

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

SUBSTITUTE MOTION NO. 23-414

CONCERNING THE COUNTY COUNCIL'S POSITION ON A PROPOSED
PETITION METHOD ANNEXATION TO THE CITY OF GRANITE FALLS;
BRB FILE NO. 2023-02 – MTIL ANNEXATION

WHEREAS, Snohomish County (the "County") received notice of a proposal from the City of Granite Falls (the "City") to land adjacent to the City's current corporate boundary, within the Granite Falls Urban Growth Area ("UGA"). The general location of the area proposed for annexation ("Annexation Area") is the southwest corner of Mountain Loop Highway and Quarry Road. The acreage of the initial notice of annexation was 4.99 but this was revised to 5.04 acres following an updated notice that included additional right-of-way area; and

WHEREAS, the City's annexation proposal, ("the MTIL Annexation") is pursuant to RCW 35A.14.120 and further described in Washington State Boundary Review Board for Snohomish County (hereinafter "Boundary Review Board") File No. BRB 2023-02, which is incorporated herein as Attachment A; and

WHEREAS, the proposed annexation is subject to Snohomish County Code (SCC) Section 2.77.040; RCW 35A.14.005 and .120; RCW 36.115.050, .060, and .070; RCW 36.93.157, .170, and .180; and RCW 36.70A.020, .110, and .210; and

WHEREAS, the City and County entered into a Master Annexation Interlocal Agreement ("MAILA") on December 5, 2007, to facilitate an orderly transition of services and responsibilities for capital projects from the County to the City at the time of annexation; and

WHEREAS, the City has applied a pre-designation of Industrial/Retail (IR) on its Future Land Use Map to the Annexation Area, and would receive the City's zoning of Industrial/Retail (IR) upon annexation; and

WHEREAS, the proposed annexation is generally consistent with the factors and objectives of the Boundary Review Board, the County Code, the County's Growth Management Act (GMA) Comprehensive Plan, the Countywide Planning Policies (CPPs), and other applicable statutes governing the review of annexation actions as set out in a Snohomish County Department of Planning and Development Services (PDS) staff report dated September 15, 2023, which is incorporated herein as Attachment B; and

WHEREAS, Although the PDS staff report pre-dates the revised annexation description received by the BRB on September 25, 2023, which takes in additional right-

of-way deeded to Snohomish County under Statutory Warranty Deed recorded under Auditor File Number 200811050466, the addition of this right-of-way to the annexation area does not conflict with the finding and conclusions recommended by PDS; and

WHEREAS, RCW 36.93.100 establishes a 45-day period, which ends on October 17, 2023, 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;

NOW, THEREFORE ON MOTION,

1. The Snohomish County Council does not oppose the proposed MTIL Annexation and will not invoke the jurisdiction of the Boundary Review Board.
2. The Snohomish County Council supports the proposed MTIL Annexation, as described in the updated annexation description received by the BRB on September 25, 2023.
3. The Council Clerk is directed to file this Motion with the Boundary Review Board, together with a copy of the PDS staff report dated September 15, 2023.

PASSED this _____ day of _____, 2023.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Councilperson

ATTEST:

Deputy Clerk of the Council

NOTICE OF INTENTION COVER SHEET

Washington State
Boundary Review Board
for Snohomish County

Boundary Review Board
Received 8/31/2023

3000 Rockefeller, M/S #409
Everett, WA 98201
425-388-3445

As required by RCW 36.93, a Notice of Intention is hereby submitted for proposed annexation. Name of jurisdiction: City of Granite Falls Name of proposal: MTIL Annexation
Proceedings were initiated under authority of RCW 35A.14.120

By: Petition Method: Identify which petition method you are using; 60%
i.e. 60% or double majority (owners of a majority of the acreage/majority of the registered voters residing in the area).
 Election Method: _____ number of qualified electors in area to be annexed or formed
_____ % of above figure represented by signers.

Is assumption of existing indebtedness to be required? Yes
Will simultaneous adoption of comprehensive plans be required? yes

Name each governmental unit having jurisdiction within the boundaries of the proposal:

City of Granite Falls, Granite Falls School District
Snohomish County, Fire District 17
Sno Isle Library

The following other persons (attorneys, etc.) shall receive communication regarding proposal:

Ryan C. Larsen, City Consultant

Special purpose district means any sewer district, water district, fire protection district, drainage improvement district, drainage and diking improvement district, flood control zone district, irrigation district, metropolitan park district, drainage district, or public utility district engaged in water distribution.

Signatures on petition _____
Residences in area 4
Population of area 4
Acreage 4.99
Square miles .0078

Assessed valuation \$836,400
Topography Flat
Current district boundaries and adjacent roads:
Quarry Road due north

Proximity to other districts, cities, etc.

	<u>Present</u>
Sewers	<u>Septic</u>
Water	<u>City of Granite Falls</u>
Roads	<u>Snohomish County</u>
Fire Dist.	<u>Fire District 17</u>
Police	<u>Snohomish County Sherriff</u>
Growth Potential	<u>0</u>

	<u>Proposed</u>
	<u>City of Granite Falls</u>
	<u>City of Granite Falls</u>
	<u>City of Granite Falls</u>
	<u>Fire District 17</u>
	<u>Contract - Snohomish County Sherriff</u>
	<u>0</u>

Attachments:
\$50 Filing Fee
Notice of Intention (with attachments)
Perimeter legal (follow outside boundary)

Assessor and Vicinity Maps
Petition
Resolution of Intent

Petitioner (Spokesperson): Brent Kirk, City Manager
Address: 215 S. Granite Avenue, Granite Falls, WA 98252
Phone: (360) 691-6441

Initiator (District or Proponent): City of Granite Falls
Representative Signature: *Darla Reese*
Address/Phone: P.O. Box 1440, Granite Falls, WA 98252

File No. 2023-02 Filed effectively this 1st day of September, 2023 by _____

Sonya Kraski
Chief Clerk

NOTICE OF INTENTION COVER SHEET

Washington State
Boundary Review Board
for Snohomish County

Boundary Review Board
Received 8/29/2023

3000 Rockefeller, M/S #409
Everett, WA 98201
425-388-3445

As required by RCW 36.93, a Notice of Intention is hereby submitted for proposed annexation. Name of jurisdiction: City of Granite Falls Name of proposal: MTIL Annexation

Proceedings were initiated under authority of RCW 35A.14.120

By: Petition Method: Identify which petition method you are using; 60%
i.e. 60% or double majority (owners of a majority of the acreage/majority of the registered voters residing in the area).
 Election Method: _____ number of qualified electors in area to be annexed or formed
_____ % of above figure represented by signers.

Is assumption of existing indebtedness to be required? Yes
Will simultaneous adoption of comprehensive plans be required? Yes

Name each governmental unit having jurisdiction within the boundaries of the proposal:
City of Granite Falls, Granite Falls School District
Snohomish County, Fire District 17
Sno Isle Library

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Special purpose district means any sewer district, water district, fire protection district, drainage improvement district, drainage and diking improvement district, flood control zone district, irrigation district, metropolitan park district, drainage district, or public utility district engaged in water distribution.

Signatures on petition _____
Residences in area 4
Population of area 4
Acreage 4.99
Square miles 217,369

Assessed valuation \$836,400
Topography Flat
Current district boundaries and adjacent roads:
Quarry Road due north

Proximity to other districts, cities, etc.

Present
Sewers Septic
Water City of Granite Falls
Roads Snohomish County
Fire Dist. Fire District 17
Police Snohomish County Sherriff
Growth Potential 0

Proposed
City of Granite Falls
City of Granite Falls
City of Granite Falls
Fire District 17
Contract - Snohomish County Sherriff
0

Attachments:
\$50 Filing Fee
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Resolution of Intent

Petitioner (Spokesperson): Brent Kirk, City Manager
Address: 215 S. Granite Avenue, Granite Falls, WA 98252
Phone: (360) 691-6441

Initiator (District or Proponent): City of Granite Falls
Representative Signature: 
Address/Phone: P.O. Box 1440, Granite Falls, WA 98252 (360) 691-6441

File No. _____ Filed effectively this _____ day of _____, _____ by _____

Chief Clerk



GRANITE FALLS

Community Development Department
215 S. Granite Avenue
PO Box 1440
Granite Falls, WA 98252

August 28, 2023

David Hambelton, Chair
Washington State Boundary Review Board of Snohomish County
3000 Rockefeller Ave., M/S 409
Everett, WA 98201

Re: Notice of Intention for MTIL, LLC Annexation

Mr. Hambelton:

The City of Granite Falls is seeking to annex 4.99 acres of land which includes three parcels and right of way which abuts the City of Granite Falls municipal boundaries on the south and west. The proposed annexation area consists of two residential units and a few outbuildings on three parcels of land.

MTIL, LLC is the owner of one of the parcels, who initiated the annexation process for these three parcels. The City is intending to annex this area within the corporate city limits to allow for additional industrial properties within the city limits.

Please accept this Notice of Intention and all attachments, as well as the \$50.00 filing fee.

Sincerely,
CITY OF GRANITE FALLS,

Brent Kirk
City Manager



CITY OF GRANITE FALLS
Washington State Boundary Review Board
Notice of Intent
MTIL Annexation
(City File No. Annex2022-001)

Basic Information

1. The proposal known as the MTIL Annexation is located at the southwest corner of Mountain Loop Highway and Quarry Road. The proposed annexation only consists of three parcels and three separate owners.

Granite Falls has completed the annexation as follows:

- i. The City received a petition (Notice of Intent) for Annexation from MTIL, LLC on May 25, 2022 to annex three parcels of approximately 4.99 acres into the City of Granite Falls.
- ii. The proposed annexation area is located in the unincorporated Snohomish County.
- iii. The Washington State Growth Management Act provides for annexation with established Urban Growth Boundaries. The proposed annexation area is within the Urban Growth Boundary and is adjacent to the City limits.
- iv. The City held the required meeting on July 6, 2022, to meet the Notice of Intent to authorize the applicant to circulate a 60% petition by approving Resolution No. 2022-04.
- v. The City Council held a separate meeting on August 3, 2022 due to an error in noticing the application and reaffirmed Resolution 2022-04.
- vi. The applicant submitted the signed 60% petition to the City of Granite Falls on May 23, 2023.
- vii. The petition has the signatures of two of the three landowners.
- viii. The petition was sent to the Snohomish County Assessor's Office for Certification of Sufficiency and was certified on June 27, 2023.
- ix. City of Granite Falls published, posted, and held a public hearing on the 60% petition on July 19, 2023 to take testimony for or against the proposed annexation. The property was posted and notice was published in the Everett Herald, as well as posted in three locations (City Hall, Library, and Post Office) and on the City website. No public comment was received.
- x. City Council adopted Resolution 2023-07 after the public hearing allowing for staff to prepare the annexation for submittal to the Boundary Review Board.
- xi. An ordinance will be adopted accepting the new territory into the city limits. The City has pre-designated parcels 30071800200600, 30071800200800, and 30071800207200 to Industrial/Retail (IR) on the Future Land Use Map and parcels 30071800200600, 30071800200800, and 30071800207200 would receive the zoning

designation of Industrial/Retail (IR) on our zoning map upon annexation. Upon annexation, this designation will be applied to the properties.

xii. The City Council has declared "Upon annexation, the property shall be subject to the City of Granite Falls Comprehensive Plan and zoning regulations as adopted. Also, upon annexation of the property, the Zoning and Comprehensive Plan designation of Industrial/Retail (IR) shall apply to said property."

2. The MTIL Annexation has been certified by the Snohomish County Assessor's Office.
3. Pursuant to RCW 43.21C.222 the MTIL Annexation is exempt from SEPA review.
4. The legal description has been verified by Snohomish County.

I. NOTICE OF INTENTION COVER SHEET

1. Attached as cover.

II. BACKGROUND/MAPS

1. Brief description of and reason for seeking proposed annexation. Attached as Exhibit A.
2. Legal Description. Attached as Exhibit B.
3. Copies of all maps are exhibits of this report as follows:
 - i. Parcel map is attached as Exhibit C1.
 - ii. Vicinity Map is attached as Exhibit C2.
 - iii. Annexation boundary map is attached as Exhibit C3.
 - iv. MTIL annexation water service area is attached as Exhibit C4.
 - v. MTIL annexation water service area close-up attached as Exhibit C4a.
 - vi. MTIL annexation sewer service area is attached as Exhibit C5
 - vii. MTIL annexation sewer service area close-up attached as Exhibit C5a.
 - viii. MTIL annexation Future Land Use Map is attached as Exhibit C6.
 - ix. MTIL annexation Zoning Map is attached as Exhibit C7.
4. A signed and certified copy of the resolutions accepting the proposal as officially passed.
 - i. Resolution 2022-04 accepting the 10% petition is attached as Exhibit D1.
 - ii. Resolution 2023-07 accepting the 60% petition is attached as Exhibit D2.
 - iii. Affidavit of mailing for the 60% petition public hearing is attached as Exhibit D3.

- iv. Affidavit of posting City Hall, USPS, and Library for the 60% petition is attached as Exhibit D3ai.
- v. Affidavit of posting the property for the 60% public hearing is attached as Exhibit D3aii.
- vi. Affidavit of publication for the 60% petition public hearing is attached as Exhibit D4.
- vii. Certified copy of minutes from the public hearing of July 19, 2023 is attached as Exhibit D5.

III. PETITION/CERTIFICATION

1. Signed 60% petition for the MTIL Annexation attached as Exhibit E.
2. Certification of Sufficiency from Snohomish County Assessor's attached as Exhibit F.

IV. ENVIRONMENTAL

1. SEPA review is attached as Exhibit G.

V. FACTORS THE BOARD MUST CONSIDER (RCW 36.93.170)

1. Overview

- A. Population of Proposal
There are three parcels which contain two single family residences and a total of four residences.
- B. Territory (number of acres)
Territory includes 4.99 acres and contains three parcels and public right of way. The total of the three parcels excluding right of way is 3.76 acres.
- C. Population Density
Population density of annexation area is 4 (four)
- D. Assessed valuation.
The total assessed of the annexation area is \$836,400.

2. Land Use

- A. Existing
The existing land use consists of three parcels. County zoning for the site is R-9,600 and the Comprehensive Plan Designation is Urban Medium Density Residential.
- B. Proposed.
Upon annexation the Zoning and Comprehensive Plan designation will be Industrial/Retail (IR).

3. Comprehensive Plan

- A. Snohomish County Comprehensive Plan
 1. Policies relating to annexation supporting this proposal is: Interjurisdictional Coordination Objective 1.B – Work with cities and towns to provide for orderly transition of unincorporated to incorporated areas with the UGA's.
 2. The 2035 Comprehensive Plan governs this proposal.
 3. The adopted plan classification is Urban Medium Density Residential and implementing zones for all three parcels are: MHP, LDMR, PRD-LDMR, Townhouse, R-7,200, PRD-7,200 and WFB.
 4. The City of Granite Falls stormwater plan is similar to the County's plan and the Snohomish County Agricultural Plan is not applicable to this proposal.
- B. Granite Falls Comprehensive Plan
 1. The proposal is in the adopted City of Granite Falls Comprehensive Plan.
 2. Granite Falls Comprehensive Plan was adopted November 4, 2015.
 3. This proposed annexation did not require a pre-annexation agreement.
 4. Comprehensive Plan designates the annexation area as Industrial/Retail (IR) and the implementing zoning is Industrial/Retail (IR).

4. Planning Data

- A. Revenue/Estimates
 1. City will incur minimal additional cost for Fire/EMS service to this area. The proposed annexation area is within the existing service area and only consists of slightly under 5 acres.
 2. The City will gain minimal revenue from this annexation area. The size of the annexation area will provide some additional property taxes to the area and any development of the area through sales tax.
 3. The County will lose minimal revenue from this annexation area. The County would lose minimal property tax.

4. There is no known expenditure reduction for the County.
5. Fire District 17 is anticipated to not lose any revenue since this is within their service area.
6. Fire District 17 will not reduce any expense associated with this annexation since this is within their service area.
7. There will be no special district revenue loss, reduced or gained since this annexation area does not affect any.

B. Services

1. Law Enforcement

- a. City of Granite Falls contracts Police protection through the Snohomish County Sheriff's Office.
- b. Response time is approximately 3 to 8 minutes and service is provided 24/7/365.
- c. Snohomish County Sheriff's utilize SNOCOM 911 Center for all 911-dispatched calls.
- d. No additional officers or units will result of this proposal.

2. Fire/EMS Service

- a. City of Granite Falls service is provided by Fire District 17 and is fully staffed at all times.
- b. Nearest station is approximately 1.00 mile
- c. SNOCOM provides dispatch services.
- d. Response time is approximately 6 to 8 minutes for fire and basic life support and advance life support incidents.

3. Water

- a. Snohomish County PUD provides water service to this area. Existing waterlines are in the area and would need to be extended by a developer to the site if and when developed.

4. Sewer

- a. City of Granite provides sewer service to the area. There is an existing sewer line in the area, and it would need to be extended by a developer to site.
- b. The proposed annexation area would be served by gravity line.
- c. The wastewater treatment plant is at 90% capacity.

III. GENERAL

1. No annexation agreement is required for this project.
 - Interlocal agreement between the City of Granite Falls and Fire District 17.
 - Interlocal agreement between City of Granite Falls and Snohomish County Sheriff's Office.
2. The site is relatively flat. The proposed annexation area does not lie within a floodplain.
3. No growth is projected for this area. This area zoning does not allow for residential use.
4. General governmental services such as planning and zoning, building inspection and administration will be provided by the City of Granite Falls.
5. Electricity is provided by Snohomish County PUD and Natural gas provided by Puget Sound Energy.
5. No delay is expected in implementing service to this area.
6. Needs and cost generally increase overtime. City of Granite Falls has adequate funding and reserves to provide city services to the proposed annexation area. The City is always looking for opportunities such as grants to assist in providing facilities and services to the City.
7. 2023 levy rates for property taxes are \$8.01 in the City of Granite Falls and an average \$7.96 in unincorporated Snohomish County surrounding Granite Falls.

VII. OBJECTIVES

This proposal meets the objectives of RCW 36.93.180 in the following ways.

- (1) Preservation of natural neighborhoods and communities;
The annexation shares its western, eastern and southern boundaries with the City of Granite Falls. The property consists of two houses and outbuildings.
- (2) Use of physical boundaries, including but not limited to bodies of water, highways, and land contours;
The annexation area abuts the city limits along western, eastern, and southern boundaries. The Mountain Loop Hwy lies to the east and Quarry Road runs along the northern boundary. The site is relatively flat.
- (3) Creation and preservation of logical service areas;
All of the utility service providers including Fire/EMS and Police service will remain the same after annexation.

- (4) Prevention of abnormally irregular boundaries;
The proposed annexation will not create any irregular boundaries. The annexation will create a more logical city limits along this portion of the City limits. The annexation will also finish off the last remaining parcels south of Quarry Road in this area.
- (5) Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas;
Not applicable.
- (6) Dissolution of inactive special purpose districts;
There are no known inactive special purpose districts in the proposed annexation area.
- (7) Adjustment of impractical boundaries;
The annexation will create a more logical city limits along this portion of the City limits.
- (8) Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character; and
The proposed annexation currently consists of two houses and outbuildings. The annexation area abuts an urban area of the City.
- (9) Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority.
Proposed annexation does not impact agricultural or rural lands.

VIII. FILING FEE

1. Filing fee of \$50.00 is attached.

EXHIBIT A

Brief description of and reason for seeking proposed action.

Brief description of and reason for seeking proposed action.

