

**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.**

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**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 7th day of July, 2025.

APPROVED:

  
JOE MARINE, MAYOR

ATTEST/AUTHENTICATED:

  
ASEA SANDINE, CITY CLERK

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

  
HEIDI L. GREENWOOD

CERTIFIED TO BE A TRUE &  
EXACT COPY OF ORIGINAL



FILED WITH THE CITY CLERK: 7/2/2025  
PASSED BY THE CITY COUNCIL: 7/7/2025  
PUBLISHED: 7/11/2025  
EFFECTIVE DATE: 07/16/2025  
ORDINANCE NO. 1513

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

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On the 7th day of July, 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 July 7, 2025.

  
ASEA SANDINE, CITY CLERK

CITY OF MUKILTEO  
ANNEXATION AREA LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHEAST QUARTER OF SECTION 27. TOWNSHIP 28 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, SNOHOMISH COUNTY, WASHINGTON;

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 1 OF THE PLAT OF PAINE FIELD NUMBER 4, VOLUME 13, PAGE 2, SNOHOMISH COUNTY, WASHINGTON, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY MARGIN OF BEVERLY PARK ROAD.

THENCE NORTHWESTERLY ALONG THE NORTH LINE OF LOTS 1 THROUGH 9 OF SAID PLAT OF PAINE FIELD NUMBER 4, TO THE NORTH SIXTEENTH CORNER OF SAID SECTION 27;

THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF LOTS 9 AND 10 OF SAID PLAT OF PAINE FIELD NUMBER 4, TO THE SOUTHEAST CORNER OF LOT 5 OF CONTAINER HOME SUPPLY SUBDIVISION RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 9308185002;

THENCE NORTHWESTERLY ALONG THE EASTERLY MARGIN OF LOTS 5 AND 4 OF SAID CONTAINER HOME SUPPLY SUBDIVISION, TO THE RIGHT-OF-WAY MARGIN OF HARBOR POINTE BLVD SW, AS DEDICATED ON THE FACE OF SAID CONTAINER HOME SUPPLY SUBDIVISION;

THENCE NORTHWESTERLY ALONG THE EASTERLY MARGIN OF SAID OF HARBOR POINTE BLVD SW TO THE SOUTHEAST CORNER OF LOT 3 OF SAID CONTAINER HOME SUPPLY SUBDIVISION;

THENCE NORTHWESTERLY ALONG THE EASTERLY LINES OF LOTS 3 AND 2 OF SAID CONTAINER HOME SUPPLY SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 1 OF SAID CONTAINER HOME SUPPLY, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF PARCEL 1 OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 95-103442, RECORDED UNDER RECORDING NUMBER 9506130206;

THENCE NORTHWESTERLY ALONG THE EASTERLY LINES OF PARCEL 1 AND PARCEL 2 OF SAID BOUNDARY LINE ADJUSTMENT TO THE NORTHEAST CORNER OF SAID PARCEL 2;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL 2 OF SAID BOUNDARY LINE ADJUSTMENT TO A POINT ON THE NORTH LINE OF THAT PORTION OF LAND DEEDED TO THE STATE OF WASHINGTON AS DESCRIBED IN WARRANTY DEED RECORDED UNDER SNOHOMISH COUNTY AUDITORS FILE NUMBER 200511290858;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID WARRANTY DEED TO THE EASTERLY MARGIN OF THE CITY OF MUKILTEO ORDINANCE 691;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY MARGIN OF THE CITY OF MUKILTEO ORDINANCE 691 TO THE SOUTHEASTERN CORNER OF SAID CITY OF MUKILTEO ORDINANCE 691;

THENCE DEPARTING SAID ORDINANCE 691, SOUTHEASTERLY TO A POINT OPPOSITE AND 60 FEET RIGHT FROM COUNTY ENGINEER STATION 195+32.09 ON SR 525 (MUKILTEO SPEEDWAY) SURVEY CENTERLINE OF BEVERLY PARK ROAD AT SR 525 INTERSECTION, SURVEY NO. 3625, AS DESCRIBED IN STATUTORY WARRANTY DEED RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 200107120120, SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID BEVERLY PARK ROAD;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID BEVERLY PARK ROAD TO A POINT ON THE NORTH LINE OF LOT 51 OF THE PLAT OF PAINE FIELD NUMBER 3, VOLUME 12, PAGES 110 AND 111, SNOHOMISH COUNTY, WASHINGTON;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 51 TO THE NORTHEAST CORNER OF SAID LOT 51 AND THE SOUTHWEST CORNER OF LOT 61 OF SAID PLAT OF PAINE FIELD NUMBER 3;

