



Mountlake Terrace City Council
Meeting Agenda
Monday, August 25, 2025, 7:00 PM
Mountlake Terrace City Hall, and via Telephone or
Teleconference

AGENDA

1. Call to Order
2. Attendance Roll Call
3. Approval of the 08/11/25 Meeting Minutes
4. Public Comment (No person shall make personal attacks, or threatening remarks while addressing the Planning Commission, which disrupts, disturbs, or otherwise impedes the orderly conduct of the meeting. Any person who is engaging in conduct that disturbs, disrupts, or impedes the business of the Planning Commission or whose comments have been ruled out of order by the presiding officer, shall immediately cease and refrain from further improper comments or inappropriate conduct. All hate speech will be construed as threatening remarks.)
5. **Public Hearing** on Zoning for 24229 48th Ave W (Annexation)
6. Director's Report
7. Miscellaneous Business by Call of Planning Commissioners
8. Adjournment

If the public would like to listen via telephone, call 1-253-215-8782. To watch the meeting online: 1) Go to <https://zoom.us/join>; 2) Enter meeting ID 832 0588 1330 and click “join” (you will be prompted to install the Zoom application if you do not already have it).

The City of Mountlake Terrace strives to provide access and services to all members of the public. Please notify the City at least one week prior to the event if reasonable accommodations are needed.

City of Mountlake Terrace Guidelines on Addressing the Planning Commission

The Planning Commission welcomes public input at the appropriate time during a public meeting. If you wish to address the Commission, you will be called on when your hand is raised and recognized by the Planning Commission Secretary.

Anyone who is addressing the Planning Commission will need to state their name and address at the beginning of their testimony, or comments.

To comment on an item not listed on the agenda, please address the Planning Commission at the time listed on the agenda as public comment.

To comment on an item listed on the agenda, please do so when the Chair calls for public comment during that particular agenda item.

Unless the Planning Commission Chair directs otherwise, comments on any item should not exceed five minutes per person.

To give public hearing testimony remotely (via Zoom), complete the Request Form for Remote Public Comment on the city's Planning Commission web page, at least 24 hours before the meeting. You will then be contacted via email to confirm your participation. Your reply to the confirmation email must be received by 4 p.m. on the day of meeting to be acknowledged that same evening. To give public hearing testimony at a meeting in-person, sign up at the meeting (no 24-hour notice required).

To submit written public hearing testimony, mail to/drop off at City Hall (23204 58th Avenue W., Mountlake Terrace, WA 98043) or email remarks to Shannon Olsen, solsen@mltwa.gov, no later than 4 p.m. on the public hearing date.

Purpose of Work Sessions

Occasionally the Planning Commission will discuss City topics in the form of a Work Session. The purpose of Work Sessions is for the Commission to collectively discuss ideas with each other, as well as observe staff presentations on selected topics. While the Planning Commission cannot take any official actions during a Work Session, the public is welcome to speak regarding an item before the Work Session begins. The public is always welcome to attend and monitor Planning Commission Work Sessions.

MOUNTLAKE TERRACE PLANNING COMMISSION
MINUTES

August 11, 2025
7:00 pm

Mountlake Terrace City Hall
and via Teleconference

Commissioners Present

Chair Bautista
Vice Chair Bettcher
Commissioner Stenson
Commissioner Thompson
Commissioner Wu
Commissioner Landess (via Zoom)

Commissioners Absent

Commissioner Morgan

City Staff Present

Community and Economic Development Director Christy Osborn
Senior Planner Sara Pizzo
Planning Commission Secretary Shannon Olsen

Consultant Staff Present

None

Call to Order - Roll Call

Chair Bautista called the meeting of the Planning Commission to order at 7:04 pm.

Approval of July 28, 2025 Meeting Minutes

A **motion** to approve the July 28 meeting minutes was accepted as presented.

Public Comment

None

Presentation on Zoning for 24229 48th Ave W (Annexation)

Senior Planner Sara Pizzo presented on this topic to include the purpose, history of the property in relation to the annexation, zoning in relation to the comprehensive plan, zoning in relation to SEPA, staff recommendation for zoning designation, and next steps.

Pizzo and Community and Economic Development Director Christy Osborn responded to questions and comments from Planning Commission.

Director's Report

Community and Economic Development Director Christy Osborn presented on this topic to include different ways to annex properties and why it's important, and resignation of Commissioner Landess.

Osborn responded to questions and comments from Planning Commission.

Miscellaneous Business by Call of Planning Commissioners

Commissioner Wu will be absent for September 8th meeting. A **motion** was made by Vice Chair Bettcher, Commissioner Stenson seconded. **Motion** passed 6-0

Adjournment

The meeting adjourned at 7:29 pm.

Shannon Olsen, Planning Commission Secretary



CITY OF
**MOUNTLAKE
TERRACE**



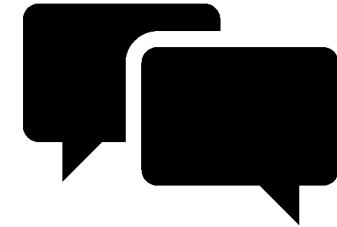
ZONING 24229 48th Ave W

Planning Commission Public Hearing: August 21, 2025

Sara Pizzo, AICP, Senior Planner, Community & Economic Development

PURPOSE

- Discuss zoning designation for a property located at 24229 48th Ave W
- Subject property is in the process of being annexed into the City of Mountlake Terrace
- Planning Commission is required to make a recommendation to City Council regarding the zoning designation for this property



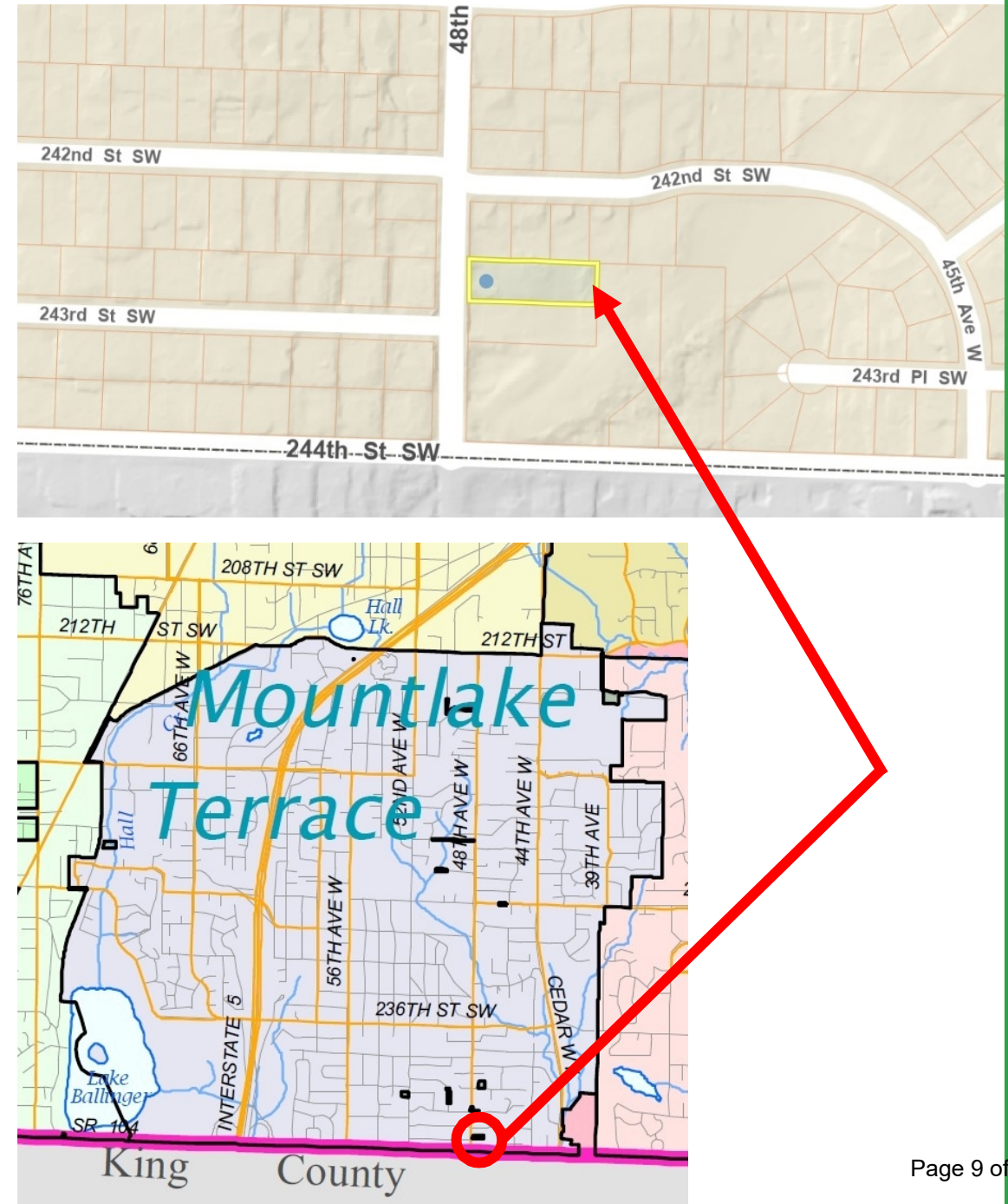
AGENDA

- Summary
- Legislative History
- Comprehensive Plan
- Adjacent Zoning
- SEPA
- Request of Planning Commission & Staff Recommendation
- Next Steps
- Discussion and Questions



SUMMARY

- Proposed Annexation Area
 - 24229 48th Ave W
 - 0.40 acres (17,269 square feet)
 - Area boundaries are adjacent to City limits and within the Mountlake Terrace Urban Growth Area
 - Property owners interested in connecting to city sewer service
- Annexation petitions filed with the City July 9 and July 21.
- Certificate of Sufficiency on petition received from Snohomish County July 28, 2025.