The City has received a request from MTIL Holdings, LLC to annex 4.99 acres which includes three parcels and public right of way into the City on May 25, 2022. The City Council on July 6, 2022 received the 10% by the proponent and approved circulation of the 60% petition by approving Resolution No. 2022-04 which allowed for the circulation of said petition. The City Council held a separate meeting on August 3, 2022 due to an error in noticing the application and reaffirmed Resolution 2022-04. The applicant submitted the 60% petition to the City on May 23, 2023. Once received, the City forwarded the petition to Snohomish County for certification of the petition. The petition is now ready for a public hearing.

The property is located at the southwest corner of Mountain Loop Highway and Quarry Road. The proposed annexation would consist of two single family residential parcels and a vacant parcel.

The annexation consists of three parcels totaling 4.99 acres.

The City has pre-designated parcels 30071800200600, 30071800200800, and 30071800207200 to Industrial/Retail (IR) on the Future Land Use Map and parcels 30071800200600, 30071800200800, and 30071800207200 would receive the zoning designation of Industrial/Retail (IR) on our zoning map upon annexation.

The reason for the annexation is to bring the parcels into the City of Granite Falls for future development.

EXHIBIT B

Certified Legal Description of the area proposed for annexation.

This page ONLY
Boundary Review Board Received 9/25/2023

ANNEXATION DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 30 NORTH, RANGE 7 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF LOT 2, SNOHOMISH COUNTY SHORT PLAT NUMBER 10(1-82), RECORDED UNDER AUDITOR'S FILE NUMBER 8206170188 RECORDS OF SNOHOMISH COUNTY WASHINGTON;

THENCE NORTH 00°37'21" EAST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 379.85 FEET TO THE SOUTH MARGIN OF THAT SNOHOMISH COUNTY ROAD KNOWN AS GRANITE FALLS ALTERNATE ROUTE;

THENCE CONTINUING NORTH 00°37'21" EAST A DISTANCE OF 120.32 FEET TO THE NORTH MARGIN OF SAID GRANITE FALLS ALTERNATE ROUTE AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1120.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 31°33'00" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID NORTH MARGIN, THROUGH A CENTRAL ANGLE OF 27°45'21", AN ARC DISTANCE OF 542.56 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 100.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID NORTH MARGIN, THROUGH A CENTRAL ANGLE OF 69°52'13", AN ARC DISTANCE OF 121.95 FEET TO THE NORTHEASTERLY PROLONGATION OF THE WEST MARGIN OF MOUNTAIN LOOP HIGHWAY;

THENCE SOUTH 16°20'08" WEST ALONG SAID PROLONGATION A DISTANCE OF 226.62 FEET TO THE WEST MARGIN OF MOUNTAIN LOOP HIGHWAY AND A POINT ON THE WEST LINE OF SAID LOT 2;

THENCE SOUTH 16°20'08" WEST ALONG THE WEST MARGIN OF MOUNTAIN LOOP HIGHWAY A DISTANCE OF 126.37 FEET;

THENCE CONTINUING ALONG SAID WEST MARGIN SOUTH 89°22'39" EAST A DISTANCE OF 10.39 FEET TO THE NORTHWEST CORNER OF THAT STRIP OF LAND DEEDED TO SNOHOMISH COUNTY BY STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200811050466, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE THE FOLLOWING THREE COURSES AROUND THE EXTERIOR OF SAID DEEDED STRIP:

SOUTH 89°22'39" EAST ALONG THE NORTH LINE A DISTANCE OF 10.39 FEET;

SOUTH 16°20'08" WEST ALONG THE EAST LINE A DISTANCE OF 207.76 FEET;

NORTH 89°22'39" WEST ALONG THE SOUTH LINE A DISTANCE OF 10.39 FEET TO THE WEST MARGIN OF MOUNTAIN LOOP HIGHWAY ALSO BEING THE SOUTHEAST CORNER OF THAT PROPERTY CONVEYED TO ROBERT B SUMPTER, JR. BY STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200711300931, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE CONTINUING NORTH 89°22'39" WEST ALONG THE SOUTH LINE OF SAID SUMPTER PROPERTY A DISTANCE OF 173.53 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF SAID LOT 2;

THENCE THE FOLLOWING THREE COURSES ALONG SAID SOUTH LINE OF LOT 2

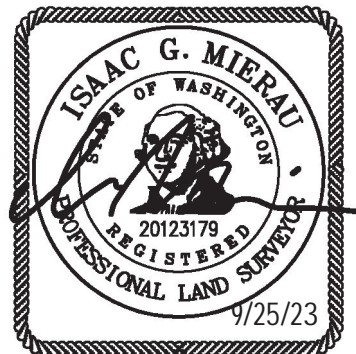
NORTH 89°22'39" WEST A DISTANCE OF 253.67 FEET;

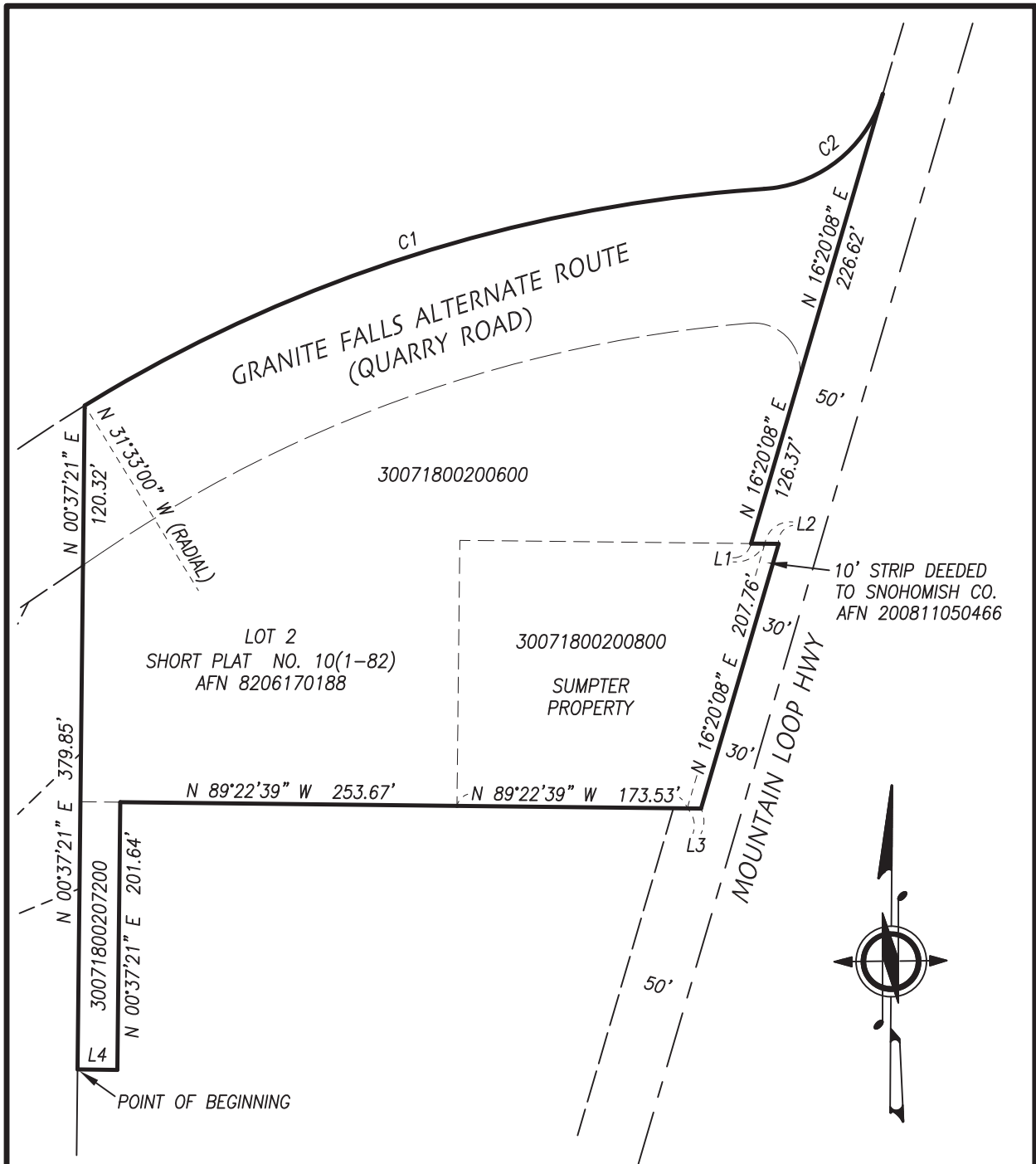
SOUTH 00°37'21" WEST A DISTANCE OF 201.64 FEET;

NORTH 89°22'39" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 219,447 SF OR 5.04 ACRES.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



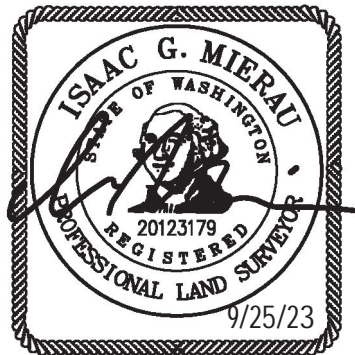


LINE TABLE

LINE	LENGTH	BEARING
L1	10.39'	N 89°22'39" W
L2	10.39'	N 89°22'39" W
L3	10.39'	N 89°22'39" W
L4	30.00'	N 89°22'39" W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	542.56'	1120.00'	27°45'21"
C2	121.95'	100.00'	69°52'13"



SCALE: 1" = 120'



A.F. NO. _____

Pacific Coast Surveys, Inc.

LAND SURVEYING & MAPPING

P.O. BOX 13619
MILL CREEK, WA 98082

PH. 425.512.7099 FAX 425.357.3577
www.PCSurveys.net

EXHIBIT MAP FOR:

MTIL ANNEXATION

NE 1/4, NW 1/4, SEC.18, T.30N., R.7E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
IGM	9.25.23	222785exb.dwg	1" = 120'	22-2785

**This page SUPERSEDED by updated Legal Description and Exhibit
Map received 9/25/23**

**EXHIBIT B
ANNEXATION DESCRIPTION**

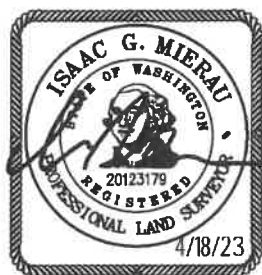
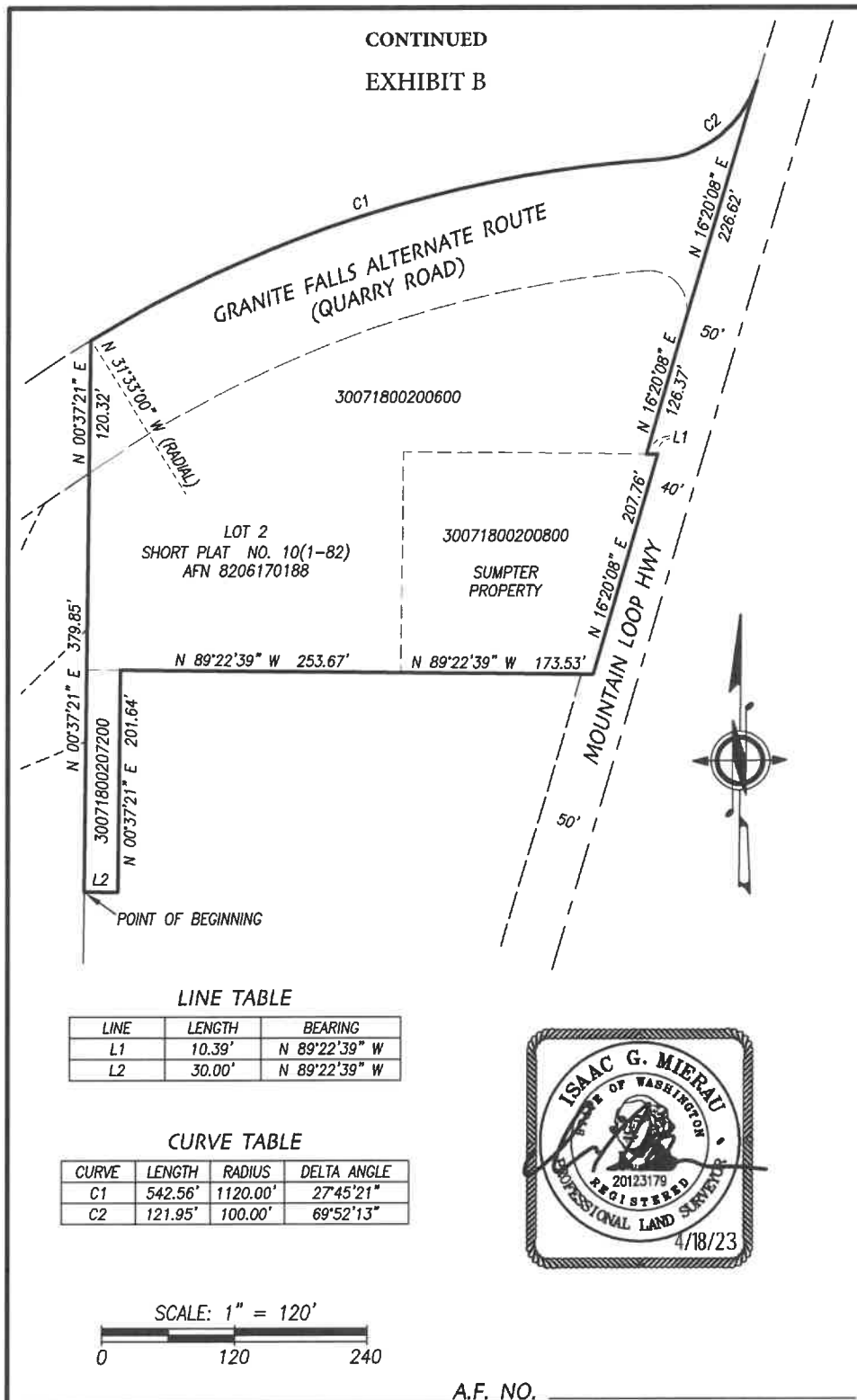
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 30 NORTH, RANGE 7 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF LOT 2, SNOHOMISH COUNTY SHORT PLAT NUMBER 10(1-82), RECORDED UNDER AUDITOR'S FILE NUMBER 8206170188 RECORDS OF SNOHOMISH COUNTY WASHINGTON;
THENCE NORTH 00°37'21" EAST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 379.85 FEET TO THE SOUTH MARGIN OF THAT SNOHOMISH COUNTY ROAD KNOWN AS GRANITE FALLS ALTERNATE ROUTE;
THENCE CONTINUING NORTH 00°37'21" EAST A DISTANCE OF 120.32 FEET TO THE NORTH MARGIN OF SAID GRANITE FALLS ALTERNATE ROUTE AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1120.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 31°33'00" WEST;
THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID NORTH MARGIN, THROUGH A CENTRAL ANGLE OF 27°45'21", AN ARC DISTANCE OF 542.56 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 100.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID NORTH MARGIN, THROUGH A CENTRAL ANGLE OF 69°52'13", AN ARC DISTANCE OF 121.95 FEET TO THE NORTHEASTERLY PROLONGATION OF THE WEST MARGIN OF MOUNTAIN LOOP HIGHWAY;
THENCE SOUTH 16°20'08" WEST ALONG SAID PROLONGATION A DISTANCE OF 226.62 FEET TO THE WEST MARGIN OF MOUNTAIN LOOP HIGHWAY AND A POINT ON THE WEST LINE OF SAID LOT 2;
THENCE THE FOLLOWING THREE COURSES ALONG THE WEST MARGIN OF MOUNTAIN LOOP HIGHWAY:
SOUTH 16°20'08" WEST A DISTANCE OF 126.37 FEET;
SOUTH 89°22'39" EAST A DISTANCE OF 10.39 FEET;
SOUTH 16°20'08" WEST A DISTANCE OF 207.76 FEET TO THE SOUTH LINE OF THAT PROPERTY CONVEYED TO ROBERT B SUMPTER, JR. BY STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200711300931;
THENCE NORTH 89°22'39" WEST ALONG SAID SOUTH LINE A DISTANCE OF 173.53 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2;
THENCE THE FOLLOWING THREE COURSES ALONG SAID SOUTH LINE OF LOT 2
NORTH 89°22'39" WEST A DISTANCE OF 253.67 FEET;
SOUTH 00°37'21" WEST A DISTANCE OF 201.64 FEET;
NORTH 89°22'39" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 217,369 SF OR 4.99 ACRES.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.





Pacific Coast Surveys, Inc.
 LAND SURVEYING & MAPPING
 P.O. BOX 13619
 MILL CREEK, WA 98082
 PH. 425.512.7099 FAX 425.357.3577
 www.PCSurveys.net

EXHIBIT MAP FOR:
MTIL ANNEXATION
 NE 1/4, NW 1/4, SEC.18, T.30N., R.7E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
IGM	4-18-23	222785exb.dwg	1" = 120'	22-2785

EXHIBIT C

MAPS

1. Map showing the proposed area for annexation
 - Size in acres
2. Vicinity Map of Annexation Area
3. City Limits and Urban Growth Boundary
4. Water Service Area Map
 - a. Waterline map of Annexation area
5. Sewer Service Area Map
 - a. Sewerline map of Annexation area
6. Comprehensive Plan Map
7. Zoning Map

EXHIBIT C1

MTIL HOLDINGS, LLC VICINITY MAP ANNEXATION

QUARTER NW	SECTION 18	TOWNSHIP N 47 S 30	RANGE E 7 W 7
Centerline	Lot	Block	Section
Gov. Lot	Subdiv	ROW	Quarter
Major Water	Other Subdiv	W&C ROW	1649
Minor Water	Other Subdiv	W&C Lot	

