CITY OF GRANITE FALLS
ORDINANCE NO. 801-10

AN ORDINANCE OF THE CITY OF GRANITE FALLS, WASHINGTION, ANNEXING CERTAIN REAL PROPERTY COMMONLY KNOWN AS THE MOUNTAIN LOOP INDUSTRIAL ADDITION ANNEXATION, PURSUANT TO THE PETITION METHOD SET FORTH IN RCW 35A.14; ESTABLISHING THE ZONING CLASSIFICATION OF SAID PROPERTY AND DIRECTING AMENDMENTS OF THE CITY'S ZONING MAP; REQUIRING SAID PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND BASIS AS THE OTHER PROPERTY WITHIN THE SAID CITY; AND FIXING THE EFFECTIVE DATE OF SAID ANNEXATION.

WHEREAS, a Notice of Intent to Annex, signed by the owner of not less than ten percent (10%) in value, according to the assessed valuation for general taxation, of the property commonly known as the Mountain Loop Industrial Addition Annexation and more particularly described in Exhibit A attached hereto and incorporated by this reference as if fully set forth, was received by the City of Granite Falls on March 24, 2008; and,

WHEREAS, the City Council met with the initiators of the annexation within sixty (60) days of receipt of the said Notice of Intent to Annex, and determined that the City would entertain an annexation petition, would require the simultaneous adoption of proposed zoning regulations for the property, would require an assumption of a proportionate share of the City's existing indebtedness, and would authorize the initiators to circulate an annexation petition meeting the requirements of RCW 35A.14.120, and

WHEREAS, the City Council subsequently received on August 28, 2009, a petition for annexation of the territory described on Exhibit A, signed by the owners of not less than sixty percent (60%) in value, according to the assessed valuation for general taxation, of the property described on said Exhibit A, and determined that said petition was sufficient to meet the requirements established by the Council, and

WHEREAS, pursuant to RCW 36.93.100, the City may not annex territory without prior Boundary Review Board approval unless the Board determines, for certain proposals, that review is not necessary, or the Board's jurisdiction is not invoked; and

WHEREAS, the City Council simultaneously with the First Reading of the Annexation Ordinance has adopted a Resolution of Notice of the Pending Annexation and Intent to Annex which shall be before February 23, 2010, with the Snohomish County Boundary Review Board; and

WHEREAS, in accordance with RCW 35A.14.130, after property notice a public hearing on the annexation was held before the Granite Falls City Council on February 17, 2010; and

WHEREAS, by prior Ordinance No. 740-07, with an effective date of May 4, 2007, the City Council has adopted proposed zoning regulations for the Mountain Loop Industrial Addition property located within its Urban Growth Area which is now desire to implement;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GRANTIE FALLS, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Annexation. The real property commonly known as the Mountain Loop Industrial Addition Annexation, File No. AX-2009-01, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference as is fully set forth, should be and hereby is annexed to and made a part of the City of Granite Falls as of the effective date of this Ordinance.

Section 2. Zoning. Pursuant to a prior Ordinance No. 740-07 of the City of Granite Falls, which established proposed zoning regulations for the area hereby annexed to the City, all property within the territory annexed here is zoned Industrial/Retail (IR). The Planning Agency is hereby instructed to make, if necessary, any changes to the official Zoning Map of the City in accordance with the zoning established by this section, upon the effective date of the annexation.

Section 3. Indebtedness. Pursuant to the terms of the annexation petition, all property within the territory annexed hereby shall be assessed and taxed at the same rate and on the same basis as property within the City, including assessments for taxes and payment of any bonds issued or debts contacted prior to or existing as of the date of annexation.

Section 4. Duties of the City Clerk. The City Clerk is hereby directed to file a certified copy of this Ordinance with the Snohomish County Council, and in addition file a certification of annexation with the State Office of Financial Management as directed by RCW 35A.14.700.

Section 5. Severability. If any section, sentence, clause or phrase of the 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 6. Publication and Summary. This Ordinance or summary thereof consisting of the title shall be published in the official newspaper of the City.

Section 7. Effective Date. This Ordinance shall be in full force and effective five (5) days after publication of the summary consisting of the title.

Said Ordinance was passed in open session by the City Council of the City of Granite Falls on the 5th day of May, 2010, and signed in authentication of its passage this 6th day of May, 2010.

