

Return Address:

City of Tieton
PO Box 357
Tieton, WA 98947

Document Title: An Ordinance of the City Council of the City of Tieton, Washington, Annexing Certain Property to the City of Tieton, Identified as “Mighty Tieton/Kolden Annexation”

Ordinance No. 678 – BRB 12-005

Grantor(s): CITY OF TIETON

Grantees(s): THE PUBLIC

Legal Description (abbreviated; entire legal description Exhibit A):

That portion of the west half of the west half of the northeast quarter of section 18, township 14 north, range 17 east, w.m., lying south of the northerly right-of-way of the north fork of Cowiche Creek, and north of Lot 1 of short plat recorded in book 82 of short plats, page 62, Records of Yakima County, Washington, except right-of-way for road along west.

Assessor’s Tax Parcel Nos.: 7141813401, 17141813402, 17141813403, and 17141813404

ORDINANCE 678

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TIETON, WASHINGTON, ANNEXING CERTAIN PROPERTY TO THE CITY OF TIETON, IDENTIFIED AS “MIGHTY TIETON/KOLDEN ANNEXATION”

WHEREAS, the City of Tieton has received a Petition for Annexation of property into the City of Tieton, identified as the “Mighty Tieton/Kolden Annexation”; and

WHEREAS, the documentation filed is in proper form and a Notice of Intention has been submitted to and approved by the state Boundary Review Board for Yakima County, which approval was granted by Order of the Board on January 25, 2013, and which approval included Yakima County Assessor’s Parcel Numbers 7141813401, 17141813402, 17141813403, and 17141813404; and

WHEREAS, the City Council held a public hearing on November 13, 2013, pursuant to published notice and has recommended approval of the annexation, and recommended that the property be zoned City of Tieton R-1, Single Family Residential, and that the City of Tieton Zoning Map be amended accordingly; and

WHEREAS, the City of Tieton provided notification with a list of parcels to be annexed via certified mail to the County Treasurer and Assessor, fire district, and library district, on December 26, 2013, said date being at least 30 days before the effective date of annexation,

WHEREAS, the City Council finds and determines as follows:

- A. The City Council has jurisdiction to determine all matters and issues herein.
- B. All procedures and requirements of law and the Tieton Municipal Code have been performed and satisfied regarding such proposed annexation.
- C. The annexation of the proposed property into the City of Tieton is in the best interests of residents of the City of Tieton, and the proposed R-1 Single Family Residential zoning is consistent with the Comprehensive Plan of the City of Tieton.
- D. Approval of such annexation will promote the general health, safety and welfare; and

WHEREAS, the City Council, having made the above findings, determines that such property should be annexed to the City of Tieton with a zoning of R-1 Single Family Residential, and that the Zoning Map of the City of Tieton should be amended accordingly and as necessary.

**NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF
THE CITY OF TIETON, WASHINGTON**, as follows:

Section 1. That the property of the “Mighty Tieton/Kolden Annexation,” consisting of four parcels totaling 16 acres, commonly known as Yakima County Assessor’s Parcel nos. 7141813401, 17141813402, 17141813403, and 17141813404, and legally described in Exhibit “A” and shown on the map attached hereto as Exhibit “B,” both incorporated herein by this reference, is hereby annexed to the City of Tieton.

Section 2. That all of the property within the territory herein annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Tieton for any outstanding indebtedness of the City of Tieton, including

assessments and taxes in payment of any bonds issued or debts contracted prior to or existing on the date hereof.

Section 3. That the property subject to this annexation shall be, and the same hereby is, zoned R-1 Single Family Residential, and that the Zoning Map of the City of Tieton shall be amended to reflect the same, as necessary.

Section 4. That the Mayor, or his designee is hereby authorized and directed to notify the Washington Utilities and Transportation Commission, together with utility providers, of this annexation, and to approve, on behalf of the City of Tieton, an appropriate transition franchise agreement with any existing utility provider for the property subject to this annexation.

Section 5. This Ordinance shall be effective March 3, 2013, or five days after passage, approval and publication as required by law, whichever later occurs, and a copy of this Ordinance shall be filed with the Yakima County Commissioners and with the Yakima County Auditor, and with other appropriate entities with jurisdiction.

PASSED this 25th day of February, 2013.

