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OPM FORECASTING

ORDINANCE #1632

AN ORDINANCE ANNEXING APPROXIMATELY 14.34 ACRES OF PROPERTY AND ASSOCIATED RIGHT OF WAY, LOCATED WITHIN THE FERNDALE URBAN GROWTH AREA (UGA) ON THE SOUTH SIDE OF NEWKIRK ROAD - INCLUDING THAT PORTION OF NEWKIRK ROAD ABUTTING THE ANNEXATION AREA

WHEREAS, on August 17, 2009, the Ferndale City Council accepted a Notice of Intent to initiate annexation proceedings from the various involved property owners who are the owners of parcels consisting of 14.34 gross acres of property proposed for annexation.

WHEREAS, at that August 17, 2009, meeting, the Ferndale City Council determined that an initial petition would be accepted; that the City would require the annexed property to assume its pro rata share of the existing city indebtedness; and that simultaneous adoption of zoning regulations would be required; and

WHEREAS, the Ferndale Planning Commission reviewed a Petition to Annex at a public hearing during their regular meeting of October 27, 2010, and voted to recommend approval by the City Council, with a zoning designation of RM 1.5 for the entire annexation area, to take effect upon annexation of the area; and

WHEREAS, the proposed annexation area is located within the Urban Growth Area as identified in the City's Comprehensive Plan; and the Short Term Planning Area as identified in the Whatcom County Comprehensive Plan; and

WHEREAS, the City Council voted to approve the proposed annexation at a public hearing during their regular meeting of December 20, 2010. The Council also approved a RM 1.5 zoning designation for the entire annexation area, to take effect upon annexation of the area; and

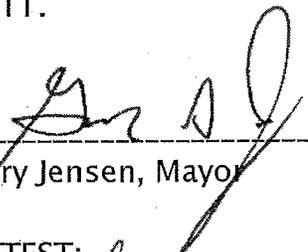
WHEREAS, the mandatory Boundary Review Board forty-five day review was initiated on January 13, 2011 and lapsed without any party invoking jurisdiction on February 26, 2011; and

WHEREAS, the City shall accept responsibility for the maintenance and repair of Newkirk Road;

NOW, THEREFORE, the City Council of the City of Ferndale does ordain as follows:

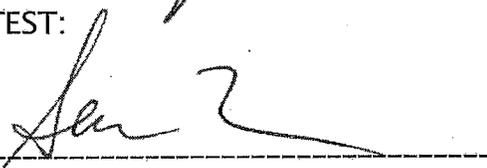
- Section 1:** The zoning designation for these properties shall be RM 1.5, Multi-Family Dwelling Units
- Section 2:** The annexed property shall assume its pro rata share of existing city indebtedness.
- Section 3:** The Ferndale City Council hereby annexes that property described and illustrated in Exhibits 1 and 2.
- Section 4:** This ordinance shall become effective on the March 15, 2011, or the sixth day after publication, whichever is later, as set forth by state law.

Approved by City Council and signed by the Mayor this 7th day of March, 2011.



