

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 25-334

CONCERNING THE COUNTY COUNCIL'S POSITION ON A
PROPOSED DIRECT PETITION METHOD ANNEXATION
TO THE CITY OF LYNNWOOD; BRB FILE NO. 2025-03 –
ANNEXATION OF NEW MIDDLE SCHOOL SITE

WHEREAS, on June 9, 2025, Snohomish County (the “County”) received a notice of intention (NOI) from the Washington State Boundary Review Board for Snohomish County (hereinafter “Boundary Review Board”), for the City of Lynnwood (the “City”) to annex approximately 19.76 acres of land adjacent to the current corporate boundary, and within the Lynnwood Municipal Urban Growth Area (MUGA); and

WHEREAS, the City’s proposal, Annexation of New Middle School Site, as indicated in Boundary Review Board BRB File No. 2025-03, is pursuant to RCW 35A.14.120 and further described in Boundary Review Board File No. BRB 2025-03, which is incorporated herein as Attachment A; and

WHEREAS, the proposed annexation is subject to Snohomish County Code Section 2.77.040; RCW 28A.335.110; RCW 35A.14.120; RCW 36.93.157, .170, and .180; and RCW 36.70A.020, .110, and .210; and

WHEREAS, per RCW 28A.335.110, the Edmonds School District (“District”) petitioned the City for annexation of one parcel owned by the District; and

WHEREAS per Resolution No. 2025-05, the City accepted the District’s Notice of Intention to commence annexation pursuant to RCW 35A.14.120; and

WHEREAS, the City and County do not have an existing Master Annexation Interlocal Agreement (MAILA) in effect, the 2009 MAILA expired on December 31, 2018; and

WHEREAS, the area proposed for annexation is included within the City’s MUGA, and the City is the logical provider of municipal services; and

WHEREAS, RCW 36.93.100 establishes a 45-day period during which the County and certain other parties may review the proposed annexation and may choose to invoke the jurisdiction of the Boundary Review Board to hold a hearing on the annexation; and

WHEREAS, under SCC 2.77.040(4) the County Council, at a public meeting, shall determine whether to file a request for Boundary Review Board review of a proposed annexation and give notice of its decision to the Boundary Review Board;

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SCHOOL SITE

PAGE 1 OF 2

NOW, THEREFORE, ON MOTION,

1. The Snohomish County Council will not invoke the jurisdiction of the Boundary Review Board.

2. The Council Clerk is directed to file this Motion with the Boundary Review Board, together with a copy of the PDS staff report dated June 24, 2025.

PASSED this _____ day of _____, 2025.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Council Chair

ATTEST:

Deputy Clerk of the Council

Boundary Review Board
3rd Amended NOI (City of Lynnwood)
Received 6/6/2025
FILED EFFECTIVE 6/9/2025
BRB File No. 2025-03

Sonya Kraski, Chief Clerk

NOTICE OF INTENTION COVER SHEET
Snohomish County Boundary Review Board (BRB)

As required by Chapter [36.93 RCW](#), a Notice of Intention (NOI) is hereby submitted for the:

Proposed Annexation

Name of Proposal: Annexation of New Middle School Site

WA State statute under which proceedings were initiated: 28A.335.110

Type of Proposal

Proposal method (check appropriate method):

☒ Petition Method: RCW35A.14.120

☐ Election Method:

= Number of qualified electors in area to be annexed or formed

= Percentage of above figure represented by signers

☐ Interlocal Agreement (ILA) – Effective date of ILA:

Is assumption of existing indebtedness to be required? **No**

The following items are labeled and attached to this cover sheet:

☒ Exhibit A: Explanation of the proposal

☒ Exhibit B: Legal Description of Proposed Area certified by a licensed engineer or land surveyor

☒ Exhibit C: Perimeter of proposed area and vicinity indicated on a Snohomish County Assessor's Map

☒ Exhibit D: Documentation of the Process, including:

☐ Signed Petitions (*if applicable*) and Certificate of Sufficiency from Assessor's Office

☐ Affidavit of Publication of Public Hearing Notice

☐ Certified copy of Minutes of public hearing

☒ Certified copy of Resolution directing the filing of an NOI

☒ Exhibit E: Response to Factors and Objectives to be considered by the BRB (RCW [36.93.170](#) and [.180](#))

☐ Exhibit F: Corresponding Annexation Interlocal Agreement(s) (*if applicable*)

☐ Exhibit G: SEPA Checklist and Determination or Environmental Impact Statement (*if applicable*)

Population and Land

Number of Residences in Area	0
Current Population of Area	0

Acreage	19.76
Square Miles	0.0309
Assessed Valuation	\$26,799,000

Service Providers

	<u>Current Provider</u>	<u>Proposed Provider</u>
Sewer	<u>Alderwood Water and Waste Water District</u>	<u>Alderwood Water and Waste Water District</u>
Water	<u>Alderwood Water and Waste Water District</u>	<u>Alderwood Water and Waste Water District</u>
Roads	<u>Snohomish County/City of Lynnwood</u>	<u>Snohomish County/City of Lynnwood</u>
Fire District	<u>South Snohomish County Fire</u>	<u>South Snohomish County Fire</u>
Police	<u>Snohomish County South Precinct Sheriff</u>	<u>City of Lynnwood Police Department</u>
Other	<u></u>	<u></u>

Notifications

The following entities and persons should receive correspondence from the BRB regarding this proposal (check all that apply and complete contact information):

	Jurisdiction or Entity	Contact Person	E-Mail Address
<input checked="" type="checkbox"/>	Initiator / Proponent	Karl Almgren	kalmgren@lynnwoodwa.gov
<input checked="" type="checkbox"/>	Attorney for Initiator	Lisa Marshall	lisa@kenyondisend.com
<input type="checkbox"/>	Consultant for Initiator		
<input checked="" type="checkbox"/>	Fire District	Bob Eastman	officeoffirechief@southsnofire.org
<input checked="" type="checkbox"/>	Hospital District	Lisa Edwards	lisa.edwards@verdanthhealth.org
<input checked="" type="checkbox"/>	School District	Lydia Sellie	selliel812@edmonds.wednet.edu
<input checked="" type="checkbox"/>	Sewer District	John McClellan	JMcClellan@awwd.com
<input checked="" type="checkbox"/>	Utilities	Doug O'Donnell	dco'donell@snopud.com
<input checked="" type="checkbox"/>	Other	David Mutulich	david.mutulich@pse.com
<input checked="" type="checkbox"/>	Other	Teri Gobin	trgobin@tulaliptribes-nsn.gov
<input checked="" type="checkbox"/>	Other	Taine Wilton	wiltont@edmonds.wednet.edu

By typing my signature below, I certify that the above information and attachments contained in this Notice of Intention Packet are true and accurate, and that I am an official or employee of the jurisdiction seeking the action contained in this submittal.

