

RETURN NAME & ADDRESS

City of Omak

PO Box 72

Omak, WA 98841

Document Title(s)

Ordinance 1887 - Annexation - Housing Authority

Reference Number(s) of related documents:

ORDINANCE 1887

Additional Reference #'s on page

Grantor(s) (Last, First, and Middle Initial)

Schackette Credit Shelter Trust

Additional Grantors on page

Grantee(s) (Last, First, and Middle Initial)

Housing Authority Okanogan

Additional Grantees on page

Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

LOT 1 MOUNTAIN VIEW MH PARK SP-2ND ADD

Complete Legal on page

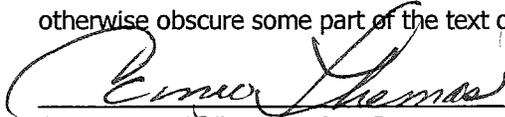
Assessor's Property Tax Parcel/Account Number

8851710100

Additional parcel #'s on page

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.



Signature of Requesting Party

ORDINANCE NO. 1887

AN ORDINANCE of the City Council of the City of Omak providing for the annexation of certain territory to the City of Omak, Washington, and incorporating the same within the corporate limits thereof, providing for the assumption of existing indebtedness, providing the same shall be subject to the Comprehensive Land Use Plan, and assigning zoning classification.

WHEREAS, a Notice of Intent to annex was filed with the City of Omak; and

WHEREAS, a meeting was held with the initiating parties resulting in a decision by the City Council to:

- (1) Accept the proposed annexation;
- (2) Require the simultaneous designation of Residential Multi-Family use district classification;
- (3) Require the assumption of a pro rata share of all existing City indebtedness by the area to be annexed; and

WHEREAS, a Petition for Annexation was made in writing and filed with the City Council seeking annexation of the real property described as follows, all of which property is contiguous to the corporate City limits of the City of Omak and located within the Northwest quarter of the Southwest quarter of the Northwest quarter of section 25, Township 34 North, Range 26 East, W.M., Okanogan County, Washington, located on the East side of Oak Street directly North of and contiguous to the most Northern city limits boundary adjacent to the Mountain View Trailer Court. More specifically Lot 1 Mountain View MH Park SP-2nd Add, Short Plat Alteration 2019-2, Parcel # 8851710100; and

WHEREAS, said petition was signed by the owners of the above-described real property; and

WHEREAS, the staff of the City of Omak filed a Staff Report dated August 7, 2017 attached hereto as **Exhibit "A"**, which staff report recommended approval with conditions; and

WHEREAS, the City Council fixed a date for a public hearing and caused notice thereof to be published and posted as required by law; and

WHEREAS, a public hearing was duly held by the City Council of the City of Omak on the 7th day of August, 2017, and after said hearing a motion was made, seconded and unanimously passed to approve the annexation of the subject property, adopt the Findings of Facts set forth in **Exhibit "A"**, subject to the conditions as set forth in **Exhibit "A"**; and

WHEREAS, final short plat alteration survey to parcel # 8851710100 was recorded with the Okanogan County Auditor on October 21, 2019.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OMAK, WASHINGTON, DO ORDAIN as follows:

Section 1. Upon agreeing to meet all the conditions set forth in Exhibit "A" attached hereto, the real property described herein, being situated within the County of Okanogan, State of Washington, and being contiguous to the City of Omak, shall be annexed to and incorporated into the City of Omak.

Section 2. All property within the territory annexed shall, after the effective date hereof, be assessed and taxed at the same rate and on the same basis as the property within the City for any outstanding indebtedness of the City of Omak contracted prior to, or existing at the date of annexation.

Section 3. All property within the territory so annexed shall be subject to and be a part of the Comprehensive Plan of the City of Omak as now adopted, or as hereinafter amended.

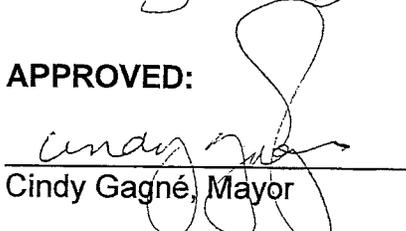
Section 4. The subject real property shall be zoned Residential Multi-Family.

Section 5. A copy of this ordinance shall be filed and recorded as provided by law.

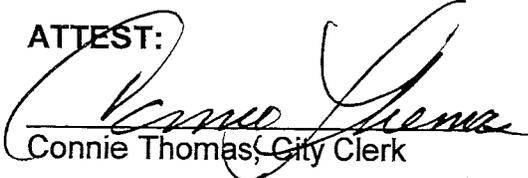
Section 6. This ordinance shall become effective from and after its passage by the Council, approved by the Mayor and five days after publication as required by law.

PASSED BY THE CITY COUNCIL this 21st day of January, 2020.

APPROVED:


Cindy Gagné, Mayor

ATTEST:


Connie Thomas, City Clerk

APPROVED AS TO FORM:

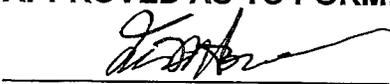

Michael D. Howe, City Attorney

EXHIBIT A

Date: August 7, 2017

TO: Mayor Cindy Gagne` and Omak City Council

From: Jake Dalton, Building Official

RE: Rural and Farmworker Housing/Housing Authority of Okanogan County Annexation Petition

Proposal:

On July 3, 2017, at the regularly held city council session the City accepted a Notice of Intent to commence annexation proceedings from Nancy Nash-Mendez of Okanogan Housing Authority and Suzanne Obermeyer representing the Office of Rural and Farmworker Housing regarding a proposed annexation in the city for multi-housing for the community. The proposed annexation would accommodate 44-46 dwelling units. On that same date the Petition for Annexation was also accepted by Omak City Council and not only was the petition forwarded to the Omak Planning Commission for review and comment, council did direct staff to meet with the applicants to discuss their preliminary development plans. In anticipation of a favorable response from the Planning Commission City Council set a Public Hearing date of August 7, 2017 at 7:00 PM to hear public comment regarding the annexation petition. Per the annexation documents the Housing Authority of Okanogan County proposes to annex one (1) parcel approximately 4.5 acres into the City of Omak. (Exhibit A)

On July 5, 2017 Nancy Nash-Mendez and Suzanne Obermeyer presented the petition and preliminary development concept to the Planning Commission. By unanimous vote the Planning Commission did make recommendation to the Omak City Council for annexation consideration.

Location Information:

The subject property is one (1) Parcel totaling approximately 4.5 acres located on the east side of Oak Street directly north of and contiguous to the most northern city limits boundary adjacent to the Mountain View Trailer Court. More specifically, LOT 1 MOUNTAIN VIEW MH PARK SP-2ND ADD, Parcel # 8851700010.

Current Use:

The subject property is currently vacant and undeveloped.

Current/Proposed Comprehensive Plan Designation:

According to the Comprehensive Plan Map the subject property is currently designated as Medium Density Residential. Suitable for 5-10 Units/acre (duplex, triplex, apartments, planned developments and manufactured home parks) According to the Comp Plan page A-15 the Medium Density designation is intended for areas inside the Urban Growth Area within or immediately adjacent to the existing corporate limits. Medium density areas are either are presently developed and served by city utilities or are undeveloped and have access to city services and contain larger parcels of land suitable for medium density development.

Requested Zoning Designation:

The current designation of Medium Density Residential is compatible with the applicants intended use.

Current Zoning:

The area proposed for annexation is presently zoned Medium Density Residential.

Floodplains, Shorelines, SEPA, Critical Areas and Other Environmental Constraints:

The property does not lie within a designated floodplain or shoreline area. According to the City of Omak Critical Areas Map, the subject property lies within an area designated as having "moderate potential for aquifer recharge". As such any subsequent development shall comply with the City of Omak critical areas regulations as currently adopted or amended. Annexation proceedings are categorically exempt from SEPA review considering there is no proposal for comp plan amendment.

