

**ORDINANCE 2012-10**

**AN ORDINANCE OF THE EATONVILLE TOWN COUNCIL DETERMINING  
ANNEXATION OF CERTAIN PROPERTY UNDER DIRECT PETITION  
METHOD AND PROVIDING EFFECTIVE DATE**

**WHEREAS**, the Town Council, the legislative body of the Town of Eatonville, received from the duly authorized representative of the Van Eaton Family Trust, owner of real property of the Trust's intention to commence annexation proceedings;

**WHEREAS**, the Trust is the legal owner of fee simple title of the property described in Section 1 below, which is the entire area requested to be annexed; and

**WHEREAS**, the Town Council conditionally approved such petition in Resolution 2012-P, and obtained formal approval from the Pierce County Boundary Review Board;

**WHEREAS**, the Town Council held a public hearing on July 25, 2012, pursuant to the requirements of RCW 35.13.140, and after proper notice of such public hearing was duly made pursuant to law, and determined that the property should be annexed;

**BE IT ORDAINED** by the Council of the Town of Eatonville as follows:

Section 1. Pursuant to RCW 35.13.150, the Town hereby annexes the following land, which upon the effective date specified herein shall become part of the incorporated Town of Eatonville:

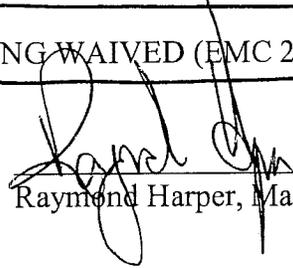
The South 100 feet of the North 400 feet of the East 152 feet of the Northwest Quarter of the Northeast Quarter of Section 22, Township 16 North, Range 4 East, W.M., records of Pierce County, Washington.

Section 2. The Administration is directed to take all action required by law relating to annexation of property, including but not limited to filing a certified copy of this ordinance is filed with the Pierce County Board of County Commissioners pursuant to RCW 35.13.150, and filing the requisite form(s) with the Washington State Office of Financial Management pursuant to RCW 35.13.260.

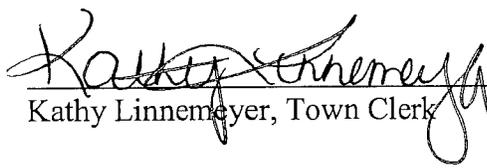
Section 3. This ordinance and the annexation described herein shall take effect one day after publication of a summary, consisting of the title, pursuant to RCW 35.27.300.

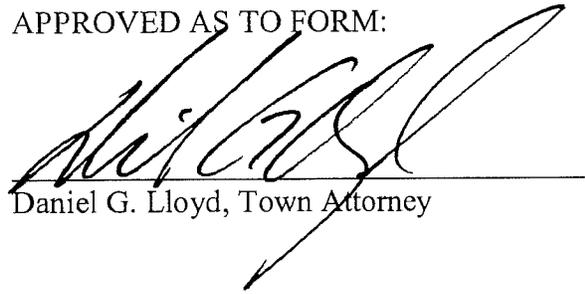
Passed by the Council of the Town of Eatonville at a regular meeting this 3th day of August, 2012.

1ST READING: 08/13/2012  
2ND READING: ~~00/00/2012~~ / 2ND READING WAIVED (EMC 2.04.009(C))

  
Raymond Harper, Mayor

ATTEST:

  
Kathy Linnemeyer, Town Clerk

APPROVED AS TO FORM:  
  
Daniel G. Lloyd, Town Attorney

AFFIDAVIT OF PUBLICATION

State of Washington, County of Pierce, ss: Michelle Pate, being duly sworn on oath depose and say that they are publishers or publishers' authorized representatives of The Dispatch, a weekly newspaper. That said newspaper is a legal newspaper and it is now and has been for more than six months prior to the date of publication herein-after referred to, published in the English language continually as a weekly newspaper, in Eatonville, Pierce County, Washington, and is now and during all of said time was printed in an office maintained at the aforesaid place of said newspaper. That the annexed is a true copy of this legal advertisement as it was published in regular issues (not in supplement form) of said newspaper for 1 consecutive weeks. First publication was on the 1<sup>st</sup> day of Aug, 2012 and last publication was on the 1<sup>st</sup> day of Aug, 2012 and that such newspaper was regularly distributed to its subscribers during all of said periods.

