

BBH:jrv  
08/08/84

RESOLUTION NO. 84-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF MILL CREEK, WASHINGTON, ADOPTING ANNEX-  
ATION GOALS AND POLICIES.

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WHEREAS, the City of Mill Creek was incorporated on  
September 30, 1983, and

WHEREAS, prior to its incorporation the development of  
land and building uses in the area was ordered and coordinated  
with reference to certain rezone contracts, and

WHEREAS, the City is desirous of maintaining similar  
standards as it expands, and

WHEREAS, the City is still in the process of developing  
the system for the delivery of services to the existing area,  
and

WHEREAS, on July 10, 1984, the Council by Resolution No.  
84-8 adopted a policy that the Council would not take actions on  
petitions for certain annexations for specified time periods,  
and

WHEREAS, on July 12, 1984, the Council and the Planning  
Commission held a joint work session to discuss annexation goals  
and policies, and

WHEREAS, on July 24, 1984, the Council, at a public meeting, considered the Annexation Goals and Policies attached hereto as Exhibit A, now, therefore,

THE CITY COUNCIL OF THE CITY OF MILL CREEK, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

The Annexation Goals and Policies attached hereto as Exhibit A and incorporated herein as if fully set forth are hereby adopted as guidelines for future annexations.

RESOLVED this 14<sup>th</sup> day of August, 1984.

CITY OF MILL CREEK

Sid Hanson  
MAYOR, SID HANSON

ATTEST/AUTHENTICATED:

Michele Schutz  
CITY CLERK, MICHELE SCHUTZ

FILED WITH THE CITY CLERK: 8-8-84  
PASSED BY THE CITY COUNCIL: 8-14-84  
RESOLUTION NO. 84-11

## ANNEXATION GOALS AND POLICIES

### GOAL: PRESERVE AND PROTECT THE QUALITY OF THE CITY OF MILL CREEK

Mill Creek is a community with high standards for the development of the man-made environment and preservation of the natural environment. Extending local control to the areas surrounding the present City which wish to join Mill Creek will ensure development which is harmonious and compatible with the standard Mill Creek has set.

- POLICY: Define the area surrounding the present city boundaries over which the City of Mill Creek seeks to influence development.
- POLICY: Review the North Creek Area Plan, amending as desired and adopt the plan as the Mill Creek Sphere of Influence Plan.
- POLICY: Work with Snohomish County toward an agreement for joint development and environmental control over the Mill Creek Sphere of Influence. Coordinate development policies with all agencies with jurisdiction.
- POLICY: Refrain from annexing developed residential lands within the Sphere of Influence for a period of two years from the adoption these goals and policies.
- POLICY: Review annexation proposals of undeveloped properties for the potential impact on the City, both with and without local control, and take no action on such proposals for six months from the adoption of resolution 84-8.

### GOAL: ENCOURAGE ANNEXATIONS WHICH WILL MAINTAIN A COHESIVE AND BALANCED COMMUNITY

The City of Mill Creek provides a variety of housing types, pleasant community shopping and environmentally sensitive business development. Annexed areas should continue this development policy and contribute to the present diversity of land use in the City.

- POLICY: Encourage annexations which will be logical extensions of the City boundaries and prohibit annexations which would create islands, enclaves and awkward service areas.

## EXHIBIT A

POLICY: Encourage annexation by petition rather than election except in those cases when annexation is clearly in the interest of the City.

- POLICY: Encourage annexations which include environmentally sensitive lands and open space which joins existing natural environments which are to be preserved.

GOAL: PROVIDE COMPLETE AND DETAILED INFORMATION ON THE EFFECTS OF ANNEXATION ON THE CITY.

In order to evaluate the effects of a proposed annexation on the City, the City Council and the public must have adequate information as to the physical features of the area, present development, proposed use and development, present and future service requirements and tax revenues. A thorough technical report, prepared by City staff and the petitioners, should be submitted with every petition for annexation.

- POLICY: Annexation proposals should conform to the Plans and Policies adopted by the City.
- POLICY: The existing physical characteristics of the area including the topography, vegetation, environmentally sensitive areas, existing structures, streets and utilities should be identified and described. The annexation report should include a description of all development deficiencies, the estimated costs of upgrading the facilities and the methods by which it might be done.
- POLICY: SEPA documents should be submitted with every petition for annexation. The Environmental Checklist should include a detailed description of the planned development of the area and its impacts on the environment.
- POLICY: A Fiscal Impact Statement should be submitted with every petition for annexation which describes the present tax revenues, estimated costs of services to be provided by the City, forecasts of future service requirements when fully developed and estimated tax revenues at full development. The Fiscal Impact Statement should also include an assessment of the impact of annexation on special districts, franchises and other governmental agencies.

GOAL: INFORM ALL PARTIES IN THE ANNEXATION AREA OF THE EFFECTS OF ANNEXATION

Property owners within an area proposed for annexation should be made aware of all City regulations which might effect them and any financial costs that may be imposed as a condition of annexation.

- POLICY: Concurrent Comprehensive Plan adoption and Zoning Classification will be required for all annexations.
- POLICY: All uses and structures made non-conforming by the proposed annexation zoning will be identified and evaluated.
- POLICY: All deficiencies in the proposed annexation area which are hazardous to health and safety or will cause extraordinary maintenance costs will be corrected as a condition of annexation and the method of financial participation specified.
- POLICY: Where feasible, all other deficiencies will be brought up to City standards and the method to accomplish the improvements shall be specified as a condition of annexation.
- POLICY: Annexed areas will be required to assume their share of the City Debt except when the area is carrying exceptional debt which will continue after annexation or the present city indebtedness does not benefit the annexation area.

GOAL: PROVIDE A HIGH LEVEL OF SERVICES TO ALL MILL CREEK CITIZENS

- POLICY: Ensure that the City has the service capacity to serve the proposed annexation without diminishing service to the existing residents.
- POLICY: Extend services to a newly annexed area as soon as feasible, consistent with the timing of revenues from the area.