

Planning Department
Sedro-Woolley Municipal Building
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-0771
Fax (360) 855-0733

April 9, 2015

RE: PROPOSED ANNEXATION OF THE NORTHERN STATE CAMPUS AND ADJACENT RESIDENTIAL PARCELS.

To Whom It May Concern:

Please find attached a Letter of Intent to annex property into the City of Sedro-Woolley. You are receiving notice of the proposed annexation at this time as required by recent legislation, SHB 2433, which amends RCW 35A.14.801 regarding the notice of annexation that cities and towns must provide to utility providers, County Treasurer, County Assessor, and special districts. Said notice must be provided at least 60 days before the effective date of annexation.

In addition to the Letter of Intent, please find approved Resolution # 913-15 which contains the legal description and map of the area to be annexed.

If you have any questions, please feel free to call me at 855-0771 or e-mail jcoleman@ci.sedro-woolley.wa.us.

Sincerely,

John Coleman
Planning Director/ Building Official

cc: JoAnn Lazon, Permit Technician
File -2015-62

RECEIVED
RECORDS MANAGEMENT
2015 APR 13 AM 8:49
STATE OF WASH
UTIL. AND TRANSP
COMMISSION



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson Street SE, Olympia, WA 98501

March 19, 2015

The Honorable Mike Anderson, Mayor
Sedro-Woolley City Council
325 Metcalf Street
Sedro-Woolley, WA 98284

Re: Intent to Petition for Annexation

Dear Mayor Anderson and Members of the City Council:

Thank you for your involvement in the collaborative planning process between the Department of Enterprise Services and the local community about the North Cascades Gateway Center (former Northern State Hospital) property in Skagit County. We appreciate the letter dated February 27, 2015, from the Port of Skagit Commission, Sedro-Woolley City Council, and Skagit County Commission requesting the State of Washington petition the City of Sedro-Woolley to annex the property into the city to facilitate future uses of the property.

This letter indicates the intent of the Department of Enterprise Services to petition under chapter 14 of RCW 35A for annexation of approximately 225 acres in four parcels comprised of Skagit County Parcel Identification Numbers P38607, P39356, P100632, and P100646 for which the agency is seeking legislative confirmation.

Please contact Ann Sweeney, Special Assistant to the Director's Office, at (360) 407-9385 or ann.sweeney@des.wa.gov if you have questions or need anything regarding the property. Thank you for your interest.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Liu".

Chris Liu
Director

cc: Commissioner Ken Dahlstedt, Board of Skagit County Commissioners
Commissioner Bill Shuler, Port of Skagit Commission
Eron M. Berg, City Supervisor/City Attorney, City of Sedro-Woolley
Amy K. McMahan, Senior Facilities Oversight Manager, Office of Financial Management
Arlen Harris, Government Relations Manager, Department of Enterprise Services
Ann E. Sweeney, Special Assistant to the Director's Office, Department of Enterprise Services

RESOLUTION NO. 912-15

**A RESOLUTION OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON,
ACCEPTING A PROPOSED ANNEXATION PETITION FOR APPROXIMATELY 230
ACRES LOCATED NORTHEAST OF THE CITY OF SEDRO-WOOLLEY'S CITY
LIMITS, NORTH OF SR 20 AND EAST OF FRUITDALE ROAD WITHIN THE
SEDRO-WOOLLEY URBAN GROWTH AREA, WASHINGTON.**

WHEREAS, pursuant to RCW 35A.14.120, the owners of more than ten (10) percent of the area of that property described in the attached Exhibit "A" (Northern State Property Map and Legal Description) have filed with the City Council a notice of intent to commence annexation proceedings of the property to the City of Sedro-Woolley; and

WHEREAS, on April 8, 2015, the City Council held a public meeting with the property owner's representative present to determine if the City would accept the proposed annexation; if the City would require the assumption of existing City indebtedness by the area to be annexed; and if the City would require the simultaneous adoption of a zoning designation for the area to be annexed; and

WHEREAS, at the public meeting, the City Council determined that the City will accept the proposed annexation petition, and in addition to the area requested under the letter of intent to commence annexation, City Council accepts staff's proposal to geographically modify the proposed annexation area to include five additional parcels in order to prevent abnormally irregular boundaries that would result in an island of unincorporated area as described in the attached Exhibit "B" (Map and Legal Description of Modified Annexation Area); and

