

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 22-009

CONCERNING THE COUNTY COUNCIL'S POSITION ON A PROPOSED PETITION
METHOD ANNEXATION TO THE CITY OF ARLINGTON; BRB FILE NO. 08-2021
ARLINGTON LINDSAY ANNEXATION

WHEREAS, Snohomish County (the "County") has received a notice of intention from the City of Arlington (the "City") to annex approximately 97.8 acres of land adjacent to the City's current corporate boundary, and within the Arlington Urban Growth Area ("UGA"); and

WHEREAS, the City's annexation proposal is pursuant to chapter 35A.14 RCW and further described in Washington State Boundary Review Board for Snohomish County (hereinafter "Boundary Review Board") BRB File No. 08-2021, which is incorporated herein as Attachment A; and

WHEREAS, the proposed annexation is subject to Snohomish County Code 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 the County have an existing master annexation interlocal agreement titled, "Interlocal Agreement Between the City of Arlington and Snohomish County Concerning Annexation and Urban Development within the Arlington Urban Growth Area"; and

WHEREAS, chapter 35A.14 RCW authorizes the annexation of unincorporated territory through the direct petition method; and

WHEREAS, the City initiated the annexation process for the area known as the "Lindsay Annexation" by adopting Resolution 2021-029 and submitting a notice of intention with the Boundary Review Board, BRB File No. 08-2021; and

WHEREAS, the area proposed for annexation is included within the Arlington UGA, and the City is the logical provider of municipal services; and

WHEREAS, the proposed annexation is 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, 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 December 20, 2021, which is incorporated herein as Attachment B; and

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

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


NOW, THEREFORE ON MOTION,

1. The Snohomish County Council does not oppose the annexation and will not invoke the jurisdiction of the Boundary Review Board.

2. The Council Clerk is directed to file this Motion with the Boundary Review Board, together with a copy of the PDS staff report dated December 20, 2021.

PASSED this 10th day of January, 2022.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair

ATTEST:



Asst. Clerk of the Council

NOTICE OF INTENTION COVER SHEET

Washington State
Boundary Review Board
for Snohomish County

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 Arlington

Name of proposal: Lindsay Annexation

Proceedings were initiated under authority of RCW 35A.14.120-150.

By: (X) Petition Method: Identify which petition method you are using; 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? No

Name each governmental unit having jurisdiction: City of Arlington
Snohomish County
Snohomish PUD
The following other persons (attorneys, etc.) shall receive communication regarding proposal: Joe Matthias (proponent representative)

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 15
Residences in area 16
Population of area 40
Acreage 97.8
Square miles .15 sq. mi.

Assessed valuation: \$8,427,000
Topography: Slopes and drains west with stream / wetlands
Current district boundaries and adjacent roads:
Adjacent roads: 172nd Street NE
Proximity to other districts, cities, etc.
Less than 1 mile to City of Marysville city limits

Present
Sewers N/A
Water N/A
Roads Snohomish County / WSDOT
Fire Dist. City of Arlington (Fire Dist.21)
Police Snohomish County Sheriff
Growth Potential: Limited (As-is large lot residential due to lack of sewer)

Proposed
City of Arlington
City of Arlington
City of Arlington / WSDOT
North County Regional Fire Authority
City of Arlington
Residential Ultra Low Capacity (RULC) with Master Planned Neighborhood Overlay (MPN)

Attachments:

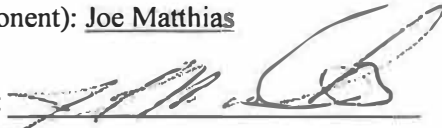
\$50 Filing Fee
Notice of Intention (with attachments)
Perimeter legal (follow outside boundary)

Assessor and Vicinity Maps
Petition
Resolution of Intent

Petitioner (Spokesperson): Marc Hayes

Initiator (District or Proponent): Joe Matthias

Address: 18204 59th Avenue NE
Arlington, WA 98223

Representative Signature: 
Address/Phone: 8210 172nd Street NE, Arlington, WA 98223
425-218-3731

Phone: 360-403-3457 Type text here

File No. 08-2021 Filed effectively this 6 day of December, 2021 by Gricelda Montes
Chief Clerk



City of Arlington

Community & Economic Development

EXHIBIT A LINDSAY ANNEXATION NOTICE OF INTENT

BRIEF DESCRIPTION & PURPOSE (RCW 36.93.130)

Joe Matthias, Greg Blunt, John Markenzinis, David Hale, Judith Leger, Dianna Basim, and Gregory Kern, property owners, are the proponents for the annexation request. The annexation area consists of approximately 97.8 acres located near the corner of 172nd Street NE and SR 9, of which approximately 43.16 acres are owned by the proponents. The properties are within the City Urban Growth Area (UGA), and the current City limits abut the proposed annexation area.

The City's Comprehensive Plan designates the area as both Residential Ultra Low Capacity and Master Plan Neighborhood (MPN), and the zoning map pre-zones this area as both Residential Ultra Low Capacity (RULC) and Master Plan Neighborhood (MPN).

The reason for the annexation request is to allow the applicant to develop the properties under the City's Land Use regulations, and connect to the City's sewer and water systems as a part of that future development. Staff has reviewed the request and no major issues with the annexation have been identified. Any future development will require the expansion of SR 531 with full frontage improvements along the length of the annexed properties. Any environmental impacts from future development would be identified and mitigated at the time of application for land use development permits.

Below is a timeline of Annexation Actions and Public Involvement:

Action	Date
Submittal of 10% Petition Application	August 12, 2020
Planning Commission Public Meeting	January 21, 2021
Planning Commission Public Meeting	February 2, 2021
City Council Public Meeting	February 8, 2021
Submittal of 60% Petition Application	April 19, 2021
Snohomish County Certificate of Sufficiency	April 27, 2021
Notice of Public Hearing	June 21, 2021 and June 23, 2021
City Council Public Hearing	July 6, 2021



City of Arlington

Community & Economic Development

EXHIBIT B
LINDSAY ANNEXATION NOTICE OF INTENT

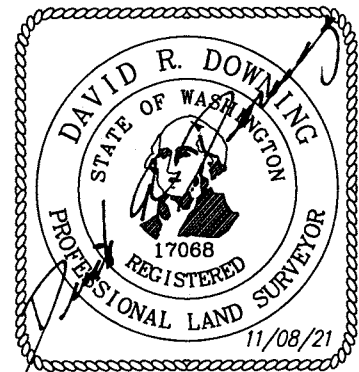
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SEE LEGAL DESCRIPTION ON FOLLOWING PAGE

A PORTION OF THE NORTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST SECTION CORNER OF NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION SOUTH 00°34'00" WEST FOR A DISTANCE OF 30.04 FEET TO THE SOUTH RIGHT OF WAY LINE OF 172ND STREET N.E., ALSO KNOWN AS SISCO HEIGHTS ROAD, THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF SAID ROAD NORTH 86°28'54" WEST FOR A DISTANCE OF 1275.14 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY SOUTH 01°20'04" WEST FOR A DISTANCE OF 11.69 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 86°31'00" WEST FOR A DISTANCE OF 586.33 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1949.55 FEET AND CONSUMING AN ARC ANGLE OF 11°57'20" AND HAVING AN ARC LENGTH OF 406.80 FEET TO THE NORTH LINE OF SAID SECTION; THENCE ALONG SAID NORTH LINE NORTH 86°28'54" WEST FOR A DISTANCE OF 286.11 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION; THENCE ALONG THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. SOUTH 02°05'03" WEST FOR A DISTANCE OF 1362.85 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. SOUTH 87°13'46" EAST FOR A DISTANCE OF 2584.10 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. AND ALSO BEING THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; THENCE ALONG THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. SOUTH 89°23'07" EAST FOR A DISTANCE OF 659.22 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. NORTH 00°41'47" EAST FOR A DISTANCE OF 1298.98 FEET TO THE SOUTH RIGHT OF WAY LINE OF 172ND STREET N.E., ALSO KNOWN AS SISCO HEIGHTS ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 89°15'30" WEST FOR A DISTANCE OF 662.16 FEET TO THE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



D. R. DOWNING LAND SURVEYING, INC

PROFESSIONAL LAND SURVEYORS

4229 76th ST. N.E. SUITE 202

MARYSVILLE, WA., 98270

(360) 653-5385

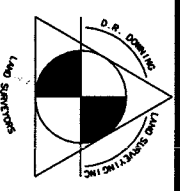
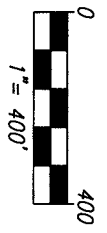
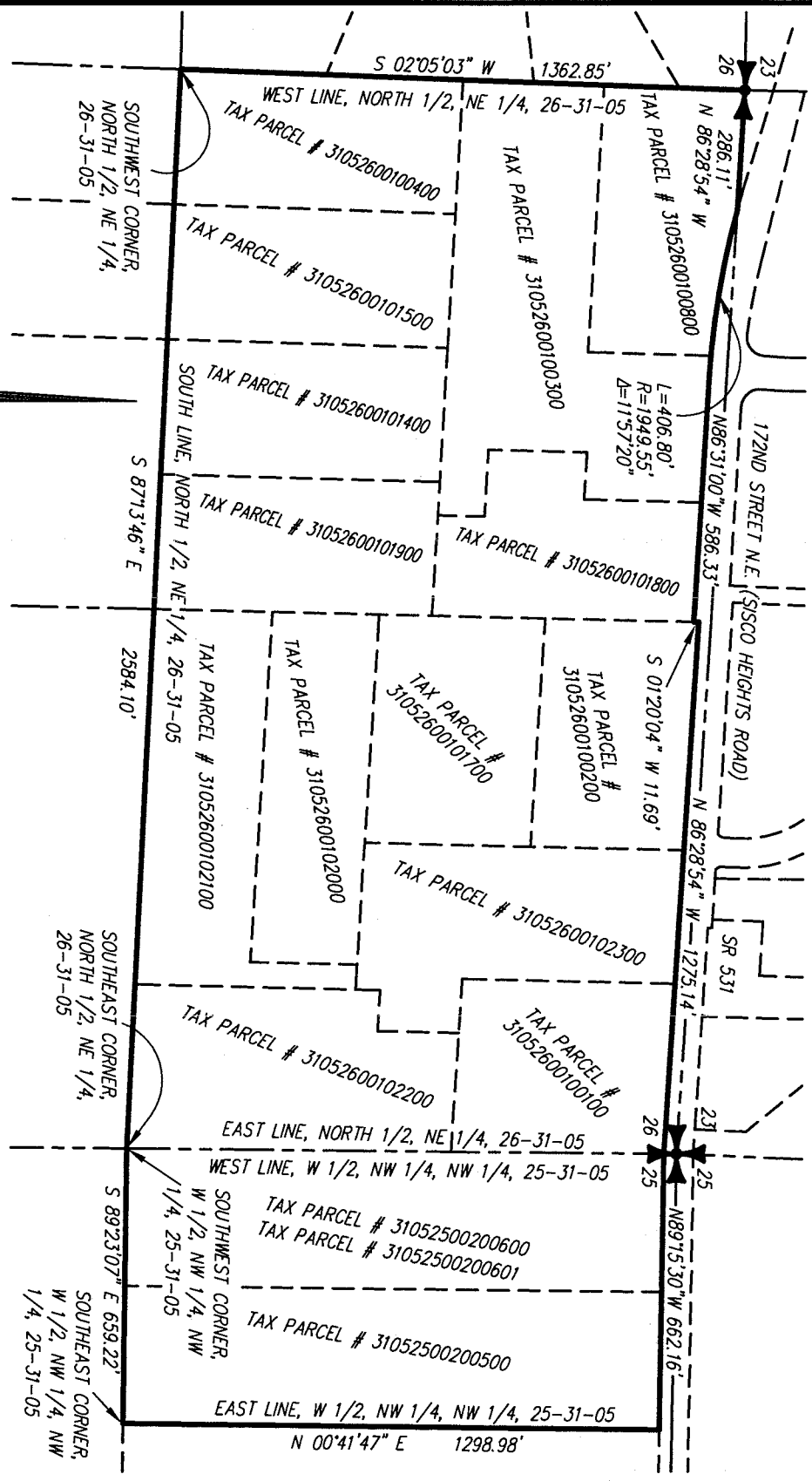
DATE: 11/08/21

SCALE: N.T.S.

