

RECORD AND RETURN TO:
City of Quincy
P.O. Box 338
Quincy, WA 98848

CITY OF QUINCY, WASHINGTON

ORDINANCE NO. 23-606

AN ORDINANCE UNDER RCW 35A.14.120 AND 36.70B.170 PROVIDING FOR THE ANNEXATION OF CERTAIN REAL PROPERTY TO THE CITY OF QUINCY, WASHINGTON; COMMONLY KNOWN AS THE “VANTAGE ANNEXATION”; PROVIDING FOR THE ASSUMPTION OF EXISTING INDEBTEDNESS; ADOPTING THE COMPREHENSIVE LAND USE PLAN AND ZONING DESIGNATION; AND AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT FOR FUTURE DEVELOPMENT OF SAID REAL PROPERTY.

WHEREAS, the City of Quincy received an Annexation/Zoning Application (attached hereto as **Exhibit A**) to annex two parcels containing a total of approximately 111.5 acres within the City’s Urban Growth Area (the “Vantage Annexation”), lying contiguous to the City’s boundary on December 5, 2023, signed by Curtis Miller, representative for Vantage Data Centers WA2, LLC, which owns not less than 60 percent (60%) in assessed valuation of the property proposed for annexation to the City of Quincy; and

WHEREAS, the real property proposed to be annexed is more particularly described as:

Parcel 200807000:

Farm Unit 134, Irrigation Block 73, Columbia Basin Project, according to the Farm Unit Plat thereof filed November 29, 1951, records of Grant County, Washington.

Parcel 200809000:

Farm Unit 139, Irrigation Block 73, Columbia Basin Project, according to the Farm Unit Plat thereof filed November 29, 1951, records of Grant County, Washington.

as depicted in the attached **Exhibit A**; and

WHEREAS, the Vantage Annexation application included a request to designate the zoning of the annexed property as Light Industrial (L-I), consistent with the City Comprehensive Plan land use designation of Industrial, and consistent with the current Grant County zoning designation as Urban Light Industrial (ULI); and

WHEREAS, RCW 35A.14.120 authorizes the City Council to annex into the City unincorporated territory lying contiguous to the City's boundary; and

WHEREAS, the Vantage Annexation is contiguous to the City's boundary; and

WHEREAS, RCW 36.70B.170(1) authorizes the City to execute development agreements between local government and a person having ownership or control of real property within the City's jurisdiction or outside of the City's boundaries as part of a proposed annexation; and

WHEREAS, a development agreement must set forth the development standards and other provisions that shall apply to, govern and vest the development, use and mitigation of the development of the real property for the duration specified in the agreement (RCW 36.70B.170(1)); and

WHEREAS, a development agreement must be consistent with the applicable development regulations adopted by a local government planning under chapter 36.70A RCW (RCW 36.70B.170(1)); and

WHEREAS, the City Council approved by motion for the City staff to proceed with the Vantage Annexation on July 18, 2023; and

WHEREAS, the Planning Commission, after required public notice, held a public hearing on November 13, 2023 at 6:30pm in the Municipal Services Building at 115 SW B St and via ZOOM to receive public input on the proposed annexation; and

WHEREAS, the City Council, after required public notice, held a public hearing on December 5, 2023 at 7:00pm in the Council Chambers of Quincy City Hall to receive public input on the proposed annexation; and

WHEREAS, no public comment was received during the public hearings; and

WHEREAS, the City Council deems the annexation of the Vantage Annexation to the

City of Quincy and designation of said annexed property as Light Industrial (L-I) to be in the best interest of the City and its citizens; and

WHEREAS, the City Council deems it appropriate to execute a development agreement with the applicant which requires conforming to all development standards applicable to said property under the Light Industrial (L-I) Zone as well as particular development phasing of the subject property which shall be set forth in the Development Agreement attached hereto as **Exhibit B** and incorporated herein by reference;

NOW, THEREFORE, The City Council of the City of Quincy, Washington, do ordain as follows:

Section 1: The foregoing recitals are incorporated into this Ordinance as if set forth in full.

Section 2: That the real estate situated in Grant County, contiguous to the City of Quincy, as depicted in the map included in **Exhibit A** is hereby annexed to and incorporated in the City of Quincy:

Section 3: All real property annexed shall hereinafter be assessed and taxed at the same rate and on the same basis as the other real property within the City to pay for any outstanding indebtedness of the City of Quincy including indebtedness contracted prior to or existing at the date of annexation. No real property herein annexed shall be released from any outstanding indebtedness levied against it prior to said annexation.

Section 4: That a copy of this ordinance together with the map depicting the real property to be annexed in **Exhibit A** shall be recorded and filed with the Grant County Auditor, the Grant County board of commissioners per RCW 35.13.150, and other local and state offices in the manner required by law.

Section 5: That the annexed real property is hereby made subject the City of Quincy's Comprehensive Plan and Zoning Code.

Section 6: That the annexed real property is zoned Light Industrial (L-I) as set forth in the City's Zoning Code and subject to the provisions of the City's Zoning Code.

Section 7: That the Mayor is authorized to execute the Development Agreement with the applicant attached hereto as **Exhibit B** and that the Development Agreement shall be recorded with the Grant County Auditor upon full execution of the same.

Section 8: This Ordinance shall be published in the official newspaper of the City of Quincy after passage.

Section 9: The provisions of this Ordinance are declared separate and severable. If any provision of this ordinance or its application to any person or circumstances is held invalid, the

remainder of this ordinance or application of the provision to other persons or circumstances shall be unaffected.

Section 10: This ordinance shall take effect and be in full force five (5) days after passage and publication, as provided by law.

PASSED by the City Council of the City of Quincy, Washington, this 19th day of December 2023.

PAUL WORLEY, MAYOR

ATTEST:

NANCY SCHANZE, CITY CLERK

Approved as to form:

OFFICE OF THE CITY ATTORNEY

By: _____
DANIELLE MARCHANT, CITY ATTORNEY

FILED WITH THE CITY CLERK:	December 14, 2023
PASSED BY THE CITY COUNCIL:	December 19, 2023
PUBLISHED:	December 27, 2023
EFFECTIVE DATE:	January 1, 2024
ORDINANCE NO:	23-606