

**City of Stanwood, Washington**

**RESOLUTION 2014-16**

**A RESOLUTION OF THE CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON PERTAINING TO THE RECEIPT OF A NOTICE OF INTENT TO ANNEX CERTAIN REAL PROPERTY KNOWN AS THE 64<sup>th</sup> AVE. NW ANNEXATION, AND AUTHORIZING THE CIRCULATION OF A 60% ANNEXATION PETITION SUBJECT TO CONDITIONS**

**WHEREAS**, the City of Stanwood has received a 10 percent petition and Notice of Intent for an annexation meeting the requirements of RCW 35.13.125; and

**WHEREAS**, the City of Stanwood desires to work with citizens adjacent to the Stanwood in unincorporated Snohomish County and within the established Urban Growth Area of the City to become part of the City of Stanwood; and

**WHEREAS**, the proposed annexation area contains approximately 17.33 acres; and

**WHEREAS**, the area proposed for annexation is within the Urban Growth Area established by Snohomish County under the State Growth management Act; and

**WHEREAS**, Snohomish County tax records available through the Assessor's Office reflect that Josephine Sunset Home owns both parcels in the proposed annexation area, which contain a total assessed value of \$464,600 representing 100 percent of the assessed value in the annexation area; and

**WHEREAS**, having received Josephine Sunset Home's written notification of intent to annex that satisfies the ten percent assessed value threshold, the City Council reviewed the matter for consideration at its regular public meeting on August 21, 2014; and

**WHEREAS**, within sixty days of receiving a written notification of intent to commence annexation proceedings from the property owner or owners holding assessed valuation to make such request, the City Council will consider the matter at a public meeting, at which time the City Council may accept, reject, or geographically modify the proposed annexation; determine if the City will require the simultaneous adoption of proposed comprehensive plan and zoning regulations; and determine whether the City will require the assumption of all or any portion of existing City indebtedness by the area to be annexed; and

**WHEREAS**, water and sewer extensions will be required to service this area and potential intersection improvement to SR 532 and 64<sup>th</sup> Avenue NW would be required to ensure safe movement through this intersection. In order to address these issues, it is in the best interest of the City to enter into a pre-annexation agreement prior to the annexation becoming final; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STANWOOD AS FOLLOWS:

**Section 1. Circulation of Annexation Petitions Approved.** Under authority of Chapter 35.13 RCW, the City Council of the City of Stanwood hereby approves the written request from Josephine Sunset Home to circulate annexation petitions for an area of unincorporated Snohomish County that is generally located at 26500 Avenue NW at the southwest corner of the intersection of SR 532 and 64th Ave. NW, and is more specifically depicted on Exhibit "A," a copy of which is attached hereto and incorporated by this reference.

**Section 2. Petitions to Require Assumption of Existing City Indebtedness.** It is the intent of the Stanwood City Council that, upon annexation, all property within the proposed annexation area 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 in payment of all or any portion of the outstanding indebtedness of the City contracted, incurred prior to, or existing on the date of annexation. Accordingly, any annexation petitions circulated under approval granted by this resolution shall be written to clearly indicate this fact.

**Section 3. Comprehensive Plan and Zoning.** The City of Stanwood will require the simultaneous implementation and adoption of the Comprehensive Plan and zoning regulations.

**Section 4. Pre-Annexation Agreement.** The City of Stanwood will require a pre-annexation agreement with the property owner in the proposed annexation area addressing at a minimum water/sewer extension and may also include addressing intersection improvements to SR 532 and 64<sup>th</sup> Avenue NW. Such an agreement must be executed and approved by both parties prior to adoption of a final annexation ordinance.

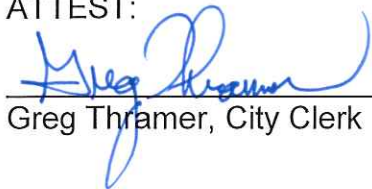
**PASSED AND APPROVED** by the City Council of the City of Stanwood this 21<sup>st</sup> day of August, 2014.

