

## RESOLUTION NO. 1194 (2022)

A Resolution of the Port Commission for the Port of Everett amending the Port's Comprehensive Scheme of Harbor Improvements to incorporate the purchase of real property, generally referred to as the *Mukilteo Landing* property, and situated within the boundaries of the Port District.

**WHEREAS**, the Port of Everett is a port district properly organized and in good standing under the laws of the State of Washington.

**WHEREAS**, the Port of Everett ("Port") has previously adopted and maintains an existing Comprehensive Scheme of Harbor Improvements ("Comprehensive Scheme"), pursuant to the requirements under Chapter 53.20 RCW; and,

**WHEREAS**, the Port Commission, at its Regular Meeting of August 9, 2022, authorized the terms of the Purchase and Sale Agreement with Mukilteo Landing, LLC for purchase of a 0.89-acre parcel that is generally described as *Mukilteo Landing*, which is legally described in *Exhibit A* and depicted in *Exhibit B*.

**WHEREAS**, retention and growth of Port property, particularly property that serves industrial, commercial, and/or public access needs, is a strategic action item adopted in the Port's Strategic Plan.

**WHEREAS**, the Port's purchase of the *Mukilteo Landing* property will aid in the cohesive and strategic redevelopment of the Mukilteo waterfront and furthering the Port's purposes.

**WHEREAS**, RCW 53.20.020, provides for amending a Comprehensive Scheme of Harbor Improvements after a public hearing is conducted.

**WHEREAS**, a public hearing prior to the proposed amendment to the Comprehensive Scheme has been held in accordance with RCW 53.20.020.

**NOW, THEREFORE, BE IT RESOLVED BY THE PORT COMMISSION OF THE PORT OF EVERETT**, based on the foregoing recitals, as follows:

**Section 1. Findings.** Based on a duly noticed public hearing, the relevant public record presented in that public hearing including, but not limited to, information presented by Port Staff, the Commission finds:

- (a) The Port of Everett has previously adopted its Comprehensive Scheme of Harbor Improvements, as required by statute.
- (b) Proper notice of the Comprehensive Scheme amendment has been published pursuant to the requirements of RCW 53.20.020.
- (c) The procedural requirement of a public hearing necessary in order to amend the Comprehensive Scheme is satisfied.


**Section 2. Comprehensive Scheme Amendment.** The Port of Everett's Comprehensive Scheme of Harbor Improvements is hereby amended to include the subject real property legally described in attached *Exhibit A* and depicted on attached *Exhibit B*. Port staff is herewith authorized and directed to exercise diligence in considering the future development of the subject property to

further the interests of the Port consistent with the Port of Everett Strategic Plan, the Port's Capital Improvement Plan, relevant Port policies, and relevant statutory authority.

**ADOPTED** by the Port Commission of the Port of Everett on the 20<sup>th</sup> day of September, 2022.

**EVERETT PORT COMMISSION**

  
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David Simpson, President

  
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Glen Bachman, Vice President

  
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Tom Stiger, Secretary

## Exhibit A

### Legal Description of Property

For APN/Parcel ID(s): 004513-001-001-00 IOP

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Tract "X":

Parcel A:

Lots 1 and 2, Block 1, Fredriksen's Addition to Mukilteo, according to the Plat thereof, recorded in Volume 9 of Plats, page 23, records of Snohomish County, Washington;

TOGETHER WITH that portion of alley lying between said Lots 1 and 2, as vacated by Town of Mukilteo Ordinance No. 53, recorded under Auditor's File No. 1142260 records of Snohomish County, Washington.

ALSO TOGETHER WITH that portion of Lot 1, Block 2, of said Fredriksen's Addition to Mukilteo, lying Southerly of First Street and Northerly of the Burlington Northern-Sante Fe Railroad right-of-way.

Situate in the County of Snohomish, State of Washington.

