

ORDINANCE NO. 24-03

AN ORDINANCE ANNEXING INTO THE CITY OF EPHRATA THE SANDOVAL/HIGHWAY 28 AREA PROPERTY LOCATED TO THE NORTH AND WEST OF THE CITY WHICH CONSISTS OF APPROXIMATELY 0.70 ACRES, AND ZONING SAID PROPERTY AS MIXED DENSITY RESIDENTIAL UPON ANNEXATION

RECITALS:

1. The City of Ephrata received a Notice of Intention to Commence Annexation Proceeding on September 11, 2023, signed by J. Jesus Sandoval.
2. The signatories of the Notice of Intention to Commence Annexation Proceeding constitute sufficient value to meet the ten (10%) percent requirement of RCW 35A.14.120 of the assessed value of the property involved.
3. The proposed area for annexation contains approximately 0.70 acres and is described in the attached Exhibit "A" and depicted on the attached Exhibit "B".
4. The proposed area for annexation is within the City's Urban Growth Area and is consistent with the intent and purpose of the Growth Management Act, which reads in relevant part: "[i]n general, cities are the units of local government most appropriate to provide urban governmental services." RCW 36.70A.110(4).
5. Pursuant to RCW 35A.14.120, the Ephrata City Council set a public hearing for the property as required within the sixty-day receipt of the Notice of Intention to Commence Annexation Proceeding. On October 4, 2023, council reviewed the proposed annexation and found said proposed annexation to be a logical extension of the City corporate limits; and that said property should be annexed to the City; and that (1) said property should assume its pro rata share of the City's bonded indebtedness and be assessed and pay taxes at the same rate and on the same basis as other property within the City; and that (2) said property should be assigned the Mixed Density Residential zoning classification.
6. The owner/petitioner of the annexation provided the necessary petition which was signed by the owners of more than sixty percent of the assessed valuation, according to the assessed valuation for general taxation, of the property for which annexation has been petitioned and was certified as legally sufficient by the County Assessor.

7. Following action by the City Council the City received a certification of sufficiency of the petition from the County Assessor on October 12, 2023 (attached as Exhibit "C").
8. The City Council held a public hearing at its regular meeting on October 4, 2023 to consider the annexation.
9. The City Council held a public hearing on November 1, 2023 to consider the annexation request and take public comment on the application.
10. City Council made a motion to table the requested annexation due to a mapping error between city and county land use designations. Council determined that a zone change to designate the property once annexed was required per recommendation of city legal counsel.
11. Ephrata City utilities, police, fire and other services are adequate and available to support the area upon annexation.
12. The Ephrata City Council finds that it is in its best interest of the health, safety, morals and general welfare of the citizens of the City and the proposed area for annexation for the area to be annexed to the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EPHRATA, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. That the real property described in Exhibit "A" attached hereto is hereby annexed into the City of Ephrata; and that the corporate limits of the City of Ephrata shall include the property and territory hereinbefore fully described. Said property shall be assessed and taxed at the same rate and on the same basis as the property of the City of Ephrata is assessed and taxed to pay for the now outstanding indebtedness of the City of Ephrata contracted prior to or existing at the time of annexation.

Section 2. That the zoning of the property upon the effective date of this annexation shall be Mixed Density Residential. All such zoning and classification will be subject to the provisions of Title 19 of the Ephrata Municipal Code as enacted or hereafter amended.

Section 3. The City Clerk is hereby directed to provide notice of this annexation to the appropriate entities as provided by law.

Section 4. This ordinance shall be in full force and effect five days after passage of its summary and publication as provided by law.

PASSED by the City Council of the City of Ephrata, Washington, this 17th day of April, 2024.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

PASSED the 17th day of April, 2024.

APPROVED the 17th day of April, 2024.

PUBLISHED the ____ day of April, 2024.