

ORDINANCE NO. 1435

AN ORDINANCE OF THE CITY OF KALAMA, WASHINGTON, PROVIDING FOR THE ANNEXATION OF CERTAIN PROPERTIES KNOWN AS THE GUFFEY ANNEXATION TO THE CITY OF KALAMA, CLASSIFYING AND ZONING SAID PROPERTIES AS R-1 LOW DENSITY RESIDENTIAL AND FIXING THE EFFECTIVE DATE OF THE ANNEXATION AS MARCH 1, 2020

WHEREAS, the City of Kalama received an intent to annex approximately 16.33 acres to the City from Connie Guffey on July 25, 2019;

WHEREAS, on the 15th day of August, 2019 the City Council of Kalama at a regular meeting determined the City would accept the intent to annex and would require the assumption by the newly annexing area of the existing outstanding indebtedness of the City of Kalama;

WHEREAS, at the August 15, 2019 meeting the City Council determined that said newly annexing territory would be zoned R-1 Low Density Residential upon its annexation into the City;

WHEREAS, pursuant to RCW Chapter 35A.14, on September 20, 2019, the applicants for annexation submitted to the City a petition to annex signed by owners of 60 percent or more of the assessed valuation of the following parcels:

Tax Parcel	Approx. Acreage	Owner
62816031	9.41	Connie (Keilwitz) Guffey
6281604	3.30	Connie (Keilwitz) Guffey
6281605	.42	Connie (Keilwitz) Guffey
62817	2.33	Connie (Keilwitz) Guffey
6281603	.87	Connie (Keilwitz) Guffey

(SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION)

WHEREAS, the submitted Petition was certified sufficient by the Cowlitz County Assessor's Office on October 10, 2019;

WHEREAS, the City Council fixed the date of the public hearing on the Annexation Petition for November 7, 2019 to take testimony and consider the annexation;

WHEREAS, at said hearing the City Council determined the annexation must be referred to the Boundary Review Board of Cowlitz County, for review;

WHEREAS, the Intent to Annex was accepted by the Washington State Boundary Review Board of Cowlitz County, accepted for filing on December 3, 2019 beginning the

45-day review period;

WHEREAS, the City has received notification from the Boundary Review Board that the review period has expired on January 16, 2020 therefore they have deemed the intent to annex approved without modifications as of January 16, 2020.

NOW THEREFORE, the City Council of the City of Kalama do ordain:

Section 1. There has been filed with the City Council of the CITY OF KALAMA an annexation petition signed by owners representing at least 60% of the assessed value, according to the assessed valuation for general taxation of the properties for which annexation was petitioned and said petition set forth the fact that the City Council of the CITY OF KALAMA was required to determine what indebtedness would be assumed by the area to be annexed.

Section 2. That the territory proposed by said petition and approved by the Boundary Review Board to be annexed to said CITY OF KALAMA is situated in the County of Cowlitz, State of Washington, and is contiguous, proximate, and adjacent to the present corporate limits of said city, and is more particularly described in Exhibit "A" attached hereto and shown on the attached map (Exhibit B) and incorporated in full herein by this reference.

Section 3. The territory set forth in Exhibit "A" of this Ordinance, should be and is hereby made a part of the CITY OF KALAMA, and the corporate limits of the CITY OF KALAMA are hereby extended so as to include the property and territory described in Exhibit "A" **with an effective date of March 1, 2020.** That said property be assessed and taxed at the same rate and on the same basis as the property of the CITY OF KALAMA is assessed and taxed to pay for outstanding indebtedness of the CITY OF KALAMA now existing or as hereafter contracted or incurred.

Section 4. That the property described in Exhibit "A" hereto be and the same is hereby classified and zoned as R-1 Low Density Residential under KMC Chapter 17.18 The CITY OF KALAMA zoning map and Comprehensive Plan shall be amended to reference the property as so designated herein.

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 parts of this ordinance.

Section 6. This Ordinance shall take effect five (5) days following its passage and publication in the official newspaper of the CITY OF KALAMA, and the Clerk is hereby directed to cause the same to be so published.

PASSED by the City Council and **APPROVED** by the Mayor at a regular meeting of the City Council held on the 6th day of February 2020.




Mayor Mike Reuter

Attest:



Coni McMaster, Clerk/Treasurer

Approved as to form:



City Attorney

Published: 2-8-2020
Effective: 2-13-2020

I hereby certify that this is a true and correct copy of Ordinance 1435 providing for the annexation of certain properties to the City of Kalama as described in Exhibit A. (1 page)

Clerk/Treasurer or Notary

Date

Annexation Description

That portion of the James Rockey Donation Land Claim lying in Section 6, Township 6 North, Range 1 West, W.M., Cowlitz County, Washington, more particularly described as follows: Beginning at the Northeast Corner of said Rockey Donation Land Claim, which is the Northeast Corner of that certain parcel described in Statutory Warranty Deed filed under Auditor's File No. 754842, records of Cowlitz County, Washington; thence S31°21'E along the east line of said DLC, being the east line of said parcel and the east line of that certain parcel described in Statutory Warranty Deed filed under Auditor's File No. 754842, records of Cowlitz County a distance of 816 feet more or less to the Southeast Corner of said parcel filed under Auditor's File No. 754842; thence S67°45'W along the south line of said parcel a distance of 908 feet more or less to the Southwest Corner of said parcel; thence N22°15'W along the west line of said parcel and the northwesterly extension of said west line a distance of 620 feet more or less to the southerly bank of the Kalama River; thence Easterly and Northerly along the Southerly and Easterly bank of the Kalama River to the north line of said DLC; thence N79°15'E along said north line a distance of 600 feet more or less to the Northeast Corner of said DLC and the Point of Beginning.

ALSO included is the Mountain Timber Company right of way line that runs from Meeker Drive, on the south side of the Kalama River Easterly and Northeasterly to the north line of said DLC. Sidelines of said right of way are to be extended and/or shortened at course changes so as to terminate at their respective intersections and/or property lines.



Exhibit B – Ordinance No. 1435