THENCE NORTHERLY ALONG THE WEST LINES OF LOTS 61 AND 60 OF SAID PLAT OF PAINE FIELD NUMBER 3 TO THE NORTHWEST CORNER OF SAID LOT 60;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 60 TO THE SOUTHWEST CORNER OF LOT 57 OF SAID PLAT OF PAINE FIELD NUMBER 3;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 57 TO THE SOUTHERLY RIGHT OF WAY MARGIN OF GIBSON ROAD;

THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY MARGIN OF SAID GIBSON ROAD TO THE NORTHWEST CORNER OF LOT 58 OF SAID PLAT OF PAINE FIELD NUMBER 3;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 58, 153.11 FEET MORE OR LESS TO A POINT OF CURVATURE ALONG THE SOUTH RIGHT-OF-WAY MARGIN OF SAID GIBSON ROAD;

THENCE CONTINUING EASTERLY ALONG THE SAME BEARING TO A POINT ALONG THE EASTERLY RIGHT-OF-WAY MARGIN OF SAID GIBSON ROAD AND WEST LINE OF LOT 98 OF SAID PLAT OF PAINE FIELD NUMBER 3;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 98 AND EASTERLY RIGHT-OF-WAY MARGIN OF GIBSON ROAD TO THE NORTHWEST CORNER OF SAID LOT 98;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 98 TO THE NORTHEAST CORNER OF SAID LOT 98, SAID POINT ALSO BEING THE SOUTHEAST CORNER LOT 4 OF BEV ED CORPORATE PARK BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NUMBER 200609115185 AND AMENDED UNDER AUDITOR'S FILE NUMBER 200701120576;

THENCE NORTHERLY ALONG THE EAST LINE OF LOT 4 AND LOT 2 OF SAID BEV ED CORPORATE PARK BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NUMBER 200609115185 AND AMENDED UNDER AUDITOR'S FILE NUMBER 200701120576 TO THE NORTHEAST CORNER OF SAID LOT 2;

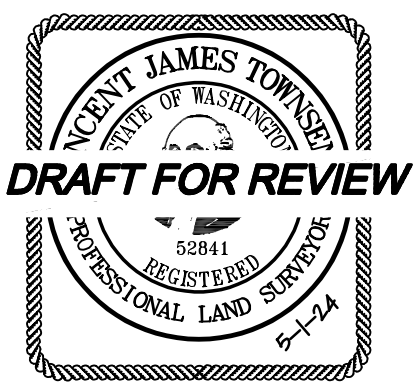
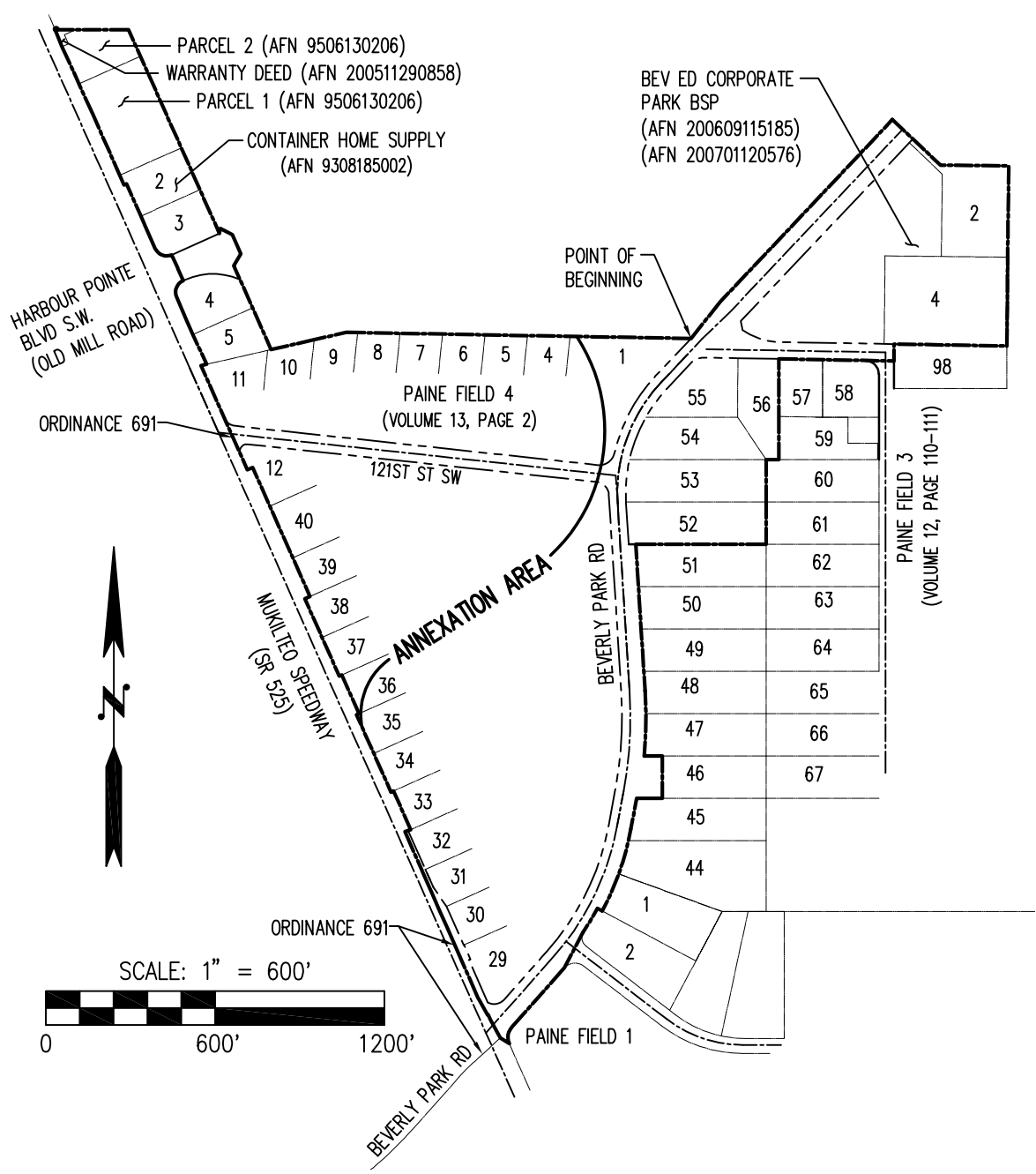
THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 2 TO AN ANGLE POINT ALONG THE NORTH LINE OF SAID LOT 2;

THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 2 TO THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF BEVERLY PARK ROAD;

THENCE CONTINUING NORTHWESTERLY ON THE SAME BEARING TO THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF SAID BEVERLY PARK ROAD;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF SAID BEVERLY PARK ROAD TO A POINT ON THE NORTH LINE OF LOT 1 OF THE PLAT OF PAINE FIELD NUMBER 4, VOLUME 13, PAGE 2, SNOHOMISH COUNTY, WASHINGTON AND POINT OF BEGINNING.

EXHIBIT 'A'



NOTE: THIS EXHIBIT MAP IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT PURPORT TO BE AN ACTUAL SURVEY. NO FIELD WORK WAS CONDUCTED IN THE PREPARATION OF THIS EXHIBIT. IT IS INTENDED TO ACCOMPANY THE LEGAL DESCRIPTION, WHICH SERVES AS AN APPROXIMATION OF THE PROPOSED ANNEXATION AREA BASED ON EXISTING PUBLIC RECORDS. THE BOUNDARIES AND FEATURES DEPICTED ON THIS MAP ARE DERIVED FROM AVAILABLE DATA AND SHOULD NOT BE RELIED UPON FOR PRECISE MEASUREMENTS OR DETAILED PLANNING.

USERS OF THIS MAP SHOULD CONSULT THE ACCOMPANYING LEGAL DESCRIPTION FOR THE OFFICIAL REPRESENTATION OF THE ANNEXATION AREA. FOR ANY ACTIVITIES REQUIRING ACCURATE BOUNDARY DETERMINATIONS, A LICENSED PROFESSIONAL LAND SURVEYOR SHOULD BE ENGAGED TO PERFORM A COMPREHENSIVE SURVEY.