JOB# 21-009

SH 1 OF 2

A PORTION OF THE NORTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
 A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



D. R. DOWNING LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 4229 76th ST. N.E. SUITE 202
 MARYSVILLE, WA, 98270
 (360) 653-5385

DATE: 02/26/21
 SCALE: 1" = 400'
 JOB#: 21-009
 SH 2 OF 2



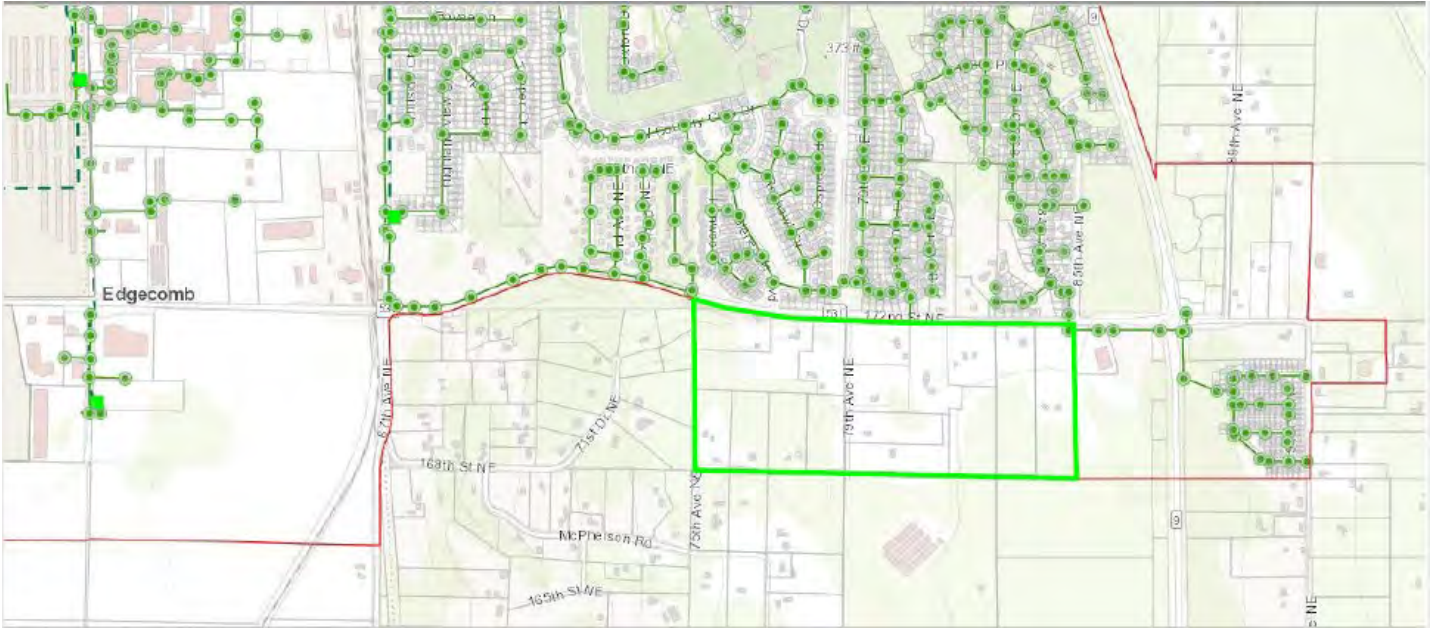
City of Arlington

Community & Economic Development

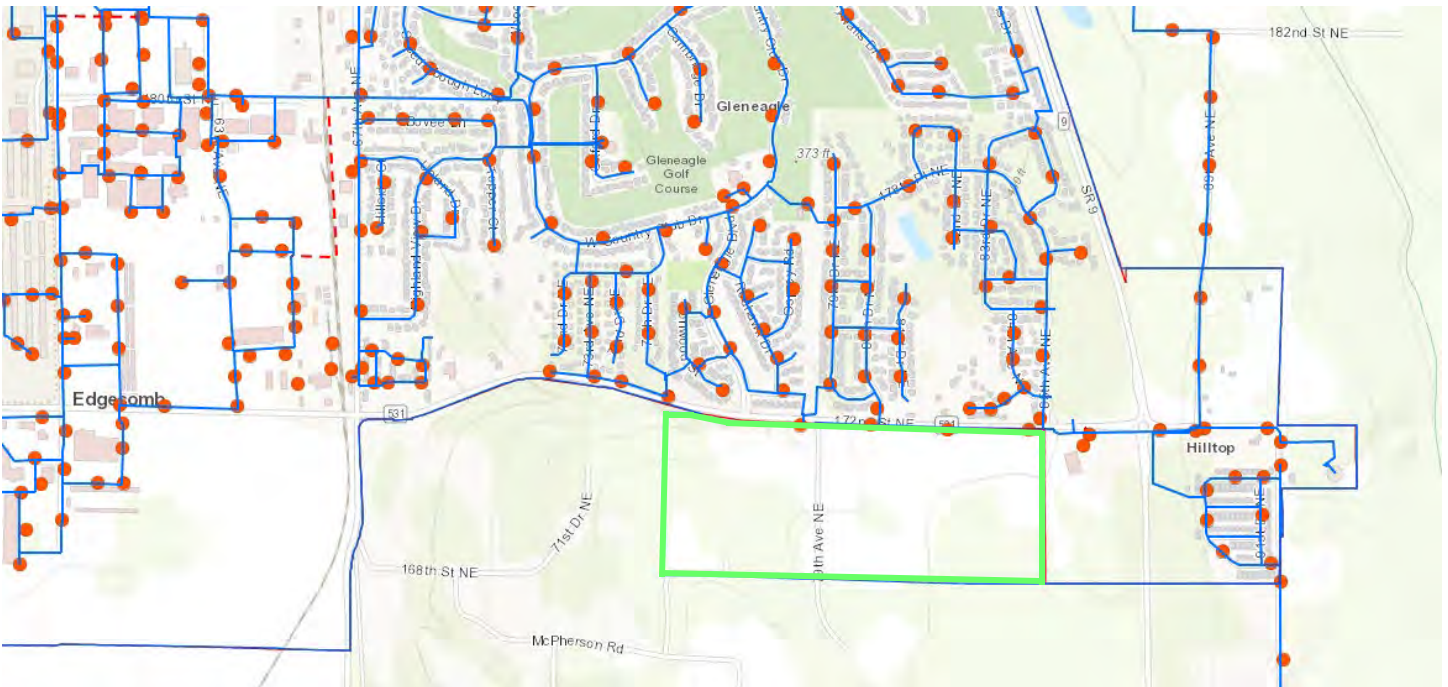
EXHIBIT C
LINDSAY ANNEXATION NOTICE OF INTENT

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SEE REQUIRED MAPS ON FOLLOWING PAGES

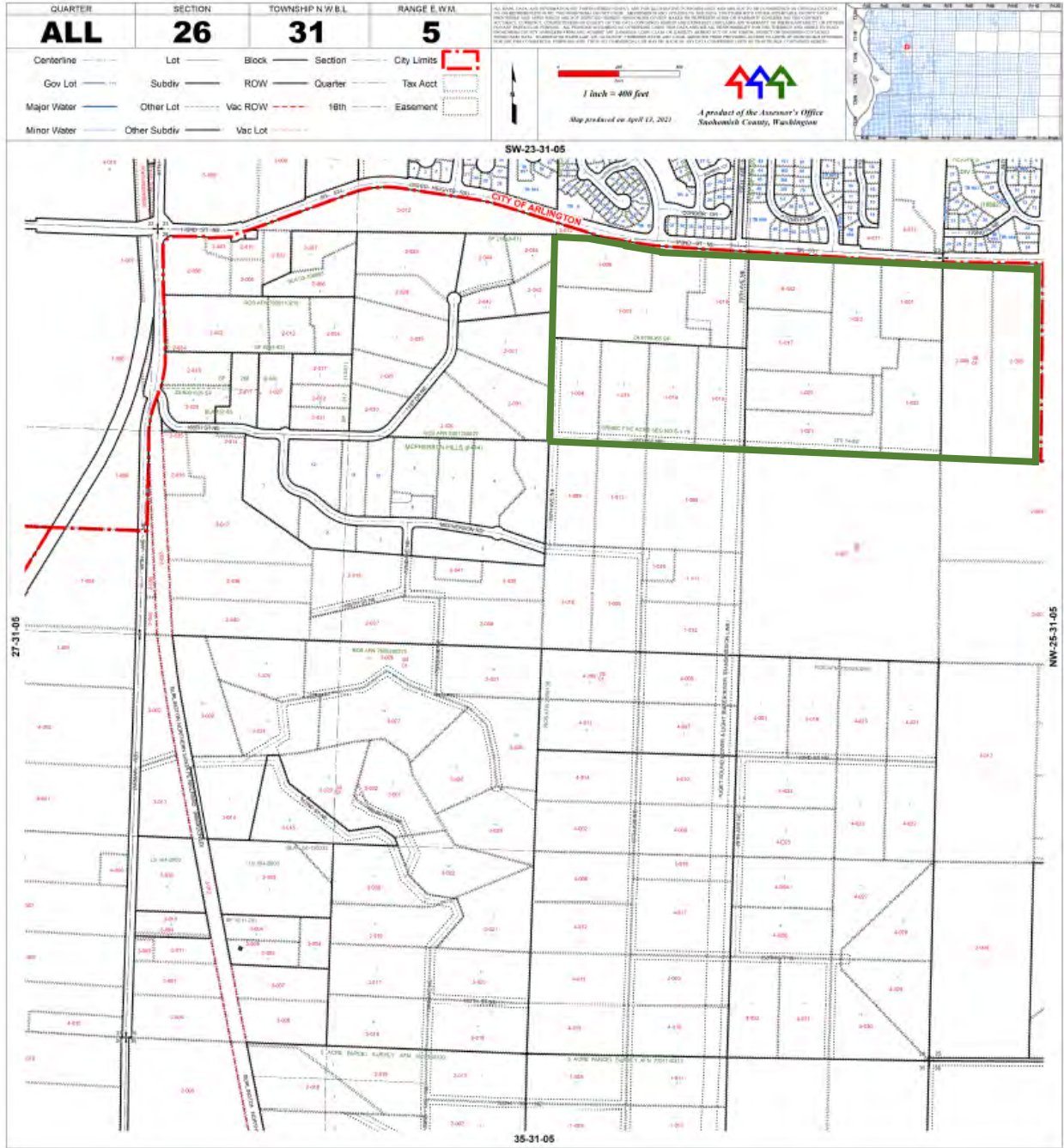
City of Arlington Sewer Line Map



City of Arlington Water Line and Fire Hydrant Map



Snohomish County Assessor's Map

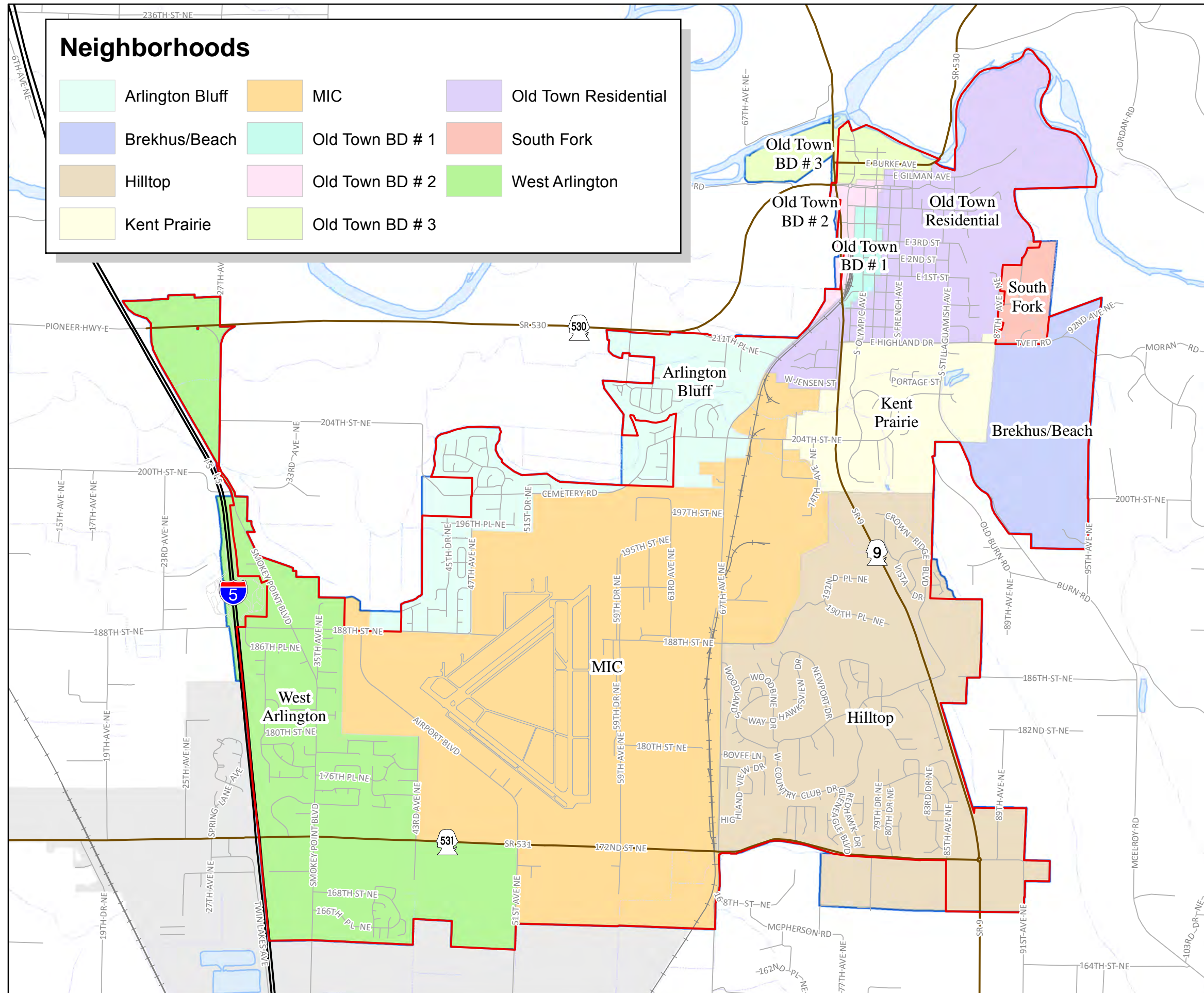


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Figure 2.2
Neighborhood
Planning Subareas