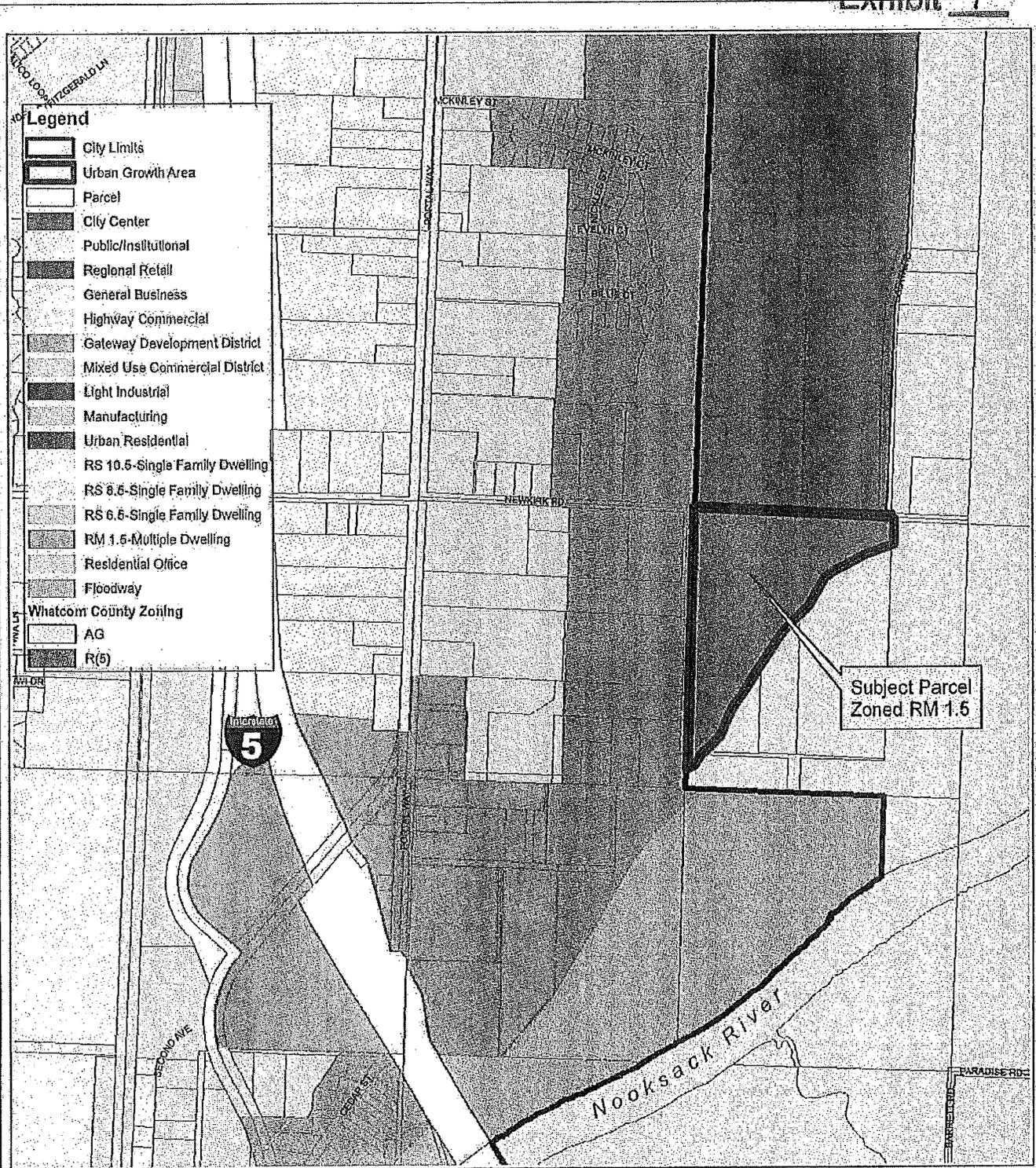
Gary Jensen, Mayor

ATTEST:



Sam Taylor, City Clerk

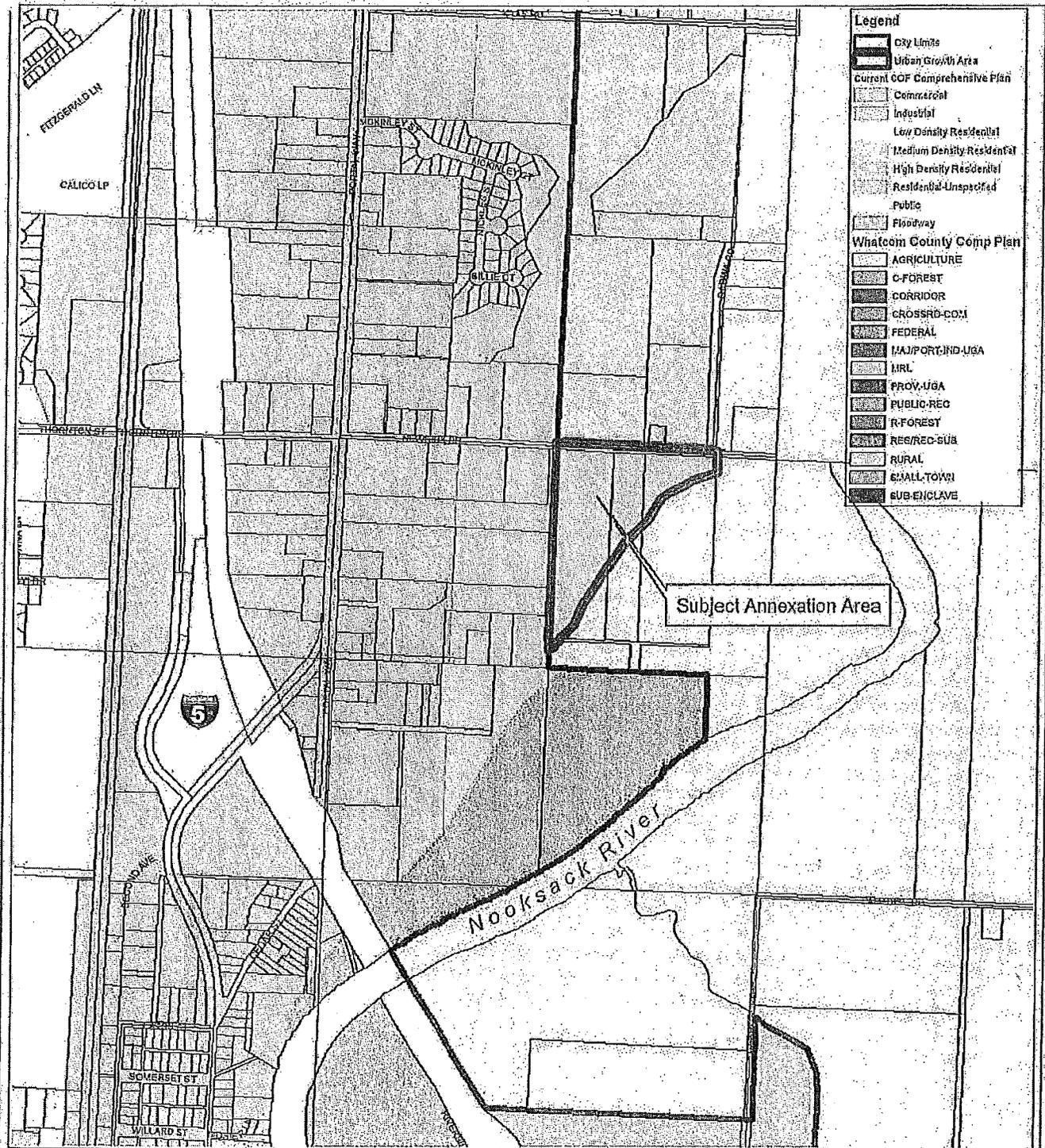
March 16, 2011
Publication Date



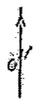
Riverbend Annexation
09002.ANX
Official Zoning



