

ORDINANCE NO. 1998-1222

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHELTON, WASHINGTON, ANNEXING CERTAIN PROPERTY LOCATED WITHIN THE CITY OF SHELTON URBAN GROWTH AREA INTO THE CITY OF SHELTON CORPORATE LIMITS.

WHEREAS, on September 6, 2022, the Shelton City Council passed Resolution Number 1244-0822 which authorized the property owners to petition the City of Shelton to annex certain properties into Shelton City limits; and

WHEREAS, on September 23, 2022, and pursuant to the 60% Petition Method of Annexation described in RCW 35A.14.120, the applicants submitted a petition that was signed by over 60% of the property owners and property value involved for consideration of the Annexation of approximately 370.29 acres of land located within the City of Shelton Urban Growth area into City limits; and

WHEREAS, the City of Shelton submitted the petition to the County Assessor for certification pursuant to RCW 35A.01.040; and

WHEREAS, the Mason County Assessor certified the petition for annexation on October 11, 2022; and

WHEREAS, annexation of properties by a City is expressly exempt from review under the State Environmental Policy Act (SEPA) pursuant to RCW 43.21C.222; and

WHEREAS, the City of Shelton provided public notice of the public hearing in the Shelton Journal on January 19, 2023, and January 26, 2023, posted Public Hearing Notices in three locations around/adjacent to the sites to be annexed on January 23, 2023, and mailed notice to all property owners within 300 feet of the subject sites on January 20, 2023; and

WHEREAS, at its regular meeting on February 7, 2023, the Shelton City Council held a public hearing regarding the proposed annexation as required by RCW 35A.14.130; and

WHEREAS, the Shelton City Council has determined that the health, welfare, and safety of the people of the City of Shelton and the petitioners will be best served if said territory is annexed to and becomes part of the City of Shelton;

NOW THEREFORE, be it ordained by the City Council of the City of Shelton, Washington as follows:

Section 1. The real property described in Exhibit “A” and depicted in Exhibit “B” attached hereto and incorporated herein by reference, is hereby annexed to the City of Shelton.

Section 2. The property within the territory/land described to be hereby annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Shelton, including all indebtedness existing as the effective date of the annexation.

Section 3. The annexed property shall be zoned Neighborhood Residential consistent with its designation in the City of Shelton Comprehensive Plan.

Section 4. The City of Shelton Comprehensive Plan and associated Figures and Maps shall be amended to reflect incorporation of the territory/land annexed by this action.

Section 5. Staff shall submit an annexation certificate and supporting documents to the state Office of Financial Management (OFM) and file a certified copy of this Ordinance with the County Commission within 30 days of the passage of this Ordinance.

Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional or invalid for any reason, such invalidity shall not affect the validity or effectiveness of the remaining portions of this ordinance.

Effective Date. This Ordinance shall take effect five days after passage and publication, as required by law. The annexation effective date shall be the same as the Ordinance effective date.

INTRODUCED the 7th day of February 2023.

ADOPTED by the City Council of the City of Shelton, Mason County, Washington at a regular open public meeting held the 7th day of March 2023.

Passed this _____ day of _____ 2023.

Eric Onisko, Mayor

AUTHENTICATED:

Donna Nault, City Clerk

Exhibit "A"

Real Property Descriptions of Properties To Be Annexed Into The City of Shelton

Assessor's Parcel Number 32018-12-00000 (JPS Properties LLC):

The Northwest quarter (NW $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of Section eighteen (18), Township twenty (20) North, Range three (3) West, W.M., Mason County, Washington;

EXCEPTING therefrom, the right, title and interest conveyed to the City of Shelton in Quit Claim deed recorded June 2, 1971, Auditor's File Number 260034, conveying the North 30 feet of the within described land "to be used for roadway and utility purposes".

TOGETHER WITH a perpetual, non-exclusive easement for road and utility purposes, 30 feet in width, as granted in instrument recorded October 19, 1970, Auditor's File Number 254777.

Assessor's Parcel Numbers 32008-30-00000, 32017-20-00010, and 32018-10-00000 (Green Diamond)

32008-30-00000, The West half (W $\frac{1}{2}$) of the Southwest quarter (SW $\frac{1}{4}$) of Section eight (8), Township (20) North, Range three West., in Mason County, Washington.