Dated: Jun 5, 2025 Printed Name & Title: David Kleitsch, Development & Business Services Director

Phone Number: 425-670-5042 Signature:  David Kleitsch (Jun 5, 2025 11:38 PDT)

E-Mail Address: dkleitsch@lynnwoodwa.gov

Mailing Address: 20816 44th Ave W, Suite 230, Lynnwood, WA 98036

June 4, 2025

Via Email

Subject: Explanation of Proposal

City of Lynnwood (the City) desires to annex the New Middle School property located within Snohomish County at 20000 28th Ave. W into the City. Lynnwood City Council passed Resolution 2025-05 on April 14, 2025, which preliminarily determined acceptance of this annexation without modification and without waiver of their ultimate discrete to approve or deny the proposed annexation. There are multiple reasons for this request, that have been discussed with Edmonds School District (ESD):

1. The City of Lynnwood wraps the northwest corner of the ESD property.
2. ESD proposes to improve the intersection on Alderwood Mall Parkway, a City arterial, to become the main entrance to the New Middle School. Upgrades include a 4-way signal and improved, code compliant, ADA access for sidewalks and curb cuts improving safety for all users.
3. The annexation allows for better coordination of related City infrastructure such as, parks, roadways, and wetlands.
4. Efficient and predictable permit processing leads to reduced spending of public funds and therefore benefits ESD and City of Lynnwood's shared voters.
5. The site is better served by emergency services located in the City ensuring a safer school.
6. The ESD and the City have a history of cooperative and collaborative use of its school sites and city parks respectively. Heritage Park and the New Middle School will benefit from that relationship.

The City and ESD are mindful that its neighbors continue to reside in the County. Utilities such as storm drainage from the neighborhood to the west drain across the property, and sewer lines from the neighborhood to the south connect to the District's sewer line. Any new construction on the New Middle School property will ensure connectivity of these existing utilities and place them in appropriate easements.

LEGAL DESCRIPTION

REAL PROPERTY IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON,
DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 16, 17, 18, 19 AND 20, BLOCK 11,
ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 16, EXCEPT THE EAST 225 FEET THEREOF;
LOT 17, EXCEPT THE EAST 225 FEET THEREOF;
LOT 18, EXCEPT THE SOUTH 95 FEET OF THE EAST 225 FEET THEREOF;
LOT 19, EXCEPT THE NORTH 200 FEET OF THE EAST 326.7 FEET
THEREOF;
LOT 20, EXCEPT THE EAST 352 FEET THEREOF.

ALSO KNOWN AS:

THAT PORTION OF THE NE 1/4 OF SECTION 22, TOWNSHIP 27 NORTH,
RANGE 04 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON, MORE
PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION, THENCE
SOUTH 00°41'36" WEST, ALONG THE EAST LINE OF SAID SECTION, A
DISTANCE OF 1418.40 FEET;
THENCE DEPARTING SAID LINE, NORTH 89°18'24" WEST, A DISTANCE OF
30.00 FEET TO THE WEST RIGHT OF WAY MARGIN OF 28TH AVENUE WEST
AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°41'36" WEST, ALONG SAID MARGIN, A DISTANCE OF
174.25 FEET;
THENCE DEPARTING SAID MARGIN, NORTH 88°25'13" WEST, A DISTANCE
OF 225.03 FEET TO A LINE PARALLEL WITH AND 225.00 FEET WEST OF
SAID WEST MARGIN;
THENCE SOUTH 00°41'36" WEST ALONG SAID PARALLEL LINE, A DISTANCE
OF 565.01 FEET TO THE NORTH LINE OF THE PLAT OF MANORWOOD,
RECORDED IN VOLUME 18 OF PLATS, PAGE 104, RECORDS OF SNOHOMISH
COUNTY, WASHINGTON;
THENCE NORTH 88°25'13" WEST, ALONG SAID NORTH LINE, A DISTANCE
OF 700.05 FEET TO THE WEST LINE OF LOT 16, BLOCK 11, ALDERWOOD
MANOR, RECORDING IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF
SNOHOMISH COUNTY, WASHINGTON;
THENCE NORTH 00°41'36" EAST, ALONG THE WEST LINE OF LOT 16, 17,
18, 19, AND 20 OF SAID PLAT OF ALDERWOOD MANOR, A DISTANCE OF

1259.44 FEET, TO NORTH LINE OF SAID LOT 20, ALSO BEING THE SOUTH RIGHT OF WAY MARGIN OF ALDERWOOD MALL PARKWAY;
THENCE SOUTH $88^{\circ}21'18''$ EAST, ALONG SAID MARGIN AND NORTH LINE, A DISTANCE OF 573.05 FEET TO THE WEST LINE OF SNOHOMISH COUNTY SHORT PLAT NO. 138 (5-84), RECORDED UNDER RECORDING NUMBER 8506130235, RECORDS OF SAID COUNTY, ALSO BEING A LINE PARALLEL WITH AND 352.00 FEET WEST OF SAID WEST RIGHT OF WAY MARGIN OF 28TH AVENUE WEST;
THENCE SOUTH $00^{\circ}41'36''$ WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 319.78 FEET TO THE SOUTH LINE OF SAID LOT 20;
THENCE SOUTH $88^{\circ}27'53''$ EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 25.30 FEET TO THE WEST LINE OF SNOHOMISH COUNTY SHORT PLAT NO. 8707344, RECORDED UNDER RECORDING NUMBER 8811230305, RECORDS OF SAID COUNTY, ALSO BEING A LINE PARALLEL WITH AND 326.70 FEET WEST OF SAID WEST RIGHT OF WAY MARGIN OF 28TH AVENUE WEST;
THENCE SOUTH $00^{\circ}41'36''$ WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 200.02 FEET, TO A LINE PARALLEL WITH AND 200.00 FEET SOUTH OF THE SAID NORTH LINE OF LOT 20;
THENCE SOUTH $88^{\circ}27'53''$ EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 326.74 FEET TO THE TRUE POINT OF BEGINNING.



