

Exhibit 1: Findings of Fact

1. On September 2nd, 2015 Mr. Anthony Girges submitted to the City of Colfax, Washington Building Department an annexation application for a taxlot more commonly identified by the Whitman County Assessor's Office as taxlot #8-2500-00-00-0007

2. The legal description for the taxlot to be annexed is as follows "A parcel of land located in the Northeast Quarter of the Northwest Quarter of Section 23, Township 16 North, Range 43 East, W.M., Whitman County, Washington described as follows; COMMENCING at the Southwest corner of Block 58 of the Original Town of Colfax, said point also being on the North line of said Section 23; thence along the East line of Mill Street S 00°02'68" E 35.03 feet to the Point of Beginning; Thence parallel with the North line of said Section N 87°28'16" E 210.00 feet; thence along the west line of East Street S 00°02'58" E 291.23 feet; thence along the North line of East Street S 87°17'22" W 210.03 feet to the East line of Mill Street; thence along said East line N 00°02'58" W 291.90 feet to the Point of Beginning including any adjacent right-of-way.

TOGETHER with a parcel of land located in the Northeast Quarter of the Northwest Quarter, Section 23, Township 16 North, Range 43 East, W.M., Whitman County, Washington, described as follows: Beginning at the Southwest corner of Lot 9; Block 58 of the Original town of Colfax, said point also being on the North line of said Section 23; thence along the North line of said Section 23, N 87°28'16" E, 210.00 feet to the point along the West line of East Street; thence along said West line S 00°02'58" E 35.03 feet; thence S 87°28'16" W 210.00 feet to a point along the East line of Mill Street; thence along said East line N 00°02'58" W 35.03 feet to the Point of Beginning including any adjacent right-of-way."

3. Taxlot #8-2500-00-00-0007 entails 1.59 acres

4. The subject taxlot is currently zoned within the Whitman County Agriculture District.

5. The property to east and south of the taxlot is zoned within the Whitman County Agriculture District. The south property has a farming operation on it. Two taxlots on the east side of East Street contain single family residential structures which one contains a mobile home.

6. The properties on the north and west side of the subject taxlot are within the City of Colfax, Washington city limits and zones R2. The property to

the west is a church while taxlot to the north is the Former St. Ignatius Main Hospital.

7. The owner petitioning for annexation has indicated the desire to potentially utilize the subject taxlot and the adjacent former St. Ignatius Hospital for a multi-family use. Future development on the property will have to go through a separate permitting and plan review process.
8. Subsection 17.08.030 of the Colfax Municipal Code states the following:

17.08.030 R-2 zone--Uses permitted.

A. The following uses are permitted in the R-2 zone:

1. One-family dwellings;
2. Two-family dwellings;
3. Apartment buildings;
4. Condominiums;
5. Mobile home parks;
6. Accessory uses. Private garages may have space to accommodate not more than three cars for each dwelling unit;
7. Home occupations (see provisions in Section [17.08.020\(D\)](#));
8. Family child care provider home facility;
9. Parks and playgrounds.

B. There is established and listed certain conditional property uses which may be permitted in the R-2 zone by the board of adjustment, provided the board has found the requirements for each to be in compliance by the applicant as conditions precedent to the granting of a building permit therefor:

1. Churches;
2. Community centers;
3. Auditoriums;

4. Private/public specialty schools;
5. Utility substations;
6. Country clubs, lodges, clubs;
7. Hospitals;
8. Nursing homes;
9. Libraries and post offices;
10. Animal hospitals, clinics, kennels;
11. Keeping of animals with provisions;
12. Professional clinics;
13. Office buildings;
14. Day care centers;
15. Restaurants;
16. Electronic media facilities (radio stations).

C. The permitted uses in the R-2 zone shall be in compliance with the following:

1. The minimum lot size shall be one thousand five hundred square feet per each dwelling unit;
2. The minimum gross floor area for any single-family dwelling shall be not less than one thousand square feet, exclusive of basements, garages and porches;
3. The minimum gross floor area for any two-family dwelling shall not be less than two thousand square feet, exclusive of basements, garages and porches;
4. Minimum front yards shall be twenty feet; provided, however, that a residence may be built so that its front wall conforms to the line of existing buildings even though this results in a front yard of less than twenty feet; provided further, that in any event no dwelling may be built closer than five feet to the front lot line;
5. Minimum rear yards shall be fifteen feet; provided, however, that a residence may be built so that its rear wall conforms to the line of existing buildings even

though this results in a rear yard of less than fifteen feet; provided further, that in any event no dwelling may be built closer than five feet to the rear lot line;

6. Minimum side yards shall be five feet.

9. Pursuant to 2.08.080(A) (B) and 16.04.020 of the Colfax Municipal Code the Building & Community Development Associate makes the following Finds as to whether appropriate provisions are made for:

(i) public streets,

Finding: The subject property satisfies the public streets requirement since is served by Mill and East Streets.