LEGISLATIVE HISTORY

Date	Meeting/Topic	Action
June 12, 2025	Work Session Introduce Notice of Intent to Commence Annexation Proceedings for subject property	Review Notice of Intent to Commence Annexation Proceedings
June 26, 2025	Regular Meeting Take action on Notice of Intent to Commence Annexation Proceedings for subject property	Passed Resolution 914 - Accepted the proposed area of annexation - Authorized the circulation of the petition - Required zoning adoption at time of annexation - Required assumption of existing City Indebtedness
August 7, 2025	Regular Meeting Work session to set date for public hearing on the petition.	Set public hearing date for August 21, 2025
August 21 , 2025	Public Hearing on Petition	Passed resolution to accept petition and direct staff to file a NOI with BRB

COMPREHENSIVE PLAN VISION 2044

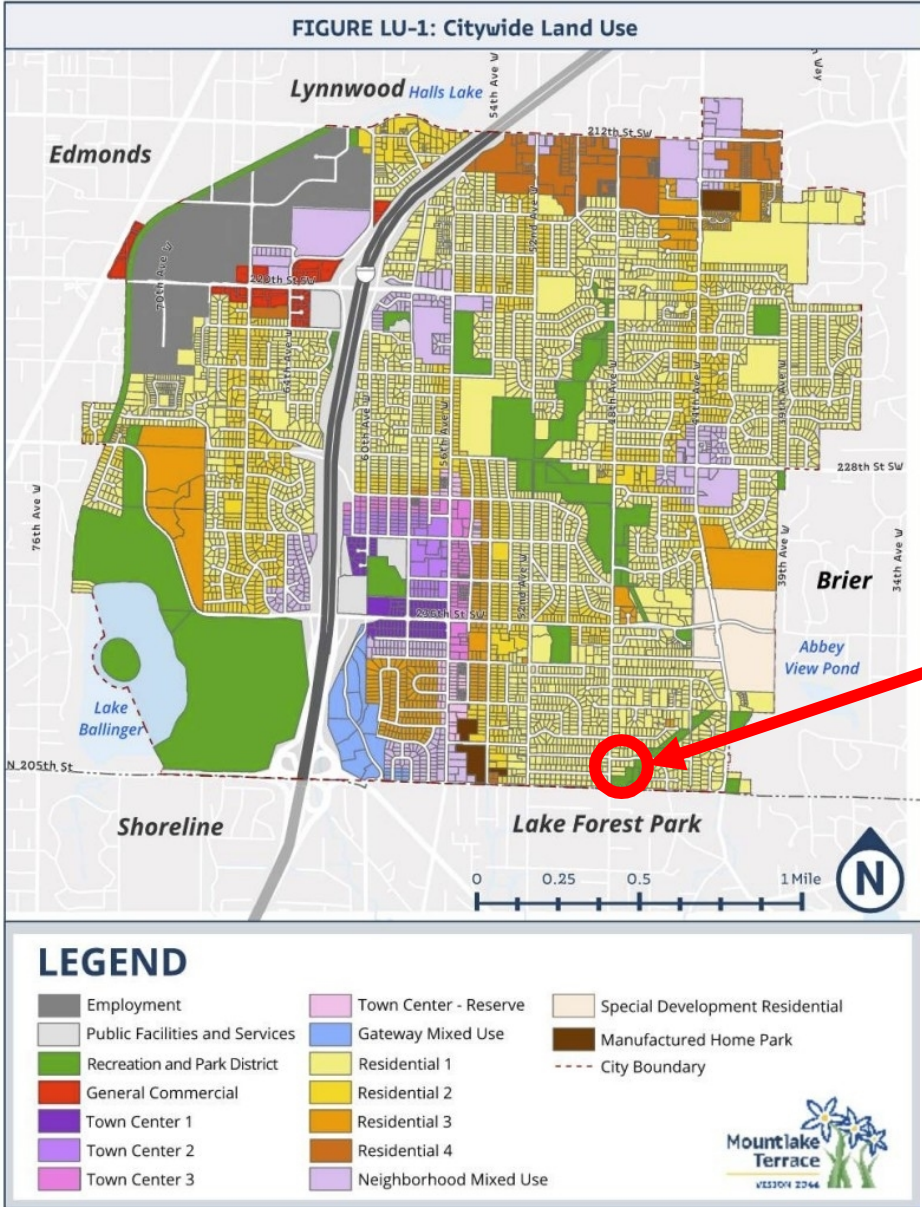
Capital Facilities Element

Policy CF-2.4: Annexation is required before providing services to unincorporated areas

Land Use Element

Policy LU-5.5: Work cooperatively with Snohomish County to ensure future annexations have a smooth and orderly transition to City governance

COMPREHENSIVE PLAN VISION 2044



Land Use Element

Comprehensive Plan shows subject site having a Residential 1 (R-1) land use designation

COMPREHENSIVE PLAN – LAND USE

- The purpose of the Residential 1 land use designation is to provide land for detached single-household residences, duplexes, and other complementary uses, while encouraging a clean and healthy environment, safety, walkability, neighborliness, affordability for a range of income levels, and adequate open space. These residential buildings would have a maximum height of 3 stories.

Site existing use: Single-household residence (1 story) and associated improvements.

The existing use complies with stated purpose of the R-1 land use designation in Vision 2044.

ADJACENT ZONING



City of Mountlake Terrace Zoning Map section showing 24229 48th Ave W

Adjacent Zoning Designations:

- Residential 1 (R-1)
- Recreation and Park District (REC)

Minimum lot area required in R-1 is 4,800 square feet.

- **Subject site is 17,269 square feet.**
- **Minimum lot area requirement is met.**

SEPA

Designating zoning is subject to environmental review under SEPA.

Snohomish County Zoning Designation:

- Single Family Residential (R-8,400)

Proposed City Zoning Designation:

- Residential 1 (R-1)

Adopting an R-1 zoning designation at this property is not expected to result in any direct or indirect environmental impacts.



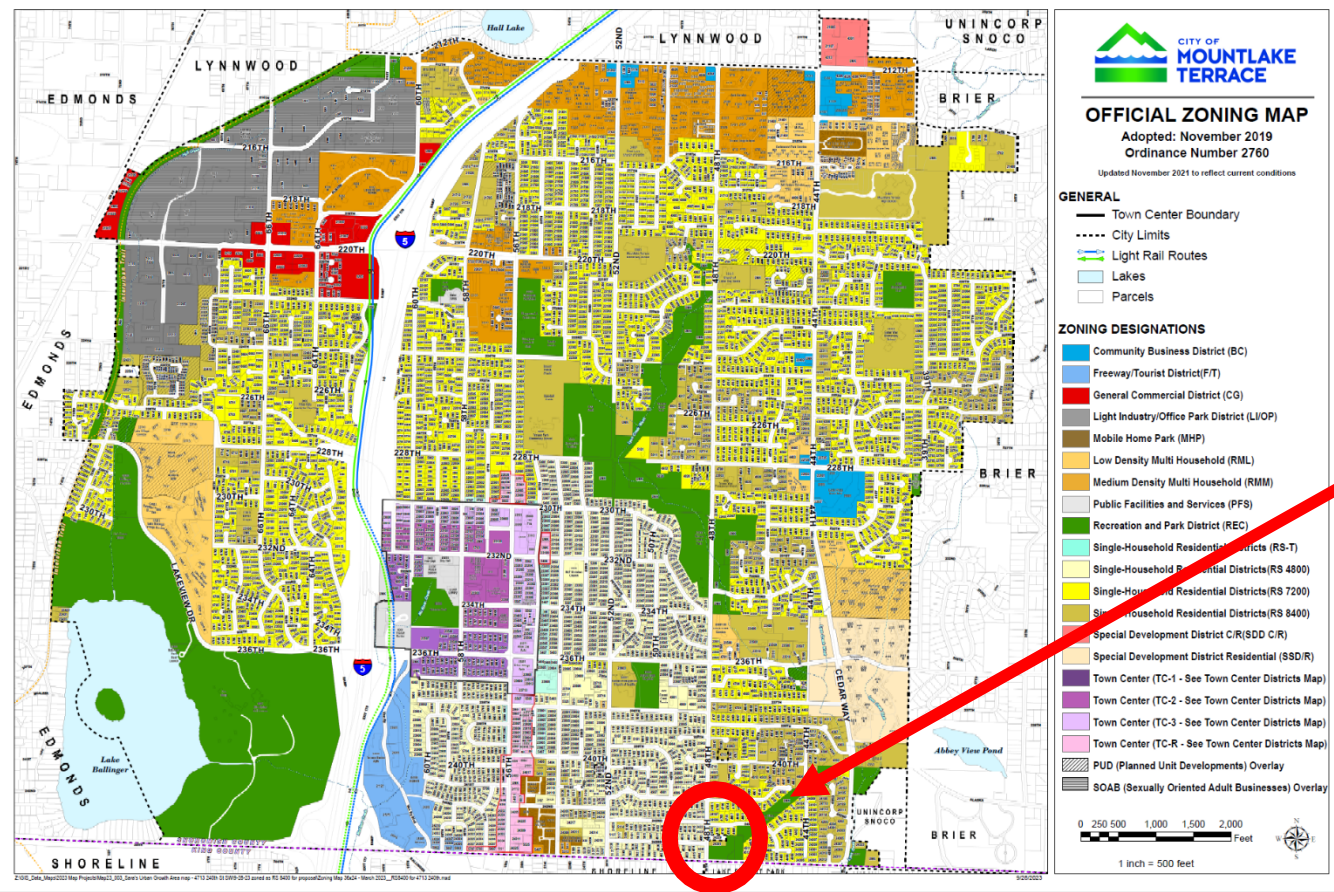
Snohomish County Zoning Map showing 24229 48th Ave W

REQUEST & RECOMMENDATION

Provide a recommendation to City Council regarding the zoning designation for 24229 48th Ave W.

Staff recommends designating 24229 48th Ave W. as Residential 1 (R-1).

RECOMMENDATION



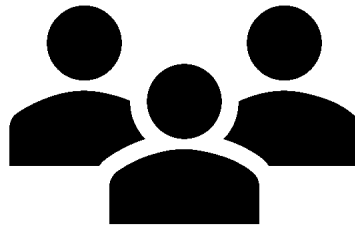
Proposed Mountlake Terrace Zoning Plan Map, red circle around 24229 48th Ave W and call out box showing a closer view of the property and proposed zoning of R-1



Proposed R-1 Zoning

NEXT STEPS

- Staff to forward Planning Commission zoning recommendation for the subject site to City Council
- City Council to vote on zoning designation for 24229 48th Ave W



DISCUSSION & QUESTIONS

Thank you



Terrace City Hall

FIRST-CLASS



US POSTAGE



\$ 001.25⁰

ZIP 98043
02 7H
0006228601

JUL 10 2025



US POSTAGE



\$ 000.79⁰

ZIP 98043
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JUL 10 2025

Snohomish County Assessor
3000 Rockefeller Ave
MS 510
Everett, WA 98201
Attn: Chris Huyboom

July 10, 2025

MAIL

Christoff Huyboom
Snohomish County Assessor's Office
3000 Rockefeller Ave, M/S 510
Everett, WA 98201

Re: Certification of Petition Annexation
City of Mountlake Terrace
Assessor's Parcel Numbers: 00455100001001

Christoff Huyboom,

The above-noted Petition for Annexation was received July 9, 2025. It is being forwarded to you for certification.

If you have any questions or need additional information, please contact me at (425) 744-6284 or by email at spizzo@mltwa.gov.

Thank you for your prompt attention.

Sincerely yours,



Sara Pizzo, AICP
Associate Planner

Enclosures. Petition for Annexation
Vicinity Map
Legal Description
Survey
Talon Ventures, LLC Operating Agreement
Affidavit of Identity (Edric Chung)
Affidavit of Identity (Irwan Ngadisastra)
City Council Resolution 914 dated June 26, 2025

cc: City Manager
Community and Economic Development Director

PETITION FOR ANNEXATION OF TERRITORY TO CITY OF MOUNTLAKE TERRACE

Annexation Number P-ANX - 25-0013

We the undersigned, owners of the property in the following described tract of land, contiguous to the present existing City limits to wit: (Provide metes and bounds description below including any unincorporated right-of-way adjoining any boundary of the subject property. Continue on back of page and attach additional sheets, if necessary.)