City Limits	Ex. Add	Easement
-------------	---------	----------

1 in. = 200 feet
Map made using MicroStation

Product of the Nevada 4th Year
Landmark Census Database

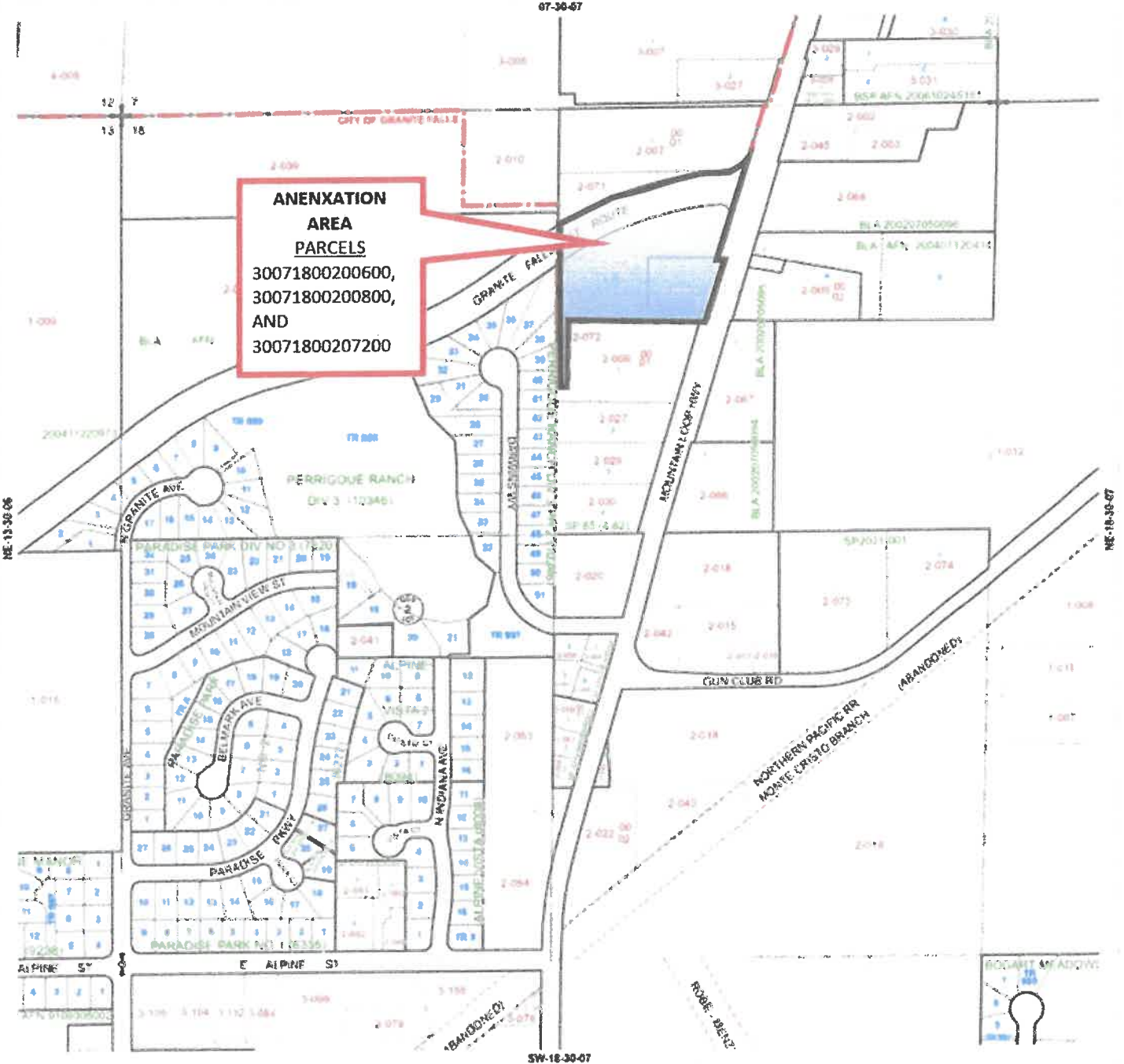


EXHIBIT C2

**MTIL HOLDINGS, LLC
VICINITY MAP
ANNEXATION**

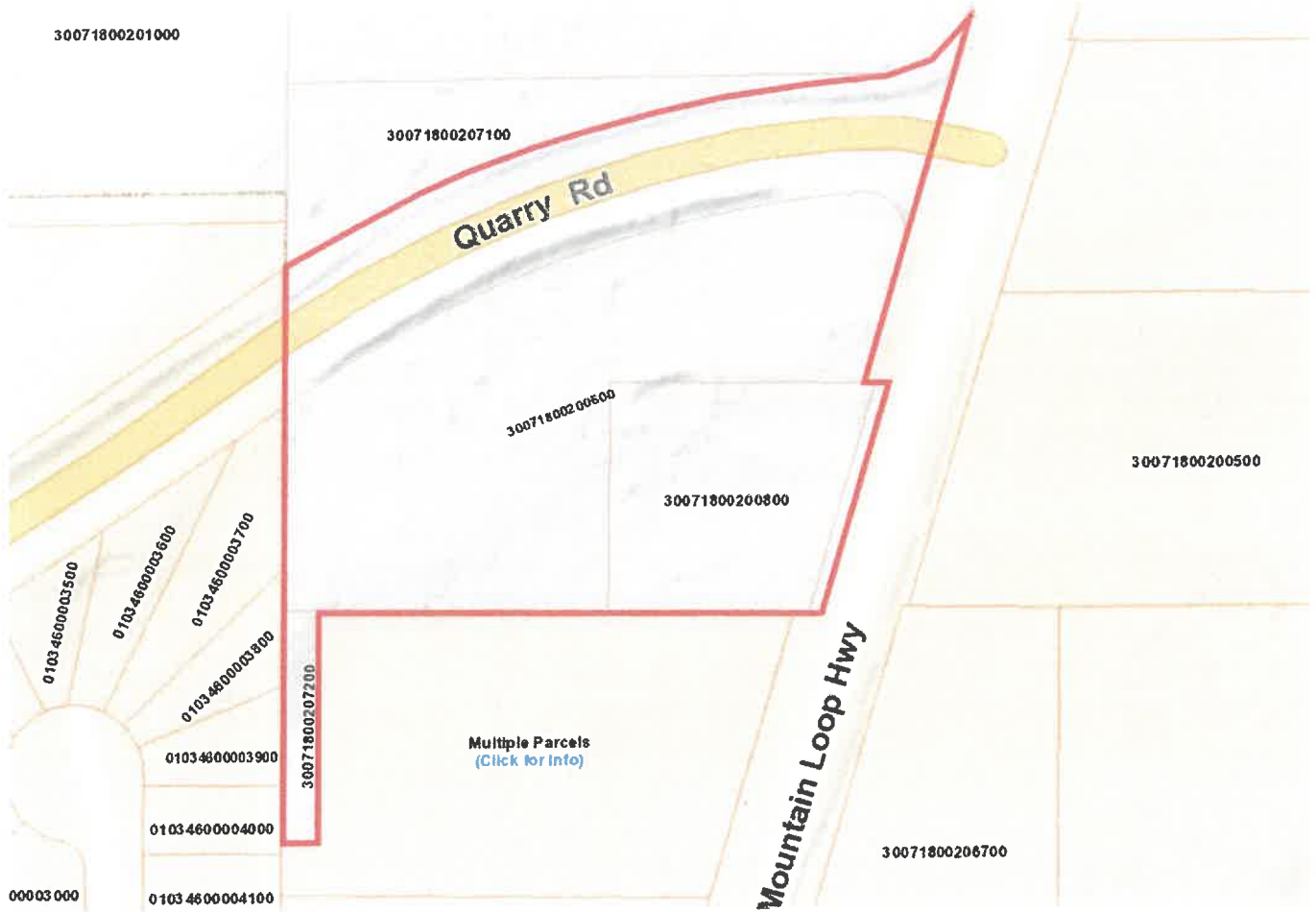
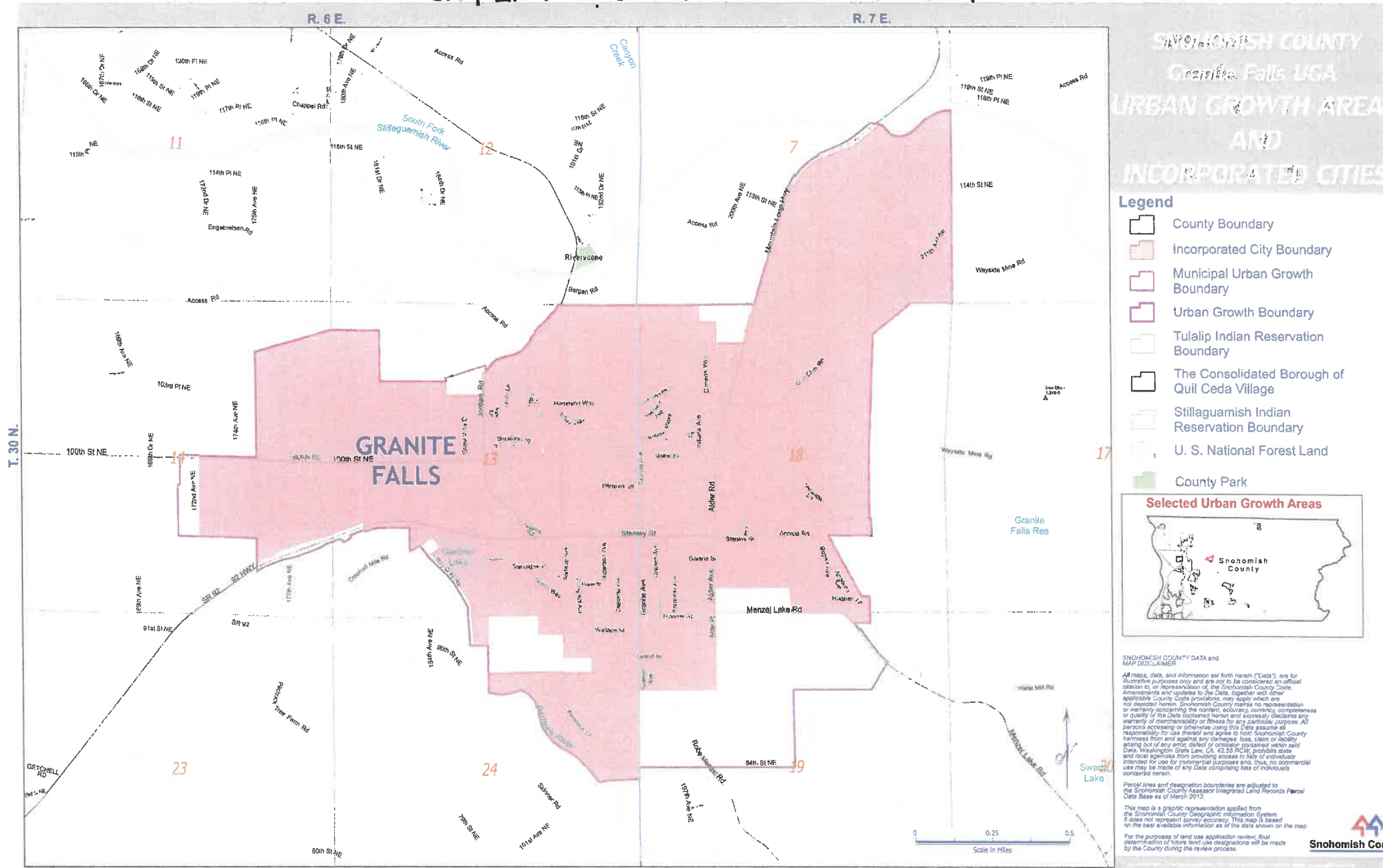
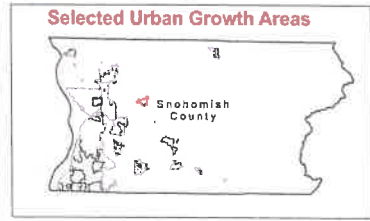


EXHIBIT C3 CITY LIMITS & URBAN GROWTH BOUNDARY



SNOHOMISH COUNTY
Granite Falls UGA
URBAN GROWTH AREA
AND
INCORPORATED CITIES

- Legend**
- County Boundary
 - Incorporated City Boundary
 - Municipal Urban Growth Boundary
 - Urban Growth Boundary
 - Tulalip Indian Reservation Boundary
 - The Consolidated Borough of Quil Ceda Village
 - Stillaguamish Indian Reservation Boundary
 - U. S. National Forest Land
 - County Park



SNOHOMISH COUNTY DATA and MAP DISCLAIMER

All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be construed as an official opinion or representation of the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accepting or otherwise using the Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, ch. 42.55 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data containing lists of individuals contained herein.

Parcel lines and designation boundaries are adjusted to the Snohomish County Assessor Integrated Land Records Parcel Data Base as of March 2013.

This map is a graphic representation applied from the Snohomish County Geographic Information System. It does not represent survey accuracy. This map is based on the best available information as of the date shown on the map.

For the purposes of land use application review, final determination of future land use designations will be made by the County during the review process.