MAYOR SHEIKH HAROON SALEEM

Attest:

City Clerk, Darla Reese

Approved as to Form:

City Attorney, Thom H. Graafstra

DATE OF FIRST READING: 2/17/10
DATE OF SECOND READING: 5/5/10
DATE OF PUBLICATION: 5/8/10
EFFECTIVE DATE: 5/13/10

EXHIBIT "A"

LEGAL DESCRIPTION

MOUNTAIN LOOP INDUSTRIAL ADDITION

ENTIRE ANNEXATION AREA LEGAL DESCRIPTION:

THAT PORTION OF THE NE1/4 OF THE NW1/4 OF SECTION 18, TOWNSHIP 30 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 861.5 FEET SOUTH OF THE NORTHWEST CORNER OF THE NE1/4 OF THE NW1/4 OF SECTION 18, TOWNSHIP 30 NORTH, RANGE 7 EAST, W.M.; THENCE SOUTH 458.5 FEET; THENCE EAST 690.3 FEET; THENCE NORTH 660.15 FEET; THENCE WEST 660.3 FEET; THENCE SOUTH 201.65 FEET; THENCE WEST 30 FEET TO THE TRUE POINT OF BEGINNING, BEING A PART OF THE NE1/4 OF THE NW1/4 OF SAID SECTION;

EXCEPT COUNTY ROAD SURVEY NO. 1505;

ALSO EXCEPT THAT PORTION LYING EASTERLY OF MOUNTAIN LOOP ROAD.

INDIVIDUAL LOTS LEGAL DESCRIPTIONS:

LOT 1:

THAT PORTION OF THE NE/14 OF THE NW1/4 OF SECTION 18, TOWNSHIP 30 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NE1/4 OF THE NW1/4 THAT BEARS DUE SOUTH 907.08 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE DUE NORTH 45.58 FEET; THENCE DUE EAST 30.0 FEET; THENCE DUE NORTH 201.65 FEET; THENCE DUE EAST 432.81 FEET TO A LINE PARALLEL WITH AND 50.0 FEET WESTERLY OF THE CENTERLINE OF THE MOUNTAIN LOOP HIGHWAY; THENCE S16*30'45"W ALONG SAID PARALLEL LINE 257.86 FET TO APOINT THAT BEARS DUE EAST FROM THE POINT OF BEGINNING, SAID POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE DUE WEST 389.52 FEET TO THE POINT OF BEGINNING.

LOT 2:

THAT PORTION OF THE NE1/4 OF THE NW1/4 OF SECTION 18, TOWNSHIP 3O NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NE1/4 OF THE NW1/4 THAT BEARS DUE SOUTH 1035.50 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE DUE NORTH 128.42 FEET; THENCE DUE EAST 389.52 FEET TO A LINE PARALLEL WITH AND 50.0 FEET WESTERLY OF THE CENTERLINE OF THE MOUNTAIN LOOP HIGHWAY; THENCE S16*30'45"W ALONG SAID PARALLEL LINE 133.95 FEET TO A POINT THAT BEARS DUE EAST FROM THE POINT OF BEGINNING; THENCE DUE WEST 351.45 FEET TO THE POINT OF BEGINNING;

SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS THE EASTERLY 30.0 FEET THEREOF.

LOT 3:

THAT PORTION OF THE NE1/4 OF THE NW1/4 OF SECTION 18, TOWNSHIP 30 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NE1/4 OF THE NW1/4 THAT BEARS DUE SOUTH 1167.50 FEET FROM THE NORTWEST CORNER THEREOF; THENCE DUE NORTH 132.00 FEET; THENCE DUE EAST 351.45 FEET TO A LINE PARALLEL WITH AND 50.0 FEET WESTERLY OF THE CENTERLINE OF THE MOUNTAIN LOOP HIGHWAY, SAID INTERSECTION HEREINAFTER REFERRED TO AS POINT "A"; THENCE S16*30'45"W ALONG SAID PARALLEL LINE 137.68 FEET TO A POINT THAT BEARS DUE EAST FROM THE POINT OF BEGINNING; THENCE DUE WEST 312.32 FEET TO THE POINT OF BEGINNING;

