

**BOUNDARY REVIEW BOARD
FOR SNOHOMISH COUNTY**

BRB File #2025-03
Passed by City of Lynnwood 9/8/2025
BRB rcv'd ordinance 9/23/2025
Effective Date: 9/18/2025



BRB Clerk: *Sonya Kraski*

ORDINANCE NO. 3488

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
LYNNWOOD, WASHINGTON, ANNEXING THE EDMONDS SCHOOL
DISTRICT PROPERTY COMMONLY KNOWN AS THE OLD
ALDERWOOD MIDDLE SCHOOL LOCATED AT 20000 28TH AVE W.;
PURSUANT TO RCW 35A.14.120; ACKNOWLEDGING AND
REQUIRING THAT THE ANNEXATION AREA SHALL BE DESIGNATED
P-I (PUBLIC-INSTITUTIONAL) ON THE COMPREHENSIVE PLAN
FUTURE LAND USE MAP; REQUIRING THAT THE PROPERTY IN THE
ANNEXATION AREA SHALL BE ASSESSED AND TAXED AT THE SAME
RATE AND ON THE SAME BASIS AS OTHER PROPERTY WITHIN THE
CITY OF LYNNWOOD; PROVIDING FOR SEVERABILITY;
ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING FOR
SUMMARY PUBLICATION**

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

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

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

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

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

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

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

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

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

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

WHEREAS, no assumption of indebtedness is required; and

WHEREAS, on April 14, 2025, the City Council passed Resolution No. 2025-5, accepting the notice of intention the Edmonds School District to commence annexation to the city pursuant to RCW 35A.124.120; and

WHEREAS, the Boundary Review Board did not invoke its jurisdiction with respect to the proposed annexation within the timeframe specified by Chapter 36.93 RCW; and

WHEREAS, as required by RCW 35A.14.130, the City Council conducted a duly noticed public hearing on the proposed annexation on September 8, 2025, and all persons wishing to provide verbal or written comments were afforded the opportunity to do so; and

WHEREAS, the annexation effectuated by this ordinance is consistent with and will implement the relevant provisions of the City's Comprehensive Plan; and

WHEREAS, the City Council further deems the annexation adopted by this ordinance to be in interests of the health, safety, and the general welfare of the City of Lynnwood and the Edmonds School District;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. The City Council hereby adopts the recitals, above, in support of the annexation of the Edmonds School Property. The City Council further finds that the best interest and general welfare of the City of Lynnwood would be served by such annexation.

Section 2: Purpose. The purpose of this ordinance is to approve the annexation petition of Edmonds School District for the property commonly known as Old Alderwood Middle School located at 20000 28th Ave W (APN 00372601101602) hereafter the "Property."

Section 3: Annexation. The City of Lynnwood City Council hereby annexes to the City of Lynnwood the area legally described Property in Exhibit A and shown in Exhibit B, attached hereto and incorporated by this reference as if fully set forth herein.

Section 4: Assessment and Taxation. The Edmonds School District Property shall be assessed and taxed at the same rate and on the same basis as property in the City of Lynnwood is assessed and taxed to pay for the portion of outstanding City indebtedness contracted for, incurred prior to, or existing on the effective date of the annexation of the Edmonds School District Property as set forth herein. As of such annexation date the City of Lynnwood had no indebtedness approved by the voters.

Section 5: Zoning. Upon annexation, said property shall be zoned P-I Public-Institutional with a future land use designation Public/Institution.

Section 6: Amendment of Maps. The City Council authorizes city staff to amend all official maps for the City of Lynnwood, including without limitation the official future land use and zoning maps, to reflect the annexation effectuated by this ordinance, and set forth herein.

Section 7: Filing. Upon passage of this ordinance the City shall file a certified copy of the adopted annexation ordinance with Snohomish County pursuant to RCW 35A.14.140.

Section 8. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase or word of this ordinance.

Section 9. Effective Date: This ordinance or an approved summary thereof consisting of its title shall be published in the City's official newspaper of record and shall take effect and be in full force five days following its publication.

PASSED BY THE CITY COUNCIL this 8th day of September, 2025.

APPROVED:

DocuSigned by:
 9/11/2025
 77ADF363AF504F4...
 Christine Frizzell, Mayor

ATTEST/AUTHENTICATED:

DocuSigned by:
 9859FC9ACFCA4CF...
 Luke Lonie, City Clerk

APPROVED AS TO FORM:

Signed by:
 0C9DE54C77524E7...
 Lisa Marshall, City Attorney

FINALIZED
 SNOHOMISH COUNTY COUNCIL
 Date: 09/24/25
 07/16/25
 Council Action Date

 Debbie Eco, CMC
 Clerk of the Council
 Ordinance 3488

LEGAL DESCRIPTION

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

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

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

ALSO KNOWN AS:

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

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

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

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

