



A Resolution Commencing Negotiations Between the City of Everett and Snohomish County for an Interlocal Agreement Concerning the Annexation of the Unincorporated Portion of Smith Island Located within the City of Everett Municipal Urban Growth Area

Project title:

City Council Agenda Item Cover Sheet

Council Bill # *interoffice use*

Project: Smith Island Annexation – Miller Shingle and Map 2

Partner/Supplier : N/A

Location: Northwest end of Smith Island, west of current city limits

Preceding action: None

Fund: N/A

Agenda dates requested:

Dates requested for council action

Briefing **May 20, 2020**

Proposed action

Consent

Action **May 27, 2020**

Ordinance

Public hearing

No

Budget amendment:

No

PowerPoint presentation:

No

Attachments:

Resolution, Letters of Support

Department(s) involved:

Legal, Planning

Contact person:

Allan Giffen

Phone number:

425 257-8725

Email:

agiffen@everettwa.gov

Fiscal summary statement: N/A

Project summary statement:

The City has received a request from owners of property on Smith Island, located outside the current city limits, to initiate the annexation of the area using the Interlocal Agreement (ILA) method of annexation provided by RCW 35.14.470. This option for annexation allows for the legislative bodies of the annexing city and county to execute and ILA to allow annexation when at least sixty percent of the annexation area is surrounded by the city limits (see exhibit map attached to resolution).

The statute requires the City to adopt a resolution to initiate the development of the ILA with the County. Staff have met with representatives of the County Executive and the County Councilperson representing Everett to advise them of the proposed annexation and to preliminarily determine if there are any objections to annexation.

The area is the last remaining unincorporated part of Smith Island that is located within Everett’s Municipal Urban Growth Area (MUGA), as designated in the Countywide Planning Policies. Properties within a city’s MUGA are expected to be annexed.

Recommendation (exact action requested of Council):

Adopt Resolution Commencing Negotiations Between the City of Everett and Snohomish County for an Interlocal Agreement Concerning the Annexation of the Unincorporated Portion of Smith Island Located within the City of Everett Municipal Urban Growth Area

Initialed by:

Department head

Administration

Council President

CITY OF EVERETT

RESOLUTION NO. _____

**A Resolution Commencing Negotiations Between the City of Everett and Snohomish County
for an Interlocal Agreement Concerning the Annexation of the Unincorporated Portion of
Smith Island Located within the City of Everett Municipal Urban Growth Area**

WHEREAS, the City of Everett municipal boundaries on Smith Island at the north end of the city include most of that portion of the island located west of Interstate 5 and within the Southwest Snohomish County Municipal Urban Growth Area (MUGA), as designated by the Countywide Planning Policies; and

WHEREAS, a portion of Smith Island within the MUGA is presently within unincorporated Snohomish County, but adjoins the Everett city limits; and

WHEREAS, there are no residents within the subject area and owners of the two property assemblages located in the remaining unincorporated portion of Smith Island that is within the MUGA have indicated their interest and desire to be annexed to the City of Everett; and

WHEREAS, the upland area is planned for industrial use in Everett's Comprehensive Plan; and

WHEREAS, the area is planned for "urban mixed use industrial," "aquatic conservancy" and "aquatic" shoreline uses in Everett's Shoreline Master Program; and

WHEREAS, the City of Everett already provides water to properties abutting the remaining unincorporated portion of Smith Island; and

WHEREAS, the area is not within the boundaries of any fire protection district, while the City already provides fire, police and other public safety services to incorporated areas north and east of the area; and

WHEREAS, the only street access to the area is through public streets and highways located within the Everett City limits;

WHEREAS, RCW 35.13.470 provides for annexation through the process of an Interlocal Agreement (ILA) between the annexing city and the county, and this process is applicable to the specific circumstances affecting the subject properties on Smith Island; and

WHEREAS, RCW 35.13.470 requires the legislative authority of the annexing city to adopt a Resolution commencing negotiations for an ILA between the city and county to begin the process of annexing the subject properties to the city; and

WHEREAS, the City Council finds that the subject property proposed for annexation is located within Everett's MUGA; and

WHEREAS, the City Council finds that at least sixty percent of the boundaries of the territory proposed for annexation is contiguous to Everett's current municipal boundaries; and

