

**CITY OF FIFE, WASHINGTON****ORDINANCE NO. 1681**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY, WASHINGTON, ANNEXING CERTAIN REAL PROPERTY KNOWN AS BENTHIEN LOOP TO THE CITY, REQUIRING THE ANNEXED PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND BASIS AS OTHER PROPERTY WITHIN THE CITY, ESTABLISHING ITS ZONING, AND FIXING THE EFFECTIVE DATE OF THE ANNEXATION.**

WHEREAS, THE City Council was notified in writing by the owners of not less than ten percent in value of the real property legally described in Exhibit "A" attached hereto, of the owners' intention to commence annexation proceedings; and

WHEREAS, a meeting was held on the 22nd day of July, 2008, between the initiating parties of this annexation and the Council of the City of Fife, at which time the Council accepted the notice of intention to commence annexation proceedings and authorized the circulation of an annexation petition for annexation of the real property legally described in Exhibit "A" attached hereto. At the meeting the Council also determined that it would require the simultaneous adoption of the zoning designations set forth in Ordinance No. 1672, and that the City would require the assumption of indebtedness of the City by the area to be annexed upon annexation; and

WHEREAS, the petition was circulated, filed with Pierce County, and certified by the County Assessor as containing the signature of owners as set forth in RCW 35A.01.040(9), of not less than 60% in value, according to the assessed valuation for general taxation, of the property to be annexed; and

WHEREAS, the City properly filed a Notice of Intention and related documents with the Pierce County Boundary Review Board on September 29<sup>th</sup>, 2008 and the proposed annexation was deemed approved by the BRB on November 12<sup>th</sup>, 2008 pursuant to RCW 36.93.100; and

WHEREAS, pursuant to RCW 35A.14.330 and 35A.14.340, preannexation zoning for the annexation area was adopted on May 13<sup>th</sup>, 2008 by Ordinance No. 1672, effective upon annexation; and

WHEREAS, pursuant to RCW 35A.14.130, a public hearing was held on November 25, 2008, which hearing was duly noticed by the City Clerk through publication in a newspaper of general circulation in the City and the proposed annexation area, and through posting of a hearing notice in three public places within the territory proposed for annexation, specifying the time and place of the hearing and inviting interested persons to appear and voice approval or disapproval of the annexation; and

WHEREAS, the City Council has been fully advised and finds that all statutory requirements have been satisfied in order to accomplish the proposed annexation; now therefore

THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. The unincorporated real property located in Pierce County, Washington, contiguous to the City of Fife and legally described in Exhibit "A" attached hereto and incorporated herein by this reference, is hereby annexed to and made part of the City of Fife, Pierce County, Washington.

Section 2. All property within the territory annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Fife, including assessments or taxes in payment of all or any portion of the outstanding indebtedness of the City contracted for, incurred prior to, or existing on, the date of annexation.

Section 3. All property within the territory annexed is hereby zoned Neighborhood Commercial (NC), in accordance with Ordinance No. 1672.

Section 4. The City Clerk is hereby directed to file a certified copy of this Ordinance with the Pierce County Council. The Clerk is further directed to file a certificate of annexation with the State Office of Financial Management as directed by RCW 35A.14.700.

Section 5. Each and every provision of this Ordinance shall be deemed severable. In the event that any portion of this Ordinance is determined by final order of a court of competent jurisdiction to be void or unenforceable, such determination shall not affect the validity of the remaining provisions thereof, provided the intent of this Ordinance can still be furthered without the invalid provision.

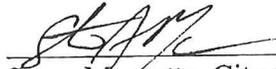
Section 6. Effective Date of Annexation. This Ordinance shall be in full force and effect five (5) days from and after its passage, approval and publication as provided by law. A summary of this Ordinance may be published in lieu of publishing it in its entirety.

Introduced the 25<sup>th</sup> day of November 2008.

Passed by the City Council on the 9<sup>th</sup> day of December 2008.

  
Steve Worthington, City Manager

ATTEST:

  
Steve Marcotte, City Clerk/Treasurer

APPROVED AS TO FORM:

  
Loren D. Combs, City Attorney  
assistant City Attorney

Published: Dec. 11, 2008  
Effective Date: Dec. 16, 2008

EXHIBIT 'A'  
CITY OF FIFE  
BENTHIEN LOOP ANNEXATION

THOSE PORTIONS OF GOVERNMENT LOT 3 AND GOVERNMENT LOT 4 IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

GOVERNMENT LOT 4 IN SAID SECTION 6; TOGETHER WITH:

THE WEST HALF OF THE SOUTHWEST QUARTER OF GOVERNMENT LOT 3 IN SAID SECTION 6; TOGETHER WITH:

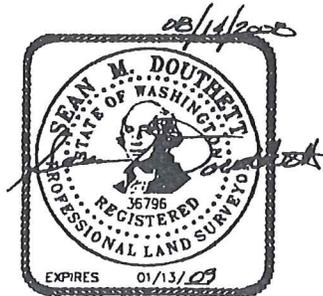
THE WEST 100.00 FEET OF THE SOUTH 368.50 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF GOVERNMENT LOT 3 IN SAID SECTION 6; TOGETHER WITH:

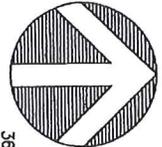
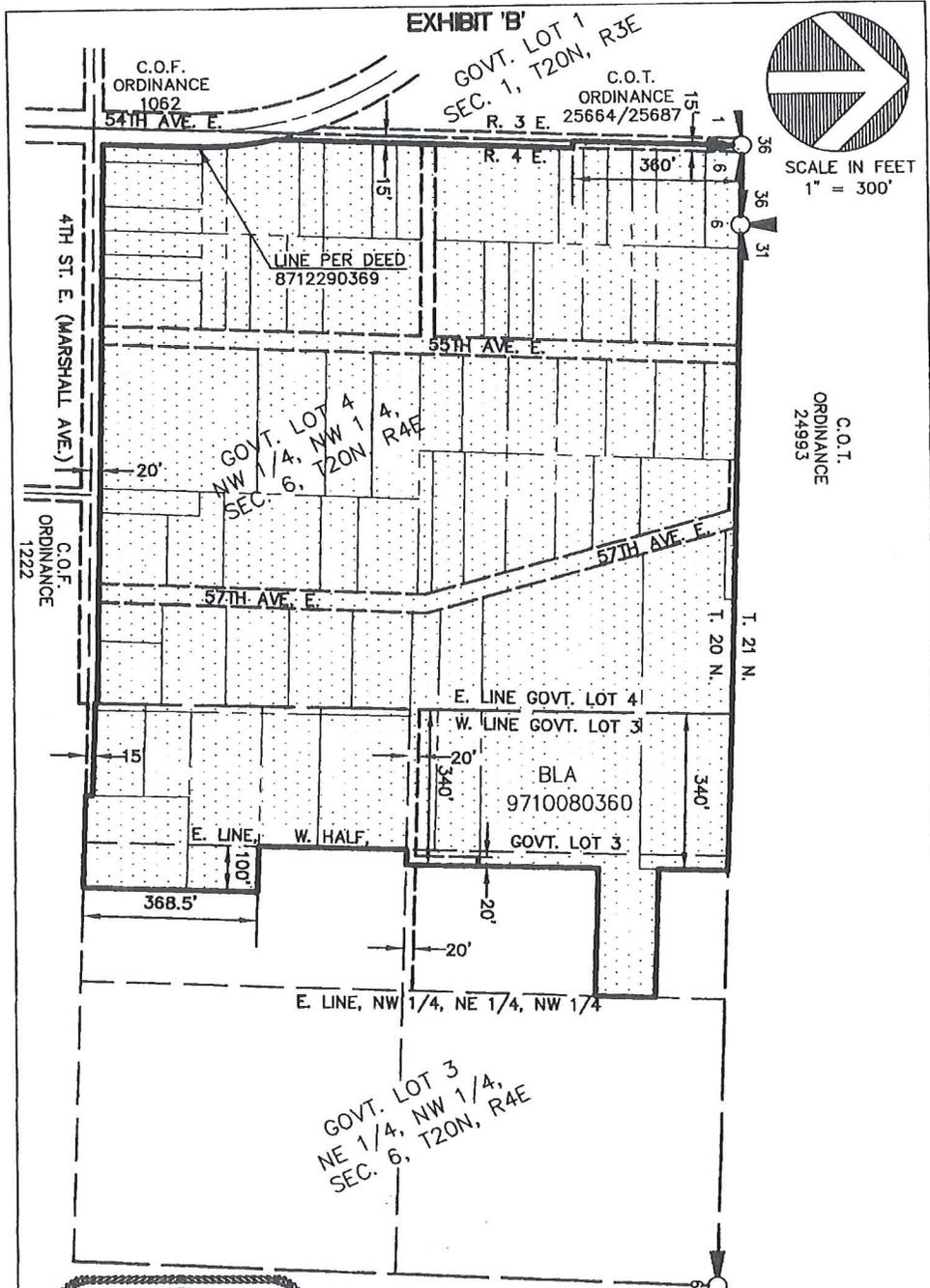
THE WEST 340.00 FEET OF THE NORTHWEST QUARTER GOVERNMENT LOT 3 IN SAID SECTION 6; TOGETHER WITH:

ALL THAT PORTION OF PARCEL 'A' OF BOUNDARY LINE ADJUSTMENT FILED UNDER RECORDING NUMBER 9710080360 RECORDS OF PIERCE COUNTY AUDITOR, LYING EAST OF THE EAST LINE OF SAID WEST 340.00 FEET; EXCEPT THE FOLLOWING:

THOSE PARCELS ANNEXED BY THE CITIES OF FIFE AND TACOMA UNDER THE FOLLOWING ORDINANCES;  
CITY OF FIFE NUMBER 1062, DATED MARCH 21, 1991, CITY OF TACOMA NUMBER 24993, DATED OCTOBER 08, 1991, CITY OF TACOMA NUMBER 25664, DATED FEBRUARY 07, 1995 AND AMENDED BY ORDINANCE 25687, DATED APRIL 25, 1995, CITY OF FIFE NUMBER 1222, DATED FEBRUARY 15, 1996.

CONTAINING 2,175,242 SQUARE FEET OR 49.94 ACRES, MORE OR LESS.





SCALE IN FEET  
1" = 300'

C.O.T.  
ORDINANCE  
24993

C.O.F.  
ORDINANCE  
1222

PROPOSED ANNEXATION

C.O.F. CITY OF FIFE  
C.O.T. CITY OF TACOMA



**DAVID EVANS AND ASSOCIATES INC.**

3700 Pacific Hwy. East, Suite 311  
Tacoma Washington 98424  
Phone: 253.922.9780

PROJECT	ANNEXATION EXHIBIT FOR:						1
TITLE	CITY OF FIFE, WASHINGTON						OF
	BENTHEN LOOP						1
DWG. REF.	PROJECT	SCALE	DRAWN BY	DESIGN BY	APPROVED BY	AMENDMENT NO.	DATE
	FIFE0137	1" = 300'	MJC	SMD	O.D	0.0	08-12-08