

**ORDINANCE NO. 638**

**AN ORDINANCE OF THE CITY OF RAINIER, WASHINGTON, ANNEXING CERTAIN DESCRIBED REAL PROPERTY INTO THE CITY OF RAINIER, WASHINGTON, REQUIRING CONFORMANCE TO MUNICIPAL CODES, PLANS, AND POLICIES PURSUANT TO CHAPTER 35A.14 OF THE REVISED CODE OF WASHINGTON.**

**WHEREAS**, the Southwest Thurston Fire Authority is the owner of 100 percent (100%) of the assessed valuation of the described real estate (hereinafter referred to as "OWNERS") described below, situated in Thurston County, State of Washington, previously notified the City of Rainier that it intended to commence proceedings to annex said property to the City of Rainier, and said City previously agreed to accept said proposed annexation and likewise determined that the City of Rainier would require the assumption of said annexed areas of its fair share of any existing indebtedness of the City of Rainier; and

**WHEREAS**, the Owner petitioned for annexation to the City of Rainier with a written petition signed by the owner of 100% in value according to the assessed valuation of said property, which was filed with the City of Rainier, requests the annexation of said property to the City of Rainier and has been certified by the Assessor, EXHIBIT "C"; and

**WHEREAS**, on June 22, 2015, the Thurston County Boundary Review Board concluded its review requirements of the annexation proposal without objections being filed and returned the annexation proposal to the City for final action EXHIBIT "D"; and

**WHEREAS**, on March 24, 2015, the City Council duly noticed and conducted the required Public Hearing into this matter consistent with RCW 35A.14.130 and has made its recommendation to the City County for final action.

**NOW, THEREFORE,**

**THE CITY COUNCIL OF THE CITY OF RAINIER, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1. Legal Description.**

The following described real property is hereby annexed to, and shall become a part of the City of Rainier pursuant to Chapter 35A.14 of the Revised Code of Washington. The territory is legally described as:

That part of the Southwest quarter of the Southwest quarter of Section 3 and the part of the Southeast quarter of the Southeast quarter of Section 4, Township 16 North, Range 1 East, W.M.. Thurston County, Washington described as follows:

Commencing at the Section corner, to Sections 3, 4, 9 and 10 said Township and Range, Thence North along the line between Sections 3 and 4, 30 feet; Thence Easterly and parallel to the line between Sections 3 and 10, 145.2 feet; Thence North and parallel to the line between Sections 3 and 4, 290.0 feet; Thence West 145.2 feet to the line between Sections 3 and 4; Thence North along the line between Section 3 and 4, 175.0; Thence West 298.03 feet; Thence South and parallel to the line between Section 3 and 4, 495.1 feet to a point on the line between Sections 4 and 9; Thence Easterly along the line between Sections 4 and 9, 298.03 feet to the True Point of the Beginning.

**Section 2. Boundary Map.** A map outlining the boundaries of the above described real property is attached and is incorporated herein as Exhibit "A".

**Section 3. Indebtedness.** The real property hereby annexed shall assume it's pro rata share of the City of Rainier's indebtedness as of the date hereof and hereafter.

**Section 4. Tax Assessment.** That property described in Exhibit "A", which is contiguous to the City of Rainier and made a part of the City of Rainier, is subject to the laws and ordinances of the City of Rainier now and hereafter in effect; provided, however, that the property within the limits of said annexed area shall be taxed or assessed to pay its share of any bonded indebtedness of the City of Rainier contracted prior to or existing at the date of the annexation; provided further, that said annexed property shall not be released from any taxes or assessments levied against it or from any liability for the payment of any outstanding bonds or warrants issued prior to such annexation.

**Section 5. Addressing.** That said property hereby annexed shall be subject to addressing of existing street names and/or numbers if they are not consistent with either the established City of Rainier "100 Grid Block" designations or the street naming conventions in the City of Rainier Municipal Code Title 12.

**Section 6. Zoning.** That said property hereby annexed shall be zoned Public Facilities for that portion of the property in Section 3, and Highway Commercial for that portion of the property in Section 4, as indicate on the Zoning Map attached as Exhibit "B."

**Section 7. Solid Waste.** The City of Rainier requires collection of solid waste collection under mandatory contracted services.


**Section 8. Municipal Codes, Plans and Policies.** Said annexed property shall hereinafter upon effective date of this Ordinance, be subject to all municipal code, plans, policies and other regulations of the City of Rainier.

**Section 9. Filing Annexation.** From and after the date of publication of this Ordinance, the area described within Section 1 of this Ordinance shall become a part of the City of Rainier.