See legal description below

Do hereby petition the City of Mountlake Terrace for annexation of said tract into the corporate limits of said City of Mountlake Terrace as permitted under RCW 35.A.14.

We further represent that we are owners of at least sixty (60) percent of the assessed value of the area to be annexed. As required by Mountlake Terrace Resolution 914, we agree to accept all outstanding obligations of the City of Mountlake Terrace at the same rate and on the same basis as other property within the City of Mountlake Terrace including assessments or taxes in payment of all or any portion of the outstanding indebtedness of the City contracted, incurred prior to, or existing at the date of annexation; and to have our respective properties zoned as determined appropriate by the Mountlake Terrace City Council.

The petitioners ask that the City Council of said Mountlake Terrace approve such annexation and they cause that said petition to be filed with the City Council of Mountlake Terrace of Snohomish County, Washington.

DATED THIS 9th day of July, 2025

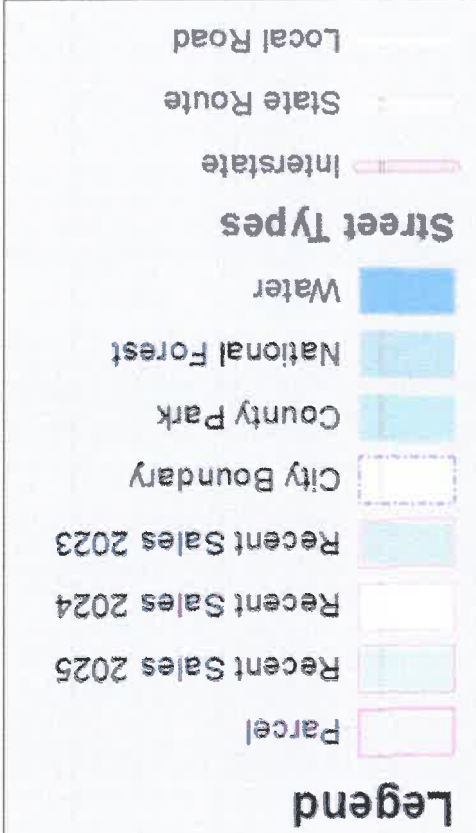
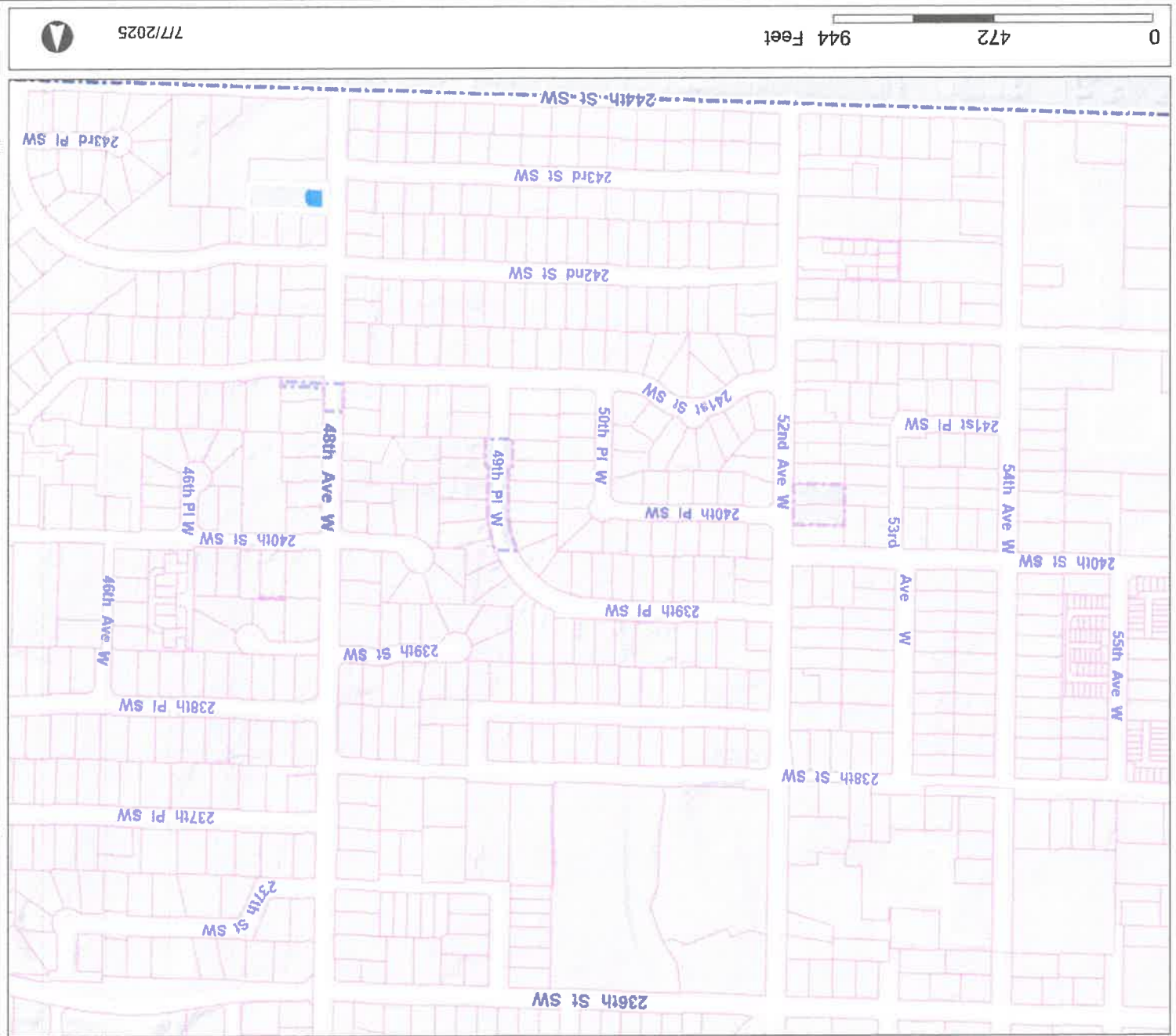
WARNING

Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

PETITIONER'S SIGNATURE (Please sign as registered to vote)	PRINT NAME HERE For positive identification	ADDRESS WHERE REGISTERED TO VOTE			Date of signing
		Street and number of rural route and box number	City (or town) where registered for voting	County	
1. 	EDDIE CHUNG	24229 48th Ave	Mountlake Terrace	USA	7/9/2025
2. 	IRWAN NGADISASTERA	24229 48TH AVE	MOUNTLAKE TERRACE	WA	7/9/25
3.					
4.					

INSTRUCTIONS TO SIGNERS AND VOLUNTEER SOLICITORS:

1. Sign your name as you are registered to vote. Married woman sign "Mary D. Jones", not "Mrs. John D. Jones".
2. Be sure to obtain a signature from every registered voter in each household.
3. Voter should sign petition only once. (If a voter signs more than once, only the first signature of the voter will be counted.)
4. Every signature counts. Return all petitions, even if only one name is on them.
5. Petitions may be signed, either in ink or indelible pencil.
6. Return all petitions to the area coordinator. Those without area coordinators, return filled petitions immediately to address on right.
7. Payment for circulating petitions is prohibited by law.

[illegible]

Legal Description

For APN/Parcel ID(s): 004551-000-010

THE FOLLOWING LEGAL DESCRIPTION IS REQUIRED FOR PERMITTING PURPOSES AND IS DOES NOT PURPORT TO BE A REPLACEMENT OF THE TRUE LEGAL DESCRIPTION WHICH IS THE VERBATIM TEXT THAT IS INCLUDED IN THE INSTRUMENTS OF CONVEYANCE, NAMELY DEEDS:

THAT PORTION OF THE NORTH 75 FEET OF LOTS 10 AND 11, GIEBNER-HENDRICKSON ACRE HOMES ADDITION DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 50, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PARCEL OF LAND;

THENCE SOUTH 88°06'54" EAST, ALONG THE NORTH LINE OF SAID PARCEL, 230.27 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL;
THENCE SOUTH 00°58'46" WEST, ALONG THE EAST LINE OF SAID PARCEL, 75.01 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL;
THENCE NORTH 88°06'54" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, 230.24 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL;
THENCE NORTH 00°57'17" EAST, ALONG THE WEST LINE OF SAID PARCEL, 75.01 FEET, TO THE POINT OF BEGINNING.

1. T. BRADY MINTZ, VOL. 18, NO. 10, DECEMBER 1994, WASHINGTON

THESE RESULTS ARE IN ACCORDANCE WITH THE FINDINGS OF OTHER STUDIES THAT HAVE SHOWN THAT THE USE OF A SINGLE-STEP PROCESS IS MORE EFFECTIVE THAN A TWO-STEP PROCESS IN IMPROVING THE QUALITY OF THE FINAL PRODUCT.

BASIN OF BEARINGS

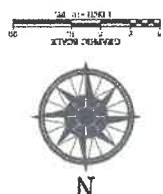
LEGAL DESCRIPTION

1001/2 1001/2 1001/2

THESE STATEMENTS ARE:

14.8

114581



MS

DATE: 12/1/70
SIGNED: J. Edgar Hoover

02184X06 EX - NON-IMPREGNATED TOWNS

СДЕЛАНО В БУ - КОМАНДОВАНИЕ (1924)

RLN

GLN

SHEET
1 OF 1

0707 / ET / 20 32100

BOUNDARY & TOPOGRAPHIC SURVEY

FALON VENTURES LLC
24229 49TH AVE W
MOUNTLAKE TERRACE, WA 98043



PH: 706.405.1231

[illegible]

TALON VENTURES, LLC OPERATING AGREEMENT

I. PRELIMINARY PROVISIONS

- (1) *Effective Date:* This operating agreement of **Talon Ventures, LLC (a Washington State Limited Liability Company)** effective **January 27, 2025**, is adopted by the members whose signatures appear at the end of this agreement (the "Agreement").
- (2) *Formation:* This limited liability company (LLC) was formed by filing Articles of Organization, a Certificate of Formation or a similar organizational document with the LLC filing office of the state of **Washington** on **January 27, 2025**. A copy of this organizational document has been placed in the LLC's records book.
- (3) *Name:* The formal name of this LLC is as stated above. However, this LLC may do business under a different name by complying with the state's fictitious or assumed business name statutes and procedures.
- (4) *Registered Office and Agent:* The registered office of this LLC and the registered agent at this address are as follows:
Erwin Suparno
13733 34th Ave SE
Mill Creek, WA 98012
- The registered office and agent may be changed from time to time as the members may see fit, by filing a change of registered agent or office form with the state LLC filing office. It will not be necessary to amend this provision of the operating agreement if and when such a change is made.
- (5) *Business Purposes:* The specific business purposes and activities contemplated by the founders of this LLC at the time of initial signing of this agreement consist of the following:

To purchase, renovate, and sell or rent real estate properties.

