City of College Place, Washington
ORDINANCE NO. 18-009

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON TO ANNEX CERTAIN PROPERTY LOCATED AT 211 NW EVANS AVENUE AND ESTABLISHING THE ZONING AND ASSUMPTION OF INDEBTEDNESS.

Whereas, the City of College Place is a non-charter code city governed by the rules and regulations of RCW 35A; and

Whereas, the property located at 211 NW Evans and is approximately 1.25 Acres, is contiguous with City boundaries and under RCW 35A.14.120 the City may ordain to annex unincorporated land under certain conditions; and

Whereas, the annexation is by petition of the owners of at least 60 percent of the property values in the area; and

Whereas, the College Place City Council on March 27, 2018 accepted the annexation as proposed, required the adoption of the proposed zoning regulations of R60 Single Family Residential and required the assumption of all portions of existing city indebtedness; and

Whereas, the Comprehensive Plan designates the property as Urban Residential, the zoning designation of R60 Single Family Residential is appropriate for this property; and

Whereas, the College Place City Council has considered the proposed annexation during a regularly and duly called public meeting of said Council, has given said annexation careful review and consideration, and finds that the best interest of the City of College Place will be served by the annexation and that it is appropriate to good government of the City of College Place.

Now therefore, the City Council of the City of College Place do hereby Ordain as follows:

Section 1: Legal Description. The property illustrated in the attached annexation boundary map (Exhibit A), which is described as follows, is hereby annexed to the City of College Place:

APN 350726524046

LOT 1 OF SHORT PLAT RECORDED December 4, 2012 IN VOLUME 5, PAGE 60 OF SHORT PLATS, UNDER AUDITOR'S FILE NO. 2012-10747, RECORDS OF WALLA WALLA COUNTY, WASHINGTON.

Section 2: Garbage Franchise. Notice is hereby given by this Ordinance to the firm responsible for the collection of garbage that they may apply and receive an extension of their present garbage franchise for a period of 7 years as provided in RCW 35.13.280. Said grant is herein

subject to said person, firm, or corporation providing adequate service to said annexed territory at a reasonable price.

Section 3: Comprehensive Plan & Zoning: The College Place the Comprehensive Plan designates portions of the property as Urban Residential, the zoning designation of R-60 Single Family Residential is hereby adopted for said property.

Section 4: Assumption of Indebtedness: The City will require the assumption of past city indebtedness.

Section 5: Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6: Effective Date. This ordinance shall take effect and be in full force five days after its passage and publication as provided by law.

PASSED by the City Council of the City of College Place, Washington, this 24 day of April, 2018.

Harvey R. Crowder, Mayor

Attest:

Lisa R. Neissl, City Clerk

Approved as to form:

Andrea Clare, City Attorney
WSBA 37889

EXHIBIT A

A SHORT PLAT FOR ROBERT & VIRGINIA EZELL

ASSESSORS TABLE (EXISTING)		
NAME	ASSESSOR PARCEL NO.	AREA
ROBERT & VIRGINIA EZELL	35-07-26-52-4043	2.50 AC
SITE ADDRESS:	LAND ONLY, WALLA WALLA, WA 99362	

ASSESSORS TABLE (NEW)		
NAME	DESCRIPTION	AREA
ROBERT & VIRGINIA EZELL	NEW LOT 1, 211 NW EVANS AVE,	1.25 AC
ROBERT & VIRGINIA EZELL	NEW LOT 2, 59 NW EVANS AVE,	1.25 AC

WALLA WALLA COUNTY SHORT PLAT STP 2012-012 CAP 2012-12

2012-10747 B: 5 P: 60 SP
12/04/2012 09:06:50 AM Page 1 of 1 Fees: 138.00
Karen Martin County Auditor, Walla Walla County WA

N W E S

BASIS OF BEARINGS

N 00°00'00" E ALONG THE CENTERLINE OF NW EVANS STREET BETWEEN THE FOUND 1/8" PIN IN MONUMENT CASE AT NW "B" ST AND 3" BRASS CAP WITH PUNCH AT EARL AVENUE.

SCALE (feet)
0 50 100
SCALE: 1" = 50' on 18"x24" Sheet

Annexation Area

LOT 1
1.25 ACRES
211 NW EVANS AVE
(FORMERLY A PORTION OF TRACT D)

ADDRESS NOTE: TEMPORARY SITE ADDRESSES ARE BASED ON THE CENTER OF THE LOT. ADDRESS OF SITE IS SUBJECT TO CHANGE DEPENDING UPON FUTURE PLACEMENT OF DRIVEWAY ON LOT.