Reviewing agencies:

All pertinent information has been sent to the appropriate agencies for review and comment. As of this date no comments have been received.

Recommendations:

City staff would recommend approval of the proposed annexation subject to the following conditions:

1. That it is understood that the owners, heirs or assigns shall be responsible for any extension of streets, sidewalks, or utilities associated with development of the annexed property described above.
2. That plans for streets, utilities, sewer, storm drainage and necessary fire suppression etcetera and any other proposed and/or required improvements shall be prepared by Washington State registered professional engineer and submitted and review and approval

- by the City Public Works Director and any other agency or department as appropriate (eg: electricity, cable, irrigation), in writing prior to construction.
3. All improvements shall be inspected by appropriate City Public Works staff with written results provided to the City in a timely manner and reproducible as-built drawings provided to the City upon completion of construction by the developer.
 4. That the owners, heirs, or assigns of the subject property agree to participate in a Road Improvement District or other transportation system (funding) entity if and when it is formed to the extent necessitated by the development.
 5. That the owners, heirs, and assigns of the properties containing any existing wells and/or irrigation rights agree to negotiate in good faith, terms for transfer of any said wells and water rights to the City of Omak.
 6. That any easements required for extension of city utilities shall be granted to the City in a manner acceptable to the City and petitioner.
 7. That if any archaeological material or human remains are encountered during the course of this undertaking, all activity will cease immediately and the Tribal Historic Preservation Officer of the CCT will be contacted as soon as possible. Activity on the undertaking will not resume until satisfactory arrangements have been made between the applicant and the Tribal Historic Preservation Officer.
 8. That the owner will assume all or any portion of the existing city or town indebtedness in the area proposed to be annexed.

Findings of Fact:

1. That all requirements of Title 18 of the Omak Municipal Zoning Code were followed, including RCW 35.13.125 during this process and that the applicants, heirs, and assignees as noted in the petition are required to adhere to these regulations for further land use actions or development proposals.
2. That the annexation is exempt from review under the State Environmental Policy Act.
3. The subject properties are located within the Urban Growth Area as identified in the Omak Area Comprehensive Plan.
4. The application of "Residential Multi-family" is consistent with the goals and policies stated in the Omak Area Comprehensive Plan for areas designated as "Medium Density Residential".
5. That there is adequate water capacity to serve the proposed development.
6. That there is adequate capacity available at the wastewater treatment plant to accommodate the proposed development.
7. That the approval of the annexation does not represent a granting of special privileges to the applicant.
8. That the public interest may be served by approval of this annexation.

MEMORANDUM

To: Cindy Gagné, Mayor
Omak City Council

From: Tyler Wells
Building Official / Permit Administrator

Date: January 21, 2020

Subject: **Ordinance 1887 Annexation of Parcel #8851710100.**

The Attached Ordinance 1887, An Ordinance of the City Council of the City of Omak providing for the annexation of certain territory to the City of Omak, Washington, and incorporating the same within the corporate limits thereof, providing for the assumption of existing indebtedness, providing the same shall be subject to the Comprehensive Land Use Plan, and assigning zoning classification, is forwarded for your consideration.

