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



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BRB Clerk: Sonya Kraski

ORDINANCE NO. 3488

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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 LYNNWOOD; PROVIDING **FOR** OF **SEVERABILITY**; ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING FOR **SUMMARY PUBLICATION**

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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

43 WHEREAS, on January 27, 2025, the City Council adopted the 2024 Comprehensive Plan 44 update, also known as Imagine Lynnwood, by Ordinance 3476; and 45 46 WHEREAS, Ordinance 3476 delayed the effective date of the 2024 Comprehensive Plan 47 Future Land Use Map and Zoning Map to June 30, 2025; and 48 49 WHEREAS, the Municipal Urban Growth Area Future Land Uses Map in Imagine Lynnwood 50 identifies the proposed annexation area with the designation of Public/Institution; and 51 52 WHEREAS, the implementing zones for the Future Land Use designation 53 'Public/Institution' are 'Open Space & Parks' and 'Public & Institutional', and zoning has been 54 predetermined for this area through the comprehensive plan process; and 55 56 WHEREAS, no assumption of indebtedness is required; and 57 58 WHEREAS, on April 14, 2025, the City Council passed Resolution No. 2025-5, accepting 59 the notice of intention the Edmonds School District to commence annexation to the city pursuant 60 to RCW 35A.124.120; and 61 62 WHEREAS, the Boundary Review Board did not invoke its jurisdiction with respect to the 63 proposed annexation within the timeframe specified by Chapter 36.93 RCW; and 64 65 WHEREAS, as required by RCW 35A.14.130, the City Council conducted a duly noticed 66 public hearing on the proposed annexation on September 8, 2025, and all persons wishing to 67 provide verbal or written comments were afford the opportunity to do so; and 68 69 WHEREAS, the annexation effectuated by this ordinance is consistent with and will 70 implement the relevant provisions of the City's Comprehensive Plan; and 71 72 WHEREAS, the City Council further deems the annexation adopted by this ordinance to 73 be in interests of the health, safety, and the general welfare of the City of Lynnwood and the 74 Edmonds School District; 75 76 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, DO 77 **ORDAIN AS FOLLOWS:** 78 Section 1. Findings. The City Council hereby adopts the recitals, above, in support of the 79 80 annexation of the Edmonds School Property. The City Council further finds that the best interest 81 and general welfare of the City of Lynnwood would be served by such annexation. 82 83 The purpose of this ordinance is to approve the annexation petition of Section 2: Purpose. 84 Edmonds School District for the property commonly known as Old Alderwood Middle School 85 located at 20000 28th Ave W (APN 00372601101602) hereafter the "Property.". 86

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Luke Lonie, City Clerk

- 87 The City of Lynnwood City Council hereby annexes to the City of Section 3: Annexation. 88 Lynnwood the area legally described Property in Exhibit A and shown in Exhibit B, attached hereto 89 and incorporated by this reference as if fully set forth herein.
- 90 Section 4: Assessment and Taxation. The Edmonds School District Property shall be assessed and 91 taxed at the same rate and on the same basis as property in the City of Lynnwood is assessed and 92 taxed to pay for the portion of outstanding City indebtedness contracted for, incurred prior to, 93 or existing on the effective date of the annexation of the Edmonds School District Property as set 94 forth herein. As of such annexation date the City of Lynnwood had no indebtedness approved 95 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.

117 118 119 APPROVED: 120 DocuSigned by: 121 Christine Frizzell 9/11/2025 122 Christine Frizzell, Mayor 123 124 125 ATTEST/AUTHENTICATED: APPROVED AS TO FORM: 126 DocuSigned by: 127 FINALIZED Lisa Marshall ulle Vorice SNOHOMISH COUNTY COUNCIL 128 Date: 09/24/25

> Debbie Eco, CMC Clerk of the Council Ordinance 3488

07/16/25 Council Action Date

Lisa Marshall, City Attorney

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°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°41′36″ WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 319.78 FEET TO THE SOUTH LINE OF SAID LOT 20;

THENCE SOUTH 88°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°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°27'53" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 326.74 FEET TO THE TRUE POINT OF BEGINNING.

