

**CITY OF SULTAN  
WASHINGTON  
RESOLUTION NO. 20-24**

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**A RESOLUTION OF THE CITY OF SULTAN, WASHINGTON,  
DECLARING THE CITY'S INTENT TO ANNEX AN AREA OF  
UNINCORPORATED SNOHOMISH COUNTY COMMONLY  
KNOWN AS THE TORTORICE ANNEXATION; DESCRIBING  
THE BOUNDARIES OF THE AREA TO BE ANNEXED; AND  
PROVIDING DIRECTION TO STAFF.**

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WHEREAS, the Snohomish County Council and the City of Sultan approved an Urban Growth Area with the Future Land Use Map of the General Policy; and

WHEREAS, on November 26, 2019, the City of Sultan received a 10 percent petition and Notice of Intent to annex the area commonly known as the "Tortorice Annexation" area for an annexation meeting the requirements of RCW 35A.14.120, initiated by the Shockey Planning Group ("Petitioners"); and

WHEREAS, the Tortorice Annexation is approximately thirty-nine and four hundredth (39.04) acres and has boundaries contiguous to the City, more specifically described in Exhibit A; and

WHEREAS, Petitioners own five parcels in the proposed Tortorice Annexation area, which contains a total assessed value of approximately \$976,700, representing 61.32 percent of the assessed value in the Tortorice Annexation; and

WHEREAS, the City of Sultan desires to work with property owners adjacent to the City of Sultan in unincorporated Snohomish County and within the established Urban Growth Area of to become part of the City of Sultan; and

WHEREAS, RCW 43.21C.222 provides that annexation of territory by a city is exempt from the State Environmental Policy Act ("SEPA"); and

WHEREAS, the area to be annexed has been described in a legal description which is included as Attachment E that has been confirmed to be accurate by Snohomish County; and

WHEREAS, the area proposed for the Tortorice Annexation is within the City's Urban Growth Area established by Snohomish County under the State Growth Management Act ("GMA") and annexation of the Tortorice Annexation would be consistent with the GMA; and

WHEREAS, having received Tortorice Annexation written notification of intent to annex that satisfies the ten percent assessed value threshold, the City Council reviewed the matter for consideration at its regular public meeting on January 9, 2020; and

WHEREAS, on January 9, 2020, the City Council held a public meeting and accepted the 10% Petition for Annexation and allowed the proponent to circulate the 60% Petition for Annexation; and

WHEREAS, the Sultan City Council directed staff at its July 9, 2020 City Council meeting of their desire to annex the Tortorice Annexation into the City of Sultan to implement the City's Comprehensive Long-Range Plan and thereby make developable land accommodations for the approved County growth allocation target; and

WHEREAS, the City Council believes annexation of the Tortorice Annexation with adoption of the City's proposed land use designation of Moderate Density to the Comprehensive Plan and the Zoning designation of Moderate Density Residential is appropriate and achieves the goals of GMA; and

WHEREAS, RCW 35A.14.120 establishes a process to annex unincorporated territory with petitioners who own not less than 60% of the value, according to the assessed valuation for general taxation of the property for which the annexation is petitioned; and

WHEREAS, the Sultan City Council held public meetings concerning the proposed Tortorice Annexation at its regularly scheduled City Council meetings on January 9, 2020, March 6, 2020, and July 2, 2020; and

WHEREAS, the Sultan City Council held a public hearing concerning the proposed Tortorice at its regularly scheduled City Council meeting on August 13, 2020 and October 22, 2020;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SULTAN, WASHINGTON, DOES RESOLVE AS FOLLOWS:

**Section 1. Findings.** The City Council adopts the above recitals in support of the Tortorice Annexation. The Council further finds that the public interests and general welfare of the City of Sultan would be served by the Tortorice Annexation.

**Section 2. Petitioners.** The Tortorice Annexation area consists of eight parcels, totaling thirty-nine and nineteen hundredth (39.04) acres, which are all zoned R-7,200 by Snohomish County.

**Section 3. Comprehensive Plan and Zoning.** The City of Sultan will adopt Comprehensive Plan and Zoning designations for the Tortorice Annexation as part of the City Council's approval of the annexation.

**Section 4. Proposed Annexation Boundaries.** The boundaries of the Tortorice Annexation are depicted in Exhibit A and described in Exhibit B to this resolution and incorporated by the reference as if set forth in full.

**Section 5. Filing.** The Mayor or his designee is hereby authorized and directed to file a copy of this resolution with the Snohomish County Boundary Review Board seeking approval for annexation of the "Tortorice Annexation Petition area" to the City of Sultan. The Mayor is further authorized to take all necessary steps to pursue approval of the Tortorice Annexation by the Boundary Review Board including requesting review be waived per RCW 36.93.110.

**Section 6. Corrections by City Clerk.** Upon approval of the City Attorney, the City Clerk is authorized to make necessary corrections to this resolution including, but not limited to, the correction of scrivener's/clerical errors, references to other local or state laws, codes, rules, or regulations, resolution numbering, and section/subsection numbers.