Issued by

First American Title Insurance Company

920 Fifth Avenue, Suite 1200, Seattle, WA 98104

Title Officer: Lavonne Bowman

Phone: (206)615-3150

FAX:



First American Title Insurance Company

National Commercial Services

920 Fifth Avenue, Suite 1200, Seattle, WA 98104

(206)615-3150 - (800)526-7544 FAX

Lavonne Bowman

(206)615-3269

lavbowman@firstam.com

Erik Kinne

(206)615-3006

ekinne@firstam.com

SUBDIVISION GUARANTEE

LIABILITY	\$	2,000.00	ORDER NO.:	NCS-1226026-WA1
FEE	\$	750.00	TAX \$	77.63
			YOUR REF.:	Purchase order number 2002400214

First American Title Insurance Company

a Corporation, herein called the Company

Subject to the Liability Exclusions and Limitations set forth below and in Schedule A.

GUARANTEES

Edmonds School District, Capital Project Office

herein called the Assured, against loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.
3. This Guarantee is restricted to the use of the Assured for the purpose of providing title evidence as may be required when subdividing land pursuant to the provisions of Chapter 58.17, R.C.W., and the local regulations and ordinances adopted pursuant to said statute. It is not to be used as a basis for closing any transaction affecting title to said property.

Dated: July 09, 2024 at 7:30 A.M.

SCHEDULE A

The assurances referred to on the face page are:

A. Title is vested in:

Edmonds School District No. 15 of Snohomish County, a municipal corporation

B. That according to the Company's title plant records relative to the following described real property (including those records maintained and indexed by name), there are no other documents affecting title to said real property or any portion thereof, other than those shown below under Record Matters.

The following matters are excluded from the coverage of this Guarantee:

1. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
2. Water rights, claims or title to water.
3. Tax Deeds to the State of Washington.
4. Documents pertaining to mineral estates.

DESCRIPTION:

The land referred to in this report is described in Exhibit "A" attached hereto.

APN: 00372601101602

RECORD MATTERS:

1. Liability, if any, for pro-rata portion of **Real Property** taxes which are carried on the Snohomish County Tax Rolls, as tax account no. 00372601101602, are exempt.
2. Potential charges, for the King County Sewage Treatment Capacity Charge, as authorized under RCW 35.58 and King County Code 28.84.050. Said charges could apply for any property that connected to the King County Sewer Service area on or after February 1, 1990.

Note: Properties located in Snohomish County and Pierce County may be subject to the King County Sewage Treatment Capacity Charges. To verify charges contact: (206) 296-1450 or CapChargeEscrow@kingcounty.gov.

3. Easement, including terms and provisions contained therein:
Recording Information: August 23, 1972 as Recording No. [2260535](#)
In Favor of: Public Utility District No. 1 of Snohomish County and General Telephone Company of the Northwest, Inc.
For: Transmission and distribution line and appurtenances
4. Easement, including terms and provisions contained therein:
Recording Information: May 25, 1982 as Recording No. [8205250148](#)
In Favor of: Alderwood Water District
For: Sewer line and appurtenances
5. Easement, including terms and provisions contained therein:
Recording Information: May 25, 1982 as Recording No. [8205250150](#)
In Favor of: Alderwood Water District
For: Sewer line and appurtenances
6. The terms and provisions contained in the document entitled "Restrictive Covenant/Equitable Servitude for Maintenance of Drainage Facilities" recorded March 15, 1988 as Recording No. [8803150123](#) of Official Records.
7. Easement, including terms and provisions contained therein:
Recording Information: March 15, 1989 as Recording No. [8903150124](#)
In Favor of: Alderwood Water District
For: Detector check
8. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.

Exhibit "A"

Real property in the County of Snohomish , State of Washington, described as follows:

Those portions of Lots 16, 17, 18, 19 and 20, Block 11, ALDERWOOD MANOR, according to the plat thereof recorded in [Volume 9 of Plats, page 71](#), records of Snohomish County, Washington, described as follows:

Lot 16, EXCEPT the East 225 feet thereof;
Lot 17, EXCEPT the East 225 feet thereof;
Lot 18, EXCEPT the South 95 feet of the East 225 feet thereof;
Lot 19, EXCEPT the North 200 feet of the East 326.7 feet thereof;
Lot 20, EXCEPT the East 352 feet thereof.

for location of portion of County Road located in Tracts 1 & 8 Block 7 of this Plat. see Vol. 36 of Commissioners' Records, page 47
Henry B. Whalen, County Auditor
By M. Nemer, Deputy

AMENDMENT TO COVENANTS
For A.C. 15, 1944, see Vol. 1501 of Official Records, page 1501
Henry B. Whalen, County Auditor
By M. Nemer, Deputy

VACATION OF PORTIONS OF LOTS 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Alderwood Manor

Scale: 1 inch = 600 feet (reduced)
Scale: 1 inch = 300 feet (original)

Clarence L. White
648 New York Building, Seattle.

SEE SECTION 16: LOT 5, BLK 8, SEE VOLUME 59, COMM. RECORDS, PAGE 766, HENRY B. WHALEN, COUNTY AUDITOR, BY M. NEMER, DEP.

For location of portion of County Road located in Tracts 1 & 8 Block 7 of this Plat. see Vol. 36 of Commissioners' Records, page 47
Henry B. Whalen, County Auditor
By M. Nemer, Deputy

DECLARATION OF COVENANTS,
FOR LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

DESCRIPTION.
This Plat of Alderwood Manor covers the south one-half (S 1/2) of Section fifteen (15); the north one-half (N 1/2) of Section twenty-two (22); and the east one-half of the northeast one-quarter (E 1/2) of the N.E. 1/4 of Section twenty-one (21), all in Township twenty-seven (27) North Range four (4) East W.M. Snohomish County Washington. The location and dimensions of all roads, lanes and boulevards and the dimensions of all tracts and lots are as shown on the plat.