Snohomish County

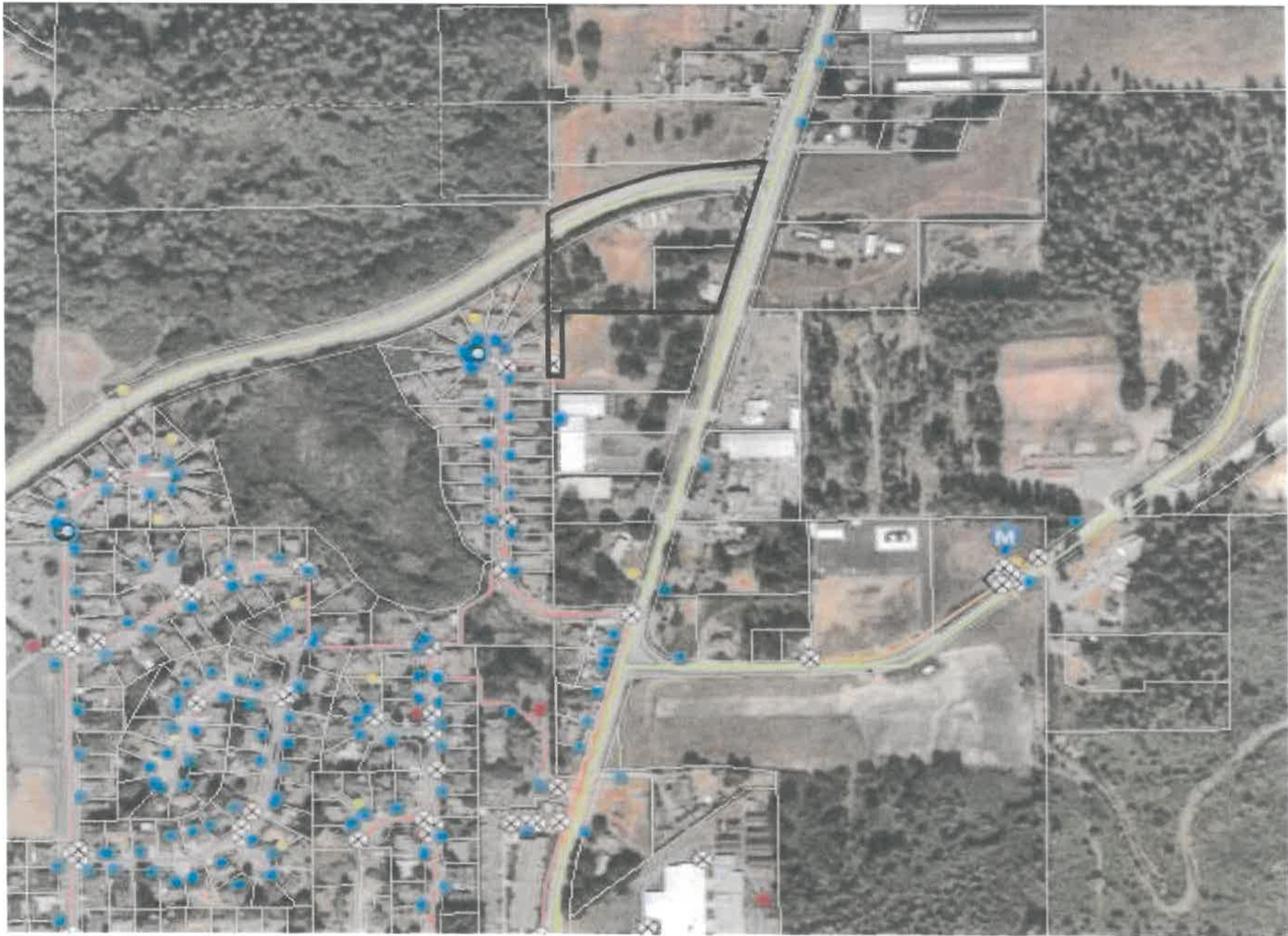


EXHIBIT C4A - WATER SERVICE AREA MAP

City of Granite Falls water system



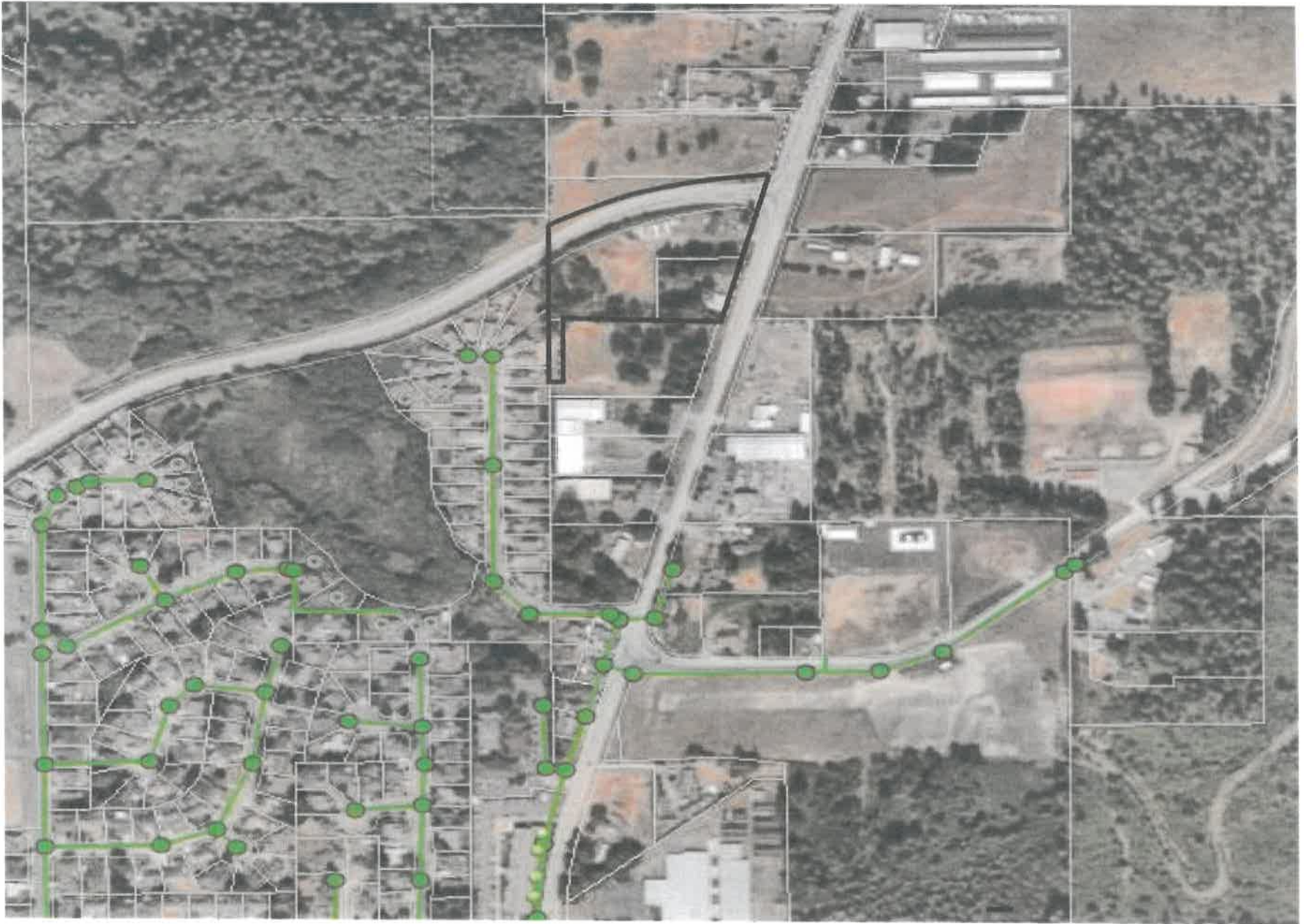


EXHIBIT C 5A - SEWER SERVICE AREA MAP

City of Granite Falls sewer system

CITY OF GRANITE FALLS



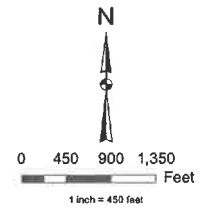
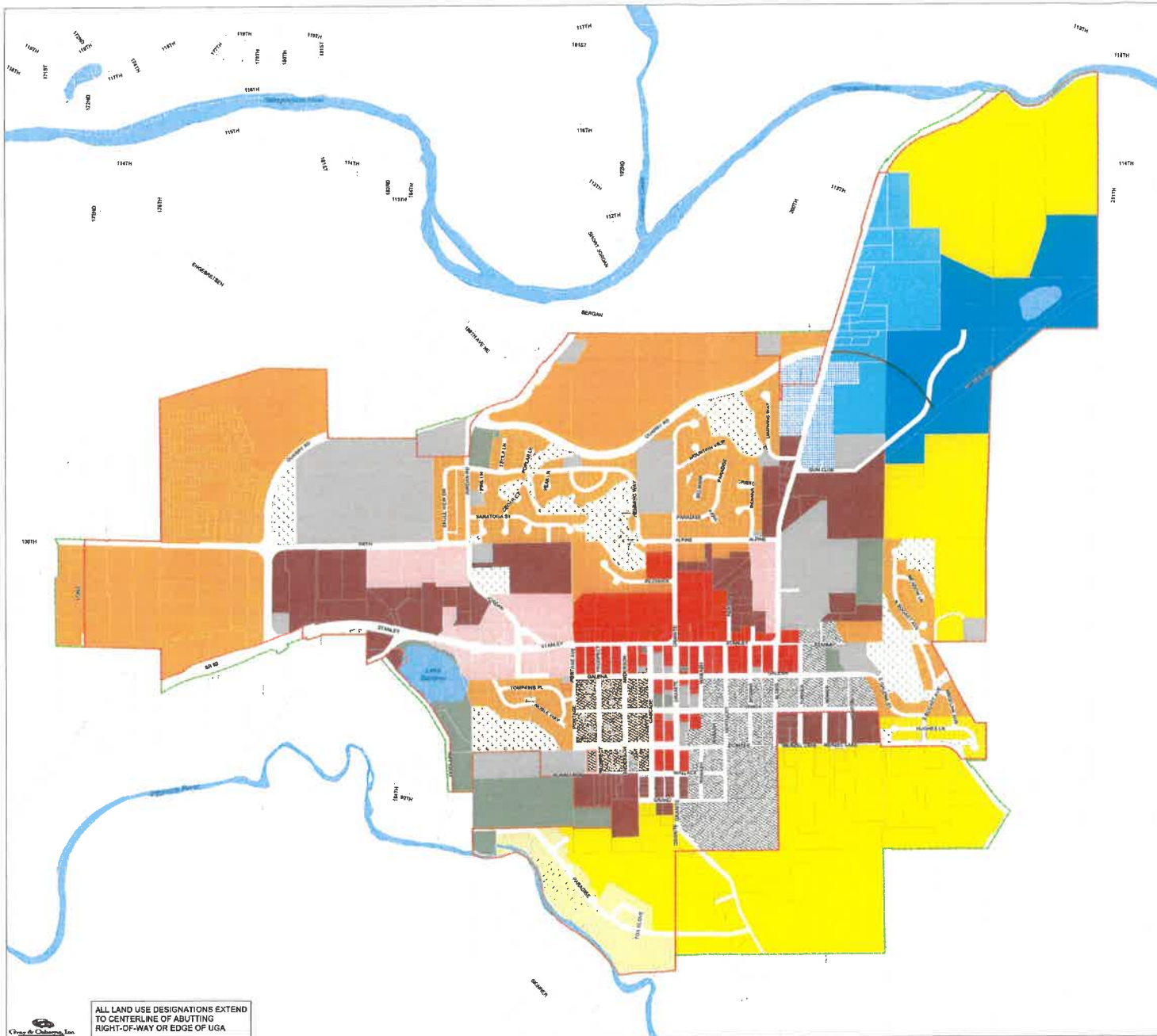


EXHIBIT C6
COMPREHENSIVE
PLAN MAP

LEGEND:

- CITY LIMITS
 - URBAN GROWTH AREA (UGA) BOUNDARY
 - FUTURE ROADWAY
 - PARCELS
 - WATER
 - FUTURE ROADWAY
- LAND USE DESIGNATION:**
- OPEN SPACE (OS)
 - PUBLIC PARK (PP)
 - PUBLIC INSTITUTIONAL (PI)
 - RIVER FRONT RESIDENTIAL (R-2.3)
 - LOW DENSITY RESIDENTIAL (R-9600)
 - MEDIUM DENSITY RESIDENTIAL (R-7200)
 - MULTIPLE RESIDENTIAL (MR)
 - DOWNTOWN RESIDENTIAL (DT-2500)
 - CENTRAL BUSINESS DISTRICT (CBD)
 - GENERAL COMMERCIAL (GC)
 - INDUSTRIAL/RETAIL (IR)
 - LIGHT INDUSTRIAL (LI)
 - HEAVY INDUSTRIAL (HI)

FUTURE LAND USE MAP
 DECEMBER 2020
 CITY OF GRANITE FALLS



Ord. No. 960-2018

ALL LAND USE DESIGNATIONS EXTEND
 TO CENTERLINE OF ABUTTING
 RIGHT-OF-WAY OR EDGE OF UGA



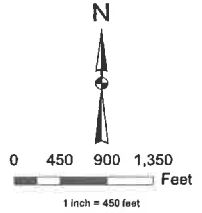
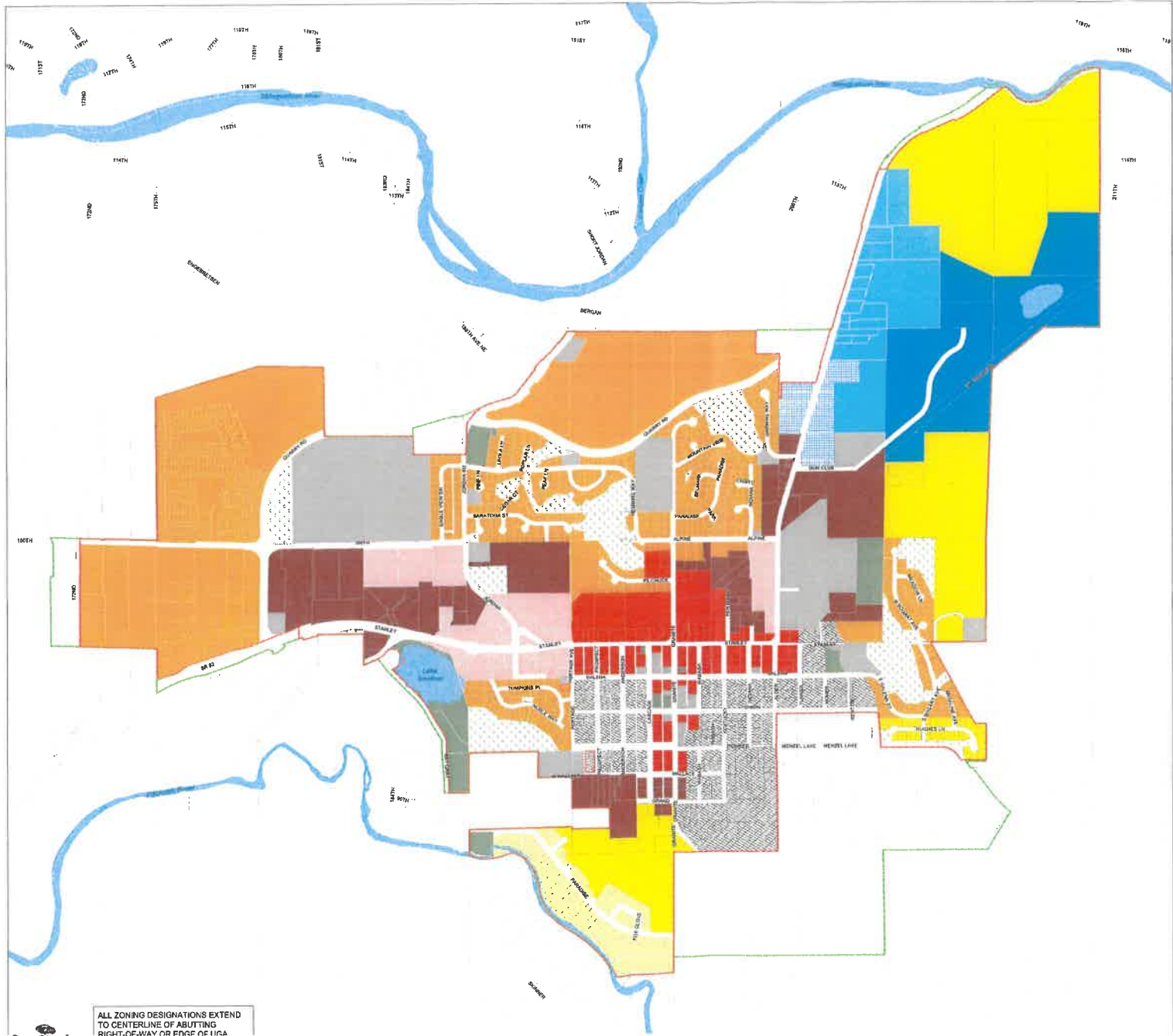


EXHIBIT C7 ZONING MAP

LEGEND:

- CITY LIMITS
- URBAN GROWTH AREA (UGA) BOUNDARY
- PARCELS
- WATER
- ZONING:**
- OPEN SPACE (OS)
- PUBLIC PARK (PP)
- PUBLIC INSTITUTIONAL (PI)
- RIVER FRONT RESIDENTIAL (R-2.3)
- RESIDENTIAL 9,600 (R-9600)
- RESIDENTIAL 7,200 (R-7200)
- MULTIPLE RESIDENTIAL (MR)
- DOWNTOWN RESIDENTIAL (DT-2500)
- CENTRAL BUSINESS DISTRICT (CBD)
- GENERAL COMMERCIAL (GC)
- INDUSTRIAL/RETAIL (IR)
- LIGHT INDUSTRIAL (LI)
- HEAVY INDUSTRIAL (HI)

ALL ZONING DESIGNATIONS EXTEND TO CENTERLINE OF ABUTTING RIGHT-OF-WAY OR EDGE OF UGA

ZONING MAP
DECEMBER 2020

CITY OF GRANITE FALLS

Ord. No. 960-2018

EXHIBIT D

1. Certified Copy of Resolution 2022-04 for 10% Petition
2. Certified Copy of Resolution 2023-07 for 60% Petition
3. Affidavit of Mailing
 - a.i. Affidavit of Posting - Library, City Hall, Post Office
 - a.ii. Affidavit of Posting – Site
4. Affidavit of Publication
5. Certified Copy of Minutes from Public Hearing

EXHIBIT D1

CERTIFICATION OF RESOLUTION

I, the undersigned, City Clerk of the City of Granite Falls, Washington (the "City"), hereby certify as follows:

1. The foregoing Resolution 2022-04 entitle as follows:
" A RESOLUTION OF THE CITY OF GRANITE FALLS, SNOHOMISH COUNTY, WASHINGTON RELATING TO THE RECEIPT OF A NOTICE OF INTENT TO ANNEX CERTAIN REAL PROPERTY KNOW AS THE MTL ANNEXATION, AND AUTHORIZING THE CIRCULATION OF A 60% ANNEXATION PETITION SUBJECT TO CONDITIONS."

was approved by City Council and signed by the Mayor on July 6, 2022 at a regular Council meeting.

2. A quorum of the Council was present throughout the meeting and a sufficient number of members of the Council voted in the proper manner for the passage of the resolution.

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of August, 2023.

CITY OF GRANITE FALLS, WASHINGTON



Darla Reese, MMC, City Clerk

Resolution No. 2022-04

A RESOLUTION OF THE CITY OF GRANITE FALLS, SNOHOMISH COUNTY, WASHINGTON RELATING TO THE RECEIPT OF A NOTICE OF INTENT TO ANNEX CERTAIN REAL PROPERTY KNOWN AS THE MTIL ANNEXATION, AND AUTHORIZING THE CIRCULATION OF A 60% ANNEXATION PETITION SUBJECT TO CONDITIONS.

WHEREAS, the City of Granite Falls 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 Granite Falls desires to work with property owners adjacent to the City of Granite Falls in unincorporated Snohomish County and within the established Urban Growth Area of the City to become part of the City of Granite Falls; and

WHEREAS, the proposed annexation area contains approximately 3.76 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 two of the three parcel owners have signed said petition, including MTIL Holdings, LLC (Matthew Lattin and Michael Lattin) the applicant, in the proposed annexation area, which contain a total assessed value of \$645,500 representing more than 10% percent of the assessed value in the annexation area, and

WHEREAS, having received MTIL Holdings, LLC (Matthew Lattin and Michael Lattin) 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 July 6, 2022, 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 has considered 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 GRANITE FALLS AS FOLLOWS:

Section 1. Circulation of Annexation Petitions Approved. Under authority of Chapter 35.13 RCW, the City Council of the City of Granite Falls hereby approves the written request of MTIL Holdings, LLC (Matthew Lattin and Michael Lattin) to circulate an annexation petition for an area of unincorporated Snohomish County that is generally located at the southwest corner of Mountain Loop Highway and Quarry 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 Granite Falls 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 Granite Falls 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 Granite Falls 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 Granite Falls this 6th day of July 2022.

CITY OF GRANITE FALLS


Matthew Hartman, Mayor

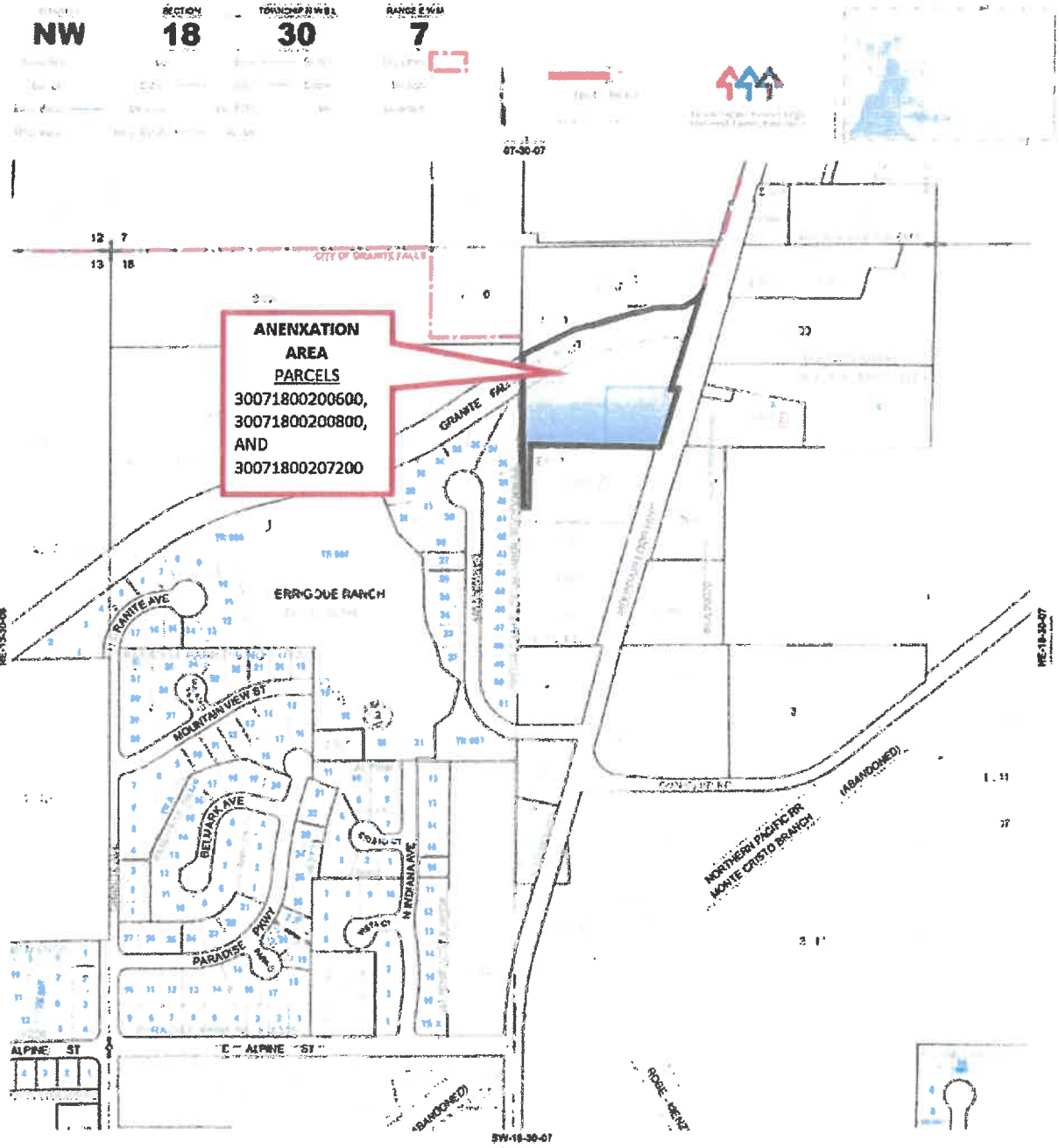
ATTEST:


Darla Reese, MMC, City Clerk

APPROVED AS TO FORM:


Thom Graafstra, City Attorney

EXHIBIT A



**ANEXATION
AREA
PARCELS**
30071800200600,
30071800200800,
AND
30071800207200

ERR-GOUE RANCH

GRANITE FALLS

NORTHERN PACIFIC RR
MONTE CRESTO BRANCH
(ABANDONED)

ALPINE ST

E ALPINE ST

(ABANDONED)

ROSE AVE

07-18-30-07

07-30-07

EXHIBIT D2

CERTIFICATION OF RESOLUTION

I, the undersigned, City Clerk of the City of Granite Falls, Washington (the "City"), hereby certify as follows:

1. The foregoing Resolution 2023-07 entitle as follows:
"A RESOLUTION OF THE CITY OF GRANITE FALLS, WASHINGTON STATING ITS INTENTION TO ANNEX CERTAIN UNINCORPORATED AREA, KNOWN AS THE MTIL ANNEXATION, INTO THE CITY, AND TRANSMITTING THE MATTER TO THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR SNOHOMISH COUNTY FOR APPROVAL."

was approved by City Council and signed by the Mayor on July 19, 2023 at a regular Council meeting.

2. A quorum of the Council was present throughout the meeting and a sufficient number of members of the Council voted in the proper manner for the passage of the resolution.

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of August, 2023.

CITY OF GRANITE FALLS, WASHINGTON



Darla Reese, MMC, City Clerk

CITY OF GRANITE FALLS
Granite Falls, Washington

RESOLUTION 2023-07

**A RESOLUTION OF THE CITY OF GRANITE FALLS, WASHINGTON
STATING ITS INTENTION TO ANNEX CERTAIN UNINCORPORATED
AREA, KNOWN AS THE MTIL ANNEXATION, INTO THE CITY, AND
TRANSMITTING THE MATTER TO THE WASHINGTON STATE
BOUNDARY REVIEW BOARD FOR SNOHOMISH COUNTY FOR
APPROVAL**

WHEREAS, the City of Granite Falls has received a petition for annexation pursuant to RCW 35A.14.120 of certain property generally located at the southwest corner of Mountain Loop Highway and Quarry Road., being located in Section 18, Township 30 North, Range 07 East, W.M., said property being contiguous to the city limits and legally described in **Exhibit A** attached hereto; and

WHEREAS, the Snohomish County Assessor has certified the sufficiency of the petition for annexation on June 27, 2023; and

WHEREAS, the proposed annexation area is comprised of two single family residential parcels and a vacant parcel (three parcels) totaling 3.76 acres with proposed Comprehensive land use designations 30071800200600, 30071800200800, and 30071800207200 to Industrial/Retail (IR) and parcels 30071800200600, 30071800200800, and 30071800207200 will receive the Industrial/Retail (IR) zoning upon annexation; and

WHEREAS, a duly advertised public hearing was held on said annexation petition before the Granite Falls City Council on July 19, 2023, and the City Council heard testimony from staff, the applicant and the public, and was fully advised in the premises.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANITE FALLS, WASHINGTON, AS FOLLOWS:

Section 1. The property legally described in **Exhibit A** and the boundaries depicted on the map attached as **Exhibit B** are hereby approved for annexation into the City of Granite Falls and shall be so annexed by ordinance of the City of Granite Falls upon receipt of a favorable decision/report from the Washington State Boundary Review Board for Snohomish County.