WHEREAS, the City Council further determined at the public meeting that the City will require the Modified Annexation Area to assume its proportionate share of voter-approved bonded indebtedness that existed as of the effective date of annexation; and

WHEREAS, the Council further determined at the public meeting that the area to be annexed is included within the City's Comprehensive Plan, and that no modifications to that Plan are necessitated by the proposed annexation; and the proposed annexation will require a consistent zone designation of Public (P) and Residential 5 (R-5), Exhibit "C" (Proposed Annexation Area Zoning Map); and

WHEREAS, it is further deemed advisable to record the decisions reached by the Council through the adoption of this resolution;

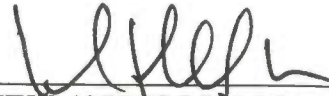
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY:

- 1) That the City of Sedro-Woolley will accept the petition for the proposed annexation and accepts the geographically modified area as described in Exhibit "B"; and,

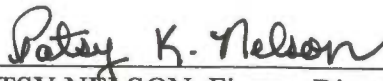
BE IT FURTHER RESOLVED

- 2) That the above described parcels should be annexed into the City under the zoning designation of Public (P) and Residential 5 (R-5), to be consistent with the Comprehensive Plan designation of Public (P) and R-5.
- 3) That the City will require the Annexation Area to be annexed to assume its proportionate share of voter-approved bonded indebtedness that existed as of the effective date of annexation.
- 4) That prior to approval of the proposed annexation, applicant shall submit to the City an annexation petition representing no less than 60% of the assessed valuation of the proposed annexation area.

ADOPTED by the City Council of the City of Sedro-Woolley, Washington, and **APPROVED** by its Mayor, at a regularly scheduled meeting held on the 8th day of April, 2015.

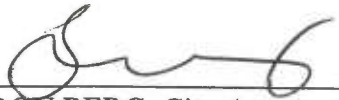


MIKE ANDERSON, Mayor



PATSY NELSON, Finance Director

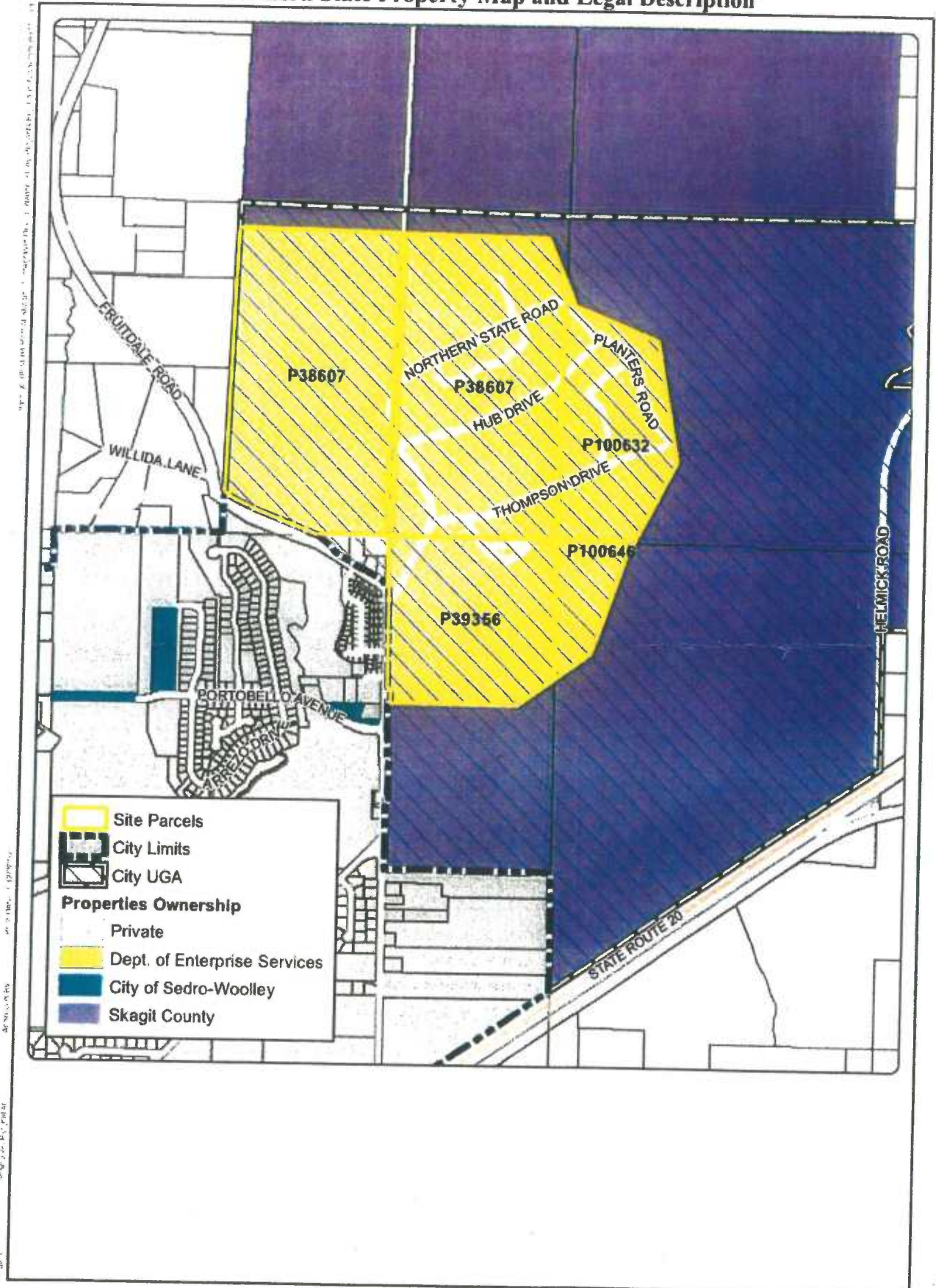
Approved as to form:



ERON BERG, City Attorney

EXHIBIT A

Northern State Property Map and Legal Description



Legal Description for State Owned Properties

Below are legal descriptions of the four parcels owned by Washington State which are proposed for annexation into the City of Sedro Woolley. The total acreage of the subject State owned property is approximately 225 acres. The individual parcels, County identification number, and legal description for each individual parcels are described below. Please note that Parcel A (P38607) is divided by an unutilized right of way and therefore is in two portions.

Parcel A

County I.D. No. P38607

Legal Description: The Southeast quarter of Section 7, Township 35 North, Range 5 East W.M., except Fruitdale Road right-of-way; and except those portions conveyed to Skagit County by deeds recorded in Auditor's File Number 57468 and 76047; and except the following described tract:

Beginning at the Northwest corner of the Southeast quarter of said Section 7; thence South $00^{\circ} 04' 25''$ East along the West line thereof, a distance of 185.73 feet; thence North $89^{\circ} 15' 09''$ East parallel with the North line of said Southeast quarter, a distance of 2495.10 feet; thence South $25^{\circ} 05' 55''$ East, a distance of 369.74 feet to the East line of said Southeast quarter; thence North $01^{\circ} 08' 29''$ East along said East line, a distance of 522.58 feet to the Northeast corner of said Southeast quarter; thence South $89^{\circ} 15' 09''$ West along the North line of said Southeast quarter, a distance of 2641.77 feet to the point of beginning.

Parcel B

County I.D. No. P39356

Legal Description: The Northeast quarter of the Northeast quarter of Section 18 Township 35 North, Range 5 East, W.M., except Fruitdale Road right-of-way; and except that portion conveyed to Skagit County by indenture from Wolverine Co. dated December 5, 1905 recorded in Auditor's File Number 57468; and except the following described tract:

Beginning at the Southeast corner of the Northeast quarter of the Northeast quarter of said Section; thence North $02^{\circ} 08' 34''$ West along the East line thereof, a distance of 210.91 feet; thence South $52^{\circ} 41' 23''$ West, a distance of 362.08 feet to the South line of said subdivision; thence North $88^{\circ} 18' 58''$ East along said South line a distance of 296.00 feet to the point of beginning.

Parcel C

County I.D. No. P100646

Legal Description: That portion of the Northwest quarter of the Northwest quarter of Section 17, Township 35 North, Range 5 East, W.M. described as follows:

Beginning at the Northwest corner of said section thence North $88^{\circ} 48' 38''$ East along the North line thereof, a distance of 631.25 feet; thence South $26^{\circ} 40' 32''$ West a distance of 144.00 feet; thence South $17^{\circ} 34' 00''$ West a distance of 820.90 feet; thence South $52^{\circ} 41'$

23" West a distance of 348.52 feet to the West line of said Northwest quarter; thence North 02° 08' 03" West along the West line thereof a distance of 1110.21 feet to the point of beginning.

Parcel D

County I.D. No. P100632

Legal Description: That portion of the Southwest quarter of Section 8, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Southwest quarter of said section; thence North 01° 08' 29" West along the West line thereof, a distance of 2050.26 feet; thence South 25° 05' 55" East, a distance of 214.12 feet; thence South 70° 21' 59" East a distance of 736.86 feet; thence South 12° 40' 09" East, distance of 970.53 feet; thence South 26° 40' 32" West a distance of 725.59 feet to the South line of said section 8; thence South 88° 48' 37" West along said South line a distance of 631.15 feet to the Point of Beginning

EXHIBIT B
Map and Legal Description of Modified Annexation Area



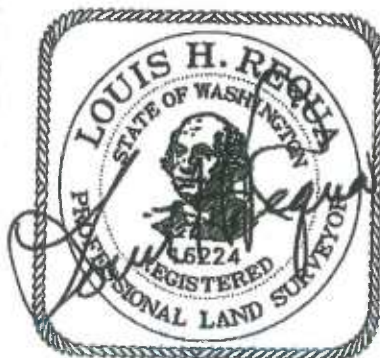
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION
FOR
THE CITY OF SEDRO-WOOLLEY OF A
TRACT OF LAND TO BE ANNEXED INTO THE CITY OF SEDRO-WOOLLEY

February 27, 2015

Those portions of the SE1/4 of Section 7; the NE1/4 of Section 18; the NW1/4 of the NW1/4 of Section 17; the SW1/4 of Section 8; all in Township 35 North, Range 5 East, W.M. described as follows:

Commencing at the NW corner of the SE1/4 of said Section 7; thence S 00°04'25"E along the west line thereof, a distance of 185.73 feet to the Point of Beginning of this description; thence N 89°15'09"E parallel with the north line of said SE1/4, a distance of 2495.09 feet; thence S 25°05'55"E, a distance of 583.86 feet; thence S 70°21'59"E, a distance of 736.86 feet; thence S 12°40'09"E, a distance of 970.53 feet; thence S 26°40'32"W, a distance of 869.59 feet; thence S 17°34'00"W, a distance of 820.90 feet; thence S 52°41'23"W, a distance of 710.60 feet; thence S 88°18'58"W, a distance of 1009.82 feet to the east marginal line of Fruitdale Road and the current easterly boundary of the City of Sedro-Woolley; thence N 02°07'14"W along said east marginal line of said road and current city limit line, a distance of 100.86 feet; thence N 48°18'14"W, a distance of 32.43 feet; thence N 02°28'45"W, a distance of 801.11 feet; thence N 61°16'58"W, a distance of 13.49 feet to the west line of the NE1/4 of the NE1/4 of said Section 18, thence in a northwesterly direction along the north marginal line of Fruitdale Road as conveyed to Skagit County by deeds recorded under AF#502499; AF#57468; and that certain ten foot strip as dedicated to Skagit County lying in front of and adjacent to Lots "A" and "B" of Skagit County Short Plat No. 7-80, recorded under AF# 8005020016, records of Skagit County, WA; and also the northwesterly line of the current city limits line of Sedro-Woolley, to an intersection with the south line of said Section 7; thence N 72°51'14"W, a distance of 474.93 feet to a curve to the right having a radius of 1463.82 feet; thence westerly along said curve through a central angle of 11°29'04", an arc distance of 293.41 feet to the west line of the SE1/4 of said Section 7; thence N 00°04'25"W, a distance of 2109.49 feet to the point of beginning of this description.