*Michelle Pate*

Signature of Michelle Pate

Subscribed and sworn to before me this 1<sup>st</sup> day of Aug, 2012.

*Michele K. Stoney*

Notary Public in and for the State of Washington, residing in Pierce County. Michele K. Stoney  
Commission Expires September 11, 2013



**NOTICE OF PUBLIC HEARING**  
**Annexation of Real Property**  
**NOTICE IS HEREBY GIVEN** that the Eatonville Town Council will hold a public hearing at its regular meeting on August 13th, 2012, at 7:00 p.m. for the purpose of determining whether to annex certain real property into the Town's limits. Pursuant to RCW 35.13.140, any interested person is invited to appear and voice approval or disapproval of the annexation per the procedures of the Eatonville Municipal Code relating to testimony at public hearings. A legal description of the property that may be annexed can be obtained from the Eatonville Town Planner, Nick Bond, who can be reached at 360-832-3361.  
**WRITTEN COMMENT:** Public comments on the possible annexation must be received via mail, P.O. Box 309, Eatonville, WA 98328 or submitted to the Town Clerk, 201 Center Street W., no later than 5:00 p.m. on August 10th, 2012.  
Any questions regarding this proposal may be directed to:  
Nick Bond, Town Planner (360) 832-3361 X115  
Published August 1, 2012 THE DISPATCH

AFFIDAVIT OF PUBLICATION

State of Washington, County of Pierce, ss: Michelle Pate, being duly sworn on oath depose and say that they are publishers or publishers' authorized representatives of The Dispatch, a weekly newspaper. That said newspaper is a legal newspaper and it is now and has been for more than six months prior to the date of publication herein-after referred to, published in the English language continually as a weekly newspaper, in Eatonville, Pierce County, Washington, and is now and during all of said time was printed in an office maintained at the aforesaid place of said newspaper. That the annexed is a true copy of this legal advertisement as it was published in regular issues (not in supplement form) of said newspaper for 1 consecutive weeks. First publication was on the 26<sup>th</sup> day of Sept 2012 and last publication was on the 26<sup>th</sup> day of Sept 2012 and that such newspaper was regularly distributed to its subscribers during all of said periods.

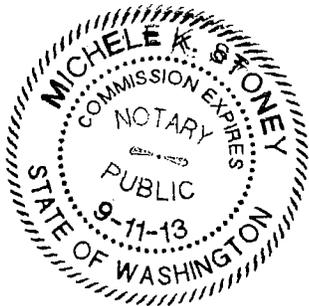
*Michelle Pate*

Signature of Michelle Pate

Subscribed and sworn to before me this 27<sup>th</sup> day of Sept, 2012.

*Michele K. Stoney*

Notary Public in and for the State of Washington, residing in  
Pierce County. Michele K. Stoney  
Commission Expires September 11, 2013



**PUBLIC NOTICE  
TOWN OF EATONVILLE**

On August 13, 2012 the Eatonville Town Council voted to approve Ordinance 2012-10. An Ordinance of the Eatonville Town Council determining annexation of certain property under direct petition method and providing effective date. Pursuant to RCW 35.13.150, the Town hereby annexes the following land, which upon the effective date specified herein shall become part of the incorporated Town of Eatonville:  
The South 100 feet of the North 400 feet of the East 152 feet of the Northwest Quarter of the Northeast Quarter of Section 22, Township 16 North, Range 4 East, W.M., records of Pierce County, Washington.  
Ordinance 2012-10 may be found on the Town's website at [www.eatonville-wa.gov](http://www.eatonville-wa.gov) or at Town Hall, published September 26, 2012 The Dispatch