**LDC**

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Engineering

Planning

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**CITY OF MUKILTEO**

**ANNEXATION**

A PORTION OF THE NW 1/4, NE 1/4, AND SE 1/4 OF  
SEC. 27, TWN. 28 N., RNG. 4 E., W.M.  
CITY OF MUKILTEO, SNOHOMISH COUNTY, WASHINGTON

|           |        |                    |         |             |
|-----------|--------|--------------------|---------|-------------|
| DRAWN BY: | DATE:  | DRAWING FILE NAME: | SCALE:  | JOB NUMBER: |
| MAR       | 5-1-24 | C21-161 ANNEX      | 1"=600' | C21-161     |





CITY OF

MUKILTEO

# Proposed Annexation Area with City Zoning

N

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S

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100

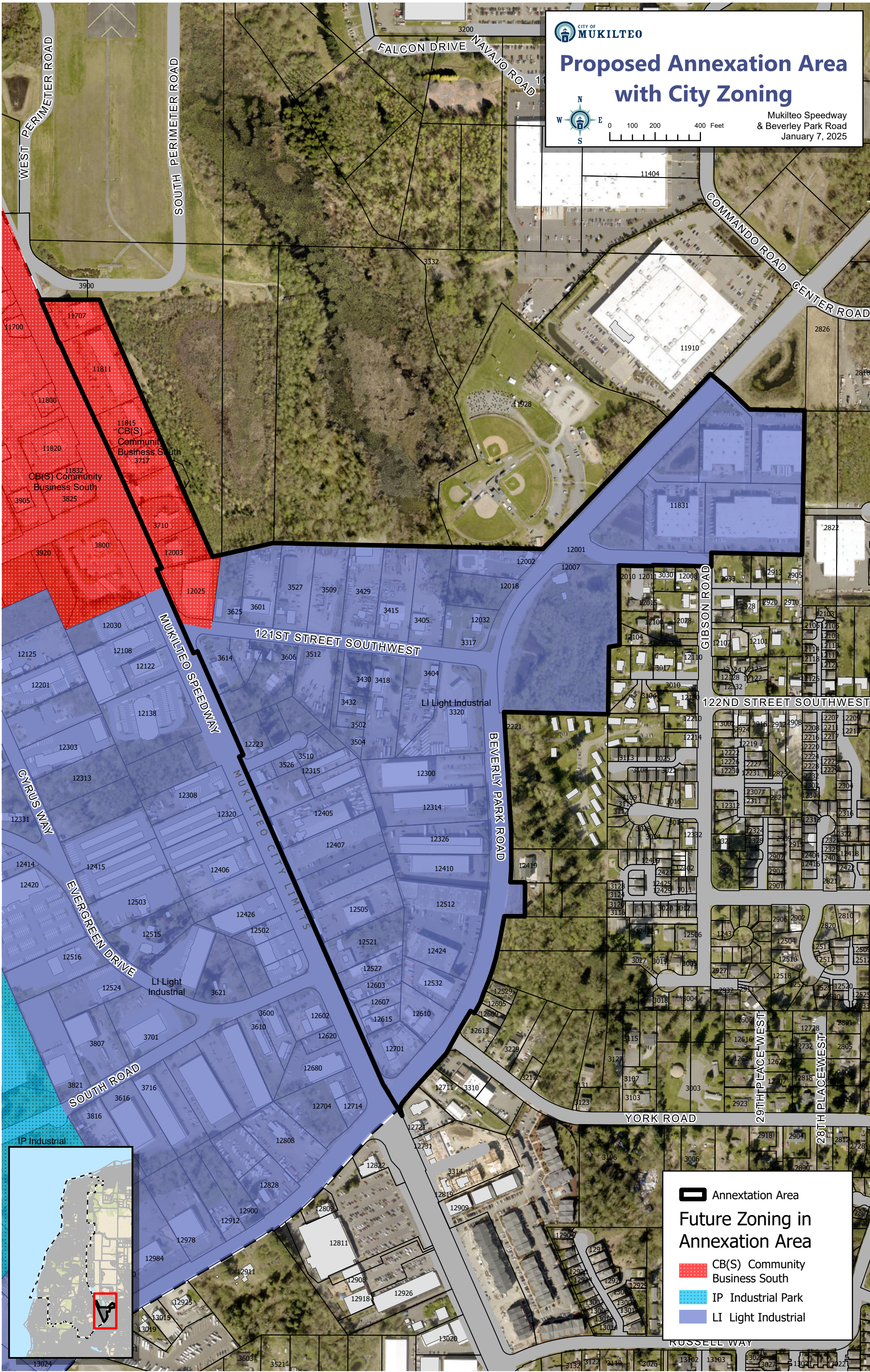
200


400

Feet


Mukilteo Speedway  
& Beverley Park Road


January 7, 2025




 Annexation Area

## Future Zoning in Annexation Area

 CB(S) Community  
Business South

 IP Industrial Park

 LI Light Industrial