Stanley Hall, Mayor

ATTEST:

Fred Muñoz, City Clerk/Treasurer

APPROVED AS TO FORM:

Kevin Naught, City Attorney

CERTIFICATE

I, the undersigned, Fred Muñoz, the duly appointed, qualified and acting City Clerk of the City of Tieton, Washington, hereby certify that the Ordinance hereto attached is a full, true and correct copy of Ordinance No. 678, of the City of Tieton, Washington, entitled as follows:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TIETON,
WASHINGTON, ANNEXING CERTAIN PROPERTY TO THE CITY OF TIETON,
IDENTIFIED AS “MIGHTY TIETON/KOLDEN ANNEXATION”**

That said Ordinance was passed by the City Council of said City of Tieton on the 25th day of February, 2013, with a vote in favor, and published and posted according to the law; and that said Ordinance was duly published in the official newspaper of the City of Tieton on the 28TH day of February, 2013.

DATED this 28th day of February, 2013.

Fred Muñoz, City Clerk/Treasurer
City of Tieton, Washington

State of _____

[County] of _____

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 20 ____
by _____.

Notary Public
My commission expires: _____

Exhibit A

Legal Description for Mighty Tieton/Kolden Annexation
Parcel Nos. 7141813401, 17141813402, 17141813403, and 17141813404

LEGAL DESCRIPTIONS

LOTS 1, 2, 3 AND 4 OF SHORT PLAT RECORDED IN BOOK 82 OF SHORT PLATS, PAGE 62, RECORDS OF YAKIMA COUNTY, WASHINGTON.

THAT PORTION OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 17 EAST, W.M., LYING SOUTH OF THE NORTHERLY RIGHT-OF-WAY OF THE NORTH FORK OF COWICHE CREEK, AND NORTH OF LOT 1 OF SHORT PLAT RECORDED IN BOOK 82 OF SHORT PLATS, PAGE 62, RECORDS OF YAKIMA COUNTY, WASHINGTON,
EXCEPT RIGHT-OF-WAY FOR ROAD ALONG WEST.

LEGAL DESCRIPTION FROM SHORT PLAT RECORDED IN BOOK 82 OF SHORT PLATS, PAGE 62.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE CITY OF TIETON IN JUNE, 2012.

JAMES C. BELL
LS 18894

NOTES:

- 1. BASIS OF BEARING IS FROM SHORT PLAT 82-62.
- 2. LCR DENOTES LAND CORNER RECORD. SEE LCR FOR MONUMENT DESCRIPTION AND HISTORY.
- 3. FOR EXISTING EASEMENTS AND OTHER MATTERS OF RECORD WHICH MAY AFFECT THIS PROPERTY, CONSULT WITH A TITLE INSURANCE COMPANY.

THE PURPOSE OF THIS PLAT IS TO IDENTIFY LANDS TO BE ANNEXED TO THE CITY OF TIETON. NO FIELD VISIT WAS PERFORMED.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2012

AT _____ .M. UNDER AUDITOR'S FILE NUMBER _____

RECORDS OF YAKIMA COUNTY, WASHINGTON.

COUNTY AUDITOR

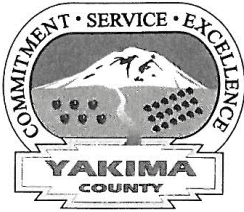
BY DEPUTY



BELL & UPTON LAND SURVEYING
315 NORTH 3RD STREET, YAKIMA, WA 98901 Phone 457-7656

RECORDED SURVEY
PREPARED FOR
CITY OF TIETON

IN THE SW ¼, NE ¼, SECTION 18-14-17
July 9, 2012 Job No. 12078

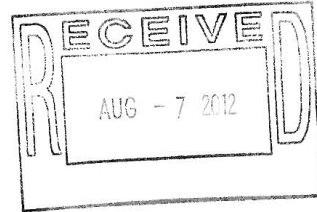


Public Services

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • www.co.yakima.wa.us

VERN M. REDIFER, P.E. - Director

August 6, 2012



Shawn Conrad
Senior Planner
Yakima Valley Conference of Governments
311 North 4th Street, Suite 202
Yakima, Washington 98901

RE: Proposed Kolden/Mighty Tieton Annexation to the City of Tieton

Dear Shawn:

The legal description for the proposed annexation was prepared by a licensed surveyor; therefore the legal descriptions appear to be correct and accurate.

If you have any questions or need additional information, please don't hesitate to contact me.