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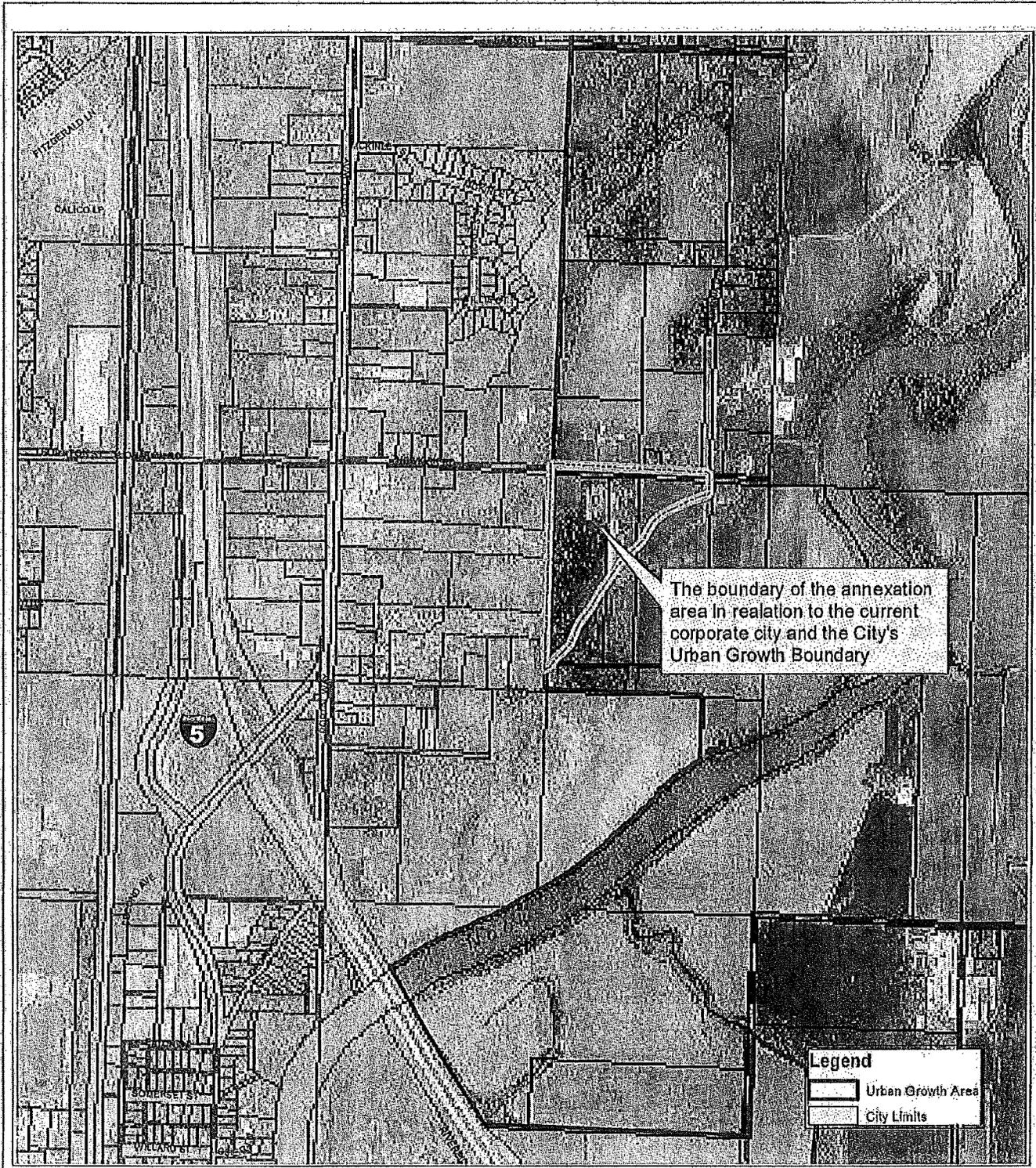
09002.ANX
 Riverbend Annexation
 Comprehensive Plan Map