Section 2. Upon annexation of the property described in **Exhibit A**, it shall be assessed and taxed at the same rate and on the same basis as other property within the City of Granite Falls, including assessments or taxes for the payment of its pro rata

share and all outstanding indebtedness of the City contracted or incurred prior to or existing on the effective date of the annexation.

Section 3. Upon annexation, the property described in **Exhibit A** shall be subject to the City of Granite Falls Comprehensive Plan and zoning regulations as adopted. Also, upon annexation of the property described in **Exhibit A**, the Zoning and Comprehensive Plan designation of Industrial/Retail (IR) shall apply to said property.

Section 4. The Community Development Director or assignee is hereby authorized to transmit this Resolution, a County Assessor's map, or other appropriate map, and all files on this annexation proceeding to the Snohomish County Boundary Review Board for consideration and review.


ADOPTED by the city council and **APPROVED** by the mayor this 19th day of July, 2023.

CITY OF GRANITE FALLS



Matthew Hartman, Mayor

ATTEST:



Darla Reese, MMC, City Clerk

APPROVED AS TO FORM:



Thom Graafstra, City Attorney

EXHIBIT A

MTIL Annexation

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 30 NORTH, RANGE 7 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF LOT 2, SNOHOMISH COUNTY SHORT PLAT NUMBER 10(1-82), RECORDED UNDER AUDITOR'S FILE NUMBER 8206170188 RECORDS OF SNOHOMISH COUNTY WASHINGTON;
THENCE NORTH 00°37'21" EAST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 379.85 FEET TO THE SOUTH MARGIN OF THAT SNOHOMISH COUNTY ROAD KNOWN AS GRANITE FALLS ALTERNATE ROUTE;
THENCE CONTINUING NORTH 00°37'21" EAST A DISTANCE OF 120.32 FEET TO THE NORTH MARGIN OF SAID GRANITE FALLS ALTERNATE ROUTE AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1120.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 31°33'00" WEST;
THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID NORTH MARGIN, THROUGH A CENTRAL ANGLE OF 27°45'21", AN ARC DISTANCE OF 542.56 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 100.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID NORTH MARGIN, THROUGH A CENTRAL ANGLE OF 69°52'13", AN ARC DISTANCE OF 121.95 FEET TO THE NORTHEASTERLY PROLONGATION OF THE WEST MARGIN OF MOUNTAIN LOOP HIGHWAY;
THENCE SOUTH 16°20'08" WEST ALONG SAID PROLONGATION A DISTANCE OF 226.62 FEET TO THE WEST MARGIN OF MOUNTAIN LOOP HIGHWAY AND A POINT ON THE WEST LINE OF SAID LOT 2;
THENCE THE FOLLOWING THREE COURSES ALONG THE WEST MARGIN OF MOUNTAIN LOOP HIGHWAY:
SOUTH 16°20'08" WEST A DISTANCE OF 126.37 FEET;
SOUTH 89°22'39" EAST A DISTANCE OF 10.39 FEET;
SOUTH 16°20'08" WEST A DISTANCE OF 207.76 FEET TO THE SOUTH LINE OF THAT PROPERTY CONVEYED TO ROBERT B SUMPTER, JR. BY STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200711300931;
THENCE NORTH 89°22'39" WEST ALONG SAID SOUTH LINE A DISTANCE OF 173.53 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2;
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NORTH 89°22'39" WEST A DISTANCE OF 253.67 FEET;
SOUTH 00°37'21" WEST A DISTANCE OF 201.64 FEET;
NORTH 89°22'39" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 217,369 SF OR 4.99 ACRES.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EXHIBIT B

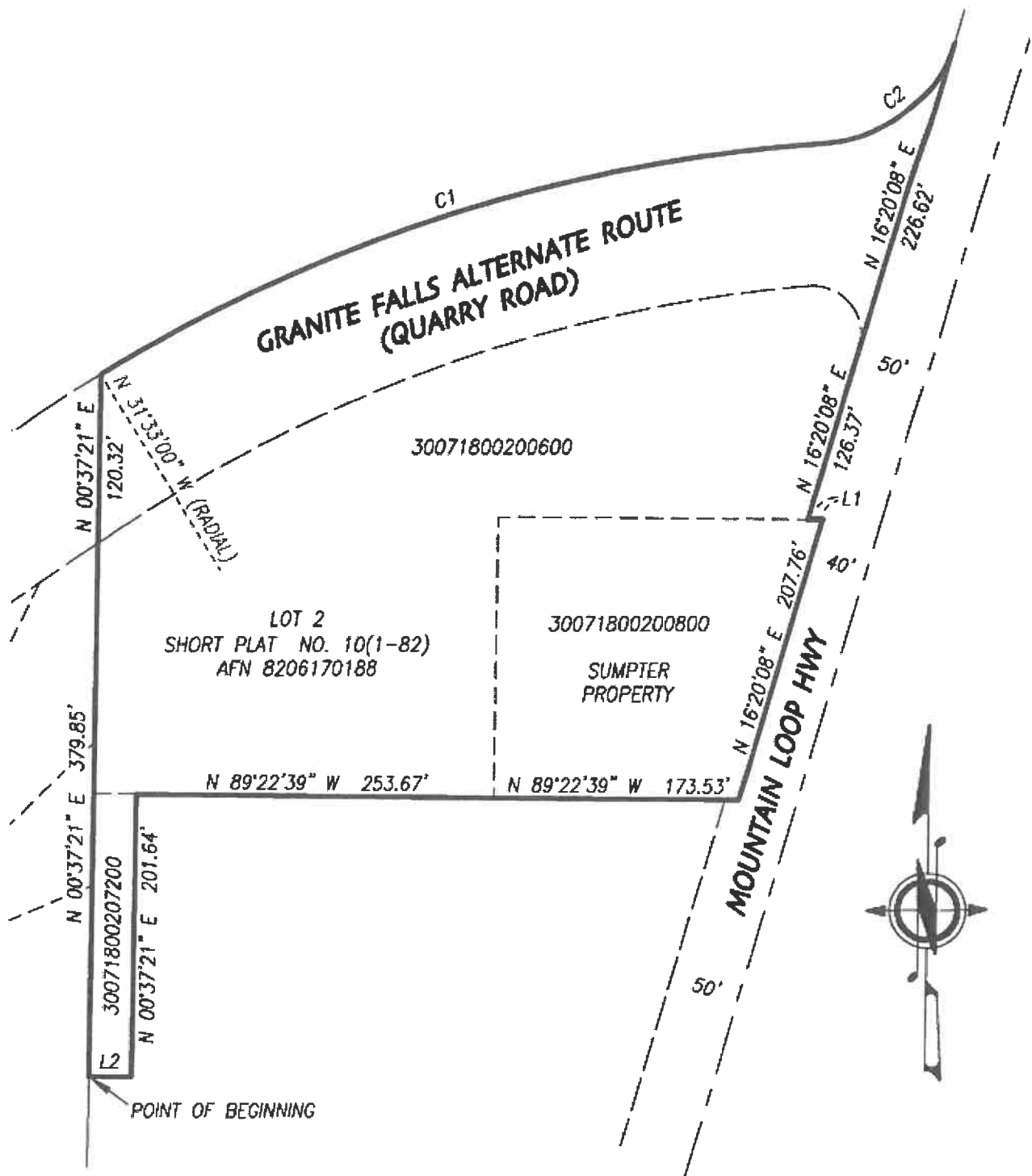




EXHIBIT D3
a.
a.ii

VERIFICATION OF PUBLIC HEARING POSTING
FOR CONSIDERATION OF NOTICE OF APPLICATION AND
NOTICE OF PUBLIC MEETING MTL ANNEXATION

I, Darla Reese, City Clerk for the City of Granite Falls, WA hereby certifies the Notice of Public Hearing for the Granite Falls City Council was posted in three public places as described below. This Public Hearing will be held on Wednesday, August 3, 2022, at approximately 7:00 p.m., or soon thereafter, online via Zoom meeting online and in person.

City Hall, 215 South Granite Avenue by: Bja date: 7-11-2022

Granite Falls Public Library, 815 East Galena Street by: Bja date: 7-11-2022

Granite Falls Post Office, 205 East Stanley Street by: Bja date: 7-11-2022

Mailed to property owners within 300' of project site by: Bja date: 7-11-2022

Posted on property frontage on Quarry Rd. by: W date: 7/11/2023

Posted on property frontage on Mt. Loop Hwy. by: W date: 7/11/23

Emailed to the media parties of record

by: Darla date: 7/11/2022

Certified this 11th day of July, 2022

Darla Reese
By Darla Reese, MMC, City Clerk



CITY OF GRANITE FALLS
NOTICE OF APPLICATION AND NOTICE OF PUBLIC
MEETING
ANNEXATION

PROJECT NAME/ FILE NUMBER: MTIL Annexation / Annex2022-001

APPLICANT: MTIL Holdings, LLC, 10909 Mountain Loop Hwy, Granite Falls, WA 98252

PROJECT LOCATION: 10604 and 10630 Mountain Loop Hwy, Granite Falls, WA
APNs #30071800200600, 30071800200800, 30071800207200

DATE OF APPLICATION: May 25, 2022

DATE OF COMPLETE APPLICATION: May 31, 2022

NOTICE OF APPLICATION ISSUED: July 11, 2022

END OF COMMENT PERIOD: July 25, 2022 (Monday)

PROPOSED PROJECT DESCRIPTION: The applicant is proposing to annex approximately 3.79 acres of three parcels into the City of Granite Falls. The Comprehensive Plan identifies these parcels within the Urban Growth Area of the City, which are intended to eventually be annexed into the City. The pre-zoning designation of the property is Industrial Retail (IR) under the City's Future Land Use Map and the zoning is proposed to remain as Industrial Retail (IR).

PERMITS REQUIRED/REVIEW PROCESS: City Council approval and Snohomish County Boundary Review Board Approval.

ENVIROMENTAL DOCUMENTS: N/A.

PRELIMINARY DETERMINATION OF CONSISTENCY: At a minimum, this project will be subject to the following plans and regulations: Granite Falls Comprehensive Plan; Granite Falls Municipal Code and Snohomish County Planning Policies.

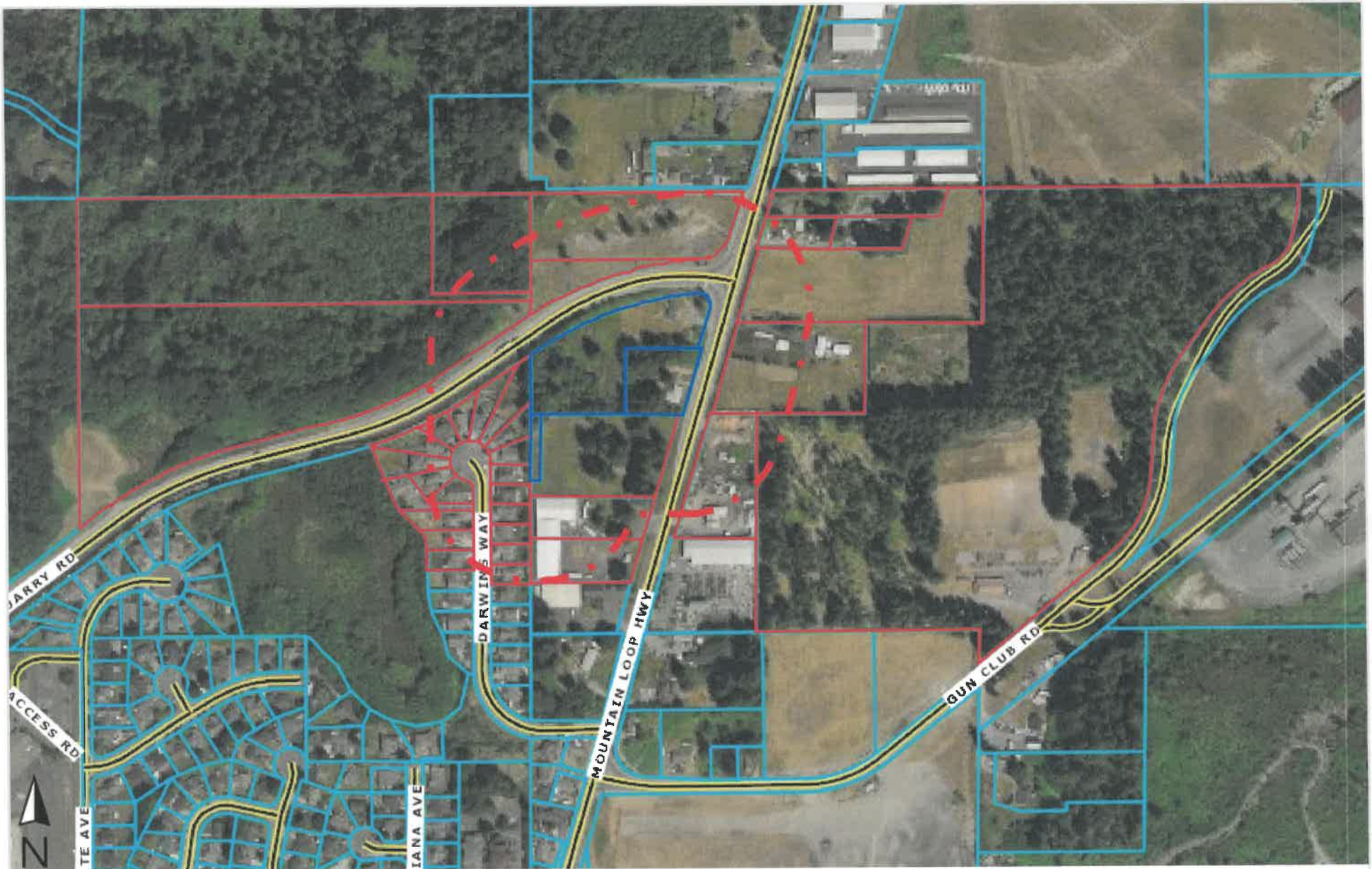
NOTICE OF PUBLIC MEETING: A public meeting will be held on **Wednesday, August 3, 2022 at approximately 7:00 PM** via in person or zoom (hybrid) meeting in front of the City Council. The zoom meeting link can be found on the city's website. This is a public meeting and not a public hearing.

PUBLIC REVIEW AND COMMENT:
Interested parties may submit written comments within 15-days of this Notice by sending them to City Hall, Attn: Darla Reese, City Clerk, PO Box 1440, Granite Falls, WA 98252 or by email at darla.reese@ci.granite-falls.wa.us. Comment period deadline is 4:00 pm on July 25, 2022.

The project file is available for review at City Hall. Monday - Friday 9 am - 4 pm. For additional information please contact Darla Reese, City Clerk at (360) 691-6441.

It is the City's goal to comply with the American with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.

Distribution: Applicant
Posted at City Hall, Library, Post Office, and Subject Property and Website
Mailed to property Owners within 300 feet of project site
Published in Everett Herald
Agencies / Parties of Record



Chicago Title

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Eric Stewart
802 Darwin's Way
Granite Falls WA 98252

Robert Gallagher
804 Darwin's Way
Granite Falls WA 98252

Jennifer Mitchell
19323 36th Ave W #47
Lynnwood WA 98036

Donald Lee
808 Darwin's Way
Granite Falls WA 98252

Edward Klep
12012 29th PI NE
Lake Stevens WA 98258

Bryan West
812 Darwin's Way
Granite Falls WA 98252

Melissa Faries
814 Darwin's Way
Granite Falls WA 98252

Jeremy Bassett
816 Darwin's Way Lot 33
Granite Falls WA 98252

Diane Stivers
12084 Sapphire Dr
Spring Hill FL 34609

Brian Smith
820 Darwin's Way
Granite Falls WA 98252

Jeremy Young
819 Darwin's Way
Granite Falls WA 98252

Cassandra Miller
817 Darwin's Way
Granite Falls WA 98252

Justin Thompson
815 Darwin's Way
Granite Falls WA 98252

Alexzandrea Barker
813 Darwin's Way
Granite Falls WA 98252

James Weeks
811 Darwin's Way
Granite Falls WA 98252

Warren Williams
809 Darwin's Way
Granite Falls WA 98252

Timothy Thorp
807 Darwin's Way
Granite Falls WA 98252

Christopher Connelly
805 Darwin's Way
Granite Falls WA 98252

Jason Yaretz
803 Darwin's Way
Granite Falls WA 98252

Michael Ostman
801 Darwin's Way
Granite Falls WA 98252

Granite Falls Sportsmen Club
PO Box 293
Granite Falls WA 98252

Mary Stinson
10731 Mountain Loop Hwy
Granite Falls WA 98252

Bradley Wahlberg
10621 Mountain Loop Hwy
Granite Falls WA 98252

Bradley Wahlberg
Mountain Loop Hwy
Granite Falls WA 98252

Ann Perrigoue
PO Box 366
Granite Falls WA 98252

Rick Winkleman
10716 Mountain Loop Hw
Granite Falls WA 98252

Richard Anderson
18922 State Road 92
Granite Falls WA 98252

Richard Shafer
10506 Mt Loop Hwy
Granite Falls WA 98252

Granite Falls, City Of
PO Box 1440
Granite Falls WA 98252

Perrigoue Bros
PO Box 656
Granite Falls WA 98252

D Saddler Holdings LLC
10418 Mountain Loop Hwy
Granite Falls WA 98252

Joseph Matson
PO Box 1172
Granite Falls WA 98252

Jose More
21820 36th St NE
Granite Falls WA 98252

MTIL HOLDINGS, LLC ANNEXATION

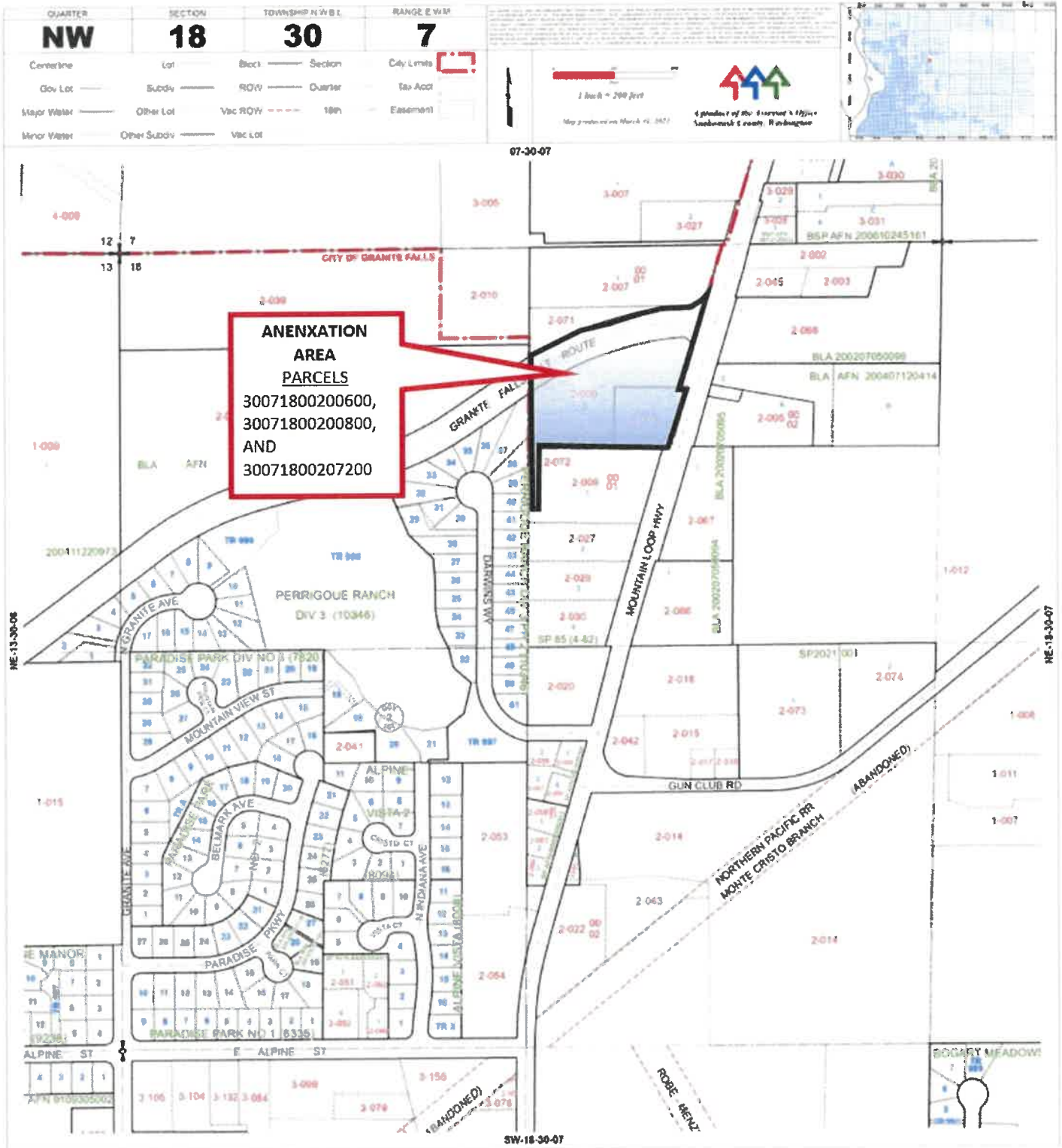




EXHIBIT D3-
ai
a11

VERIFICATION OF PUBLIC HEARING POSTING
FOR CONSIDERATION OF RESOLUTION 2023-06 MTL
ANNEXATION TRANSMIT TO THE BOUNDARY REVIEW BOARD

I, Darla Reese, City Clerk for the City of Granite Falls, WA hereby certifies the Notice of Public Hearing for the Granite Falls City Council was posted in three public places as described below. This Public Hearing will be held on Wednesday, July 19, 2023, at 7:05 p.m., or soon thereafter, online via Zoom meeting online and in person.