DEDICATION.
State of California }
City and County of San Francisco }
Known all men by these presents that the "Pugnet Mill Co." a corporation organized and existing under the laws of the State of California and having its principal place of business at the City of San Francisco in said State and being the owners in fee simple of the tract of land comprising this plat of Alderwood Manor does hereby declare this plat and does hereby dedicate to the use of the Public forever, all the roads, lanes and boulevards shown herein.
In witness whereof the said "Pugnet Mill Co." has by resolution of its Board of Directors duly passed at a meeting of said Board on the 1st day of May, A.D. 1917, caused these presents to be executed in its corporate name by W.H. Talbot its President and A.G. Harms, its secretary and its corporate seal hereunto affixed this 1st day of May, A.D. 1917.
Witnesses: L.L. Placson -- Pugnet Mill Co.
For Corpn'ty, got C.E. Harms -- By W.H. Talbot, President
Attest: A.G. Harms, Secretary.
By C.E. Harms, Secretary.

ACKNOWLEDGMENT.
State of California }
City and County of San Francisco }
This is to certify that on this 1st day of May, A.D. 1917, before me the undersigned a Notary Public in and for the State of California, personally appeared W.H. Talbot, to me known to be the President and A.G. Harms to me known to be the Secretary of the Pugnet Mill Co. and the officers declared in and who executed the accompanying Declaration and the said W.H. Talbot as such President, and he the said A.G. Harms as such Secretary, each acknowledged to me that they as such President and Secretary respectively executed the accompanying Dedication as the free and voluntary act and deed of the said "Pugnet Mill Co." for the uses and purposes therein mentioned, and he, the said A.G. Harms, Secretary of said corporation then and there acknowledged to me that as the legal custodian thereof he affixed the corporate seal of said "Pugnet Mill Co." to said dedication and that the said acts of the said President and Secretary respectively in executing the accompanying instrument were duly authorized by a resolution of the Board of Directors of said Corporation.
In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.
Attest: L.L. Placson
Notary Public in and for the City and County of San Francisco Residing at San Francisco.

DECLARATION OF COVENANTS.
For LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260,

Serving Brier, Edmonds, Lynnwood, Mountlake Terrace, Woodway, and portions of Snohomish County

November 18, 2024

City of Lynnwood
19100 44th Ave W
Lynnwood WA 98036

ATTN: Mayor Christine Frizzell and Lynnwood City Council

RE: Petition to City of Lynnwood, Annexation of New Middle School site

Dear Mayor Frizzell and City Council Members,

At its November 12, 2024 Board Meeting, the Edmonds School District (the District) Board of Directors voted to petition the City of Lynnwood to annex into the City of Lynnwood's jurisdiction our Former Alderwood Middle School property from here on out referred to as the New Middle School property located at 20000 28th Ave. W. on the Snohomish County Assessor's Parcel No. 00372601101602. The 19.76-acre area outlined in green in the attached parcel maps and legally described in the attached exhibit A is the property owned by the District that we are hereby petitioning the City of Lynnwood to annex.

The District's Board of Directors has determined that the New Middle School would be better served by the City of Lynnwood. The New Middle School site is contiguous to City of Lynnwood's corporate limits. Two sides of the school property share a boundary with the City of Lynnwood. The District proposes to improve the intersection on Alderwood Mall Parkway on the north side of the site connecting the New Middle School to the City of Lynnwood's right-of-way with signal improvements for safe personal vehicle site access. These connections to city roadways highlight the benefits of consolidating jurisdiction of the site to the City of Lynnwood. Annexation allows for better coordination with related city infrastructure, predictable project scheduling, and public project cost savings. Further, the District and the City of Lynnwood are collaborating on potential student access to Heritage Park programming and in return the New Middle School site would provide overflow event parking when the school is not in session.

Annexation of the School District Property does not affect any surrounding residential properties. The County has been part of the discussions early on and will continue to be copied on all correspondence. We have also notified all parties identified in the attached Notice of Intent signed by our Board of Directors, except Keith Smith, who abstained.

Please let me know if you have any questions or would like to schedule meetings with ESD Capital Projects to discuss this further.

Thank you,



Taine Wilton, Director of Capital Projects

wiltont@edmonds.wednet.edu

425.431.7172

Cc:

City of Lynnwood

David Kleisch, Director of Development & Business Services Department,
dkleisch@lynnwoodwa.gov

Karl Almgren, Community Planning Manager, kalmgren@lynnwoodwa.gov
David Mach, City Engineer, DMach@lynnwoodwa.gov
William Franz, Public Works Director, WFranz@lynnwoodwa.gov
Rebecca Samy, Senior Planner, rsamy@lynnwoodwa.gov
Catherine Kato, Senior Planner, ckato@lynnwoodwa.gov

Snohomish County

Eileen Canola, Long-Range Planning Senior Planner, Eileen.Canola@co.snohomish.wa.us
David Killingstad, Long-Range Planning Division Manager, david.killingstad@snoco.org
Douglas McCormick, Public Works Deputy Director, DMcCormick@co.snohomish.wa.us
Glynda Steiner, Director of Transportation and Environmental Services,
Glynda.Steiner@co.snohomish.wa.us
Matthew Ojala, Design Supervisor, Matthew.Ojala@co.snohomish.wa.us
Kent Barbeau, Surface Water Management, Kent.Barbeau@co.snohomish.wa.us
Lt. Chad Gwordske, South Precinct Sheriff, chad.gwordske@snoco.org
Snohomish County Council, contact.council@snoco.org

South County Fire Department

Bob Eastman, Fire Chief, OfficeofFireChief@southsnofire.org

Alderwood Water & Wastewater

John McClellan, General Manager, JMcClellan@awwd.com

Snohomish PUD

Doug O'Donnell, Sr. Exec Account Manager, DCO'Donnell@snopud.com

PSE

David Matulich, Municipal Liaison Manager, david.matulich@pse.com

Tulalip Tribe

Teri Gobin, Chair, trgobin@tulaliptribes-nsn.gov
Julia Gold, Planning Manager, jgold@tulaliptribes-nsn.gov

Enc:

Notice of Intent

First American Title Insurance Company Exhibit A

Snohomish County Assessor's Property Account Summary

Snohomish County Assessor's Parcel Map

Snohomish County Zoning Map



Serving Brier, Edmonds, Lynnwood, Mountlake Terrace, Woodway, and portions of Snohomish County

NOTICE OF INTENT

A Notice of Intention is hereby submitted by the Edmonds School District for proposed annexation of school property to the City of Lynnwood located at: 20000 28th Ave. W. Lynnwood, WA 98036 with Property Parcel No.00372601101602.