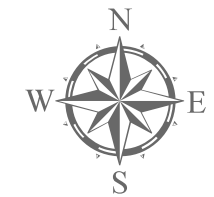
Neighborhoods

- | | | | | | |
|--|-----------------|--|-----------------|--|----------------------|
| | Arlington Bluff | | MIC | | Old Town Residential |
| | Brekhus/Beach | | Old Town BD # 1 | | South Fork |
| | Hilltop | | Old Town BD # 2 | | West Arlington |
| | Kent Prairie | | Old Town BD # 3 | | |



Legend

- Arlington City Limits
- Arlington UGA
- State Highway
- State Route
- Streets
- Airport
- Rail line
- Rest area
- City of Marysville



Waterbodies and streams provided by Snohomish County FTP site, downloaded February 2015.

Scale: 0 0.25 0.5 1 Miles

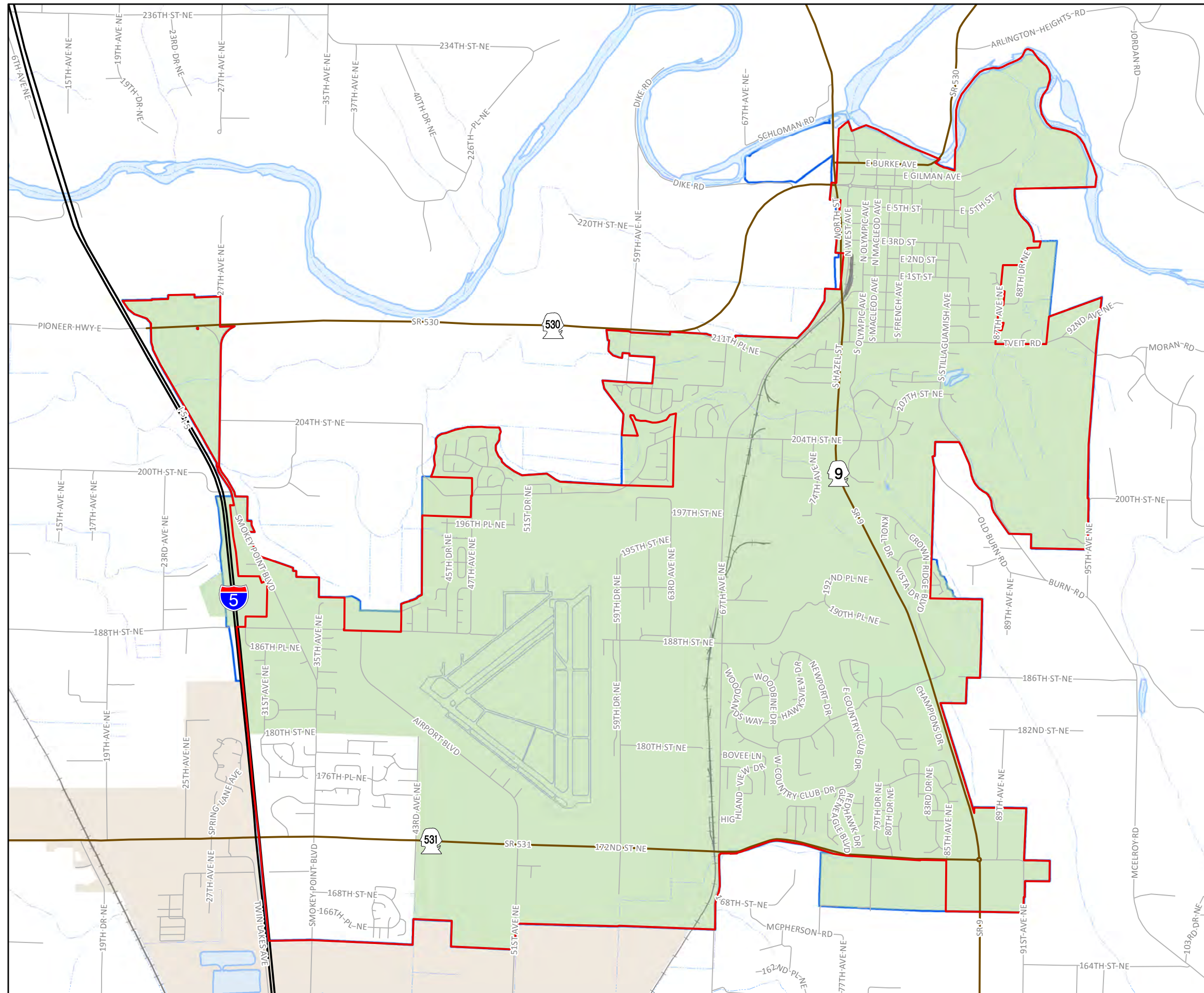
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Cartographer: kdh

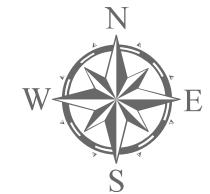
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Figure 2.8
Sewer Service Area



Legend

- Service Area
- Arlington City Limits
- Arlington UGA
- State Highway
- State Route
- Streets
- Airport
- Rail line
- Rest area
- City of Marysville



Waterbodies and streams provided by Snohomish County FTP site, downloaded February 2015.

Scale: 0 0.25 0.5 1 Miles

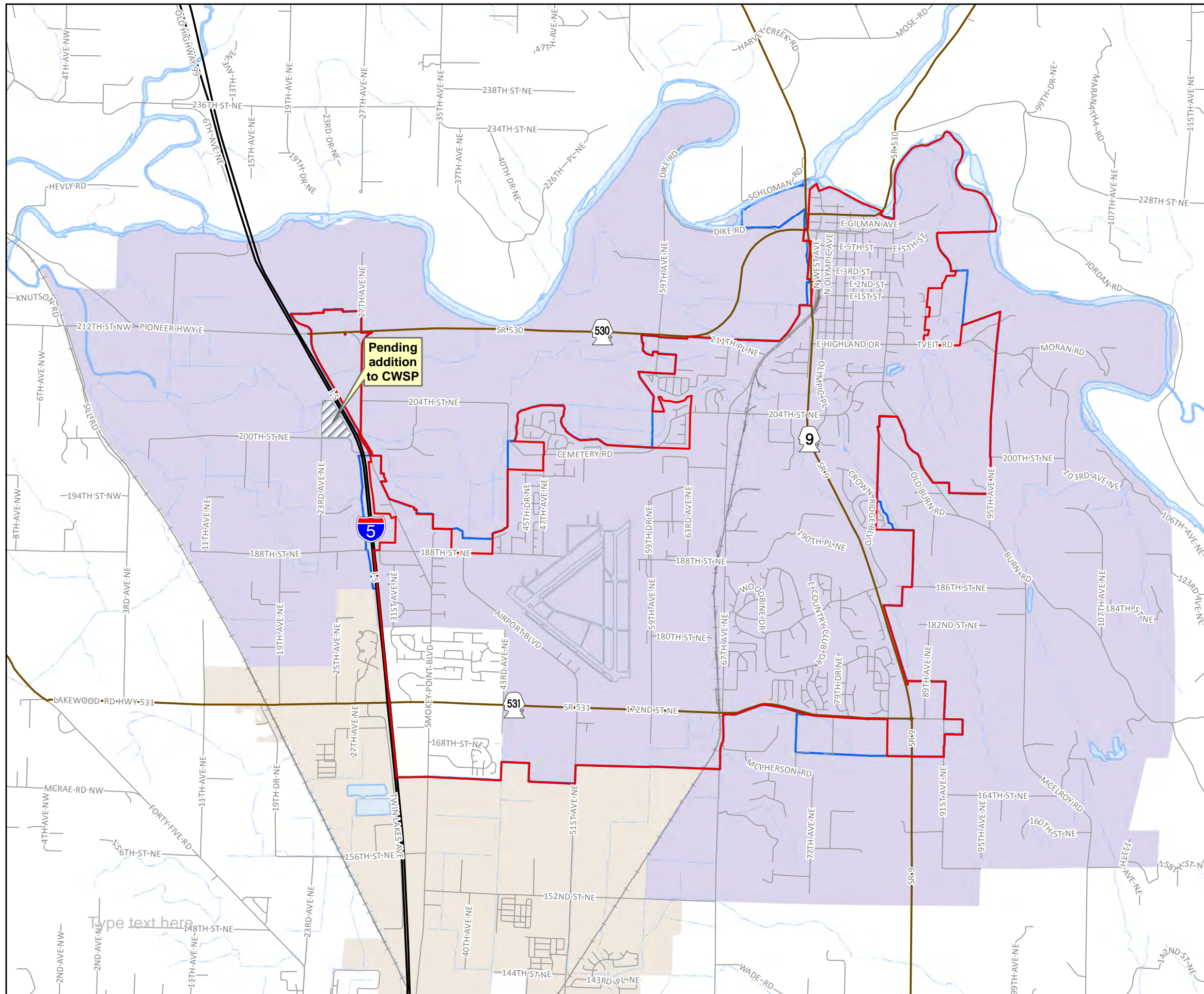
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Cartographer: kdh

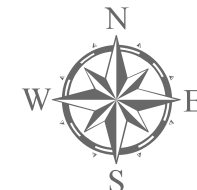
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Figure 2.9
Coordinated Water System Plan
and Water Service Area



Legend

- CWSP and Service Area
- Arlington City Limits
- Arlington UGA
- State Highway
- State Route
- Streets
- Airport
- Rail line
- Rest area
- City of Marysville



Waterbodies and streams provided by Snohomish County FTP site, downloaded February 2015.

