

ORDINANCE NO. 1435

AN ORDINANCE approving the annexation of certain real property Tax Parcel No. 351431004 located at 1049 San Juan Valley Road and requiring that the property be assessed and taxed at the same rate and on the same basis as other property within the Town of Friday Harbor.

WHEREAS, a petition for annexation of an area contiguous to the Town of Friday Harbor, located at 1049 San Juan Valley Road, has been made in writing by Ronald D. Boe as trustee for the Marie K. Boe Trust, and signed by the owner of a majority of the acreage for which annexation is petitioned; and

WHEREAS, said petition was heard and reviewed by the Town Council on July 15, 2010; and

WHEREAS, the proposed annexation area is within the unincorporated urban growth area established by the Town of Friday Harbor and San Juan County; and

WHEREAS, this area is proposed to be developed to urban standards by both the Town of Friday Harbor and the San Juan County Comprehensive Plans; and

WHEREAS, the Town Council approved a Development Agreement with PeaceHealth pursuant to Resolution No. 1799, adopted July 15, 2010, for the annexation area, for development of the area for medical facilities and related uses, which Agreement has been fully executed;

WHEREAS, this property can best be developed and served by municipal services from the Town of the Friday Harbor for light industrial use, including use for medical facilities and related uses; and

WHEREAS, the Town Council has determined the designation of Light Industrial zone to be appropriate for the annexed territory, as set forth in Resolution No. 1799, adopted July 15, 2010, and Ordinance No. 1436, to be adopted on the same date as this Ordinance;

WHEREAS, said annexation is deemed to be in the public interest;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF FRIDAY HARBOR, as follows:

Section 1. Annexation of Property. The property described and set forth in Exhibit A, which property description is incorporated by reference herein, shall be annexed to the Town of Friday Harbor. The corporate limits of the Town of Friday Harbor are hereby extended to include each and every part of the property described in Exhibit A and depicted in Exhibit B.

Section 2. Taxation. All property within the territory annexed by this ordinance shall be assessed and taxed at the same rate and on the same basis as other property within the Town of Friday Harbor, including assessments for taxes and payment of any bonds issued prior to or existing as of the date of annexation.

Section 3. Zoning. Said property shall be zoned Light Industrial in accordance with Ordinance No. 1436, adopted the same date as this Ordinance.

Section 4. Filing with County Council. Upon passage of this Ordinance, a certified copy of the ordinance shall be filed with the County Council for San Juan County.

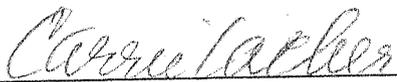
Section 5. Filing with the State. Within thirty days of the effective date of this Ordinance, a certificate of annexation shall be filed with the State of Washington Office of Financial Management.

Section 6. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 7. Effective Date. This Ordinance shall take effect on September 7, 2010, after publication in accordance with state law.

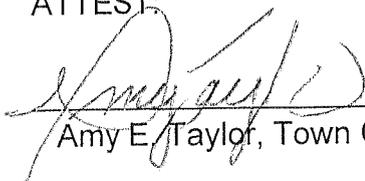
ADOPTED this 5th day of August, 2010.

TOWN OF FRIDAY HARBOR



Carrie Lacher, Mayor

SEAL of the
Town of Friday Harbor
ATTEST:



Amy E. Taylor, Town Clerk

PROPERTY DESCRIPTION

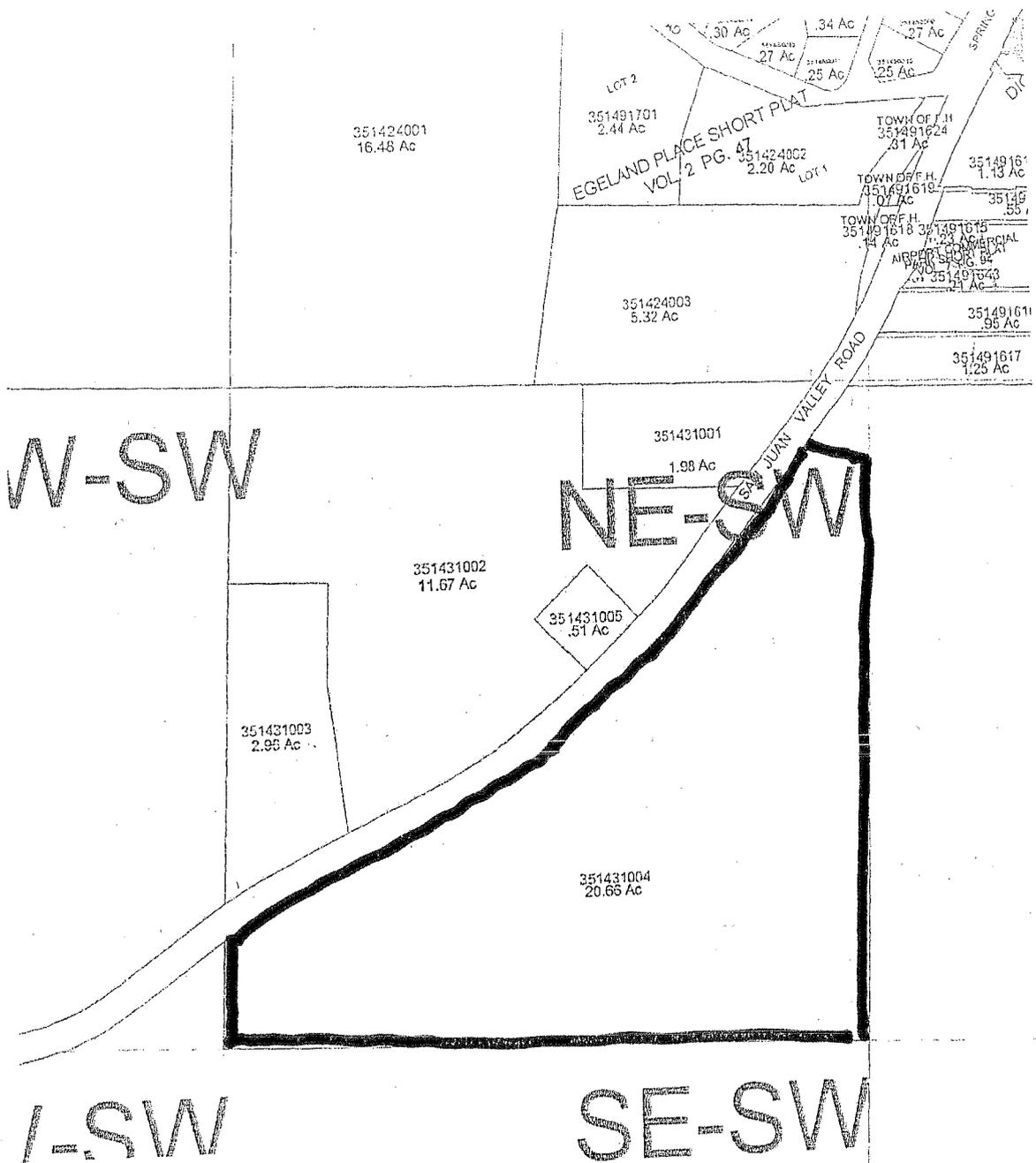
The land referred to in this Commitment is described as follows:

That portion of the Northeast Quarter of the Southwest Quarter of Section 14, Township 35 North, Range 3 West of W.M., lying Southeasterly of the County Road as conveyed to the County of San Juan, State of Washington for use of the Public forever by Quit Claim Deed, recorded July 17, 1992 in Volume 376 of Official Records, at page 106, under Auditor's File No. 92181100, records of San Juan County, Washington.

EXCEPTING THEREFROM the following described tract:

Beginning at the Northeast corner of said Northeast Quarter of the Southwest Quarter; Thence along the East boundary of said Northeast Quarter of the Southwest Quarter, South 160 feet; Thence leaving said East boundary North 80° 00' West, 200 feet, more or less to a point on the County Road; Thence Northeasterly along said County Road to a point on the North boundary of said Northeast Quarter of the Southwest Quarter; Thence leaving said County Road East to said Point of Beginning.

Situate in San Juan County, Washington.



NOTICE

THIS SKETCH IS FURNISHED AS A COURTESY ONLY BY
 PACIFIC NORTHWEST TITLE AND FIRST AMERICAN
 TITLE INSURANCE COMPANY AND IS NOT A PART OF
 ANY TITLE COMMITMENT OR POLICY OF THIS COMPANY.

THE USER OF THIS SKETCH SHALL BE RESPONSIBLE FOR THE
 PURPOSE OF ASSISTING IN LOCATING THE PREMISES
 FOR WHICH THIS SKETCH IS PREPARED. THE USER SHALL
 BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
 RECORDS AND DOCUMENTS RELATIVE TO THE PROPERTY AND
 THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE
 INFORMATION OBTAINED AND FOR THE RESULTS THEREOF.