

A City of College Place, Washington
ORDINANCE NO. 23-011

AN ORDINANCE BY THE CITY OF COLLEGE PLACE, WASHINGTON, PROVIDING FOR ANNEXATION OF CERTAIN PROPERTY KNOWN AS MARTIN AIRFIELD, INCLUDING CONTIGUOUS PROPERTIES, INTO THE MUNICIPAL BOUNDARIES OF THE CITY OF COLLEGE PLACE.

Whereas, the City of College Place is a non-charter code city governed by the rules and regulations of RCW 35A; and

Whereas, the properties total approximately 234 Acres, are contiguous with City boundaries, and under RCW 35A.14.120 (Direct petition method), the City may ordain to annex unincorporated land under certain conditions; and

Whereas, there are six parcels to be annexed into the City which include parcel 350734110002, 62.6 acres; parcel 350734130004, 54.58 acres; parcel 350734130005, 19.82 acres; parcel 350734210008, 79.83 acres; parcel 350734110003, 10 acres; and parcel 350734240001, 6.61 acres; and

Whereas, the annexation is by petition of the owners of at least 60 percent of the property values in the area petitioned for annexation; and

Whereas, the parcels are within the College Place Urban Growth Area and have been designated as Industrial use on the Walla Walla County Comprehensive Plan Future Land Use Map and have been zoned Light Industrial by the County; and

Whereas, approximately 143 acres including the Martin Airfield which is actively used as an airport and the adjoining properties generally north of Doan Creek will be zoned by the City as Light Industrial; and

Whereas, approximately 91 acres south of Doan Creek will be zoned by the City as Single Family Residential; and

Whereas, the College Place City Council on May 23, 2023 modified the annexation area to include the right-of-way of W Whitman Drive, require the adoption of the proposed zoning regulations and require the assumption of all portions of existing City indebtedness; and

Whereas, the College Place Planning Commission, on June 20, 2023, reviewed the proposed zoning and recommended City Council assign Light Industrial zoning to the Martin Airport LLC property and for property general located north of Doan Creek and Single Family Residential to property with residential uses and property generally located south of Doan Creek; and

Whereas, an Environmental Checklist for this proposed action was prepared in accordance with the provisions of the Washington State Environmental Policy Act. An integrated public review and comment period was provided to receive comments on the proposed annexation, the proposed City zoning, and the SEPA Threshold Determination. The City issued a Determination of Non-Significance (DNS) on June 23, 2023; and

Whereas, pursuant to proper notice, the College Place City Council held a public hearing on the proposed annexation on July 11, 2023; and

Whereas, pursuant to proper notice, the College Place City Council Held a public hearing on the proposed zoning on July 11, 2023; and

Whereas, pursuant to proper notice, the College Place City Council Held a second public hearing on the proposed zoning on October 10, 2023; 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 the best interest of the City of College Place will be served by the annexation and 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:

ANNEXATION LEGAL DESCRIPTION

All of that portion of the North half of Section 34, Township 7 North, Range 35 East, W.M., lying Southerly of the Northerly right of way line of West Whitman Drive as depicted and described on the official right of way plans thereof on file at the Walla Walla County Public Works Office, under plan file number 5-D-637, in Walla Walla County, Washington.

AND

That portion of said West Whitman Drive right of way lying in the Southeast quarter of the Southeast quarter of Section 27, Township 7 North, Range 35 East, W.M., according to the said official right of way plans thereof on file at the Walla Walla County Public Works Office, under said plan file number 5-D-637, in Walla Walla County, Washington.

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: Zoning: Zoning shall be assigned as follows: Light Industrial zoning to the Martin Airport LLC property and property general located north of Doan Creek and Single Family Residential to property with residential uses and property generally located south of Doan Creek.

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

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 portions of this ordinance.

Section 6: 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 7: 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 10th day of October 2023.