LOT 2
1.25 ACRES
59 NW EVANS AVE
(FORMERLY A PORTION OF TRACT D)

TRACT "A"
0.54 AC
DEVEREAUX

TRACT "B"
0.50 AC
CUSHMAN

ROBERT & VIRGINIA EZELL
TRACT "C" - 0.50 AC

ROBERT & VIRGINIA EZELL
51 NW EVANS AVE
COLLEGE PLACE, WA 99324

(MAIURI PARCEL 35-07-26-52-4025)

NW EVANS AVE

NW "B" ST

EARL LANE

WHITMAN DR

(WALSH)

(BRADLEY)

(PAVETTA)

SEWER LINE

GARAGE

WELL

WEIR BOX

WIRE FENCE 4.3' SOUTH

FD IRON PIPE WITH CAP PER SHORT PLAT 4/93

FD IRON PIPE WITH NO CAP 0.95' N OF TRUE CORNER, CORNER FELL ON CONCRETE IRRIGATION PIPE AS STATED IN SHORT PLAT 4/93

FD 1/8" PIN IN CONCRETE IN MONUMENT CASE

FD 3" BRASS CAP WITH PUNCH

SET REBAR

"Y" HAMMERHEAD TURNAROUND PER WWCO SPEC FIGURE R-08

"T" HAMMERHEAD TURNAROUND PER WWCO SPEC FIGURE R-08

10' IRRIGATION EASEMENT

5' SIDEWALK EASEMENT

10' PUE

EXISTING 20' EASEMENT FOR INGRESS & EGRESS AND UTILITIES TO SERVE NEW LOT 1, SEE ROBERT EZELL SHORT PLAT 4/93 BY MUNNS

20' EASEMENT FOR UTILITIES AND INGRESS & EGRESS TO SERVE NEW LOT 2

100' SANITARY RESTRICTION AROUND WELL

100' RADIUS

291.41 S 79°39'11"W
320.28 N 79°38'35"E
99.98 S 49°08'42"E
390.84 S 89°56'50"W
211.06 N 89°30'52"E
210.90 S 89°30'52"W
210.74 N 89°29'59"E
391.07 N 89°29'32"E
210.56 N 89°29'59"E
111.40 S 00°00'00"W
140.74 S 00°00'00"W
115.95 N 00°00'00"E
103.22 S 00°08'19"E
103.35 S 00°05'19"E
103.22 N 00°00'00"E
103.30 N 00°00'00"E
137.63 N 00°05'19"W
110.09 S 00°05'19"E
110.08 N 00°00'00"E
222.04 N 00°00'00"E
661.55 N 00°00'00"E
75.77

LEGAL DESCRIPTION

TRACT "D" OF A SHORT PLAT RECORDED FEBRUARY 7, 2003 IN VOLUME 4, PAGE 93 OF SHORT PLATS, UNDER AUDITOR'S FILE NO. 2003-01763, RECORDS OF WALLA WALLA COUNTY, WASHINGTON.

PROCEDURE NOTES

EQUIPMENT: LEICA TC1010
SEC +/-3MM +5PPM
METHOD: FIELD TRAVERSE WITH RADIAL TIES
MONUMENTS VISITED: APRIL 2012

MONUMENT LEGEND

- ● SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "SKYLINE 28068"
- ○ FD IRON PIPE WITH CAP PER SHORT PLAT 4/93, OR AS NOTED
- ⊕ FOUND MONUMENT AS DESCRIBED

LINE LEGEND

PARCEL BOUNDARY
ROAD CENTERLINE
EASEMENTS
DRIVEWAYS (DWY)
FENCE LINE
WB=WEIR BOX
FH=FIRE HYDRANT
PP=POWER POLE

CALC'D POSITION, NAIL WITH STRADDLES TAKEN OUT FOR CONSTRUCTION

NARRATIVE

THIS SHORT PLAT WAS PERFORMED AT THE REQUEST OF ROBERT EZELL TO DIVIDE TRACT "D" OF THE 2002 SHORT PLAT BY RON MUNNS RECORDED IN BOOK 4 AT PAGE 93. MANY OF THE CORNERS FROM THAT SHORT PLAT WERE FOUND AND MOST MATCHED THE RECORD DIMENSIONS. THE SE CORNER OF TRACT "D" WAS FOUND WITHOUT A CAP AND WAS OUT OF POSITION. IT WAS CALCULATED AT A SINGLE PROPORTION DISTANCE BETWEEN THE IRON PIPE TO THE SOUTH AND THE NW CORNER OF TRACT "C." THE SW CORNER OF TRACT "C" WAS NOT FOUND. THE SW CORNER OF TRACT "D" WAS CALCULATED AT THE RECORD DISTANCE 0.95 S'LY OF THE FOUND IRON PIPE. THE N'LY 20 FOOT EASEMENT ACROSS TRACTS "A" & "B" IS TO BENEFIT NEW LOT 1 OF THIS SHORT PLAT. THE S'LY 20 FOOT EASEMENT ACROSS TRACT "C" IS TO BENEFIT NEW LOT 2. THE FOUND 1/8" PIN IN MONUMENT CASE AT NW "B" ST AND THE FOUND BRASS CAP WITH A PUNCH AT EARL LANE WAS HELD AS THE BASIS OF BEARINGS. THE NAIL WITH STRADDLES AT WHITMAN DRIVE TO THE SOUTH WAS TAKEN OUT BY CONSTRUCTION AND HAS NOT BEEN REPLACED YET. THE MONUMENTS TO THE NORTH AT BLALOCK AVE AND WALLULA ROAD WERE PAVED OVER BY WALLA WALLA COUNTY.

