

**WASHINGTON STATE BOUNDARY REVIEW BOARD
FOR SNOHOMISH COUNTY**

ANNEXATION PROPOSALS

Checklist of items required by the Boundary Review Board that must be filed prior to acceptance of the proposal and a filing date: (Reference RCW 36.93, RCW 35A, and Board Rules of Practice and Procedure)

- Completed Notice of Intention form with the noted attachments. **IB**
- Address how applicable Factors outlined in RCW 36.93.170 apply. **V**
- Explain how the proposal meets the applicable Objectives outlined in RCW 36.93.180. **I.B**
- Perimeter legal description (boundary extending around the outside border of the entire proposal). It is suggested that you have the Assessor's Office (Matthew Crisler) review the legal description prior to submittal of the Notice of Intention. **II.B**
- Copy of annexation petitions. Each petition page must include the purpose, signature lines, map, and legal description on one piece of paper (both sides). Each signature must have the date signed. Petition certification should be done prior to submittal of the annexation to the Boundary Review Board. **III.E, III.F**
- Copy of the legislative authority resolution of intent to annex or minutes of the meeting or hearing accepting the petition and approval to forward to the Boundary Review Board. **II.D**
- Assessor's map, city map, district maps, and vicinity maps showing the subject property. **II.C.A, II.C.B.1-12, II.C.C**
- \$50 filing fee. **ATTACHED**
- Explain how the proposal complies with RCW 36.70A.020, 110, and 210 of the Growth Management Act. **I.B**

I: NOTICE OF INTENTION COVER SHEET AND FORM

Both completed and signed by the governmental entity as initiator.

I.A: Notice of Intention Cover sheet

I.B: Notice of Intention Form

I. A.

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: Town of Woodway Name of proposal: Upper Bluff Annexation
Proceedings were initiated under authority of RCW 35A.14.120

By: (X) Petition Method: 60% Petition Method (with certified signatures representing 94% of the AV)
() 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? No
Will simultaneous adoption of comprehensive plans be required? No

Name each governmental unit having jurisdiction within the boundaries of the proposal:
Snohomish County
Olympic View Water & Sewer District (OVWSD)
Ronald Wastewater District (RWD)
Public Hospital District #2
Sno-Isle Intercounty Rural Library
Port of Edmonds
Edmonds School District #15
Snohomish Conservation District
Public Utilities District No. 1
Regional Transit Authority
Community Transit

The following other persons (attorneys, etc.) shall receive communication regarding proposal:

Signatures on petition 1
Residences in area 0
Population of area 0
Acreage 39.85
Square miles 0.062

Assessed valuation: Proposed: \$4.2 M/Existing: \$547 M
Topography: Undulating & Steep
Current district boundaries and adjacent roads:
Town on north, east and south & SnoCo UV zone on west
Proximity to other districts, cities, etc.
Near but not adjacent to City of Shoreline & City of Edmonds

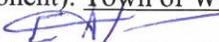
Present – Vacant land
Sewers None (OVWSD or RWD)
Water None (OVWSD)
Roads None (Snohomish County)
Fire Dist. None
Police Snohomish County
Growth Potential 130 residents

Proposed – Vacant Land
Same
Same
None (Town of Woodway)
Town of Woodway
Town of Woodway
Same

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

Assessor and Vicinity Maps
Petition
Resolution of Intent

Petitioner (Spokesperson): Ben Giddings
Address: 10826 N.E. 108th Street
Kirkland, WA 98033
Phone: 425-218-3471

Initiator (District or Proponent): Town of Woodway
Representative Signature: 
Address/Phone: 23920 113th Place W.
Woodway, WA 98020
206-542-4443

File No. _____ Filed effectively this _____ day of _____, _____ by _____
Chief Clerk

**WASHINGTON STATE BOUNDARY REVIEW BOARD FOR SNOHOMISH COUNTY
NOTICE OF INTENTION**

1. Name of City, Town, or Special Purpose District: Town of Woodway
2. Action Sought: Annexation of Upper Bluff area of the Town’s Municipal Urban Growth Area (“MUGA”)
3. Reason for seeking action: At the request of the property owner representing 94% of the assessed value of the property to be annexed, the Town is proposing to annex approximately 40 acres of vacant land commonly known as the Upper Bluff. The area has long been designated by the Snohomish County Comprehensive Plan as within Town’s MUGA. Consistent with the State Growth Management Act, the Town has done substantial planning for annexation of the property, including through recent amendments to the Town’s Comprehensive Plan and Municipal Code.
4. Briefly describe proposal: The proposal is to implement the foregoing plans and policies through the annexation of part of the Town’s MUGA. Annexation of this vacant property, which is surrounded on three sides by the Town and only accessible through the Town, will enable the Town to implement development, design and environmental standards and regulations that will ensure that future development of the property is compatible with the surrounding incorporated neighborhoods and the Town’s character.
5. Method used to initiate the proposed action: Petition Method per RCW 35A.14.120
6. State statute under which action is sought: RCW 35A.14.120-150

FACTORS THE BOARD MUST CONSIDER

Please respond to the factors the Board must consider as outlined in RCW 36.93.170.

POPULATION AND LAND USE

1. Please provide the following information:

Proposed Area		Existing Entity	
Existing	20- year Projection	Existing	20- year Projection
0 People 0 Residences 0 Businesses	130 People 45 Residences 0 Businesses	1,335 People 464 Residences	1,389 People 478 Residences

and annexation of the Upper Bluff Neighborhood. The policies describe the planned residential density of five du/acre, planned sustainable site improvements, planned open space and zoning district that will be effective upon annexation. Policy 6a states that the Upper Bluff is located within the Woodway Municipal Urban Growth Area pursuant to Snohomish County Countywide Policies and will be provided with urban level services from the Town or through special purpose districts at the time of annexation.

13. a. Your County zoning for the proposed area: R-9600
b. For surrounding areas: Planned Community Business to the west.
14. Has any portion of this area been previously reviewed by the Boundary Review Board? No
15. Describe the topography, drainage basins and natural boundaries which are included in the area of the proposal and how each affects land use, accessibility and potential development.
The 39.85-acre annexation includes undulating topography on the eastern and southern portion of the area, with steep slopes on the western portion. The eastern and southern portion of the site contains approximately 9 acres that potentially may be developable, based on slight to moderate gradients. Approximately 25 acres on the western portion is likely undevelopable due to steep slopes. There are two sub-drainage basins – one small-sized basin located in the northern portion of the area and a larger basin in the southern portion. Both basins drain to the west down the steep slope. Natural and geo-political boundaries include the Town limits on the north, east and south and industrial uses on private property to the west (this property is zoned for development of a future Urban Village).
16. Is the proposed area within the your County Urban Growth Area? Yes

MUNICIPAL SERVICES

1. Name the existing service purveyors in the proposed area.

Water: The property is vacant with no existing service provision.
Police: Snohomish County Sherriff
Wastewater Treatment: The property is vacant with no existing service provision.
School: Edmonds School District No. 15
Fire: The property is not within a fire district.
Library: SNO-ISLE Intercounty Rural Library

Water Service

2. Is the proposed area within the future water service area of your jurisdiction according to the County Coordinated Water System Plan? No

If not, please explain: The Town does not provide water service. The Town and annexation area are within the water service area of Olympic View Water & Sewer District (OVWSD) in accordance with the South Snohomish County CWSP. No change is proposed to water service by OVWSD.

3. Is the area included in your adopted Water System Plan? No

If not, please explain: Woodway does not provide water service. The annexation area is within the retail water service area of OVWSD. Future service to the entire OVWSD service area is addressed in the District's Water System Plan.

4. Water treatment plant or well that will serve this area: Water is provided through a combination of OVWSD's Deer Creek surface water source located in the Town of Woodway and wholesale intertie connections from the Seattle regional water system (SPU).
5. Current capacity and percentage used of this facility: Capacity from SPU is not limited contractually but has a physical limitation of approximately 4,500 gpm. Water Rights from Deer Creek are for 450 gpm. Currently only 20% of Deer Creek rights and 50% of SPU capacity is being used.
6. Projected water treatment plant or well capacity required by proposal: None. The property is currently vacant. Approximately 7,000 gallons per day would be anticipated for a residential development within the area of annexation. This added demand would be well within the available capacity.
7. Describe the seasonal variations in water supply and/or pressure within your jurisdiction: Average annual monthly usage is approximately 40 MG/Month, with peak months (summer) usage of approximately 74 MG/month. Pressures are consistent throughout the year.
8. a. Will increased capacity or other improvements become necessary if proposal is approved? No. The proposal is to annex vacant property. Future development of the annexation area may require the installation of improvements.
- b. Describe these improvements and how they will be financed: No improvements are required for this proposal. Future development may require development of water main extensions, hydrants, valves, service meters and appurtenances. These improvements likely would be developer financed.
9. Does your jurisdiction have an updated State Board of Health-approved Water System Plan? Olympic View Water and Sewer District has a current Water System Plan that includes water service planning for the Town. The Town's current Comprehensive (Land Use) Plan includes a summary of water facilities serving the area.

Wastewater Management

10. According to the Snohomish County Wastewater Management Plan, which future service area includes the proposal? After checking with Snohomish County's Planning & Development Services, no such "Plan" or designation exists. Snohomish County's Capital Facilities Inventory Map, which is part of the County's 2015 update to their Comprehensive Plan, simply identifies the Town and the annexation area as being within the service area of a "Special Purpose District."

If not in your jurisdiction, please explain: Please see above.

11. Does your jurisdiction have a current DOE wastewater discharge permit? No

12. a. Does your jurisdiction have a current NPDES permit? No. Treatment and disposal of wastewater is provided at the City of Edmonds Treatment Plant, a regional facility operated by Edmonds.

b. Please explain any violations of the current NPDES permit in the past 18 months: None known.

13. Wastewater treatment plant serving this area: City of Edmonds Wastewater Treatment Plant

14. Current capacity and percentage used of this facility: The Edmonds WWTP is permitted for up to 11.8 mgd.

15. Projected wastewater treatment plant capacity required by proposal: None. The property is vacant. If the property is developed, it is anticipated that the development would require capacity of approximately 10,000 gpd.

16. a. Will increased capacity or other improvements become necessary if proposal is approved? No. The property is currently vacant. If the property is developed, local sewer extension improvements will be required. Planning for the Edmonds WWTP includes the annexation area.

b. Describe these improvements and how they will be financed: No improvements would be required because the property is vacant. Extension of sewer mains, manholes, and potentially a new pump station, will be required depending on lot configuration and final design of any future proposed residential development. All improvements will be paid for by developers.

Other Municipal Services

17. Describe the service changes that will occur if the proposal is approved: The property is currently vacant, with very few (if any) services actively provided. All municipal services, including police, jail, prosecution and permitting services, will transfer from the County to

the Town. The property does not currently have fire protection service – the Town will provide fire coverage upon annexation.

