CITY OF WHITE SALMON
ORDINANCE NO. 2014-01-938

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY TO THE CITY OF WHITE SALMON AND THEREBY INCORPORATING SAID PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF WHITE SALMON

WHEREAS, on September 9, 2013, the City of White Salmon received an initial Notice of Intent to Annex approximately 52 acres located to the East of White Salmon neighboring Skyline Hospital and Rhine Village properties, known as the Dry Creek Annexation WS-ANX-2013-01; and

WHEREAS, on November 6, 2013, the City Council conducted a meeting with the initiating parties as required by RCW 35A.14.120 and accepted the notice of intent to annex, specified that the adopted pre-annexation zoning of RL, Single Family Large Lot Residential, would apply to the property upon annexation and that the property proposed to be annexed would be subject to any outstanding indebtedness; and,

WHEREAS, complete and sufficient annexation petitions were submitted to the City of White Salmon on December 10, 2013. The petitions were transmitted to the Klickitat County assessor on December 10, 2013 to determine their sufficiency. On December 16th the city received a response from the assessor indicating the petitions contained valid signatures representing more than the required 60% of the total assessed value; and,

WHEREAS, on January 15, 2014 the City Council held a public hearing on the annexation proposal pursuant to RCW 35A.14.130 following notice published in the newspaper of record (Enterprise) on January 8th and 15th, 2014; and,

WHEREAS, the City Council finds that the proposed annexation is consistent with the Comprehensive Plan and will allow for future orderly growth;

NOW, THEREFORE, the City Council of the City of White Salmon do ordain as follows:

Section 1. The property, as set forth below in the Legal Description and for which the petition for annexation is filed, shall be and is hereby made a part of the City of White Salmon and annexed thereto.

Legal Description:

An area bounded on the south and west by the current city limits of Bingen and the current city limits of the City of White Salmon. Bounded on the West by the western boundary of tax parcel 03112900000500 (described as tax lot 99 in W2NW & NWSE (includes ptn in NENE 30-3-11); 29-3-11). Bounded on the North and East by tax parcels 03112900000500 (described as tax lot 99 in W2NW & NWSE (includes ptn in NENE 30-3-11); 29-3-11) and tax parcel 03112923000900 (described as 30' strip on each side of Dry Creek N line of SWNW4 swly to N line HWY 141 29-3-11).

Section 2. Pursuant to the terms of the annexation petition, all property within this territory to be annexed hereby shall be assessed and taxed at the same rate and on the same basis as the property within the City of White Salmon, including assessments or taxes or taxes in payment of any bond issued or debts contracted by order existing at the time of annexation.

Section 3. In accordance with RCW 35A.14.330, the annexation area shall be subject to the zoning classifications established by the City of White Salmon Municipal Code section 17 Zoning and shall be zoned RL-Single Family Residential Large Lot.

Section 4. The City Clerk is hereby directed to file with the Board of County Commissioners of Klickitat County a certified copy of this ordinance. The City Clerk is further directed to file with the Office of Financial Management a certificate as required by RCW 35A.14.700 within thirty (30) days of the effective date of annexation.

Section 5. This Ordinance shall become effective 30 days from the date of adoption.

Passed by the council and approved by the Mayor on this 15th day of January 2014.

