

Ordinance No. C- 35370

AN ORDINANCE ANNEXING TO THE CITY OF SPOKANE A 37-ACRE AREA OF LAND LYING SOUTH OF 53rd AVENUE, EAST OF REGAL STREET AND NORTH OF 55th AVENUE IN A PORTION OF THE NORTH ½ of SECTION 3, TOWNSHIP 24 NORTH, RANGE 43, E.W.M IN SPOKANE COUNTY, COMMONLY REFERRED TO AS THE SPOKANE HOUSING VENTURES ANNEXATION.

WHEREAS, by Notice of Intention to Commence Annexation Proceedings, dated February 12, 2015, the owners of not less than ten percent of the value of property within an area located south of 53rd Avenue and contiguous to the City, notified the City Council of their intention to commence annexation proceedings; and

WHEREAS, on or about April 20, 2015, the City Council met with said initiating owners and, pursuant to RCW 35.13.125, determined by resolution 2015-0031 that the City would geographically modify the proposed annexation to include an approximately 42 acre area and subject it to specified conditions; and

WHEREAS, thereafter a sufficient petition for annexation was filed with the City Council pursuant to RCW 35.13.130, signed by the owners of not less than 60 percent in value, according to the assessed valuation for general taxation, of the property for which annexation is petitioned, seeking annexation to the City of Spokane of an approximately 42-acre area contiguous to the City, known as the "Spokane Housing Ventures Annexation Area" (the "Petition"); and

WHEREAS, upon receipt of the Petition, the City Council adopted Resolution 2016-0011 setting a hearing on the Petition, and to consider whether to annex all or any portion of the property described in the Petition, and to consider ordinances amending the City of Spokane Comprehensive Plan Land Use Map and Zoning Map to include all or any portion of said property; and

WHEREAS, consistent with a recommendation from the City of Spokane Plan Commission, the Council voted to remove tax parcels 34031.5201 and 34031.0459 from the annexation, reducing the annexation area to approximately 37 acres; and

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WHEREAS, the City Council has determined that the proposed annexation of the Spokane Housing Ventures Annexation Area, as amended by the removal of tax parcels 34031.5201 and 34031.0459, is consistent with the City's Comprehensive Plan and the annexation guidelines, as adopted therein by the City, and is a logical extension of the City's corporate limits, and that the property should therefore be annexed to the City under the authority of Chapter 35.13 RCW.

NOW, THEREFORE, the City of Spokane does ordain:

Section 1. The following described property, referred to herein as the Spokane Housing Ventures Annexation Area, is annexed to and made a part of the City of Spokane, Washington, as of the effective date of this Ordinance:

Approximately 42 acres of land legally described as follows:

Those portions of the North $\frac{1}{2}$ of Section 3, Township 24 North, Range 43 East W.M. and further described as follows:

All of lots 5-7 and portions of lots 3,4 and 8-12 of, Block 1, of The Amended Plat of South Spokane and Lot 1, Block 2, of the Plat of Hilby Station; which include the following Parcel Numbers: 34032.0433, 34032.0405, 34032.0432, 34032.0490, 34032.0489, 34032.0492, 34032.0481, 34032.0480, 34032.0446, 34032.0412, and 34032.0447.

The boundaries are described below:

Beginning (Point of Beginning) at the southwest corner of Lot 12, Block 1, of The Amended Plat of South Spokane, which is also the intersection of the north right-of-way line of 55th Avenue and the east right-of-way line of Regal Street; THENCE west across Regal Street to the intersection of the west right-of-way line of Regal Street and the north right-of-way line of 55th Avenue; THENCE north along said west right-of-way line of Regal Street to the intersection of the south right-of-way line of 53rd Avenue (coincident with the south limit of the City of Spokane) and the west right-of-way line of Regal Street; THENCE east along the south limit of the City of Spokane to the southeast corner of Lot 1 Block 2 of the plat of Russell's subdivision recorded at the Spokane County Auditor on October 11, 1962, said point being on the west right-of-way line of Freya Street; THENCE east across Freya Street to the intersection of the east right-of-way line of Freya Street and the north line of Lot 4 Block 1 of the Amended Plat of South Spokane; THENCE south along the east right-of-way line of Freya

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Street to the intersection of the north right-of-way line of 55th Avenue and the east right-of-way line of Freya Street; THENCE west across Freya Street to the intersection of the north right-of-way line of 55th Avenue and the west right-of-way line of Freya Street; THENCE west along the north right-of-way line of 55th Avenue to the point of beginning.

All properties situate in Spokane County, Washington

Section 2. Upon annexation, said property shall be assessed and taxed at the same rate and on the same basis as other property within the City is assessed and taxed to pay for any of the outstanding indebtedness of the City which indebtedness was approved by the voters, contracted, or incurred prior to, or existing at, the date of annexation.

Section 3. The Comprehensive Plan and Unified Development Code of the City of Spokane shall be deemed to apply to the annexed property from the effective date of this Ordinance.

Section 4. The Clerk is directed to prepare certified copies of this Ordinance and cause the same, together with a list of annexed parcel numbers, to be delivered via certified mail to the following:

- a. Spokane County Board of Commissioners;
- b. Spokane County Treasurer;
- c. Spokane County Assessor
- d. Spokane County Fire Protection District No. 8;
- e. Spokane County Library District;
- f. State Office of Financial Management;
- g. State Department of Revenue; and
- h. As otherwise required by law.

Passed the City Council on _____, 2016.

Council President

As Amended 04/11/2016

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date

Appendix

List of Parcel Numbers included in Spokane Housing Ventures Annexation

PARCEL_NO	AS_OWNER
34032.0481	VAUGHNS 57TH AVENUE, LLC
34032.0405	MOODY BIBLE INS
34032.0446	VAUGHNS 57TH AVENUE, LLC
34032.0412	VAUGHNS 57TH AVENUE, LLC
34032.0433	MOODY BIBLE INS
34032.0480	VAUGHNS 57TH AVENUE, LLC
34032.0447	VAUGHNS 57TH AVENUE, LLC
34032.0432	MOODY BIBLE INS
34032.0490	55TH AVENUE APTS LLC
34032.0492	PINE ROCK LLC
34032.0489	SUMMIT RIDGE LLC