Scale: 0 0.35 0.7 1.4 Miles

Date: 5/28/2015

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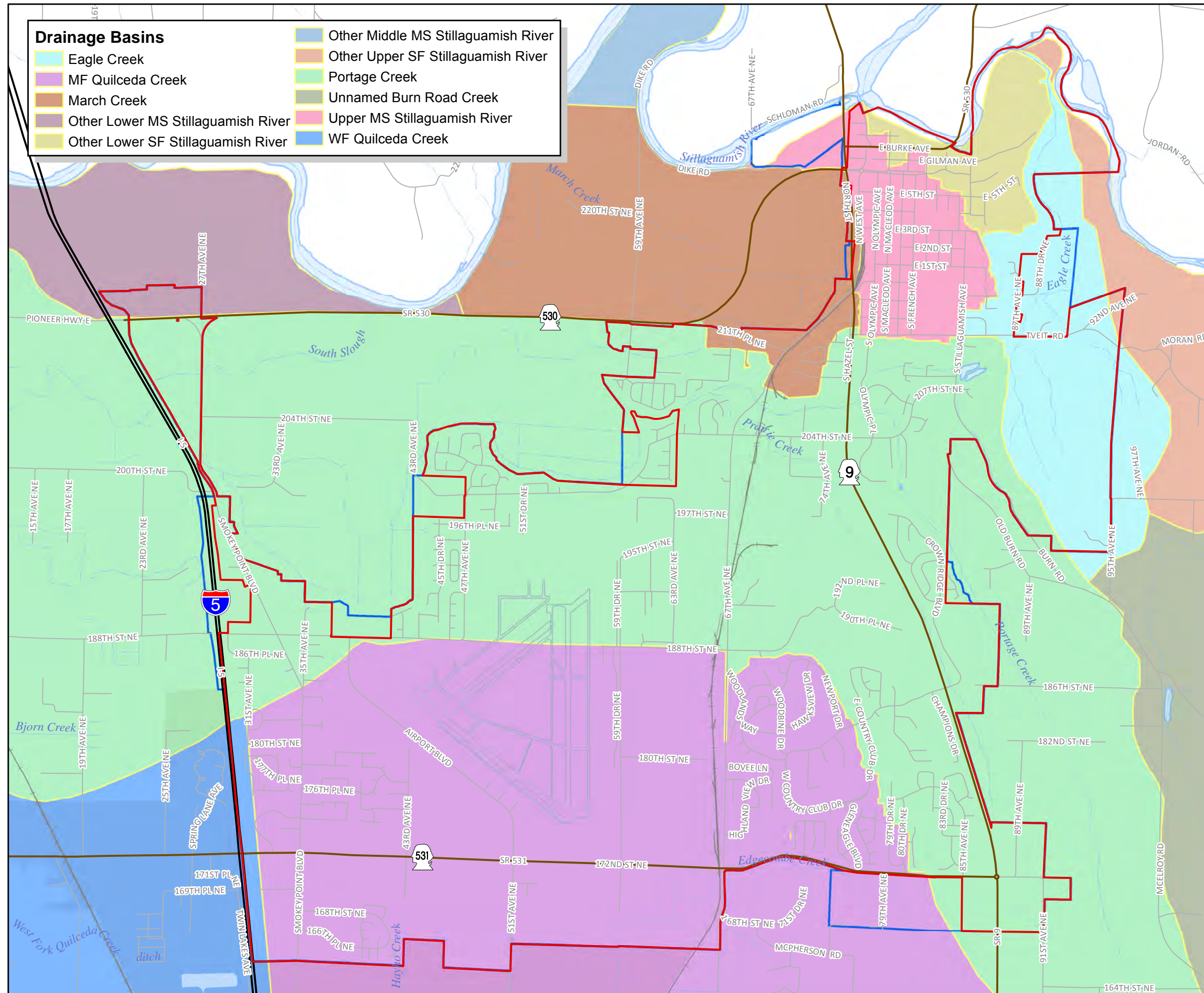
Cartographer: kdh

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Figure 2.16
Major Waterbodies and
Drainage Basins

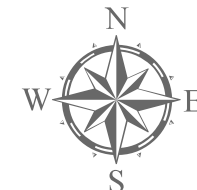
Drainage Basins

- Eagle Creek
- MF Quilceda Creek
- March Creek
- Other Lower MS Stillaguamish River
- Other Lower SF Stillaguamish River
- Other Middle MS Stillaguamish River
- Other Upper SF Stillaguamish River
- Portage Creek
- Unnamed Burn Road Creek
- Upper MS Stillaguamish River
- WF Quilceda Creek



Legend

- Arlington City Limits
- Arlington UGA
- State Highway
- State Route
- Streets
- Airport
- Rail line
- Rest area
- City of Marysville



Waterbodies and streams provided by Snohomish County FTP site, downloaded February 2015.

Scale: 0 0.25 0.5 1 Miles

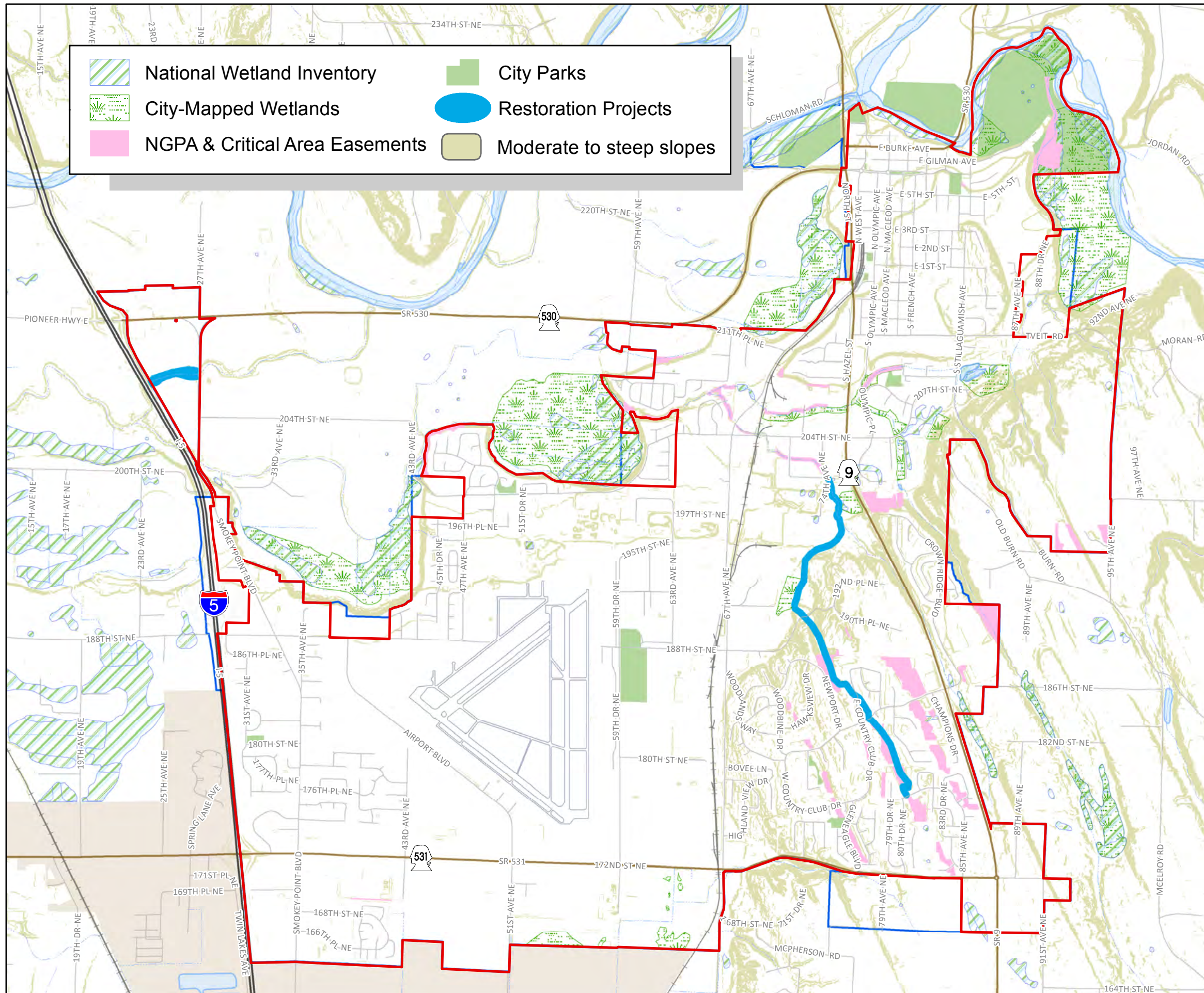
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Cartographer: kdh

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Figure 2.18
Critical Areas, Open Space
& Restoration Projects

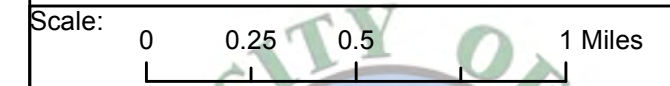


Legend

- Arlington City Limits
- Arlington UGA
- State Highway
- State Route
- Streets
- Airport
- Rail line
- Rest area
- City of Marysville



Waterbodies and streams provided by Snohomish County FTP site, downloaded February 2015.



Date: 5/28/2015

File: Figure2.18_11x17_15

Cartographer: kdh

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City of Arlington

Community & Economic Development

EXHIBIT D
LINDSAY ANNEXATION NOTICE OF INTENT

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SEE APPROVED RESOLUTION 2021-029 ON FOLLOWING PAGE

RESOLUTION NO. 2021 – 029

A RESOLUTION REGARDING THE ANNEXATION OF PROPERTIES
KNOWN AS THE LINDSAY ANNEXATION

WHEREAS, the City Council of the City of Arlington has reviewed the proposed annexation of property known as the Lindsay Annexation; and

WHEREAS, the City Council held a public meeting on February 8, 2021, and accepted the 10% Petition for Annexation and allowed the proponent to circulate the 60% Petition for Annexation; and

WHEREAS, the City Council held a public meeting on June 7, 2021 to consider the 60 % Petition for Annexation and set a date for the Public Hearing to consider public testimony regarding the proposed annexation; and

WHEREAS, the City Council held a public hearing on July 6, 2021, to hear testimony concerning the annexation of the properties within the proposed annexation area; and

WHEREAS, the City Council reviewed the staff report concerning the annexation; and

WHEREAS, the City Council believes annexation of the property with adoption of the city's Land Use Designation of Residential Ultra Low Capacity with a Master Planned Neighborhood Overlay pursuant to the Comprehensive Plan and a Zoning Designation of Residential Ultra Low Capacity with a Master Planned Neighborhood Overlay is appropriate and achieves the goals of the GMA; and

WHEREAS, the City Council believes that the annexation of the property is financially feasible, is appropriate under the Growth Management Act (GMA), and is in the best interests of the City; and


WHEREAS, the City Council desires to have the issue of the proposed annexation considered by the Snohomish County Boundary Review Board as expeditiously as possible, in the interests of the citizens of the City of Arlington and the residents of the annexation area;

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

1. City staff is hereby directed to prepare and submit a *Notice of Intention to Annex* the property described in the Lindsay Annexation petition, together with the supporting materials and information required by law, to the Snohomish County Boundary Review Board forthwith.

2. The properties included in the annexation are described in the legal description (Exhibit A) and as shown on the vicinity map (Exhibit B).
3. The properties shall have the land use designations and zoning designations as shown on Exhibits C & D, respectively.
4. The properties included in the annexation shall assume their proportionate share of the City's indebtedness.

APPROVED BY THE CITY COUNCIL of the City of Arlington this 6th day of July 2021.


Barbara Tolbert, Mayor

Attest:


Wendy Van Der Meersche, City Clerk

Approved as to form:

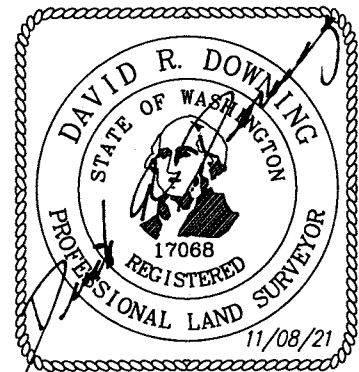

Steven J. Reiffle, City Attorney

A PORTION OF THE NORTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST SECTION CORNER OF NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION SOUTH 00°34'00" WEST FOR A DISTANCE OF 30.04 FEET TO THE SOUTH RIGHT OF WAY LINE OF 172ND STREET N.E., ALSO KNOWN AS SISCO HEIGHTS ROAD, THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF SAID ROAD NORTH 86°28'54" WEST FOR A DISTANCE OF 1275.14 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY SOUTH 01°20'04" WEST FOR A DISTANCE OF 11.69 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 86°31'00" WEST FOR A DISTANCE OF 586.33 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1949.55 FEET AND CONSUMING AN ARC ANGLE OF 11°57'20" AND HAVING AN ARC LENGTH OF 406.80 FEET TO THE NORTH LINE OF SAID SECTION; THENCE ALONG SAID NORTH LINE NORTH 86°28'54" WEST FOR A DISTANCE OF 286.11 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION; THENCE ALONG THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. SOUTH 02°05'03" WEST FOR A DISTANCE OF 1362.85 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. SOUTH 87°13'46" EAST FOR A DISTANCE OF 2584.10 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. AND ALSO BEING THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; THENCE ALONG THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. SOUTH 89°23'07" EAST FOR A DISTANCE OF 659.22 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. NORTH 00°41'47" EAST FOR A DISTANCE OF 1298.98 FEET TO THE SOUTH RIGHT OF WAY LINE OF 172ND STREET N.E., ALSO KNOWN AS SISCO HEIGHTS ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 89°15'30" WEST FOR A DISTANCE OF 662.16 FEET TO THE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



