

BEFORE THE WASHINGTON STATE BOUNDARY REVIEW
BOARD FOR SKAGIT COUNTY

IN RE: City of Mount Vernon)	FILE NO. 2014-01
Proposed Annexation)	
Food Services, Inc.)	FINDINGS AND DECISION
Skagit County, Washington)	BOUNDARY REVIEW BOARD

The Notice of Intention filed on June 11, 2014 as Boundary Review Board File No. 2014-01 proposed the annexation of approximately 38 acres of commercially zoned property known as the Food Services, Inc. area located west of the City of Mount Vernon within Skagit County. On July 25, 2014, the Boundary Review Board received a written request from the Skagit County Board of Commissioners requesting that jurisdiction be taken and a public hearing be held.

A hearing was scheduled for September 25, 2014. At the request of the City of Mount Vernon and Skagit County, the hearing was continued to October 30, 2014. After notice duly given, a hearing was held on October 30, 2014 before a quorum of the Boundary Review Board at the Skagit County Commissioner's Hearing Room, 1800 Continental Place, Mount Vernon, Washington. On the basis of testimony, evidence and exhibits presented at said hearing, and the materials in said File No. 2014-01, it is the decision of the Board that the action proposed in said Notice of Intention be, and the same is, hereby approved.

FACTORS AFFECTING THIS PROPOSAL

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

Population and Territory

The 38 acres proposed is commercially zoned land and includes 5 people, 2 residences, and 2 businesses. Food Services, Inc. is the largest feature in the annexation area.

Land Area and Land Uses:

The proposed property is mostly commercial, with minimal residential and some pasture.

Comprehensive Use Plans and Zoning as Adopted Under Chapter 35.63, 35A.63 or 36.70A RCW are:

The proposed annexation implements the City of Mount Vernon's Comprehensive Plan, as it allows urban-level development and commercial development within the annexations are which, as required under the Growth Management Act, is within the City's Urban Growth Area.

Topography:

The land proposed for annexation is flat. Residents from the area expressed their concerns at the Public Hearing regarding drainage issues in the area.

Municipal Services, Need For Municipal Services:

Police, Fire, Public Works, Parks and Recreation, Library, Surface Water, and Drainage services will change for the area of the proposed annexation. There is no statutory requirement for additional sewer with annexation. The City of Mount Vernon's plans include a provision for the addition of sewer in the area in the future.

Effect of Ordinances, Governmental Codes, Regulations, and Resolutions on Existing Issues

Food Services, Inc. will not be able to expand their operation without the annexation per current County building codes.

OBJECTIVES

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

Preservation of Natural Neighborhoods and Communities:

The Bonny Lane residents expressed that they consider themselves part of other small communities in the area, such as the Cottonwood Lane neighborhood community.

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

The proposed annexation utilizes McLean Road and Memorial Highway as boundaries.

Consistency With Growth Management Act RCW 36.93.157

The proposed annexation is consistent with the Growth Management Act, as it:

- is within the City of Mount Vernon's identified Urban Growth Area.
- is consistent with City's Comprehensive Plan
- is consistent with the City of Mount Vernon's policies regarding the balancing of residential and commercial property within the City
- encourages economic development that is consistent with adopted plans
- promotes retention and expansion of existing business

The annexation is not in dispute by either the City of Mount Vernon or Skagit County. The City of Mt. Vernon indicated that they would not be interested in continuing with the annexation if the addition proposed by Skagit County was approved.

The Board expressed disappointment that the City chose to exclude the residential area rather than including it to achieve more logical boundaries. The Board encourages the City of Mount Vernon to annex the additional area proposed by Skagit County in the future once the City has achieved a better balance of commercial versus residential property.

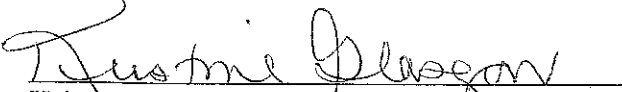
NOW, THEREFORE, BE IT RESOLVED BY THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR SKAGIT COUNTY THAT, for the above reasons, the action proposed in the Notice of Intention contained in said File No. 2014-01 be, and the same is, hereby approved.

ADOPTED BY SAID WASHINGTON STATE BOUNDARY REVIEW BOARD FOR SKAGIT COUNTY by a vote of 3 in favor and 1 against this 10th day of December, 2014 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 10th day of
December, 2014


Kristine Glasgow, Chief Clerk for the Board