

**CITY OF SEQUIM ORDINANCE #2008-014**

**AN ORDINANCE OF THE CITY OF SEQUIM ANNEXING AN UNINCORPORATED CONTIGUOUS AREA WITHIN THE SEQUIM URBAN GROWTH AREA OF CLALLAM COUNTY PURSUANT TO RCW 35.13; 35A.01.040 AND 35A.14 AND ESTABLISHING RESIDENTIAL (R-II) AS THE OFFICIAL ZONING DESIGNATION FOR THE PARCEL WITHIN THE AREA OF ANNEXATION AS DESIGNATED IN THE ORDINANCE AND THE ATTACHED EXHIBITS.**

**WHEREAS**, the initiating party represents not less ten percent of the acreage of the area have submitted to the City of Sequim an intention to commence annexation proceedings; and,

**WHEREAS**, the City Council met with said initiating party (RCW 35A.14.120) on March 24, 2008 and opted not to amend the proposed annexation area; and,

**WHEREAS**, by City Council acceptance, the initiating party was authorized to circulate a petition in a form as identified in RCW 35A.01.040; and,

**WHEREAS**, the annexation area encompasses 1 parcel totaling 1.23-acres; and,

**WHEREAS**, the annexation is a logical extension of the boundaries of the City of Sequim; and,

**WHEREAS**, the area of annexation is located within the scope of the City of Sequim Comprehensive Plan Update and urban growth area and is consistent with direction given for review of annexations identified in the Urban Growth Area Element (Chapter 4); and,

**WHEREAS**, the property is currently regulated under Clallam County zoning and must be pre-zoned for City of Sequim zoning, such zoning to become effective on the effective date of annexation; and,

**WHEREAS**, City urban services are in the vicinity of the annexation and adequate to serve the annexation area; and,

**WHEREAS**, the City of Sequim and Clallam County are required to do comprehensive land use planning under the Growth Management Act and have entered into an inter-local agreement for joint planning of the Sequim urban growth area through the adoption of consistent Comprehensive Plan Optimum Land Use Maps; and,

**WHEREAS**, as a result of compliance with the Growth Management Act and of the Service Extension Review Process agreement with the County, the comprehensive planning for urban services, including water and sanitary sewer service, by the City includes the entire urban growth area; and,

**WHEREAS**, by City Council acceptance, the initiating party was authorized to circulate a petition in a form as identified in RCW 35A.01.040; and,

**WHEREAS**, the circulated petition required signatures of property owners representing 60% or more of the assessed property value of the amended annexation area; and,

**WHEREAS**, said petition was received by the City of Sequim and transmitted to the Clallam County Assessor's Office for determination of sufficiency; and,

**WHEREAS**, a determination of sufficiency was made by the Clallam County Assessor on June 10, 2008; and,

**WHEREAS**, annexations are considered minor land use decisions and are categorically exempt from threshold determination and EIS requirements (RCW 43.21(C)222. Environmental review and SEPA checklist submittal will be required, if necessary, with subsequent development applications; and,

**WHEREAS**, a Clallam County Boundary Review Board was created by Resolution No. 115 on December 14, 2004 for adequate consideration on municipal and district boundaries; and,

**WHEREAS**, the required Boundary Review Board package was transmitted to Clallam County on July 17, 2008; and,

**WHEREAS**, the Clallam County Boundary Review Board completed their review and has issued a compliance letter on September 5, 2008; and,

**WHEREAS**, annexations are identified in Chapter 20.01.030 Table 2, Sequim Municipal Code, as a Type C-2 process involving a Planning Commission public meeting and a City Council public hearing; and,

**WHEREAS**, notification of said meetings were made in conformance with RCW Section 35A.14.130 and Title 20, Sequim Municipal Code; and,

**WHEREAS**, the City of Sequim Planning Commission held a public meeting on the proposed annexation at their October 7, 2008 regularly scheduled meeting and passed a motion to recommend approval to the City of Sequim City Council; and,

**WHEREAS**, the City of Sequim City Council held a public hearing on the proposed annexation on October 27, 2008 for the purpose of receiving comments on the proposed annexation; and,

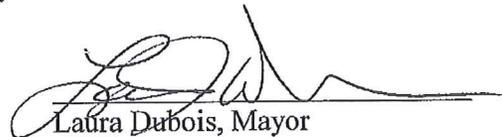
**WHEREAS**, City Council discussion following the October 27, 2008 public hearing directed staff to collect additional information and continued this item to the December 8, 2008 Council meeting; and,

**WHEREAS**, staff presented the requested information at the December 8, 2008 City Council meeting; and,

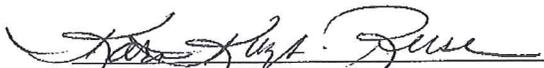
WHEREAS, it is the considered opinion of the City Council of the City of Sequim, that said area to be annexed be subject to the conditions and restrictions hereinafter stated and as set forth in the Petition for Annexation.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEQUIM DO ORDAIN AS FOLLOWS:

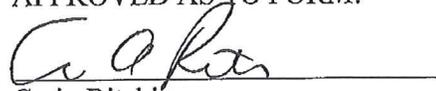
- Section 1:** That the area and property described in the attached Exhibit "A" Legal Description and shown in Exhibit "B" Map, be and is hereby annexed to the City of Sequim and such annexation does not require the approval, except as to form, of any other agency.
- Section 2:** That the entire area of annexation be and hereby is required to assume existing and future City indebtedness on a proportionate basis.
- Section 3:** That all laws and ordinances of the City of Sequim shall be in effect within the described parcels, consistent with the adopted Comprehensive Plan and zoning designations, as of the effective date of the annexation.
- Section 4:** That residential (R-II) as defined in Title 18 of the Sequim Municipal Code be established as the official zoning districts for this parcel consistent with the designations and locations identified in the adopted City of Sequim Comprehensive Plan Update (August 2006); such zoning to become effective as of the effective date of the annexation.
- Section 5:** Severability: If any section, subsection, or other portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such section, subsection, or portion shall be deemed a separate portion of this Ordinance and such holding shall not affect the validity of the remaining portions of this Ordinance.
- Section 6:** This Ordinance shall become effective five (5) days after passage and publication.
- Section 7:** Read for the first time and passed by the City Council of the City of Sequim, at a regular meeting thereof, held this 8<sup>th</sup> day of December, 2008, the second reading having been waived by Council.

  
Laura Dubois, Mayor

ATTEST:

  
Karen Kuznek-Reese, CMC  
City Clerk

APPROVED AS TO FORM:

  
Craig Ritchie  
City Attorney

Published 12/12/08  
Effective 12/17/08

EXHIBIT A

LAND SURVEYING  
MAPPING  
DEVELOPMENT CONSULTING  
CONSTRUCTION MANAGEMENT



935 North Fifth Avenue • P.O. Box 2199  
Sequim, Washington 98382  
Office (360) 681-2161 • Fax (360) 683-5310  
Toll Free 1-888-681-2161 • E-mail: info@clarkland.ca

**LEGAL DESCRIPTION  
FOR SORENSEN ANNEXATION  
CITY OF SEQUIM**

LOT 4 OF JOHNSON SHORT PLAT AS RECORDED IN VOLUME 17 OF SHORT PLATS, PAGE 57, RECORDS OF CLALLAM COUNTY, WASHINGTON, BEING A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE SOUTH  $01^{\circ} 52' 43''$  WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 999.05 FEET TO THE NORTHEAST CORNER OF SAID LOT 4 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH  $01^{\circ} 52' 43''$  WEST ALONG SAID EAST LINE, A DISTANCE OF 328.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, SAID POINT BEING THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE NORTH  $88^{\circ} 01' 50''$  WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 165.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTH  $01^{\circ} 53' 13''$  EAST ALONG THE WEST LINE OF SAID EAST HALF OF THE EAST HALF OF THE EAST HALF, ALSO BEING THE EAST LINE OF PALO VERDE VISTA AS RECORDED IN VOLUME 7 OF PLATS, PAGE 47, RECORDS OF CLALLAM COUNTY, WASHINGTON, A DISTANCE OF 328.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4;

THENCE SOUTH  $88^{\circ} 01' 50''$  EAST ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 165.92 FEET TO THE TRUE POINT OF BEGINNING.

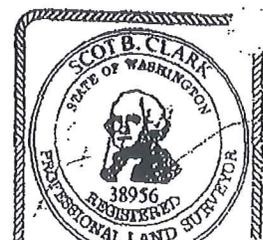
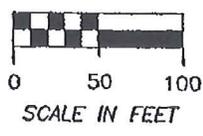
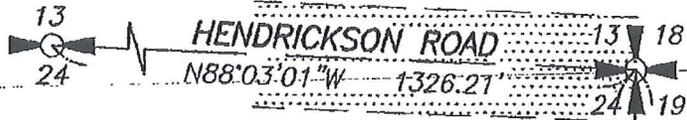


EXHIBIT B

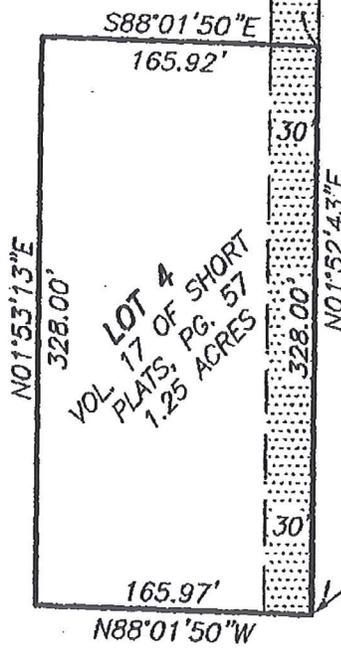
SORENSEN ANNEXATION  
CITY OF SEQUIM



LOT 3  
JOHNSON SHORT PLAT  
VOL. 17 OF SHORT  
PLATS, PG. 57

DEMMING ROAD

PALO VERDE VISTA  
PER VOL. 7 PG. 47



1/16TH  
CORNER



APRIL 10, 2008

N.T.S.

X	X

24(30N-4W)

	P.O. Box 2199
	838 E 5th Ave.
	Sequim, WA 98282
	(360) 681-2161
	FAX 681-2161
	(609) 661-2164