City Hall, 215 South Granite Avenue by: Darla date: 7/6/2023

Granite Falls Public Library, 815 East Galena Street by: TL date: 7-7-23

Granite Falls Post Office, 205 East Stanley Street by: TL date: 7-7-23

Mailed to property owners within 300' of project site by: Darla date: 7/6/2023

Posted on property frontage on Quarry Rd. by: TL date: 7-7-23

Posted on property frontage on Mt. Loop Hwy. by: TL date: 7-7-23

Emailed to the media parties of record

by: Darla date: 7/6/2023

Certified this 7th day of July, 2023

Darla Reese
By Darla Reese, MMC, City Clerk



City of Granite Falls
215 S. Granite Avenue / P.O. Box 1440
Granite Falls, Washington 98252

P 360/691-6441
F 360/691-6734
www.ci.granite-falls.wa.us

PUBLIC HEARING NOTICE

City of Granite Falls

JULY 19, 2023

7:05 p.m., or soon thereafter

BEFORE THE GRANITE FALLS CITY COUNCIL

NOTICE IS HEREBY GIVEN THAT via Zoom Meeting Online and in person, on Wednesday, the 19th Day of July, 2023, at 7:05 p.m., or soon thereafter, a public hearing will be held by the Granite Falls City Council for consideration of annexing approximately 3.76 acres located at the southwest corner of Mountain Loop Highway and Quarry Road. The proposed annexation would consist of two single family residential parcels and a vacant parcel. Resolution 2023-06 will be considered for the purpose of allowing city staff to transmit the annexation to the Boundary Review Board for review and approval.

Any person may appear at the Zoom Meeting online hearing, or in person, or may call in at the designated meeting number +1(253) 215-8782, Meeting ID: 872 0116 2968. You may submit your written comments by 4:00 p.m., July 19, 2023, to the attention of the City Clerk at Granite Falls City Hall, 215 S Granite Avenue, Granite Falls, WA, 98252, in order for your comments to be considered as part of the formal record. Additional information may be obtained at City Hall from 8:30 a.m. to 5:00 p.m. by calling 360-691-6441.

GRANITE FALLS CITY COUNCIL

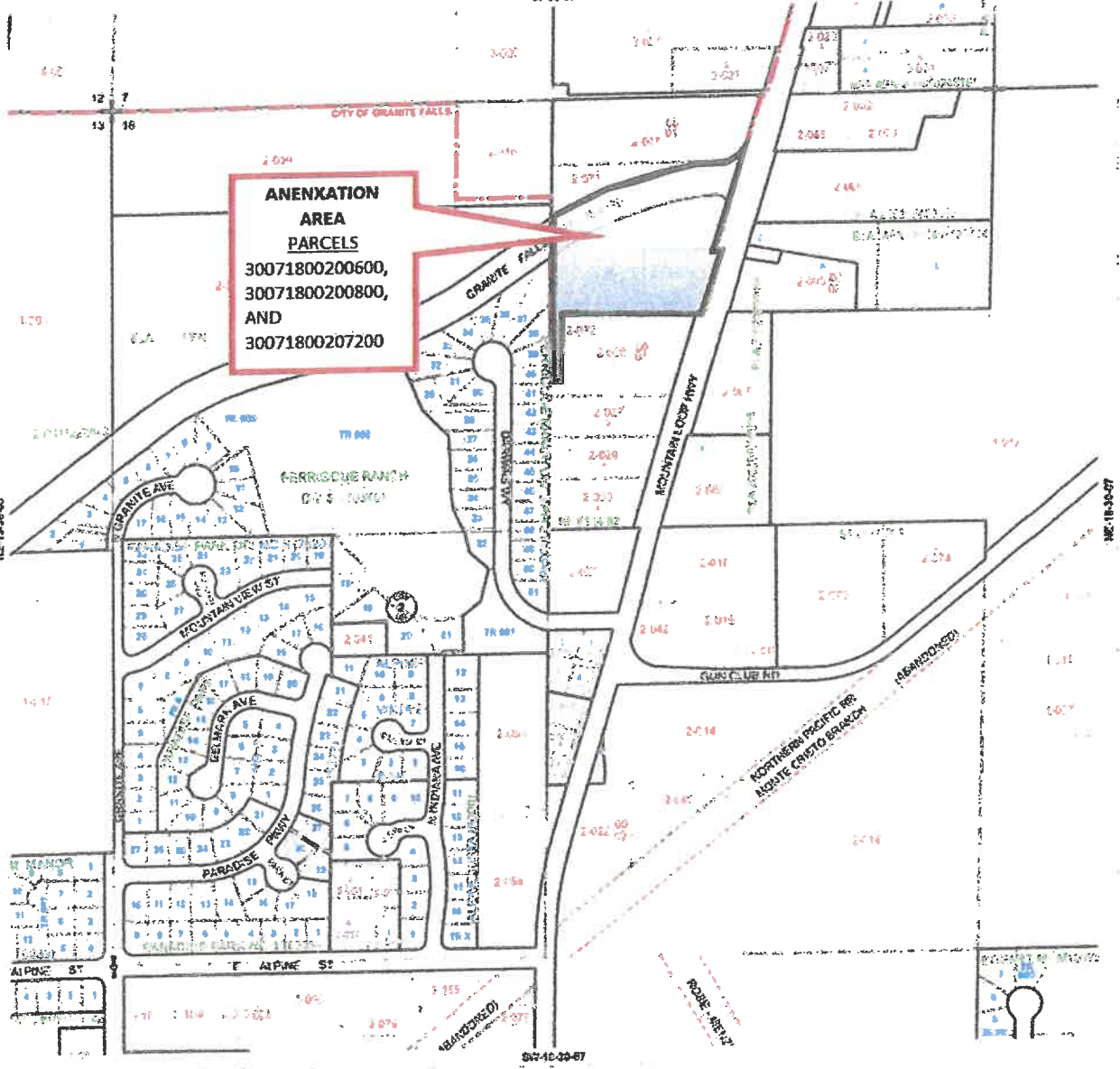


Darla Reese, MMC, City Clerk

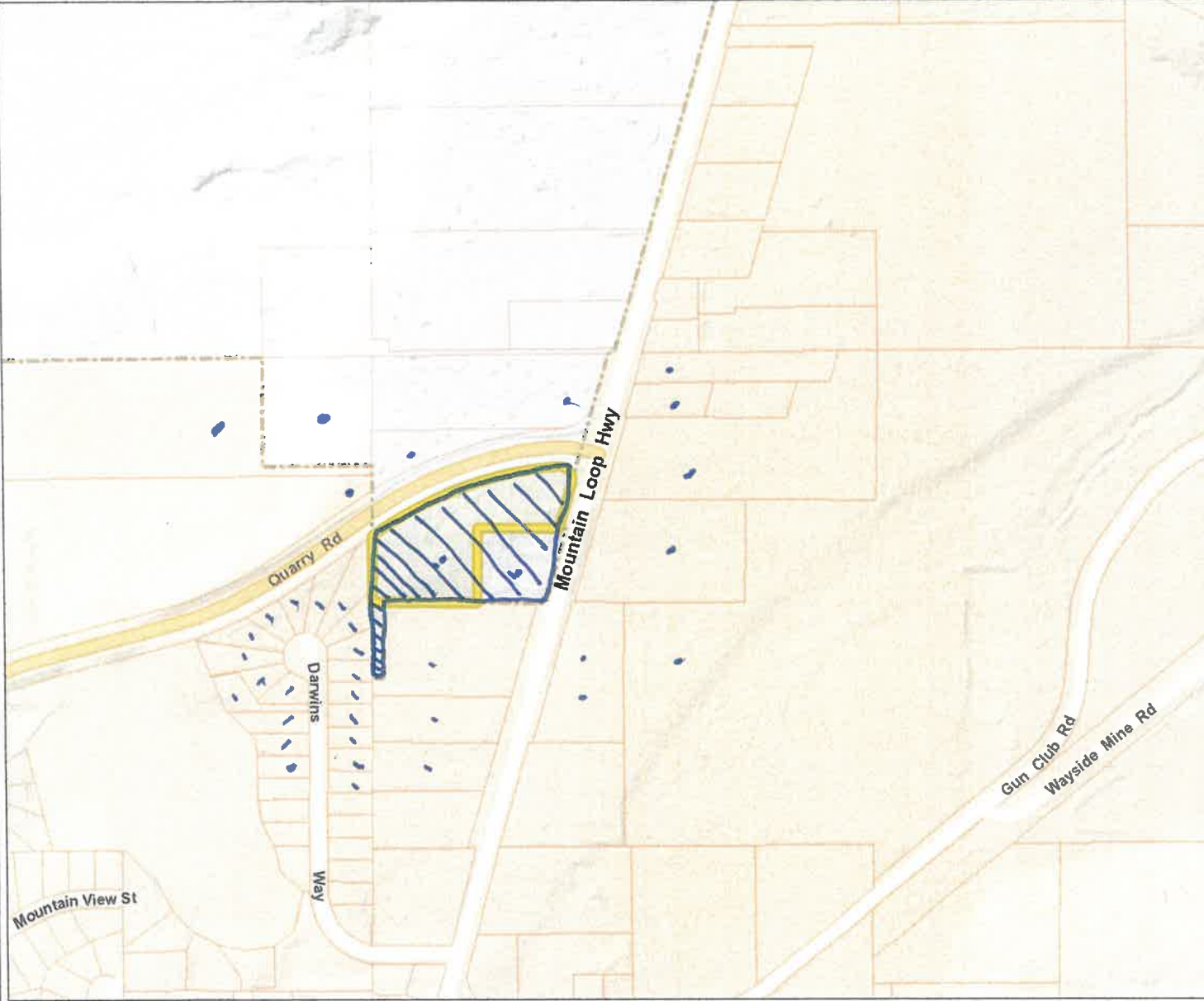
Dated this 7th day of July 2023.

Notice – All Proceedings of this meeting are sound recorded



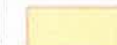








ANEXATION AREA PARCELS
 30071800200600,
 30071800200800,
 AND
 30071800207200



Map Title



Legend

-  Parcel
-  Recent Sales 2023
-  Recent Sales 2022
-  Recent Sales 2021
-  City Boundary
-  County Park
-  National Forest
-  Water
- Street Types**
-  Interstate
-  State Route
-  Local Road

All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.



7/5/2023



Eric & Rebecca Stewart
802 Darwin's Way
Granite Falls, WA 98252

Don Lee
808 Darwin's Way
Granite Falls, WA 98252

Joel & Melissa Faries
814 Darwin's Way
Granite Falls, WA 98252

Brian Smith
820 Darwin's Way
Granite Falls, WA 98252

Justin & Chelsea Thompson
815 Darwin's Way
Granite Falls, WA 98252

Warren Williams
Emily Hanby
809 Darwin's Way
Granite Falls, WA 98252

Mark & Francis Marttila
803 Darwin's Way
Granite Falls, WA 98252

Richard Anderson
10506 Mt. Loop Hwy.
Granite Falls, WA 98252

Granite Falls Sportsmen Club
20319 Rhodes Rd.
Granite Falls, WA 98252

Mary & Crystal Stinson
10731 Mt. Loop Hwy.
Granite Falls, WA 98252

Robert Gallagher
804 Darwin's Way
Granite Falls, WA 98252

Edward & Judy Klep
810 Darwin's Way
Granite Falls, WA 98252

Jeremy & Shelby Bassett
816 Darwin's Way
Granite Falls, WA 98252

Jeremy & Randi Young
819 Darwin's Way
Granite Falls, WA 98252

Alexzandrea Barker
Shane Stenstrom
813 Darwin's Way
Granite Falls, WA 98252

Timothy & Kathleen Thorp
807 Darwin's Way
Granite Falls, WA 98252

Michael & Lillian Ostman
801 Darwin's Way
Granite Falls, WA 98252

Richard & Lora Shafer
10506 Mt. Loop Hwy.
Granite Falls, WA 98252

Bradley & Lisa Wahlberg
10621 Mt. Loop Hwy.
Granite Falls, WA 98252

Rick Winkleman
10716 Mt. Loop Hwy.
Granite Falls, WA 98252

Andrew & Jennifer Mitchell
806 Darwin's Way
Granite Falls, WA 98252

Bryan & Tiffany West
812 Darwin's Way
Granite Falls, WA 98252

Diane Stivers
818 Darwin's Way
Granite Falls, WA 98252

Cassandra & Cindy Miller
817 Darwin's Way
Granite Falls, WA 98252

James Weeks &
Pamela Swanson
811 Darwin's Way
Granite Falls, WA 98252

Christopher & Stephanie Connelly
805 Darwin's Way
Granite Falls, WA 98252

D Saddler Holdings, LLC
10418 Mt. Loop Hwy.
Granite Falls, WA 98252

Jose More
10433 Mt. Loop Hwy.
Granite Falls, WA 98252

Joseph Matson
10717 Mt. Loop Hwy.
Granite Falls, WA 98252

MTIL Holdings LLC
10630 Mt. Loop Hwy.
Granite Falls, WA 98252

Everett Daily Herald

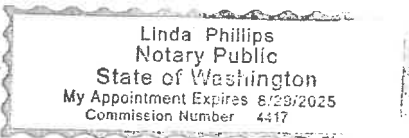
Affidavit of Publication

State of Washington }
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH958502 ANNEX2022-001 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 07/09/2022 and ending on 07/09/2022 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$82.56.

[Handwritten signature]



Subscribed and sworn before me on this 11th day of July, 2022.

[Handwritten signature of Linda Phillips]

Notary Public in and for the State of Washington.
City Of Granite Falls LEGAL ADS : 14102095
DARLA REESE

RECEIVED
JUL 14 2022
City of Granite Falls

CITY OF GRANITE FALLS
NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING
ANNEXATION

PROJECT NAME: MTL Annexation
FILE NUMBER: Annex2022-001
APPLICANT: MTL Holdings, LLC
10909 Mountain Loop Hwy
Granite Falls, WA 98252
PROJECT LOCATION: 10604 and 10630 Mountain Loop Hwy
Granite Falls, WA
APNs #30071800200600, 30071800200800, 30071800207200
DATE OF APPLICATION: May 25, 2022
DATE OF COMPLETE APPLICATION: May 31, 2022
NOTICE OF APPLICATION ISSUED: July 11, 2022
END OF COMMENT PERIOD: July 25, 2022 (Monday)
PROPOSED PROJECT DESCRIPTION: The applicant is proposing to annex approximately 3.79 acres of three parcels into the City of Granite Falls. The Comprehensive Plan identifies these parcels within the Urban Growth Area of the City, which are intended to eventually be annexed into the City. The pre-zoning designation of the property is Industrial Retail (IR) under the City's Future Land Use Map and the zoning is proposed to remain as Industrial Retail (IR).
PERMITS REQUIRED/REVIEW PROCESS: City Council approval and Snohomish County Boundary Review Board Approval.
ENVIRONMENTAL DOCUMENTS: N/A.
PRELIMINARY DETERMINATION OF CONSISTENCY: At a minimum, this project will be subject to the following plans and regulations: Granite Falls Comprehensive Plan, Granite Falls Municipal Code and Snohomish County Planning Policies.
NOTICE OF PUBLIC MEETING: A public meeting will be held on Wednesday, August 3, 2022 at approximately 7:00 PM via in person or zoom (hybrid) meeting in front of the City Council. The zoom meeting link can be found on the city's website. This is a public meeting and not a public hearing.
PUBLIC REVIEW AND COMMENT:
Interested parties may submit written comments within 15-days of this Notice by sending them to City Hall, Attn: Daria Reese, City Clerk, PO Box 1440, Granite Falls, WA 98252 or by email at daria.reese@ci.granite-falls.wa.us. Comment period deadline is 4:00 pm on July 25, 2022.
The project file is available for review at City Hall, Monday - Friday 9 am - 4 pm. For additional information please contact Daria Reese, City Clerk at (360) 691-6441.
It is the City's goal to comply with the American with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.
Published: July 9, 2022. EDH958502

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH980056 PH - MTIL 60P TO BRB as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 07/07/2023 and ending on 07/07/2023 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$46.44. [Signature]



Subscribed and sworn before me on this 10th day of July, 2023.

[Signature of Linda Phillips]

Notary Public in and for the State of Washington.

RECEIVED JUL 13 2023 City of Granite Falls

PUBLIC HEARING NOTICE
City of Granite Falls
JULY 19, 2023
7:05 p.m., or soon thereafter

BEFORE THE GRANITE FALLS CITY COUNCIL
NOTICE IS HEREBY GIVEN THAT via Zoom Meeting Online and in person, on Wednesday, the 19th Day of July, 2023, at 7:05 p.m., or soon thereafter, a public hearing will be held by the Granite Falls City Council for consideration of annexing approximately 3.76 acres located at the southwest corner of Mountain Loop Highway and Quamy Road. The proposed annexation would consist of two single family residential parcels and a vacant parcel. Resolution 2023-06 will be considered for the purpose of allowing city staff to transmit the annexation to the Boundary Review Board for review and approval.