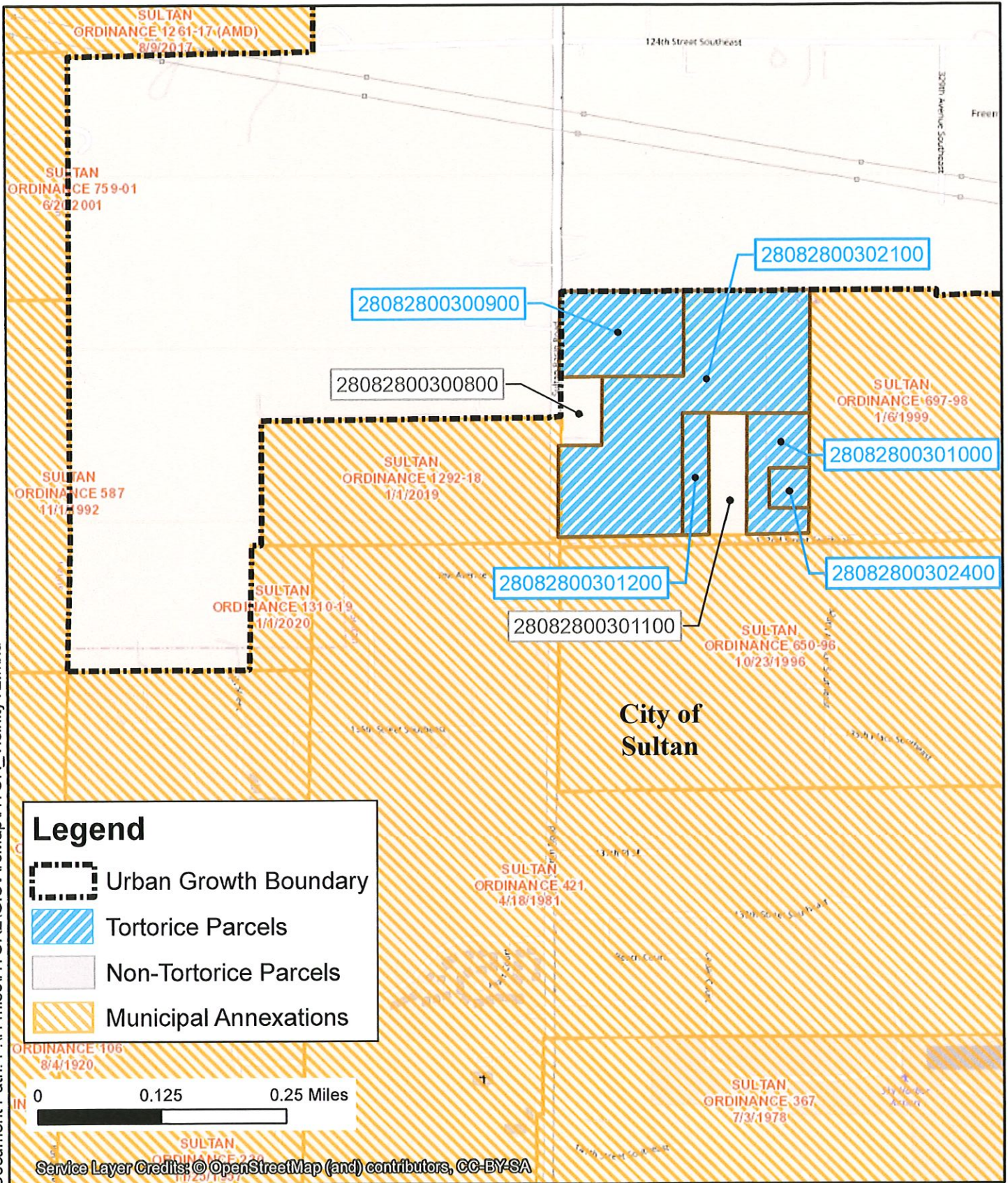
PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 22<sup>ND</sup>  
DAY OF OCTOBER 2020.

CITY OF SULTAN

  
\_\_\_\_\_  
Russell Wiita, Mayor

ATTEST/AUTHENTICATED:


  
\_\_\_\_\_  
Faimi Pevey, City Clerk



### Legend

-  Urban Growth Boundary
-  Tortorice Parcels
-  Non-Tortorice Parcels
-  Municipal Annexations

0 0.125 0.25 Miles



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**SHOCKEY**  
PLANNING GROUP, Inc.



Snohomish County Parcel #s  
28082800-302100, -301200,  
-301000, -302400, -300900

**Vicinity Map**

### Annexation Description

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN IN SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN IN SNOHOMISH COUNTY, WASHINGTON;  
THENCE NORTH 89°45'11" EAST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 962.66 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SAID SECTION 32, SAID POINT ALSO BEING THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89°45'11" EAST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 320.89 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION;  
THENCE SOUTH 01°09'38" WEST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 657.84 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION;  
THENCE SOUTH 89°39'56" WEST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 321.78 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;  
THENCE NORTH 01°14'15" EAST, ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 658.35 FEET TO THE POINT OF BEGINNING.