18. Does your jurisdiction have a current capital improvement/development plan? Yes

Is this proposal included in this plan? No. There are no capital improvements currently identified within the County or the Town’s plans. It is anticipated that most future capital improvements within the area will be developed in conjunction with development activity.

19. Describe the effect your jurisdiction's ordinances, governmental codes, regulations and resolutions will have on existing uses in the proposed area? No effect because, other than the railway, the property is currently vacant. The Town does not have, and has no plans to introduce, any regulations with regard to the railway.

20. Are annexation covenants being required for this proposal? No

21. Describe the prospects of governmental services from other sources? The property is currently vacant and does not currently require governmental services from other sources.

22. Describe the probable future needs for services and additional regulatory controls in the area? With the exception of potential public safety services (police/fire), no additional regulatory controls or services are anticipated for the area, unless and until the site is developed.

23. Describe the probable effect of the proposal on the cost, adequacy of services and controls

a. In the proposed area? An annexation by the Town will enhance fire protection services and police responsiveness to the area. No other significant effects are anticipated in the proposed area.

b. In the adjacent area? The Town and its residents will have greater control over any future development adjacent to the Town’s boundaries and critical areas within the annexed area. No other significant effect is anticipated in the adjacent area.

24. Describe the effect of the proposal on the finances, debt structure, contractual obligations and rights of all affected governmental units? An annexation of the area by the Town will have a nominal financial impact on the property tax revenue of the County and the Library District (less than \$9,000 in total). No other financial impacts are anticipated.

LOCAL GOVERNMENT

1. Describe the effect of the proposal on adjacent areas. Annexation of the vacant land on the Upper Bluff will not have an effect on adjacent uses. The annexation is surrounded by existing residential neighborhoods with the Town on the north, south and east, and by

industrial uses to the west. Future development within the annexation area will be evaluated for compatibility with the environment, including compatibility with the Town's surrounding existing residential neighborhoods and the County's planned Urban Village mixed use project to the west of the annexation area.

2. Describe the effect of the proposal on mutual economic and social interests. Annexation of the area by the Town will have very little economic impact on either the relevant local governments or the owners of the property to be annexed because the property is vacant. The Town, its residents and the petitioner have a substantial interest in ensuring that the proposed annexation area receives appropriate public safety services (including police and fire services). The parties also have an interest in ensuring that any future development of the property be evaluated and developed consistent with the values and respect for the environment that are integral to the character of the Town. These social interests are enhanced by the integrated nature of this property with the most densely part of the Town.
3. Describe the effect of the proposal on the local governmental structure of the county. The annexation of the Upper Bluff by the Town will have no effect on the structure of County government. The annexation area is situated within the Town's Municipal Urban Growth Area (MUGA), which is considered an "unincorporated island" far removed from County facilities or services. The annexation will result in an improvement in County operations through more efficient allocation of resources with a nominal effect on County revenue.

ENVIRONMENTAL REVIEW

Describe the environmental review process completed for the proposed action. The annexation proceedings are exempt from SEPA (RCW 43.21C.222). Although the annexation action is exempt from environmental review, the Town Comprehensive Plan contains policies providing for the annexation of the Upper Bluff, and the Town's zoning ordinance provides for pre-annexation zoning designations effective upon annexation. Environmental review (SEPA) was conducted on both the comprehensive plan and zoning ordinance prior to the adoption of the plan and zoning regulations in June 2015. An environmental checklist was completed and a Declaration of Non-significance was issued in December 2014. No comments or appeals were received on the action.

GROWTH MANAGEMENT

Describe how the proposal is consistent with the Growth Management Act (RCW 36.70A). The annexation proposal is consistent with the plans and policies of the Town's Comprehensive Plan, which have been prepared and updated to be consistent with the goals and provisions of the Growth Management Act RCW 36.70A. The Town's Comprehensive Plan has been prepared to address the goals set forth in section 36.70A.020 and the public participation provisions in

section .035 of the Act. The Woodway Plan includes both the mandatory and optional plan elements as provided for in sections .070 and .080. The Plan was coordinated with the Snohomish County Countywide Planning Policies, and the Town's Plan provides for adequate capacity to accommodate anticipated growth pursuant to section .115 of the Act. Consistent with section .130, the Woodway Plan was updated following a year-long public participation process and was adopted by the Town Council in June 2015. The Washington State Department of Commerce notified the Town in February 2016 that the plan/regulations are consistent with the Growth Management Act. In addition, the Puget Sound Regional Council notified the Town in February 2016 that the Town's Comprehensive Plan and transportation element are consistent with the Growth Management Act and Vision 2040, the Puget Sound Regional Growth Strategy.

Pursuant to the Comprehensive Plan, the annexation proposal complies with section 36.70A.110 regarding urban growth areas and is consistent with section .210 regarding county-wide planning policies.

OBJECTIVES OF THE BOUNDARY REVIEW BOARD

Describe fully which objectives of RCW 36.93.180 this proposal meets and which objectives this proposal does not meet. Give your reasons for each of the objectives chosen.

1. Preservation of natural neighborhoods and communities. The Upper Bluff is surrounded by the Town on three sides, and is only accessible by public roads within the Town. The property is currently zoned for residential development that is consistent with the Town's adjacent residential uses. The Town's Comprehensive Plan specifically defines the Upper Bluff as a "new residential neighborhood that will be developed with sustainable site improvements, conform to environmental critical area regulations, include a passive park overlooking Puget Sound and be connected to and complementary with existing neighborhoods." The strict application of Comprehensive Plan policies and development regulations will ensure that any new residential development within the Upper Bluff will complement and preserve "the character, natural environment and environmental sensitive areas of the Town" (LUG-3). Any future development in the Upper Bluff Neighborhood will be designed consistent with the Town's design and development standards that will serve to preserve the character of the existing natural neighborhoods located adjacent to the proposed annexation area.
2. Use of physical boundaries, including but not limited to bodies of water, highways and land contours. The proposed annexation area is bounded by existing residences within the Town to the north, south and east. The area is bounded by natural geographic and man-made features on the west – specifically an environmental critical area defined by distinctive topographic features with slopes exceeding 40% in places. Further, at the base of the bluff, the western boundary terminates at the western right of way line of the Burlington Northern

Santa Fe railroad tracks and the property line of the existing Point Wells asphalt terminal. The annexation area is well-defined with physical recognizable boundaries.

3. Creation and preservation of logical service areas. The annexation is an unincorporated island nearly surrounded by the Town and only accessible through the Town. Other than the remainder of the Town's MUGA, the closest unincorporated area of the County to the annexation area (and the closest location for police services) is several miles away. The area also is not located within a fire district. For geographic reasons alone, the Town is the most appropriate and logical provider of public safety services. Permitting and other development services also are most logically provided by the Town, rather than the County in Everett.
4. Prevention of abnormally irregular boundaries. As described in objectives 1 and 2 above, the Upper Bluff is bounded by well-defined natural and man-made boundaries on the north and west and existing residential neighborhoods on the east and south. Annexation of the Upper Bluff, as delineated in the Town's Comprehensive Plan, will provide an easily identifiable and recognizable demarcation between incorporated and unincorporated land.
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. This objective does not apply to the subject annexation proposal.
6. Dissolution of inactive special purpose districts. This objective does not apply to the subject annexation proposal.
7. Adjustment of impractical boundaries. This objective does not apply to the subject annexation proposal.
8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character. Consistent with the Snohomish County Countywide Planning Policies, the Upper Bluff is an urban area located within the Snohomish County Southeast Municipal Urban Growth Area and is designated to be annexed by the Town.
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. This objective does not apply to the subject annexation proposal.

I certify that the above is true and accurate and that I am an official or employee of the governmental jurisdiction seeking boundary change action or the proponent for the incorporation or formation.



Signature of person completing this form

3/31/2016

Date

Printed Name of Person Completing this Notice: Eric A. Faison

Title: Town Administrator

Telephone: 206-542-4443

Mailing Address: 23920 113th Place W.
Woodway, WA 98020

II: BACKGROUND & MAPS

Exhibit A. A brief description of and reason for seeking proposed action. – See item I.B.3.

Exhibit B. The legal description of the boundaries of the area involved in the proposed action.

This must be legible, on a separate page from any other document, and describe the outside perimeter of the proposal. – See item II.B

Exhibit C. The following maps: - See attached maps, items II.C.A, II.C.B.1-12, II.C.C.

- A. Snohomish County Assessor's map(s) on which the following must be clearly indicated.
 1. The boundary of the area involved in the proposal.
 2. The size in acres.
 3. The entity corporate limits in relationship to the proposal.
 4. The location of the nearest service point(s) for the required utility services to the area.
- B. Vicinity map(s) no larger than 8-1/2 x 11 inches displaying:
 1. See items #1, #2, and #3 above.
 2. Major physical features such as bodies of water, major streets, and highway.
 3. The boundaries of all cities or special purpose districts (to include if applicable, water, sewer, or fire districts) having jurisdiction in or near the proposal. Include all utility districts whose comprehensive plans include all or part of the proposal, even if only in a planning area.
 4. If a boundary service agreement has been formalized between two or more jurisdictions, that service line should be shown with the appropriate entity noted in each service area.
NOTE: For clarity, submit more than one map. For example, a second map might be required to display sewer district boundaries, a third map for water district boundaries if there is more than one provider within one-half mile of the proposal. If a proposal lies entirely within any service district, simply note it.
- C. A map of the current corporate limits of the filing entity upon which the proposal has been delineated.

Exhibit D. A signed and certified copy of the resolution accepting the proposal as officially passed. – See item II.D

**TOWN OF WOODWAY
POINT WELLS UPPER BLUFF ANNEXATION DESCRIPTION**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 E., W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 35;
THENCE WEST ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 35 TO THE WESTERLY RIGHT-OF-WAY LINE OF THE SEATTLE AND MONTANA RAILWAY COMPANY, NOW KNOWN AS THE BURLINGTON NORTHERN SANTA FE RAILWAY COMPANY;
THENCE SOUTH $22^{\circ}04'46''$ WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OPPOSITE THE MOST WESTERLY CORNER OF PARCEL 1 OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 04-109874, RECORDED UNDER AUDITOR'S FILE NO. 200405180215;
THENCE AT A RIGHT ANGLE TO THE RIGHT OF WAY, SOUTH $65^{\circ}57'14''$ EAST, 100 FEET TO THE EASTERLY MARGIN OF SAID RIGHT-OF-WAY AND SAID MOST WESTERLY CORNER OF SAID PARCEL 1;
THENCE SOUTH $31^{\circ}23'34''$ EAST, ALONG THE WESTERLY LINE OF SAID PARCEL, 291.15 FEET;
THENCE SOUTH $1^{\circ}11'56''$ WEST, ALONG THE WEST LINE OF SAID PARCEL, 455.24 FEET, TO THE EXISTING TOWN BOUNDARY;
THENCE ALONG THE EXISTING TOWN BOUNDARY THE FOLLOWING COURSES:
SOUTH $88^{\circ}33'35''$ EAST, ALONG THE SOUTH LINE OF SAID PARCEL, 422.92 FEET;
THENCE NORTH $1^{\circ}11'56''$ EAST, ALONG THE EAST LINE AND NORTHERLY EXTENSION OF SAID PARCEL, 473.27 FEET;
THENCE SOUTHEAST, 520.27 FEET TO THE INTERSECTION WITH THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 35 AT A POINT THAT IS 1010.0 FEET NORTH OF THE SOUTH QUARTER CORNER;
THENCE NORTH ALONG SAID LINE TO THE CENTER OF SAID SECTION 35 AND **THE POINT OF BEGINNING**;

PACE Engineers, Inc.

