

City of College Place, Washington
ORDINANCE NO. 21-015

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON TO ANNEX CERTAIN PROPERTY LOCATED AT 995 NE C STREET AND ESTABLISHING 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 995 NE Street is approximately 0.77 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 Comprehensive Plan designates the Land Use as Commercial; and

Whereas, the current use of the land is Residential in nature; and

Whereas, the College Place City Council on September 14, 2021 accepted the annexation as proposed, required the adoption of the proposed zoning regulations of SFR Single Family Residential and required the assumption of all portions of existing city indebtedness; and

Whereas, the City Council has determined that there is public need and necessity to require the dedication of additional right-of-way in front of this property as a condition to this annexation; and,

Whereas, the current half street right-of-way is 25 feet; and,

Whereas, as a condition of annexation, an additional 5 feet of right-of-way will be dedicated by the property owner to the City of College Place within 30 days of the date of signing of the annexation ordinance, and;

Whereas, pursuant to proper notice, the College Place City Council held a public hearing on the proposed annexation on October 12, 2021, 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:

TAX PARCEL 350725523744:

The East half of Lot 8 in Block 37 of Blalock Orchards, as per Plat thereof recorded in Volume "D" of Plats at Page 44, records of Walla Walla County, Washington.

Said parcel being described as per that certain Quit Claim Deed recorded October 27, 2017, under Auditors File Number 2017-08609 Records of Walla Walla County, Washington, and being situated in the Northwest quarter of the Southeast quarter of Section 25, Township 7 North, Range 35 East, W.M., of said County and State.

The afore said parcel description includes the exception of the of the Southerly 5.0 feet of the said East half of Lot 8 in Block 37 of Blalock Orchards, as previously conveyed to the City of College Place for "public right of way" purposes, per that certain Statutory Warranty Deed recorded May 25, 1995, in Vol. 230, Page 966 of Deeds, under Auditor's file number 9504767, records of said County and State.

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 Commercial; the current use of the land is Residential in nature; therefore, the zoning designation of SFR Single Family Residential is hereby assigned to said property.

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

Section 5: Right-of-way Dedication: As a condition of annexation, an additional 5 feet of right-of-way will be dedicated by the property owner to the City of College Place within 30 days of the date of signing of the annexation ordinance.

Section 6: 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 7: Clerical Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 8: 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 12th day of October 2021.

DocuSigned by:
Norma L. Hernández
Norma E. Hernández, Mayor

Attest:

DocuSigned by:
Lisa R. Neissl
Lisa R. Neissl, City Clerk

Approved as to form:

DocuSigned by:
Rea L. Culwell
Rea Culwell, City Attorney

Passed: 10-12-2021
Published: 10-15-2021
Effective: 10-19-2021

EXHIBIT A

ANNEXATION DESCRIPTION of Tax Parcel: 350725523744

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COLLEGE PLACE ANNEXATION

LEGEND



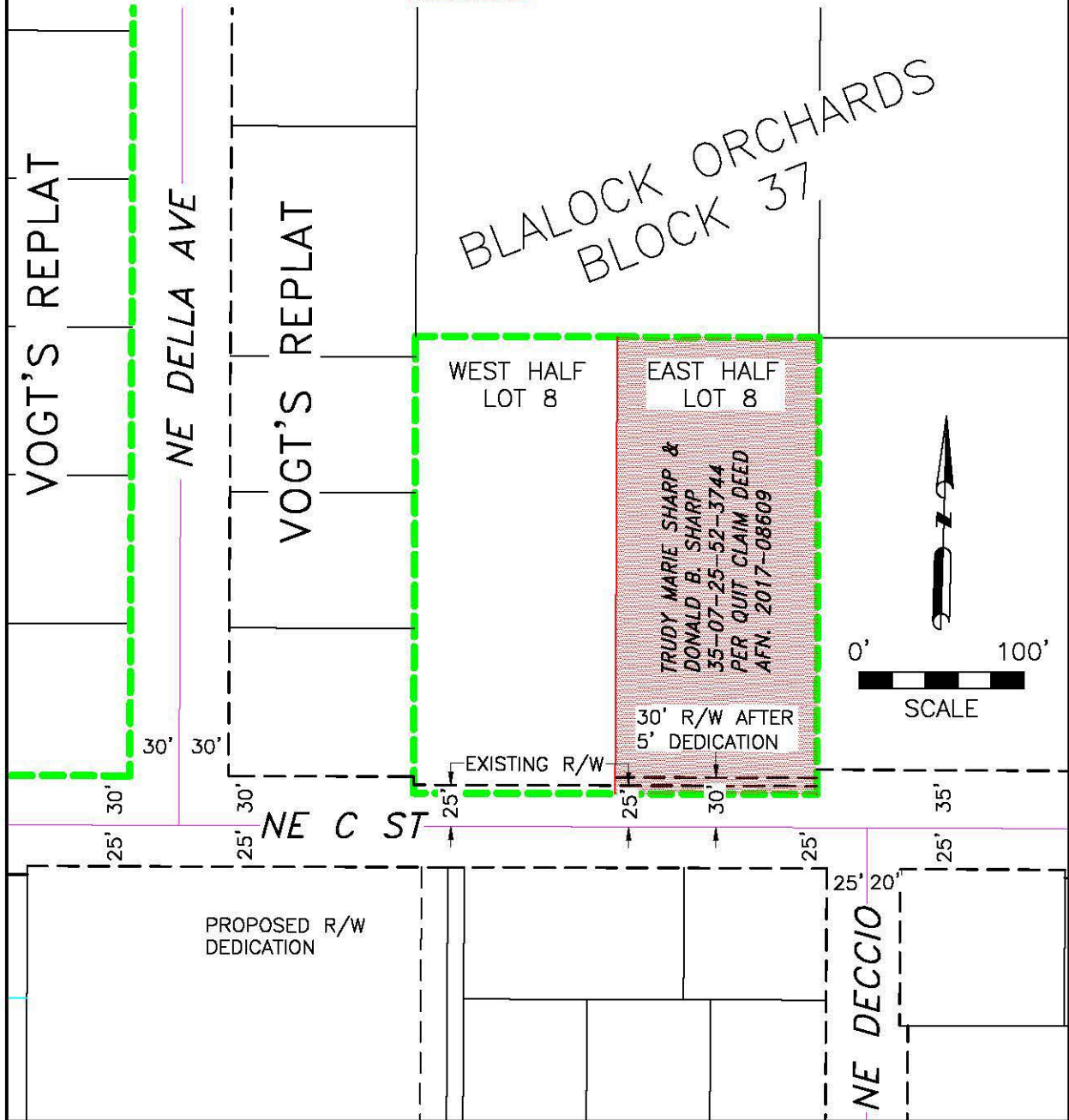
-  FORMER CITY LIMITS
-  NEW CITY LIMITS AREA

EXHIBIT "B"



SURVEYOR'S CERTIFICATION

I, LEROY D. WAGGONER, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY STATE THAT THIS EXHIBIT MAP CORRECTLY DEPICTS THE PARCELS DESCRIBED IN THE ANNEXATION LEGAL DESCRIPTION.

LEROY D. WAGGONER, P.L.S. 34152

DATE