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

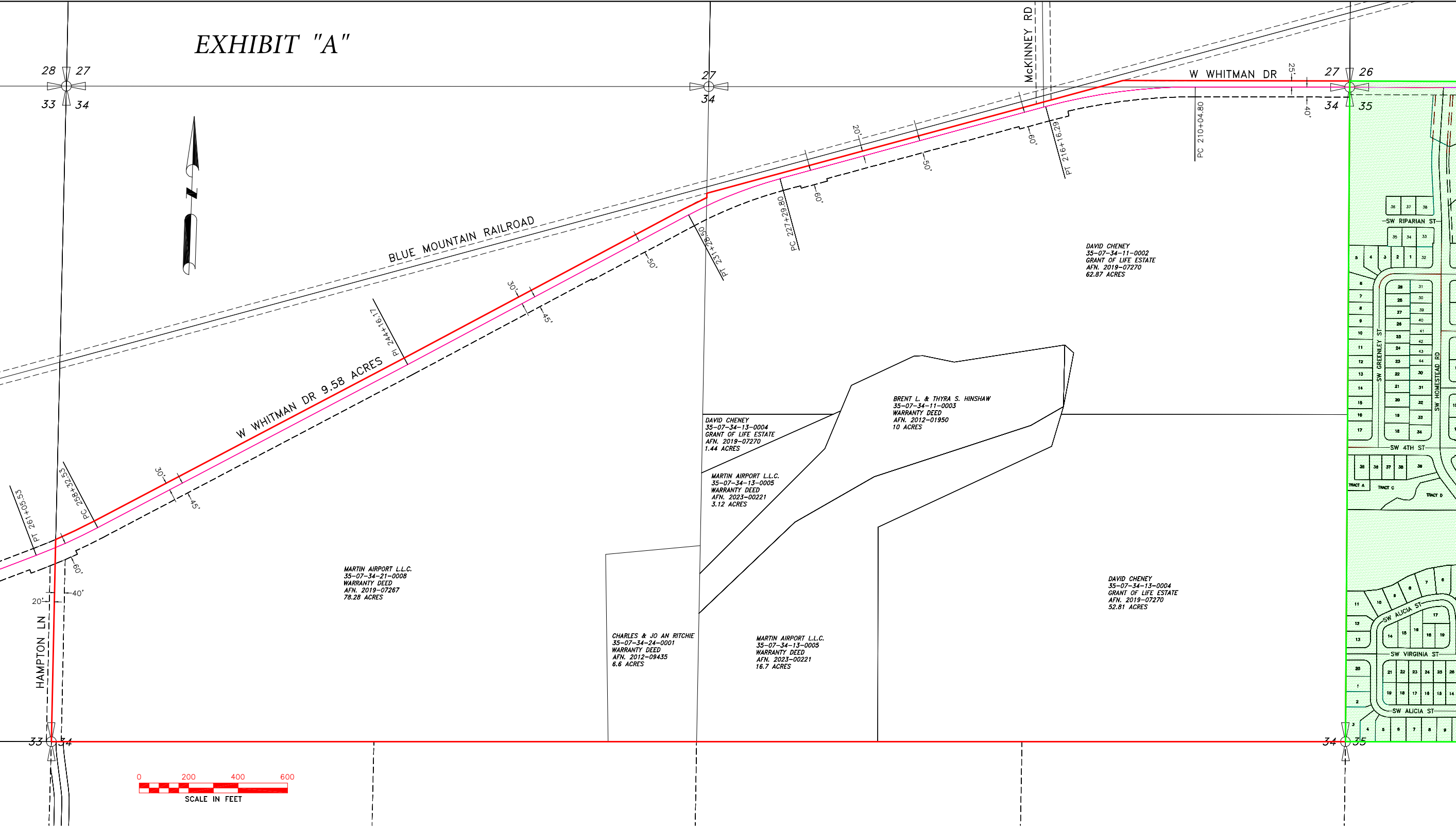
Attest:

DocuSigned by:
Sherri St. Clair
1F0CE5D2F0F046A...
Sherri St. Clair, City Clerk

Approved as to form:

DocuSigned by:
Rea L. Culwell
B2A91C622F3A4F6...
Rea Culwell, City Attorney

EXHIBIT "A"



LEGAL DESCRIPTION

ALL OF THAT PORTION OF THE NORTH HALF OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M., LYING SOUTH OF THE NORTH RIGHT OF WAY LINE OF WEST WHITMAN DRIVE AS DEPICTED AND DESCRIBED ON THE OFFICIAL RIGHT OF WAY PLANS THEREOF ON FILE AT THE WALLA WALLA COUNTY PUBLIC WORKS OFFICE, UNDER PLAN FILE NO. 5-D-637, IN WALLA WALLA COUNTY, WASHINGTON.

AND

THAT PORTION OF SAID WEST WHITMAN DRIVE RIGHT OF WAY LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M., ACCORDING TO THE SAID OFFICIAL RIGHT OF WAY PLANS THEREOF.

CONTAINING 241.4 ACRES, MORE OR LESS

LEGEND

- CURRENT CITY LIMITS
- NEW CITY LIMITS AREA = 241.4 ACRES

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



CITY OF COLLEGE PLACE
PROPOSED ANNEXATION