

**CITY OF STANWOOD
Stanwood, Washington**

Resolution 2015-20

A RESOLUTION OF THE CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON, RELATING TO THE RECEIPT OF A NOTICE OF INTENT TO ANNEX CERTAIN REAL PROPERTY KNOWN AS THE TARTE 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 property owners adjacent to the City of 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 9.70 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 Thomas Tarte owns the parcel in the proposed annexation area, which contain a total assessed value of \$335,900 representing 100 percent of the assessed value in the annexation area, and

WHEREAS, having received Tarte'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 October 22, 2015, 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

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 of Thomas Tarte to circulate an annexation petition for an area of unincorporated Snohomish County that is generally at the northeast corner of Jensen Road and 68th Avenue NW (Cedarhome Road), 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 petition 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.


PASSED AND APPROVED by the City Council of the City of Stanwood this 22nd day of October, 2015.

CITY OF STANWOOD




Leonard Kelley, Mayor

ATTEST:



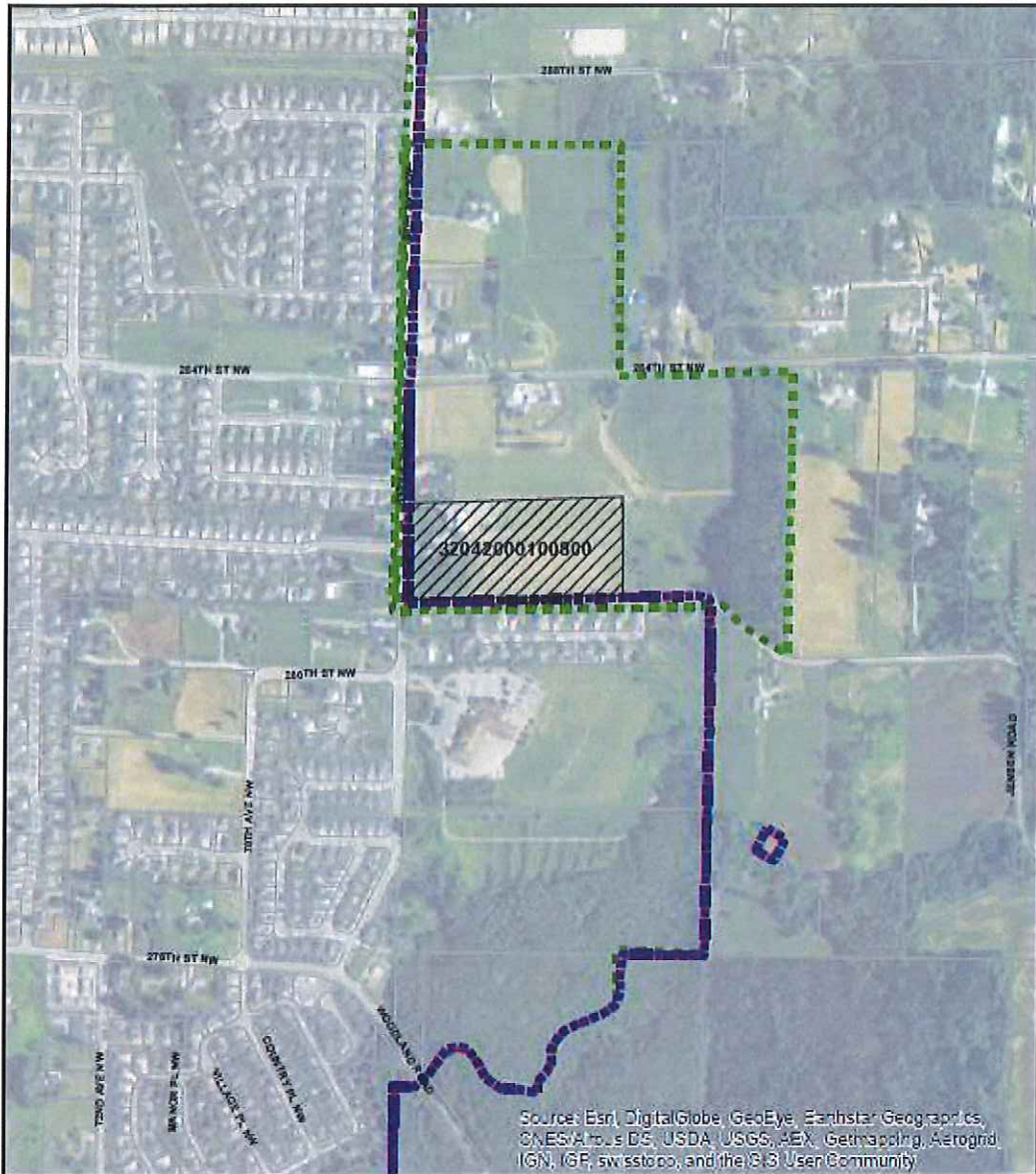
Greg Thramer, City Clerk

APPROVED AS TO FORM:



Grant K. Weed, City Attorney

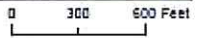
EXHIBIT A



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroX, Getmapping, Aerogrid, IGN, IGF, swisstopo, and the GIS User Community

Parcel ID No.	32042000100800
Property Owner	Thomas A. Tarte
Assessed Land Value	\$335,900
Acreage	9.68

-  TARTE PARCEL
-  CITY LIMITS
-  STANWOOD UGA



Author: D. Tokizawa
Date: 9/17/16

NOTICE OF INTENT TO COMMENCE ANNEXATION PROCEEDINGS

PURPOSE: To annex 9.7 acres into the Stanwood City limits, including parcel no(s) 32042000100800

to complete the process we began by expansion of the UGA; adoption of and revision to the Future Land Use map as adopted by Snohomish County June 10, 2015; and to now annex this parcel into the City of Stanwood reflecting the SR 9.6 Single Family Residential 9.6 zoning and to ultimately subdivide this property in accordance with City of Stanwood zoning and development regulations.

TO: THE HONORABLE CITY COUNCIL OF THE CITY OF STANWOOD, WASHINGTON

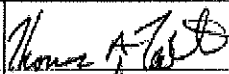
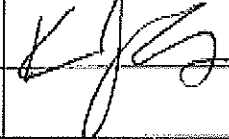
We the undersigned, do hereby notify the City Council of the City of Stanwood of our intent to annex property, as described in the attached legal description and shown on the attached map, to the City of Stanwood of the State of Washington. This notice is signed by owners of not less than 10 percent of the valuation of the acreage for which annexation is sought.

WARNING

Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Each signature shall be executed in ink or indelible pencil and shall be followed by the name and address of the signor and the date of signing.

NOTICE OF INTENT TO ANNEX SIGNATURES

	Signature	Print Name	Address	Date
1.		Thomas A. Tarte	28123 - 68th Avenue NW	9/7/15
2.		Karie J. Tarte	28123 - 68th Avenue NW	9/7/15
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				