(ii) community facilities

Finding: The community facilities requirement is satisfied since the subject property is located 0.3 miles from a park, 0.6 miles from a hospital, 0.8 miles from a county courthouse and city hall, and 1.5 miles from the elementary and high school.

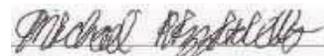
(iii) public health, safety, and general welfare

Finding: The public health, safety, and general welfare will be served by the approval of the subject short plat based on the findings contained herein.

Conclusions

1. The subject annexation appears to meet the provisions of the Colfax Municipal Code.
2. The preliminary proposal for annexing taxlot #8-2500-00-00-00007 should be approved in accordance with Colfax Municipal Code Subsections 2.08.080(A) (B) and 16.04.020.

DATED this 2nd day of October, 2015



Michael Rizzitiello
City Administrator

Exhibit 2: Legal Description

The legal description for the taxlot to be annexed is as follows "A parcel of land located in the Northeast Quarter of the Northwest Quarter of Section 23, Township 16 North, Range 43 East, W.M., Whitman County, Washington described as follows; COMMENCING at the Southwest corner of Block 58 of the Original Town of Colfax, said point also being on the North line of said Section 23; thence along the East line of Mill Street S 00°02'68" E 35.03 feet to the Point of Beginning; Thence parallel with the North line of said Section N 87°28'16" E 210.00 feet; thence along the west line of East Street S 00°02'58" E 291.23 feet; thence along the North line of East Street S 87°17'22" W 210.03 feet to the East line of Mill Street; thence along said East line N 00°02'58" W 291.90 feet to the Point of Beginning including any adjacent right-of-way.

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CITY OF COLFAX, WASHINGTON: ORDINANCE NO. _____

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF COLFAX, COUNTY OF WHITMAN, and STATE OF WASHINGTON BY ANNEXING THERETO A CERTAIN TRACT OF LAND CONTIGUOUS TO THE PRESENT LIMITS OF THE CITY OF COLFAX COMMONLY IDENTIFIED AS TAX ID #8-2500-00-00-0007 OWNED BY MR. ANTHONY GIRGES

WHEREAS, per RCW 35.13.130 the City of Colfax wants to annex land contiguous to the City of Colfax; and

WHEREAS, the land is commonly known as #8-2500-00-00-00007 which is owned by Mr. Anthony Girges and commonly identified in Whitman County records as CX N ½ 23-16-43 1.59 AC OLD HOSP LAUNDRY 4-08/62423 685735; and

WHEREAS, the property is more particularly described as follows:

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WHEREAS, a determination of sufficiency as to the majority of the owners of the acreage of the property herein described has been received from the Whitman County Assessor and is determined that Mr. Anthony Girges is 100% owner of property identified in Whitman County tax rolls as taxlot #8-2500-00-00-00007.

WHEREAS, the Planning Commission recommended to City Council annexation of the subject taxlot during its September 17th, 2015 meeting.

WHEREAS, City Council did conduct a public hearing during its regular meeting on the 5th day of October, 2015, due notice of said hearing having been published in the Daily Bulletin the entire week of September 21st, 2015, on the city website, bulletin board inside city hall, Whitman County Library-Colfax Branch, Whitman County Public Service Building, and notices posted on the subject taxlot.

WHEREAS, the process for annexing city-owned property has been followed as required by RCW 35.13; NOW THEREFORE,

THE CITY COUNCIL OF THE CITY OF COLFAX DOES ORDAIN AS FOLLOWS

Section 1: The City Council hereby determines that property commonly known in Whitman County, Washington Parcel# 8-2500-00-00-0007 is owned by Mr. Anthony Girges and currently is vacant with an abandoned two story house and a wooden shed surrounded by tall grass and shrubbery. The City Council of the City of Colfax has jurisdiction to annex said property to the City of Colfax.

Section 2: The corporate limits of the City of Colfax are hereby extended and increased so as to encompass real property situated in Whitman County, Washington commonly known as parcel #8-2500-00-00-0007 and such territory is hereby annexed and declared to be a part of the City of Colfax, subject to its laws and ordinances now and hereafter enforced, including the comprehensive plan and zoning terms, conditions, and provisions to become effective upon annexation and the determination of the particular zone for the property annexed is designated as a R2, and the permanent zone classification is reserved for further study and determination by the City Council.