D. R. DOWNING LAND SURVEYING, INC

PROFESSIONAL LAND SURVEYORS

4229 76th ST. N.E. SUITE 202

MARYSVILLE, WA., 98270

(360) 653-5385

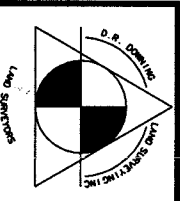
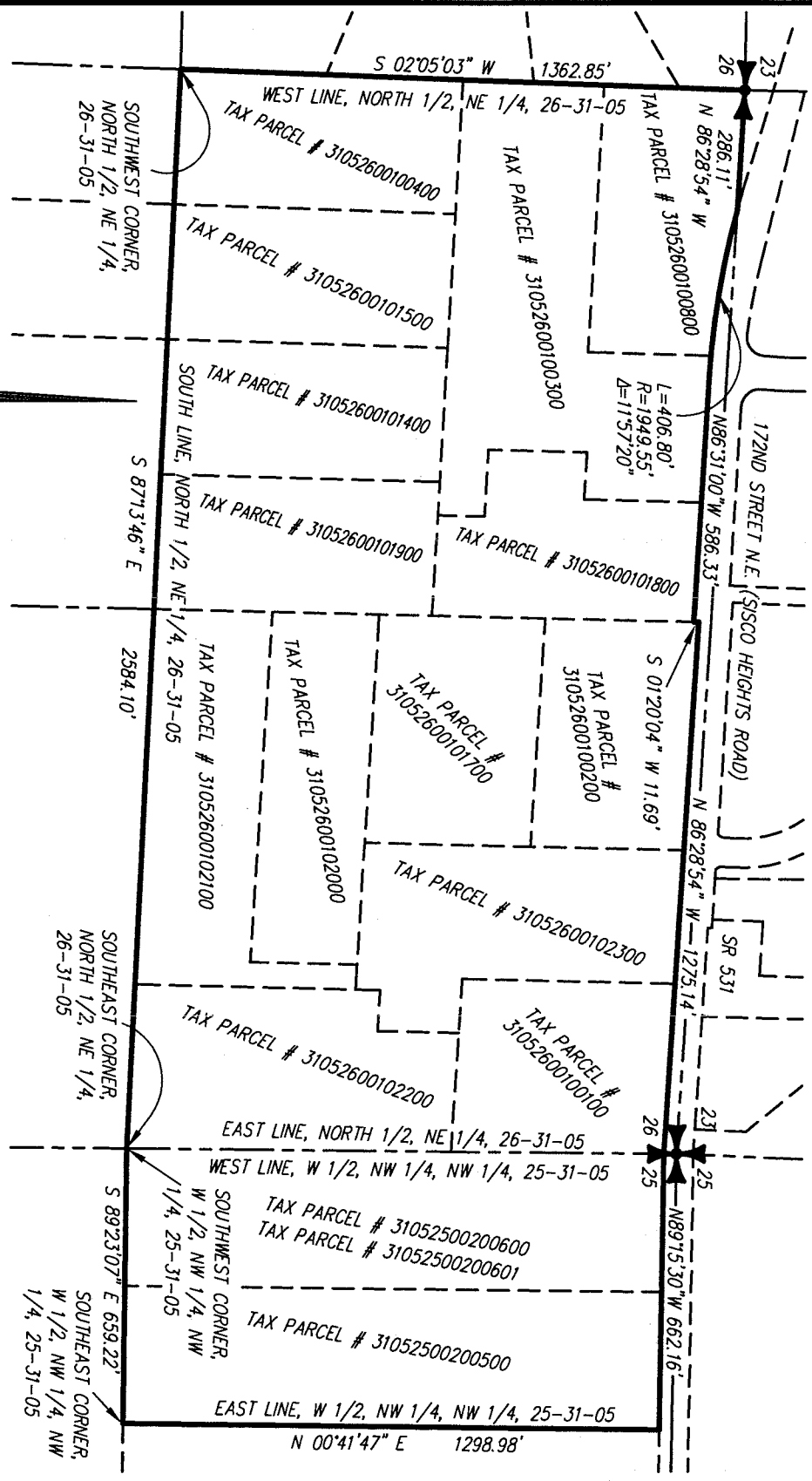
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SCALE: N.T.S.

JOB# 21-009

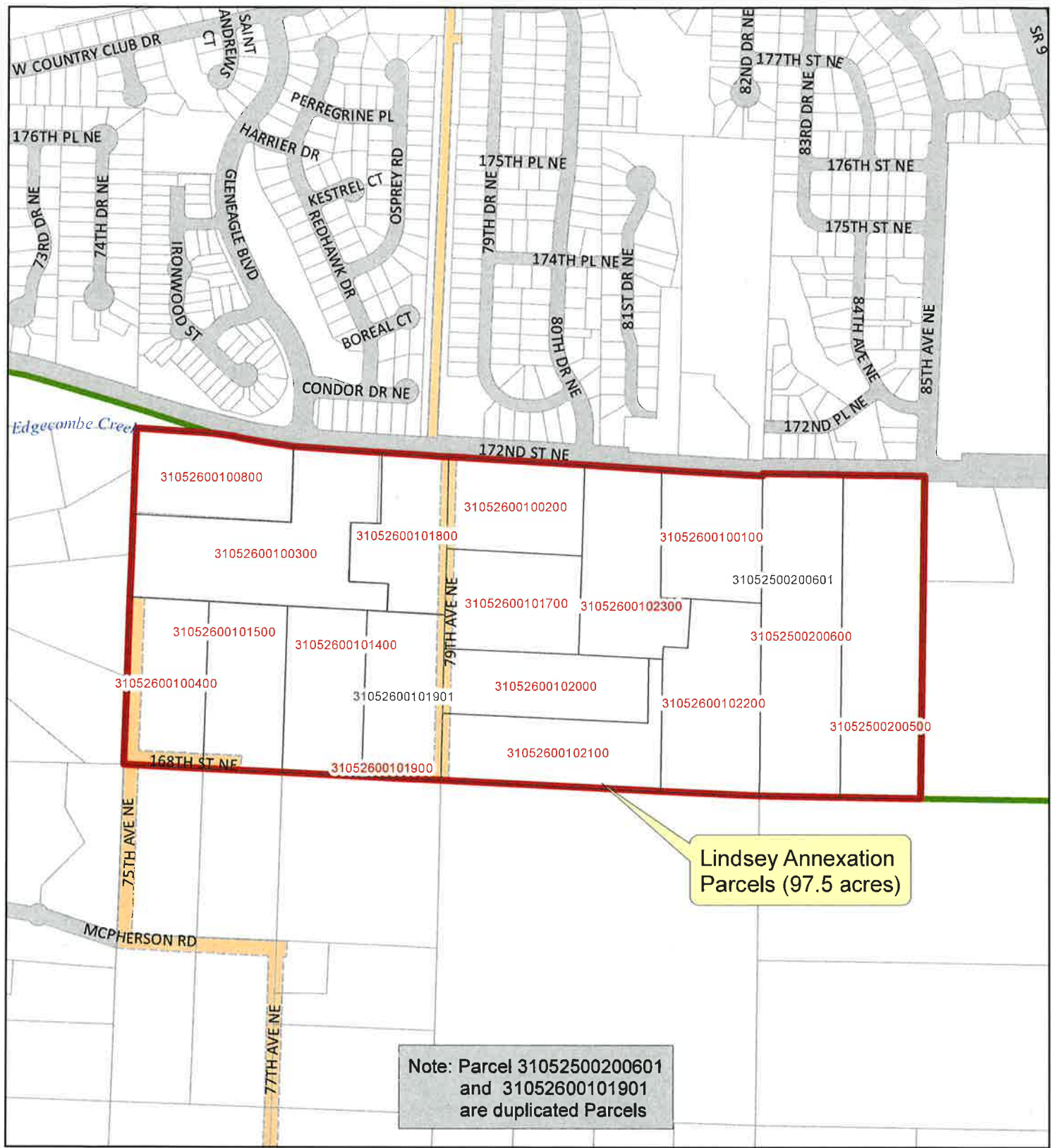
SH 1 OF 2

A PORTION OF THE NORTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
 A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



D. R. DOWNING LAND SURVEYING, INC
 PROFESSIONAL LAND SURVEYORS
 4229 76th ST. N.E. SUITE 202
 MARYSVILLE, WA, 98270
 (360) 653-5385

DATE: 02/26/21
 SCALE: 1" = 400'
 JOB#: 21-009
 SH 2 OF 2



Lindsey Annexation
Parcels (97.5 acres)

Note: Parcel 31052500200601
and 31052600101901
are duplicated Parcels

Legend

- Annexation
- City Limits
- Arlington UGA
- Assessor Parcels
- Public Right of Way
- Private Road
- Parks

Maps and GIS data are distributed "AS-IS" without warranties of any kind, either express or implied, including but not limited to warranties of suitability for a particular purpose or use. Map data are compiled from a variety of sources which may contain errors and users who rely upon the information do so at their own risk. Users agree to indemnify, defend, and hold harmless the City of Arlington for any and all liability of any nature arising out of or resulting from the lack of accuracy or correctness of the data, or the use of the data presented in the maps.

City of Arlington

Lindsey Annexation

Scale:
1 inch = 550 feet

File:
LindseyAnnexOFM8.5x11_21

Date:
1/21/2021

Cartographer:
kdh/akc



City of Arlington

Community & Economic Development

EXHIBIT E
LINDSAY ANNEXATION NOTICE OF INTENT

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SEE COPY OF 60% PETITION ON FOLLOWING PAGE

60% PETITION FOR ANNEXATION TO THE CITY OF ARLINGTON, WASHINGTON

ANNEXATION NAME Lindsay Annexation File No. 731

TO: City Council of the City of Arlington
238 North Olympic Avenue
Arlington, Washington 98223

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 Arlington, Washington, do hereby petition that such territory be annexed to and made a part of the City of Arlington, 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" (legal description) 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 Arlington, 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 Arlington City Council to annex the property described in Exhibit "A" attached herein into the City of Arlington, with that property assuming the proportionate share of the City's bonded indebtedness and assuming the land use designation of Residential Ultra Low Capacity with a Master Planned Neighborhood development overlay in the Comprehensive Plan and zoning designation of Residential Ultra Low Capacity with a Master Planned Neighborhood development overlay in the Arlington Municipal 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.

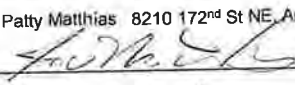
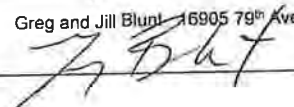
PRAYER OF PETITION:

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


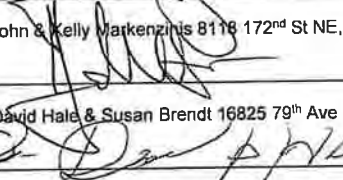
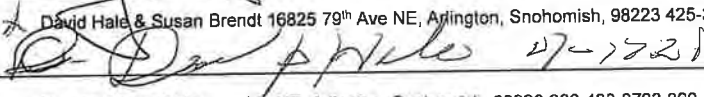
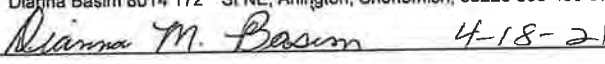
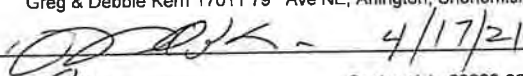
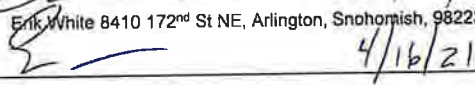
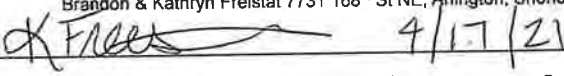
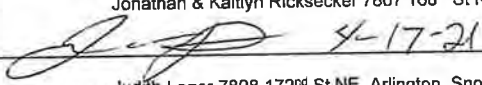
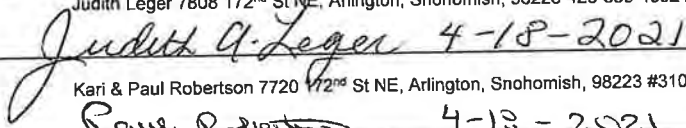


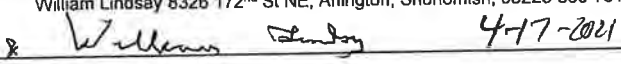

INSTRUCTIONS TO SIGNERS AND VOLUNTEER SOLICITORS

- 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
	Joe and Patty Matthias	8210 172nd St NE, Arlington, Snohomish, 98223	425-218-3731	#31052600100100	3/29/2021
	Greg and Jill Blunt	16905 79th Ave NE, Arlington, Snohomish, 98223	425-422-2994	#31052600102000	3/29/21

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.