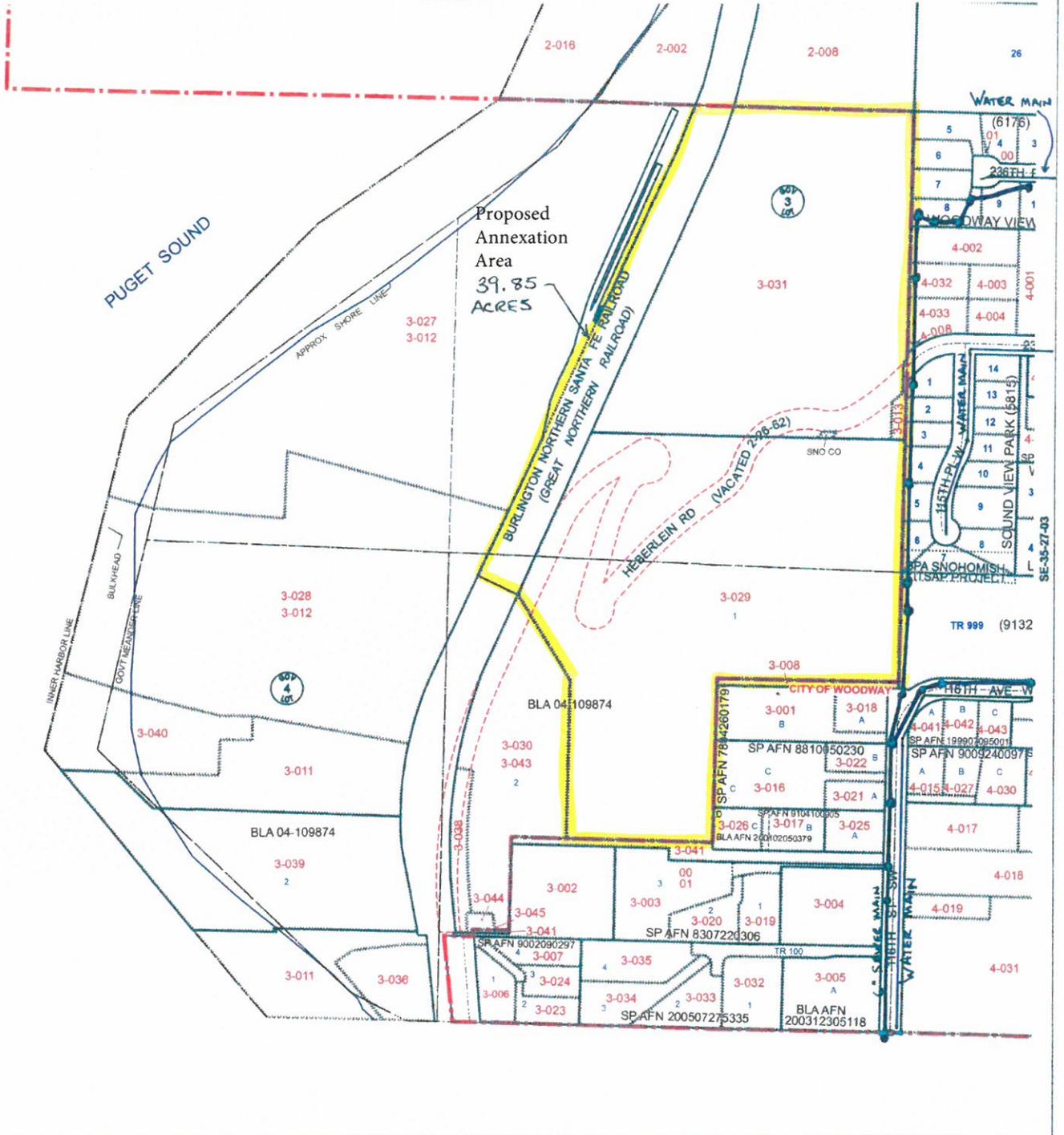
Prepared by: David Fulton PLS

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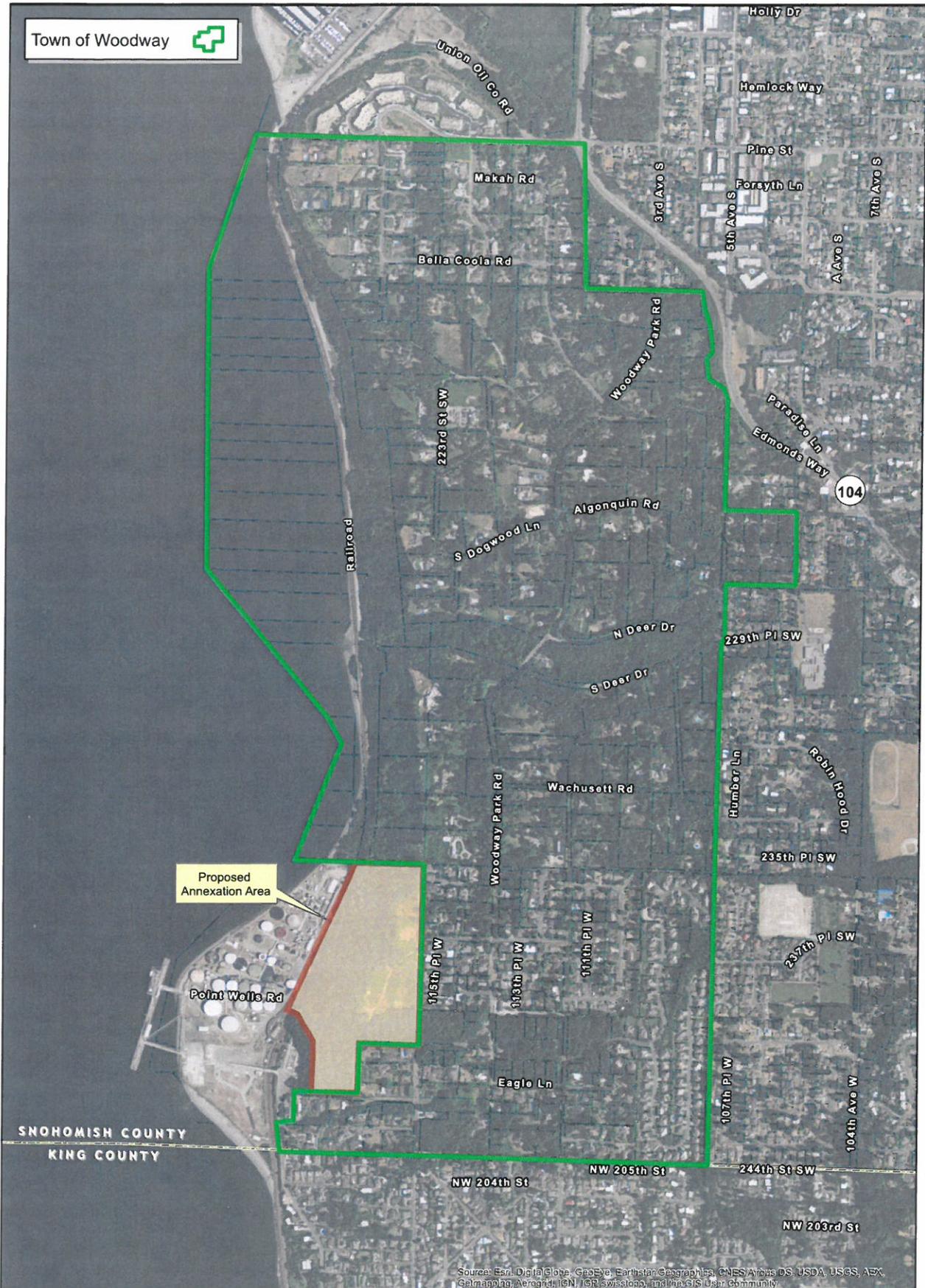
September 15, 2015

QUARTER	SECTION	TOWNSHIP N.W.B.L.	RANGE E.W.M.	ALL MAPS, DATA AND INFORMATION ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AN OFFICIAL OFFICE PRODUCT. THE ASSessor'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF THE DATA. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE DATA. THE ASSessor'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF THE DATA. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE DATA.
SW	35	27	3	
Centerline	Lot	Block	Section	City Limits
Gov Lot	Subdiv	ROW	Quarter	Tax Acct
Major Water	Other Lot	Vac ROW	18th	Easement
Minor Water	Other Subdiv	Vac Lot		