WHEREAS, the City has contacted the Snohomish County Executive's office concerning the potential annexation to initiate discussion about an annexation ILA in order to determine that the best interests of both the City and County will be served by the proposed annexation; and

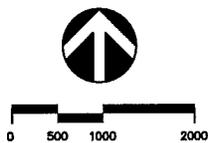
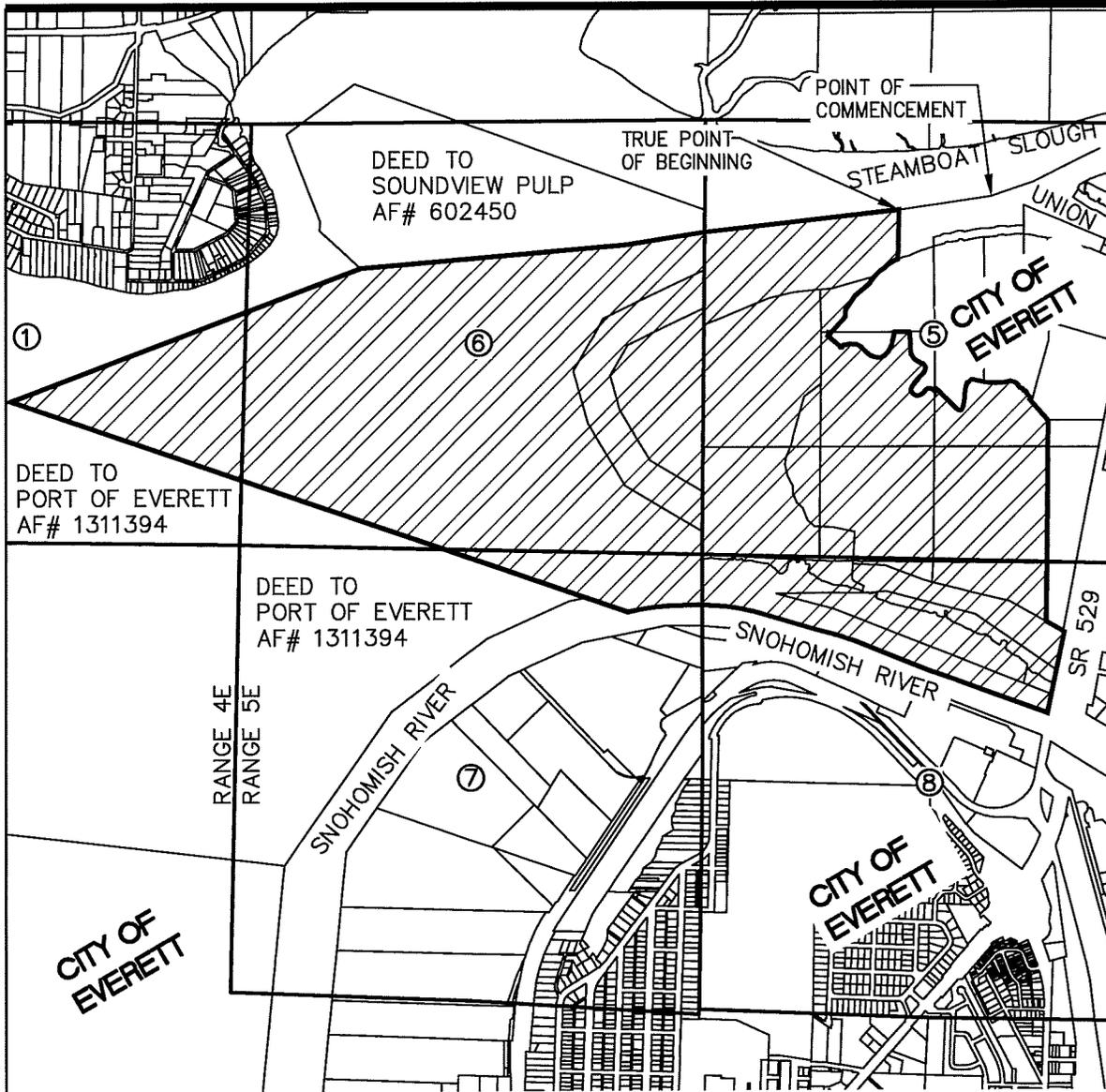
WHEREAS, Snohomish County has indicated its willingness to begin negotiations with the City to develop an ILA for annexation of the subject properties.