3. John & Kelly Markenzinis 8118 172nd St NE, Arlington, Snohomish, 98223 425-359-5965 #31052600102300

4-17-2021
4. John & Kelly Markenzinis 8118 172nd St NE, Arlington, Snohomish, 98223 425-359-5965 #31052600102200

4-17-2021
5. David Hale & Susan Brendt 16825 79th Ave NE, Arlington, Snohomish, 98223 425-345-0555 #31052600102100

27-7-21
6. Diagna Basim 8014 172nd St NE, Arlington, Snohomish, 98223 360-488-3723 360-488-3723 #31052600100200

4-18-21
7. Greg & Debbie Kern 17011 79th Ave NE, Arlington, Snohomish, 98223 303-913-3774 #31052600101700

4/17/21
8. Erik White 8410 172nd St NE, Arlington, Snohomish, 98223 360-572-3010 #31052500200500

4/16/21
9. Brandon & Kathryn Freistat 7731 168th St NE, Arlington, Snohomish, 98223 760-807-09077 #31052600101400

4/17/21
10. Jonathan & Kaitlyn Ricksecker 7807 168th St NE, Arlington, Snohomish, 98223 760-822-7933 #31052600101900

4-17-21
11. Judith Leger 7808 172nd St NE, Arlington, Snohomish, 98223 425-359-4092 #31052600101800

4-18-2021
12. Kari & Paul Robertson 7720 172nd St NE, Arlington, Snohomish, 98223 #31052600100300

4-18-2021
13. Greg Carlson 7530 172nd St NE, Arlington, Snohomish, 98223 #31052600100800

4-17-2021
14. William Lindsay 8326 172nd St NE, Arlington, Snohomish, 98223 360-791-9089 #31052500200600

4-17-2021
15. William Lindsay 8326 172nd St NE, Arlington, Snohomish, 98223 360-791-9089 #31052500200601

4-17-2021
- 16.
- 17.
- 18.
- 19.
- 20.



RED = 60% property submittal



City of Arlington

Community & Economic Development

EXHIBIT F
LINDSAY ANNEXATION NOTICE OF INTENT

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SEE COPY OF CERTIFICATE OF SUFFICIENCY ON FOLLOWING PAGE



Snohomish County

Assessor's Office

Linda Hjelle
County Assessor

Laura Washabaugh
Chief Deputy

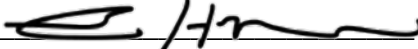
M/S #510
3000 Rockefeller Ave.
Everett, WA 98201-4046

(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 Arlington Lindsay Annexation submitted to the Assessor on April 21, 2021 is signed by the owners of property comprising 71.44% 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 April 27, 2021.

Dated this 27th day of April 2021.

By 
Deputy Assessor



City of Arlington

Community & Economic Development

EXHIBIT G ENVIRONMENTAL

Annexations within the Urban Growth Area are exempt from SEPA per (WAC 197-11-800). However, general environmental impact of growth to this area were analyzed in the City of Arlington's SEPA documents for its Comprehensive Plan. Specific environmental impacts of specific development applications will be analyzed at the time of permit application. A Master Planned Neighborhood is required over the annexation area and a SEPA decision is required for that approval.



City of Arlington

Community & Economic Development

INITIATOR RESPONSE TO FACTORS THE BOARD MUST CONSIDER

In accordance with RCW 36.93.170, the Boundary Review Board must consider several factors in reaching a decision on an annexation. The following responds specifically to a series of questions asked of the initiator on pages 2-4 of the Notice of Intent format outline (Sections V, VI, and VII).

OVERVIEW

- A. Population of Proposal: ~ 40 people
% of population to existing entity (County): 0.005%
- B. Territory: 97.8 acres
- C. Population Density: 0.41 people per acre
- D. Assessed Valuation: \$8,427,000 (2021)

LAND USE

- A. Existing Land Use Designation (County): Urban Low Density Residential (ULDR)
- B. Proposed Land Use Designation (City): Residential Ultra Low Capacity (RULC) with a Master Planned Neighborhood Overlay Zone (MPN)

COMPREHENSIVE PLANS

- A. Snohomish County Comprehensive Plan
 - 1. Comprehensive Plan Policies
 - i. LU Policy 1.C.4, Annexations and planned urban densities shall be prohibited outside of the UGA boundary
 - The proposed annexation area is within the City of Arlington UGA.
 - ii. 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, sewer regulations and other techniques may be used to maintain minimum density or to ensure later development at minimum densities is not inhibited when sanitary sewers become available
 - The proposed zoning in the annexation area will achieve minimum net densities and is proposed to a density equal to or greater than the County's .
 - The Master Planned Neighborhood Overlay provides for a percentage of the property to be developed at a higher residential density and provide for some commercial or mixed use opportunities. The on-site critical areas will be preserved with planned density throughout the entire annexation area.

- iii. LU Policy 2.A.2, The county shall not support any proposed annexation by a city unless and until an annexation agreement has been signed by the county and said city ensuring the continued implementation of Policy LU 2.A.1 for the area to be annexed.
 - The County and City have executed a master interlocal agreement on annexation and urban growth, recorded under Auditor's File No. 199909290882.
 - The proposed annexation is consistent with the interlocal agreement.
- iv. 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 with UGAs.
 - This is addressed in the interlocal agreement between the County and City.
- v. IC Policy 1.B.2, In newly annexed areas within UGAs, the county shall continue to provide regional services while the cities provide urban services.
 - This is addressed in the interlocal agreement between the County and City.
- vi. 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 annexations or incorporations.
 - This is addressed in the interlocal agreement between the County and City.
- vii. IC Policy 1.C.1, The county shall seek interlocal agreement with the cities which identify development standards for each UGA.
 - This is addressed in the interlocal agreement between the County and City.

2. Community Plan: 2015-2035 City of Arlington Comprehensive Plan
3. Snohomish County Plan Classification and Zoning: Urban Low Density Residential (4-6 DU/Acre) and Residential 7,200 square feet (R-7,200)
4. Snohomish County Agricultural Plan: Not Applicable
5. Snohomish County Surface Water Management Plan: Not Applicable

B. City of Arlington Comprehensive Plan

1. The parcels within the annexation area are designated in the Comprehensive Plan as Residential Ultra Low Capacity (RULC) with a Master Planned Neighborhood Overlay (MPN). A Comprehensive Plan Amendment is not needed as part of this annexation.
2. The current Comprehensive Plan was adopted in July 2015, with updates in October 2017, December 2019, and September 2020.
3. The City of Arlington and Snohomish County entered into an interlocal agreement concerning annexation and urban development in 1999.
4. The proposed land use designation for the annexation area is Residential Ultra Low Capacity (RULC) with a Master Planned Neighborhood Overlay (MPN). The zoning code regulations were originally adopted in 2003, but sections of the code have since been amended, repealed, or replaced to reflect current land use planning at the implementation level.

PLANNING DATA

A. Revenue/Estimates

1. Estimated Expenditures Affected by Proposal: There would be increased expenditures for police services, fire services, utilities, road maintenance, and general governmental services.
2. Estimated Revenues Affected by Proposal: The annexation area will initially result in increased revenue to the City from property taxes and stormwater fees. With future development, the City will collect property taxes, utility fees, mitigation/impact fees, and development fees.
3. Estimate of County Revenue Lost: The County would see reductions in property tax revenues and any potential building permit fees, land use fees, and mitigation/impact fees. This would be

proportionate to the reduction in maintenance costs for stormwater management, streets, police services, and general governmental services.

4. Estimate of County Expenditure Reduction: The County would have a proportionate reduction in expenditures, including savings related to government services, police services, stormwater management, and road maintenance when these responsibilities are transferred to the City.
5. Estimate of Fire District Revenue Lost: Fire District 21 would have a proportionate reduction in property tax revenues from the properties located in the annexation area.
6. Estimate of Fire District Expenditure Reduction: Fire District 21 would have a proportionate reduction in expenditures, by no longer needing to serve the annexation area.
7. Estimate of Other Special District Revenue/Loss: Not Applicable
8. Estimate of Other Special District Expenditure Reduction: Not Applicable

B. Services

1. Law Enforcement:

- a. Current Law Enforcement Provider: Snohomish County Sheriff with City of Arlington Back-up.
- b. Current Emergency/Normal Response Time: Approximately 3-4 minutes
- c. Initial Police Protection Plan: Routine patrols.
- d. Back-up Plan (mutual aid and/or reserve): City of Arlington has mutual aid agreements with the County and all agencies.
- e. Projected Police Growth Plan Contemplated: Not known at this time.
- f. Source of Dispatch: SNOCOM 911.

2. Fire Service:

- a. Nearest Station: Station 48 is located approximately 2.25 miles
- b. Response Time: Approximately 3-4 minutes
- c. North County Fire Regional Authority is currently staffed with 61 Full-time Firefighters/EMT or Paramedics, 57 Part-time Firefighters/EMTs and 7 Volunteers with Firefighter Certification only.
- d. The major equipment at the closest station includes a Ladder Fire Truck, Para-Medic Unit and BLS Unit.
- e. North County Regional Fire currently has 118 fully certified EMT personnel
- f. North County Regional Fire Authority has a fire rating for the City of Arlington as a Class 4
- g. Source of Dispatch: SNOCOM 911.

3. Water

- a. The City of Arlington is the service provider to the proposed annexation area. Currently the properties are served by individual wells. The properties are already within the City of Arlington water service area.
- b. Storage Locations and Capacity: The Gleneagle Reservoir and the 520 Zone Reservoir are the City's two storage locations with a capacity of approximately 4 million gallons. The 540 and 710 zones are currently supplied directly by the Snohomish County PUD No.1 and do not rely on City supply.
- c. A main waterline is currently installed along 172nd Street, which abuts the northern boundary of the annexation area. There will likely be multiple connection points for future development of this area.
- d. Pressure Station Location and Measured Flow:

Pressure Zone	Highest Elevation Served		Lowest Elevation Served	
	Elevation (feet)	Static Pressure (psi)	Elevation (feet)	Static Pressure (psi)
Existing System – Before Proposed Zone Modifications				
342 Zone	245	42	40	131
520 Zone	438	39	206	136
540 Zone	423	51	257	123
710 Zone	580	56	300	178

Future System – After Proposed Zone Modifications				
342 Zone	245	42	40	131
520 Zone	438	36	206	136
560 Zone	469	39	300	113
615 Zone	500	50	410	89
710 Zone	580	56	448	113

e. Current Capacity Available:

System Capacity-Peak Day	4.1 MGD
System Capacity-Avg Day	4.1 MGD
Current Demand-Peak Day	2.9 MGD (71% of peak day capacity)
Current Demand-Avg Day	1.6 MGD (39% of avg day capacity)

- f. The City of Arlington water source comes from the Haller Wellfield, Airport Wellfield, and PUD Wholesale Source.
- g. Financing of Proposed Facilities: The property owners would be responsible for covering costs for City of Arlington water service, including construction costs, connection fees, and tap-in fees.

4. Sewer

- a. The City of Arlington is the service provider to the proposed annexation area. Currently the properties are served by individual septic systems. The properties are already within the City of Arlington sewer service area.
- b. Sewer is currently located at the northeast corner of the annexation area. There will likely be multiple connection points for future development within this area.
- c. A combination of gravity and lift stations will be required to be utilized throughout the annexation area. This will be determined with the development proposal and layout of the master planned neighborhood for the entire annexation area.
- d. Disposal is through the City of Arlington’s Water Reclamation Facility.
- e. Capacity Available: The Arlington Water Reclamation Facility has a design capacity of 4 million gallons per day (MGD) but is currently permitted for 2.67 MGD. The plant is currently processing approximately 1.5 MGD; this is 38% of design capacity and 56% of permitted capacity.

GENERAL

1. An annexation agreement is not required.
2. The subject 97.8 acres is located west of the City’s southeast corner of the city limits. The north boundary of the annexation area abuts 172nd Street NE (SR 531). The east boundary abuts the City limits and is two parcels west of State Route 9. The topography of the properties slopes from northeast to north & south west. The western properties have some moderate to steep slopes, Edgecomb Creek stream corridor with associated stream buffers, wetlands with associated wetland buffers.
3. If annexed, these parcels have a projection of up to 510 residential housing units, split between low and high density housing types. This projection is determined by the amount of acres and the City’s allowed densities per the Master Planned Neighborhood Overlay regulations.
4. General governmental services, such as Public Works, Planning, Building, and Administrative Services will be provided by the City of Arlington.
5. There are no delays in services expected in implementing service to this area.
6. The properties are not currently serviced by public water or sewer. Future development will be required to extend both water and sewer services. Fire services will shift from City of Arlington (Fire District 21) to North County Regional Fire Authority (The City of Arlington merged with North County Regional Fire Authority on August 1, 2021). Police services will shift from Snohomish County Sheriff to the City of Arlington, with Snohomish County Sheriff remaining as back up to the city.