## Pierce County

### Boundary Review Board

2401 South 35th Street  
Tacoma, Washington 98409-7460  
(253) 798-7156 • FAX (253) 798-3680

December 10, 2012

TO: P.C. Assessor's Office (Kim Fleshman, Tony DePaul, Sue Testo)  
P.C. PALS (Vicki Diamond, Aaron Petersen, Chad Williams)  
P.C. Executive's Office (Al Rose)  
P.C. Council (Susan Long)  
P.C. Sewer Utility/ESB-Sewers (Steve Kamieniecki)  
P.C. Water Programs/ESB-Water  
P.C. Public Works/Utilities (Tracy Timm, David Ashley)  
P.C. Surface Water Mgt./ESB-Admin. (C. Bartz)  
P.C. Wastewater Utility/ESB (Katherine Brooks)  
P.C. Health Dept. (Nedda Turner)  
P.C. Sheriff's Dept.  
P.C. Parks & Recreation (Tony Tipton)  
P.C. Prosecutor's Office (Pete Philley)  
P.C. Development Center (Donna Zierow)  
P.C. Code Enforcement (Jennifer Connors; annexations only)  
P.C. Building Division (Mike Noot)  
P.C. Elections Office (Mike Rooney)  
P.C. Budget & Finance (Donna Pethick)  
P.C. Information Technology-GIS (Chris Johnson)  
P.C. Library Administration  
P.C. 9-1-1 (Maureen Ackerman)  
P.C. Fire Marshal (Rita Peavley)  
P.C. LESA (Larry Holter)  
P.C. Humane Society (Steve Pierce)  
Municipal Research Center (Judy Cox)  
FireComm (Steve Rice)  
Washington Surveying and Rating Bureau  
U.S. Postal Service (Address Management Systems)  
Thomas Bros. Maps (Karen Hanson)  
Puget Sound Energy (Jeff Payne)  
Fire Protection District #23, P O Box 353, Elbe WA 98330  
Eatonville FD/EMS, P O Box 309, Eatonville WA 98328  
Eatonville School District #404, P O Box 698, Eatonville WA 98328

FROM: Toni Fairbanks, Chief Clerk  
Pierce County Boundary Review Board

RE: Town of Eatonville  
A-12-1, Proposed Van Eaton Annexation



Affected Agencies  
December 10, 2012  
Page 2

In reference to the above-noted case, enclosed please find a copy of Ordinance #2012-18 from the Town of Eatonville annexing the area pursuant to the petition method. Please update your records regarding this annexation by the Town of Eatonville which is effective on December 10, 2012.

C:\brb-ord  
Enclosures

**ORDINANCE 2012-18**

**AN ORDINANCE OF THE TOWN OF EATONVILLE TOWN  
COUNCIL ANNEXING CERTAIN PROPERTY**

**WHEREAS**, Ordinance 2012-10 was passed declaring an intent to annex real property following an advertised Public Hearing; and

**WHEREAS**, the Pierce County Boundary Review Board accepted the proposed annexation and no protest or comment was filed during the 45 day comment period that expired on September 15, 2012; NOW, THEREFORE,

**BE IT ORDAINED** by the Council of the Town of Eatonville, as follows:

**Section 1.** The Town of Eatonville hereby annexes the real property which is legally described on Exhibit B which is attached to this ordinance.

**Section 2.** The map of the boundaries of the property annexed is set forth on Exhibit A which is attached hereto and by reference incorporated herein.

**Section 3.** That property as legally described on Exhibit B and as shown on the map marked Exhibit A shall be zoned SF-2.

**Section 4.** That properties annexed herein shall assume their prorate portion of any existing town indebtedness.

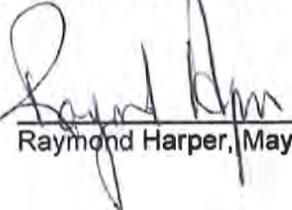
**Section 5.** That a true copy of this ordinance shall be forwarded to the Pierce County Boundary Review Board and the Pierce County Council.