Any person may appear at the Zoom Meeting online hearing, or in person, or may call in at the designated meeting number +1(253) 215-8782, Meeting ID: 872 0116 2968. You may submit your written comments by 4:00 p.m., July 19, 2023, to the attention of the City Clerk at Granite Falls City Hall, 215 S Granite Avenue, Granite Falls, WA, 98252, in order for your comments to be considered as part of the formal record. Additional information may be obtained at City Hall from 8:30 a.m. to 5:00 p.m. by calling 360-691-6441.

GRANITE FALLS CITY COUNCIL
Darla Reese, MMC, City Clerk
Published: July 7, 2023.

EDH980056

EXHIBIT D5


CERTIFICATION

I, the undersigned, City Clerk of the City of Granite Falls, Washington (the "City"), hereby certify as follows:

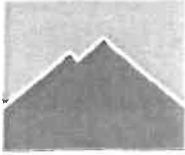
1. The foregoing Council meeting minutes of the Annexation Public Hearing held on July 19, 2023 are a full, true and correct copy of the minutes duly passed at a regular meeting of the City Council of the City (the "Council") held at the regular meeting place thereof on July 19, 2023, as that minutes appears in the minute book of the City; and
2. A quorum of the Council was present throughout the meeting and a sufficient number of members of the Council voted in the proper manner for the passage of the minutes.

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of August, 2023.

CITY OF GRANITE FALLS, WASHINGTON



Darla Reese, MMC, City Clerk



GRANITE FALLS

City of Granite Falls
215 S. Granite Avenue / P.O. Box 1440
Granite Falls, Washington 98252

P (360) 691-6441
F (360) 691-6734
www.ci.granite-falls.wa.us

CITY COUNCIL MEETING MINUTES JULY 19, 2023 7:00 PM

1. CALL TO ORDER (Via In-Person & Online Via Zoom)

Mayor Pro Tem Glenn called the City Council Meeting to order at 7:00 PM.

2. FLAG SALUTE

Mayor Pro Tem Glenn led the Council, Staff and Audience in the Pledge of Allegiance to the Flag.

3. ROLL CALL

City Council

Mayor Matthew Hartman	Absent
Steven Glenn	Present
Tom FitzGerald	Present
Erin Hogan	Absent
David Griggs	Present

City Staff

City Clerk Darla Reese
City Manager Brent Kirk
Deputy City Manager Jeff Balentine
Community Dev. Director Eric Jensen

Consultants

Thomas Graafstra – Thompson, Guildner & Assoc.
Police Chief Tom Dalton – S.C.S.O.
Ryan C. Larsen, Consulting Planner

Councilmember Glenn moved to excuse Councilmember Hogan due to a class conflict tonight. Councilmember Griggs seconded. Motion carried.

Councilmember Glenn moved to excuse Councilmember Hartman due to personal matters. Councilmember FitzGerald seconded. Motion carried.

4. CONSENT AGENDA

- A. AB 071-2023 Approval of July 6, 2023 through July 19, 2023 claims checks #413519 through #413546 and One EFT totaling \$138,628.11
- B. AB 072-2023 Approval of June 16, 2023 through June 30, 2023 payroll claims #27518 through #27525 and Twenty-Five EFT's totaling \$120,020.93

Deputy City Manager Balentine mentioned there were two changes to the Consent Agenda.

Change #1 = Land acquisition from Christ Community Church for the park plan, totaling \$100,260.75 from Fund 306 – REET Fund.

Change #2 = Payment allocation #1 for Welwest Construction for the Galena Street Extension from the Streets CIF Fund \$363,673.78.

Councilmember Griggs moved to approve the Consent Agenda. Councilmember FitzGerald seconded. Motion carried.

Councilmember FitzGerald moved to approve the Consent Agenda as amended. Councilmember Griggs seconded. Motion carried.

5. STAFF REPORTS

Deputy City Manager Balentine gave an update on the Senior Center.

Mohanna Goravanchi gave a passport revenue update and mentioned the upcoming passport giveaway for the 10,000th customer.

Carole Williams mentioned the list of businesses that contributed to the giveaway.

City Clerk Reese talked about how she is promoting the giveaway.

City Manager Kirk gave a Public Works update including:

Stormwater/Sewer -

- Smoots Lift Station issues

Parks

- YJ Construction waiting on doors to finish Frank Mason bathrooms

Water

- Leak detection has started

Streets Department

- Meeting with Greg Armstrong (TIB) looking at possible projects for next year:
 - West Alpine & East Alpine from N. Alder to Indiana (Overlay)
 - West Alpine by Hemming Way (Overlay)
- Welwest Construction – Galena St. update
- McDaniels working on block wall and gas line relocation

Misc.

- DOC crew here today working

Consultant Police Chief Dalton reported on a current accident, theft cases up, and preparing for National Night Out.

Librarian Chris Sorenson gave an update about the Sno-Isle Library including the following:

- Library statistics; attendance, circulation, community survey, addition of two more story times, new socialization programs
- Early learning fair held in June
- Bicycle Helmet give away
- National Night Out & Show N' Shine
- Boys & Girls Club visits
- Carnival of Dragons to be held on August 12th
- Cameras in parking lot
- Extended hours without staff in Library

Community Dev. Director Jensen gave the following updates:

- Staff working on a housing needs assessment
- Planning Commission meeting items
- House Bill 1717 – summary report coming in the fall
- Policy regarding the use of metal detecting on City public property
- Transportation Element Analysis – Consultant Draft

6. PUBLIC COMMENTS/RECOGNITION OF VISITORS-NON-ACTION ITEMS

There were no public comments submitted for the record. No one online opted to speak during this portion of the meeting.

7. NEW BUSINESS

A. AB 073-2023 Public Hearing – 7:05 PM, or soon thereafter

For consideration of annexing approximately 3.76 acres located at the southwest corner of Mountain Loop Highway and Quarry Road. The proposed annexation would consist of two single-family residential parcels and a vacant parcel. Resolution 2023-06 will be considered for the purpose of allowing City Staff to transmit the annexation to the Boundary Review Board for review and approval.

Councilmember Griggs moved to open the Public Hearing. Councilmember FitzGerald seconded. Motion carried.

City Clerk Reese entered the following Exhibits into the record:

Exhibit 1 – Public Hearing Notice, dated July 7, 2023, 1 page

Exhibit 2 – Annexation Area Map, 1 page

Exhibit 3 – Verification of Public Hearing Posting, dated July 7, 2023, 1 page

Exhibit 4 – Staff report by Ryan C. Larsen, dated July 19, 2023 with Attachments, 13 pages

Planning Consultant Larsen reviewed with the City Council and audience members the following items:

- Reviewed the reason for tonight's Public Hearing
- Annexation area 3.76 acres
- Map in packet of annexation area
- Annexation area consists of a total of three parcels
 - Existing structures
- 60% Petition – has been certified by Snohomish County
- Tonight = allow public comment
- Consideration of Approval of Resolution 2023-07 – Intent to annex and allow staff to transfer to the Boundary Review Board

Council questions consisted of:

- What MTIL stands for
- What the purpose/benefits are of this coming into the City
- If there is a target or plan once the parcels are annexed to the City

Mayor Pro Tem Glenn opened the public testimony portion of the Public Hearing.

There were no public comments submitted for the hearing record, and no one online opted to speak.

Mayor Pro Tem Glenn closed the public testimony portion of the Public Hearing.

Councilmember FitzGerald moved to close the Public Hearing. Councilmember Griggs seconded. Motion carried.

Councilmember Griggs moved to authorize the Mayor to sign Resolution 2023-07 and to allow staff to submit to the Snohomish County Boundary Review for review and consideration of the 60% annexation petition for the MTIL Annexation. Councilmember FitzGerald seconded. Motion carried.

8. CURRENT BUSINESS

There were no Current Business items for the Agenda.

9. MAYOR'S COMMENTS

Mayor Hartman was absent from tonight's meeting. Therefore, there were no comments.

10. COUNCIL COMMENTS

Councilmember Glenn had the following comments:

- Traffic complaints on Alpine
- Traffic cameras
- War memorial flags in Astoria, OR

Councilmember FitzGerald had the following comments:

- Tonight's School Board meeting
 - Final Superintendent report
 - Budget
 - Bus drop off at Middle School
 - Special Education numbers
 - High School turf finished last week – working on track now
 - September 6th – School Starts
 - First football game the first Friday in September

Councilmember Griggs urged City Manager Kirk to have his surgery. He gave a Show N' Shine numbers update and further mentioned he'd like to get back with scheduling meetings and working on the perfect place to build a War Memorial.

11. CITY MANAGER

City Manager Kirk gave the following updates:

- Thanked the Passport Office for all their help and hard work
- Projects this summer
- Builder interests on wanting to build in our City
- Galena Street Extension

12. ADJOURNMENT

Mayor Pro Tem Glenn adjourned the meeting.



City Clerk Darla Reese, MMC



Mayor Matthew Hartman

Mayor Pro Tem, Steven Glenn

60% PETITION FOR ANNEXATION TO THE CITY OF GRANITE FALLS, WASHINGTON

TO: City Council of the City of Granite Falls
215 South Granite Avenue
P.O. Box 1440
Granite Falls, Washington 98252

WE THE UNDERSIGNED, being the owners of not less than 60% in value, according to the assessed valuation for general taxation, of the real property described on the reverse, or any portion thereof, lying contiguous to the City of Granite Falls, Washington, do hereby petition that such territory be annexed to and made a part of the City of Granite Falls, Washington under the provisions of RCW 35A.14.120, et. seq., and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Snohomish County, Washington and is described on Exhibit "A" attached herein.

WHEREFORE the undersigned respectfully petition the Honorable City Council and ask:

- a) That appropriate action be taken to entertain this Petition, fixing a date for a public hearing, causing notice to be published and posted specifying the time and place of such hearing and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
- b) That following such hearing, and subsequent to approval by the Snohomish County Boundary Review Board, if such is convenient, the City Council determine by ordinance that such annexation shall be effective and that property to be annexed shall become a part of the City of Granite Falls, Washington subject to its laws and ordinances then and thereafter in force, including a Comprehensive Plan to become effective upon annexation if the same is provided pursuant to RCW 35A.14.330.

The undersigned hereby petition the Granite Falls City Council to annex the property described on the reverse into the City of Granite Falls, with that property assuming the proportionate share of the City's bonded indebtedness and assuming the land use designations and zoning in the Comprehensive Plan and Granite Falls Unified Development Code Official Zoning Map in accordance with the requirements of the City Council of said City, as noted in the minutes of entry of the records of the City Council meeting.

This Petition is accompanied and has attached herein as Exhibit "B" a diagram that outlines the boundaries of the property sought to be annexed.

These pages are a group of pages containing an identical text and prayer intended by the signers of this Petition to be presented and considered as one Petition and may be filed with other pages containing additional signatures which cumulatively may be considered as a single Petition.

PRAYER OF PETITION:

1. Annexation of area described in Exhibits "A" and "B;" and
2. Assumption of a proportionate share of indebtedness of the City of Granite Falls; and
3. Assumption of the City of Granite Falls Comprehensive Plan and the Unified Development Code and Official Zoning Map land use designations and zoning districts for the subject area.

INSTRUCTIONS TO SIGNERS AND VOLUNTEER SOLICITORS

1. Sign your name as you sign on legal documents; married women sign "Mary D. Jones" not "Mrs. John D. Jones."
2. Only property owners should sign.
3. The signature of a record owner, as determined by the records of the County Auditor, shall be sufficient without the signature of his or her spouse.
4. In case of mortgaged property, the signature of the mortgagor shall be sufficient, without the signature of his or her spouse.
5. In the case of property purchased on contract, the signature of the contract purchaser, as shown by the record County Auditor, shall be deemed sufficient without the signature of his or her spouse.
6. Any officer of a corporation owning land within the area involved who is duly authorized to execute deeds or encumbrances on behalf of the corporation, may sign on behalf of such corporation, and shall attach to the Petition a certified excerpt from the bylaws of such corporation showing such authority.
7. When property stands in the name of a deceased person or any person for whom a guardian has been appointed, the signature of the executor, administrator, or guardian, as the case may be, shall be equivalent to the signature of the owner of the property.
8. Payment for circulating Petition is prohibited by law.

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

Owner's Signature	Printed Name	Address (Street, City, County, Zip)	Phone	Tax Account Number	Date
	Robert B. Sumpter	10604 Mt. Loop Hwy Granite Falls, WA 98252	360) 540-7252	30071800200800	5-21-23
	Michael Lutton	10630 Mt. Loop Hwy Granite Falls, WA 98252	425 2080802	30071800200800	5-23-23
	Matthew Lutton	10630 Mt. Loop Hwy Granite Falls, WA 98252	425 2315786	30071800200800	5-23-23
4.					
5.					

EXHIBIT A
ANNEXATION DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 30 NORTH, RANGE 7 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

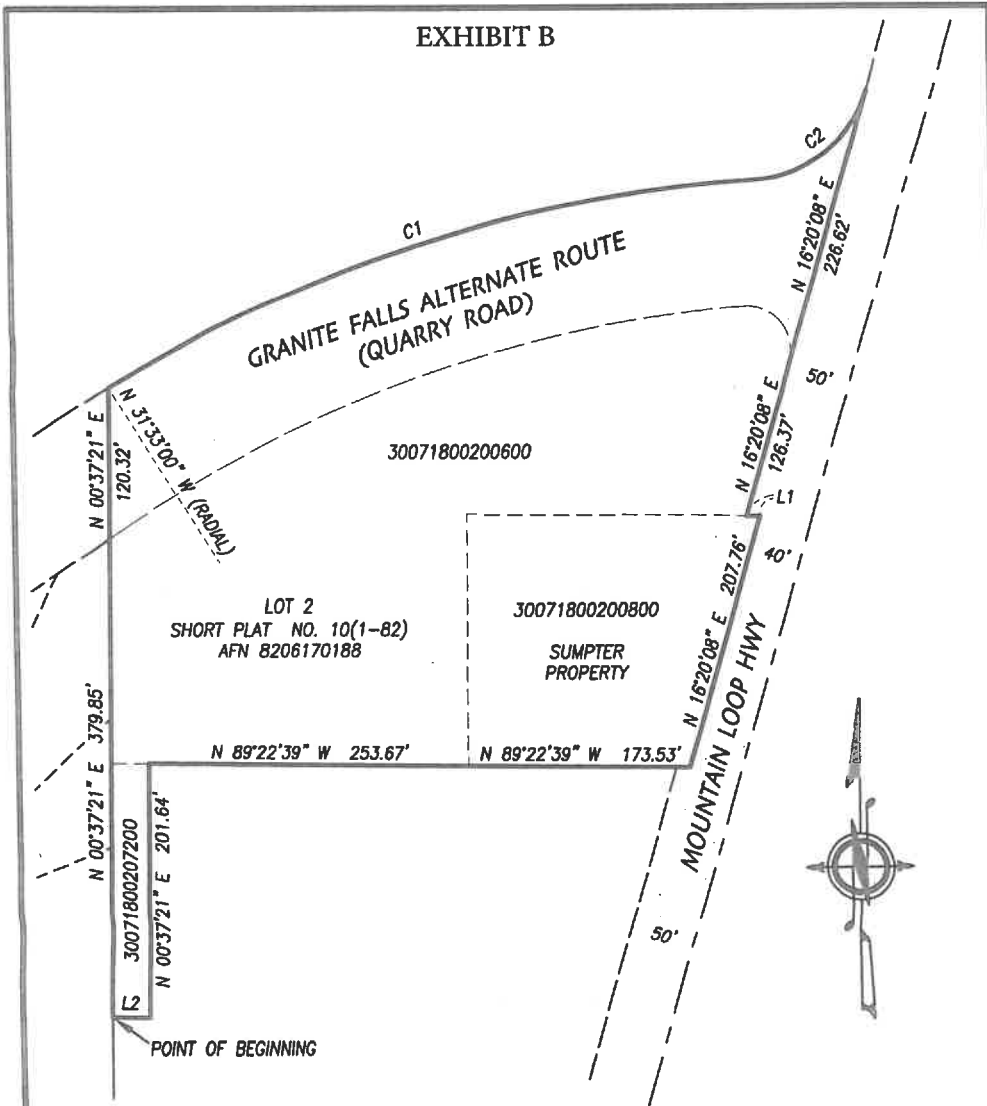
BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF LOT 2, SNOHOMISH COUNTY SHORT PLAT NUMBER 10(1-82), RECORDED UNDER AUDITOR'S FILE NUMBER 8206170188 RECORDS OF SNOHOMISH COUNTY WASHINGTON;
THENCE NORTH 00°37'21" EAST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 379.85 FEET TO THE SOUTH MARGIN OF THAT SNOHOMISH COUNTY ROAD KNOWN AS GRANITE FALLS ALTERNATE ROUTE;
THENCE CONTINUING NORTH 00°37'21" EAST A DISTANCE OF 120.32 FEET TO THE NORTH MARGIN OF SAID GRANITE FALLS ALTERNATE ROUTE AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1120.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 31°33'00" WEST;
THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID NORTH MARGIN, THROUGH A CENTRAL ANGLE OF 27°45'21", AN ARC DISTANCE OF 542.56 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 100.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID NORTH MARGIN, THROUGH A CENTRAL ANGLE OF 69°52'13", AN ARC DISTANCE OF 121.95 FEET TO THE NORTHEASTERLY PROLONGATION OF THE WEST MARGIN OF MOUNTAIN LOOP HIGHWAY;
THENCE SOUTH 16°20'08" WEST ALONG SAID PROLONGATION A DISTANCE OF 226.62 FEET TO THE WEST MARGIN OF MOUNTAIN LOOP HIGHWAY AND A POINT ON THE WEST LINE OF SAID LOT 2;
THENCE THE FOLLOWING THREE COURSES ALONG THE WEST MARGIN OF MOUNTAIN LOOP HIGHWAY:
SOUTH 16°20'08" WEST A DISTANCE OF 126.37 FEET;
SOUTH 89°22'39" EAST A DISTANCE OF 10.39 FEET;
SOUTH 16°20'08" WEST A DISTANCE OF 207.76 FEET TO THE SOUTH LINE OF THAT PROPERTY CONVEYED TO ROBERT B SUMPTER, JR. BY STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200711300931;
THENCE NORTH 89°22'39" WEST ALONG SAID SOUTH LINE A DISTANCE OF 173.53 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2;
THENCE THE FOLLOWING THREE COURSES ALONG SAID SOUTH LINE OF LOT 2
NORTH 89°22'39" WEST A DISTANCE OF 253.67 FEET;
SOUTH 00°37'21" WEST A DISTANCE OF 201.64 FEET;
NORTH 89°22'39" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 217,369 SF OR 4.99 ACRES.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



EXHIBIT B

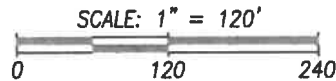


LINE TABLE

LINE	LENGTH	BEARING
L1	10.39'	N 89°22'39" W
L2	30.00'	N 89°22'39" W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	542.56'	1120.00'	27°45'21"
C2	121.95'	100.00'	69°52'13"



A.F. NO. _____

Pacific Coast Surveys, Inc.

LAND SURVEYING & MAPPING

P.O. BOX 13619
MILL CREEK, WA 98082
PH. 425.512.7099 FAX 425.357.3577
www.PCSurveys.net

EXHIBIT MAP FOR:

MTIL ANNEXATION

NE 1/4, NW 1/4, SEC.18, T.30N., R.7E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
IGM	4.18.23	222785exb.dwg	1" = 120'	22-2785

EXHIBIT F

1. Certification of Sufficiency and Assessed Valuation



Snohomish County
Assessor's Office

Linda Hjelle
County Assessor

Laura Washabaugh
Chief Deputy

M/S #510
3000 Rockefeller Ave.
Everett, WA 98201-4046

(425) 388-3433
FAX (425) 388-3961

CERTIFICATE OF SUFFICIENCY

I, Chris Huyboom, Snohomish County Deputy Assessor, in accordance with the requirements of RCW 35A.01.040, hereby certify that the Petition for the City of Granite Falls MTIL Annexation submitted to the Assessor on June 7, 2023 is signed by the owners of property comprising 99.37% of the total assessed value within the area described in the petition, according to the records of the Snohomish County Assessor. The determination of sufficiency was begun on June 27, 2023.