NW-35-27-03



Town of Woodway 



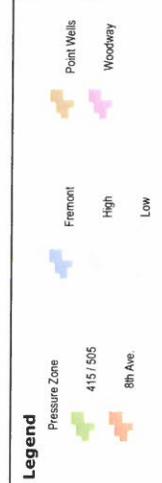
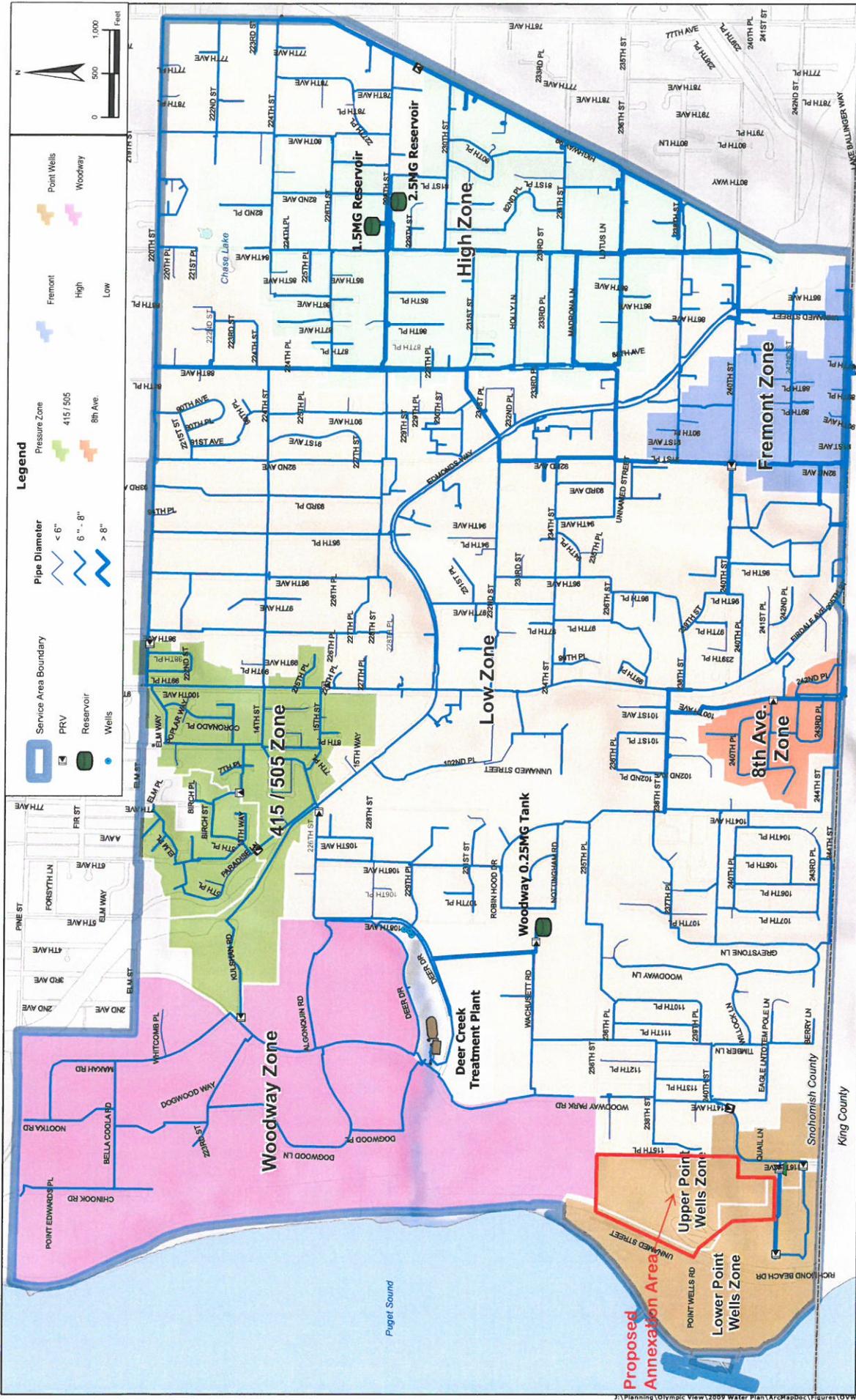
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aergrid, IGN, IGR, swisstopo, and the GIS User Community



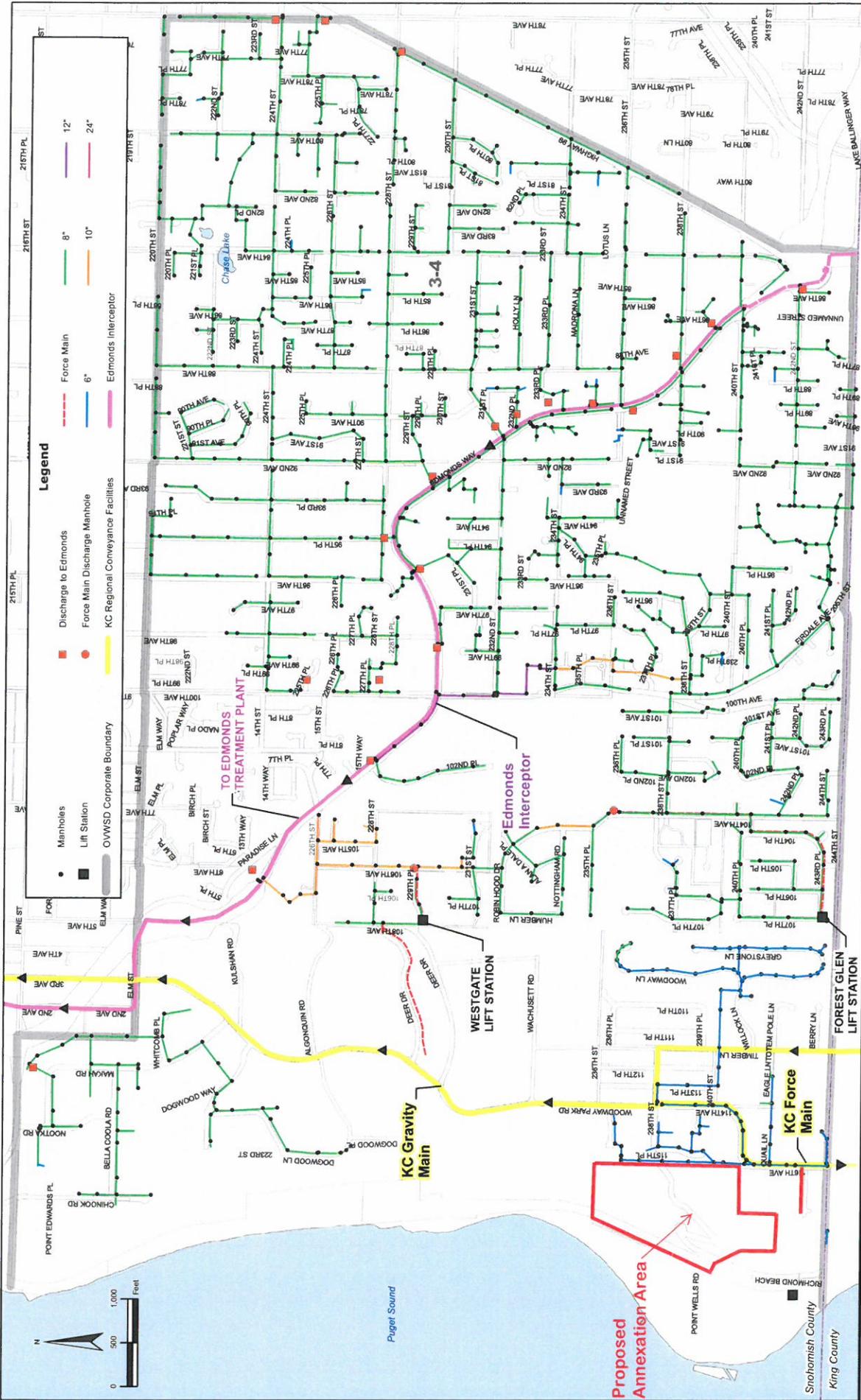
Current Corporate Limits
TOWN OF WOODWAY



Note: These layers represent themes requiring further planning and design. They are conceptual and under no circumstances should be construed as final plans for specific sites or areas.

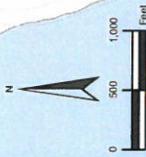


Existing Water System Map



Legend

- Manholes (black dots)
- Lift Station (black squares)
- OWWSD Corporate Boundary (grey line)
- Discharge to Edmonds (red dashed line)
- Force Main Discharge Manhole (red circle)
- KC Regional Conveyance Facilities (yellow line)
- Force Main (green line)
- Edmonds Interceptor (pink line)
- 12" (purple line)
- 8" (green line)
- 10" (orange line)
- 6" (blue line)
- 24" (red line)



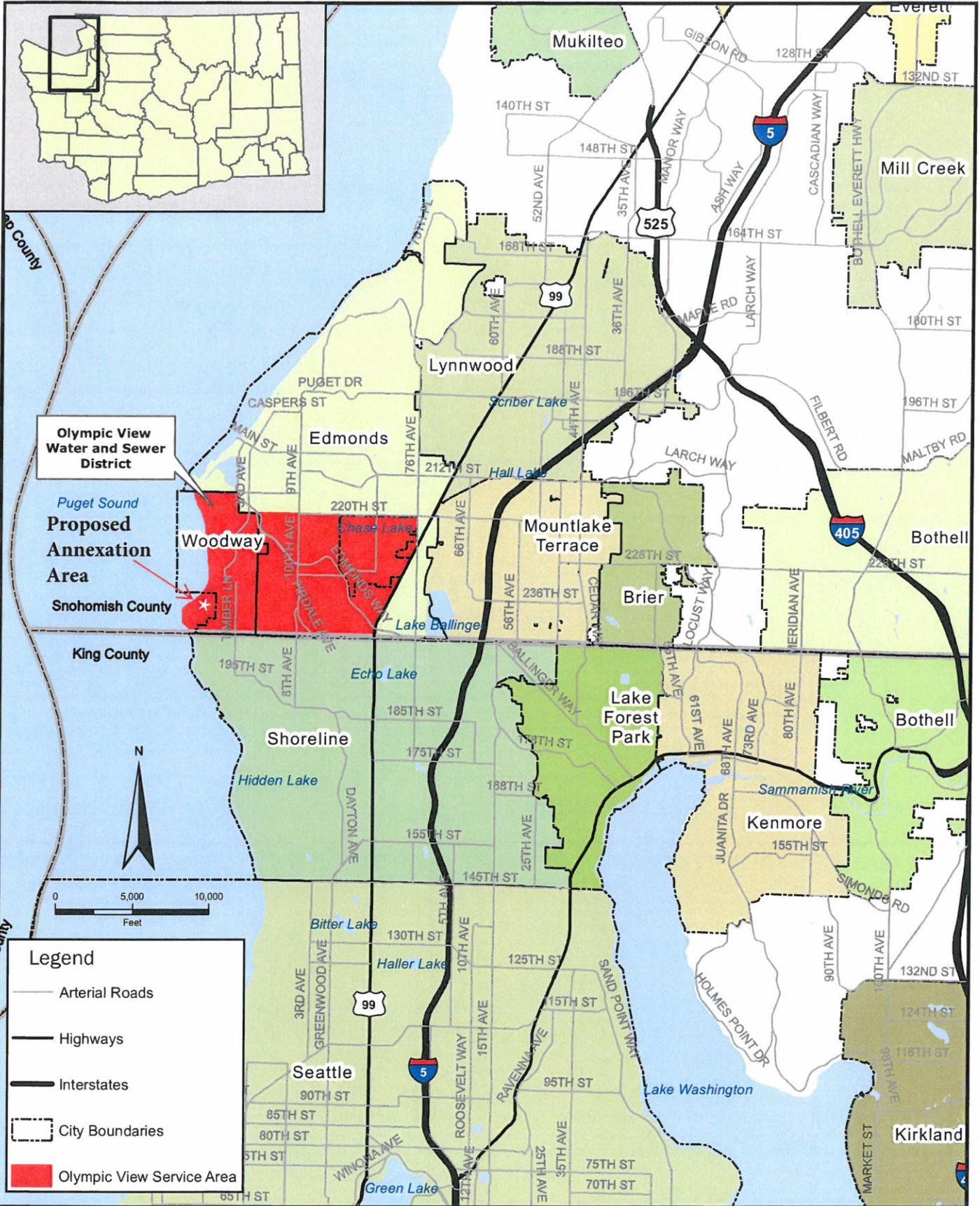
Existing Sewer System Map

2015 Sewer Comprehensive Plan Amendment

Date: 2/20/2015



Snohomish County
King County



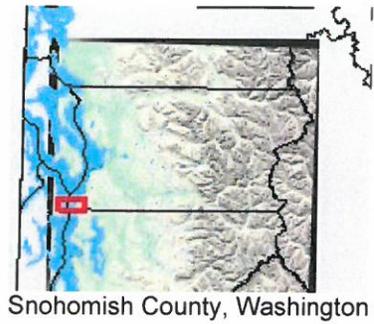
Data Sources:
 All data obtained from 2009 King County GIS,
 2009 Snohomish County GIS,
 and PACE Engineers, Inc.