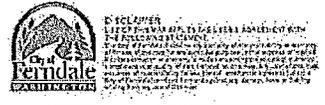
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EXPLANATION
 THIS PLAN AND THE RELATED COMPREHENSIVE PLAN
 MAPS ARE PRELIMINARY. THE CITY OF FERNDALE
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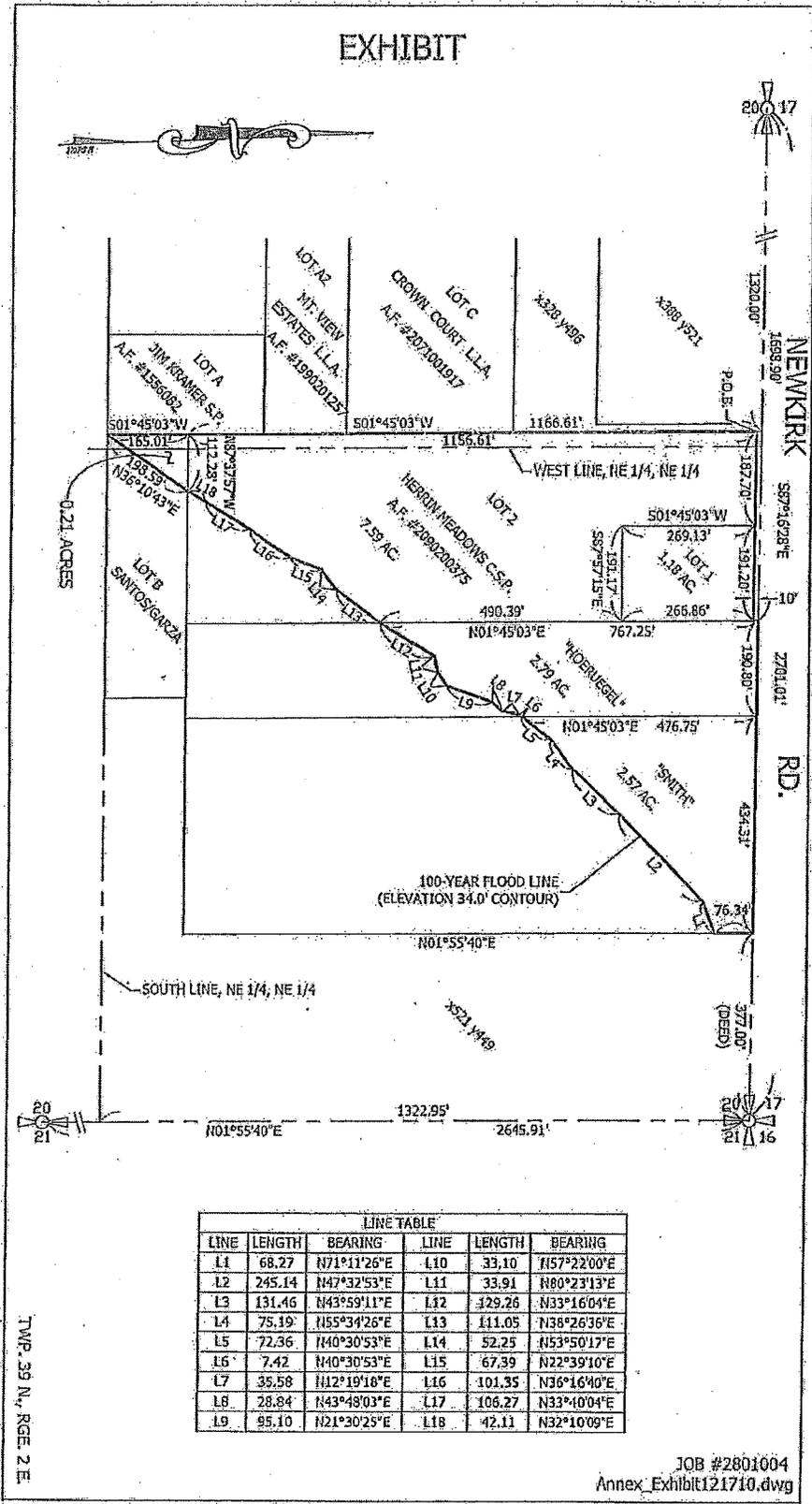


09002.ANX
 Riverbend Annexation



CITY OF FERNDALE
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 (707) 785-1000
 www.ferndale.org
 The City of Ferndale is an Equal Opportunity Employer. Minorities and women are encouraged to apply.