**Section 6.** That this ordinance shall take effect upon passage and publication in accordance with law.

**PASSED BY THE TOWN COUNCIL AT A REGULAR MEETING THEREOF  
ON THE 26 DAY OF NOVEMBER, 2012 AND SIGNED IN AUTHENTICATION OF  
ITS PASSAGE THIS 28 DAY OF NOVEMBER, 2012.**

1ST READING: 11/26/2012  
2ND READING: ~~00/00/2012~~ / 2ND READING WAIVED (EMC 2.04.009(C))

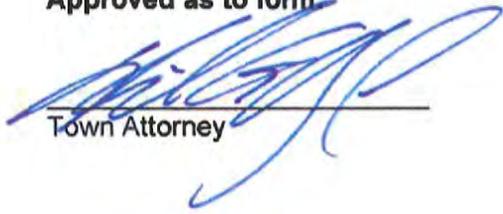


  
Raymond Harper, Mayor

**ATTEST:**

  
Kathy Linnemeyer, Town Clerk

**Approved as to form:**



Town Attorney



### Legal Description

The South 100 feet of the North 400 feet of the East 152 feet of the Northwest Quarter of the Northeast Quarter of Section 22, Township 16 North, Range 4 East, W.M., records of Pierce County, Washington.

N ↑

EATONVILLE HWY

1-008

900

300

1-700

300

1-701

150

1-011

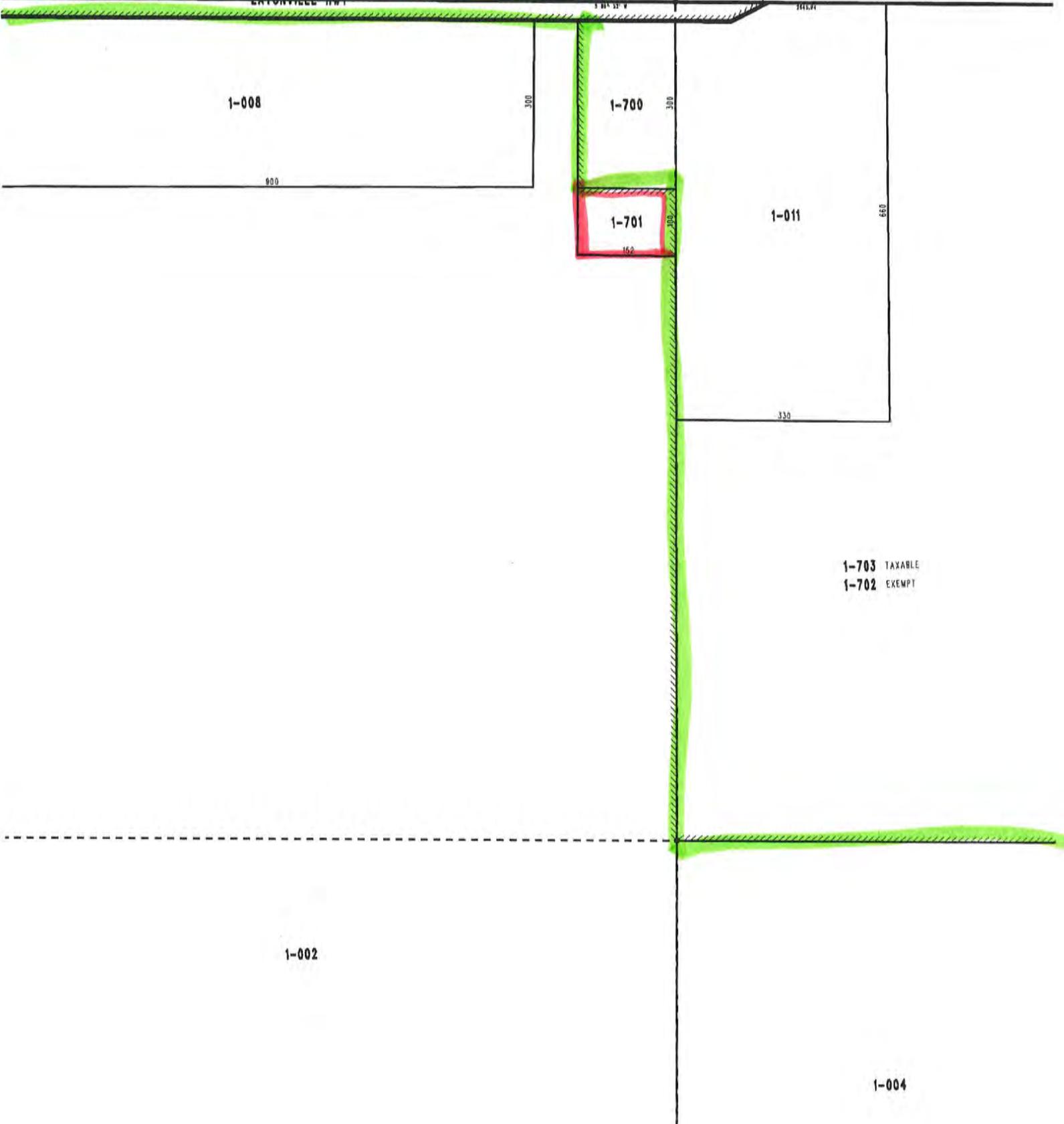
660

330

1-703 TAXABLE  
1-702 EXEMPT

1-002

1-004



**RESOLUTION 2012-P**

**A RESOLUTION OF THE EATONVILLE TOWN COUNCIL STATING ITS  
DECISION IN RESPONSE TO VAN EATON FAMILY TRUST PETITION FOR  
ANNEXATION UNDER RCW 35.13.125**

**WHEREAS**, the Town Council, the legislative body of the Town of Eatonville, received from the duly authorized representative of the Van Eaton Family Limited Partnership, owner of real property of the Trust's intention to commence annexation proceedings;

**WHEREAS**, the Partnership is the legal owner of fee simple title of the property described in Section 1 below, which is the entire area requested to be annexed; and

**WHEREAS**, the Town Council was required by RCW 35.13.125 to set a meeting with the legal owners of all property to be annexed within 60 days of said notice;

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Town of Eatonville as follows:

Section 1. The Town acknowledges the letter dated February 7, 2012, from the Van Eaton Family Limited Partnership, as notice of intent to commence annexation proceedings under RCW 35.13.125 for the following land, of which the Van Eaton Family Limited Partnership is owner of fee simple interest:

The South 100 feet of the North 400 feet of the East 152 feet of the Northwest Quarter of the Northeast Quarter of Section 22, Township 16 North, Range 4 East, W.M., records of Pierce County, Washington.

\* Legal  
Acceptable to  
BRB

Section 2. Pursuant to RCW 35.13.125, the Town Council met with the Van Eaton Family Limited Partnership on March 26, 2012 and made the following determinations pursuant to RCW 35.13.125 in relation to the property described in Section 1 above:

- (a) The Town will accept the proposed annexation and proceed accordingly;
- (b) The Town will not require a separate simultaneous adoption of a comprehensive plan;
- (c) The Town shall require the assumption of all or of any portion of existing town indebtedness by the area to be annexed.

