

ORDINANCE NO. 1715

AN ORDINANCE OF THE CITY OF KETTLE FALLS, WASHINGTON, PROVIDING FOR THE AMENDMENT OF THE KETTLE FALLS COMPREHENSIVE PLAN AND OFFICIAL ZONING MAP, AND FOR THE ANNEXATION OF CERTAIN REAL PROPERTY LYING CONTIGUOUS TO THE CITY OF KETTLE FALLS IN STEVENS COUNTY, STATE OF WASHINGTON.

WHEREAS, A sufficient percentage of the owners of the property lying and being within the hereinafter described property have petitioned for the annexation of such territory to the City of Kettle Falls; and

WHEREAS, The proposed amendment is consistent with the intent and goals of the Kettle Falls Comprehensive Plan and meets the requirements and intent of the Kettle Falls City Unified Development Ordinance. Specifically, Policy 3.3 Provide a variety of lot sizes within the urban growth area and encourage annexation of all lots within the UGA that receive City services; Policy 3.6 Ensure that new residential development provides the public facilities (public walkways, open space, and other neighborhood improvements) necessary to integrate them into the fabric of the community; Housing Element Goal 1 – Maintain the quality of life and community character of Kettle Falls by providing for projected growth in a consistent, responsible manner; Goal 2 – Create an adequate supply of housing by promoting a sufficient supply of land at a variety of residential densities, allowing for a range of housing types.

WHEREAS, The City and other responsible agencies and special districts will be able to supply the development resulting from the amended Comprehensive Plan or implementing ordinance with adequate roads and streets for access and circulation, water supply, storm drainage, sanitary sewage disposal, emergency services, and environmental protection. The developer will design and build to city standards the necessary infrastructure for water, sewer, and streets to meet the needs of development before turning said infrastructure over to the City.

WHEREAS, a Notice of Public Hearing was advertised and circulated on behalf of the Kettle Falls City Council in the July 4, 2012 and July 11, 2012 editions of the Statesman-Examiner, as well as direct mailings to all residents within 300 feet of the subject property inviting comment and participation in the review of the proposed annexation and Comprehensive Plan Amendments from the public and agencies with interest; and

WHEREAS, the subject real property is entirely within the Kettle Falls Urban Growth Area as defined by Stevens County and the City of Kettle Falls under RCW 36.70A; and

WHEREAS, the City Council found the amendments beneficial to the public health, safety, and welfare, and in the public interest; and

WHEREAS, the Kettle Falls City Council held a public hearing on July 17, 2012 now, therefore,

THE COUNCIL FOR THE CITY OF KETTLE FALLS DOES ORDAIN AS FOLLOWS:

Section 1: That area and territory lying and being within the following described real estate, situated in Stevens County, State of Washington, more particularly described as follows:

Parcel 1925400 – Parcel C: The E1/2 of the NE1/4 of Section 20, Township 36 North, Range 38 East W.M., in Stevens County, Washington.

EXCEPT the 100.00 foot right of way of the Great Northern Railway Company.

EXCEPT unrecorded waiver for County Road, now used as a part of right of way for Primary State Highway No. 3.

EXCEPT right of way for Primary State Highway No. 3 as conveyed by F.C. Feddler to the State of Washington, by Deed dated July 14, 1921, recorded in Book 67 of Deeds, page 400.

EXCEPT right of way for Primary State Highway No. 3 Palmer's Siding to Kettle Falls, as conveyed by Matt Urhausen and Cora Urhausen, husband and wife, to the State of Washington, by Deed dated September 5, 1956, recorded in Book 157 of Deeds, page 586.

EXCEPT that portion of the NE1/4 of the NE1/4 of said Section 20 conveyed by Matt Urhausen to Great Northern Railway Company, by Deed dated September 13, 1940, recorded in Book 110 of Deeds, page 43

EXCEPT any portion located north of State Highway 395 and the Great Northern Railway.

shall be and is hereby annexed to the City of Kettle Falls and shall be and become part of the City of Kettle Falls, approximately 60 acres.

Section 2: That said property shall be annexed into the City of Kettle Falls as SFR – Single Family Residential, which is consistent with the Kettle Falls Comprehensive Plan and the zones in the area under similar use.

Section 3: That said property shall be assessed and taxed at the same rates and on the same basis as other property within the City of Kettle Falls, Washington, inclusive of assessment of taxes of all or any portion of the outstanding indebtedness of the City contracted or incurred prior to, or existing on, the date of annexation.

Section 4: That all septic systems lying within the herein annexed territory shall be connected to the City of Kettle Falls sewer system within five (5) years of a city sewer line being adjacent to or abutting the subject property.

Section 5: This ordinance shall take effect five (5) days after its approval, passage and publication as provided by law.

Approved:

Dorothy Slagle, Mayor

Attest:

Raena L. Hallam, Clerk/Treasurer

Approved as to form:

Charles P. Schuerman, City Attorney

The foregoing ordinance was presented for adoption by Council Member _____
_____ and seconded by Council Member_____. Upon a vote, there
were__ ayes, and ___ nays and ____ absent.