

CITY OF KENNEWICK
ORDINANCE NO. 24-6064

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN TERRITORY LOCATED AT 8045 W. 10th AVENUE AND PROVIDING FOR ZONING CLASSIFICATION THEREOF OF RESIDENTIAL, LOW DENSITY (RL) (AZAZ 2022-0001, Knutzen Engineering)

WHEREAS, the hereinafter described tract of land located at 8045 W. 10th Avenue to be annexed to the City of Kennewick is not now incorporated and is contiguous to the City of Kennewick and situated in Benton County, Washington; and

WHEREAS, a good and sufficient petition has been filed for the annexation of this territory which complies with the requirements of law; and

WHEREAS, in connection with the aforesaid real property, notice of a desire for annexation was heretofore given by property owners holding more than ten percent (10%) in value of the assessed valuation of said real property, and pursuant to RCW 35A.14.120, the City Council has determined that it would require the assumption of indebtedness of the City of Kennewick contracted prior to or existing at the time of annexation; and

WHEREAS, notice of the time and place for hearing said petition was given by posting and publication as required by law and shown by the Affidavit of Posting and Affidavit of Publication now on file with the City Clerk; and

WHEREAS, the matter was duly considered by the City Council of the City of Kennewick at said hearing, and it was finally determined by said Council that annexation will be made with the assumption of indebtedness of the City of Kennewick contracted prior to or existing at the time of annexation; and

WHEREAS, it appears to the City Council that it would be beneficial to the residents of such non-incorporated area and to the residents of the City of Kennewick to annex the same; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Annexation of Real Property. That the real property described as follows:

Parcel 1-0789-100-0016-000:

LOT 2
THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 82°35' WEST ALONG THE NORTH LINE THEREOF 269 FEET; THENCE SOUTH 9°08'30" WEST, 245 FEET; THENCE SOUTH 82°35' EAST, 185 FEET; THENCE SOUTH 9°08'30" WEST, 806 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE KENNEWICK IRRIGATION DISTRICT HIGHLAND FEEDER CANAL; THENCE SOUTH 73°34'30" EAST ALONG SAID NORTH RIGHT OF WAY LINE 338.72 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 63°07' EAST ALONG SAID NORTH RIGHT OF WAY LINE, 186.63 FEET; THENCE NORTH 9°08'30" EAST, 730 FEET, MORE OR LESS, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE KENNEWICK IRRIGATION DISTRICT LATERAL H.F. 1.8-A CANAL; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE 198.05 FEET TO A POINT THAT BEARS NORTH 9°08'30" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 9°08'30" WEST 771.8 FEET TO THE TRUE POINT OF BEGINNING; TOGETHER WITH AN ABANDONED PORTION OF HIGHLAND FEEDER LATERAL 1.8-A CANAL RIGHT-OF-WAY CONVEYED BY INSTRUMENT RECORDED ON JANUARY 6, 2000 UNDER AUDITOR'S FILE NO. 2000-000286; AND TOGETHER WITH THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 82°35' WEST ALONG THE NORTH LINE THEREOF 117.2 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 82°35' WEST ALONG SAID NORTH LINE 151.8 FEET TO A POINT THAT BEARS SOUTH 82°35' EAST 1,049.1 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 9°08'30" WEST 245.00 FEET; THENCE SOUTH 82°35' EAST 185.00 FEET; THENCE SOUTH 9°08'30" WEST 806.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE KENNEWICK IRRIGATION DISTRICT HIGHLAND FEEDER CANAL; THENCE SOUTH 73°34'30" EAST ALONG SAID NORTH RIGHT OF WAY LINE 338.72 FEET; THENCE NORTH 9°08'30" EAST 771.8 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE KENNEWICK IRRIGATION DISTRICT LATERAL H.F. 1.8A CANAL; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE 395 FEET MORE OR LESS TO A POINT THAT BEARS SOUTH 07°25' WEST 168.24 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 07°25' EAST 168.24 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE NORTH 40 FEET THEREOF FOR ROAD PURPOSES TOGETHER WITH AN ABANDONED PORTION OF HIGHLAND FEEDER LATERAL 1.8-A CANAL RIGHT-OF-WAY CONVEYED BY INSTRUMENT RECORDED ON JANUARY 6, 2000 UNDER AUDITOR'S FILE NO. 2000-000286; EXCEPT THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE

NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 82°35' WEST ALONG THE NORTH LINE THEREOF 117.2 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 82°35' WEST ALONG SAID NORTH LINE 151.8 FEET TO A POINT THAT BEARS SOUTH 82°35' EAST 1,049.1 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 9°08'30" WEST 245.00 FEET; THENCE SOUTH 82°35' EAST 185.00 FEET; THENCE NORTH 9°08'30" EAST 50.39 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE KENNEWICK IRRIGATION DISTRICT LATERAL H.F. 1.8-A CANAL; THENCE NORTH 50°53' WEST ALONG SAID LATERAL RIGHT-OF-WAY, 11.24 FEET TO THE POINT OF CURVE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, BEING A CURVE TO THE RIGHT, AN ARC DISTANCE OF 139.65 FEET THROUGH A CENTRAL ANGLE OF 99°38'30" AND HAVING A RADIUS OF 80.3 FEET TO A POINT ON A LINE WHICH BEARS SOUTH 7°25' WEST FROM THE POINT OF BEGINNING; THENCE NORTH 7°25' EAST 67.26 FEET TO THE POINT OF BEGINNING; EXCEPT THE NORTH 40 FEET THEREOF FOR ROAD PURPOSES.

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 82°59'26" WEST ALONG THE NORTH LINE THEREOF 117.20 FEET; THENCE SOUTH 07°00'17" WEST ALONG THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2000-021963, RECORDS OF BENTON COUNTY, WASHINGTON, A DISTANCE 120.98 FEET TO AN ANGLE POINT IN SAID WEST LINE; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 82°59'45" EAST A DISTANCE OF 1.36 FEET TO INTERSECT THE CENTERLINE OF VACATED KENNEWICK IRRIGATION DISTRICT LATERAL H.F. 1.8 CANAL, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 60.15 FEET; THENCE CHORD OF WHICH BEARS SOUTH 01°04'23" WEST A DISTANCE OF 12.42 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WEST LINE OF SAID TRACT, THROUGH A CENTRAL ANGLE OF 11°51'09" A DISTANCE OF 12.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID 60.15 FOOT RADIUS CURVE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 46°49'25", A DISTANCE OF 49.16 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 51°40'36" EAST A DISTANCE OF 8.77 FEET; THENCE LEAVING THE WESTERLY LINE OF SAID TRACT AND CANAL CENTERLINE, SOUTH 38°19'24" WEST A DISTANCE OF 20.00 FEET TO THE SOUTHERLY MARGIN OF SAID VACATED CANAL RIGHT OF WAY; THENCE SOUTH 08°44'04" WEST A DISTANCE OF 88.33 FEET TO A POINT ON EAST LINE OF LOT 2 OF SHORT PLAT NO. 1-1499, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE LEAVING SAID EAST LINE, NORTH 08°35'16" WEST

A DISTANCE OF 58.70 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 170.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°35'31" A DISTANCE OF 46.26 FEET; THENCE NORTH 07°00'15" EAST A DISTANCE OF 46.74 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

EXCEPTING THEREFROM THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF SHORT PLAT NO. 1-1499, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 08°44'04" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 214.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, SOUTH 81°15'56" EAST A DISTANCE OF 4.00 FEET; THENCE SOUTH 08°44'04" WEST ALONG A LINE WHICH IS PARALLEL WITH AND 4.00 FEET EASTERLY WHEN MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 2, A DISTANCE OF 549.56 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF THE KENNEWICK IRRIGATION DISTRICT HIGHLAND FEEDER CANAL, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 174.60 FEET, THE CHORD OF WHICH BEARS NORTH 85°29'46" WEST A DISTANCE OF 4.01 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 08°44'04" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 636.19 FEET TO THE POINT OF BEGINNING.

be and the same hereby is annexed to the City of Kennewick, and is hereby declared to be within the corporate limits of the City of Kennewick. Said property is located within Benton County, Washington.

Section 2. Zoning Classification. That the zoning classification shall be Residential, Low Density (RL).

Section 3. Property to be Part of City. That said territory thus annexed to the City of Kennewick from and after the effective date of this ordinance shall be part of the City of Kennewick.

Section 4. Assumption of Prior Indebtedness. The property within the annexed territory above-described shall be taxed or assessed to pay indebtedness of the City of Kennewick contracted prior to or existing at the time of such annexation. The annexed property shall not be released from taxes or assessments levied against it or from liability for payment of outstanding bonds or warrants issued prior to such annexation.

Section 5. Copy of Annexation to be Filed and Recorded. That a copy of this annexation shall be filed with the Board of County Commissioners of Benton County, Washington, in the manner required by law and also recorded in the Records of Benton County, Washington.

Section 6. Effective Date. This ordinance shall take full force and effect five (5) days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 1st day of October, 2024, and signed in authentication of its passage this 1st day of October, 2024.

Attest:

GRETLE J. CRAWFORD, Mayor

KRYSTAL TOWNSEND,
City Clerk

ORDINANCE NO. 24-_____ filed and recorded in the office of the City Clerk of the City of Kennewick Washington, this 2nd day of October, 2024

Approved as to Form:

LISA BEATON,
City Attorney

KRYSTAL TOWNSEND,
City Clerk

DATE OF PUBLICATION:

ORDINANCE EFFECTIVE DATE:

