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AUG 05 2021

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STATE OF WASH.
UTIL. & TRANSP. COMMISSION

August 2, 2021

To: Organizations and Jurisdictions Affected by Annexations

RE: RECENTLY COMPLETED VALLEY HIGH INVESTMENT ANNEXATION – 20.8 ACRES

To whom it may concern,

This correspondence is to inform your organization that the City of Sedro-Woolley has completed an annexation of 20.8 acres located generally north of the city. The annexation is referred to as the Valley High Investments Annexation. The annexation went into effect July 16, 2021.

Attached is the signed ordinance for the annexation, which includes the legal description and map describing the recently-annexed property. Thank you, and please do not hesitate to call me at (360) 855-0771 or e-mail me at jcoleman@ci.sedro-woolley.wa.us if you have any questions about the annexation

Sincerely,

John Coleman, AICP
Planning Director

Attachment: signed ordinance 1985-21

ORDINANCE NO. 1985-21

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY,
WASHINGTON, TO ANNEX APPROXIMATELY 20.8 ACRES OF REAL PROPERTY
CONTIGUOUS TO THE NORTHERN PORTION OF THE CITY – KNOWN AS THE
VALLEY HIGH ANNEXATION.**

WHEREAS, Valley High Investments, Inc. owns real property contiguous to the City limits and within the Sedro-Woolley urban growth area, and

WHEREAS, Valley High Investments, Inc. initiated proceedings to annex the real property to the City by filing a notice of intent to commence annexation proceedings on October 20, 2020; and

WHEREAS, the City Council held a meeting on October 28, 2020 with the initiating parties as required by RCW 35A.14.120; and

WHEREAS, the City Council agreed to accept a Petition for Annexation between the initiating parties and the City; and

WHEREAS, the initiating parties filed a Petition for Annexation with the City; and

WHEREAS, the Skagit County Assessor issued a Determination of Sufficiency on December 30, 2020 certifying that the Petition for Annexation meets the 60% ownership criteria of RCW 35A.14.120; and

WHEREAS, on January 27, 2020 pursuant to notice required by law, the City Council held a public hearing on the proposed annexation; and

WHEREAS, the City Council determined that the Petition for Annexation meets the requirements of RCW 35A.14.120-150 and is sufficient according to the requirements of RCW 35A.14.120; and

WHEREAS, the City Council passed resolution No. 1061-20 which accepted the request for the proposed annexation subject to simultaneous adoption of the City Comprehensive Plan zoning and the assumption of a pro-rata share of indebtedness of the City which has been approved by the voters, contracted, or incurred prior to, or existing at the date of annexation; and

WHEREAS, the City submitted the petition and other required materials to the Skagit County Boundary Review Board on March 22, 2021; and

WHEREAS, the 45-day Boundary Review Board period expired and the Boundary Review Board provided written notice on May 10, 2021 that the annexation is deemed approved; and

WHEREAS, attached as Exhibit "A" is a map and description of the property to be annexed; and

WHEREAS, the property's proposed zoning designations were determined during previous Urban Growth Area expansion hearings and the zoning designations shall be as identified in the Comprehensive Land Use map in the Sedro-Woolley Comprehensive Plan; and

WHEREAS, the City Council determined that the best interests and general welfare of the City and the real property will be served by the annexation; now therefore; now, therefore,

THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON, HEREBY RESOLVE AS FOLLOWS:

Section 1. That the real property described in Exhibit "A" and depicted in Exhibit "B" attached hereto is hereby annexed into the City of Sedro-Woolley; and that the corporate city limits of the City of Sedro-Woolley shall include the property and territory hereinbefore fully described; and

Section 2. The property within the annexation area shall be subject to the laws and regulations of the City of Sedro-Woolley, as now and hereafter adopted; and.

Section 3. The property proposed for annexation shall be subject to and assume a pro-rata share of indebtedness of the City which has been approved by the voters, contracted, or incurred prior to, or existing at the date of annexation; and

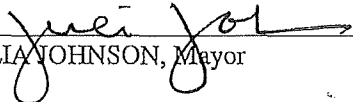
Section 4. The property proposed for annexation shall be subject to the Residential-5 and Mixed Commercial land use classifications and zoning designations as set forth on the current Sedro-Woolley Comprehensive Plan and Zoning Code; and

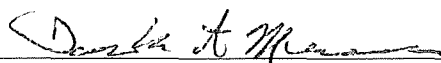
Section 5. That the City Clerk is instructed to file a certified copy of this ordinance with the Skagit County Commissioners, the Skagit County Auditor, the Skagit County Assessor and the Skagit County Boundary Review Board not less than thirty (30) days prior to the effective date of this ordinance; and

Section 6. That the Planning Director shall file a Certificate of Annexation with the state Office of Financial Management not later than 30 days of the effective date of this annexation; and

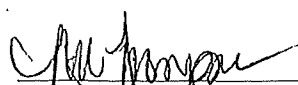
Section 7. That this ordinance shall be in full force and effect thirty (30) days after publication of a summary thereof.

PASSED by majority vote of the members of the Sedro-Woolley City Council this 9th day of June, 2021, and signed in authentication of its passage this 9th day of June, 2021.

By: 
JULIA JOHNSON, Mayor

Attest: 
DOUG MERRIMAN, Finance Director

Approved as to form:


NIKKI THOMPSON, City Attorney

Published: June 16, 2021

Exhibit "A"

Annexation Description

The North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 35 North, Range 4 East, W.M.

EXCEPT road rights-of-way.

TOGETHER WITH that portion of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 13, Township 35 North, Range 4 East, W.M. lying Southeasterly of the Southeasterly margin of Bassett Road, as shown on that certain right-of-way map labeled County Road Project No. 6345, Bassett Road Revision, Dated February 10, 1938 and Northerly of the following described line:

BEGINNING at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 13;
thence North 0°23'24" West (called North 2°56'15" West on previous description) along the North-South centerline of said Northeast 1/4 for a distance of 440.57 feet to the POINT OF BEGINNING of said line;
thence North 87°40'47" West (called South 89°45' West on previous descriptions) parallel with the East-West centerline of said Northeast 1/4 for a distance of 201.58 feet, more or less, to said Southeasterly margin of Bassett Road and the terminus of said line.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 20.8 acres



12-2-20

EXHIBIT "B"