32017-20-00010, The West half (W $\frac{1}{2}$) of the Northwest quarter (NW $\frac{1}{4}$) of Section seventeen (17), Township twenty (20) North, Range three (3) West, W.M., in Mason County, Washington.

32018-10-00000, The East half (E $\frac{1}{2}$) of the Northeast quarter (NE $\frac{1}{4}$) of Section eighteen (18), Township twenty (20) North, Range three (3) West, W.M., in Mason County, Washington

Applicable to all three parcels;

TOGETHER WITH a perpetual, non-exclusive easement and right-of-way, 30 feet I width, as granted in instrument recorded July 21, 1978, Auditor's File No. 347738

Assessor's Parcel Numbers 32008-34-00000 and 32008-31-00010 (Alpine Evergreen)

The Southeast quarter of the Southwest quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) and the South ten (10) acres of the Northeast quarter of the Southwest quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of section 8, Township 20 North, Range 3 West, W.M., in Mason County Washington.

Assessor's Parcel Numbers 32008-24-00000 (portion of) and 32008-31-00000 (Bence)

32008-31-00000, A Portion of the Northeast Quarter of the Southwest Quarter of Section 8, Township 20 North, Range 3 West, W.M., Being Resulting Parcel 1 of Mason County BLA #9-20 recorded under Auditor's File Number 1943632 more particularly described as follows:

Commencing at the Southwest corner of said Section 8;
Thence along the West Line of Said Section 8, N 00° 50'20" W, 2651.72 feet to the West Quarter Corner of Said Section 8;
Thence along the North line of the Southwest Quarter of Said Section 8 N 88°05'38" East, 1348.96 Feet, to the POINT OF BEGINNING.
Thence continuing along said North Line, North 88° 05'38" East 683.88 Feet; Thence S 13°14'24" E, 529.12 feet to the beginning of a curve to the right whose center bears South 76° 45'36" West;
Thence along said curve an ARC distance of 50.52 feet, having a radius of 250.00 feet and through a central angle of 11° 34'39";
Thence south 1° 39'45" West, 441.61 Feet;
Thence South 88° 20'15" West, 814.24 feet, to the West line of the Northeast quarter of the Southwest quarter of said Section 8;
Thence along said West Line, North 0° 34'36" West, 1007.41 Feet, to the north line of said Southwest Quarter and the POINT OF BEGINNING;

Situate in the County of Mason, State of Washington.

32008-24-00000 (Portion Of),

A portion of the Northwest Quarter and the Southwest Quarter of Section 8, Township 20 North, RANGE 3 WEST, W.M., Being Resulting Parcel 1 of MASON COUNTY BOUNDARY LINE ADJUSTMENT NUMBER 15-12, recorded May 1, 2015, under Auditor's File Number 2039755, more particularly described as follows;

Commencing at the Southwest corner of said Section 8;
Thence North 0° 50' 20" West along the west line of said Section 8 a distance of 2657.72 feet to the west quarter corner of said Section 8;
Thence North 88° 05'38" east along the North line of the Southwest Quarter of said Section 8 a distance of 2023.44 feet to the Point of Beginning;
Thence North 0° 13'38" West a distance of 664.71 Feet;
Thence North 88° 11'35" East a distance of 673.40 feet to the east line of the Northwest and the Southwest Quarters of Said Section 8;
Thence South 0° 19'01" East along said East line a distance of 1676.76 feet;
Thence South 88° 20'15" West a distance of 530.00 feet;
Thence North 1° 39' 45" West a distance of 441.61 feet to the beginning of a curve to the left whose center bears South 88° 20' 15" West;
Thence along said curve and arc distance of 50.52 feet having a radius of 250.00 feet through a central angle of 11° 34' 39";
Thence North 13 Degrees 14' 24" West a distance of 529.12 feet to the north line of the Southwest Quarter of said Section 8;
Thence South 88 Degrees 05' 38" West along said north line a distance of 9.40 feet to the Point of Beginning.

Situate in the County of Mason, State of Washington