It is understood that the foregoing statement of purposes shall not serve as a limitation on the powers or abilities of this LLC, which shall be permitted to engage in any and all lawful business activities. If this LLC intends to engage in business activities outside the state of its formation that require the qualification of the LLC in other states, it shall obtain such qualification before engaging in such out-of-state activities.

- (6) *Duration of LLC:* The duration of this LLC shall be **indefinitely**. Further, this LLC shall terminate when a proposal to dissolve the LLC is adopted by the membership of this LLC or when this LLC is otherwise terminated in accordance with law.

II. MEMBERSHIP PROVISIONS

- (1) *Non-liability of Members:* No member of this LLC shall be personally liable for the expenses, debts, obligations or liabilities of the LLC, or for claims made against it.
- (2) *Reimbursement for Organizational Costs:* Members shall be reimbursed by the LLC for organizational expenses paid by the members. The LLC shall be authorized to elect to deduct organizational expenses and start-up expenditures ratably over a period of time as permitted by the Internal Revenue Code and as may be advised by the LLC's tax advisor.
- (3) *Management:* This LLC shall be managed exclusively by all of its members
- (4) *Members' Percentage Interests:* A member's percentage interest in this LLC shall be computed as a fraction, the numerator of which is the total of a member's capital account and the denominator of which is the total of all capital

accounts of all members. This fraction shall be expressed in this agreement as a percentage, which shall be called each member's "percentage interest" in this LLC.

(5) *Membership Voting:* Except as otherwise may be required by the Articles of Organization, Certificate of Formation or a similar organizational document, other provisions of this operating agreement, or under the laws of this state, each member shall vote on any matter submitted to the membership for approval in proportion to the member's percentage interest in this LLC. Further, unless defined otherwise for a particular provision of this operating agreement, the phrase "majority of members" means the vote of members whose combined votes equal more than 50% of the votes of all members in this LLC.

(6) *Compensation:* Members shall not be paid as members of the LLC for performing any duties associated with such membership, including management of the LLC. Members may be paid, however, for any services rendered in any other capacity for the LLC, whether as officers, employees, independent contractors or otherwise.

(7) *Members' Meetings:* The LLC shall not provide for regular members' meetings. However, any member may call a meeting by communicating his or her wish to schedule a meeting to all other members. Such notification may be in person or in writing, or by telephone, facsimile machine, or other form of electronic communication reasonably expected to be received by a member, and the other members shall then agree, either personally, in writing, or by telephone, facsimile machine or other form of electronic communication to the member calling the meeting, to meet at a mutually acceptable time and place. Notice of the business to be transacted at the meeting need not be given to members by the member calling the meeting, and any business may be discussed and conducted at the meeting. If all members cannot attend a meeting, it shall be postponed to a date and time when all members can attend, unless all members who do not attend have agreed in writing to the holding of the meeting without them. If a meeting is postponed, and the postponed meeting cannot be held either because all members do not attend the postponed meeting or the non-attending members have not signed a written consent to allow the postponed meeting to be held without them, a second postponed meeting may be held at a date and time announced at the first postponed meeting. The date and time of the second postponed meeting shall also be communicated to any members not attending the first postponed meeting. The second postponed meeting may be held without the attendance of all members as long as a majority of the percentage interests of the membership of this LLC is in attendance at the second postponed meeting. Written notice of the decisions or approvals made at this second postponed meeting shall be mailed or delivered to each non-attending member promptly after the holding of the second postponed meeting. Written minutes of the discussions and proposals presented at a members' meeting, and the votes taken and matters approved at such meeting, shall be taken by one of the members or a person designated at the meeting. A copy of the minutes of the meeting shall be placed in the LLC's records book after the meeting.

(8) *Membership Certificates:* This LLC shall be authorized to obtain and issue certificates representing or certifying membership interests in this LLC. Each certificate shall show the name of the LLC, the name of the member, and state that the person named is a member of the LLC and is entitled to all the rights granted members of the LLC under the Articles of Organization, Certificate of Formation or a similar organizational document, this operating agreement and provisions of law. Each membership certificate shall be consecutively numbered and signed by one or more officers of this LLC. The certificates shall include any additional information considered appropriate for inclusion by the members on membership certificates. In addition to the above information, all membership certificates shall bear a prominent legend on their face or reverse side stating, summarizing or referring to any transfer restrictions that apply to memberships in this LLC under the Articles of Organization, Certificate of Formation or a similar organizational document and/or this operating agreement, and the address where a member may obtain a copy of these restrictions upon request from this LLC. The records book of this LLC shall contain a list of the names and addresses of all persons to whom certificates have been issued, show the date of issuance of each certificate, and record the date of all cancellations or transfers of membership certificates.

III. TAX AND FINANCIAL PROVISIONS

(1) *Tax Classification of LLC:* The members of this LLC intend that this LLC be initially classified as a **Partnership** for federal and, if applicable, state income tax purposes. It is understood that all members may agree to change the tax

treatment of this LLC by signing, or authorizing the signature of, , Entity Classification Election, and filing it with the IRS and, if applicable, the state tax department within the prescribed time limits.

(2) *Tax Year and Accounting Method:* The tax year of this LLC shall be **the calendar year**. The LLC shall use the **Hybrid** method of accounting. Both the tax year and the accounting period of the LLC may be changed with the consent of all members if the LLC qualifies for such change, and may be effected by the filing of appropriate forms with the IRS and state tax authorities.

(3) *Tax Matters Partner:* If this LLC is required under Internal Revenue Code provisions or regulations, it shall designate from among its members a "tax matters partner" in accordance with Internal Revenue Code Section 6231 (a) (7) and corresponding regulations, who will fulfill this role by being the spokesperson for the LLC in dealings with the IRS as required under the Internal Revenue Code and Regulations, and who will report to the members on the progress and outcome of these dealings.

(4) *Annual Income Tax Returns and Reports:* Within 60 days after the end of each tax year of the LLC, a copy of the LLC's state and federal income tax returns for the preceding tax year shall be mailed or otherwise provided to each member of the LLC, together with any additional information and forms necessary for each member to complete his or her individual state and federal income tax returns. If this LLC is classified as a partnership for income tax purposes, this additional information shall include a federal (and, if applicable, state) Form K-1 (Form 1065 - Partner's Share of Income, Credits, Deductions) or equivalent income tax reporting form. This additional information shall also include a financial report, which shall include a balance sheet and profit and loss statement for the prior tax year of the LLC.

(5) *Bank Accounts:* The LLC shall designate one or more banks or other institutions for the deposit of the funds of the LLC, and shall establish savings, checking, investment and other such accounts as are reasonable and necessary for its business and investments. One or more members of the LLC shall be designated with the consent of all members to deposit and withdraw funds of the LLC, and to direct the investment of funds from, into and among such accounts. The funds of the LLC, however and wherever deposited or invested, shall not be commingled with the personal funds of any members of the LLC.

(6) *Title to Assets:* All personal and real property of this LLC shall be held in the name of the LLC, not in the names of individual members.

IV. CAPITAL PROVISIONS

(1) *Capital Contributions by Members:* Members shall make the following contributions of cash, property or services as shown next to each member's name below. Unless otherwise noted, cash and property described below shall be paid or delivered to the LLC on or by **January 31, 2025**. The fair market values of items of property or services as agreed between the LLC and the contributing member are also shown below. The percentage interest in the LLC that each member shall receive in return for his or her capital contribution is also indicated for each member.

<u>NAME & ADDRESS</u>	<u>CONTRIBUTION</u>	<u>% INTEREST IN LLC</u>
(1) <u>Erwin Suparno</u>	<u>\$1,000</u>	<u>33.3%</u>
<u>13733 34th Ave SE, Mill Creek, WA 98012</u>		
(2) <u>Irwan Neadisastra</u>	<u>\$1,000</u>	<u>33.3%</u>
<u>12515 NE 105th Pl, Kirkland, WA 98033</u>		
3. <u>Edric Chung</u>	<u>\$1,000</u>	<u>33.3%</u>
<u>3615 190TH PL SW, Lynnwood, WA 98036</u>		

- (2) *Additional Contributions by Members*: The members may agree, from time to time by unanimous vote, to require the payment of additional capital contributions by the members, on or by a mutually agreeable date.
- (3) *Failure to Make Contributions*: If a member fails to make a required capital contribution within the time agreed for a member's contribution, the remaining members may, by unanimous vote, agree to reschedule the time for payment of the capital contribution by the late-paying member, setting any additional repayment terms, such as a late payment penalty, rate of interest to be applied to the unpaid balance, or other monetary amount to be paid by the delinquent member, as the remaining members decide. Alternatively, the remaining members may, by unanimous vote, agree to cancel the membership of the delinquent member, provided any prior partial payments of capital made by the delinquent member are refunded promptly by the LLC to the member after the decision is made to terminate the membership of the delinquent member.
- (4) *No Interest on Capital Contributions*: No interest shall be paid on funds or property contributed as capital to this LLC, or on funds reflected in the capital accounts of the members.
- (5) *Capital Account Bookkeeping*: A capital account shall be set up and maintained on the books of the LLC for each member. It shall reflect each member's capital contribution to the LLC, increased by each member's share of profits in the LLC, decreased by each member's share of losses and expenses of the LLC, and adjusted as required in accordance with applicable provisions of the Internal Revenue Code and corresponding income tax regulations.
- (6) *Consent to Capital Contribution Withdrawals and Distributions*: Members shall not be allowed to withdraw any part of their capital contributions or to receive distributions, whether in property or cash, except as otherwise allowed by this agreement and, in any case, only if such withdrawal is made with the written consent of all members.
- (7) *Allocations of Profits and Losses*: No member shall be given priority or preference with respect to other members in obtaining a return of capital contributions, distributions or allocations of the income, gains, losses, deductions, credits or other items of the LLC. The profits and losses of the LLC, and all items of its income, gain, loss, deduction and credit shall be allocated to members according to each member's percentage interest in this LLC.
- (8) *Allocation and Distribution of Cash to Members*: Cash from LLC business operations, as well as cash from a sale or other disposition of LLC capital assets, may be distributed from time to time to members in accordance with each member's percentage interest in the LLC, as may be decided by all of the members.
- (9) *Allocation of Noncash Distributions*: If proceeds consist of property other than cash, the members shall decide the value of the property and allocate such value among the members in accordance with each member's percentage interest in the LLC. If such noncash proceeds are later reduced to cash, such cash may be distributed among the members as otherwise provided in this agreement.
- (10) *Allocation and Distribution of Liquidation Proceeds*: Regardless of any other provision in this agreement, if there is a distribution in liquidation of this LLC, or when any member's interest is liquidated, all items of income and loss shall be allocated to the members' capital accounts, and all appropriate credits and deductions shall then be made to these capital accounts before any final distribution is made. A final distribution shall be made to members only to the extent of, and in proportion to, any positive balance in each member's capital account.

