CITY OF WHITE SALMON
ORDINANCE NO. 2014-09-949

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 June 25, 2014, the City of White Salmon received an initial Notice of Intent to Annex approximately 20 acres located to the North West of White Salmon along El Camino Real, known as the Los Altos Annexation WS-ANX-2014-01; and

WHEREAS, on July 16, 2014, 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 August 12, 2014. The petitions were transmitted to the Klickitat County assessor on August 13, 2014 to determine their sufficiency. On August 27th the city received a written response from the assessor indicating the petitions contained valid signatures representing more than the required 60% of the total assessed value; and,

WHEREAS, on September 3, 2013 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 August 21st and 28th, 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:

Beginning at the NE corner of tax parcel 03102405000100 (described as LOT 1 OWEN SUBD P96-01 SWNE4 24-3-10 WAS LOT 1 BLA 95-04) the property is bounded on the north by NW Spring Street to the NW corner to tax parcel 03102497000100 (described as BLA 91-07 ON LOT 1 SP 91-01 IN SWNE; 24-3-10). The property is bounded on the east by NW Country View Road from the SE corner of tax parcel 03102421000100 (described as Lot 1 SP 96-29 IN NENW; 24-3-10) to the NE corner of tax parcel 03102476000100 (described as Lot 1 SP 2000-17 in NENW 24-3-10). The property is further bounded on the north by the northern boundary of tax parcel 03102476000100 (described as Lot 1 SP 2000-17 in NENW 24-3-10). The property is bounded on the west by the western property lines of tax parcels 03102404000300 (described as Parcel 3 SP 94-05 in NENW;

24-3-10), 03102404000100 (described as Parcel 1 SP 94-05 in NENW; 24-3-10), and 03102421000100 (described as Lot 1 SP 96-29 IN NENW; 24-3-10), and further bounded on the north by the northern boundaries of tax parcels 03102468000100 (described as LOT 1 LOS ALTOS SENW; 24-3-10), 03102468000200 (described as LOT 2 LOS ALTOS SENW; 24-3-10), 03102468000300 (described as LOT 3 LOS ALTOS SENW; 24-3-10 (ALSO SEE WS BL 2004-03)), and a portion of the northern boundary of tax parcel 03102468000400 (described as LT 4 LOS ALTOS IN SENW; 24-3-10) to the SE corner of tax parcel 03102406190100 (described as LOT 1 SP 2006-19 IN NENW; 24-3-10), and continuing along the western and northern boundaries of tax parcel 03102406190100 (described as LOT 1 SP 2006-19 IN NENW; 24-3-10) to the SE corner of tax parcel 03102460000100 (described as LOT 1 SP 99-29 IN NENW; 24-3-10) and continuing along the eastern and northern boundaries of tax parcel 03102460000100 (described as LOT 1 SP 99-29 IN NENW; 24-3-10) and the northern and western boundaries of tax parcel 03102414000300 (described as LT 3 BLA 2003-14 IN NENW; 24-3-10), and the western and southern boundaries of tax parcel 03102424000200 (described as TL 120 IN SENW4 LESS TL 120-A; TL 40B IN NENE4; 24-3-10 IRREGULAR TRACTS TO WS) to El Camino Real. The property boundary continues along the western boundary of property described as Parcel B Los Altos, 24-3-10, and continues along the northern boundary of tax parcel 03102468002400 (described as LOT 24 LOS ALTOS IN SENW; 24-3-10) and continues to the southeast along the southwestern boundaries of tax parcels 03102468002400 (described as LOT 24 LOS ALTOS IN SENW; 24-3-10), 03102468002500 (described as LOT 25 LOS ALTOS SENW; 24-3-10), 03102468002600 (described as LOT 26 LOS ALTOS SENW; 24-3-10), 03102468002700 (described as LOT 27 LOS ALTOS SENW; 24-3-10), 03102468002800 (described as LOT 28 LOS ALTOS; 24-3-10), 03102468002900 (described as LOT 29 LOS ALTOS SENW; 24-3-10), 03102468003000 (described as LOT 30 LOS ALTOS SENW; 24-3-10), 03102468003100 (described as LOT 31 LOS ALTOS SENW; 24-3-10), 03102468003200 (described as LOT 32 LOS ALTOS IN SENW; 24-3-10), and 03102468003300 (described as LT 33 LOS ALTOS IN SENW; 24-3-10) and continues back to the point of beginning along the western boundary of the City Limits of White Salmon.

The property includes tax parcels that are not contiguous to the property described above. Beginning at the NW corner of tax parcel 03102468003500 (described as LOT 35 LOS ALTOS (SENW 24-3-10)), continuing east and following the City limits of White Salmon to the NW corner of tax parcel 03102442000300 (described as TL 50; TL 50-A; TL 50-A-1-A IN NWSE4 LESS R/W; 24-3-10), and continuing north to the point of beginning.

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 3rd day of September 2014.

ATTEST:

David Poucher, Mayor

Leana Johnson, Clerk Treasurer

APPROVED AS TO FORM:

Kenneth B. Woodrich, City Attorney