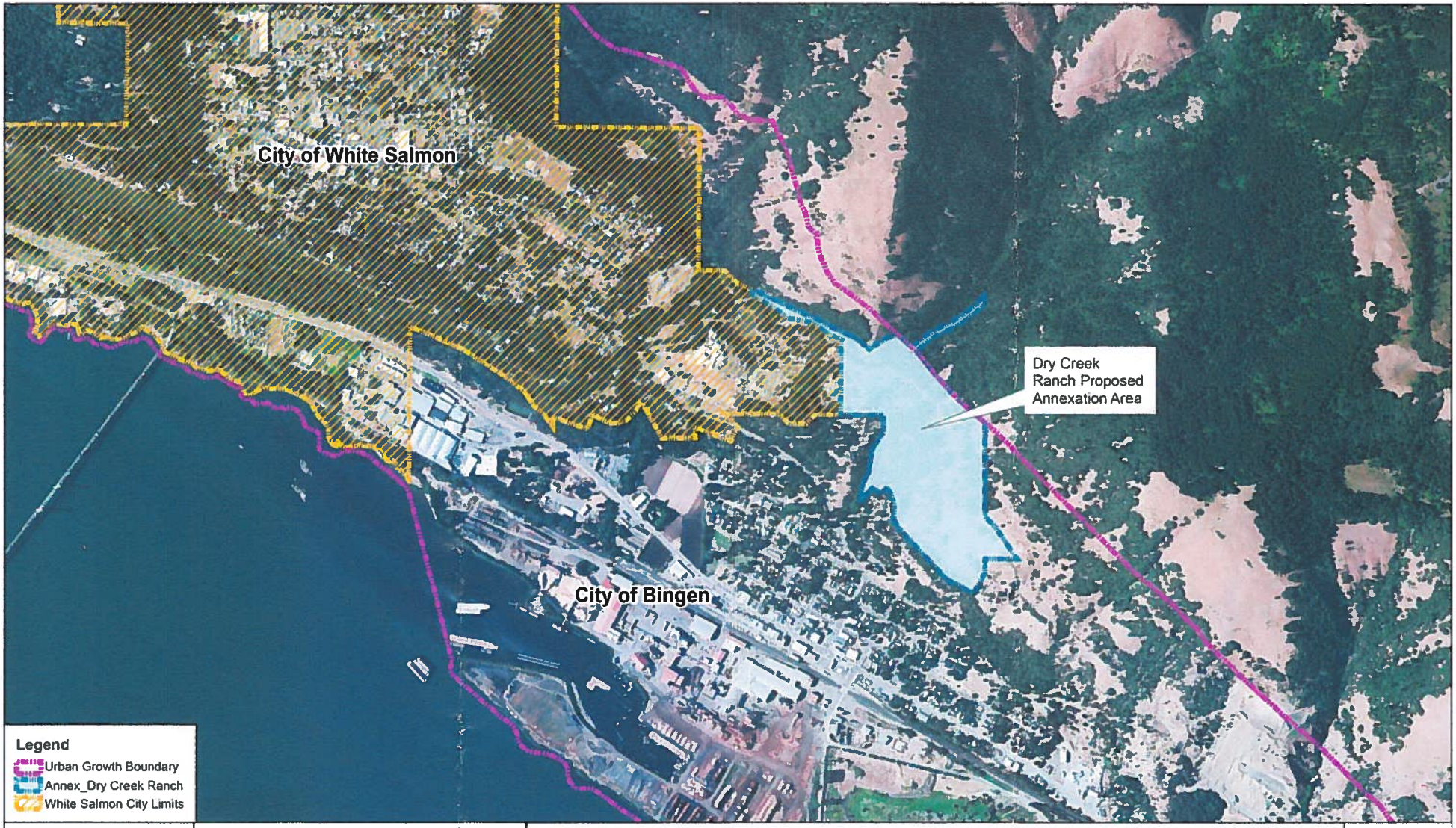
ATTEST:

David Poucher, Mayor

Leana Johnson, Clerk Treasurer

APPROVED AS TO FORM:

Kenneth B. Woodrich, City Attorney



BergerABAM

Exhibit B: City of White Salmon
Dry Creek Ranch
Annexation Proposal

Location Klickitat, WA

0 0.125 0.25 0.5 Miles

DES:	RW	6/24/13
DRW:	RW	6/24/13
CHK:	NM	6/24/13
APP:	SK	6/24/13
REV:	01	1/09/14

PRJ: A13 0277 00

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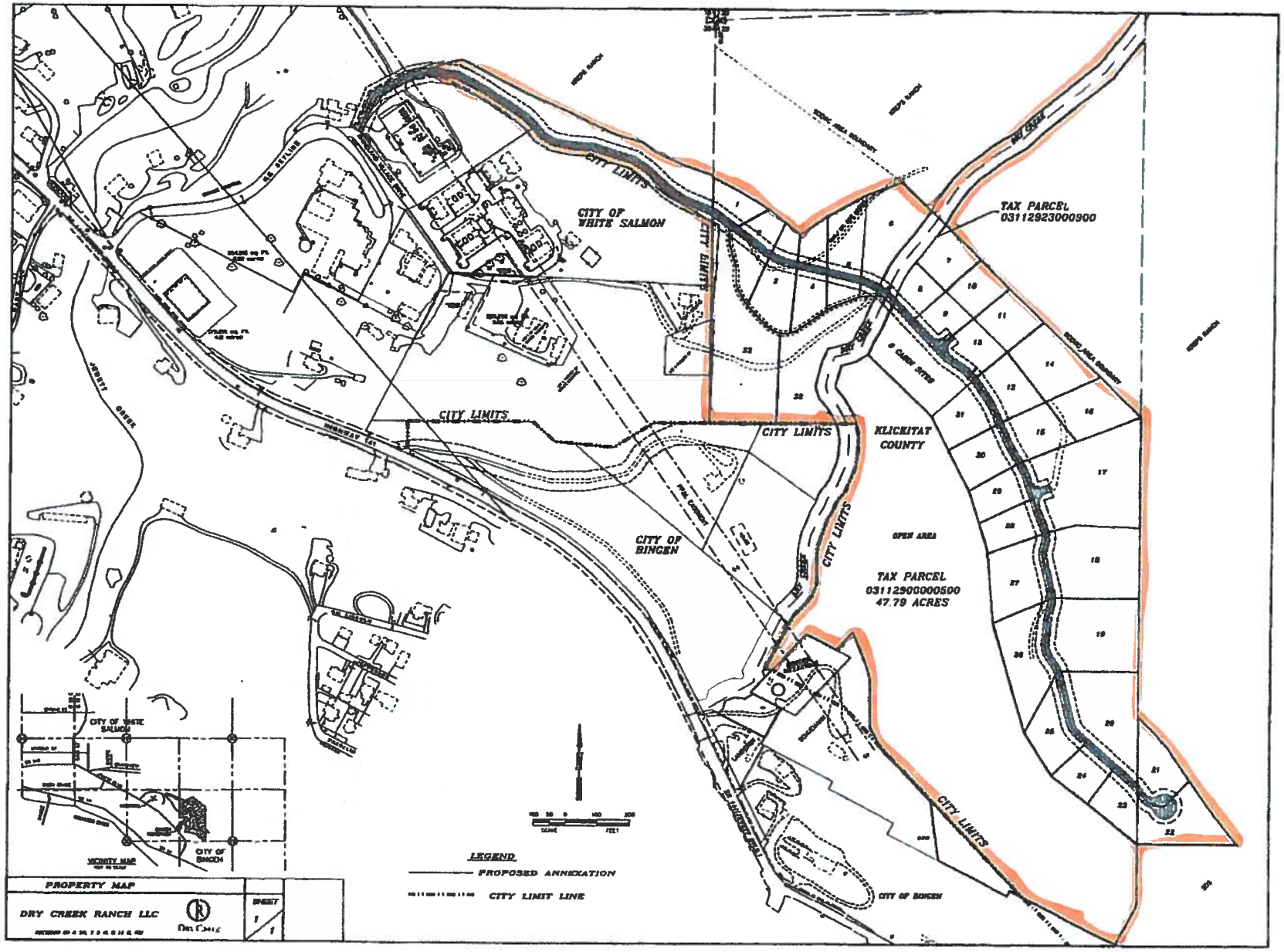
Exhibit B



CITY OF WHITE SALMON
CITY LIMITS
TAX PARCEL 03112923000900
KLICKITAT COUNTY
OPEN AREA
TAX PARCEL 03112900000500 47.79 ACRES
CITY OF BINGEN
LEGEND
PROPOSED ANNEXATION
CITY LIMIT LINE
PROPERTY MAP
DRY CREEK RANCH LLC
SHEET 1 / 1
VICINITY MAP

Exhibit "C" Residential Annexation (Dry Creek Ranch)

	A	B	C	D	J	K	L	M	N	O	P	Q
2	Parcel Number	Legal Description	Owner Name	Owner Address	Acres	Land	Improvements	Total	Tax Code	Use Code	Street Address	Signed Release / Notes
3	03112900000500	TAX LOT 99 IN W2NW & NWSE (INCLUDES PTN IN NENE 30-3-11); 29-3-11	Dry Creek Ranch LLC	191 University Blvd #876 Denver, CO 80206	49.39	$676,390.00	$0.00	$676,390.00	40	91		Y
4	03112923000900	30' STRIP ON EACH SIDE OF DRY CREEK N LINE OF SWNW4 SWLY TO N LINE HWY141 29-3-11	Dry Creek Ranch LLC	191 University Blvd #876 Denver, CO 80206	3.83	$103,870.00	$0.00	$103,870.00	40	91		Y
5				Total	53.22			$780,260.00				