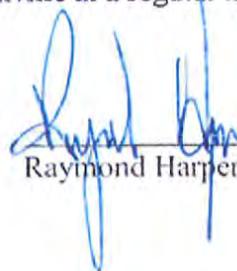
Section 3. Pursuant to RCW 35.13.130, the duly authorized representative of the Van Eaton Family Limited Partnership shall file with the Town Clerk a petition meeting the requirements of RCW 35.21.005 must be signed by the owners of not less than sixty percent in value according to the assessed valuation for general taxation of the property described in Section 1 above. The petition shall state:

- (a) The Town will not require simultaneous adoption of the comprehensive plan, pursuant to RCW 35.13.177 and 35.13.178;
- (b) The Town shall require the landowners to assume all or a portion of town indebtedness by the area to be annexed; and
- (c) the legal description described above in Section 1 and map of the area to be annexed

Section 4. The petition shall be completed and filed within six (6) months of the adoption of this resolution. Within three days of receiving the petition, the Town Clerk is directed to transmit the original petition to the Pierce County Assessor-Treasurer for determination of sufficiency under RCW 35.21.005, together with a copy of this resolution and minutes of the meeting at which this resolution is adopted by the Town Council.

Section 5. Upon notification from the Pierce County Assessor-Treasurer that the petition meets all legal requirements, the Mayor and/or his designee shall set a date for a public hearing in front of the Town Council. Notice of this hearing shall be published in a newspaper of general circulation to be determined by the Mayor. In addition, notice of said hearing shall be posted in three (3) separate conspicuous places within the area to be annexed. Pursuant to RCW 35.13.140, the expense of said publications shall be borne by the signers of the petition.

Passed by the Council of the Town of Eatonville at a regular meeting this 20<sup>th</sup> day of March, 2012.