2-27-2015

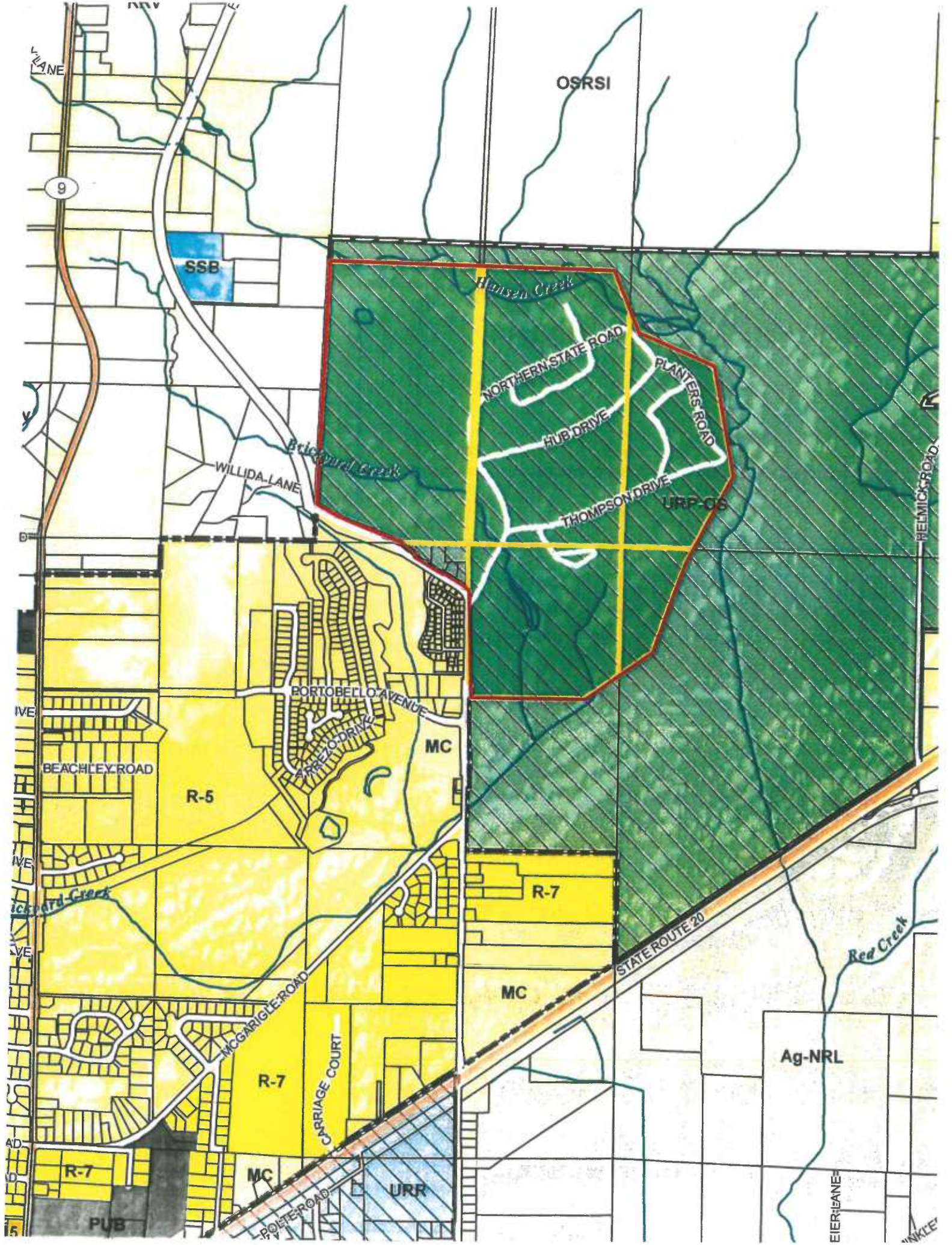
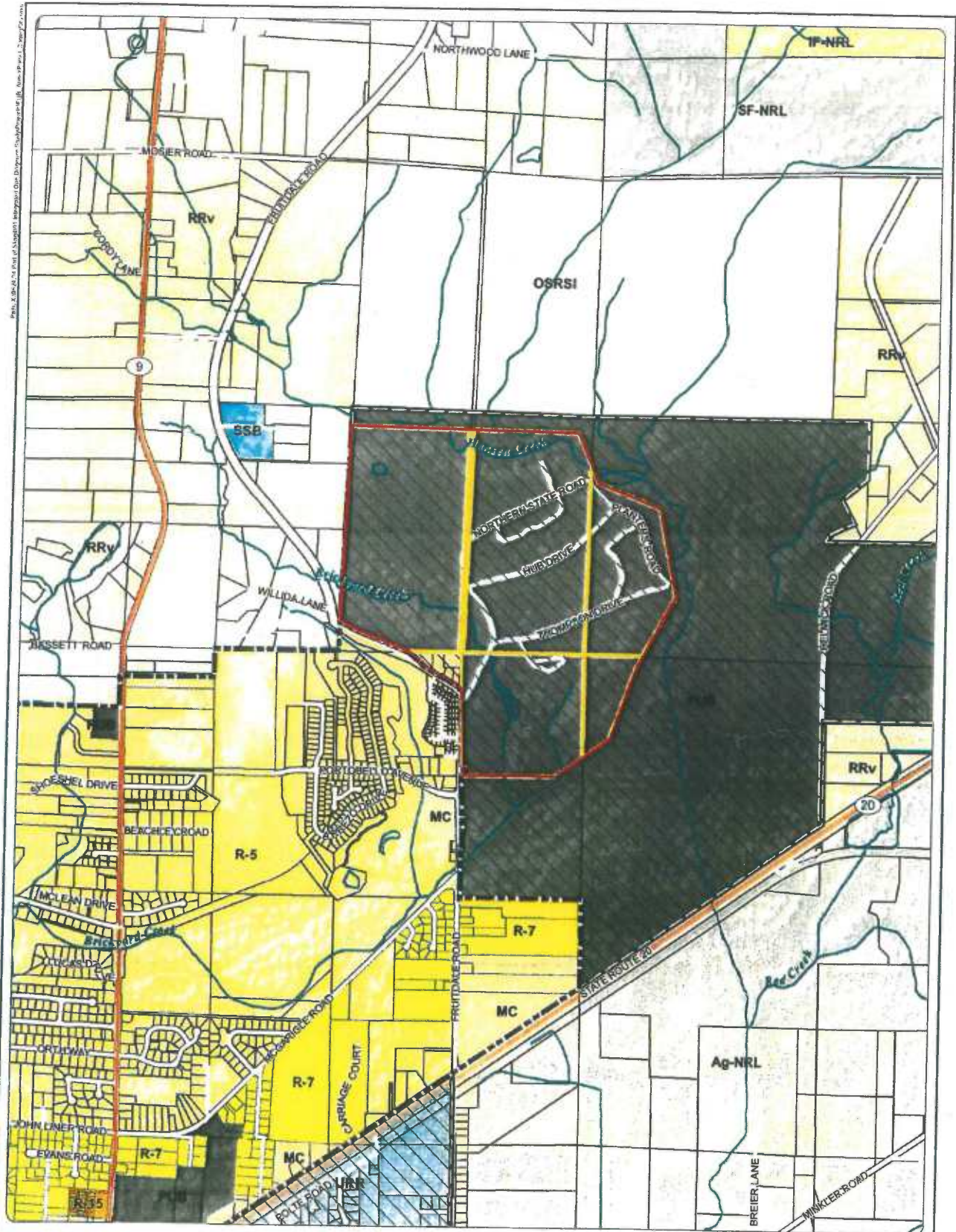


