ORDINANCE NO. 1693

AN ORDINANCE OF THE CITY OF KETTLE FALLS, WASHINGTON, PROVIDING FOR THE AMENDMENT OF THE KETTLE FALLS COMPREHENSIVE PLAN AND OFFICIAL ZONING MAP, AND FOR THE ANNEXATION OF CERTAIN REAL PROPERTY LYING CONTIGUOUS TO THE CITY OF KETTLE FALLS IN STEVENS COUNTY, STATE OF WASHINGTON.

WHEREAS, A sufficient percentage of the owners of the property lying and being within the hereinafter described property have petitioned for the annexation of such territory to the City of Kettle Falls; and

WHEREAS, a Notice of Public Hearing was advertised and circulated on behalf of the Kettle Falls Planning Commission in the September 2, 2009 and September 9, 2009 editions of the Statesman-Examiner, as well as direct mailings to all residents within 300 feet of the subject property on August 21, 2009 inviting comment and participation in the review of the proposed annexation and Comprehensive Plan Amendments from the public and agencies with interest; and

WHEREAS, the Kettle Falls Planning Commission held a public hearing on September 14, 2009 and recommended the City Council adopt said amendments; and

WHEREAS, the proposed amendments are consistent with the intent and goals of the Kettle Falls Comprehensive Plan and meet the requirements and intent of the Kettle Falls City Unified Development Ordinance; and

WHEREAS, the subject real property is entirely within the Kettle Falls Urban Growth Area as defined by Stevens County and the City of Kettle Falls under RCW 36.70A; and

WHEREAS, the City and other responsible agencies and special districts will be able to supply the development resulting from the amended Comprehensive Plan or implementing ordinance with adequate roads and streets for access and circulation, water supply, storm drainage, sanitary sewage disposal, emergency services, and environmental protection; and

WHEREAS, the amendment was examined under the SEPA review process; and

WHEREAS, the City Council found the amendments beneficial to the public health, safety, and welfare, and in the public interest; and

WHEREAS, the Kettle Falls City Council held a public hearing on October 6, 2009 now, therefore,

THE COUNCIL FOR THE CITY OF KETTLE FALLS DOES ORDAIN AS FOLLOWS:

Section 1: That area and territory lying and being within the following described real estate, situated in Stevens County, State of Washington, more particularly described as follows:

Lot 1 Block 2 of SINGERS SUBDIVISION (Tax Parcel # 375400), according to plat recorded under Auditor's File No. 410345, in Stevens County, Washington together with all that portion of Josephine Street lying east of the adjoining parcel and all that portion of Pine Street lying west of the adjoining parcel; and

Lot 5 & Lot 6 Block 2 of SINGERS SUBDIVISION (Tax Parcel # 375800 & Tax Parcel # 375900), according to plat recorded under Auditor's File No. 410345, in Stevens County, Washington together with all that portion of Josephine Street lying east of the adjoining parcels,

shall be and is hereby annexed to the City of Kettle Falls and shall be and become part of the City of Kettle Falls.

Section 2: That said property shall be annexed into the City of Kettle Falls as SFR – Single Family Residential, which is consistent with the Kettle Falls Comprehensive Plan and the zones in the area under similar use.

Section 3: That said property shall be assessed and taxed at the same rates and on the same basis as other property within the City of Kettle Falls, Washington, inclusive of assessment of taxes of all or any portion of the outstanding indebtedness of the City contracted or incurred prior to, or existing on, the date of annexation.

Section 4: That all septic systems lying within the herein annexed territory shall be connected to the City of Kettle Falls sewer system within five (5) years of a city sewer line being adjacent to or abutting the subject property.

Section 5: This ordinance shall take effect five (5) days after its approval, passage and publication as provided by law.

Approved:

Ray Smith, Mayor

Attest:

Raena L. Skaggs, Clerk/Treasurer

Approved to form:

Patrick A. Monasmith