

**CITY OF SULTAN  
WASHINGTON**  
RESOLUTION NO. 18-03

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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 WYNDHAM HIGHLANDS 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 January 3, 2018, the City of Sultan received a 10 percent petition and Notice of Intent to annex the area commonly known as the "Wyndham Highlands Annexation" area for an annexation meeting the requirements of RCW 35A.14.120, initiated by Land Resolutions NW ("Petitioners"); and

WHEREAS, the Wyndham Highlands Annexation is approximately twenty-four (24) acres and has boundaries contiguous to the City, more specifically described in Exhibit A; and

WHEREAS, Petitioners own all parcels in the proposed Wyndham Highlands Annexation area, which contains a total assessed value of approximately \$463,600, representing 100 percent of the assessed value in the Wyndham Highlands 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 proposed for the Wyndham Highlands Annexation is within the City's Urban Growth Area established by Snohomish County under the State Growth Management Act ("GMA") and annexation of the Wyndham Highlands Annexation would be consistent with the GMA; and

WHEREAS, a notice of public meeting concerning the proposed Wyndham Highlands Annexation was published in the Everett Herald on January 12, 2018; and

WHEREAS, having received Wyndham Highlands 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 25, 2018; and

WHEREAS, on January 25, 2018, 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 January 25, 2018 City Council meeting of their desire to annex the Wyndham Highlands 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 Wyndham Highlands 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 a public meeting concerning the proposed Wyndham Highlands Annexation at its regularly scheduled City Council meeting on January 25, 2018; and

WHEREAS, the Sultan City Council held a public hearing concerning the proposed Wyndham Highlands Annexation at its regularly scheduled City Council meeting on March 22, 2018;

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 Wyndham Highlands Annexation. The Council further finds that the public interests and general welfare of the City of Sultan would be served by the Wyndham Highlands Annexation.

**Section 2. Petitioners.** The Wyndham Highlands Annexation area consists of two parcels, each less than 25 acres, which are zoned Unincorporated Low Density Residential by Snohomish County.

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

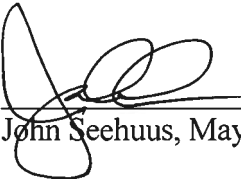
**Section 4. Proposed Annexation Boundaries.** The boundaries of the Wyndham Highlands Annexation are depicted in Exhibit A and described in Exhibit B to this resolution and incorporated by the reference as if set forth in full.

**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 "Wyndham Highlands Annexation Petition area" to the City of Sultan. The Mayor is further authorized to take all necessary steps to pursue approval of the Wyndham Highlands 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 MARCH 2018.

CITY OF SULTAN



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John Seehuus, Mayor


ATTEST/AUTHENTICATED:



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Laura Koehng, City Clerk

APPROVED AS TO FORM:



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Hillary Graber, Attorney

**WYNDHAM HIGHLANDS**

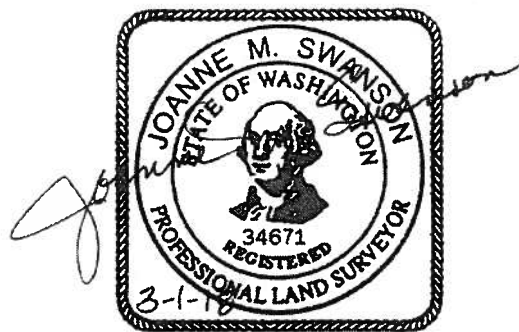
**ANNEXATION LEGAL**

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 28 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN IN SNOHOMISH COUNTY, WASHINGTON.

TOGETHER THE EAST 270.50 FEET OF THE SOUTH HALF OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 28 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN IN SNOHOMISH COUNTY, WASHINGTON.

ALSO TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN IN SNOHOMISH COUNTY, WASHINGTON, LYING WESTERLY OF THE EASTERLY EDGE OF THE COUNTY RIGHT OF WAY.

