

CITY OF FIFE, WASHINGTON

ORDINANCE NO. 1993

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY, WASHINGTON, ANNEXING CERTAIN REAL PROPERTY KNOWN AS VUEMONT TO THE CITY, REQUIRING THE ANNEXED PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND BASIS AS OTHER PROPERTY WITHIN THE CITY, ESTABLISHING ITS ZONING AS SMALL LOT RESIDENTIAL (SLR) AND SINGLE FAMILY RESIDENTIAL (SFR), AND FIXING THE EFFECTIVE DATE OF THE ANNEXATION.

WHEREAS, The City Council was notified in writing by the owners of not less than ten percent in value of the real property legally described in Exhibit “A” and shown in Exhibit “B” attached hereto, of the owners’ intention to commence annexation proceedings; and

WHEREAS, a meeting was held on the 27th day of February 2018, between the initiating parties of this annexation and the Council of the City of Fife, at which time the Council authorized the circulation of a full annexation petition for annexation of the real property legally described in Exhibit “A” and shown in Exhibit “B” attached hereto. At the meeting the Council determined that it would require the assumption of indebtedness of the City by the area to be annexed upon annexation; and

WHEREAS, the petition was circulated, filed with Pierce County, and certified by the County Assessor as containing the signature of owners as set forth in RCW 35A.01.040(9), of not less than 60% in value, according to the assessed valuation for general taxation, of the property to be annexed; and

WHEREAS, the City properly filed a Notice of Intent and related documents with the Pierce County Boundary Review Board on August 6th, 2018 and the proposed annexation was deemed approved by the BRB on September 20th, 2018 pursuant to RCW 36.93.100; and

WHEREAS, pursuant to RCW 35A.14.330 and 35A.14.340, the pre-annexation zoning for the annexation area was adopted on July 28, 1998 by Ordinance 1317 as Small Lot Residential (SLR) and Single Family Residential (SFR) effective upon annexation; and

WHEREAS, a public hearing was held by the City of Fife Planning Commission on October 1st, 2018, at which hearing was duly noticed by the City Clerk through publication in a newspaper of general circulation in the City and the proposed annexation area, and through posting of a hearing notice in three

public places within the territory proposed for annexation, specifying the time and place of the hearing and inviting interested persons to appear and voice approval or disapproval of the annexation; and

WHEREAS, pursuant to FMC 14.02.030, the Planning Commission, on October 1st, 2018, recommended adoption of the annexation to the Fife City Council; and,

WHEREAS, pursuant to FMC 14.02.030 and RCW 35A.14.130, a public hearing was held by the Fife Planning Commission on October 1, 2018 and the Fife City Council on October 23, 2018, which hearing was duly noticed by the City Clerk through publication in a newspaper of general circulation in the City and the proposed annexation area, and through posting of a hearing notice in three public places within the territory proposed for annexation, specifying the time and place of the hearing and inviting interested persons to appear and voice approval or disapproval of the annexation; and

WHEREAS, the City Council has been fully advised and finds that all statutory requirements have been satisfied in order to accomplish the proposed annexation; now therefore,

THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. The unincorporated real property located in Pierce County, Washington, contiguous to the City of Fife and legally described in Exhibit “A” and shown in Exhibit “B” attached hereto and incorporated herein by this reference, is hereby annexed to and made part of the City of Fife, Pierce County, Washington.

Section 2. All property within the territory annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Fife, including assessments or taxes in payment of all or any portion of the outstanding indebtedness of the City contracted for, incurred prior to, or existing on, the date of annexation.

Section 3. All property within the territory annexed is hereby zoned Small Lot Residential (SLR) and Single Family Residential (SFR), in accordance with Ordinance No. 1317.

Section 4. The City Clerk is hereby directed to file a certified copy of this Ordinance with the Pierce County Council. The Clerk is further directed to file a certificate of annexation with the State Office of Financial Management as directed by RCW 35A.14.700.

Section 5. Each and every provision of this Ordinance shall be deemed severable. In the event that any portion of this Ordinance is determined by final order of a court of competent jurisdiction to be void or unenforceable, such determination shall not affect the validity of the

remaining provisions thereof, provided the intent of this Ordinance can still be furthered without the invalid provision.

Section 6. Effective Date of Annexation. This Ordinance shall be in full force and effect five (5) days from and after its passage, approval and publication as provided by law. A summary of this Ordinance may be published in lieu of publishing it in its entirety.

Introduced the 16th day of September, 2018.

Passed by the City Council on the 22nd day of January 2019.

Hyun Kim, City Manager

ATTEST:

Brodie Rota, City Clerk

APPROVED AS TO FORM:

Greg Amann, City Attorney

Published: _____
Effective Date: _____, 2019

EXHIBIT "A"

CITY OF FIFE
ANNEXATION

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON; EXCEPT THE WEST 213 FEET OF THE NORTH 280 FEET THEREOF; EXCEPT THE EAST 160 FEET OF THE NORTH 155 FEET THEREOF; EXCEPT THE NORTH 30 FEET FOR 10TH STREET EAST; EXCEPT THE EAST 30 FEET FOR 68TH AVENUE EAST;

(ALSO KNOWN AS THE PLAT OF VUEMONT ESTATES AS RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NUMBER 9603140120, AND 12TH STREET EAST ADJOINING.)

TOGETHER WITH THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, LYING NORTH OF PACIFIC HIGHWAY EAST; EXCEPT THE EAST 168.50 FEET LYING SOUTH OF THE NORTH LINE OF 12TH STREET EAST AND LYING NORTH OF THE SOUTH 767.34 FEET THEREOF; ALSO EXCEPT THE EAST 168.80 FEET LYING SOUTH OF THE NORTH LINE OF THE SOUTH 767.34 FEET THEREOF; ALSO EXCEPT 68TH AVENUE EAST;

TOGETHER WITH THAT PORTION OF PACIFIC HIGHWAY EAST LYING WITHIN THE WEST 142.70 FEET OF THE EAST 311.50 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

TOGETHER WITH THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, AND BEING DESCRIBED AS FOLLOWS:

THE EAST 50 FEET LYING SOUTH OF 12TH STREET EAST; EXCEPT THE SOUTH 1046.60 FEET THEREOF; ALSO TOGETHER WITH THE EAST 15 FEET OF THE SOUTH 430 FEET, LYING NORTH OF PACIFIC HIGHWAY EAST;

AREA CONTAINING: 904,998 SQUARE FEET OR 20.78 ACRES, MORE OR LESS.