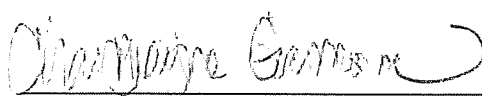
**Section 10. Effective Date.** This ordinance shall take effect and be in full force 30 days after date of publication as required by law.

**Section 11. Severability.** Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

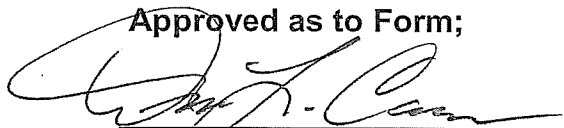
**ADOPTED** by the City Council of the City of Rainier, Washington this 14<sup>th</sup> day of July 2015 at a regularly scheduled public meeting.

  
\_\_\_\_\_  
Randall Schleis, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Charmayne Garrison, City Clerk




**Approved as to Form;**

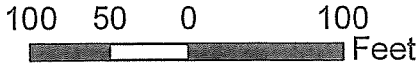
  
\_\_\_\_\_  
William L. Cameron, City Attorney

- EXHIBIT "A" – BOUNDARY MAP
- EXHIBIT "B" – ZONING MAP
- EXHIBIT "C" – ASSESSOR'S CERTIFICATION
- EXHIBIT "D" – BRB WAIVER

Date of Publication: 7-23-15  
Effective Date: \_\_\_\_\_

# City of Rainier Assessor's Parcel Map

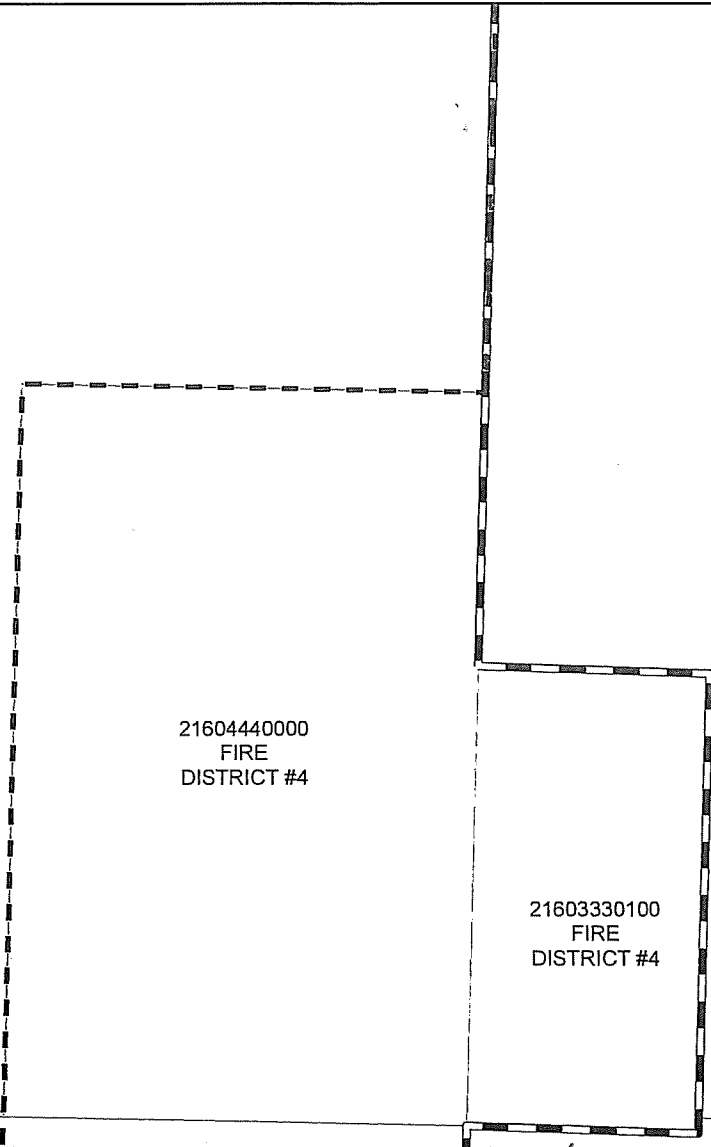
-  Rainier City Limits
-  Rainier Urban Growth Boundary
-  Annexation Area



**DISCLAIMER:**  
This map is for general planning purposes only. Thurston Regional Planning Council makes no representations as to accuracy or fitness of the information for a particular purpose.