Map Date: November 16th, 2009

Water and Sewer Service Vicinity Map



Sn Snohomish County, WA Voter Precincts and Districts



Map Legend

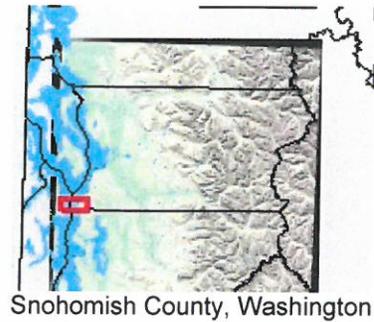
- Sewer Districts
- County boundary
- Arterial Circulation
- Freeway
- Principal Arterial
- Ramps
- Minor Arterial
- Collector

Disclaimer:

Snohomish County disclaims any warranty of merchantability or warranty of fitness for any particular purpose of this map, either express or implied. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness, or quality of data depicted on this map. Any user of this map assumes all responsibility for its interpretation and use. Any user relying on any of the County's GIS products does so at his or her own risk. All critical information should be independently verified. Snohomish County shall not be liable to the user for damages of any kind, including lost profits, lost savings, or any other incidental or consequential damages related to the providing of data or its use. The user agrees to hold Snohomish County harmless from and against any damage, loss, or liability arising from any use of this map.

Printed on: 3/31/2016

Sn Snohomish County, WA Voter Precincts and Districts



Map Legend

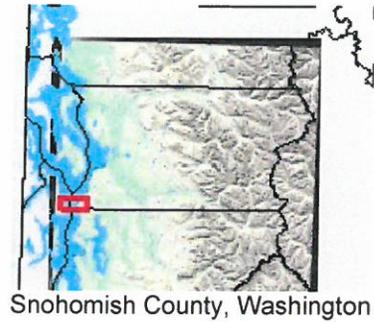
- Hospital Districts
- County boundary
- Arterial Circulation**
- Freeway
- Principal Arterial
- Ramps
- Minor Arterial
- Collector

Disclaimer:

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Printed on: 3/31/2016

Sn Snohomish County, WA Voter Precincts and Districts



Snohomish County, Washington

Map Legend

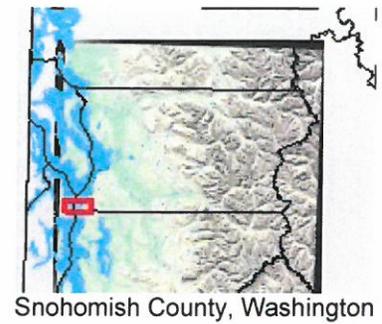
- Library Districts
- County boundary
- Arterial Circulation**
- Freeway
- Principal Arterial
- Ramps
- Minor Arterial
- Collector

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Sn Snohomish County, WA Voter Precincts and Districts



Map Legend

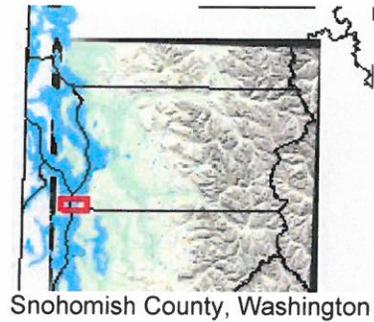
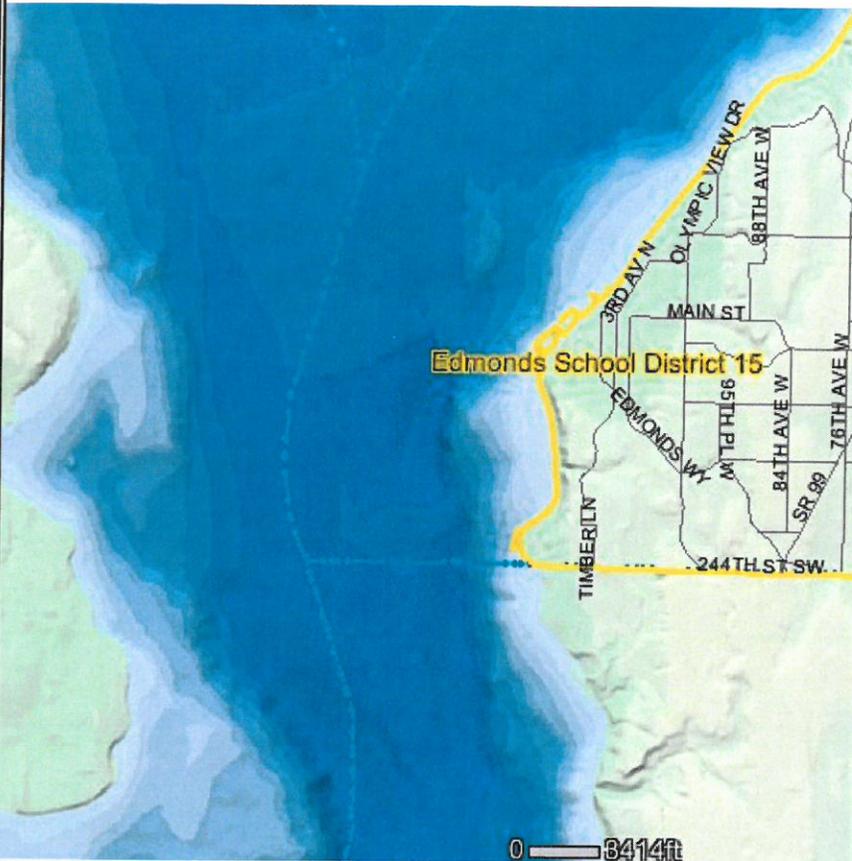
- Port Districts
- County boundary
- Arterial Circulation**
- Freeway
- Principal Arterial
- Ramps
- Minor Arterial
- Collector

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Sn Snohomish County, WA Voter Precincts and Districts



Map Legend

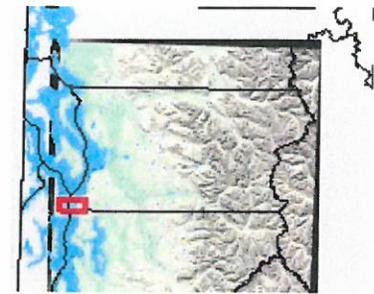
- School Districts
- County boundary
- Arterial Circulation**
- Freeway
- Principal Arterial
- Ramps
- Minor Arterial
- Collector

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Sn Snohomish County, WA Voter Precincts and Districts



Snohomish County, Washington

Map Legend

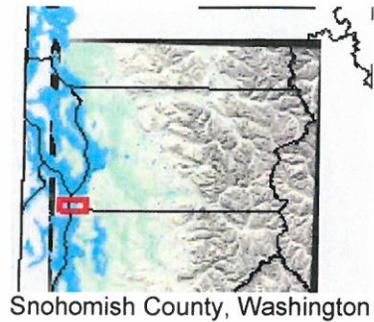
- Public Utility District (PUD)
- County boundary
- Arterial Circulation**
- Freeway
- Principal Arterial
- Ramps
- Minor Arterial
- Collector

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 **Snohomish County, WA Voter Precincts and Districts**



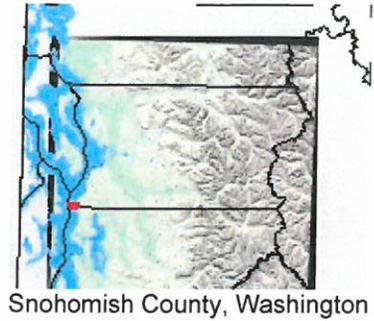
Map Legend

-  Regional Transit Authority (RTA) District
-  County boundary
- Arterial Circulation**
-  Freeway
-  Principal Arterial
-  Ramps
-  Minor Arterial
-  Collector

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Sn Snohomish County, WA Voter Precincts and Districts