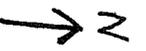
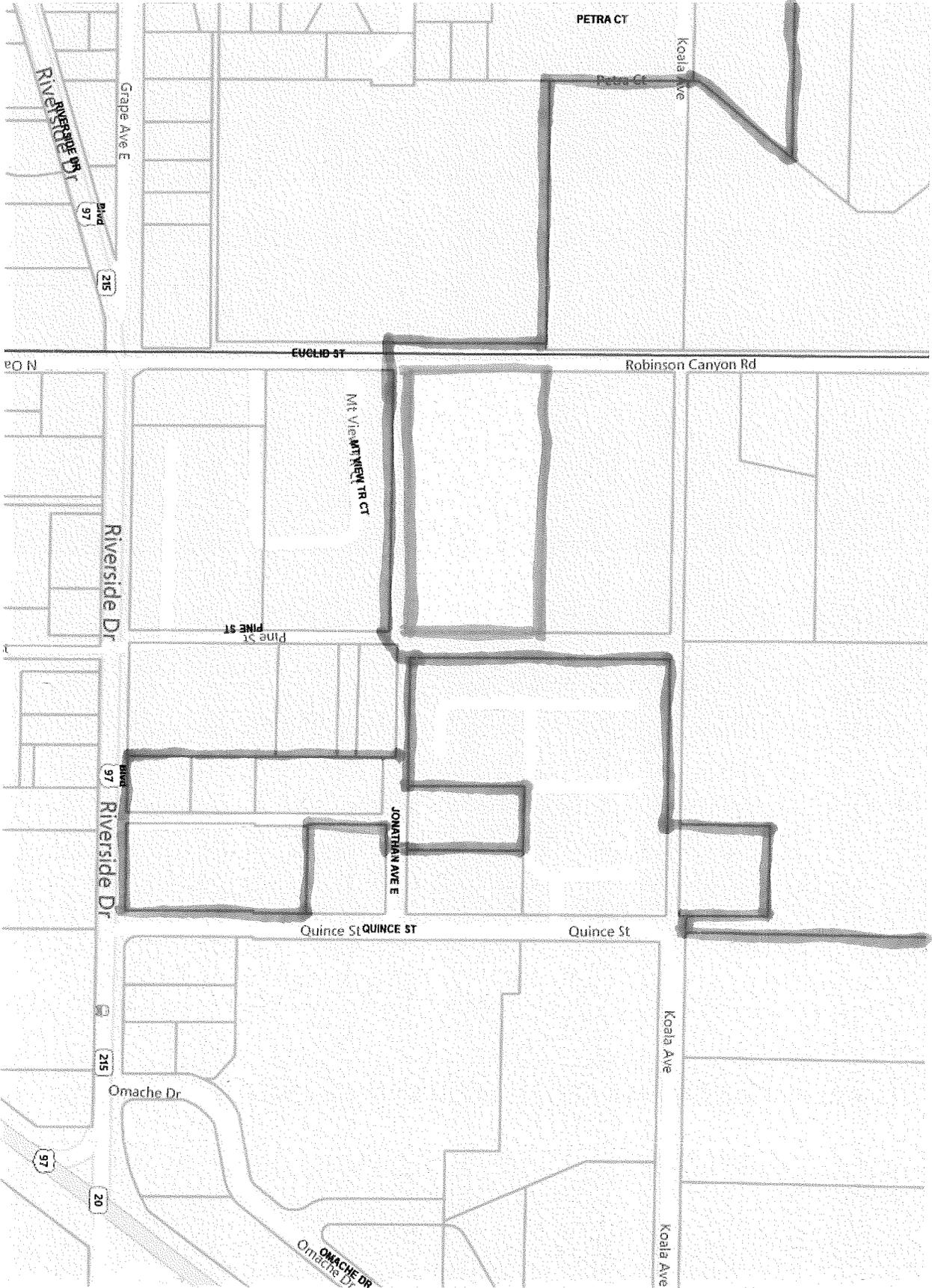
On July 3, 2017, City Council and staff accepted a Notice of Intent to commence annexation proceedings of Parcel # 8851700010, now known as Parcel # 8851710100 after final short plat alteration was recorded with the Okanogan County Auditor on October 21, 2019.

A Public Hearing was held on August 7, 2017 resulting in a decision by Council to adopt the staff's recommendations, with conditions and findings in the staff report dated August 7, 2017.

All property within the territory so annexed shall be subject to and be part of the Comprehensive Plan of the City of Omak as now adopted, or as hereinafter amended.

The subject property shall be zoned Residential Multi-Family.

I support the passage of this Ordinance.



-  Annexed Area
-  City Limits