21604440503  
2 BS  
DEVELOPMENT LLC



21603330600  
RAINIER  
HILLS LLC

21604440000  
FIRE  
DISTRICT #4

21603330100  
FIRE  
DISTRICT #4

21603330700  
RAINIER  
HILLS LLC

DRAWIN LN SE

21609110400  
BEATY,  
EARL R

21609440101  
FUNK,  
KELLY B

21609110800  
LASHLEY,  
JUDITH L

GROVE LN SE

70290000100  
RAINIER OAKS  
HOMEOWNERS ASSOC

21610220400  
REISE, ROGER  
& TWILA

21610220300  
MCCOY TRUSTEES,  
JOHNNY M & JUDITH A

133rd Ave SE





STEVEN J. DREW  
Assessor  
OFFICE OF THE ASSESSOR  
Service, Integrity, Fairness,  
Internationally Recognized for Excellence



DECLARATION OF PETITION SUFFICIENCY

COPY

I, Jeff Gadman, do hereby certify, pursuant to RCW 35A.01.040,

That petition for annexation to the City of Rainier, SE Thurston Fire Authority submitted to this Office by Fred Evander, City of Rainier on March 3, 2015 bears the names and purported signatures of persons who are owners or part-owners of parcels of real property lying within the proposed annexation area, collectively having an assessed value of not less than **sixty percent** in value according to the assessed valuation for general taxation of the property for which annexation is petitioned.

The undersigned cannot certify the authenticity of the signatures of such named owners, because authenticated signatures of such owners are not required to be kept in the records of Thurston County for such real property.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Dated this 5th day of March 2015, in Olympia, Washington.

Steven Drew  
Assessor

by

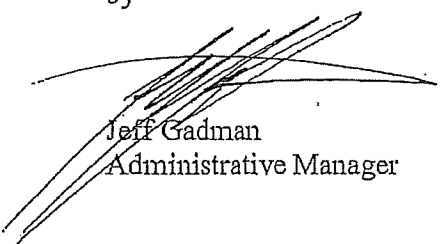
  
Jeff Gadman  
Administrative Manager

EXHIBIT C

2000 Lakeridge Drive SW, Olympia, WA 98502-6001  
(360) 867-2200 FAX (360) 867-2201 TDD (360) 754-2933



COUNTY COMMISSIONERS

Cathy Wolfe  
District One  
Sandra Romero  
District Two  
Bud Blake  
District Three

**BOUNDARY REVIEW BOARD**

*Creating Solutions for Our Future*

June 22, 2015

Charmayne Garrison  
City Administrator  
City of Rainier  
P.O. Box 258  
Rainier, WA 98576

Dear Ms. Garrison,


**SUBJECT:** Case #2015104200 City of Rainier – Fire District #4 Property Annexation

The waiver of the 45-day review period for this annexation has been approved by the Chair of the Boundary Review Board. This annexation is now returned to the City of Rainier for your final action. Please see the attached approval letter from the Chair of the Boundary Review Board.

Please send me a copy of the recorded annexation ordinance and map with the complete legal description as stated included in the ordinance. I will notify other affected parties. Please forward me a copy of the final ordinance and map of annexation when this is completed and recorded.

If you have any questions, please feel free to contact me.

Sincerely,

  
Jeremy Davis, Chief Clerk

cc: Tim Garchow, Rainier School District  
Mark King, Southeast Thurston Fire Authority  
Board of Thurston County Commissioners  
Thurston County Boundary Review Board Members  
Rainier Mayor and City Council  
Fred Evander, Rainier City Planner  
Cliff Moore, Thurston County Manager  
Amy Tousley, Puget Sound Energy  
Kelli Larson, Thurston County Public Works  
Lynn Richard, Thurston County Assessor's Office  
Tony Kantas, Thurston County Resource Stewardship  
Rick Peters, Prosecutor's Office  
Tami Faulkner, Thurston County Geodata  
Jeff Gadman, Thurston County Assessor

2000 Lakeridge Drive SW, Olympia, Washington 98502 (360) 786-5490/FAX (360) 754-2939  
TDD (360) 754-2933 Website: [www.co.thurston.wa.us/permitting](http://www.co.thurston.wa.us/permitting)

**EXHIBIT D**

Thurston County Treasurer

Real Estate Excise Tax Paid None  
By Audrey Mueck Deputy

RETURN ADDRESS

City of Rainier

P O Box 258

Rainier, WA 98576

**Document Title(s)**

Annexation Merger

**Reference Number(s) of related documents**

Fire District #4 (SE Thurston Fire Authority

**Grantor(s)**

Fire District #4

**Grantee(s)**

City of Rainier

**Legal Description**

**Parcel No. 21603330100**-Section 3, Township 16 Range 1E W.M., SW SW COM X GEHRKE RD with W LINE, N 300F, E145.2F,S300F,W145.2F,TPOB,TOGW 2010 FLEETWOOD 48/28

**Parcel No. 21604440000**-Section: 4 Township: 16N Range: 1E W.M., Com on E Sec Ln at X of N Ln GEHRKE RD, N375F, W261.36F, S375F, E261.36F TPOB.

**Assessor's Property Tax Parcel/Account Number**

21604440000 - 21603330100