- Proceedings were initiated under authority of RCW 28A.335.110.
 - Method used to initiate the proposed action: RCW 35A.14.120
 - Is assumption of existing indebtedness to be required? N/A
 - Will simultaneous adoption of comprehensive plans be required? Yes
1. Name each governmental unit having jurisdiction: The following other persons (attorneys, etc.) within the boundaries of the proposal: shall receive communication regarding proposal. Governmental unit means any incorporated city or town, metropolitan municipal corporation, or any special purpose district as defined in this section.

Snohomish County

- Eileen Canola, Long-Range Planning Senior Planner, Eileen.Canola@co.snohomish.wa.us
- David Killingstad, Long-Range Planning Division Manager, david.killingstad@snoco.org
- Douglas McCormick, Public Works Deputy Director, DMcCormick@co.snohomish.wa.us
- Glynda Steiner, Director of Transportation and Environmental Services, Glynda.Steiner@co.snohomish.wa.us
- Matthew Ojala, Design Supervisor, Matthew.Ojala@co.snohomish.wa.us
- Kent Barbeau, Surface Water Management, Kent.Barbeau@co.snohomish.wa.us
- Lt. Chad Gwordske, South Precinct Sheriff, chad.gwordske@snoco.org
- Snohomish County Council, contact.council@snoco.org

City of Lynnwood

- Karl Almgren, Community Planning Manager, kalmgren@lynnwoodwa.gov
- David Mach, City Engineer, DMach@lynnwoodwa.gov
- William Franz, Public Works Director, WFranz@lynnwoodwa.gov
- Rebecca Samy, Senior Planner, rsamy@lynnwoodwa.gov
- Catherine Kato, Senior Planner, ckato@lynnwoodwa.gov

South County Fire Department

- Bob Eastman, Fire Chief, OfficeofFireChief@southsnofire.org

Alderwood Water & Wastewater

- John McClellan, General Manager, JMcClellan@awwd.com

Snohomish PUD

- Doug O'Donnell, Sr. Exec Account Manager, DCO'Donnell@snopud.com

PSE

- David Matulich, Municipal Liaison Manager, DAVID.MATULICH@pse.com

Tulalip Tribe

- Teri Gobin, Chair, trgobin@tulaliptribes-nsn.gov
- Julia Gold, Planning Manager, jgold@tulaliptribes-nsn.gov

2. Signatures on petition:

Carin Chase - Board Vice President / Legislative Rep

Director District 1- Term expires: December 2027, chaseca@edmonds.wednet.edu

Keith Smith

Director District 2- Term expires: December 2025, smithk382@edmonds.wednet.edu

Hawk Cramer

Director District 3- Term expires: December 2027, cramerha@edmonds.wednet.edu

Thom Garrard

Director District 4- Term expires: December 2025, GarrardT@edmonds.wednet.edu

Nancy Katims - Board President

Director District 5- Term expires: December 2027, katimsn@edmonds.wednet.edu

Rebecca Miner - Superintendent

3. Assessed valuation: \$26,799,000

4. Residences in area: There are no residences within the petitioned area.

5. Topography: Flat, terraced school property with steep slopes between terraces, wetlands on adjacent property to the west, north and east. Golde Creek crosses the property on its way to the eastward wetland.

6. Population of area: The school site has no population. When school is in session it would have a maximum of 1,000 middle school students with approximately 80 educators, and 550 students with 45 educators from a yet to be determined program.

7. Property Description: ALDERWOOD MANOR BLK 011 D-02 - LOTS 16 & 17 LESS E 225FT THOF TGW LOT18 LESS E 225FT OF S 95FT THOF & LOT 19 LESS N 200FT OF E 326.70FT THOF & LOT 20 LESS E 352FT THOF SUBJ R/W ESE PUD #1

8. Current district boundaries and adjacent roads: 28th Ave. W., a County roadway, and Alderwood Mall Parkway, a City of Lynnwood roadway.

9. Current Land Use Designation: Urban High Density Residential

10. Proposed Land Use Designation: Public/Institutional

11. Acreage: 19.76

12. Square miles: .0309

13. Proximity to other districts, cities, etc.: The school property is within unincorporated Snohomish County on the edge of the boundary line and adjacent to the City of Lynnwood on the north and partial west sides. This area is within the City of Lynnwood Municipal Urban Growth Area (MUGA).

14. Current Water and Sewer Provider: Alderwood Water & Wastewater District

15. Proposed Water and Sewer Provider: Alderwood Water & Wastewater District

16. Roads: Alderwood Mall Parkway (Lynnwood), 28th Avenue West (Snohomish County)

17. Fire District: South Snohomish County

18. Police: Snohomish County Sheriff

19. Growth Potential: The site is an existing school site and is proposed to be a school site; therefore, no growth potential exists.

EDMONDS SCHOOL DISTRICT NO. 15
BOARD OF DIRECTORS
Approved November 12, 2024



Carin Chase- District #1
Board Vice President / Legislative Rep

Keith Smith- District #2
Director



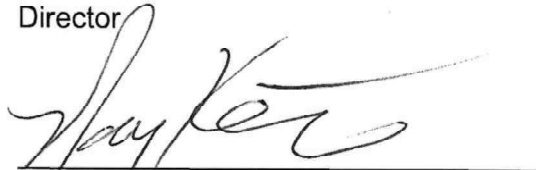
Hawk Cramer- District #3
Director

Signed by:



CEBA06AA0E05440

Thom Garrard- District #4
Director



Nancy Katims- District #5
Board President

Attest:



Rebecca Miner
Superintendent

Exhibit "A"

Real property in the County of Snohomish , State of Washington, described as follows:

Those portions of Lots 16, 17, 18, 19 and 20, Block 11, ALDERWOOD MANOR, according to the plat thereof recorded in [Volume 9 of Plats, page 71](#), records of Snohomish County, Washington, described as follows:

Lot 16, EXCEPT the East 225 feet thereof;
Lot 17, EXCEPT the East 225 feet thereof;
Lot 18, EXCEPT the South 95 feet of the East 225 feet thereof;
Lot 19, EXCEPT the North 200 feet of the East 326.7 feet thereof;
Lot 20, EXCEPT the East 352 feet thereof.

