

**Return Address:**

Town of Starbuck  
PO Box 276  
Starbuck WA  
99359

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

1. ORDINANCE # 2021-172 2. \_\_\_\_\_  
3. \_\_\_\_\_ 4. \_\_\_\_\_

**Reference Number(s) of Documents assigned or released:**

Additional reference #'s on page \_\_\_\_\_ of document

**Grantor(s)** (Last name, first name, initials)

1. Town of Starbuck, \_\_\_\_\_  
2. \_\_\_\_\_, \_\_\_\_\_

Additional names on page \_\_\_\_\_ of document.

**Grantee(s)** (Last name first, then first name and initials)

1. PUBLIC, \_\_\_\_\_  
2. \_\_\_\_\_, \_\_\_\_\_

Additional names on page \_\_\_\_\_ of document.

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

Lot 1-11 Block 1

Lot 12 Block 1

Additional legal is on page \_\_\_\_\_ of document.

**Assessor's Property Tax Parcel/Account Number**

Assessor Tax # not yet assigned

1-250-01-012-0001

1-250-01-012-0002

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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

**TOWN OF STARBUCK**

**ANNEXATION ORDINANCE # 2021-172**

An ordinance of the Town of Starbuck Washington, annexing an unincorporated area, which is identified as an Urban Growth Area within the Town of Starbuck Guide To Community Development.

**Whereas** the Columbia County Assessor has determined sufficiency of the petition requirements that 60% of the owners of the value have requested annexation as per RCW 35.21.005 and

**Whereas** owners of 100% in value of the property in the annexation area have petitioned the Town of Starbuck that the below described property be annexed to and become part of the Town of Starbuck; and whereas below described property has been designated, by the Town of Starbuck, as property desired for future growth and economic development, by the Town of Starbuck Town Council, and filed as such with the State of Washington Department of Commerce, in compliance with the Washington State Growth Management Act Law.

**Whereas:** the goal of the Growth Management Act (GMA) is to reduce urban sprawl by encouraging development in urban areas where adequate public facilities already exist or where such facilities can be more efficiently provided. RCW 36.70A.020(1), (2). To help implement this goal, the GMA requires that counties designate urban growth areas "within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature." RCW 36.70A.110(1). Urban growth areas are to include territory sufficient to accommodate the twenty-year population growth projected for the County.

**Whereas** Columbia County Commissioners have declared the Town of Starbuck to be a Comprehensive Urban Growth Area, in compliance with this mandate the Town of Starbuck has created the "Town of Starbuck Guide to Community Development" document. This document, which complies with the Urban Growth regulations and Washington State and Columbia County growth regulation mandates; the "Town of Starbuck Guide to Community Development" has declared this property to be part of the Towns' Urban Growth Boundary, WHICH is needed to provide an area for the 20-year future growth, to accommodate a desired population for the Town of Starbuck of 250 residents.

**Whereas** notice of the Town's hearing on the proposed annexation was posted in three public places in the form and manner required by law, therefore,

**BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF STARBUCK:**

The following property situated in Columbia County, Washington, is hereby annexed to and made part of the Town of Starbuck:

**Dedloff / Hays** -LUBLA, 4 AC, Lots 1-11, SELY 50' LOT 12 BLK 1, Outside City Limits 296,830 SQ FT  
6.8143 AC. Property ID #265064 , 1-250-01-012-0001

Orem – LUBLA, WLY 50' LOT 12 ALL AAC A ST BLK 1: 9789 SQ FT 1971 Broadmor 12 x 60 with 7 x 12 Tip out VIN # 50259. Property ID # 265065 , 1-250-01-012-0002

**The annexation shall include the following restrictions and requirements:**

**UTILITIES:** The Town of Starbuck shall have an easement to maintain all water, sewer, and any and all other Town maintained utilities presently existing or existing in the future. The town will have unlimited access to maintain such utilities. As the primary access to this property is from Highway 261, an easement will be provided for access to public utilities and emergency access.

**WATER:** All new water connections shall meet the criteria specified in ordinance 121 of the Town of Starbuck. The main supply line to the area shall be 2 inches, which is the size of the main supply line to this area from the municipal water source. A two-inch water line was installed by the Town of Starbuck and the landowner to the property in January of 2021 to provide water utilities to the annexation area. This line tap was made from a two-inch terminal water line from the Town of Starbuck municipal system, as approved by the Town of Starbuck Council. Permits and easements were obtained by the landowner from the State of Washington Department of Transportation and the two-inch municipal connection line was run under Highway 261. The Town of Starbuck meter boxes are located on the North Side of Highway 261, within the boundaries of the properties to be annexed.

**SEWER:** All future homes in the development area, within 200 feet of the wastewater treatment collection line, will hook to the existing Town of Starbuck wastewater treatment POTW (publicly owned treatment work), as mandated by state law and ordinance 141. Additional terminal sewer lines, connection fees and all costs from the home to the tank shall be at the expense of the landowner, as specified in ordinance 141. Tank size shall be determined by the household size and will be a minimum of 1000 gallons. Septic tanks must be purchased from a list of state approved tank dealers and meet the construction specifications in ordinance 141. Tank installation can be completed by the owner, connection to the Town's line will be done by the Town of Starbuck.

If the development lies outside the 200-foot boundary, an individual onsite septic tank system can be installed and will fall under the jurisdiction and guidance of the Columbia County Department of Health, but tank size and design criteria will meet the Town of Starbuck standards, in the event that the resident decides to connect to the Town of Starbuck publicly owned wastewater treatment work at a future date.

**GARBAGE:** Garbage collection is provided by Empire Disposal for the Town of Starbuck. Billing for this service is done by the Town of Starbuck as part of the monthly utility billing for water and sewer. There will be safe ingress and egress, and a turnaround provided for garbage pickup.

**SURVEY:** A copy of a survey of the property shall be provided to the Town of Starbuck prior to annexation. All development plans must be submitted to Town Council for review.

**SIDEWALKS:** Sidewalks are not required.

**STREETS:** There is access to highway 261, which is a state highway. As required in the Town of Starbuck Guide to Community Development; all houses within the incorporated limits of Starbuck must have

access to a street. In lieu of a Town street, the new development must provide adequate parking AND safe ingress and egress from highway 261.

**ALLEY:** A 20-foot alley easement for utility and emergency access will be provided to the town.

**BUILDING PERMITS:** Building permits are issued by Columbia County Planners and inspected by Columbia County building and planning staff. This property does not lie within a flood zone as specified in the Town of Starbuck flood ordinance 161. Designated individual parcel size must be a minimum of 5,000 square feet if City water and sewer are provided.

**GROWTH MANAGEMENT ACT:** All property proposed for annexation are in the Urban Growth Area (UGA) and will operate under the regulations of the Town of Starbuck Guide to Community Development, as directed by RCW 36.70A. **CRITICAL AREAS:** There are no critical areas within the annexation boundary.

**ZONING:** The area shall be zoned commercial / residential.

**TAXATION:** All the property subject to taxation within the annexed parcels shall be assessed and taxed at the same rate and on the same basis as the other property within the Town. The Town of Starbuck has no indebtedness to be incurred by the owners of the annexed property. This annexation shall be effective upon the passage and publication of this ordinance and the property so annexed shall become part of the Town of Starbuck, Washington.

This ordinance shall become effective immediately upon passage, approval, and publication.

Approved by Starbuck Town Council this 9<sup>th</sup> day of MARCH, 2021.

Eugene I Sutton Date 3-9-21

Eugene Sutton , Mayor Pro Tempore

Attest:

Steve Wildman Date 3/9/2021

Steve Wildman

Town Clerk/Treasurer