V. MEMBERSHIP WITHDRAWAL AND TRANSFER PROVISIONS

- (1) *Withdrawal of Members*: A member may withdraw from this LLC by giving written notice to all other members at least 60 days before the date the withdrawal is to be effective.
- (2) *Restrictions on the Transfer of Membership*: A member shall not transfer his or her membership in the LLC unless all non-transferring members in the LLC first agree to approve the admission of the transferee into this LLC. Further, no member may encumber a part or all of his or her membership in the LLC by mortgage, pledge, granting of a security interest, lien or otherwise, unless the encumbrance has first been approved in writing by all other members of the LLC.

Notwithstanding the above provision, any member shall be allowed to assign an economic interest in his or her membership to another person without the approval of the other members. Such an assignment shall not include a transfer of the member's voting or management rights in this LLC, and the assignee shall not become a member of the LLC.

VI. DISSOLUTION PROVISIONS

(1) *Events That Trigger Dissolution of the LLC:* The following events shall trigger dissolution of the LLC, except as provided:

- (a) the death, permanent incapacity, bankruptcy, retirement, resignation or expulsion of a member, except that within **30 days** of the happening of any of these events, all remaining members of the LLC **or the beneficiaries of the deceased member** may vote to continue the legal existence of the LLC, in which case the LLC shall not dissolve;
- (b) the expiration of the term of existence of the LLC if such term is specified in the Articles of Organization, Certificate of Formation or a similar organizational document, or this operating agreement;
- (c) the written agreement of all members to dissolve the LLC;
- (d) entry of a decree of dissolution of the LLC under state law.

VII. BENEFICIARIES PROVISIONS

Upon the death, incapacity, or withdrawal of a Member, their designated beneficiaries shall receive distributions based on the Member's ownership interest, as determined by the LLC's valuation process.

Distributions to beneficiaries shall be made in accordance with:

The deceased or incapacitated Member's estate plan or trust documents (if applicable).
The LLC's existing distribution schedule and policies.

Rights of Beneficiaries

Beneficiaries shall have direct voting or management rights in the LLC

Beneficiaries:

Of Erwin Suparno shall be Lilyana Margaretha

Of Irwan Ngadisastra shall be Kelsie Ngadisastra

Of Edric Chung shall be Yessica Tjok

VIII. GENERAL PROVISIONS

(1) *Officers:* The LLC may designate one or more officers, such as a President, Vice President, Secretary and Treasurer. Persons who fill these positions need not be members of the LLC. Such positions may be compensated or non-compensated according to the nature and extent of the services rendered for the LLC as a part of the duties of each office. Ministerial services only as a part of any officer position will normally not be compensated, such as the performance of officer duties specified in this agreement, but any officer may be reimbursed by the LLC for out-of-pocket expenses paid by the officer in carrying out the duties of his or her office.

(2) *Records:* The LLC shall keep at its principal business address a copy of all proceedings of membership meetings, as well as books of account of the LLC's financial transactions. A list of the names and addresses of the current

membership of the LLC also shall be maintained at this address, with notations on any transfers of members' interests to nonmembers or persons being admitted into membership in the LLC.

Copies of the LLC's Articles of Organization, Certificate of Formation or a similar organizational document, a signed copy of this operating agreement, and the LLC's tax returns for the preceding three tax years shall be kept at the principal business address of the LLC. A statement also shall be kept at this address containing any of the following information that is applicable to this LLC:

- the amount of cash or a description and value of property contributed or agreed to be contributed as capital to the LLC by each member;
- a schedule showing when any additional capital contributions are to be made by members to this LLC;
- a statement or schedule, if appropriate, showing the rights of members to receive distributions representing a return of part or all of members' capital contributions; and
- a description of, or date when, the legal existence of the LLC will terminate under provisions in the LLC's Articles of Organization, Certificate of Formation or a similar organizational document, or this operating agreement.

If one or more of the above items is included or listed in this operating agreement, it will be sufficient to keep a copy of this agreement at the principal business address of the LLC without having to prepare and keep a separate record of such item or items at this address. Any member may inspect any and all records maintained by the LLC upon reasonable notice to the LLC. Copying of the LLC's records by members is allowed, but copying costs shall be paid for by the requesting member.

(3) *All Necessary Acts:* The members and officers of this LLC are authorized to perform all acts necessary to perfect the organization of this LLC and to carry out its business operations expeditiously and efficiently. The Secretary of the LLC, or other officers, or all members of the LLC, may certify to other businesses, financial institutions and individuals as to the authority of one or more members or officers of this LLC to transact specific items of business on behalf of the LLC.

(4) *Signing for Real Estate Purchase & Sale:* Two members of the LLC, other than the member who is the Selling or Listing Broker in the transaction may sign the offer documents, closing documents and loan documents (if applicable). However, if the Selling or Listing Broker is not the member of the LLC, then all members must sign the offer documents, closing documents and loan documents (if applicable)

(5) *Indemnification:* The LLC shall indemnify the Member and those authorized officers, agents, and employees of the LLC identified in writing by the Member as entitled to being indemnified under this section for all costs, losses, liabilities and damages paid or accrued by the Member (as the Member or officer, agent, or employee) or any such office, agent, or employee in connection with the business of the LLC, except to the extent prohibited by the laws of the state that governs this Agreement. In addition, the LLC may advance costs of defense of any proceeding to the Member or any such officer, agent, or employee upon receipt by the LLC of an undertaking by or on behalf of such person to repay such amount if it shall ultimately be determined that the person is not entitled to be indemnified by the LLC.

(6) *Mediation and Arbitration of Disputes Among Members:* In any dispute over the provisions of this operating agreement and in other disputes among the members, if the members cannot resolve the dispute to their mutual satisfaction, the matter shall be submitted to mediation. The terms and procedure for mediation shall be arranged by the parties to the dispute. If good-faith mediation of a dispute proves impossible or if an agreed-upon mediation outcome cannot be obtained by the members who are parties to the dispute, the dispute may be submitted to arbitration in accordance with the rules of the American Arbitration Association. Any party may commence arbitration of the dispute by sending a written request for arbitration to all other parties to the dispute. The request shall state the nature of the dispute to be resolved by arbitration, and, if all parties to the dispute agree to arbitration, arbitration shall be commenced as soon as practical after such parties receive a copy of the written request. All parties shall initially share the cost of arbitration, but the prevailing party or parties may be awarded attorney fees, costs and other expenses of arbitration. All arbitration decisions shall be final, binding and conclusive on all the parties to arbitration, and legal judgment may be entered based upon such decision in accordance with applicable law in any court having jurisdiction to do so.

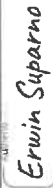
(7) *Governing Law:* This Agreement shall be governed by, and interpreted an enforced in accordance with, the substantive laws of the State in which the LLC was formed, without reference to the conflicts of law rules of that or any other jurisdiction.

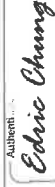
(8) *Entire Agreement:* This operating agreement represents the entire agreement among the members of this LLC, and it shall not be amended, modified or replaced except by a written instrument executed by all the parties to this agreement who are current members of this LLC as well as any and all additional parties who became members of this LLC after the adoption of this agreement. This agreement replaces and supersedes all prior written and oral agreements among any and all members of this LLC.

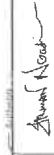
(9) *Severability:* If any provision of this agreement is determined by a court or arbitrator to be invalid, unenforceable or otherwise ineffective, that provision shall be severed from the rest of this agreement, and the remaining provisions shall remain in effect and enforceable.

IX. SIGNATURES OF MEMBERS

Execution of Agreement: In witness whereof, the members of this LLC sign and adopt this agreement as the operating agreement of this LLC.

Date: 02/05/25
Signature: 
Printed Name: Erwin Suparno, Member

Date: 02/05/25
Signature: 
Printed Name: Edric Chung, Member

Date: 02/05/25
Signature: 
Printed Name: Irwan Ngadisastra, Member

Erwin Suparno, Member, Talon Ventures, LLC
Edric Chung, Member, Talon Ventures, LLC

AFFIDAVIT OF IDENTITY

I, the Affiant, being duly sworn, hereby affirm on 07/09/2025 that:

- My legal name is EDRIC CHUNG.
- My date of birth is 04/13/1983.
- I currently reside at the following address: 3615 190TH PL SW, LYNNWOOD WA 98036
- My telephone number is: 206-235-5990.
- I have presented to the notary public:
 - ☒ - Driver's License
 - ☐ - Passport
 - ☐ - Identity Card
 - ☐ - Other: _____
- I understand that false statements on this Affidavit may be punishable by the fullest extent of the law.

Under penalty of perjury, I hereby declare and affirm that the Affidavit is signed by me and all its contents, to the best of my knowledge, are true and correct.

Affiant's Signature: [Signature] Date: 07/09/2025
(EDRIC CHUNG, MEMBER, TALON VENTURES LLC)

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

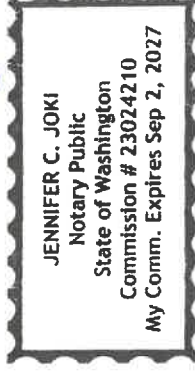
State of Washington
County of Snohomish

On July 9, 2025 before me, Edric Chung, personally appeared Edric Chung who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



AFFIDAVIT OF IDENTITY

I, the Affiant, being duly sworn, hereby affirm on 07/09/25 that:

- My legal name is RWAN NGADISASTIKA
- My date of birth is 02/26/1974
- I currently reside at the following address: 12515 NE 105TH PL, KIRKLAND, WA 98033
- My telephone number is: 206-228-1181.
- I have presented to the notary public:

- ☒ - Driver's License
- ☐ - Passport
- ☐ - Identity Card
- ☐ - Other: _____

- I understand that false statements on this Affidavit may be punishable by the fullest extent of the law.

Under penalty of perjury, I hereby declare and affirm that the Affidavit is signed by me and all its contents, to the best of my knowledge, are true and correct.