Property Account Summary

2/20/2024

Parcel Number	00372601101602	Property Address	20000 28TH AVE W , LYNNWOOD, WA 98036-6912
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General Information

Property Description	ALDERWOOD MANOR BLK 011 D-02 - LOTS 16 & 17 LESS E 225FT THOF TGW LOT18 LESS E 225FT OF S 95FT THOF & LOT 19 LESS N 200FT OF E 326.70FT THOF & LOT 20 LESS E 352FT THOF SUBJ R/W ESE PUD #1
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	02446

Property Characteristics

Use Code	681 Nursery, Primary & Secondary School
Unit of Measure	Acre(s)
Size (gross)	19.76

Parties

Role	Percent	Name	Address
Taxpayer	100	EDMONDS SCHOOL DIST 15	20420 68TH AVE W, LYNNWOOD, WA 98036-7405 United States
Owner	100	EDMONDS SCHOOL DIST 15	20420 68TH AVENUE W, LYNNWOOD, WA 98036 United States

Related Properties

No Related Properties Found

Property Values

Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
Taxable Value Regular					
Exemption Amount Regular	\$26,799,000	\$28,775,000	\$23,835,000	\$25,811,000	\$25,811,000
Market Total	\$26,799,000	\$28,775,000	\$23,835,000	\$25,811,000	\$25,811,000
Assessed Value	\$26,799,000	\$28,775,000	\$23,835,000	\$25,811,000	\$25,811,000
Market Land	\$17,784,000	\$19,760,000	\$14,820,000	\$16,796,000	\$16,796,000
Market Improvement	\$9,015,000	\$9,015,000	\$9,015,000	\$9,015,000	\$9,015,000
Personal Property					

Active Exemptions

Government Property

Events

Effective Date	Entry Date-Time	Type	Remarks
01/13/2005	01/13/2005 12:01:00	Taxpayer Changed	Party/Property Relationship by strsas

Tax Balance

Distribution of Current Taxes				
District	Rate	Amount	Voted Amount	Non-Voted Amount
TOTAL				

Levy Rate History	
Tax Year	Total Levy Rate
2023	7.662372
2022	9.399021
2021	9.444753

Real Property Structures	
---------------------------------	--

Receipts			
Date	Receipt No.	Amount Applied	Amount Due
No Receipts Found			

Sales History	
----------------------	--

Property Maps					
Neighborhood Code	Township	Range	Section	Quarter	Parcel Map
3610000	27	04	22	NE	View parcel maps for this Township/Range/Section

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 ☒ Parcels
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 ☒ Zoning

Quick Options

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 ☐ Zoning Annotation
 ☒ Zoning Line
 ☒ Transfer of Development Rights (TDR) Receiving Area
 ☒ Zoning Types (Colorized)

☒ A-10 (Agriculture-10 Acre)
 ☒ BP (Business Park)
 ☒ CB (Community Business)
 ☒ PRD-CB
 ☒ CRC (Clearview Rural Commercial)
 ☒ F (Forestry)
 ☒ F and R (Forestry and Recreation)
 ☒ F and R ORV (Forestry and

Tools

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Exhibit D



RESOLUTION NO. 2024-10

A RESOLUTION OF THE CITY OF LYNNWOOD, WASHINGTON, CONCERNING THE PETITION FOR ANNEXATION OF 20000 28TH AVE W (PARCEL NUMBER 00372601101602) SUBMITTED BY THE EDMONDS SCHOOL DISTRICT.

WHEREAS, RCW 35A.14.120 and 35A.14.140 authorize the City Council to resolve to annex into the City unincorporated territory contiguous to the City’s boundary upon submittal of a petition for annexation, to conduct a public hearing on the annexation, and to provide by ordinance for the annexation; and

WHEREAS, RCW 28A.335.110 authorize the School Board of Directors to petition for annexation when such school property constitutes the whole of such property in the annexation petition; and

WHEREAS, Edmonds School District is the sole owner of the property located at 20000 28th Ave W (APN 00372601101602) incorporated by reference as the “Old Alderwood Middle School”; and

WHEREAS, on November 18, 2024, Edmonds School District submitted a petition (Exhibit A) of Old Alderwood Middle School for annexation to the city ; and

WHEREAS, the City Council is considering annexation of Old Alderwood Middle School by direct petition, consisting of approximately 19.75-acres located adjacent to City limits; and

WHEREAS, the Old Alderwood Middle School meets the requirements of RCW 35A.14.120; and

WHEREAS, this property is within the Lynnwood Municipal Urban Growth Area; and

WHEREAS, The City of Lynnwood’s Comprehensive Plan Implementation Element, Strategy I-O states that the City will move forward with annexations of the MUGA, and that the City will be receptive to working with MUGA residents and property owners interested in annexation into the City.

WHEREAS, the City Council of the City of Lynnwood has determined that the public interest is served best by annexing the Old Alderwood Middle School; now, therefore

THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, DO RESOLVE AS FOLLOWS:

Sections 1. The City of Lynnwood will consider the annexation petition brought forth by the Edmonds School District, regarding the property located at 20000 28th Ave W (Parcel Number 00372601101602).

Sections 2. The Development & Business Services Director is hereby authorized and directed to prepare and file annexation documentation with Snohomish County, and to take actions deemed necessary and appropriate to advance the annexation through the legislative process.

This Resolution shall be in full force and effect from and after its adoption and approval.

PASSED BY THE CITY COUNCIL this 9th day of December 2024.