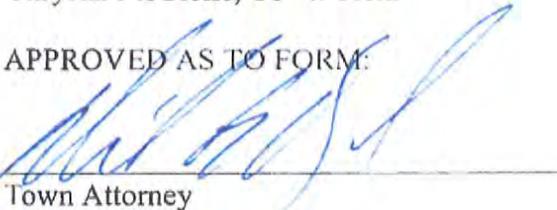


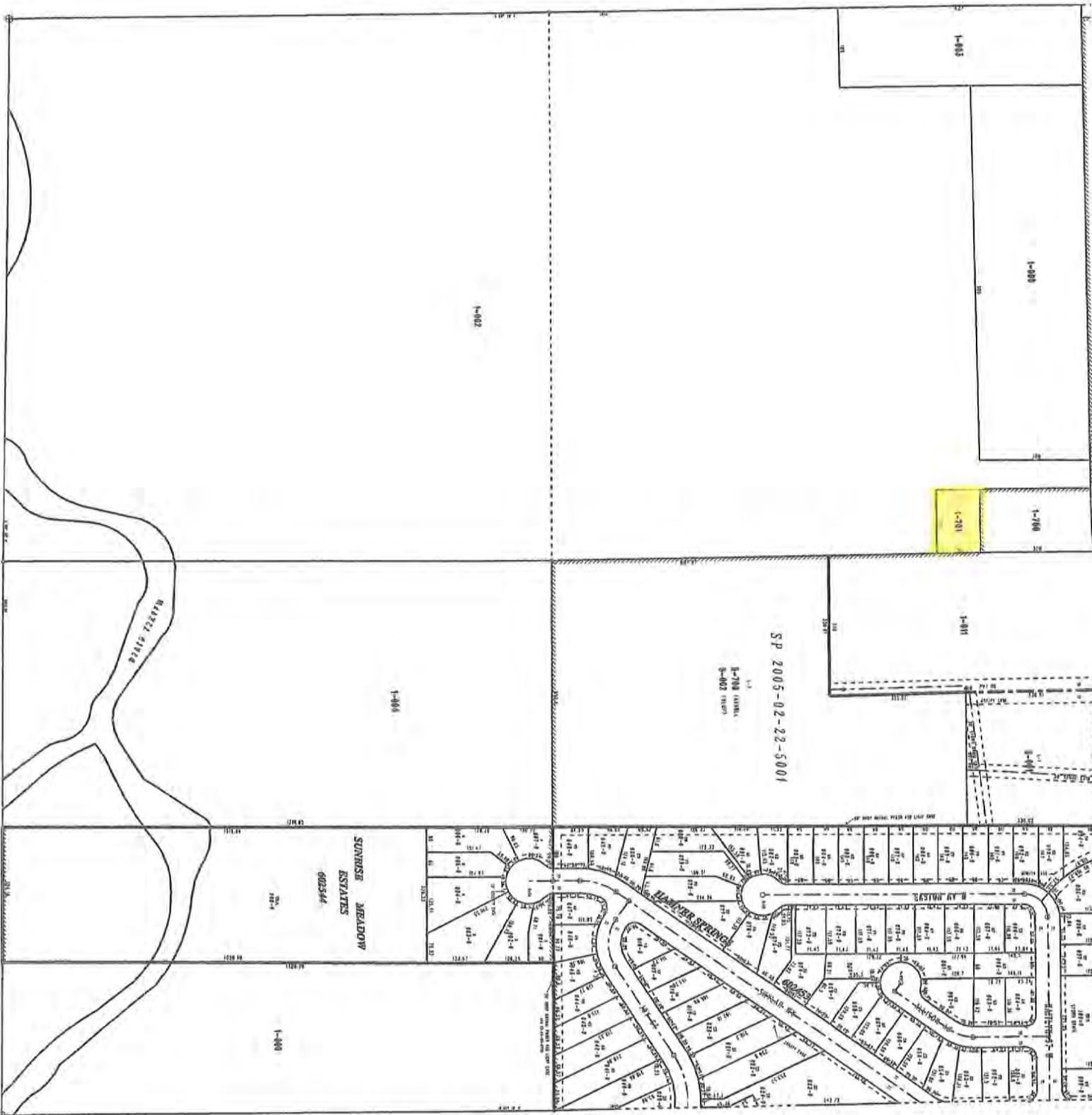
Raymond Harper, Mayor

ATTEST:

  
Chrystal McGlone, Town Clerk

APPROVED AS TO FORM:

  
Town Attorney



SP 2005-02-22-5001

B-700 (LAKESIDE)  
P-002 (TRIPLES)

SUNRISE MEADOW  
ESTATES  
602344

WATER FIVE



Scale 1" = 200'



501-0-04	513-0-04	520-0-04
521-0-04	521-0-04	521-0-04
511-0-04	521-0-04	511-0-04



DATE OF MAP PRODUCTION: 11/13/07

04-06-12-1

Public Services Building  
2401 S. 35th Street, Room 112  
Tacoma, Washington 98409

Standard: State Plane - NAD 83 - South Zone, FIPS 5000 (NAD 83)



THIS IS NOT A SURVEY  
DO NOT USE DATA FROM THIS MAP  
BE AWARE OF LIABILITY FOR VARIATIONS  
ASCERTAINED BY ACTUAL SURVEY  
FOR ASSESSORS USE ONLY



## Pierce County

### Office of the Assessor-Treasurer

2401 South 35<sup>th</sup> Street, Room 142  
Tacoma, Washington 98409-7498  
(253) 798-6111 • (800) 992-2456  
FAX (253) 798-3142  
[www.piercecountywa.org/atr](http://www.piercecountywa.org/atr)

**DALE WASHAM**  
Assessor-Treasurer

State of Washington )  
County of Pierce )ss.

### DECLARATION

I, Dale Washam, Assessor-Treasurer of Pierce County, do hereby certify that the Petition entitled: **Van Eaton Annexation**, submitted to me by the **Town of Eatonville**, bears the names and purported signatures of persons who are owners or part owners of parcels lying within the proposed annexation and are owners of more than 60% of the assessed value of the area proposed for annexation. The undersigned cannot certify the authenticity of the signatures of such named owners, because authenticated signatures of all such owners are not required to be kept in the records of Pierce County for such real property.

I declare under penalty of perjury under the laws of the State of Washington that I have read the foregoing declaration, and believe the contents thereof to be true.

Dated this 23<sup>rd</sup> day of May 2012, in Tacoma, Washington.

Dale Washam, Assessor-Treasurer

**WE WORK FOR YOU, THE TAXPAYER.**