EXHIBIT



LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	68.27	N71°11'26"E	L10	33.10	N57°22'00"E
L2	245.14	N47°32'53"E	L11	33.91	N80°23'13"E
L3	131.46	N43°59'11"E	L12	129.26	N33°16'04"E
L4	75.19	N55°34'26"E	L13	111.05	N38°26'36"E
L5	72.36	N40°30'53"E	L14	52.25	N53°50'17"E
L6	7.42	N40°30'53"E	L15	67.39	N22°39'10"E
L7	35.58	N12°19'18"E	L16	101.35	N36°16'40"E
L8	28.84	N43°48'03"E	L17	106.27	N33°40'04"E
L9	95.10	N21°30'25"E	L18	42.11	N32°10'09"E

TWP. 39 N., RGE. 2 E.

JOB #2801004
Annex_Exhibit121710.dwg

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RIVER BEND ANNEXATION LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER, 1320.00 FEET EAST OF THE QUARTER SECTION CORNER BETWEEN SECTIONS 17 AND 20; THENCE SOUTH $01^{\circ}45'03''$ WEST PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER, 10.00 FEET TO THE NORTHWEST CORNER OF LOT 2 OF THE "HERRIN MEADOWS CLUSTER SHORT PLAT", WHATCOM COUNTY, WASHINGTON AS PER THE MAP THEREOF, RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NUMBER 2090200375; THENCE CONTINUING SOUTH $01^{\circ}45'03''$ WEST, 1321.62 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT B OF THE "JIM KRAMER SHORT PLAT," WHATCOM COUNTY, WASHINGTON AS PER THE MAP THEREOF, RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NUMBER 1556082, SAID CORNER ALSO BEING AT THE 100-YEAR FLOOD LINE; THENCE ALONG THE 100-YEAR FLOOD LINE THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH $36^{\circ}10'43''$ EAST, 198.59 FEET; THENCE NORTH $32^{\circ}10'09''$ EAST 42.11 FEET; THENCE NORTH $33^{\circ}40'04''$ EAST, 106.27 FEET; THENCE NORTH $36^{\circ}16'40''$ EAST, 101.35 FEET; THENCE NORTH $22^{\circ}39'10''$ EAST, 67.39 FEET; THENCE NORTH $53^{\circ}50'17''$ EAST, 52.25 FEET; THENCE NORTH $38^{\circ}26'36''$ EAST, 111.05 FEET; THENCE NORTH $33^{\circ}16'04''$ EAST, 129.26 FEET; THENCE NORTH $80^{\circ}23'13''$ EAST, 33.91 FEET; THENCE NORTH $57^{\circ}22'00''$ EAST, 33.10 FEET; THENCE NORTH $21^{\circ}30'25''$ EAST, 95.10 FEET; THENCE NORTH $43^{\circ}48'03''$ EAST, 28.84 FEET; THENCE NORTH $12^{\circ}19'18''$ EAST, 35.58 FEET; THENCE NORTH $40^{\circ}30'53''$ EAST, 79.78 FEET; THENCE NORTH $55^{\circ}34'26''$ EAST, 75.19 FEET; THENCE NORTH $43^{\circ}59'11''$ EAST, 131.46 FEET; THENCE NORTH $47^{\circ}32'53''$ EAST, 245.14 FEET; THENCE NORTH $71^{\circ}11'26''$ EAST, 68.27 FEET MORE OR LESS TO INTERSECT A LINE 377.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH $01^{\circ}55'40''$ EAST PARALLEL TO SAID EAST LINE, 76.34 FEET TO INTERSECT THE NORTH LINE OF SAID QUARTER; THENCE NORTH $87^{\circ}16'28''$ WEST ALONG SAID NORTH LINE, 625.11 FEET, SAID POINT ALSO BEING 1698.90 FEET EAST OF THE QUARTER SECTION CORNER BETWEEN SECTIONS 17 AND 20; THENCE SOUTH $01^{\circ}45'03''$ WEST PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER 10.00 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID "HERRIN MEADOWS CLUSTER SHORT PLAT"; THENCE NORTH $87^{\circ}16'28''$ WEST ALONG THE NORTH LINE OF SAID "HERRIN MEADOWS CLUSTER SHORT PLAT," 378.9 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.34 ACRES MORE OR LESS