Affiant's Signature: [Signature] Date: 07/09/2025
RWAN NGADISASTIKA, MEMBER, TALON VENTURES, LLC

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

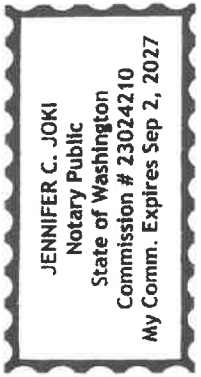
State of Washington
County of Snohomish

On July 9, 2025 before me, Rwan Ngadisastika, personally appeared Rwan Ngadisastika, Member, Talon Ventures, LLC who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jennifer C. Joki (Seal)



RESOLUTION NO. 914

A RESOLUTION OF THE CITY OF MOUNTLAKE TERRACE, WASHINGTON, APPROVING A WRITTEN REQUEST RECEIVED FROM TALON VENTURES, LLC TO AUTHORIZE CIRCULATION OF PETITIONS SEEKING ANNEXATION OF A PORTION OF UNINCORPORATED SNOHOMISH COUNTY INTO THE CITY OF MOUNTLAKE TERRACE

WHEREAS, RCW 35A.14.120 – 35A.14.150 allows noncharter code cities such as Mountlake Terrace, to begin proceedings for an annexation upon the submittal of a written notification of intent to commence annexation proceedings from any initiating party or parties who are the owners of not less than ten percent in value, according to the assessed valuation for general taxation of the property for which annexation is sought, and

WHEREAS, within sixty days of receiving a written notification of intent to commence annexation proceedings from the property owner or owners holding value sufficient to make such request, the City Council shall consider the matter at a public meeting, at which time the City Council may accept, reject, or geographically modify the proposed annexation; determine if the City will require the simultaneous adoption of proposed zoning regulations; and determine whether the City will require the assumption of all or any portion of existing City indebtedness by the area to be annexed; and

WHEREAS, RCW 35A.14.120 provides that approval by the City Council is a condition precedent to circulation of formal annexation petitions and that there shall be no appeal from the decision of the City Council; and

WHEREAS, on or about May 15, 2025, the City received a written “Notice of Intention to Commence Annexation Proceedings” signed by Edric Chung, Irwan Ngadisatra, and Erwin Suparno, partners of Talon Ventures, LLC (“Petitioners”), purporting to be the owners of a proposed annexation area that is generally located at 24229 48th Ave W. (“Annexation Area”); and

WHEREAS, Snohomish County tax records reflect that Petitioners own all the property in the proposed Annexation Area, which totals 0.40 acres, representing 100 percent of the acreage in the proposed Annexation Area; and

WHEREAS, because Petitioners own 100 percent of the acreage in the proposed Annexation Area, their signatures on the written “Notice of Intention to Commence Annexation Proceedings” represent property owners of over ten percent of the assessed value of the property for which annexation is sought; and

WHEREAS, having received Petitioners’ written notification of their intention to commence annexation proceedings and having satisfied the ten percent value threshold set forth in RCW 35A.14.120, the City Council scheduled the matter for consideration at its regular meeting on June 26, 2025; and

Resolution 914

WHEREAS, owners and developers having an interest in the Annexation Area have approached City officials seeking approval to extend City utilities to the properties and are willing to design their project consistent with existing City development standards in return for utility service, and

WHEREAS, the City Council may require the adoption of zoning regulations in a separate ordinance as a condition of the annexation; and

WHEREAS, consistent with previous Council action on annexation matters, administration recommends that the properties in the proposed Annexation Area be assessed and taxed at the same rate and on the same basis as other property within the City of Mountlake Terrace including assessments or taxes in payment of all or any portion of the outstanding indebtedness of the City contracted, incurred prior to, or existing at the date of annexation; and

WHEREAS, RCW 35A.14.120 provides that if the City Council requires the assumption of all or any portion of indebtedness and/or the adoption of a proposed zoning regulation by properties in the proposed Annexation Area, it shall be record this action in its minutes and the petition for annexation shall be so drawn as to indicate these facts; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOUNTLAKE TERRACE, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Circulation of Annexation Petitions Approved. Under the authority of Chapter 35A.14 RCW, the City Council of the City of Mountlake Terrace hereby approves the written request from Petitioners to circulate annexation petitions for an area of unincorporated Snohomish County that is generally located at 24229 48th Ave W and is more specifically described and depicted in Exhibit “A” (“Annexation Area”), copies of which are attached hereto and incorporated herein.

Section 2. Zoning. It is the intent of the Mountlake Terrace City Council to simultaneously adopt the zoning of all property within the proposed Annexation Area in substantial compliance with the Comprehensive Plan Map as adopted by the City of Mountlake Terrace.

Section 3. Petitions to Require Assumption of Existing City Indebtedness. It is the intent of the Mountlake Terrace City Council that, upon annexation, all property within the proposed Annexation Area shall be assessed and taxed at the same rate and on the same basis as other property within the City of Mountlake Terrace including assessments or taxes in payment of all or any portion of the outstanding indebtedness of the City contracted, incurred prior to, or existing on the date of annexation. Accordingly, and consistent with RCW 35A.14.120, any annexation petitions circulated under approval granted by this Resolution shall be written to clearly indicate this fact.

Resolution 914

Section 4. Findings of Fact. The recitals contained in the preamble to this Resolution are hereby adopted as findings of fact and incorporated herein by reference supporting the action taken in this Resolution.

Section 5. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this Resolution is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this resolution.

Section 6. Ratification. Any act consistent with the authority and prior to the effective date of this Resolution is hereby ratified and affirmed.

Section 7. Effective Date. This Resolution shall take effect and be in force immediately upon its passage.

Section 8. Corrections. The City Clerk is authorized to make necessary corrections to this Resolution including, but not limited to, the correction of scrivener/clerical errors, references, numbering, section/subsection numbers and any references thereto.

APPROVED BY THE CITY COUNCIL ON JUNE 26, 2025.



Kyoko Matsumoto Wright, Mayor



Jennifer Joki, City Clerk



APPROVED AS TO FORM:

Hillary J. Evans, City Attorney

July 21, 2025

MAIL

Christoff Huyboom
Snohomish County Assessor's Office
3000 Rockefeller Ave, M/S 510
Everett, WA 98201

Re: Certification of Petition Annexation
City of Mountlake Terrace
Assessor's Parcel Numbers: 00455100001001

Christoff Huyboom,

The enclosed documents are requested to be added to the Petition for Annexation sent to you July 10, 2025. The additional items were received by the City on July 21, 2025. The enclosed documents are being forwarded to you as part of the petition certification request.

If you have any questions or need additional information, please contact me at (425) 744-6284 or by email at spizzo@mltwa.gov.

Thank you for your prompt attention.

Sincerely yours,



Sara Pizzo, AICP
Associate Planner

Enclosures. Petition for Annexation (signed by Erwin Suparno)
Vicinity Map
Legal Description
Survey
Affidavit of Identity (Erwin Suparno)
Affidavit of Identity (Edric Chung)
Affidavit of Identity (Irwan Ngadisastra)

cc: City Manager
Community and Economic Development Director

PETITION FOR ANNEXATION OF TERRITORY TO CITY OF MOUNTLAKE TERRACE

Annexation Number P-ANX-25-0013

We the undersigned, owners of the property in the following described tract of land, contiguous to the present existing City limits to wit: (Provide metes and bounds description below including any unincorporated right-of-way adjoining any boundary of the subject property. Continue on back of page and attach additional sheets, if necessary.)

See legal description below _____

Do hereby petition the City of Mountlake Terrace for annexation of said tract into the corporate limits of said City of Mountlake Terrace as permitted under RCW 35.A.14.

We further represent that we are owners of at least sixty (60) percent of the assessed value of the area to be annexed. As required by Mountlake Terrace Resolution 914, we agree to accept all outstanding obligations of the City of Mountlake Terrace at the same rate and on the same basis as other property within the City of Mountlake Terrace including assessments or taxes in payment of all or any portion of the outstanding indebtedness of the City contracted, incurred prior to, or existing at the date of annexation; and to have our respective properties zoned as determined appropriate by the Mountlake Terrace City Council.

The petitioners ask that the City Council of said Mountlake Terrace approve such annexation and they cause that said petition to be filed with the City Council of Mountlake Terrace of Snohomish County, Washington.

DATED THIS 18 day of July, 2025

WARNING

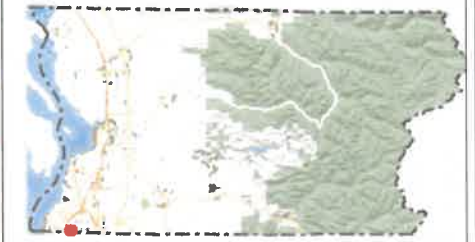
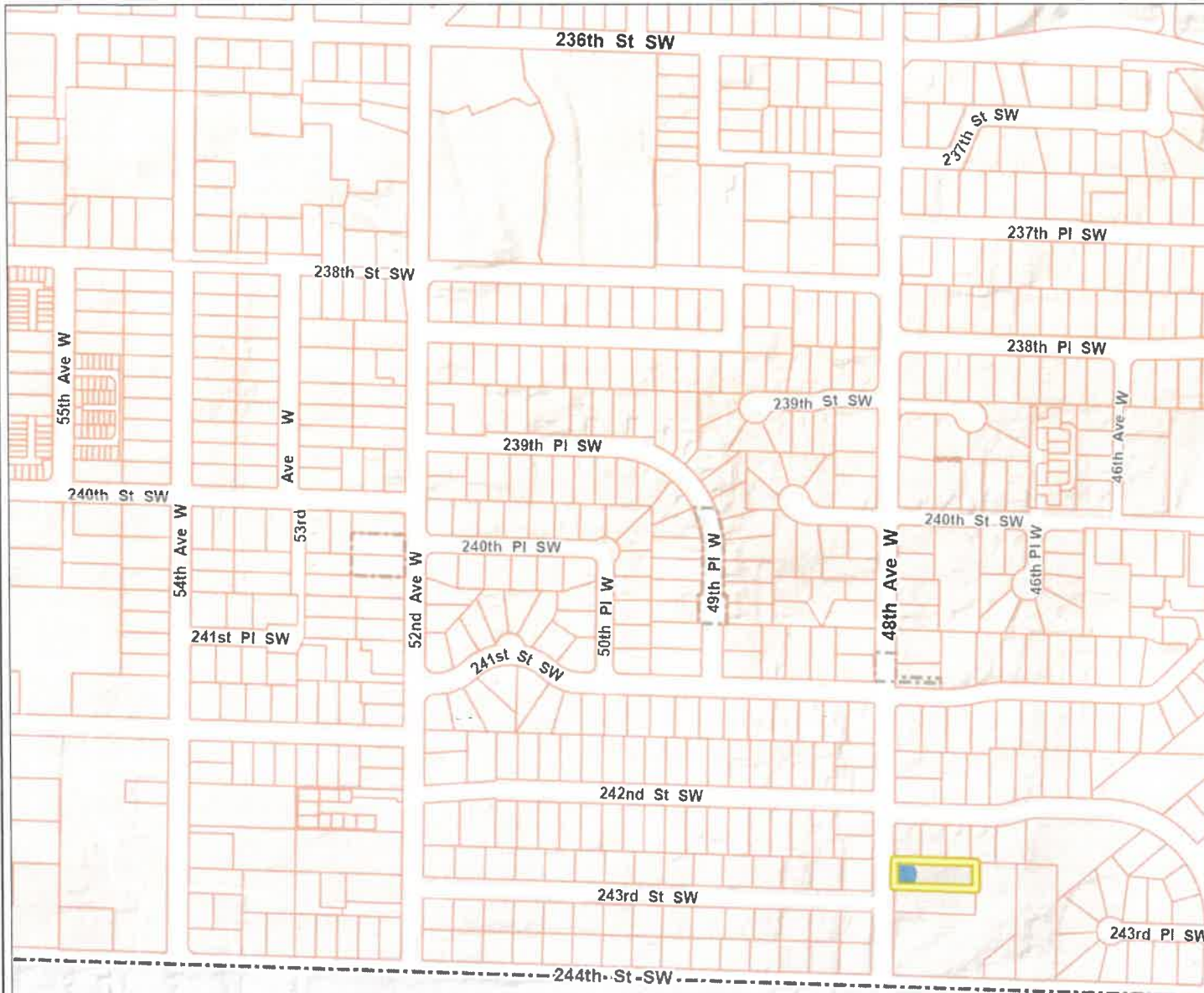
Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

PETITIONER'S SIGNATURE (Please sign as registered to vote)	PRINT NAME HERE For positive identification	ADDRESS WHERE REGISTERED TO VOTE			Date of signing
		Street and number of rural route and box number	City (or town) where registered for voting	County	
1. 	ERWIN SUPARN	24229 48th Ave West	Mountlake Terrace	Snohomish	7/18/25
2.					
3.					
4.					

