

CITY OF SEQUIM ORDINANCE #2015-010

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-III) 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 January 13, 2014 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 2 parcels and right-of-way totaling 14.66-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 January 23, 2015; 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 March 5, 2015; and,

WHEREAS, the Clallam County Boundary Review Board did not file a request for review and is deemed approved per RCW 36.93.100, and has issued a compliance letter on April 20, 2015; 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,

WHEREAS, the City of Sequim Planning Commission held a public meeting on the proposed annexation at their June 16, 2015 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 July 13, 2015 for the purpose of receiving comments on the proposed annexation; 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:

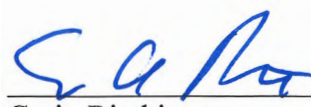
- Section 1:** That the area and property described in the attached Exhibit "A" Legal Description and shown in Exhibit "B" Map, be and is hereby annexed to the City of Sequim and such annexation does not require the approval, except as to form, of any other agency.
- Section 2:** That the entire area 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-III) as defined in Title 18 of the Sequim Municipal Code be established as the official zoning districts for the parcels within the area of annexation 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:** The City Clerk shall file a certified copy of Ordinance 2015-010 with the Board of County Commissioners per RCW 35A.14.140.
- Section 7:** This Ordinance shall become effective five (5) days after passage and publication.
- Section 8:** Read for the first time and passed by the City Council of the City of Sequim, at a regular meeting thereof, held this 13th day of July, 2015, the second reading having been waived by Council.


Candace Pratt, Mayor

ATTEST:

APPROVED AS TO FORM:


Karen Kuznek-Reese, MMC
City Clerk


Craig Ritchie
City Attorney

Ordinance No. 2015-010

Approved: 7/13/15
Published: 7/17/15
Effective: 7/22/15

EXHIBIT "A"

LOT'S 1 AND 2 OF THE CAMERON SHORT PLAT RECORDED AUGUST 11, 2004, IN VOL. 30 OF SHORT PLATS, PG. 87, UNDER AUDITOR'S FILE NO. 2004-1139185, RECORDS OF CLALLAM COUNTY, WASHINGTON; BEING A PORTION OF THE WEST 504.25FT. OF GOVERNMENT LOT 1, IN SEC. 19, T.30N., R.3W., W.M., CLALLAM COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEINNING AT THE N.W. CORNER OF GOV'T. LOT 1 IN SEC. 19, T.30N., R.3W., W.M.; THENCE S1°50'55"W, ALONG THE WEST LINE OF GOVERNMENT LOT 1, A DISTANCE OF 30.00FT. TO THE SOUTH RIGHT-OF-WAY LINE OF HENDRICKSON ROAD AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S1°50'55"W, ALONG THE WEST LINE OF GOVERNMENT LOT 1, OF SAID SE. 19, A DISTANCE OF 1266.96FT. TO THE NORTH RIGHT-OF-WAY LINE OF SAID WEST FIR STREET; THENCE S88°07'36"E ALONG THE NORTH LINE OF SAID WEST FIR STREET RIGHT-OF-WAY, A DISTANCE OF 504.25FT. OF GOV'T LOT 1, IN SAID SEC. 19; THENCE N1°50'55"E, ALONG THE EAST LINE OF THE WEST 504.25FT. OF GOV'T LOT 1, IN SAID SEC. 19, A DISTANCE OF 1266.47FT., TO THE INTERSECTION OF THE SOUTH LINE OF SAID HENDRICKSON ROAD RIGHT-OF-WAY; THENCE N88°04'13"W, ALONG THE SOUTH LINE OF SAID HENDRICKSON ROAD RIGHT-OF-WAY, A DISTANCE OF 504.25FT. TO THE TRUE POINT OF BEGINNING.



Received:

NOV 20 2014

City of Sequim
Planning / Public Works

Cameron Annexation Request – Property Ownership

ANX13-001