7. Comparative property tax and utility costs for homeowner before/after annexation:

	Levy Rate Per \$1,000 (2021)	Utility Tax
Snohomish County and Fire District 21	2.73	None
City of Arlington and City Fire (2022 will be recalculated for change in Fire District)	1.66	5% - City Utilities 6% - Electricity/Gas/Phone

OBJECTIVES (RCW 36.93.180)

1. Preservation of natural neighborhoods and communities.
The proposed land use and zoning designations are compatible with established residential neighborhoods adjacent to the annexation area. The Master Planned Neighborhood requirements will keep lower density single-family residences next to existing single-family residences and promote higher density residential and small commercial uses next to existing and future commercially zoned properties.
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours
The properties abut 172nd St to the north, are just west of SR 9, and Edgcomb Creek runs through the western portion of the property at a southeast diagonal starting from the northwest corner of the properties.
3. Creation and preservation of logical service areas.
This property is within the City of Arlington service area and near no other.
4. Prevention of abnormally irregular boundaries.
No abnormally irregular boundaries are formed by the annexation. The proposed annexation area is bound by city limits on the north and east property boundaries and follows existing property lines along the south and west boundaries.
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.
Not Applicable, as there are no inactive special purpose districts.
7. Adjustment of impractical boundaries.
The proposed annexation boundary would extend city limits to the established City of Arlington UGA boundary and the city's southern boundary at this location..
8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character.
The proposed Petition-Initiated Annexation is consistent with the Countywide Planning Policies and the City's adopted Comprehensive Plan.
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.
Not Applicable. The proposed annexation area is not identified as a long-term productive agricultural and resources by either the City of Arlington or Snohomish County.



City of Arlington

Community & Economic Development

EXPLANATION OF HOW THE PROPOSAL COMPLIES WITH RCW 36.70a.020, 110, AND 210 OF THE GROWTH MANAGEMENT ACT

RCW 36.70A.020

1. Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

The City of Arlington and Snohomish County have designated the area for urban growth. The City's Comprehensive Plan map designates the annexation area as Residential Ultra Low Capacity with a Master Planned Neighborhood Overlay. The city has also adopted pre-annexation zoning as the same. Water and Sewer are available along the northern boundary of the annexation area and provided by the City of Arlington.

2. Reduce Sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

This area will be partially low density residential single-family area and partially with medium to high-density residential multi-family area with the option of small commercial areas.

3. Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

The city has adopted a multi-modal Transportation Plan as part of its Comprehensive Plan and a Complete Streets Program for all new development.

4. Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

The Master Planned Neighborhood Overlay of the annexation area will bring a variety of housing choices and promotes affordable housing for all economic levels.

5. Economic Development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

The City has adopted economic development policies as part of its Comprehensive Plan. The annexation area is proposed to have a variety of uses, including the option for single-family, missing middle and multi-family housing, along with small areas for commercial uses and public spaces. Economic development will be seen through construction, permits, utilities, real estate sales, and property taxes. Additional housing in this area encourages living close to the Cascade Industrial Center for potential jobs.

6. Property Rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

The City has adopted polices related to property rights and existing land uses and has regulations for legal nonconforming properties.

7. Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

The City has adopted development regulations in compliance with the Growth Management Act and the Subdivision Act and other State statutes that ensure consistent, fair, and timely review of development applications.

8. Natural Resource Industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands and discourage incompatible uses.

The City has adopted regulations in the Comprehensive Plan and the Land Use Code that relate to retention of natural resources. The city has development regulations and ordinances that relate to timber and forest practice permits, critical areas (wetlands, streams, steep slopes), and parks/open space.

9. Open Space and Recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

The city has adopted elements in its comprehensive plan that relate to Parks and Open Space and the Natural Environment. The City has adopted development regulations that regulate development near or within critical areas, shorelines, and flood areas. The City has adopted development regulations that regulate open space requirements for subdivisions, multi-family developments, mixed-use development, and commercial developments. The city collects impact fees from residential developments for parks and recreation.

10. Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

As noted above, the City has adopted a Natural Environment element in its comprehensive plan that establishes policies for protecting and enhancing a variety of natural systems. The City has adopted development regulations that regulate development near or within critical areas, shorelines, and flood areas.

11. Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

The City has adopted Comprehensive Plan policies and municipal regulations related to public participation. The city provides for public citizen and agency participation for all legislative and quasi-judicial land use actions through direct mailings, public meetings, site posting, and its website.

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.

As noted, public services are available to support the annexation. The City's specific utility plans have accounted for increased population growth over the next twenty years. The City has adopted policies and regulations that ensure concurrency at the time of development.

In addition, the City has adopted various impact fees to ensure that capital improvements required in relation to development are funded.

13. Historic Preservation. Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

The city has adopted policies related to historic preservation in the Land Use element of its comprehensive plan. The city reviews proposed projects for historical or archaeological significance as part of the SEPA review.

RCW 36.70A.110

1. Each county that is required or chooses to plan under RCW 36.70A .040 shall designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. Each city that is located in such a county shall be included within an urban growth area. An urban growth area may include more than a single city. An urban growth area may include territory that is located outside of a city only if such territory already is characterized by urban growth whether or not the urban growth area includes a city or is adjacent to territory already characterized by urban growth or is a designated new fully contained community as defined by RCW 36.70A.350.

The Lindsay Annexation is within the adopted City of Arlington Urban Growth Area. Both the City of Arlington Comprehensive Plan and the Snohomish County Comprehensive Plan have designated this area for urban growth.

2. Based upon the growth management population projection made for the county by the office of financial management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period, except for those urban growth areas contained totally within a national historical reserve. As part of this planning process, each city within the county must include areas sufficient to accommodate the broad range of needs and uses that will accompany the projected urban growth including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses...

The 2012 Buildable Lands Report project a population target for the City of Arlington UGA of 1,793 by 2035. The potential development of the proposed annexation area brings the city closer to reaching the population expectations of the UGA area.

3. Urban growth should be located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas . Urban growth may also be located in designated new fully contained communities as defined by RCW 36.70A.350.

Public services are available to support the proposed annexation area. The City's Comprehensive Utility Plans have accounted for increased population growth over the next twenty years. The City has adopted development regulations and policies that ensure concurrency at the time of development. The City has adopted impact and mitigation fees to ensure capital improvements required with development are funded.

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.

The Lindsay Annexation is within the adopted City of Arlington Urban Growth Area. Both the City of Arlington Comprehensive Plan and Snohomish County Comprehensive Plan have designated the area for urban growth. Public utilities and services are available to serve the properties.

5. On or before October 1, 1993, each county that was initially required to plan under RCW 36.70A.040(1) shall adopt development regulations designating interim urban growth areas under this chapter. Within three years and three months of the date the county legislative authority of a county adopts its resolution of intention or of certification by the office of financial management, all other counties that are required or choose to plan under RCW 36.70A.040 shall adopt development regulations designating interim urban growth areas under this chapter. Adoption of the interim urban growth areas may only occur after public notice; public hearing; and compliance with the state environmental policy act, chapter 43.21C RCW, and under this section. Such action may be appealed to the growth management hearings board under RCW 36.70A.280. Final urban growth areas shall be adopted at the time of comprehensive plan adoption under this chapter.

The Arlington City Council adopted the last Comprehensive Plan Update in July 2015, updated October 2017, December 2019, and September 2020. This Comprehensive Plan established the current urban growth boundaries and pre-zoning of the UGA properties.

6. Each county shall include designations of urban growth areas in its comprehensive plan.

The Snohomish County Council adopted the current urban growth boundaries as an appendix to its Comprehensive Plan.

7. An urban growth area designated in accordance with this section may include within its boundaries urban service areas or potential annexation areas designated for specific cities or towns within the county.

The City of Arlington Urban Growth Area including the Lindsay Annexation area is designated for annexation and incorporation into the City of Arlington. The City of Arlington will provide services and utilities upon annexation.

8. (a) Except as provided in (b) of this subsection, the expansion of an urban growth area is prohibited into the one-hundred-year floodplain of any river or river segment that: (i) is located west of the crest of the Cascade mountains; and (ii) has a mean annual flow of one thousand or more cubic feet per second as determined by the department of ecology.

Not Applicable. No UGA Expansion is proposed with this annexation request and the area does not contain a designated 100-year floodplain.

9. If a county, city, or utility has adopted a capital facility plan or utilities element to provide sewer service within the urban growth areas during the twenty-year planning period, nothing in this chapter obligates counties, cities, or utilities to install sanitary sewer systems to properties within urban growth areas designated under subsection (2) of this section by the end of the twenty-year planning period when those properties:

- (a) (i) Have existing, functioning, nonpolluting on-site sewage systems;
- (ii) Have a periodic inspection program by a public agency to verify the on-site sewage systems function properly and do not pollute surface or groundwater; and
- (iii) Have no redevelopment capacity; or

(b) Do not require sewer service because development densities are limited due to wetlands, flood plains, fish and wildlife habitats, or geological hazards.

The annexation area will connect to City sewer with any proposed future residential or commercial development with the Lindsay Annexation area.

RCW 36.70A.210

1. The legislature recognizes that counties are regional governments within their boundaries, and cities are primary providers of urban governmental services within urban growth areas. For the purposes of this section, a "countywide planning policy" is a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this chapter. This framework shall ensure that city and county comprehensive plans are consistent as required in RCW 36.70A.100. Nothing in this section shall be construed to alter the land-use powers of cities.

The City of Arlington is the primary provider for urban services within the annexation area. Water and Sewer is provided by the City of Arlington. The proposal is consistent with the adopted Countywide Planning Policies and the City of Arlington adopted Comprehensive Plan

2. The legislative authority of a county that plans under RCW 36.70A.040 shall adopt a countywide planning policy in cooperation with the cities located in whole or in part within the county as follows ...

Snohomish County has adopted Countywide Planning Policies, consistent with state law, in conjunction with Snohomish County Tomorrow Planning Advisory Committee, Steering Committee, and Executive Committee.

3. A countywide planning policy shall at a minimum, address the following ...

Snohomish County has adopted Countywide Planning Policies, consistent with state law, in conjunction with Snohomish County Tomorrow Planning Advisory Committee, Steering Committee, and Executive Committee.

4. Federal agencies and Indian tribes may participate in and cooperate with the countywide planning policy adoption process. Adopted countywide planning policies shall be adhered to by state agencies.

Not Applicable. This is not relevant to the proposed annexation. Snohomish County has currently adopted Countywide Planning Policies.

5. Failure to adopt a countywide planning policy that meets the requirements of this section may result in the imposition of a sanction or sanctions on a county or city within the county, as specified in RCW 36.70A.340. In imposing a sanction or sanctions, the governor shall specify the reasons for failure to adopt a countywide planning policy in order that any imposed sanction or sanctions are fairly and equitably related to the failure to adopt a countywide planning policy.

Not Applicable. This is not relevant to the proposed annexation. Snohomish County has adopted Countywide Planning Policies.

6. Cities and the governor may appeal an adopted countywide planning policy to the growth management hearings board within sixty days of the adoption of the countywide planning policy.

Not Applicable. This is not relevant to the proposed annexation. Snohomish County has currently adopted Countywide Planning Policies.

7. Multicounty planning policies shall be adopted by two or more counties, each with a population of four hundred fifty thousand or more, with contiguous urban areas and may be adopted by other counties, according to the process established under this section or other processes agreed to among the counties and cities within the affected counties throughout the multicounty region.

Not Applicable. This is not relevant to the proposed annexation. Snohomish County does participate in multi-county planning in coordination with the Puget Sound Regional Council.



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MEMORANDUM

TO: Councilmember Stephanie Wright, Council Chair
Councilmember Megan Dunn, Council Vice-Chair
Councilmember Nate Nehring, District 1
Councilmember Jared Mead, District 4
Councilmember Sam Low, District 5

Dave Somers
County Executive

VIA: Michael McCrary, Director
Planning and Development Services

FROM: Eileen Canola, Senior Planner

SUBJECT: City of Arlington Proposed Lindsay Annexation – BRB File No. 08-2021

DATE: December 20, 2021

INTRODUCTION

The purpose of this staff report is to provide the County Council with a review and recommendation for the City of Arlington (City) proposed Lindsay Annexation of approximately 97.8 acres as required by section 2.77.040 of the Snohomish County Code (SCC). The City submitted a notice of intention (NOI) to the Snohomish County Boundary Review Board (BRB) – File No. 08-2021 (Attachment A to Motion), for which the 45-day review period ends on January 20, 2022. The BRB, consistent with its annexation review procedures outlined in Chapter 2.77 SCC, distributed the NOI to County departments including Planning and Development Services (PDS). Per SCC 2.77.040(4) within this 45-day review period, the County Council must determine whether to invoke BRB jurisdiction ('file a request for review').