Map Legend

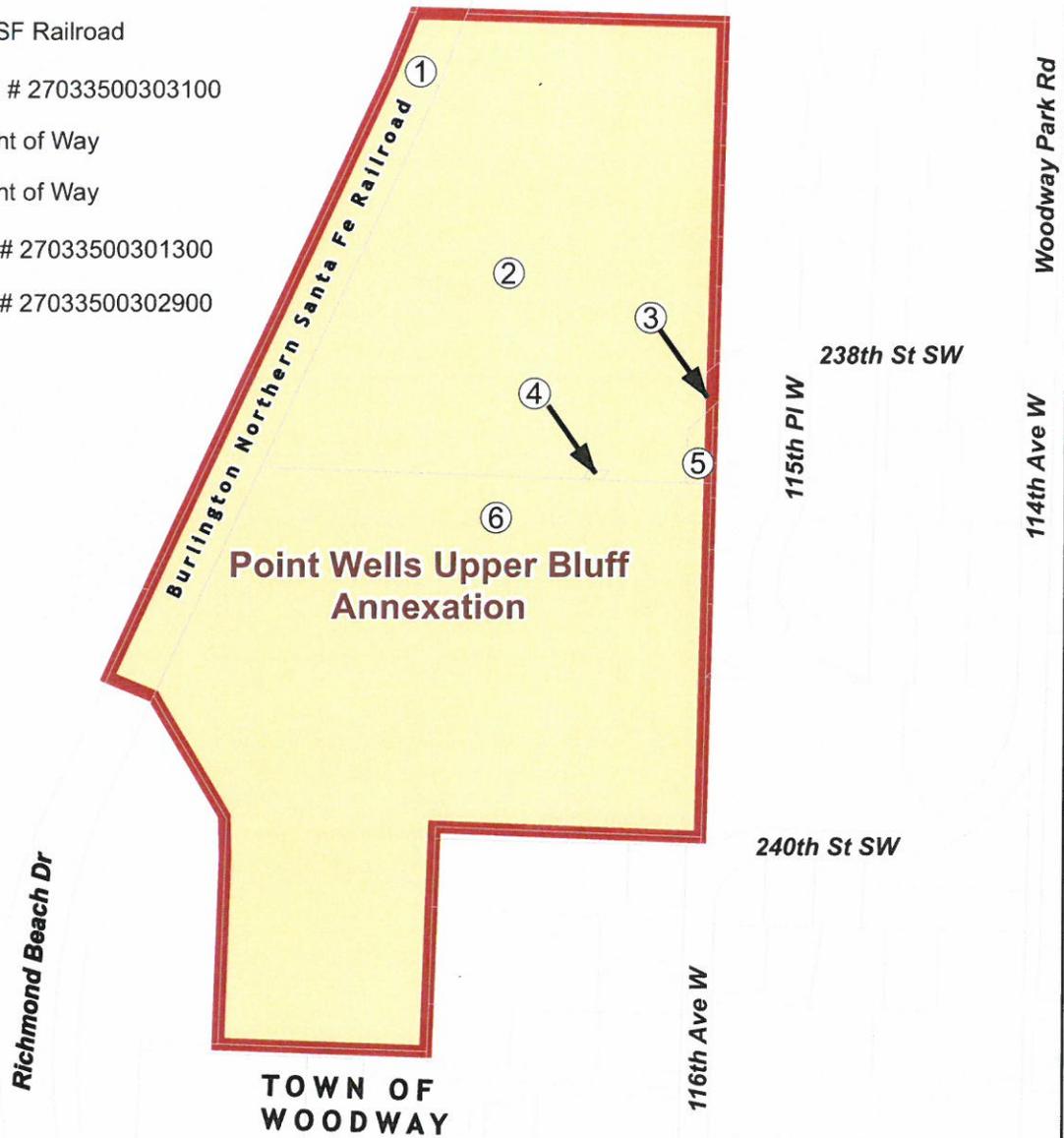
- Transportation Benefit Area
- Rural Miles
- County boundary
- Railroad tracks
- Arterial Circulation
- Freeway
- Principal Arterial
- Ramps
- Minor Arterial
- Collector
- Major Waterbodies
- Bays
- Flats (tidal)
- Lake or pond
- Sand or gravel in open water
- Wide stream / river
- Stream Names
- Streams

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Printed on: 3/31/2016

- ① BNSF Railroad
- ② PIN # 27033500303100
- ③ Right of Way
- ④ Right of Way
- ⑤ PIN# 27033500301300
- ⑥ PIN# 27033500302900



Point Wells Annexation



03/2016

TOWN OF WOODWAY**RESOLUTION NO. 16-382**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WOODWAY, WASHINGTON, FORMALLY EXPRESSING ITS INTENT, PURSUANT TO RCW 35A.14.120, TO ANNEX TERRITORY LOCATED ADJACENT TO THE CURRENT TOWN LIMITS AND WITHIN ITS MUNICIPAL URBAN GROWTH BOUNDARY, AND DIRECTING THAT A NOTICE OF INTENT BE FILED WITH THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR SNOHOMISH COUNTY.

WHEREAS, the Town of Woodway (“Town”) and Snohomish County (“County”) are required by the State’s Growth Management Act to plan for growth within urban unincorporated areas of the County designated for urban growth and future annexation by the Town; and

WHEREAS, both the Comprehensive Plans of the Town and the County reflect this planning through the designation of an unincorporated area adjacent to the Town as the Town’s municipal urban growth area (“MUGA”); and

WHEREAS, the Town has planned for future urban growth within the Town’s MUGA and annexation of the MUGA to the Town through the preparation of the *Woodway Municipal Urban Growth Area Subarea Plan* (“Subarea Plan”); and

WHEREAS, the Subarea Plan and related policies were adopted by the Town Council on August 5, 2013, and provide for specific zone districts to implement the goals and policies of said Subarea Plan upon annexation of properties within the MUGA to the Town; and

WHEREAS, the Subarea Plan is incorporated into the Town’s Comprehensive Plan that has been reviewed and approved by the Washington State Department of Commerce as compliant with the State Growth Management Act and the Puget Sound Regional Council as consistent with the region’s growth and transportation strategy; and

WHEREAS, the Town’s pre-annexation zoning for its MUGA is divided into two zone districts – a mixed-use Urban Village district covering the railway and lowland area of Point Wells, and a single-family residential district covering the “Upper Bluff” area west of the westerly terminus of 238th Street; and

WHEREAS, the Town has previously adopted, pursuant to RCW 35A.14.330, preannexation zoning for the Upper Bluff that will be applicable upon annexation; and

Whereas, Point Wells LLC (“Developer”) owns two parcels totaling over 35 acres on the Upper Bluff portion of the Town’s MUGA; and

WHEREAS, Developer approached the Town with a proposal to annex the Upper Bluff and a portion of the railway into the Town pursuant to RCW 35A.14.120, and to develop Developer’s property for single family residential development; and

WHEREAS, the Town received from Developer a request to commence annexation proceedings for an area described in Exhibit A (“Annexation Area), and such request represented owners in excess of 10% of the assessed value of the Annexation Area; and

WHEREAS, having received such request, the Town Council, on September 23, 2015, authorized the circulation of a 60% petition providing for the annexation of the Annexation Area; and

WHEREAS, Developer presented the Town with a 60% annexation petition, duly executed by Developer, and on December 21, 2015, the Snohomish County Auditor certified that the petition was signed by the owners of property representing comprising 94% of the assessed value of the property to be annexed; and

WHEREAS, on February 1, 2016, the Town Council set for public hearing on February 16, 2016, consideration of the petition, inviting interested persons to testify for and against the proposed annexation; and

WHEREAS, the public hearing was duly advertised and notice of the hearing was posted in three public places within the territory proposed for annexation; and

WHEREAS, on February 16, 2016, the Town Council held a public hearing and duly considered the petition and public comment, and now desires to submit a notice of intent to annex to the Washington State Boundary Review Board for Snohomish County.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council that:

Section 1. The Town Council finds that annexation by the Town of the Annexation Area best serves the health, welfare and safety of the residents of the Town and the petitioner, and will encourage the most appropriate use of land within the Town’s MUGA; secure safety from fire; promote a coordinated development of the unbuilt bluff areas; encourage the integration of any new development of the Upper Bluff with the neighboring community; help conserve and restore natural beauty and other natural resources; and facilitate the adequate provision of transportation, water, sewerage and other public uses.

Section 2. The Town Council finds that the Town’s utilities, police, fire and other services are sufficient to service the Annexation Area.

Section 3. The Town Council finds that the proposed annexation is consistent with the State Growth Management Act.

Section 2. The Town Council for the Town of Woodway hereby declares its intent to annex the Annexation Area, pursuant to RCW 35A.14.120.

Section 3. Proper zoning for the Annexation Area shall be established by ordinance concurrent with Council approval of the annexation. Under the authority of RCW 35A.14.330, and pursuant to WMC 14.36, the Upper Bluff will be zoned Urban Restricted. The railway will be zoned Urban Village under WMC 14.40.

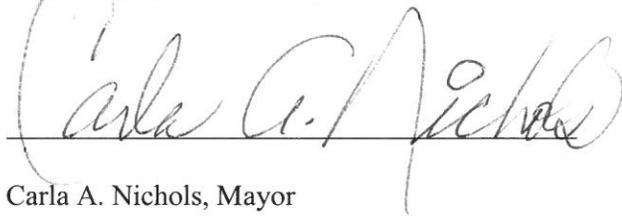
Section 4. The Town Council hereby authorizes the Mayor to file a Notice of Intention to Annex, along with any other necessary documents, with the Snohomish County Boundary Review Board and any other necessary party in accordance with RCW 36.93. Following Board action, the Mayor shall bring this matter back to the Town Council for further action consistent with RCW 35A.14.120.

Section 5. If any portion of this resolution is found or rendered invalid or ineffective, all remaining provisions shall remain in full force and effect.

Section 6. This Resolution shall take effect and be in force five (5) days after its passage, approval, and publication as provided by law.

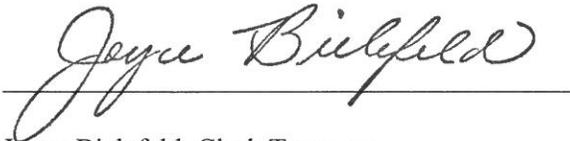
PASSED this 16th day of February, 2016 by the Town of Woodway Council.

TOWN OF WOODWAY

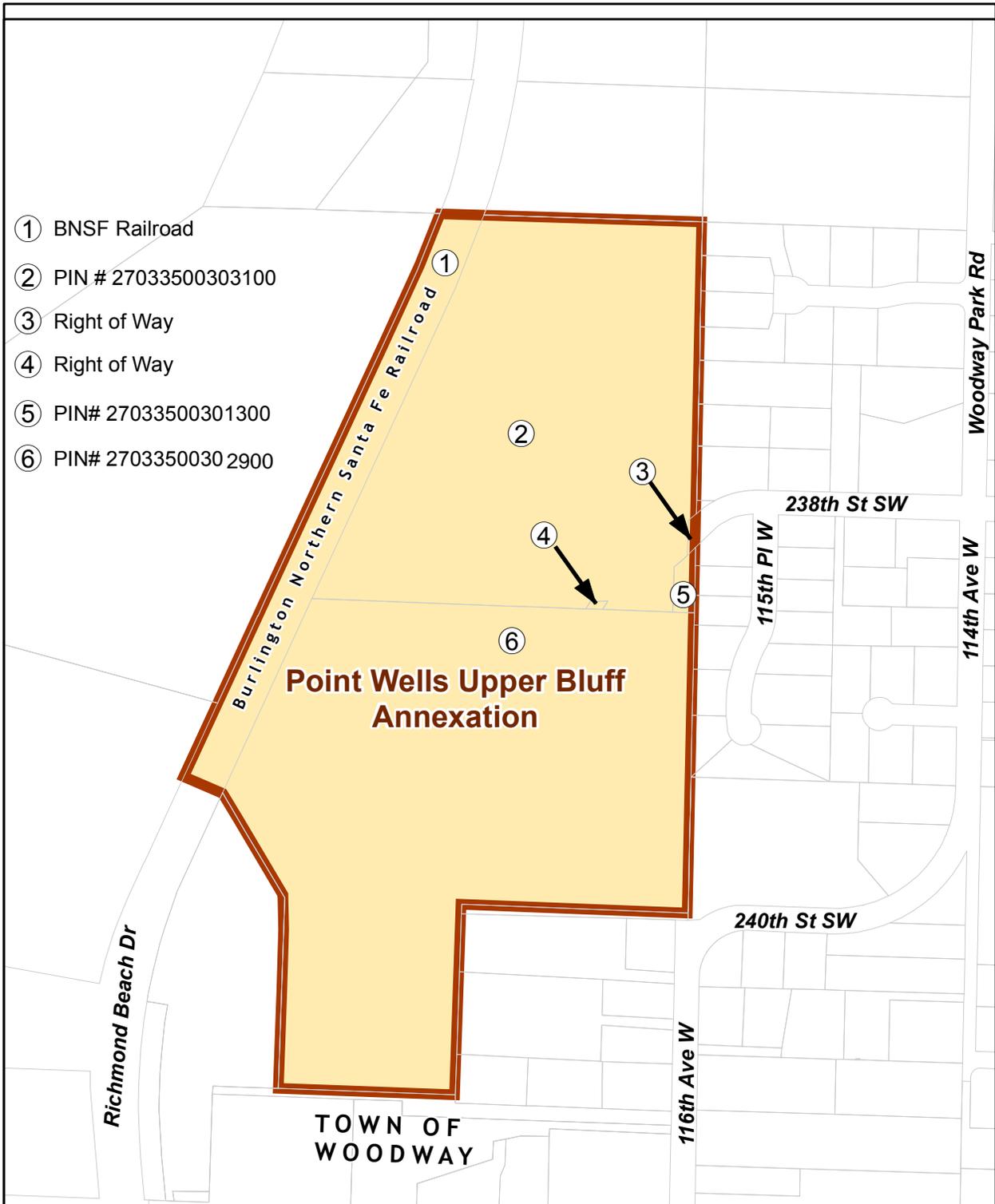


Carla A. Nichols, Mayor

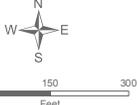
ATTEST:



Joyce Bielefeld, Clerk Treasurer



 **Point Wells Annexation**



02/2016

III: PETITION/CERTIFICATION

Exhibit E. Petitions that must contain the following (all on one page, back and front): - See item III.E.

1. Purpose of the proposal
2. Legal description for the proposal (may be contained on the back of the petition).
3. Signature lines (no more than 20 on each page).
4. Assessor's map (reduced) outlining the property.

Exhibit F. A Certification statement from the initiating municipality or for registered voter petitions, certification from the county auditor; or for property owners, certification from the county assessor. – See item III.F.

RECEIVED

OCT 05 2015

ANNEXATION PETITION

WHEREFORE, I, the undersigned Jerrel Barto, being the duly authorized representative of Point Wells LLC, the owners of two parcels identified in Exhibit "A", which together constitute not less than 60% of the assessed value of the real property described and depicted on Exhibit "B" (the "Property"), acting pursuant to the Annexation and Development Agreement between Point Wells LLC and the Town dated August 10, 2015 (the "Annexation Agreement"), hereby petition the Honorable Mayor and Town Council for the Town of Woodway to initiate the annexation of the Property so that the Property can be annexed to and made a part of the Town of Woodway pursuant to the Annexation Agreement, RCW 35A.14.120, et seq., and any amendments thereto, and ask appropriate actions be taken to process this petition.

This petition is accompanied by and has attached hereto as Exhibit "B" a diagram that outlines the boundaries of the Property and a legal description of the boundary of the proposed annexation.

The following should be noted by those signing the petition.

1. Signatures must be in ink or in indelible pencil and obtained within six months prior to date the petition is filed with the Town. Any signatures older than six months must be stricken. Likewise, multiple signatures are prohibited, and if a person signs the petition more than once, then all of his/her signatures other than the first signature must be stricken.
2. Record owners as shown by county records must sign the petition. Only one spouse need sign an annexation petition. A mortgagee need not sign an annexation petition. With real estate contracts, the purchaser signs the annexation petition, provided the contract is recorded with the county. Otherwise, only the contract seller is authorized to sign the annexation petition.
3. Corporations that own property may sign annexation petitions. However, only a corporate officer who is specifically authorized by the bylaws to execute deeds or encumbrances on behalf of the corporation can sign on behalf of the corporation. A certified excerpt of the corporation bylaws so authorizing such officer must be attached to the petition.
4. **WARNING:** Every person who signs this petition with any other than his/her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he/she is not a legal voter, or signs a petition when he/she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

RECEIVED

OCT 05 2015

Wherefore, the undersigned respectively petitions the Honorable Mayor and Town Council of the Town of Woodway to process this petition for annexation.

NAME (Print) Jerrel Barto

SIGNATURE 

ADDRESS 2633 Cherry Avenue, Signal Hill, CA 90755

DATE 9/25/15

PROPERTY DESCRIPTION: Two parcels commonly known as the Upper Bluff,
Snohomish County Parcel numbers: 27033500303100 and 27033500302900
(legal description attached as Exhibit A).





Subdivision Guarantee
Issued By
Title Resources Guaranty Company

File No.: 40144125-800-T35

Guarantee No.: 40144125-1-E

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PORTION OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OF GOVERNMENT LOT 3 AND OF VACATED HEBERLEIN ROAD, ACCORDING TO VOLUME 44 OF COMMISSIONER'S RECORDS, PAGE 44, ALL IN SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF THE SEATTLE AND MONTANA RAILWAY COMPANY, NOW KNOWN AS THE BURLINGTON NORTHERN SANTA FE RAILWAY, BY DEEDS RECORDED UNDER AUDITOR'S FILE NOS. [5277](#), 6220 AND 120070, DESCRIBED AS FOLLOWS (THE BEARINGS OF THIS DESCRIPTION ARE BASED ON THE WASHINGTON COORDINATE SYSTEM, NORTH ZONE, NAD 83-91):

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35;
THENCE NORTH 01° 11' 56" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 991.97 FEET (60 RODS BY DEED) TO THE TRUE POINT OF BEGINNING OF THIS PARCEL DESCRIPTION;
THENCE NORTH 88° 33' 35" WEST, A DISTANCE OF 520.27 FEET;
THENCE SOUTH 01° 11' 56" WEST, A DISTANCE OF 455.24 FEET;
THENCE NORTH 88° 33' 35" WEST, A DISTANCE OF 422.92 FEET;
THENCE NORTH 01° 11' 56" EAST, A DISTANCE OF 455.24 FEET;
THENCE NORTH 31° 23' 34" WEST, A DISTANCE OF 291.15 FEET TO THE EAST MARGIN OF SAID RAILWAY RIGHT-OF-WAY;
THENCE NORTH 24° 02' 46" EAST ALONG SAID MARGIN 510.84 FEET;
THENCE SOUTH 88° 33' 35" EAST, A DISTANCE OF 901.66 FEET, MORE OR LESS, TO SAID NORTH-SOUTH LINE;
THENCE SOUTH 01° 11' 56" WEST ALONG SAID LINE, A DISTANCE OF 716.24 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION;

(ALSO KNOWN AS PARCEL 1 OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 04-109874, RECORDED UNDER AUDITOR'S FILE NO. [200405180215](#))

PARCEL B:

BEGINNING AT THE CENTER OF SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, WHICH IS THE NORTHEAST CORNER OF PROPERTY TO BE DESCRIBED;

EXHIBIT A
(Continued)

THENCE SOUTH 0° 03' 42" WEST 702.18 FEET ALONG THE EAST LINE OF GOVERNMENT LOT 3, TO A MONUMENT CONSISTING OF AN IRON PIPE DRIVEN APPROXIMATELY 5 FEET INTO THE GROUND;

THENCE NORTH 89° 17' 45" WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 800.95 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE SEATTLE AND MONTANA RAILWAY COMPANY;

THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID RAILWAY 746 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE NORTH LINE OF SAID GOVERNMENT LOT 3;

THENCE SOUTH 89° 33' 12" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 523.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 3 AND THAT PORTION OF VACATED HEBERLEIN ROAD, ACCORDING TO VOLUME 44 OF COMMISSIONER'S RECORDS, PAGE 44, AND BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 731095 IN SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF THAT CERTAIN STRIP OF LAND CONVEYED TO SEATTLE & MONTANA RAILWAY COMPANY, NOW KNOWN AS BURLINGTON NORTHERN, INC., A DELAWARE CORPORATION, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 6220, 1708.2 FEET NORTH OF THE SOUTH BOUNDARY OF SAID SECTION 35, AS PRODUCED FROM THE SOUTHEAST CORNER OF SAID SECTION TO THE QUARTER CORNER OF THE SOUTH LINE OF SAID SECTION, WHICH POINT IS KNOWN AS THE INITIAL POINT OF THIS DESCRIPTION, AND IS ALSO THE INITIAL POINT OF THE ELLIOTT BAY IRON WORKS PROPERTY AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 141944, WHICH IS A PORTION OF THE PROPERTY HEREIN DESCRIBED, WHICH SAID INITIAL POINT IS MARKED WITH A MONUMENT CONSISTING OF AN IRON PIPE DRIVEN APPROXIMATELY 5 FEET INTO THE GROUND;

THENCE SOUTH 89° 17' 45" EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1006.06 FEET TO THE EAST LINE OF GOVERNMENT LOT 3, AT WHICH POINT THERE IS A MONUMENT CONSISTING OF AN IRON PIPE DRIVEN APPROXIMATELY 5 FEET INTO THE GROUND;

THENCE NORTH 0° 03' 42" EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 231.48 FEET AT WHICH POINT THERE IS A MONUMENT CONSISTING OF AN IRON PIPE DRIVEN APPROXIMATELY 5 FEET INTO THE GROUND;

THENCE NORTH 89° 17' 45" WEST PARALLEL TO THE TRUE SOUTH LINE OF SAID SECTION 35, AS FIXED BY DECREE #20, VOLUME 1, FOLIO 20 OF THE TITLE REGISTRAR OF SNOHOMISH COUNTY, WASHINGTON, A DISTANCE OF 908.97 FEET TO A POINT ON THE WESTERLY LINE OF THE SAID SEATTLE & MONTANA RAILWAY COMPANY'S RIGHT-OF-WAY, WHICH POINT IS NORTH 22° 54' 45" EAST ALONG THE WESTERLY LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 250 FEET FROM THE INITIAL POINT, AND WHICH POINT IS ALSO MARKED WITH A MONUMENT CONSISTING OF AN IRON PIPE DRIVEN APPROXIMATELY 5 FEET INTO THE GROUND;

THENCE SOUTH 22° 54' 45" WEST ALONG THE WESTERLY LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING, WHICH IS THE INITIAL POINT ABOVE DESCRIBED;

EXCEPTING FROM SAID LAND THE RIGHT-OF-WAY OF THE SAID SEATTLE & MONTANA RAILWAY COMPANY RUNNING ALONG AND THROUGH SAID LAND;

AND ALSO EXCEPT THOSE PORTIONS CONVEYED TO COUNTY OF SNOHOMISH, WASHINGTON, NOT INCLUDED IN THE VACATION OF HEBERLEIN ROAD FOR ROAD PURPOSES BY DEEDS RECORDED UNDER AUDITOR'S FILE NOS. 296875 AND 311175;

