



**ORDINANCE NO. 983**

**AN ORDINANCE OF THE CITY OF GRAND COULEE, WASHINGTON, ANNEXING UNINCORPORATED TERRITORY (COMMONLY KNOWN AS THE FOWLER ANNEXATION), REQUIRING COMPLIANCE WITH AN ASSUMPTION OF INDEBTEDNESS AND ESTABLISHING A ZONE DESIGNATION; CONTAINING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.**

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**WHEREAS**, the City of Grand Coulee, Washington, received a notice of intent to commence annexation proceedings for approximately 8.23 acres of land; and

**WHEREAS**, the owners of the property who submitted the notice of intent represented over 10% of the assessed value of the property; and

**WHEREAS**, the City of Grand Coulee, Washington, recognizes this annexation as the Fowler Annexation; and

**WHEREAS**, the City Council set a date to meet with the initiating party. The meeting was held on March 4, 2008. At this meeting, the City Council voted to require assumption of the City's debt and to adopt a zone designation for the property in accordance with the City's Comprehensive Plan; and

**WHEREAS**, a petition meeting the requirements of RCW 35A.01.040 was circulated and signed by the legal owners of not less than sixty percent of the assessed value of the property for which the annexation was petitioned;

**WHEREAS**, the City Council fixed a date for a public hearing and caused notice of the hearing to be published in the December 17, 2008 and January 14, 2009 edition of The Star. Notice of the hearing was also posted in three places within the territory proposed for annexation as well as at City Hall; and

**WHEREAS**, the City Council held the public hearing on February 3, 2009 and comments were received by Mr. Norm Easterly, representing New Columbia Water Users Association (NCWU) and the Council took those comments under consideration; now, therefore,

THE CITY COUNCIL OF THE CITY OF GRAND COULEE, WASHINGTON, DO ORDAIN AS FOLLOWS:

**Section 1.** The property designated and legally described as shown in Exhibit A, known as the Fowler Annexation, is incorporated in full by this reference and is annexed to and made a part of the City of Grand Coulee.

**Section 2.** The property in the annexed area shall be zoned Residential, Low Density in accordance with the City's Comprehensive Plan as shown in Exhibit C and Title 17 of the Grand Coulee Municipal Code.

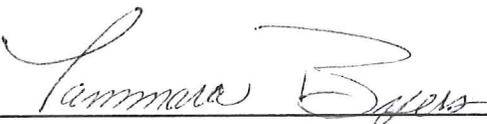
**Section 3.** The property annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Grand Coulee, including assessments or taxes in payment of any bonds issued or debts contracted prior to or existing at the date of annexation. This includes indebtedness which has been approved by the voters, contracted for, or incurred prior to or existing as of the date of this annexation and that the City has required to be assumed.

**Section 4.** A certified copy of this ordinance shall be filed with the Grant County Commissioners and on the date fixed in this ordinance, the area annexed shall become part of the City.

**Section 5.** If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or the constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 6.** This Ordinance shall take effect and be in full force five (5) days after this ordinance or a summary thereof consisting of the title is published.

APPROVED:

  
MAYOR TAMMARA BYERS

ATTEST/AUTHENTICATED:

  
VALINDA KNIGHTEN, CITY CLERK/TREASURER



APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

BY:

  
CHARLES D. ZIMMERMAN

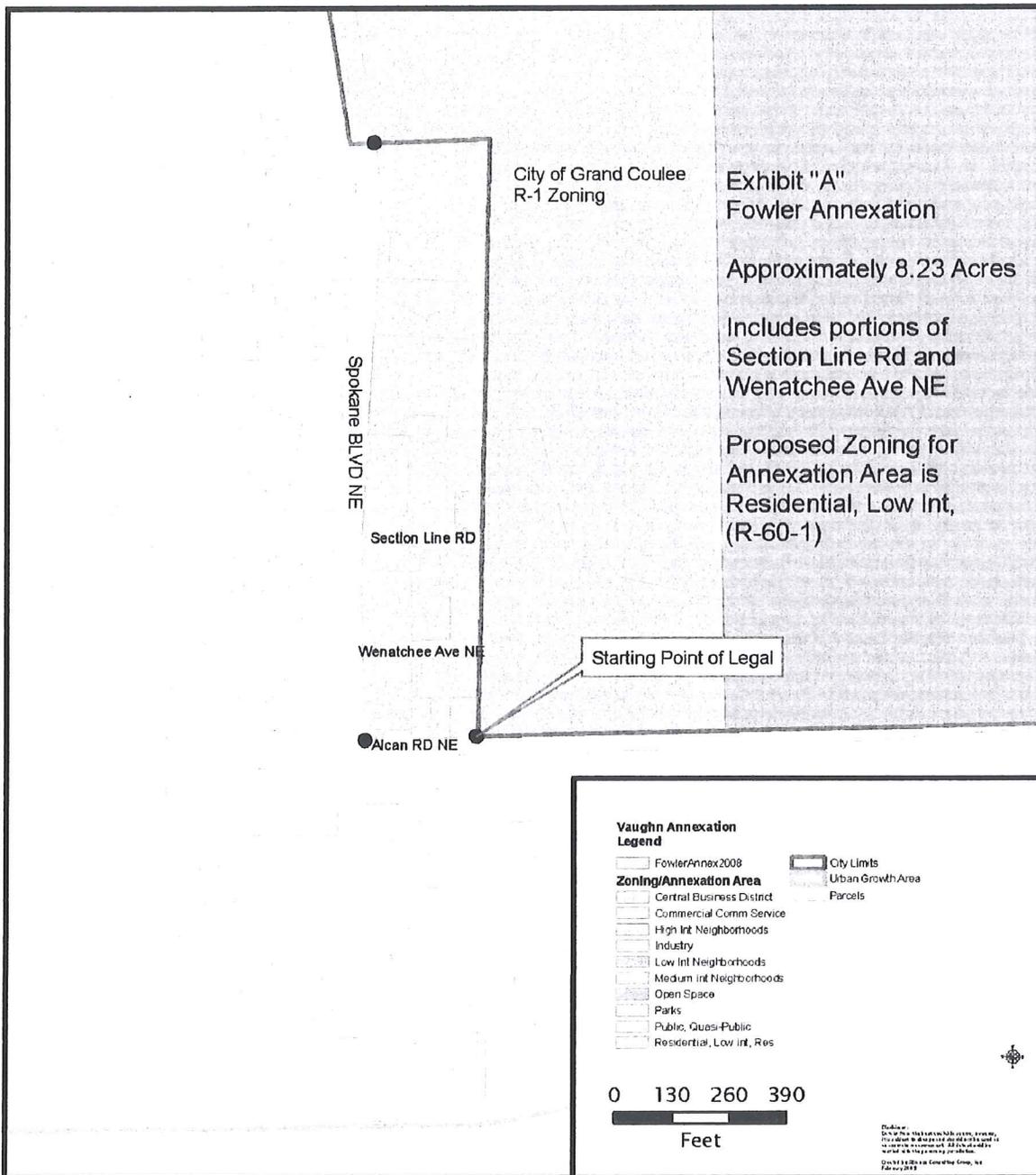
FILED WITH THE CITY CLERK : April 27, 2009  
PASSED BY THE CITY COUNCIL : June 2, 2009  
PUBLISHED : June 10, 2009  
EFFECTIVE DATE : June 15, 2009  
ORDINANCE NO. : 983

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CITY OF GRAND COULEE



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**Exhibit A:**



### Boundary Description

That area depicted in the map attached hereto as Exhibit "A" that begins at the "most Southwestern point" of the existing city limits of Grand Coulee and from that point traveling West along the Northernmost right of way line of Alcan Road NE to the intersection of Alcan Road NE with the Eastern right of way line of Spokane Boulevard NE, then North along the Eastern right of way line of Spokane Boulevard NE to the "point of intersection" with the existing city limits of Grand Coulee.

This legal description is intended to include all parcels identified in the attached Assessors Parcel Summary, Exhibit "B" hereto, and all rights of way within the above-described annexation area.