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

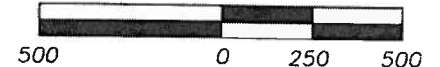


**ANNEXATION EXHIBIT FOR  
WYNDHAM HIGHLANDS**

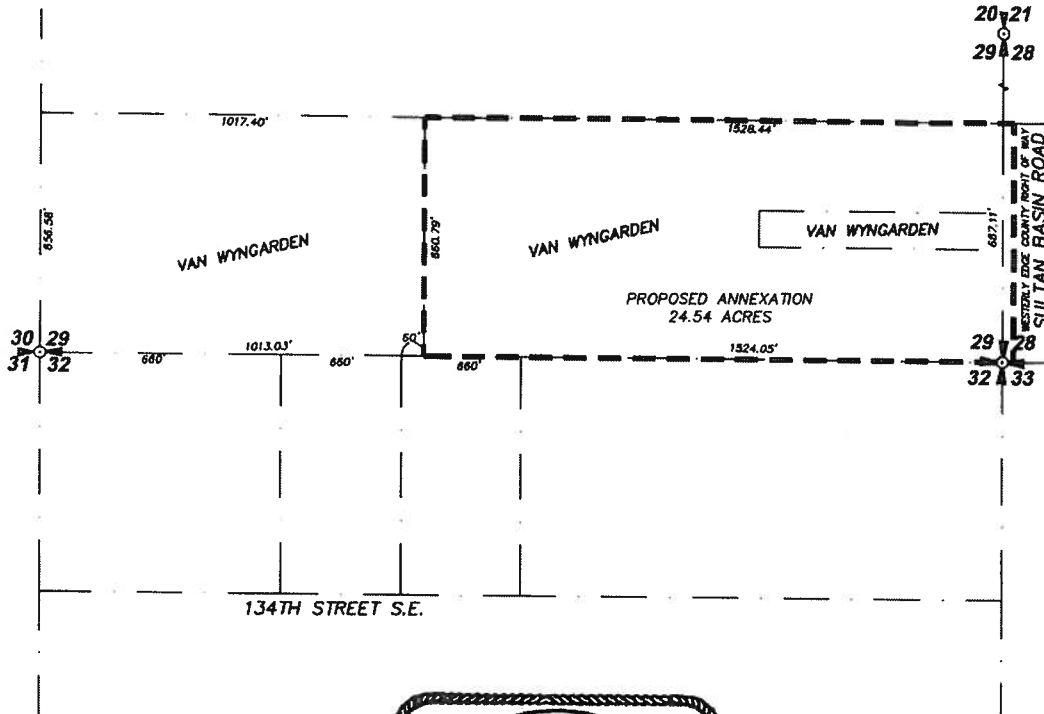
IN THE S 1/2 OF THE SW 1/4 OF THE SE 1/4 SECTION 29, T.28N., R.8E., W.M.  
CITY OF SULTAN, SNOHOMISH COUNTY, WASHINGTON



GRAPHIC SCALE



SCALE: 1" = 500'



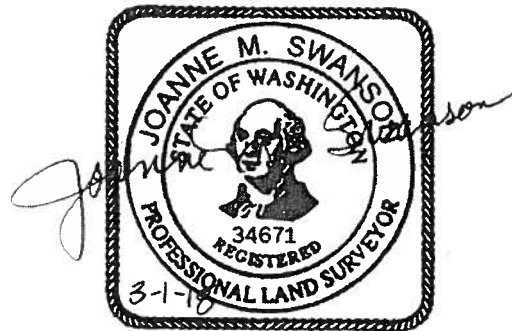
**LEGAL DESCRIPTION**  
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 28 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN IN SNOHOMISH COUNTY, WASHINGTON.

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

**TAX PARCEL NUMBERS**  
28082900401100 & 28082900401400



**WYNDHAM HIGHLANDS**

IN THE SW 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 29, T.28N., R.8E., W.M.  
CITY OF SULTAN, SNOHOMISH COUNTY, WASHINGTON

**ORCA Land Surveying**

3605 COLBY AVENUE, EVERETT, WA 98201  
425-259-3400 FAX: 425-258-1616



JOB NO. 2017-068

DATE: 03/01/2018

DWG BY: JLH