



Snohomish County
Planning and Development Services

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July 1, 2009

Mr. Steve Cohn
City of Shoreline
17544 Midvale Avenue N.
Shoreline, WA 98133-4921

RE: Shoreline's Designation of the Point Wells area in Snohomish County as a Potential Annexation Area

Dear Mr. Cohn:

This is in response to Mr. Tovar's letter dated April 20, 2009 inviting Snohomish County to comment on the comprehensive plan amendment the City of Shoreline is considering to re-designate 61 acres of the lowland portion of the Point Wells site from a Potential Annexation Area (PAA) to a "Future Service Area (FSA)" designation. Snohomish County cannot support the City's proposed comprehensive plan amendment for the reasons outlined below.

Snohomish County does not have or recognize the designation of either a PAA or an FSA for unincorporated property within the County. Areas eligible for annexation into jurisdictions within the County's Southwest Urban Growth Area (SWUGA) are designated as Municipal Urban Growth Areas (MUGAs). In the case of Point Wells, the entire site is located within the Town of Woodway's MUGA.

Policy UG-17 in the Snohomish County Countywide Planning Policies states:

UG-17 Municipal Urban Growth Areas (MUGAs) shall be established within the Southwest Urban Growth Area (SWUGA) and documented in county and city comprehensive plans for the purposes of allocating population as required by GMA and delineating future annexation areas for each of the nine cities in the SWUGA as portrayed on the map in Appendix B. Inconsistent MUGAs may be reconciled between the affected cities within Snohomish County and the county. For purposes of UG-17, "affected cities" may also include cities located outside of Snohomish County only at such time that interlocal agreements

between the affected cities and Snohomish County have been adopted by all parties pursuant to Countywide Planning Policy OD-2¹. MUGA boundaries that are congruent with the Southwest UGA boundary may be amended by agreement and action by the County and affected cities following consultation with the cities. MUGA boundaries that are not congruent with the Southwest UGA boundary may be amended by agreement and action by the affected cities following consultation by the County. Legally binding agreements executed by the County and a city will define terms of the transfer of responsibilities for planning and/or development. (Added Mar. 31, 2004 – Amended Ord. 04-007).

OD-12 An interlocal agreement between Snohomish County and any jurisdiction determined necessary by the County shall be in place for proposed annexation of unincorporated lands in Snohomish County by a city or special district situated predominately outside of Snohomish County. This agreement shall address and substantially resolve issues of land use, applicable development regulations, permit processing, public service delivery, facilities financing, transportation, concurrency management, mitigation payments, public infrastructure maintenance/improvement shortfalls and any other similar jurisdictional issues identified by the County, the city or district proposing the annexation, and any jurisdiction affected by the proposed annexation. Such agreement shall be approved prior to the city or district submitting a Notice of Intention to Annex to the County Boundary Review Board or, if not subject to Boundary Review Board review, prior to approval of the annexation to the city or special district. (Added Jan 19, 2000 – Amended Ord. 99-120)

Snohomish County's General Policy Plan Interjurisdictional Coordination Section includes the following requirement for any proposed cross-county annexation:

IC Policy 1.B.4 The county shall not support any proposed annexation of unincorporated lands in Snohomish County by a city or special district situated predominately outside of Snohomish County unless and until an annexation agreement has been signed by the county and said district or city. Such agreement shall address and substantially resolve issues of land use, applicable development regulations, permit processing, public services delivery, facilities financing, transportation planning, concurrency management, and any other similar jurisdictional issues identified by the county. Such agreement should be approved prior to city acceptance of an annexation petition.

Additionally, the boundary around the area of Point Wells is 1.71 miles. Of this area, 53 percent is contiguous with the Town of Woodway's corporate limits, while less than 3 percent is contiguous with the City of Shoreline's corporate limits. Since such a small percentage of the area is contiguous to Shoreline's City limits, any annexation proposal to the City for the Point Wells area is likely to be considered a "shoestring" annexation with extremely irregular boundaries.

Any proposed annexation by the City of Shoreline into the Point Wells area would therefore be inconsistent with the Countywide Planning Policies, the Snohomish County Comprehensive Plan

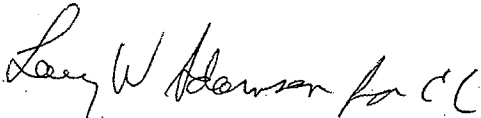
¹ Editor's Note: UG-17 was added by Amended Ord. 04-007 on Mar. 31, 2004. While preparing this compilation, it was discovered that this reference to OD-2 should actually be a reference to OD-12

Letter to City of Shoreline
July 1, 2009

and other areas that may be given consideration by the Washington State Boundary Review Board for Snohomish County.

In summary, the County does not support the comprehensive plan amendment to re-designate the Point Wells area proposed by the City of Shoreline. Should you have any additional questions please feel free to contact me at 425-388-3122.

Sincerely,



Craig Ladiser
Director, Planning and Development Services

cc: Councilmember Mike Cooper, Snohomish County Council Chair
Brian Parry, Executive Director
Larry Adamson, Manager
Joseph Tovar, City of Shoreline Planning Director