Dated this 27th day of June 2023.


By 
Deputy Assessor

EXHIBIT G

Environmental Review

SEPA

1. Annexation is exempt from SEPA.



Snohomish County
Planning and Development
Services

3000 Rockefeller Ave., M/S 604
Everett, WA 98201-4046
(425) 388-3311
www.shoco.org

Dave Somers
County Executive

MEMORANDUM

TO: Councilmember, Jared Mead, District 4, Council Chair
Councilmember, Nate Nehring, District 1, Council Vice-Chair
Councilmember, Megan Dunn, District 2
Councilmember, Strom Peterson, District 3
Councilmember, Sam Low, District 5

FROM: Michael McCrary, Director
Planning and Development Services

VIA: Eileen Canola, Senior Planner
Planning and Development Services

SUBJECT: Proposed City of Granite Falls MTIL Annexation, BRB File No. 2023-02

DATE: September 15, 2023

The purpose of this staff report is to provide the County Council with a review and recommendation for the City of Granite Falls (City) proposed 60 percent petition method annexation, known as the MTIL Annexation. The area proposed for annexation (“Annexation Area”) is approximately 4.99 acres, is contiguous to the existing City limits, and is within the Granite Falls Urban Growth Area (UGA). The general location of the Annexation Area is the southwest corner of Mountain Loop Highway and Quarry Road.

Boundary Review Board (BRB) 45-day Review

The City submitted a Notice of Intention (NOI) to the Boundary Review Board (BRB) for the MTIL Annexation that was deemed complete and filed (BRB file no. 2023-02) on September 1, 2023, with the 45-day review period ending on October 17, 2023. The BRB, consistent with its annexation review procedures outlined in Chapter 2.77 of the Snohomish County Code (SCC), distributed the NOI. The Department of Planning and Development Services (PDS) circulated it to County departments for comments.

Within this 45-day review period, the options for the County Council on this proposed annexation are to invoke, or not invoke, the jurisdiction of the BRB. The County Council also has the option to state a position to oppose, or not oppose, the proposed annexation, or to not state a position.

Attachment B to Motion

If BRB jurisdiction is invoked by the County Council or another party, the position that the County Council adopts will be provided to the BRB in writing prior to the hearing on the proposed annexation. If BRB jurisdiction is not invoked, the annexation would be deemed approved. If the annexation is approved by the BRB either following a public hearing or because no party invokes BRB jurisdiction, the annexation would still need to be finalized by city ordinance setting the effective date. The authority of the County Council for reviewing annexations is set forth in the Revised Code of Washington (RCW) 36.93.100 and SCC 2.77.040.

BACKGROUND

The following PDS review, per criteria in SCC 2.77.040, of the City's proposed MTIL Annexation considers the factors and objectives for BRB consideration as established by state law and impacts to the County services, operations, budgets, and facilities. The County and City have an existing 2007 Master Annexation Interlocal Agreement (MAILA) that provides guidance on annexations including the transfer of services, responsibility of capital projects, and joint transportation system planning.

1. Annexation Method

The MTIL Annexation is a 60 percent petition method of annexation per RCW 35A.14.120. As indicated in City Resolution No. 23-07, the County Assessor certified the sufficiency of the petition on June 23, 2023, as contained in BRB file no. 2023-02.

2. Comments Received

PDS circulated the annexation proposal, (BRB file no. 2023-02), to County departments and agencies. Responses were received from SNO911, the Department of Public Works (DPW), and the Department of Conservation and Natural Resources (DCNR) indicating the proposed annexation would have minimal impact to County services, operations, budgets, and facilities.

3. Locations/Acreage/Total Assessed Value / Residences

- a. The general location of the Annexation Area is the southwest corner of Mountain Loop Highway and Quarry Road.
- b. The assessed valuation is \$836,400.
- c. There are 4 residences and a population of 4.

4. Consistency of the proposal with Growth Management Act (GMA) planning goals, urban growth area designations, countywide planning policies, and the County's comprehensive plan. The following describes how the MTIL Annexation proposal, is consistent or inconsistent with the state GMA goals, UGA designations, and local policies.

- a. **GMA planning goals (RCW 36.70A.020):** The MTIL Annexation, as proposed in BRB file no. 2023-02, is consistent with GMA planning goal (1) Urban growth and (12) Public facilities and services. The entirety of the Annexation Area is within the Granite Falls UGA and therefore planned for an urban level of densities and services. The Annexation Area is currently on septic systems and the City of Granite Falls is the

Attachment B to Motion

water provider (water is sourced from Snohomish County Public Utilities District No. 1), Fire District 17 provides suppression and emergency services, and Snohomish County Sheriff provides law enforcement. The Annexation Area is within the County's Surface Water Management service area, but there are no current or planned projects.

Upon annexation, the transition in services would occur from Snohomish County to the City. A contract for service would be established with the Snohomish County Sheriff for law enforcement. The City is poised to provide sewer service to the Annexation Area.

GMA planning goal (1) Urban growth "Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner."

GMA planning goal (12) Public facilities and services. "Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards."

RCW 36.70A.110(4) "In general, cities are the units of local government most appropriate to provide urban governmental services. In general, it is not appropriate that urban governmental services be extended to or expanded in rural areas except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not permit urban development."

- b. **UGA designations:** The MTIL Annexation as proposed in BRB file no. 2023-02 is consistent with County and City future land use designations and zoning that support urban level of density and development. Within the existing County's Future Land Use Map (FLUM), the Annexation Area has a future land use designation of Urban Medium Density Residential with R-9,600 zoning. The City has pre-designated the Annexation Area Industrial / Retail (IR) on its FLUM, and upon annexation would apply the zoning of Industrial / Retail (IR).

Countywide Planning Policies (CPPs): The proposed MTIL Annexation is consistent with CPP policies Joint Planning (JP) -1, Public Services (PS)-11 and PS-22.

Consistent with CPPs JP-1, PS-11, and PS-22 the City will be providing sewer and road maintenance service to the Annexation Area, as applicable. A service agreement with the County Sheriff's Office will be pursued for law enforcement services. The City and County maintain a MAILA that became effective on December 5, 2007, and applies to all annexations after that date. The MAILA facilitates an orderly transition of services and responsibilities for capital projects from the County to the City including, permits

Attachment B to Motion

and applications in progress, violations and code enforcement cases, surface water management services. The City is planning to take in associated road rights-of-way consistent with Section 8 of the MAILA.

CPP JP-1: “Coordination of county and municipal planning particularly for urban services, governance, and annexation is fundamental in implementing the Regional Growth Strategy and GMA directives related to urban growth areas in RCW 36.70A.110. Interlocal agreements for this purpose are encouraged pursuant to the Interlocal Cooperation Act (chapter 39.34 RCW). These agreements should emphasize the importance of early and continuous public participation, focus on decision-making by elected or other appropriate officials, and review the consistency of comprehensive plans with each other and the Growth Management Act, where applicable. Appendix F provides an illustrative list of issues that could be considered appropriate for Interlocal Agreements.”

CPP PS-11: “The County and cities shall permit new development in urban areas only when sanitary sewers are available with the exception of where sewer service is not likely to be feasible for the duration of the jurisdiction’s adopted plan.²⁹

²⁹ Currently identified exceptions include unsewerable enclaves, as well as the Darrington, Gold Bar, and Index Urban Growth Areas.”

CPP PS-22: “Sanitary sewer mains shall not be extended beyond Urban Growth Areas (UGAs) into rural areas except when necessary to protect basic public health and safety and the environment, and when such sewers are financially supportable at rural densities and do not result in the inducement of future urban development outside of UGAs. Sewer transmission lines may be developed through rural and resource areas to meet the needs of UGAs as long as any extension through resource areas does not adversely impact the resource lands. Sanitary sewer connections in rural areas are not allowed except in instances where necessary to protect public health and safety and the environment and as allowed in RCW 36.70A.213. Sanitary sewer mains are prohibited in resource areas.”

- c. **County comprehensive plan:** The proposal is consistent with the following Interjurisdictional Coordination (IC) policies and Land Use (LU) policy of the County’s General Policy Plan (GPP). The City and County have an existing MAILA in effect that speaks to the orderly transfer of facilities and services, and that ensures land use designations and zones for annexation areas will accommodate the population and employment projections assigned by the County. The City has adopted the pre-designation of IR for the Annexation Area, and upon annexation will apply the zone of IR, which will help meet the City’s 2044 initial employment target listed in the CPPs. It is noted that the MAILA does not include the specific requirement of GPP Policy LU

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2.A.1 regarding maintaining a minimum net density of 4 dwelling units per acre. The Annexation Area is not proposed for residential use, as the City has adopted pre-designation of IR for the Annexation Area, and upon annexation will apply the zone of IR where residential use is not proposed.

IC Policy 1.B.1, "The county shall work with cities in planning for orderly transfer of service responsibilities in anticipation of potential or planned annexations or incorporations within UGAs."

IC Policy 1.B.3, "The county shall seek interlocal agreements with the cities to establish a process for transferring authority over pending projects, permits, and records and establishes reciprocal impact mitigation for transportation, parks, and schools prior to potential or planned annexations or incorporations."

IC Policy 1.B.4, "The county shall not support any proposed annexation of unincorporated lands in Snohomish County by a city or special district situated predominantly outside of Snohomish County unless and until an annexation agreement has been signed by the county and said district or city. Such agreement shall address and substantially resolve issues of land use, applicable development regulations, permit processing, public services delivery, facilities financing, transportation planning, concurrency management, solid waste management, and any other similar jurisdictional issues identified by the county. Such agreement should be approved prior to city acceptance of an annexation petition."

LU Policy 2.A.1, "Maintain development regulations that will require that new residential subdivisions achieve a minimum net density of 4 dwelling units per acre in all unincorporated UGAs, except (1) in the UGAs of Darrington, Index, and Gold Bar as long as those cities do not have sanitary sewer systems and (2) in areas without sanitary sewers which the sewer purveyor with jurisdiction, or in nearest reasonable servicing proximity will certify are either an unsewered urban enclave or are not capable of being connected to public sewers via annexation within the next six years or by the improvements provided pursuant to its adopted six year capital facilities plan, (3) where regulations for development on steep slopes require reduced lot or dwelling unit yields, or (4) where a lower density is necessary because of the existence of critical areas that are large in scope, with a high rank order value, and are complex in structure and function. Lot size averaging, planned residential developments, sewerage regulations and other techniques may be used to maintain minimum density or to insure later development at minimum densities is not inhibited when sanitary sewers become available."

5. Impacts relevant to BRB considerations as established by state law:

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The following comments relate to RCW 36.93.170 – Factors to be considered by the BRB.

- a. **Factor 1.** “Population and territory; population density; land area and land uses; 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 capita assessed valuation; topography, natural boundaries and drainage basins, proximity to other populated areas; the existence and preservation of prime agricultural soils and productive agricultural uses; the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years; location and most desirable future location of community facilities;”

The City’s proposed annexation addresses Factor 1 in the following ways:

- The area proposed for annexation is approximately 4.99 acres and is located within the Granite Falls UGA, at the southwest corner of Mountain Loop Highway and Quarry Road. The proposed annexation has 4 residences and a population of 4. The assessed valuation is \$836,400.
- The proposal is consistent with the following IC policies of the GPP. As mentioned above, the City and County have an existing MAILA in effect that speaks to the orderly transfer of facilities and services, and that ensures land use designations and zones for annexation areas will accommodate the population and employment projections assigned by the County. The City has adopted the pre-designation of IR for the Annexation Area, and upon annexation will apply the zone of IR, which will help meet the City’s 2044 initial employment target listed in the CPPs. The Annexation Area does not contain prime agricultural land, the existing County land use designation is Urban Medium Density Residential with R 9,600 zoning.
 - IC Policy 1.B.1, “The county shall work with cities in planning for orderly transfer of service responsibilities in anticipation of potential or planned annexations or incorporations within UGAs.”
 - IC Policy 1.B.3, “The county shall seek interlocal agreements with the cities to establish a process for transferring authority over pending projects, permits, and records and establishes reciprocal impact mitigation for transportation, parks, and schools prior to potential or planned annexations or incorporations.”
 - IC Policy 1.B.4, “The county shall not support any proposed annexation of unincorporated lands in Snohomish County by a city or special district situated predominantly outside of Snohomish County unless and until an annexation agreement has been signed by the county and said district or city. Such agreement shall address and substantially resolve issues of land use, applicable development regulations, permit processing, public

Attachment B to Motion

services delivery, facilities financing, transportation planning, concurrency management, solid waste management, and any other similar jurisdictional issues identified by the county. Such agreement should be approved prior to city acceptance of an annexation petition.”

It is noted that even though the City and County have a MAILA in effect, the MAILA does not include the specific requirement of GPP Policy LU 2.A.1 regarding maintaining a minimum net residential density of 4 dwelling units per acre. The Annexation Area is not proposed for residential use, as the City has adopted pre-designation of IR for the Annexation Area, and upon annexation will apply the zone of IR.

- In terms of the “...likelihood of significant growth in the area...”, as indicated in the attached NOI (2023-02), the Annexation Area is approximately 4.99 acres bound by Quarry Road to the north, Mountain Loop Highway to the east, and City limits to the west and south. It is unlikely the area would experience significant growth as to the west and south of the subject site is an established subdivision.
 - Regarding community facilities, there are no County Surface Water Management projects at this location, and no future projects are planned.
- b. **Factor 2.** “Municipal services; need for municipal services; effect of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; prospects of governmental services from other sources; probable future needs for such services and controls; probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area; the effect on the finances, debt structure, and contractual obligations and rights of all affected governmental units.”

The City’s proposed annexation addresses Factor 2 in the following ways:

- The County is not a full municipal service provider. After annexation, the City of Granite Falls is poised to provide sewer, and water (Snohomish County PUD is the source for water). Fire suppression will continue to be provided by Fire District 17, electricity would be provided by Snohomish County PUD, and natural gas will be provided by Puget Sound Energy.
- Upon annexation, the subject site would be subject to the City’s comprehensive plan and regulations.
- Based on information in the NOI, upon annexation, the City will incur minimal additional costs for Fire/EMS service and will gain minimal revenue for the Annexation Area. The Annexation area will provide some additional property taxes, and sales tax – through development of the site. The proposed annexation area would be required to assume its proportionate share of the City’s general indebtedness.

Attachment B to Motion

- There is no significant impact on services that are provided by the County. The annexation will have minimal impact to each of the following revenue sources: sales tax, real estate excise tax, permit fees, parks fees, grants, animal control, District Court fines, and emergency management. The annexation is expected to have minimal impact to County expenses as well. SNO911, the DPW, and the DCNR indicated the proposed annexation would have minimal impact to County services, operations, budgets, and facilities. SNO911 states that the Annexation Area is already part of a quadrant/station and beat. A service agreement with the County's Sheriff's Office would allow for continued law enforcement service. The proposed annexation would slightly reduce DCNR's Surface Water Management's service area and would have minimal impact on programs. Program service area and functions would adjust to the annexation. DPW stated that Quarry Road is a state highway and is subject to a limited access plan that prescribes where access from adjoining property can be taken. Mountain Loop Highway adjacent to the annexation area is a City street, and therefore, DPW has no jurisdiction over the adjoining roads.
- c. **Factor 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."
- There were no comments applicable to Factor 3.
6. Impacts relevant to BRB considerations as established by state law. The MTIL Annexation proposal addresses the Objectives of the BRB as listed in RCW 36.93.180 in the following manner:
- a. Objective 1. "Preservation of natural neighborhoods and communities": The Annexation Area is bound by Quarry Road to the north and Mountain Loop Highway to the east, and there are four residences. City limits are adjacent to the south, southwest, east, and southeast. Industrial and retail uses exist to the south and southeast of the Annexation area. The annexation proposal furthers Objective 1.
 - b. Objective 2. "Use of physical boundaries, including but not limited to bodies of water, highways, and land contours": The Annexation Area is bound by Quarry Road to the north and Mountain Loop Highway to the east. The annexation proposal furthers Objective 2.
 - c. Objective 3. "Creation and preservation of logical service areas": The Annexation Area would enable the logical extension of sewer by the City. All of the other service providers would remain the same after annexation. The annexation proposal furthers Objective 3.
 - d. Objective 4. "Prevention of abnormally irregular boundaries": The City's MTIL Annexation proposal does not create abnormally irregular boundaries. The proposal includes 3 parcels and the associated rights-of-way Mountain Loop Highway. In general, the annexation proposal is not inconsistent with Objective 4.
 - e. Objective 5. "Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas":

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The MTIL Annexation proposal is for the annexation of three parcels and associated rights-of-way. The annexation proposal furthers Objective 5.

- f. Objective 6. “Dissolution of inactive special purpose districts”: Objective 6 does not apply to this City annexation - this is not a special purpose district annexation.
 - g. Objective 7. “Adjustment of impractical boundaries”: The annexation provides practical boundaries that include three parcels bound by Quarry Road to the north and Mountain Loop Highway to the east, and the City limits on the south, southeast, and southwest. The annexation proposal furthers Objective 7.
 - h. Objective 8. “Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character”: The proposed MTIL Annexation as proposed in BRB file no. 2023-02 is consistent with the designations and zoning that support urban level of density and development. Upon annexation, the City’s land use designation of IR and zoning of IR will be implemented.
 - i. Objective 9. “Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority”: The City’s proposed MTIL Annexation is fully within the Granite Falls UGA and does not contain agricultural or resource lands. The annexation proposal is consistent with Objective 9.
7. **All County fiscal, departmental, and other impacts:** The annexation will have minimal impact to each of the following revenue sources: sales tax, real estate excise tax, permit fees, parks fees, grants, animal control, District Court fines, and emergency management. The annexation is expected to have a minimal impact to County expenses as well. SNO911, DCNR indicated the proposed annexation would have minimal impact to County services, operations, budgets, and facilities. SNO911 states that the Annexation Area is already part of a quadrant/station and beat. A service agreement with the County’s Sheriff’s Office would allow for continued law enforcement service.
8. **Impacts to County facilities and other county-owned property:** There are no known County surface water management facilities in the Annexation Area.
9. **Impacts to the provision of public facilities and services:** No impacts to the provision of public facilities and services anticipated.

STAFF RECOMMENDATION

Based on the review detailed above, the proposed MTIL Annexation is consistent, in general, with the 2007 MAILA between the County and City, and an addendum to the MAILA is not necessary.

The proposed MTIL Annexation is generally consistent with the GMA, the CPPs, local comprehensive plans, and the Factors and Objectives of the BRB, and will have minimal impact to County services, operations, budgets, and facilities.

Attachment B to Motion

This conclusion has been reached by comprehensively reviewing the annexation against the applicable BRB factors and objectives, County codes, and other applicable statutes and determining that the relevant factors and objectives that the BRB must consider would be advanced by the annexation.

The recommendation to the County Council from PDS is to **not oppose the annexation, not invoke BRB jurisdiction, and support** the City of Granite Falls MTIL Annexation.

cc: Ken Klein, Executive Director

Mike McCrary, Director, Planning and Development Services

David Killingstad, Manager, Planning and Development Services

Ryan Countryman, Senior Council Legislative Analyst