INSTRUCTIONS TO SIGNERS AND VOLUNTEER SOLICITORS:

1. Sign your name as you are registered to vote. Married woman sign "Mary D. Jones", not "Mrs. John D. Jones".
2. Be sure to obtain a signature from every registered voter in each household.
3. Voter should sign petition only once. (If a voter signs more than once, only the first signature of the voter will be counted.)
4. Every signature counts. Return all petitions, even if only one name is on them.
5. Petitions may be signed, either in ink or indelible pencil.
6. Return all petitions to the area coordinator. Those without area coordinators, return filled petitions immediately to address on right.
7. Payment for circulating petitions is prohibited by law.

Vicinity Map 24229 48th Ave W



Legend

- Parcel
- Recent Sales 2025
- Recent Sales 2024
- Recent Sales 2023
- City Boundary
- County Park
- National Forest
- Water
- Street Types**
- Interstate
- State Route
- Local Road

0 472 944 Feet

7/7/2025



All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.

Legal Description

For APN/Parcel ID(s): 004551-000-010

THE FOLLOWING LEGAL DESCRIPTION IS REQUIRED FOR PERMITTING PURPOSES AND IS DOES NOT PURPORT TO BE A REPLACEMENT OF THE TRUE LEGAL DESCRIPTION WHICH IS THE VERBATIM TEXT THAT IS INCLUDED IN THE INSTRUMENTS OF CONVEYANCE, NAMELY DEEDS:

THAT PORTION OF THE NORTH 75 FEET OF LOTS 10 AND 11, GIEBNER-HENDRICKSON ACRE HOMES ADDITION DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 50, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PARCEL OF LAND;
THENCE SOUTH 88°06'54" EAST, ALONG THE NORTH LINE OF SAID PARCEL, 230.27 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL;
THENCE SOUTH 00°58'46" WEST, ALONG THE EAST LINE OF SAID PARCEL, 75.01 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL;
THENCE NORTH 88°06'54" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, 230.24 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL;
THENCE NORTH 00°57'17" EAST, ALONG THE WEST LINE OF SAID PARCEL, 75.01 FEET, TO THE POINT OF BEGINNING.

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

ERWIN SUPARNO, being first duly sworn upon oath, deposes and says:

1. I am the MEMBER of TALON VENTURES, a Washington LLC.
2. I am duly authorized to execute deeds or encumbrances on behalf of the company and may sign under oath on behalf of the company.
3. I have signed the annexation petition for 24229 48th AVE W, MOUNTLAKE

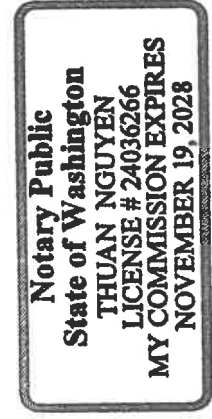
TERRACE, WA (PARCEL ID 004551-000-010) and I am duly authorized to sign said petition on behalf of TALON VENTURES, LLC.

DATED this 18 day of July, 2025, at Mill Creek, Washington.



ERWIN SUPARNO
MEMBER of TALON VENTURES, LLC

SUBSCRIBED AND SWORN to before me this 18 day of July, 2025.



Name Printed: Thuan Nguyen
NOTARY PUBLIC in and for the State
of Washington, residing at Lynnwood, WA
My commission expires: 11/19/2028

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

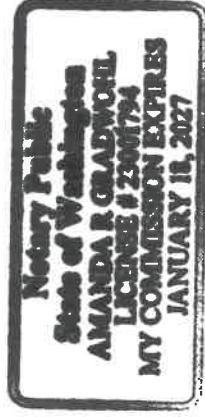
EDRIC CHUNG, being first duly sworn upon oath, deposes and says:

1. I am the MEMBER of TALON VENTURES, a Washington LLC.
2. I am duly authorized to execute deeds or encumbrances on behalf of the company and may sign under oath on behalf of the company.
3. I have signed the annexation petition for 24229 48th AVE W, MOUNTLAKE TERRACE, WA (PARCEL ID 004551-000-010) and I am duly authorized to sign said petition on behalf of TALON VENTURES, LLC.

DATED this 18 day of July, 2025, at MILL CREEK, Washington.


EDRIC CHUNG
MEMBER of TALON VENTURES, LLC

SUBSCRIBED AND SWORN to before me this 18th day of July, 2025.




Name Printed: Amanda R. Gladwohl
NOTARY PUBLIC in and for the State
of Washington, residing at Bothell, WA
My commission expires: 01/18/2027

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

IRWAN NGADISASTRA, being first duly sworn upon oath, deposes and says:

1. I am the MEMBER of TALON VENTURES, a Washington LLC.
2. I am duly authorized to execute deeds or encumbrances on behalf of the company and may sign under oath on behalf of the company.

3. I have signed the annexation petition for 24229 48th AVE W, MOUNTLAKE TERRACE, WA (PARCEL ID 004551-000-010) and I am duly authorized to sig said petition on behalf of TALON VENTURES, LLC.

DATED this 18th day of July, 2025, at KIRKLAND, Washington.



IRWAN NGADISASTRA
MEMBER of TALON VENTURES, LLC

SUBSCRIBED AND SWORN to before me this 18th day of July, 2025.



mckenna longley
Name Printed: mckenna longley
NOTARY PUBLIC in and for the State
of Washington, residing at Boothell
My commission expires: November 15th 2027



Snohomish County

Assessor's Office

Linda Hjelle

County Assessor

Laura Washabaugh

Chief Deputy

M/S #510

3000 Rockefeller Ave.

Everett, WA 98201-4046

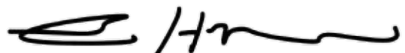
(425) 388-3433

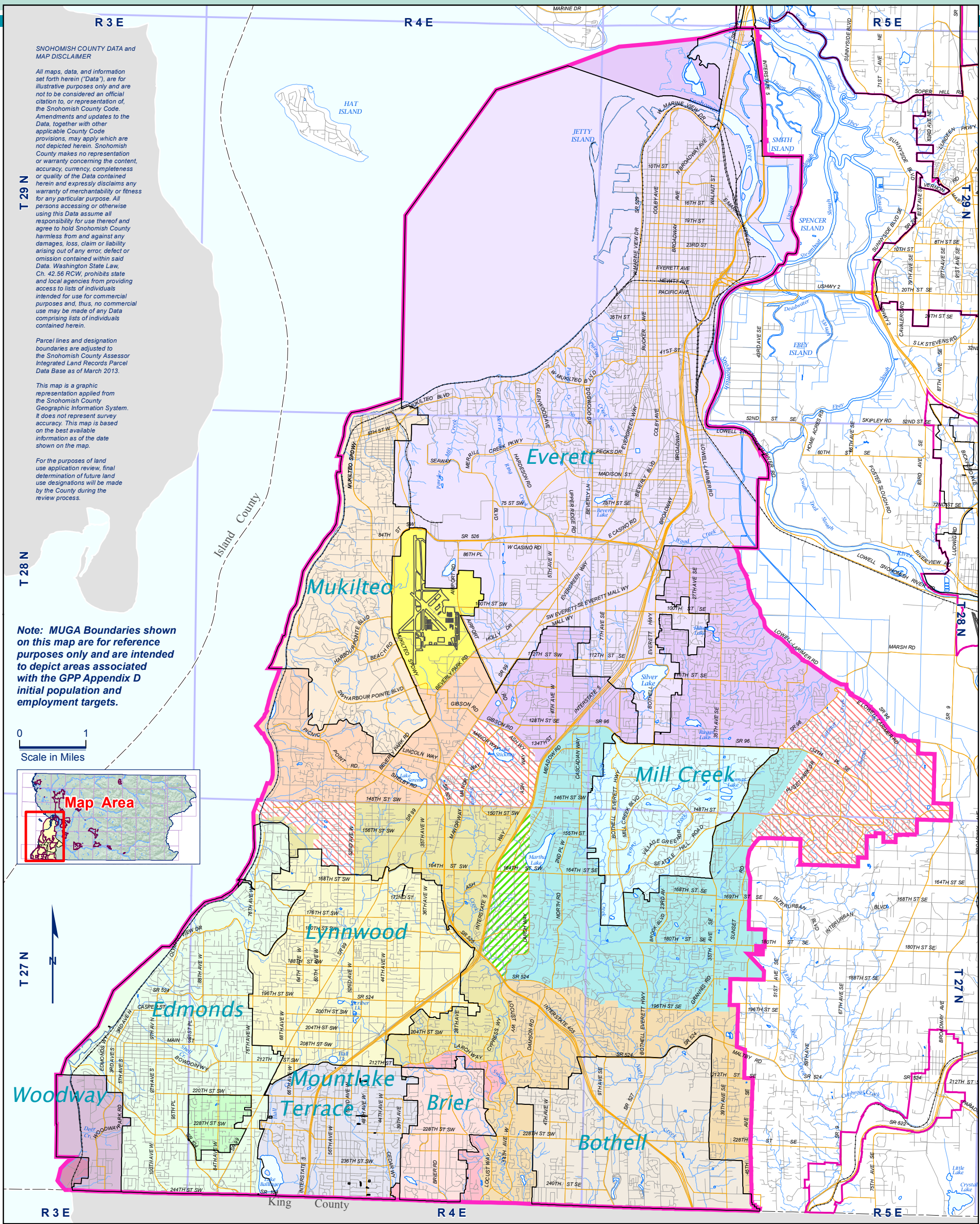
FAX (425) 388-3961

CERTIFICATE OF SUFFICIENCY

I, Chris Huyboom, Snohomish County Deputy Assessor, in accordance with the requirements of RCW 35A.01.040, hereby certify that the Petition for the City of Mountlake Terrace Talon Ventures LLC (P-ANX-25-0013) Annexation submitted to the Assessor on July 14, 2025 and July 23, 2025 is signed by the owners of property comprising 100% of the total assessed value within the area described in the petition, according to the records of the Snohomish County Assessor. The determination of sufficiency was begun on July 28, 2025.

Dated this 28th day of July 2025.