Parcel B:

Lots 1 and 2, the West 5 feet of Lot 3, and Lots 9 and 10, Block 1, Thomas' Addition to Mukilteo, according to the Plat thereof, recorded in Volume 1 of Plats, page 89, records of Snohomish County, Washington;

TOGETHER WITH that portion of alley lying between said Lots 1 and 10, as vacated by Town of Mukilteo Ordinance No. 53, recorded under Auditor's File No. 1142260;

ALSO TOGETHER WITH that portion of the 16 foot wide alley lying Southerly of the Southerly line of said Lot 2 and the Southerly line of the Westerly 5 feet of said Lot 3 and lying Northerly of the Northerly line of said Lot 9 and the Northerly line of the Westerly 5 feet of Lot 8 of said Block 1, as vacated by City of Mukilteo Ordinance No. 1055, recorded under Auditor's File No. 200209171215 records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

Parcel C:

The North 40 feet of Lots 6, 7 and 8, Block 1, Thomas' Addition to Mukilteo, according to the Plat thereof, recorded in Volume 1 of Plats, page 89, records of Snohomish County, Washington;

TOGETHER WITH the South 8 feet of the alley abutting said Lots 6, 7, and 8, as vacated by City of Mukilteo Ordinance No. 1211, recorded under Auditor's File No. 200811190267 records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

Except from said Tract "X" the following described property conveyed to the State of Washington by Warranty Deed recorded under Auditor's File No. 202109030014 records of Snohomish County, Washington:

All that portion of the hereafter described TRACT "X" lying Southerly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) TF 100+78.73 on the TF line survey of SR 525, Mukilteo Ferry Terminal Lincoln to Park Vic. and 57.50 feet Northwesterly therefrom; thence Northeasterly parallel with said line survey to a point opposite HES TF 101+52.15 thereon; thence Northeasterly parallel with said line survey to a point opposite HES TF 104+42.50 thereon; thence Southeasterly to a point opposite HES TF 104+42.01 on said survey and 47.50 feet Northwesterly therefrom; thence Northeasterly to a point opposite HES TF 105+04.57 on said line survey and 46.50 feet Northwesterly therefrom and the end of this line description.

Situate in the County of Snohomish, State of Washington.

Said Tract "X" is together with that portion conveyed by Quit Claim Deed recorded under Auditor's File No. 202109070459 records of Snohomish County, Washington, more particularly described as follows:

That portion of Lots 1 through 6, inclusive, Block 1, Fowler's Addition to the Town of Mukilteo, according to the Plat thereof recorded in Volume 2 of Plats, page 32 records of Snohomish County, Washington, lying within a tract of land beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) TF 101+52.15 on the TF line survey of SR 525, Mukilteo Ferry Terminal Lincoln to Park Vic., and 57.50 feet Northerly therefrom, said point being on the Easterly boundary of Block 1 of said plat; thence Westerly parallel with said TF line survey to a point opposite HES 100+78.73 thereon, said point also being a point of curve to the right, having a radius of 25.5 feet; thence Westerly along said survey a distance of 10.73 feet to a point opposite HES TF 100+68.32 on said line survey and 59.73 feet Northerly therefrom; thence Northwesterly to a point opposite HES TF 100+59.85 on said line survey and 98.61 feet Northerly therefrom; thence Westerly to a point opposite HES TF 100+47.66 on said line survey and 101.40 feet Northerly therefrom; thence Northerly to a point opposite HES 10+58.54 on the SR 525 line survey of said Highway and 22.5 feet Easterly therefrom, said point being on the Northerly boundary of said Block 1; thence Easterly along said Northerly boundary to a point opposite 10+42.59 on said SR 525 line survey and 106.16 feet Easterly therefrom, said point being the Northeast corner of said Block 1;

thence Southerly along the Easterly boundary of said Block 1, and its extension thereof, to the point of beginning.

Situate in the County of Snohomish, State of Washington.