Section 3: The Comprehensive Plan is hereby amended to include the annexed property subject to such zones as may now exist, or as hereafter determined, and that such development is in the furtherance of the general welfare, morals, health, and safety of the citizens of the City of Colfax.

Section 4: A certified copy of this Ordinance shall be recorded in both the offices of the Board of County Commissioners and County Auditor, Whitman County, State of Washington.

Section 5: This Ordinance shall be in full force and effect five (5) days after its passage, approval, and publication.

PASSED by the City Council of the City of Colfax, Washington, and approved by the Mayor this ____ day of October, 2015.

Mayor

ATTEST:

By: _____

City Clerk

APPROVED AS TO FORM:

By: _____

City Attorney



WHITMAN COUNTY WASHINGTON



TAXSIFTER

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[PAYMENT CART\(0\)](#)

Joe Reynolds

Whitman County Assessor 400 N. Main Street Colfax WA 99111

[Assessor](#) [Treasurer](#) [Appraisal](#)

Parcel

Parcel#: 82500000000007 **Owner Name:** GIRGES, ANTHONY
DOR Code: 17 - Residential | - Institutional | Lodging **Address1:** 9313 PRICHARD ST
Situs: **Address2:**
Map Number: **City, State:** BELLFLOWER CA
Status: **Zip:** 90706
Description: CX N 1/2 23-16-43 1.59AC OLD HOSP LAUNDRY 4-08/62423 685735
Comment:

2016 Market Value

2016 Taxable Value

2016 Assessment Data

Land:	\$15,900	Land:	\$15,900	District:	64 - TAX CODE 64
Improvements:	\$550	Improvements:	\$550	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0		
Total	\$16,450	Total	\$16,450	Total Acres:	

Ownership

Owner's Name	Ownership %
GIRGES, ANTHONY	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
04/01/08	685735	1				\$250,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2016	GIRGES, ANTHONY	\$15,900	\$550	\$0	\$16,450	\$0	\$16,450
2015	GIRGES, ANTHONY	\$15,900	\$550	\$0	\$16,450	\$0	\$16,450
2014	GIRGES, ANTHONY	\$15,900	\$550	\$0	\$16,450	\$0	\$16,450
2013	GIRGES, ANTHONY	\$15,900	\$500	\$0	\$16,400	\$0	\$16,400
2012	GIRGES, ANTHONY	\$15,900	\$500	\$0	\$16,400	\$0	\$16,400

[View Taxes](#)

Parcel Comments

No Comments Available

E Fairview St

S
East St

E South St

S
Main St

Old Hospital Laundry Taxlot Annexation (Taxlot #8-2500-00-00-00007)

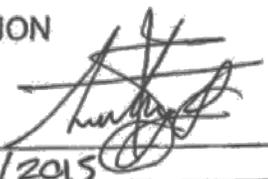
 CITY OF COLFAX **Annexation Area**
PROJECT AREA  Annexation-Old Hospital
TAXLOTS

Source: Esri, DigitalGlobe, GeoEye, IGN, GeoEye, 375, GeoEye, 0, 50, Earthstar, 0, 0, 0, 225, Geographics, IGN, CNES/Airbus DS

USDA, USGS, AEX, Geomatics, Aerogrid, IGN, IGN, swisstopo, and the
User Community



Exhibit A
INTENT TO PETITION FOR ANNEXATION
Signature Form



1. Printed Name Anthony Girges Signature _____
Address 1009 S Mill St. Date 09/01/2015
Property Description 825000000000007
(Section and tax lot number or subdivision and lot number)

2. Printed Name _____ Signature _____
Address _____ Date _____
Property Description _____
(Section and tax lot number or subdivision and lot number)

3. Printed Name _____ Signature _____
Address _____ Date _____
Property Description _____
(Section and tax lot number or subdivision and lot number)

4. Printed Name _____ Signature _____
Address _____ Date _____
Property Description _____
(Section and tax lot number or subdivision and lot number)

5. Printed Name _____ Signature _____
Address _____ Date _____
Property Description _____
(Section and tax lot number or subdivision and lot number)

6. Printed Name _____ Signature _____
Address _____ Date _____
Property Description _____
(Section and tax lot number or subdivision and lot number)

7. Printed Name _____ Signature _____
Address _____ Date _____
Property Description _____
(Section and tax lot number or subdivision and lot number)

8. Printed Name _____ Signature _____
Address _____ Date _____
Property Description _____
(Section and tax lot number or subdivision and lot number)

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