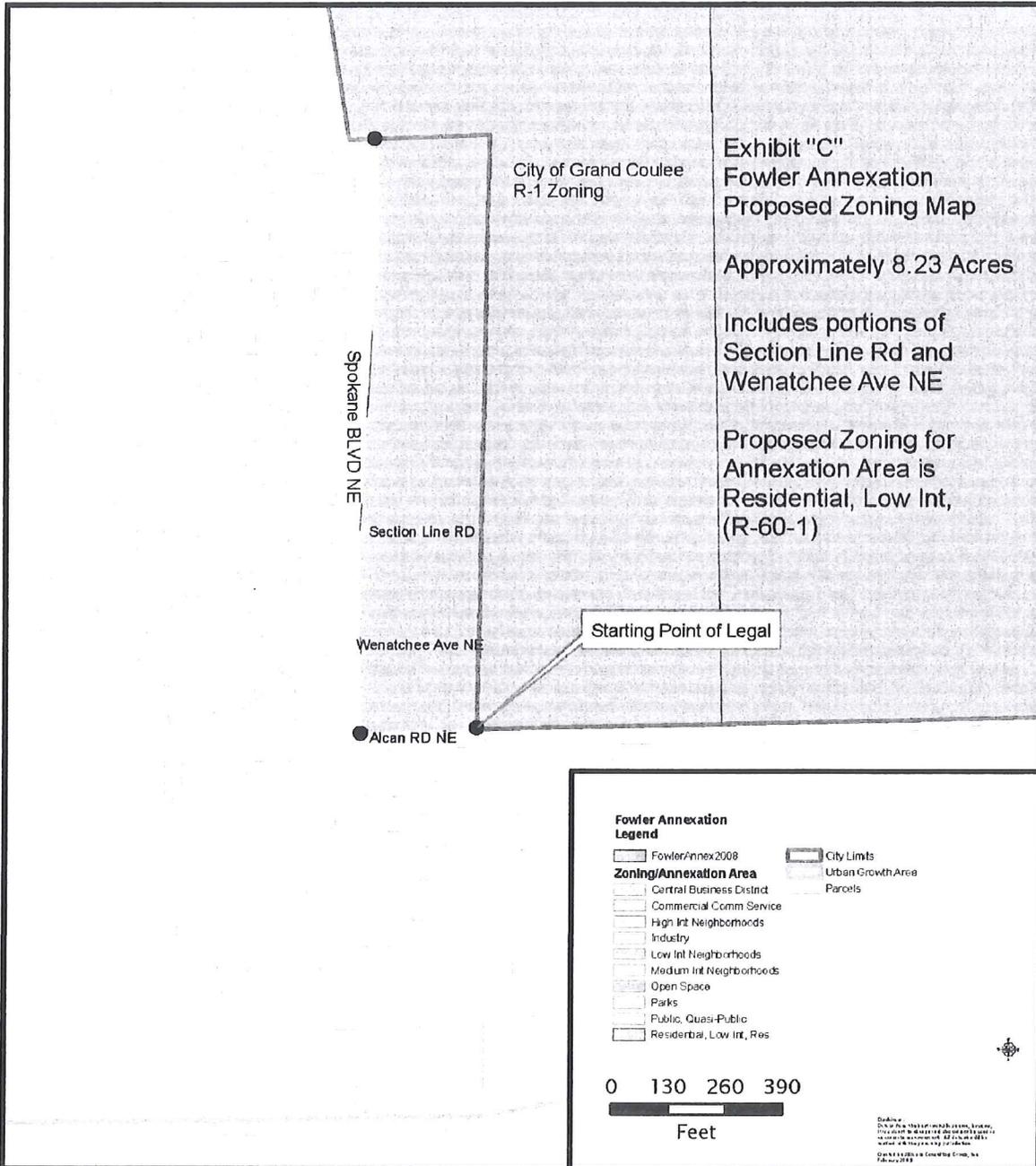


## Exhibit B:

| EXHIBIT "B" LEGAL DISCRPTION OF ANNEXATION AREA |                  |             |   |                  |    |
|---|------------------|-------------|---|------------------|----|
| Properties                                      | Parcel Number    | GIS acres   | Legal   | Appraised Value  | NI |
| 1   | 000182163000     | 1.24        | TAX #1519 LESS TX #S, 10 28 30  | \$125,170        | BI |
| 2   | 000182205016     | 0.37        | TX# 11,606 IN SESE; SEC 10-28-30; SENIOR CITIZEN EXEMPTION  | \$15,845         | NI |
| 3   | 000182205013     | 0.20        | TAX #9381 IN SESE; SEC 10-28-30; 120X80   | \$4,790          | M  |
| 4   | 000182205006     | 0.03        | TAX #8362 IN SESE; SEC 10-28-30   | \$750            | M  |
| 5   | 000182205007     | 0.40        | TAX #8572 IN SESE; 10 28 30   | \$48,435         | FI |
| 6   | 000182194000     | 0.18        | TX# 5561 IN SESE; SEC 10-28-30  | \$40,235         | W  |
| 7   | 000182281000     | 0.19        | TX #6741 OR LTS 10 TO 12 & POR 13 BLK 14; CDC #3 (UNRECORDED PLAT); 15 28 30; SENIOR CITIZEN EXEMPTION; 95X100                    | \$32,360         | SI |
| 8   | 000182285005     | 0.42        | TX# 9306 OR LOTS 4-9 BLK 14; CDC #3 (UNRECORDED PLAT); 15 28 30; 100X150  | \$27,445         | BI |
| 9   | 000182270000     | 0.21        | TAX #3068 OR LOTS 1-3 & POR OF 23 BLK 14; CDC #3 (UNRECORDED PLAT); 15 28 30  | \$52,160         | VA |
| 10  | 000182178000     | 1.81        | TAX #3294 IN SESE; LESS T#S 5560, 5561, 5816; 10 28 30  | \$13,875         | FI |
| 11  | 000182247000     | 0.09        | TX# 1673 OR LOTS 10 & 11 BLK 15; CDC #3 (UNRECORDED PLAT); 15 28 30   | \$8,000          | LI |
| 12  | 000182285002     | 0.19        | TAX #8113 IN NENE OR LOTS 17-20 BLK 14; CDC #3 (UNRECORDED PLAT); 15 28 30  | \$108,810        | FI |
| 13  | 000182275000     | 0.13        | TAX #4504 IN 15 28 30 OR LOTS 21 & 22; BLK 14 & S 65' LOT 23 BLK 14; CDC #3 (UNRECORDED PLAT); 15 28 30                           | \$21,735         | H  |
| 14  | 000182193000     | 0.10        | TAX #5560 IN SESE; 10 28 30   | \$2,250          | IN |
| 15  | 000182242000     | 0.08        | TAX #1367 OR LOTS 5 & 7 BLK 15; CDC #3 (UNRECORDED PLAT); 15 28 30  | \$2,500          | S  |
| 16  | 000182268000     | 0.06        | TAX #1839 OR LOT 6 BLK 15; CDC #3 (UNRECORDED PLAT); 15 28 30; 25X100   | \$1,250          | S  |
| 17  | 000182242000     | 0.08        | TAX #1367 OR LOTS 5 & 7 BLK 15; CDC #3 (UNRECORDED PLAT); 15 28 30  | \$2,500          | S  |
| 18  | 000182245000     | 0.18        | TX# 1667 LS TX# 6741 OR LOT 13-16 BLK 14; CDC #3 (UNRECORDED PLAT); 15-28-30; 100X100   | \$12,500         | S  |