NOTICE AND COVENANT

THE SUBJECT PROPERTY IS IN LAND DESIGNATED FOR LONG-TERM COMMERCIALLY SIGNIFICANT AGRICULTURAL ACTIVITIES AND SUBJECT TO A VARIETY OF ACTIVITIES THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS EXTENDING BEYOND THE NORMAL WORK DAY AND/OR WORK WEEK. IN ADDITION TO OTHER ACTIVITIES, THESE MAY INCLUDE NOISE, DUST, SMOKE, VISUAL IMPACTS AND ODORS RESULTING FROM HARVESTING, PLANTING, APPLICATION OF FERTILIZERS, PESTICIDES, ANIMAL HUSBANDRY AND ASSOCIATED AGRICULTURAL ACTIVITIES. WHEN PERFORMED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES, THESE AGRICULTURAL ACTIVITIES ARE TO BE EXPECTED, CONSENTED TO BY THE DEVELOPERS OF THIS PROPERTY, THEIR HEIRS, SUCCESSORS AND ASSIGNS AND SHALL NOT BE SUBJECT TO LEGAL ACTION OR PUBLIC NUISANCE UNLESS THE ACTIVITY HAS A SUBSTANTIAL ADVERSE EFFECT ON THE PUBLIC HEALTH AND SAFETY.

NOXIOUS WEEDS NOTE

OWNERS OF LOTS CREATED UNDER THE PROVISIONS OF WALLA WALLA COUNTY CODE CHAPTER 17.31 SHALL PREVENT THE SPREAD OF NOXIOUS WEEDS WITHIN THE BOUNDARIES OF THEIR PROPERTY.

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF WALLA WALLA

BEFORE ME THIS 31st DAY OF Oct 2012 APPEARED ROBERT & VIRGINIA EZELL, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING DEDICATION AND SUBDIVISION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL ON THE DATE ABOVE.

Traci Jo Hoffman
NOTARY PUBLIC FOR THE THE STATE OF WA
RESIDING IN WALLA WALLA
MY COMMISSION EXPIRES, 12-12-2013

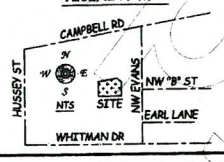
DEDICATION

KNOW ALL MEN BY THESE PRESENT, THAT WE, ROBERT & VIRGINIA EZELL HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN. WE HEREBY WAVE FOR OURSELVES AND SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION OR MAINTENANCE OF PUBLIC PROPERTY OR FACILITIES WITHIN THIS SHORT PLAT.

ROBERT EZELL

VIRGINIA EZELL

VICINITY MAP



SURVEY REFERENCES

1) A SHORT PLAT FOR ROBERT EZELL DATED FEBRUARY 7, 2003 BY MR. RON MUNNS RECORDED UNDER AF NO. 2003-01763 IN BOOK 4 OF SHORT PLATS AT PAGE 93.

2) A SURVEY FOR ROBERT EZELL DATED DECEMBER 13, 1990 BY MR. RON MUNNS RECORDED IN BOOK 5 OF SURVEYS AT PAGE 148.

3) RELEASE OF EASEMENT GRANTED BY MAIURI TO EZELL, AF NO. 2012-04227 DATED 5-23-2012.

SURVEYOR'S CERTIFICATE

I, JOSEPH L. BOWLES, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE SURVEY RECORDING ACT, CHAPTER 50, LAWS OF 1973.

10/31/2012 2/12/13

JOSEPH L. BOWLES P.L.S. 28068 TODAY'S DATE STAMP EXP.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4 DAY OF December 2012
AND RECORDED IN VOLUME 5 OF SHORT PLATS, AT PAGE 60,
AT THE REQUEST OF JOSEPH L. BOWLES, P.L.S.

Paulina Coronado, clerk
WALLA WALLA COUNTY AUDITOR

T07N R35E
SEC 26
SW 1/4 OF THE SE 1/4

APPROVED IN ACCORDANCE WITH WALLA WALLA COUNTY SHORT PLAT ORDINANCE #83, AMENDED.

Tom Glover 11-26-12
TOM GLOVER, WALLA WALLA JOINT COMMUNITY DEVELOPMENT DIRECTOR, DATE

I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR 2012 AGAINST THE PROPERTY SHOWN IN THIS SHORT PLAT HAVE BEEN PAID.

WALLA WALLA COUNTY TREASURER 12/4/12 DATE

SKYLINE SURVEYING
707 HART LANE
WALLA WALLA, WASHINGTON 99362
(509) 526-7701

NOVEMBER 2012 SHEET 1 OF 1