

**PROCEEDINGS OF THE
WASHINGTON STATE BOUNDARY REVIEW BOARD
FOR SKAGIT COUNTY**

IN RE: City of Sedro-Woolley)	FILE NO. 05-01
Proposed Annexation)	
(Open Space))	RESOLUTION AND
Skagit County, Washington)	HEARING DECISION

The Notice of Intention filed on February 11, 2005 as Boundary Review Board File No. 05-01 proposed the annexation of certain territory known as "Open Space" by the City of Sedro-Woolley, Skagit County, Washington. On March 27, 2005, the Boundary Review Board received a written request from the City of Sedro-Woolley that jurisdiction be taken and a public hearing be held for the purpose of modifying the proposal by adding territory.

After notice duly given, a hearing was held on May 24, 2005 before a quorum of the Boundary Review Board at the Skagit County Administration Building, Hearing Room C, Mount Vernon, Washington. On the basis of testimony, evidence and exhibits presented at said hearing, and the materials in said File No. 05-01, it is the decision of the Board that the action proposed in said Notice of Intention be, and the same is, hereby approved as modified.

FACTORS AFFECTING THIS PROPOSAL

In reaching this decision, the Board has considered the many factors prescribed in RCW 36.93.170. The following have been selected for particular attention:

Land Area, Population and Population Density

The subject area is 12.5 acres in size. The population at the site is zero and will remain so.

Land Uses

Land use is open space. The area to the west of the subject site is unincorporated Urban Growth Area (UGA), and is included in the annexation as modified. Land use to the south is incorporated public use as a city park. The area to the north is unincorporated residential zoned, and to the east is outside of the city's UGA, zoned natural Resource and Agricultural.

Comprehensive Plans and Zoning

Skagit County

County Comprehensive Plan designation and zoning of the subject area is unincorporated UGA.

Open Space Annexation
(Approved with Modifications)

City of Sedro-Woolley

City Comprehensive Plan designation is Open Space. The annexation will implement the city's plans by retaining open space, encouraging development of recreation, conservation of wildlife habitat and development of and access to the existing park to the south.

Topography, Natural Boundaries and Drainage Basins

The topography of the site is largely flat. An unknown tributary flows through it. The site as submitted in the original Notice of Intention is bounded on the north by unincorporated UGA area, on the east by the Urban Growth Boundary, on the south by an incorporated city park, and on the west by an incorporated area and by an unincorporated area that is the requested modification area. As modified the western boundary becomes incorporated area and Township Street.

Need for Municipal Services

This annexation will require minimal urban services, well within the current capacity of the city to provide.

OBJECTIVES

The decision of the Washington State Boundary Review Board for Skagit County tends to accomplish pertinent objectives specified in RCW 36.93.180. The particularly significant objectives in this proposal are as follows:

Preservation of Natural Neighborhoods and Communities

The approval of this annexation proposal will preserve the natural open space nature of this site and the surrounding areas. The protection of wildlife habitat and the extension of park and recreational use will preserve and enhance the most beneficial use of this area. Modification through addition of the property to the west will enlarge and further enhance these uses.

This decision tends to accomplish the objective specified in RCW 36.93.180 (1).

Use of Physical Boundaries, Including But Not Limited to Bodies of Water, Highways and Land Contours

The approved modification of the original proposal will extend the western boundary of the annexation area to Township Street. Incorporated areas and UGA boundary comprise the majority of the remaining boundaries.

This Decision tends to accomplish the objective specified in RCW 36.93.180 (2)

Creation and Preservation of Logical Service Areas

As submitted, the original annexation proposal would leave the property to the west of the subject area surrounded on three sides by incorporated area. The city’s UGA includes the modification area and excludes Township Street and the territory to the west, so exclusion of the additional property would isolate it. Modification by inclusion of this property and using Township Street as the new city boundary creates the most logical service area.

This Decision tends to accomplish the objective specified in RCW 36.93.180(3)

Prevention of Abnormally Irregular Boundaries

Prior to this annexation the city’s boundary in the area included a park property to the south of the subject area that was annexed in the 1990’s as a non-contiguous city owned property for municipal use. The completion of this annexation as modified has eliminated the highly irregular boundary by including the properties between the non-contiguous park and the city’s former boundary.

This decision tends to accomplish the objective specified in RCW 36.93.180 (4).

Adjustment of Impractical Boundaries

The non-contiguous city park to the south of the subject area will become contiguous with the completion of this annexation, thus eliminating a highly impractical boundary. The addition of the modification area further eliminates a potential impracticality in the city’s boundary both by taking the boundary to the street and by including all of the UGA.

This decision tends to accomplish the objective specified in RCW 36.93.180(7).

Consistency with Growth Management Act

This annexation as modified is consistent with the comprehensive plans of both Skagit County and the City of Sedro-Woolley. The record shows that the county is supportive of the annexation and the modification. The open space and recreational area will benefit the citizens of Sedro-Woolley.

This decision tends to accomplish the objective specified in RCW 36.93.157.

Having considered each of the provisions contained in RCW 36.93.170 and 36.93.180, it is the opinion of the Boundary Review Board that this annexation proposal is approved as modified by addition of property.

Open Space Annexation
(Approved with Modifications)

NOW, THEREFORE, BE IT RESOLVED BY THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR SKAGIT COUNTY THAT, for the above reasons, the action proposed in the Notice of Intention contained in said File No. 05-01 be, and the same is, hereby approved as modified.

ADOPTED BY SAID WASHINGTON STATE BOUNDARY REVIEW BOARD FOR SKAGIT COUNTY by a vote of _____ in favor and _____ against this 7th day of June, 2005, and signed by me in authentication of its said adoption on said date.

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

Alec McDougall, Chair

FILED BY ME this 7th day of
June, 2005.

Carole Korelin, Planner for the Board