APPROVED:
DocuSigned by:
 12/11/2024
77ADF363AF504F4...
Christine Frizzell, Mayor


ATTEST/AUTHENTICATED:
DocuSigned by:

9859FC9ACFCA4CF...
Luke Lonie, City Clerk

Exhibit D



RESOLUTION NO. 2025-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, ACCEPTING A NOTICE OF INTENTION OF THE EDMONDS SCHOOL DISTRICT TO COMMENCE ANNEXATION TO THE CITY PURSUANT TO RCW 35A.14.120; PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING FOR SUMMARY PUBLICATION

WHEREAS, the Edmonds School District filed a notice of intention to commence annexation proceedings pursuant to RCW 35A.14.120; and

WHEREAS, the proposed annexation area is contiguous with existing city limits, lies within unincorporated Snohomish County, is contained within the City’s UGA, and comprises an area of approximately 19.76 acres; and

WHEREAS, as required by RCW 28A.335.110, in addition to other powers and duties as provided by law, every board of directors, if seeking to have school property annexed to a city or town and if such school property constitutes the whole of such property in the annexation petition, shall be allowed to petition; and

WHEREAS, on April 7, 2025, the City Council met with the initiating party as required by RCW 35A.14.125; and

WHEREAS, without waiver of the City Council’s ultimate discretion to approve or deny the proposed annexation, the Council has preliminarily determined that shall accept the proposed annexation without modification; and

WHEREAS, on December 9, 2024, City Council passed Resolution No. 2024-10 considering the annexation petition; and

WHEREAS, on January 27, 2025, the City Council adopted the 2024 Comprehensive Plan update, also known as Imagine Lynnwood by Ordinance 3476; and

WHEREAS, Ordinance 3476 delayed the effective date of the 2024 Comprehensive Plan Future Land Use Map and Zoning Map to June 30, 2025; and

WHEREAS, the Municipal Urban Growth Area Future Land Uses Map in Imagine Lynnwood identifies the proposed annexation area with the designation of Public/Institution; and

WHEREAS, the implementing zones for the Future Land Use designation 'Public/Institution' are 'Open Space & Parks' and 'Public & Institutional', and zoning has been predetermined for this area through the comprehensive plan process; and

WHEREAS, no assumption of indebtedness is to be required; now, therefore

THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, DO RESOLVE AS FOLLOWS:

Section 1. Acceptance of Notice of Intention. The Lynnwood City Council accepts the Notice of Intention to commence annexation for the area described on page 3 in Exhibit 1 hereto in accordance with RCW 35A.14.120.

Section 2. Designation on Zoning Map. The area described on page 6 in Exhibit 1 hereto, if annexed, shall be designated on the City's zoning map as Public-Institutional (P-I).

Section 3. City Clerk Authorized. The City Clerk is hereby authorized and directed to record and enter into official City Council minutes the substance of this resolution.

This resolution shall be in full force and effect from and after its adoption and approval.

PASSED BY THE CITY COUNCIL THIS 14th day of April, 2025.

APPROVED:

DocuSigned by:
 4/16/2025
 77ADF363AF504F4...
 Christine Frizzell, Mayor

ATTEST/AUTHENTICATED:

DocuSigned by:

 9859FC9ACFCA4CF...
 Luke Lonie, City Clerk

4/30/2025

**Response to Factors and Objectives
RCW 36.93.170 and 180****(1) Population and territory;**

- a. population density; **This is a school property with zero density.**
- b. land area and land uses; **the 19.76 acres are zoned MR under County code and Public/Institutional under proposed City code.**
- c. comprehensive plans and zoning, as adopted under chapter **35.63**, 35A.63, or **36.70** RCW; comprehensive plans and development regulations adopted under chapter **36.70A** RCW; applicable service agreements entered into under chapter **36.115** or **39.34** RCW; applicable interlocal annexation agreements between a county and its cities; per
 - i. capita assessed valuation, **\$26,799,000**
 - ii. topography, **terraced sloping Northwest to Southeast**
 - iii. natural boundaries and drainage basins, **The adjacent properties to the northwest, north, northeast contain wetlands. The Golde Creek runs along the neighboring properties east and exits across school property before connecting to the wetland across 28th Ave. W.**
 - iv. proximity to other populated areas; **County Zoning MR bound the property to the east with R-8,400 bounding the property to the south and partial west sides. The City of Lynnwood's Heritage Park is Public/Institutional on the west and across the street to the north is zoned City of Lynnwood Regional Commercial and within the City's Regional Growth Center.**
 - v. existence and preservation of prime agricultural soils and productive agricultural uses; **N/A**
 - vi. likelihood of significant growth in the area. **None, This is a school property**
 - vii. adjacent incorporated and unincorporated areas during the next ten years; **The City has identified a 20 year Municipal Urban Growth Area (MUGA) of approximately 2.9 square miles up to 148th Street SW, and east of the City to North Road and Cypress Way, and south to Larch Way.**
 - viii. location and most desirable future location of community facilities; **The New Middle School is already identified as Public/Institutional in this future MUGA**

(2) Municipal services;

- a. need for municipal services; **All services would remain the same except the City would take over Police, Permitting and Parks Departments. Of these, only the Police would have increased calls for service. Costs would be offset by revenue from utility taxes on the franchised utilities.**
- b. effect of ordinances, governmental codes, regulations and resolutions on existing uses; **None anticipated**
- c. present cost and adequacy of governmental services and controls in area; **The City completed a review and Lynnwood Police Department indicated that they have the capacity to absorb an increase of approximately 50 Calls for Service if the annexation is adopted.**
- d. prospects of governmental services from other sources; **None anticipated**
- e. probable future needs for such services and controls; **None anticipated**
- f. probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area; **None anticipated**
- g. effect on the finances, debt structure, and contractual obligations and rights of all affected governmental units; **None anticipated**

(3) The effect of the proposal or alternative on adjacent areas, on mutual economic and social interests, and on the local governmental structure of the county. The proposed annexation already resides within the City's MUGA. Helps with meeting the goals identified in the City's comprehensive Plan.

Exhibit E



City Council
April 7, 2025

Staff Report: Annexation of Edmonds School District Old Alderwood Middle School

Staff Contact: Karl Almgren, AICP, Community Planning Manager

Summary

On November 18, 2024, the City of Lynnwood received a petition for annexation from the Edmonds School District regarding the Old Alderwood Middle School property located at 20000 28th Ave W, Lynnwood. On December 9, 2024, the City Council signed Resolution 2024-10, considering the annexation petition.

The petition has advanced to Snohomish County for sufficiency review and has been returned to the City of Lynnwood for a public hearing and final consideration of an ordinance to formally approve the annexation.