NOW, THEREFORE, the City of Everett does hereby resolve to initiate negotiations with Snohomish County for an Interlocal Agreement concerning the annexation of the properties located on Smith Island and within the Municipal Urban Growth Area, as depicted on the attached exhibit map.

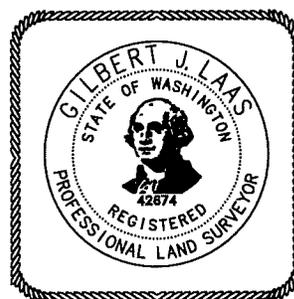
Councilmember Introducing Resolution

PASSED and APPROVED this ____ day of _____, 2020

City Council President



ANNEXATION AREA
(857.9 AC.)



G:\a 03/09/20 2:25pm - P:\M\MLSH00000001\0400CAD\SV\BASES\sv-em-02-mlsh0001.dwg

EXHIBIT A

DATE: 3-6-2020 DESIGN: G.J.A.
FILE: MLSH0001 /SV-EM-02 DRAWN: G.J.A.

DE
DAVID EVANS AND ASSOCIATES INC.
1620 W. Marine View Drive, Suite 200
Everett Washington 98201
Phone: 425.259.4099

SMITH ISLAND
PROPOSED ANNEXATION
EXHIBIT MAP



MILLER SHINGLE COMPANY, INC.

March 18, 2020

Allan Giffen, Planning Director
Planning Div. Planning and Community Development Dep't
City of Everett
2930 Wetmore Ave. Suite 8A
Everett, WA 98201

RE: Annexation of West Smith Island

Dear Mr. Giffen:

As owners of properties in the unincorporated area of Smith Island within the City of Everett's designated Municipal Urban Growth Area (MUGA) we respectfully request the City initiate the process to enter into an Interlocal Agreement with Snohomish County under RCW 35.13.470 to annex the MUGA area on and adjacent to Smith Island into the City of Everett. The proposed annexation area (legal description attached) comprises roughly 857.9 acres. Of that area nearly 550 acres is owned by B&B-SI-1, LLC (a sister company of Miller Shingle with identical ownership).

Our properties have been utilized in water-dependent handling of forest products since the early 1890's. The County effectively provides no services to this area. As the economy evolves the City is much better suited to provide utilities and other services for this area. Much of the adjacent areas have been within the City since 1983. There are no good reasons for this area to remain outside of the City.

We have discussed this with you and other City staff in the past and over the last few months. We understand the owner of the bulk of the remaining property supports this move as well. We ask that the City initiate the process to complete this annexation now.

Thank you for your time and consideration. If you have questions please feel free to direct them to our consultant, Mark Wolken, and he will ensure they are addressed.

Sincerely,

Earl Leach, Chief Financial Officer, Miller Shingle Company, LLC

SMITH IS
RR project

WOLKEN

COPY

APRIL 22, 2020
~~March 20, 2020~~

**PACIFIC
TOPSOILS, INC.**

a service company

Since 1978

Allan Giffen, Planning Director

Planning Div. Planning and Community Development Dep't

City of Everett

2930 Wetmore Ave. Suite 8A

Everett, WA 98201

RE: Annexation of West Smith Island

Dear Mr. Giffen:

I have been informed by the owners of adjacent property (B&B-SI-1, LLC/Miller Shingle) that they have asked the City of Everett to initiate the process to enter into an Interlocal Agreement with Snohomish County under RCW 35.13.470 to annex the City of Everett's designated Municipal Urban Growth Area (MUGA) on Smith Island into the City of Everett. I am the owner of MAP 2 LLC which owns about 171.93 acres within this area (in addition to another 26.24 acres already within the City).

I understand that as a result of the annexation the City will adopt industrial zoning consistent with the City's Comprehensive Plan designation for this area. I further understand that the annexation will not change the legal status of the uses currently occurring on this area. With those understandings, I support the proposed annexation.

Please feel free to contact me with any questions.

Sincerely,

Sandra Forman

