area

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MUKILTEO, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Annexation of Property. The Phase I Annexation as described and depicted in Exhibit A is hereby annexed into the City on the effective date of this ordinance.

Section 2. Adopt Zoning Map. The City Council hereby adopts the zoning maps for the annexed area as shown in Exhibit B.

Section 3. Tax Assessment. The Annexation Area will be assessed and taxed at the same rate and on the same basis as other property within the City's boundaries upon the effective date of this ordinance.

Section 4. Indebtedness. The Annexation Area shall be subject to the existing indebtedness of the City upon the effective date of the ordinance.

Section 5. Certified Copy. The City Clerk shall provide a certified copy of this annexation ordinance and any other necessary documents to the County, including the BRB, in accordance with the requirements of RCW 35A.14.296.

Section 6. Severability. If any section, subsection, clause, sentence, or phrase of this ordinance should be held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 7. Authority to Make Necessary Corrections. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 8. Effective Date. The ordinance shall take effect and be in full force five (5) days after publication of the attached summary which is hereby approved.

PASSED by the City Council and APPROVED by the Mayor this ____ day of _____, 2025.

APPROVED:

JOE MARINE, MAYOR

ATTEST/AUTHENTICATED:

ASEA SANDINE, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

HEIDI L. GREENWOOD

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO. 1513

SUMMARY OF ORDINANCE NO. 1513
of the City of Mukilteo, Washington

On the ____ day of _____, 2025, the City Council of the City of Mukilteo, Washington, adopted Ordinance No. 1513. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF MUKILTEO, WASHINGTON, ANNEXING THE PHASE I ANNEXATION AREA, PURSUANT TO INTERLOCAL AGREEMENT AS PROVIDED IN RCW 35A.14.296; ADOPTING ZONING DESIGNATIONS FOR THE ANNEXED AREA, PROVIDING FOR THE ASSESSMENT AND TAXATION OF REAL PROPERTY IN THE ANNEXATION AREA, APPLICATION OF THE CITY'S COMPREHENSIVE PLAN, APPLICATION OF THE CITY'S ZONING AND DEVELOPMENT REGULATIONS, APPLICATION OF EXISTING INDEBTEDNESS, THE BENEFITS OF THE ANNEXATION, THE SUFFICIENCY OF THE CITY'S SERVICES, PUBLIC NOTICE, CORRECTION OF ERRORS, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

The full text of this ordinance will be mailed upon request.

APPROVED by the City Council on _____.

ASEA SANDINE, CITY CLERK