File No.: 40144125-800-T35

Guarantee No.: 40144125-1-E

EXHIBIT A
(Continued)

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**TOWN OF WOODWAY
POINT WELLS UPPER BLUFF ANNEXATION DESCRIPTION**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 E., W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 35;
THENCE WEST ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 35 TO THE WESTERLY RIGHT-OF-WAY LINE OF THE SEATTLE AND MONTANA RAILWAY COMPANY, NOW KNOWN AS THE BURLINGTON NORTHERN SANTA FE RAILWAY COMPANY;
THENCE SOUTH $22^{\circ}04'46''$ WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OPPOSITE THE MOST WESTERLY CORNER OF PARCEL 1 OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 04-109874, RECORDED UNDER AUDITOR'S FILE NO. 200405180215;
THENCE AT A RIGHT ANGLE TO THE RIGHT OF WAY, SOUTH $65^{\circ}57'14''$ EAST, 100 FEET TO THE EASTERLY MARGIN OF SAID RIGHT-OF-WAY AND SAID MOST WESTERLY CORNER OF SAID PARCEL 1;
THENCE SOUTH $31^{\circ}23'34''$ EAST, ALONG THE WESTERLY LINE OF SAID PARCEL, 291.15 FEET;
THENCE SOUTH $1^{\circ}11'56''$ WEST, ALONG THE WEST LINE OF SAID PARCEL, 455.24 FEET, TO THE EXISTING TOWN BOUNDARY;
THENCE ALONG THE EXISTING TOWN BOUNDARY THE FOLLOWING COURSES:
SOUTH $88^{\circ}33'35''$ EAST, ALONG THE SOUTH LINE OF SAID PARCEL, 422.92 FEET;
THENCE NORTH $1^{\circ}11'56''$ EAST, ALONG THE EAST LINE AND NORTHERLY EXTENSION OF SAID PARCEL, 473.27 FEET;
THENCE SOUTHEAST, 520.27 FEET TO THE INTERSECTION WITH THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 35 AT A POINT THAT IS 1010.0 FEET NORTH OF THE SOUTH QUARTER CORNER;
THENCE NORTH ALONG SAID LINE TO THE CENTER OF SAID SECTION 35 AND **THE POINT OF BEGINNING**;

PACE Engineers, Inc.

Prepared by: David Fulton PLS

P:\P15\15220 Woodway 2015 General Services\SURVEY\DOCS\POINT WELLS ANNEXATION DESCRIPTION.doc

September 15, 2015

EAST/WEST CENTERLINE OF SECTION

Center of Section 35
Point of Beginning

Burlington Northern Santa Fe Railroad

NORTH/SOUTH CENTERLINE OF SECTION

238th St SW

115th PI W

Point Wells Upper Bluff Annexation

Most Westerly
Corner Parcel 1
BLA No. 04-109874
REC No. 200405180215

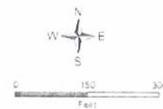
116th Ave W

116th ST SW

TOWN OF
WOODWAY



Point Wells Annexation



09/2015

VERIFICATION OF AUTHORITY

WHEREAS, Point Wells, LLC (Developer) and the Town of Woodway (Town) entered into an Annexation and Development Agreement dated August 10, 2015 (Agreement), and

WHEREAS, the Agreement related to property owned by Developer (Property) legally described in Exhibit A attached hereto and incorporated by this reference as fully as if herein set forth, and

WHEREAS, pursuant to the Agreement and on behalf of Developer, Jerrel Barto signed a petition to annex the Property to the Town (Petition).

NOW, THEREFORE, Developer verifies the following:

1. Jerrel Barto is the Managing Partner of Developer and was duly authorized to sign the Petition on behalf of Developer.

2. That Jerrel Barto's signature on the Petition was done for and on behalf of Developer, and subject to the terms of the Agreement.

DATED this 21 day of October, 2015.

POINT WELLS, LLC

By:

Jerrel Barto, Managing Partner

STATE OF California)
COUNTY OF Los Angeles) ss.

On this 21 day of October, 2015, before me personally appeared JERREL BARTO to me known to be the Managing Partner of Point Wells, LLC that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

SUBSCRIBED AND SWORN TO before me this 21 day of October, 2015.



NOTARY PUBLIC

[Print Name]

My commission expires:

Diane L Parra

Diane L Parra

June 17, 2017

**Snohomish County****Assessor's Office****Cindy Portmann**
*County Assessor***Linda Hjelle**
*Chief Deputy*M/S #510
3000 Rockefeller Ave.
Everett, WA 98201-4046(425) 388-3433
FAX (425) 388-3961

RECEIVED

DEC 23 2015

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 Town of Woodway, Point Wells Upper Bluff Annexation submitted to the Assessor on November 13, 2015 is signed by the owners of property comprising 94% 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 December 16, 2015.

Dated this 21st day of December 2015.

By 
Deputy Assessor

IV: ENVIRONMENTAL

The annexation proceedings are exempt from SEPA (RCW 43.21C.222). Although the annexation action is exempt from environmental review, the Town Comprehensive Plan contains policies providing for the annexation of the Upper Bluff Neighborhood and the Town Zoning Ordinance has provided for pre-annexation zoning designations effective upon annexation. Environmental review (SEPA) was conducted on both the comprehensive plan and zoning ordinance amendments prior to the adoption of the plan and zoning regulations in June 2015. An environmental checklist was completed and a Declaration of Non-Significance was issued in December 2014. No comments or appeals were received on the action.

V: FACTORS THE BOARD MUST CONSIDER

Statutory Factors: RCW 36.93.170 lists the factors that must be considered by the Boundary Review Board. These include but are not limited to

1. Population and territory; population density; land area and land uses; comprehensive plans and zoning, 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;
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; and
3. The effect of the proposal or alternative on adjacent areas, on mutual economic and social interests, and on the local governmental structure of the county.

Response to Factors: Responses to the above factors (together with elements 2-4 of the Notice of Intention Format) are included in the Washington State Boundary Review Board Notice of Intention form, item I.B of this packet.

2. Overview – see item I.B, Population and Land Use items 1-4.
3. Land Use – see item I.B, Population and Land Use items 5-7.
4. Comprehensive Plans – see item I.B, Population and Land Use items 8-16b.
5. Planning Data
 - A. Revenue/Estimates
 1. Expenditures affected by the proposal: None
 2. Revenue to be gained by the proposal: \$8,404
 3. County revenue lost: \$6,464
 4. County expenditure reduction: \$0

5. Fire district revenue lost: N/A - property to be annexed is not within a fire district
6. Fire district expenditure reduction: N/A - property to be annexed is not within a fire district
7. Other special district revenue/loss: \$1,880 (loss to Sno-Isle Library District)
8. Other special district(s) expenditure reduction: \$0

B. Services

1. Law Enforcement

- a. Current policy coverage and services provided: The Woodway Police Department is uniquely configured and is comprised of 12 part-time officers, each of whom work approximately 22 hours per month in the Town. These officers are experienced officers who work full time as police officers and supervisors in the communities of Edmonds, Lynnwood and Mountlake Terrace. Each Woodway officer functions as a patrol officer, providing basic and advanced law enforcement services to the community.
- b. Current emergency and normal response time experienced: Response times vary and depend on staffing and type of call. In general, response times for emergencies is less than 3 minutes.
- c. Initial police protection plan contemplated: Continue as described above.
- d. Back-up plan (mutual aid and / or reserve): The Town contracts with the City of Edmonds for back-up services and coverage when Woodway officers are not on duty.
- e. Projected police growth plan contemplated: None at this time.
- f. Source of dispatch: The Town is a member SnoCom 911, which is the dispatch center for all south Snohomish County cities.

2. Fire Service

- a. Nearest station (s): The Town contracts for EMS and fire services with the Shoreline Fire Department. Their nearest station is Station 64, located at 719 N. 185th Street.
- b. Response time: Typically 5-7 minutes.
- c. Are they fully staffed? How many part time and full time personnel? Station 64 is fully staffed with a minimum of 8. All Shoreline firefighters are career professionals.
- d. Major equipment at station location (including type and number of emergency vehicles): Station 64 has one class A fire truck, one ALS medic unit, and one BLS aid car, and one Battalion Chief. All staffed 24/7
- e. How many certified EMT personnel do you have? All firefighters are certified EMT's. The Department has 100 plus EMT's. They also have paramedics.
- f. What fire rating applies? The insurance industry has rated Shoreline FD as a 3.
- g. Source of dispatch: Dispatch source is Norcom dispatch, located in Bellevue WA.

3. Water – see item I.B, Municipal Services Water Service section, items 2-9.
4. Sewer – see item I.B, Municipal Services Wastewater Management section, items 10-16b.

VI: GENERAL

6. In case of extensions of services, has an annexation agreement been required? If so, please attach a recorded copy of this requirement. N/A
7. Describe the topography and natural boundaries of the proposal: The 39.85-acre annexation includes undulating topography on the eastern and southern portion of the area, with steep slopes on the western portion. The eastern and southern portion of the site contains approximately 9 acres that potentially may be developable, based on slight to moderate gradients. Approximately 25 acres on the western portion is likely undevelopable due to steep slopes. There are two sub-drainage basins – one small-sized basin located in the northern portion of the area and a larger basin in the southern portion. Both basins drain to the west down the steep slope. Natural and geo-political boundaries include the Town limits on the east, north and south and private property planned for a future Urban Village on the west.
8. How much growth has been projected for this area during the next 10-year period? What source is the basis for this projection? The area is pre-planned and zoned per policies in the Woodway Comprehensive Plan 2015 Update. The projections of approximately 130 new residents are based on approximately nine developable acres, five dwelling units per acre and 2.9 persons per household size.
9. Describe any other municipal or community services relevant to this proposal: None other than previously described above. The property is currently vacant.
10. Describe briefly any delay in implementing service delivery to the area: None
11. Briefly state your evaluation of the present adequacy, cost or rates of service to the area, and how you see future needs and costs increasing. Is there any other alternative source available for such services? The property is currently vacant, with few if any service needs. The current level of urban services provided to the annexation area will be maintained following annexation with the exception of police services, which will convert from the Snohomish County Sherriff to the Woodway Police Department, and fire service, which is not currently provided to the site. Water and sewer services are available upon development of the site.
12. Comparative property and utility tax cost to homeowner before and after annexation: The annexation area is vacant, and there are no homeowners on the property. The property tax rate for the annexation area and the Town are virtually identical.

VII: OBJECTIVES

Describe how this proposal meets the objectives of RCW 36.93.180. Give your reasons for each of the objectives chosen: See item I.B, Objectives of the Boundary Review Board, items 1-9.

VIII: ENCLOSED REQUIRED FILING FEE OF \$50.00