CITY OF STANWOOD

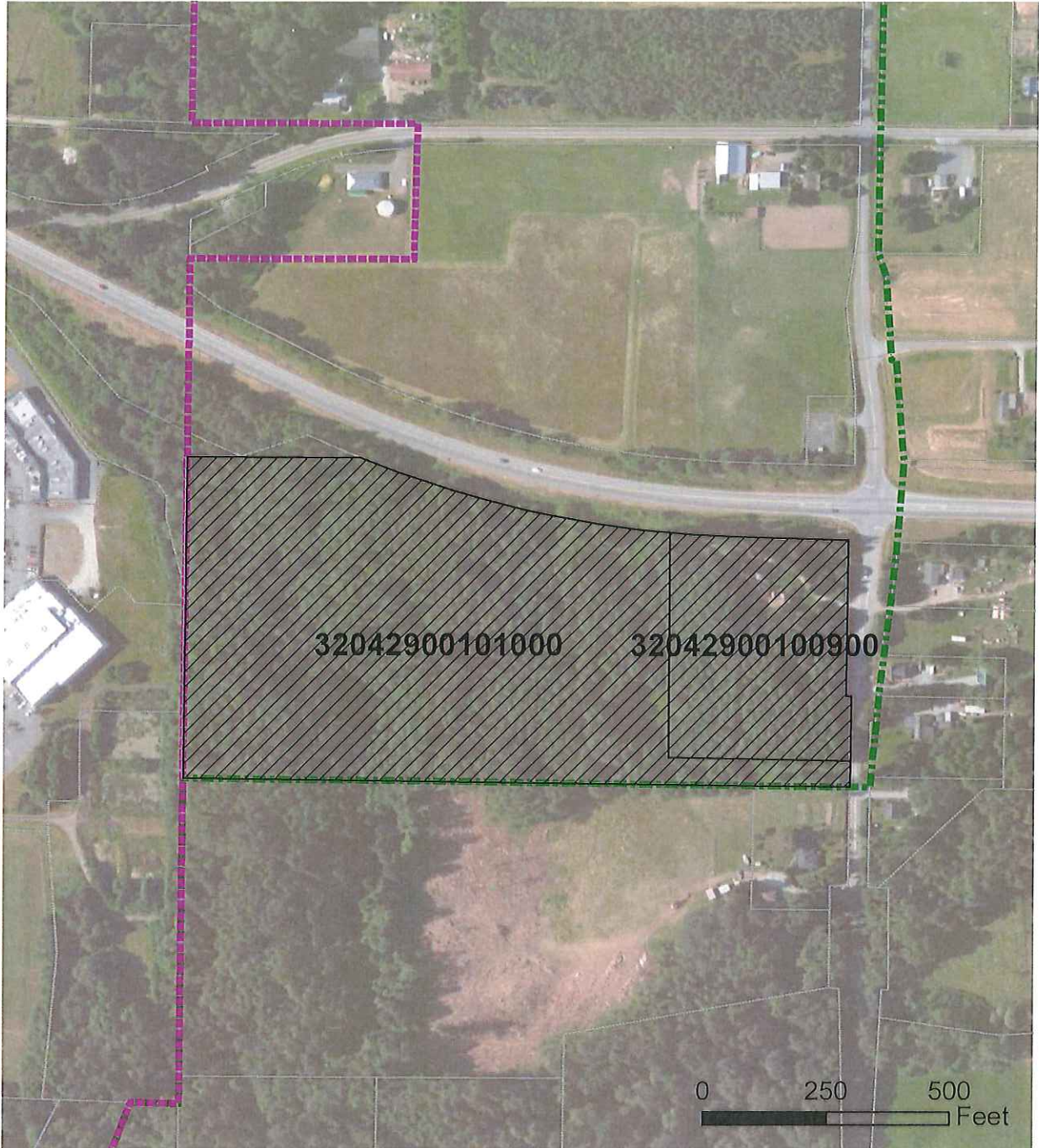


Leonard Kelley, Mayor




ATTEST:

  
Greg Thramer, City Clerk

# EXHIBIT A



Parcel ID No.	32042900101000	Parcel ID No.	32042900100900
Property Owner	JOSEPHINE SUNSET HOME	Property Owner	JOSEPHINE SUNSET HOME
Assessed Land Value	\$248,600	Assessed Land Value	\$216,000

-  Josephine Sunset Home Parcel
-  City Limits
-  Stanwood UGA



Author: D. Tokizawa  
Date: 8/8/2014