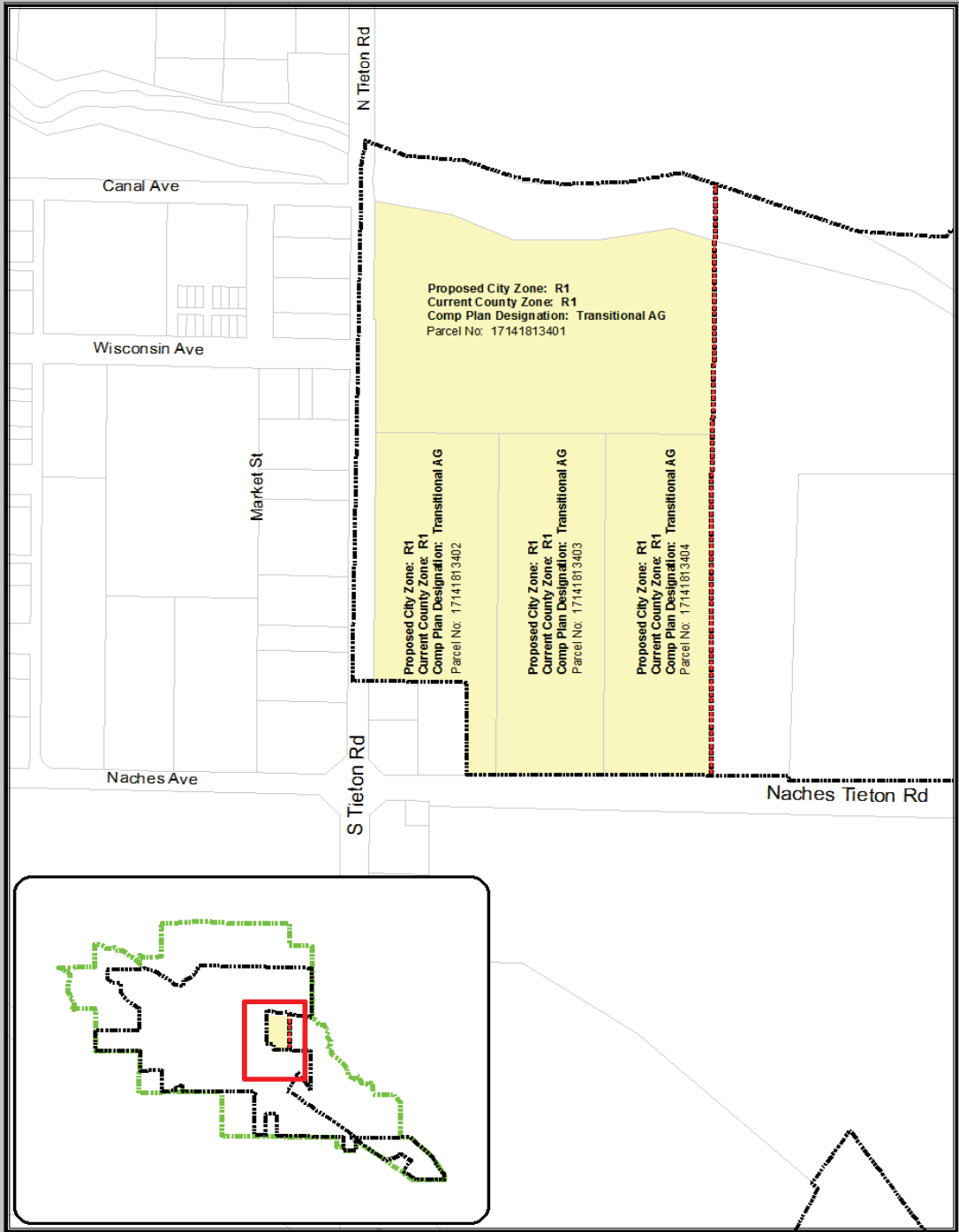
Sincerely,

Kent L. McHenry, P.E.
Transportation Engineering Manager

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

EXHIBIT B City of Tieton, WA
Mighty Tieton / Kolden Annexation




Yakima Valley Conference of Governments
311 North 4th Street, Suite 202
Yakima, WA 98902
(509) 574-1800
2 November 2012

 New City Limits - Proposed
 Tieton City Limits
 Tieton UGA
 Other Stream
 Canal or Ditch

 **Proposed Annexation Parcels 15 Acres Total**
Data provided in part by the
Yakima County Assessor's Office

0 0.025 0.05 0.1
Miles