By 
Deputy Assessor



Map 3
Snohomish County GMA Comprehensive Plan
MUNICIPAL URBAN GROWTH AREAS
EFFECTIVE DATE: September 2, 2013

- | | | | |
|------------------|---------------------------|------------------------------------|--|
| Paine Field Area | City of Mill Creek | Bothell MUGA | Southwest Urban Growth Area (SWUGA) Boundary
Other Urban Growth Area (UGA) Boundary
Arterial Roadway
Railway
Snohomish County Boundary |
| City of Mukilteo | Mill Creek MUGA | City of Edmonds | |
| Mukilteo MUGA | City of Mountlake Terrace | Edmonds MUGA | |
| City of Everett | Mountlake Terrace MUGA | City of Woodway | |
| Everett MUGA | City of Brier | Woodway MUGA | |
| City of Lynnwood | Brier MUGA | Gap Area Not Claimed by Any City | |
| Lynnwood MUGA | City of Bothell | Overlap Area Claimed by Two Cities | |

W:\p\carto\fl\projects\2013\GPP\GPP_4\AdoptedGPP4Map3v_MunicipalUrbanGrowthAreas_11x17.mxd
Produced by Snohomish County Planning and Development Services, Cartography/GIS

NOTE: Paine Field is not assigned to a city at the request of the County.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF MOUNTLAKE TERRACE, WASHINGTON,
AMENDING THE CITY ZONING MAPS TO ESTABLISH CONTINGENT ZONING
FOR 24229 48TH AVE W; PROVIDING FOR SEVERABILITY; AND ESTABLISHING
AN EFFECTIVE DATE**

WHEREAS, on or about May 15, 2025, the City received a written “Notice of Intent to Petition for Annexation” signed by Edric Chung, Irwan Ngadisastra, and Erwin Suparno, partners of Talon Ventures, LLC (“Petitioners”), owners of a proposed annexation area that is generally located at 24229 48th Ave W. (“Annexation Area”); and

WHEREAS, because Petitioners own 100 percent of the acreage in the proposed Annexation Area, their signatures on the written “Notice of Intent to Petition for Annexation” represent property owners of over ten percent of the assessed value for general taxation purposes of the property for which annexation is sought; and

WHEREAS, the City Council scheduled the matter for consideration at its regular meeting on June 26, 2026, held a duly noticed public hearing, and passed Resolution 914, approving the request of Petitioners to circulate the annexation petition; and

WHEREAS, pursuant to RCW 35A.14.120, Petitioners submitted a Petition for Annexation of Territory to City of Mountlake Terrace dated July 9, 2025 and July 21, 2025 (“Petition”), representing owners of over sixty percent of the assessed value for general taxation purposes of the Annexation Area; and

WHEREAS, on July 28, 2025, the Snohomish County Assessor’s Office issued a Certificate of Sufficiency certifying that the Petitioners own 100% of the Annexation Area; and

WHEREAS, on August 7, 2025 the City set a hearing date of August 21, 2025 to provide an opportunity for public comment thereon and notice thereof was published in the [newspaper] and posted in three public places within the Annexation Area; and

WHEREAS, the City Council held a duly noticed public hearing concerning the proposed annexation at its regularly scheduled City Council meeting on August 21, 2025; and

WHEREAS, after the public hearing at the August 21, 2025, meeting, the City Council passed a resolution declaring the City’s intent to annex the property; and

WHEREAS, on August 21, 2025, the City Council determined that the petition met applicable requirements and that it is in the best interest of the City and general welfare of the City to annex the property within the Annexation Area, and that the Council therefore passed a resolution of intent to annex the Annexation Area, Resolution _____;

Ordinance to Designate Zoning

WHEREAS, on **August 25, 2025**, the Planning Commission held a duly noticed public hearing on the proposed annexation and, following such hearing, recommended that the City Council adopt single-household residential 1 (R-1) zoning for the property within the Annexation Area, as presented; and

WHEREAS, the Comprehensive Plan Map (Figure LU-6) in the Land Use element designates the Annexation Area as Residential 1; and

WHEREAS, the proposed contingent zoning designation of R-1 would be similar to that of the properties immediately adjacent to, and surrounding the, Annexation Area; and

WHEREAS, the lot size of the Annexation Area is 17,269 square feet and, pursuant to MTMC 19.03.030, the minimum lot area required in the R-1 zone is 4,800 square feet; therefore, the Annexation Area meets the minimum square footage requirement for the R-1 zoning district; and

WHEREAS, environmental review of the zoning designation was conducted pursuant to SEPA and a Determination of Nonsignificance was issued on [REDACTED], 2025; and

WHEREAS, on [REDACTED], 2025, the City Council held a duly noticed public hearing, considering all documentation and testimony, in accordance with MTMC 18.05.320 and RCW 35A.14.130; and

WHEREAS, in accordance with MTMC 18.05.320, the City Council finds that the proposed R-1 zoning is consistent with the current Comprehensive Plan Map designation for the Annexation Area; and

WHEREAS, the City Council has determined that the Annexation Area shall be zoned R-1; and

WHEREAS, appropriate zoning would be effective upon annexation, should the annexation of 24229 48th Ave W. be approved;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOUNTLAKE TERRACE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Recitals. The recitals set forth above are hereby adopted and incorporated as Findings of Fact and/or Conclusion of Law. The City Council bases its findings and conclusions on the entire record of testimony and exhibits, including all written and oral testimony before the Planning Commission and the City Council.

Ordinance to Designate Zoning

Section 2. Amending the Zoning Map. The updated City of Mountlake Terrace Official Zoning Map, attached hereto as Exhibit A and by this reference fully incorporated herein, is hereby adopted as the current Official Zoning Map of the City. The map amendments shall be contingent upon, and take effect upon, annexation of the Annexation Area to the City.

Section 3. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 4. Effective Date. The effective date of said zoning ordinance shall be the effective date of the Annexation Ordinance. This Ordinance shall take effect and be in full force on , 2025.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOUNTLAKE TERRACE this ____ day of _____, 2025, and signed in authentication of its passage this ____ day of _____, 2025.

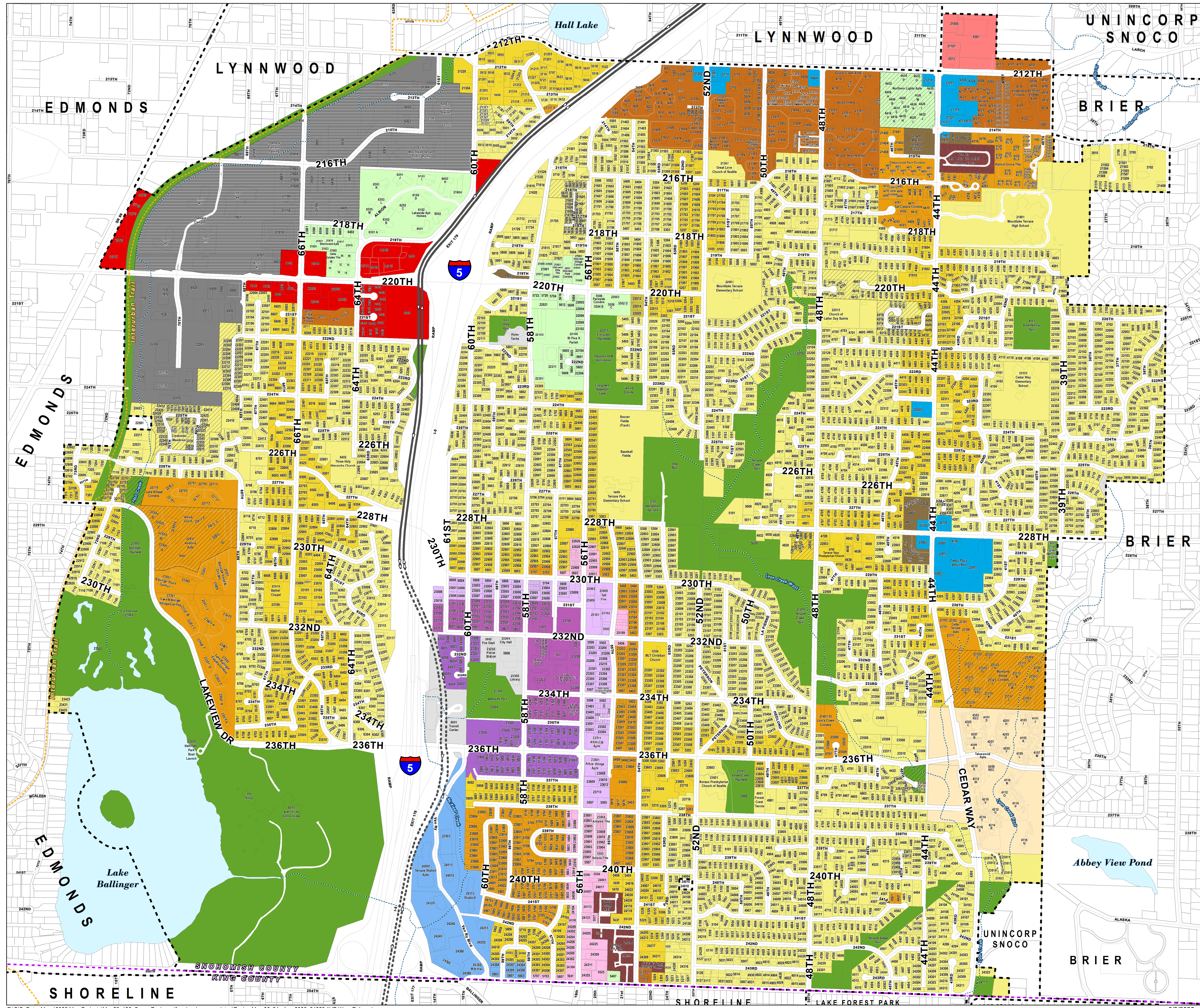
MAYOR KYOKO MATSUMOTO WRIGHT, Mayor

ATTEST: _____

Jennifer Joki, City Clerk

APPROVED AS TO FORM: _____

Hillary Evans, City Attorney



DRAFT ZONING MAP

Adopted: TBD
Ordinance Number TBD

GENERAL

- City Limits
- ==== Light Rail Routes
- Lakes
- Parcels

ZONING DESIGNATIONS

- Community Business District (BC)
- Freeway/Tourist District(F/T)
- General Commercial District (CG)
- Light Industry/Office Park District (LI/OP)
- Mobile Home Park (MHP)
- Low Density Multi Household (RML)
- Medium Density Multi Household (RMM)
- Public Facilities and Services (PFS)
- Recreation and Park District (REC)
- Residential 1 (R-1), R-7200 & R-8400
- Residential 2 (R-2), R-4800
- Residential 3 (R-3)
- Residential 4 (R-4)
- Special Development District C/R(SDD C/R)
- Special Development District Residential (SSD/R)
- Town Center (TC-1 - See Town Center Districts Map)
- Town Center (TC-2 - See Town Center Districts Map)
- Town Center (TC-3 - See Town Center Districts Map)
- Town Center (TC-R - See Town Center Districts Map)
- PUD (Planned Unit Developments) Overlay
- SOAB (Sexually Oriented Adult Businesses) Overlay

0 250 500 1,000 1,500 2,000
Feet

1 inch = 500 feet