EXHIBIT C Proposed Annexation Area Zoning Map



Source: Digital elevation model obtained from USGS; parcels, county zoning, and roads obtained from Skagit County; city limits, UGA, and City zoning obtained from City of Sedro-Woolley.

Notes:
UGA = urban growth area

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| <ul style="list-style-type: none"> Site Parcels Proposed Annexation Parcel Boundaries City Limits City UGA <p>SEDRO-WOOLLEY ZONING</p> <ul style="list-style-type: none"> [R-5] Residential-5 [R-7] Residential-7 [R-15] Residential-15 [PUB] Public [MC] Mixed Commercial | <p>SKAGIT COUNTY ZONING</p> <ul style="list-style-type: none"> [OSRSI] Public Open Space of Regional/Statewide Importance [RRv] Rural Reserve [Ag-NRL] Agricultural - NRL [IF-NRL] Industrial Forest - NRL [SF-NRL] Secondary Forest - NRL [PUB] Public [URR] Urban Reserve Residential [SSB] Small-Scale Business |
|--|--|

**Figure B
CITY ZONING**

Port of Skagit
Sedro-Woolley, Washington

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This plan is for informational purposes only and is not to be used for legal purposes. It is not a contract. It is not a warranty. It is not a representation. It is not a guarantee. It is not a promise. It is not a contract. It is not a warranty. It is not a representation. It is not a guarantee. It is not a promise.