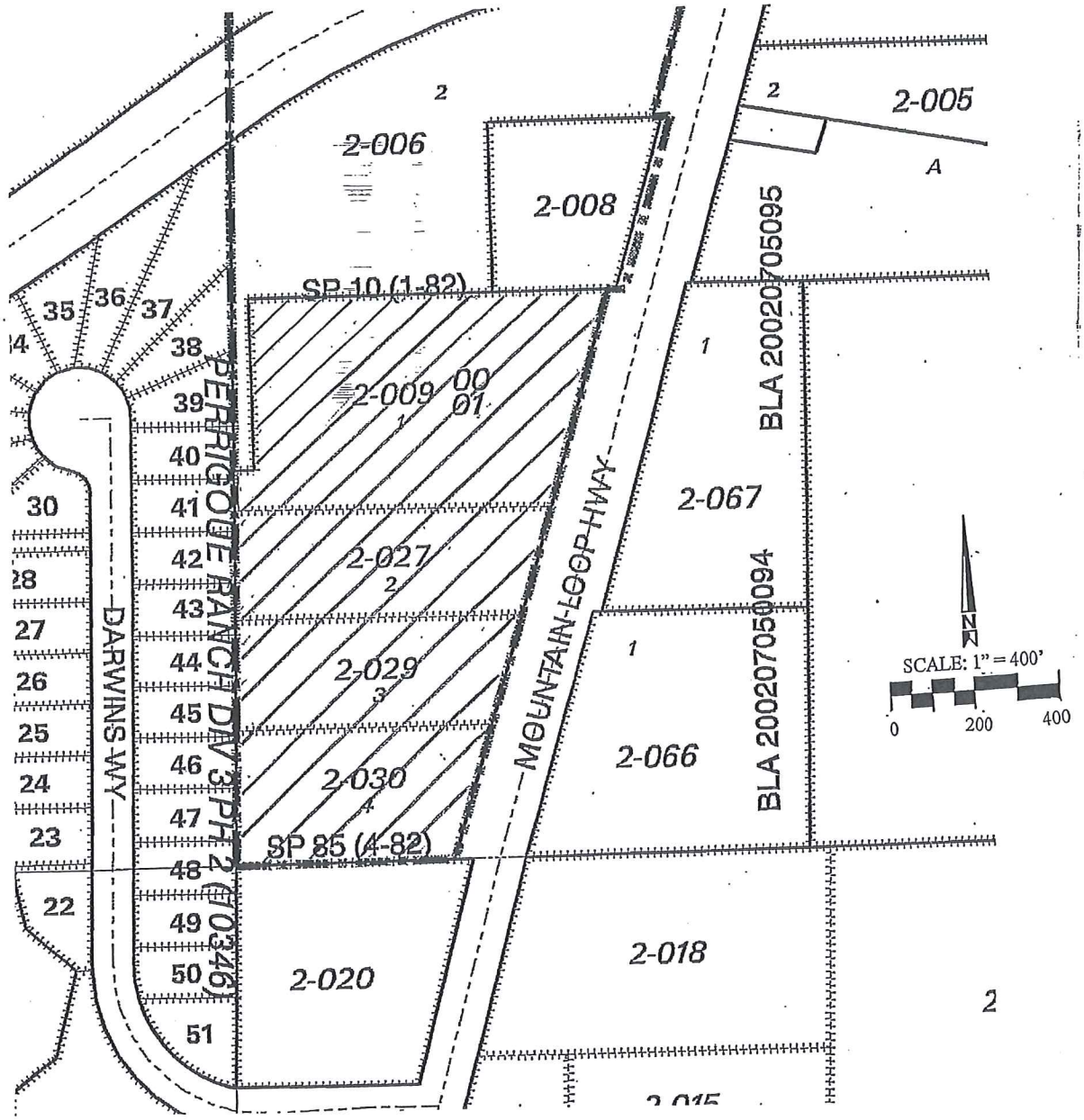
TOGETHER WITH AN EASEMENT , 30.0 FEET IN WIDTH, FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS THAT PORTION OF SAID NE1/4 OF THE NW1/4, DESCRIBED AS FOLLOWS: BEGINNING AT THE AFOREMENTIONED POINT "A"; THENCE DUE WEST 31.29 FEET; THENCE N16*30'45"E, PARALLEL WITH SAID MOUNTAIN LOOP HIGHWAY, 133.95 FEET; THENCE DUE EAST 31.29 FEET; THENCE S16*30'45"W 133.95 FEET TO THE POINT OF BEGINNING.

LOT 4:

THAT PORTION OF THE NE1/4 OF THE NW1/4 OF SECTION 18, TOWNSHIP 30 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NE1/4 OF THE NW ¼ THAT BEARS DUE SOUTH 1167.50 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE DUE EAST 312.23 FEET TO A LINE PARALLEL WITH AND 50.0 FEET WESTERLY OF THE CETNERLINE OF THE MOUNTAIN LOOP HIGHWAY; THENCE S16*30'45"W ALONG SAID PARALLEL LINE 154.42 FEET TO THE SOUTH LINE OF SAID NE1/4 AND THE NW1/4; THENCE DUE NORTH 152.38 FEET TO THE POINT OF BEGINNING.

Granite Falls – Portion of the Northwest Quarter of Section 18, Township 30 North, Range 6 East, W.M.



THAT PORTION OF THE NE1/4 OF THE NW1/4 OF SECTION 18, TOWNSHIP 30 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 861.5 FEET SOUTH OF THE NORTHWEST CORNER OF THE NE1/4 OF THE NW1/4 OF SECTION 18, TOWNSHIP 30 NORTH, RANGE 7 EAST, W.M.; THENCE SOUTH 458.5 FEET; THENCE EAST 690.3 FEET; THENCE NORTH 660.15 FEET; THENCE WEST 660.3 FEET; THENCE SOUTH 201.65 FEET; THENCE WEST 30 FEET TO THE TRUE POINT OF BEGINNING, BEING A PART OF THE NE1/4 OF THE NW1/4 OF SAID SECTION;
EXCEPT COUNTY ROAD SURVEY NO. 1505;
ALSO EXCEPT THAT PORTION LYING EASTERLY OF MOUNTAIN LOOP ROAD.