If BRB jurisdiction is invoked during the 45-day review, by the County or another party, the BRB may hold public hearings and approve, deny, or modify the proposed annexation. BRB decisions must be consistent with Growth Management Act (GMA) provisions including the planning goals and framework for urban growth areas (UGAs) and Countywide Planning Policies (CPPs). State law also defines objectives (RCW 36.93.180) for board review and provides factors (RCW 36.93.170) for board consideration in making its decision. 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 need to be finalized by City ordinance setting the effective date. The authority of the County Council for reviewing annexations is set forth in Revised Code of Washington (RCW) 36.93.100 and SCC 2.77.040.

The recommendation to the County Council from PDS is to not oppose and to not invoke the jurisdiction of the BRB. The rationale for this recommendation is discussed within the 'Review' section below that analyzes how the proposed annexation complies or is consistent with all requirements.

REVIEW

The following review and information on this proposed annexation is required by SCC 2.77.040, and provides: how the annexation meets the factors and objectives of the BRB under RCW 36.93.170 and 36.93.180; consistency of the annexation with the GMA, regional, and local policies; and the impacts to County operations and services.

1. Annexation Method

As indicated in the NOI, BRB file no. 08-2021, the proposed Lindsay Annexation is using the 60 percent petition method of annexation consistent with chapter 35A.14 RCW. The City adopted Resolution 2021-029 accepting the annexation petition submitted by the proponents and supporting the Lindsay Annexation.

2. Comments Received

PDS circulated the NOI for the proposed Lindsay Annexation for review to County departments and received responses from the Department of Public Works (DPW) and the Department of Conservation and Natural Resources (DCNR) – Surface Water Management (SWM) division. These comments have been incorporated into this staff report along with the PDS review under the relevant sections.

3. Locations/Acreage/Total Assessed Value / Residences

The proposed Lindsay Annexation area is comprised of 97.8 acres adjacent to the existing City limits and located near the corner of 172nd Street NE and State (SR) 9. The area proposed for annexation is within the Arlington urban growth area (UGA) and has sixteen residences and a population of forty. The assessed valuation of the proposed annexation area is \$8,427,000.

4. Consistency of the proposal with growth management act planning goals, urban growth area designations, countywide planning policies, and the county's comprehensive plan

The following describes how the annexation proposal is consistent or inconsistent with GMA goals, UGA designations, and local policies.

- a. **GMA planning goals (RCW 36.70A.020):** The Lindsay Annexation, as proposed in BRB file no. 08-2021, is consistent with GMA planning goal (1) Urban growth. This goal states, "Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner." The entirety of the area proposed for annexation is within the Arlington UGA. The area proposed for annexation is currently on septic systems and well water. Once annexed, future developments would connect to sewer and water services provided by the City. The City will also provide police service (with Snohomish County Sheriff as a backup), and road maintenance service, except for SR 9.
- b. **UGA designations:** The existing County's Future Land Use Map (FLUM) designation for the proposed annexation area is Urban Low Density Residential (4-6 dwelling units / acre) with R - 7,200 zoning. The City's comprehensive plan land use designation for the parcels in the

annexation area is Residential Ultra Low Capacity (RULC) with a Master Planned Neighborhood Overlay (MPN).

b. Countywide Planning Policies (CPPs): The Lindsay Annexation, BRB file no. 08-2021, is consistent with the Snohomish County CPPs in Development Patterns (DP) DP-7 and DP-19 which requires the County and cities to maintain annexation policies, and coordinate their comprehensive plans for among other things, the transfer of unincorporated UGAs to incorporated UGAs. The City and County have adopted comprehensive plans that contain policies regarding annexation and the transition of unincorporated UGAs to incorporated UGAs. The area proposed for annexation is in the Arlington UGA.

- DP-7 “The County and cities shall coordinate their comprehensive plans (RCW 36.70A.100). Coordination in unincorporated territory planned by both the County and a city means that each plan should provide for the orderly transition of unincorporated to incorporated areas, including appropriate urban design provisions, by:
 - a. Creating a safe and attractive urban environment that enhances livability; and
 - b. Balancing actions necessary to meet the requirement of achieving urban uses and densities with the goal of respecting already established neighborhoods.When amending its comprehensive plan, the County shall give substantial consideration to the city’s adopted plan for its UGA or MUGA. Likewise, the affected city shall give substantial consideration to the County’s adopted plan for the same area.
However, nothing in this policy shall limit the authority of the County to plan for and regulate development in unincorporated territory for as long as it remains unincorporated, in accordance with all applicable county, state and federal laws. Similarly, nothing in this policy shall limit the authority of cities to plan for territory in and adjacent to their current corporate limits and to regulate development in their current corporate limits, in accordance with all applicable city, county, state and federal laws.”
- DP 19, “City comprehensive plans should have policies on the annexation of areas within their unincorporated Urban Growth Area and/or Municipal Urban Growth Area.

c. Snohomish County Comprehensive Plan: The Lindsay Annexation is consistent with the County’s comprehensive plan and with the following policies of the General Policy Plan (GPP) of the County’s comprehensive plan that speak to the orderly transfer of facilities and services, coordination through an interlocal agreement, and a requirement to maintain a minimum net density of 4 dwelling units per acre. The City and County have an existing Master Annexation Interlocal Agreement that guides transfer of services and facilities from the County to the City and includes the requirement for the City to maintain a minimum net density of 4 dwelling units per acre for the annexed areas.

- GPP Policy - Interjurisdictional Coordination (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.”

- GPP Policy IC 1.B.2, “In newly annexed areas within UGAs, the county shall continue to provide regional services while the cities provide urban services.”
- GPP Policy IC 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 annexations or incorporations.”
- GPP Policy IC 1.C.1, “The county shall seek interlocal agreement with the cities which identify development standards for each UGA.”
- GPP Policy LU 1.C.4, “Annexations and planned urban densities shall be prohibited outside of the UGA boundary.”
- GPP Policy LU 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.”
- GPP Policy LU 2.A.2, “The county shall not support any proposed annexation by a city unless and until an annexation agreement has been signed by the county and said city ensuring the continued implementation of Policy LU 2.A.1 for the area to be annexed.”

5. Impacts relevant to boundary review board considerations as established by state law.

The following comments relate to RCW 36.93.170 – Factors to be considered by the Boundary Review Board.

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.

- a. **Population and territory; population density; land area and land uses; assessed valuation.** The proposed Lindsay Annexation area is comprised of approximately 97.8 acres adjacent to the existing City limits and within the Arlington UGA. The population is forty people, and the population density is 0.41 people per acre. The assessed valuation of the proposed annexation area is \$8,427,000.
- b. **Comprehensive plans and zoning:** The existing County comprehensive plan Future Land Use Map designations and zoning for the annexation area is Urban Low Density Residential (4-6 dwelling units/acre) and R-7,200 zoning. The City's comprehensive plan land use designation for the parcels in the annexation area is Residential Ultra Low Capacity (RULC) with a Master Planned Neighborhood Overlay (MPN).
- c. **Applicable service agreements and interlocal agreements:** The City and County have an existing Master Annexation Interlocal Agreement from 1999 that guides transfer of services and facilities from the County to the City. The City and County maintain mutual aid agreements.
- d. **Likelihood of growth in the area and adjacent incorporated and unincorporated areas during the next ten years.** It is anticipated that once annexed, the area will be developed as allowed under the City's zoning, which at present the pre-zoning is Ultra Low Capacity with Master Planned Neighborhood Overlay.
- e. **Location and most desirable future location of community facilities.** The Surface Water Management division of the County's Department of Conservation and Natural Resources (DCNR) stated that there are no planned SWM projects in the area proposed for annexation.

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.

- a. **Municipal services:** As indicated in the NOI, BRB file no. 08-2021, the area proposed for annexation is not currently served by a sewer or water provider; the subject site is on septic systems and wells. Upon annexation the City would provide water and sewer service, and any future development would connect to the City's water and sewer. Law enforcement is currently provided by Snohomish County Sheriff and fire protection services is provided by Fire District 21. Once annexed, the City would provide police services with backup by the Snohomish County Sheriff, and it is proposed for North County Regional Fire Authority to provide fire service.
- b. **Present cost and adequacy of governmental services and controls in the area:** At present, the County provides law enforcement, road maintenance, stormwater management services, and general government services. Fire District 21 provides fire services.

- c. **Probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area:** Once annexed, future developments would connect to the City's water and sewer service, as the area is within the City's service area for both water and sewer. The City would incur expenditures to provide utility and general governmental services. In general, for the County, minor revenue impact is anticipated as minimal revenue impact is expected to the General Fund and REET. Annual SWM revenues from the potential annexation area are about \$1,933.95 and SWM revenues would be reduced by this amount in subsequent years after the annexation. Program service area and functions would adjust to the annexation and decreased revenues.
- d. **The effect on the finances, debt structure, and contractual obligations and rights of all affected governmental units.** According to the NOI, BRB file no. 08-2021, the City anticipates some expenditures after annexation related to police service, utility services, road maintenance, and general government services; however, the City estimates the annexation area would generate revenue from property taxes and stormwater fees, and from future development the City will collect associated service fees. The annexation will have minimal impact to each of the following County 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, minimal revenue impact is expected to the General Fund and REET. After annexation, the County would experience minor revenue loss in property tax revenues and potential land use and building permit fees (however development is limited with the existing septic systems and well water); however, the County's reductions in expenditures would come from no longer providing road maintenance, law enforcement, stormwater management, and general government services. The County's SWM division of DCNR stated that total annual revenue impact for the annexation would be a \$1,933.95 reduction anticipated in subsequent years after the annexation. Program service area and functions would adjust to the annexation and decreased revenues.

6. Impacts relevant to boundary review board considerations as established by state law.

The following comments relate to RCW 36.93.180 - Objectives of the Boundary Review Board:

Objective 1. Preservation of natural neighborhoods and communities.

As a direct petition method of annexation, property owners are the initiators of this Lindsay Annexation. The area proposed for annexation is considered a part of the Hilltop Neighborhood according to the City's comprehensive plan and future development of the site would be consistent with the City's comprehensive plan and the existing Master Annexation Interlocal Agreement between the City and County.

The annexation would further this objective.

Objective 2. Use of physical boundaries, including, but not limited to bodies of water, highways and land contours.

The area proposed for annexation is bound by 172nd Street NE to the north and 168th Street NE to the south. The City's limit about the annexation area on the north and east.

The proposed annexation furthers this objective.

Objective 3. Creation and preservation of logical service areas.

The proposed annexation area is within the Arlington UGA and the City limits are directly north and east of the annexation area which facilitates the extension of City services and infrastructure. The City is the logical service provider for municipal services in this area.

The annexation as proposed furthers this objective.

Objective 4. Prevention of abnormally irregular boundaries.

The proposed annexation boundaries do not create abnormal or irregular boundaries. The annexation would create a continuous jurisdiction for the City as the existing City limits are directly north and east of the annexation area.

The annexation generally furthers this objective.

Objective 5. Discouragement of multiple incorporations of small cities and encouragement of incorporations of cities in excess of ten thousand population in heavily populated urban areas.

This objective does not apply to the proposed annexation.

Objective 6. Dissolution of inactive special purpose districts.

This objective does not apply to the proposed annexation.

Objective 7. Adjustment of impractical boundaries.

The annexation, as proposed provides practical boundaries.

The annexation does further this objective.

Objective 8. Annexation to cities or towns of unincorporated areas, which are urban in character.

The Lindsay Annexation, as proposed in BRB file no. 08-2021, is within the Arlington UGA and the annexation area has a County future land use designation of Urban Low Density Residential (4-6 dwelling units/ acre) with R 7,200 zoning.

As proposed, the annexation does further Objective 8.

Objective 9. Protection of designated agricultural and rural resource lands.

This objective does not apply to the proposed annexation. The proposed annexation area is not designated agricultural land or rural resource land.

7. Impacts to county facilities and other county-owned property:

There are no County properties or facilities in the proposed annexation area.

8. Impacts to the provision of public facilities and services:

County departments were provided the opportunity to comment on the proposed annexation as described in the NOI, BRB file no. 08-2021. The following comments were received from County departments:

- a. The DPW stated that it had no comments on this proposal (BRB file no. 08-2021).
- b. The SWM division of DCNR stated that a minor revenue impact is anticipated. Program service area and functions would adjust to the annexation and decreased revenues.

STAFF RECOMMENDATION

Based on the review detailed above, the proposed annexation is consistent with the GMA, the CPPs, and local comprehensive plans, the factors, and objectives of the BRB, and will have minimal impact to County budget and services. The annexation proposal furthers the GMA goals and CPP policies that cities should be the primary providers of urban services that are existing or planned.

This conclusion has been reached by 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 and to **not invoke** the jurisdiction of the BRB.

cc: Ken Klein, Executive Director
Mike McCrary, Director, PDS
David Killingstad, Manager, PDS
Tom Teigen, Director, DCNR
Kelly Snyder, Director, DPW
Ryan Countryman, Council Legislative Analyst