Edmonds School District (ESD) is redeveloping the Old Alderwood Middle School for a new middle school facility. Part of their redevelopment includes new access to Alderwood Mall Parkway at the signalized intersection of the private roadway serving Lowes. Edmonds School District has identified the primary driver for the annexation request is the efficiency of permitting and inspections under Lynnwood's Development & Business Services Department. Other considerations are access to the site from Alderwood Mall Parkway and proximity to Heritage Park both located within Lynnwood.

The expected schedule for this annexation petition is as follows:

City Council:

- 4/7/25 – Work session
- 4/14/25 – Resolution Motion

Public Services:

The Old Alderwood Middle School is served by many agencies that will remain the same post-annexation, please see below:

Service Agencies

Pre-Annexation	Post-Annexation
South County Fire	South County Fire
Alderwood Water & Wastewater	Alderwood Water & Wastewater
Snohomish PUD (Electricity)	Snohomish PUD (Electricity)
Puget Sound Energy (Natural Gas)	Puget Sound Energy (Natural Gas)
Snohomish County Public Works & Lynnwood Public Works	Snohomish County Public Works & Lynnwood Public Works
Snohomish County Sheriff's Office	<i>Lynnwood Police Department</i>
Snohomish County Planning & Development Services (PDS)	<i>Lynnwood Development & Business Services (DBS)</i>
Snohomish County Parks & Recreation	<i>Lynnwood Parks, Recreation & Cultural Arts</i>

Costs of Services:

One of the primary drivers and risk with annexation is the increased cost of providing additional services. Most municipal costs of services are typically related to fire, utilities,

streets, police, permitting, and parks. Below is a table of consideration of the cost of services.

Cost of Service Summary

Service	Post Annexation Cost Implications	Significant Change in Service?
South County Fire	Service Remains the Same.	No
Alderwood Water & Wastewater District (AWWD)	Service Remains the Same.	No
Snohomish PUD (Electricity)	Service Remains the Same.	No
Puget Sound Energy (Natural Gas)	Service Remains the Same.	No
Streets	Redevelopment of site may require impact fees. Access and maintenance to Lynnwood streets remain the same pre- & post-annexation.	No
Police	Lynnwood Police Department (LPD)	See Below
Permitting	Service is charged a permit fee derived through a cost recovery model.	No
Parks	Adopted level of service policy is for residential uses. .	No

The Edmonds School District (ESD) announced in 2024 following the approval of the Replacement Technology/Capital levy, that funds were now available to construction a fifth middle school which allows the district to switch to a 6th-8th grade middle school model beginning with the 2028-2029 school year. The school district has stated that moving to a 6th-8th middle school format would help alleviate elementary school space pressure, align learning standards and curriculum, expand access to activities, and course offerings to 6th graders and create a greater sense of belonging for students in a three-year school format. The fifth middle school to be constructed will be built at the site of the Old Alderwood Middle School (20000 28th Ave W, Parcel Number 00372601101602). This property is currently part of unincorporated Snohomish County.

On December 9th, the City Council passed Resolution 2024-10 to consider the annexation petition. During the discussion City Council identified the concerns for service by Lynnwood Police Department (LPD).

LPD anticipates an increase in calls for service in the case of an annexation of Edmonds School District's Old Alderwood Middle School Property. Based on LPD's School-Related Data Analysis Report, Meadowdale Middle School and College Place Middle school have averaged 36 and 46 Calls for Service (CFS) over the school years between 2018-2024 (2021-2022 excluded due to COVID Pandemic). Meadowdale High School has averaged 61 CFS over those same school years. Based on this information, LPD anticipate that a new middle school may cause an increase of approximately 50 CFS if the annexation is adopted, and once the new Middle School is operational. This is a similar amount and frequency to those of other ESD middle and high schools within the City of Lynnwood.

In addition to the increased calls for service, coordination with Snohomish County Sheriff's Office may increase based on type of calls and the student's place of residence. This is routine with Meadowdale Middle and College Place Middle which serve students in City of Edmonds and Unincorporated Snohomish County.

At this point in time, LPD has indicated that they have the capacity to absorb this number of calls to its staff.

Snohomish County Surface Water Management (SWM)

In addition to changes in service, existing stormwater infrastructure transects several points in the property which will be relocated through redevelopment of the site. This infrastructure exists outside of dedicated easements, which will provide maintenance and access rights upon redevelopment of the site. This infrastructure primarily serves stormwater services to the west of the school district property controlled by Snohomish County Surface Water Management. Snohomish County has expressed concerns about the jurisdiction in which the infrastructure is located. However, the City of Lynnwood disagrees with Snohomish County, primarily due to their lack of controlling easements which will be resolved upon redevelopment, regardless of annexation.

Revenue Changes:

It is important to note that annexations for school sites are unique given that the site is exempt from all property taxes. New revenues will be created through the collection of utility taxes that are accessed on the franchised utilities.

Other Considerations:

Indebtedness:

Lynnwood and Snohomish County have not identified any indebtedness that the City of Lynnwood must consider. Indebtedness would have included the use of local improvement districts (LIDs) or other forms of local taxation.

Zoning:

This site is zoned as Multiple Residential (MR) by Snohomish County supporting a concept that Edmonds School District was seeking to surplus the site for redevelopment. The adopted 2044 Comprehensive Plan delays effectiveness of the zoning and future land use maps until June 30, 2025. Currently the zoning and future land use maps from the 2035 Comprehensive Plan are still in effect. The new zoning and future land use maps to be effective after June 30, 2025 show the site as Public/Institutional Use, consistent with the ESD continuing to use the site as a school site. The table below identifies the pre-annexation zoning and future land use designations for the 2035 Comprehensive Plan and 2044 Comprehensive Plan.

Land Use and Zoning Designation Status

	Pre-Annexation (Sno. County)	Post-Annexation (2035 Comp Plan)	Post-Annexation (2044 Comp Plan Post- June 30, 2025)
Zoning	Multiple Residential	Residential Multifamily High (RMH)	Public/Institutional
Future Land Use	Urban High Density Residential	High-Density Multi- Family	Public/Institutional Use

Conclusion:

Edmonds School District has determined that annexation to Lynnwood is in the best interest for the development of their property. The process for annexation into Lynnwood is consistent with the provisions of the RCW. While annexations may be complex and require significant analysis of cost and increased revenues, this annexation represents minimal changes to the cost of services and the method of annexation is consentient with the RCW.