| 19  | 000182249000     | 0.27        | TX# 1675 OR LOTS 15-20 BLK 15; CDC #3 (UNRECORDED PLAT); 15 28 30   | \$29,465         | L  |
| 20  | 000182248000     | 0.14        | TX# 1674 OR LOTS 12 TO 14 BLK 15; CDC #3 (UNRECORDED PLAT); 15 28 30; SENIOR CITIZEN EXEMPTION                                    | \$8,000          | L  |
| 21  | 000182282000     | 0.25        | TX# 6742 OR LOT 1-4 BLK 15; CDC #3 (UNRECORDED PLAT); 15 28 30; SENIOR CITIZEN EXEMPTION  | \$11,095         | F  |
| 22  | 000182249001     | 0.02        | TX #1676 LS TX# 11,364 OR E1/2 LOT 21; BLK 15; CDC #3 (UNRECORDED PLAT); 15 28 30   | \$500            | L  |
| 23  | 000182246000     | 0.10        | TAX #1672 OR LOTS 8 & 9 BLK 15; CDC #3 (UNRECORDED PLAT); 15 28 30; 50X90   | \$2,250          | C  |
| 24  | 000182205003     | 0.39        | TAX #8305 IN SESE; 10 28 30   | \$8,250          | II |
| 25  | 000182165000     | 0.18        | TAX #1662 OR LOTS 15 TO 17 BLK 13; CDC #3 (UNRECORDED PLAT); 10 28 30   | \$3,120          | II |
| 26  | 000182205002     | 0.21        | TX# 8304 IN SESE; 10 28 30  | \$17,555         | II |
| 27  | 000182196000     | 0.16        | TAX #5816 IN SESE; 10 28 30   | \$3,560          | F  |
| 28  | 182285008        | 0.02        | No legal provided from Assessors Office   |                  |    |
| 29  | Yakima St NE     | 0.32        | That portion of Yakima St NE abutting parcels: 182205007, 182178000, 182196000 and 182270000, 1822750000, 182285002               |                  |    |
| 30  | Wenatchee Ave NE | 0.22        | That portion of Wenatchee Ave NE abutting parcels: 182285005, 182281000, 182245000 and 182285008, 182282000, 182249000, 182249001 |                  |    |
| <b>TOTALS:</b>                                  |                  | <b>8.23</b> |   | <b>\$604,395</b> |    |



**Exhibit C:**



SUMMARY OF ORDINANCE NO. 983

of the City of Grand Coulee, Washington

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On the 2<sup>nd</sup> day of June, 2009, the City Council of the City of Grand Coulee, Washington, passed Ordinance No. 983. This Ordinance will be effective the 15<sup>th</sup> day of June, 2009. A summary of the content of said Ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF GRAND COULEE, WASHINGTON, ANNEXING UNINCORPORATED TERRITORY (COMMONLY KNOWN AS THE FOWLER ANNEXATION), REQUIRING COMPLIANCE WITH AN ASSUMPTION OF INDEBTEDNESS AND ESTABLISHING A ZONE DESIGNATION; CONTAINING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

The full text of this Ordinance will be mailed upon request.

DATED this 2<sup>nd</sup> day of June, 2009.

  
CITY CLERK, VALINDA KNIGHTEN

