

**City of College Place, Washington**  
**ORDINANCE NO. 23-008**

Tax No.  
35-07-25-52-2411

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON TO ANNEX CERTAIN PROPERTY LOCATED OF PARCEL A (~~TAX NO. 35-07-25-52-241~~) 421 NE LAMBERT AVE, PARCEL B (TAX NO. 35-07-25-52-2318) 835 NE SPITZENBURG ST, AND PARCEL C (TAX NO. 35-07-25-52-2319) 414 NE LAMBERT AVE AND ESTABLISHING ZONING AND ASSUMPTION OF INDEBTEDNESS.**

**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 0.50 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**, the annexation is by petition of the owners of at least 60 percent of the property values in the area; and

**Whereas**, the Comprehensive Plan designates the Land Use as Commercial; and

**Whereas**, the current use of the land is Residential; and

**Whereas**, the College Place City Council on May 23, 2023 accepted the annexation as proposed, required the adoption of the proposed zoning regulations of SFR Single Family Residential and required the assumption of all portions of existing city indebtedness; 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**, 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 that the best interest of the City of College Place will be served by the annexation and that 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 DESCRIPTIONS of Parcel A (Tax No. 35-07-25-52-241) 421 NE Lambert Ave, Parcel B (Tax No. 35-07-25-52-2318) 835 NE Spitzenburg St, and Parcel C (Tax No. 35-07-25-52-**

**2319) 414 NE Lambert Ave, as described in that certain QUIT CLAIM DEED, filed Dec. 23, 2003, under Auditor's File No. 2003-19326**

PARCEL A:

Beginning at a point in the east line of Lot 1 in Block 24 of Blalock Orchards, according to the official plat thereof of record in the Office of the Auditor of Walla Walla County, Washington, in Volume "D" of Plats at page 44, which point is 358.9 feet south, measured along said east line, from its intersection with the south line of Primary State Highway No. 3; and running thence south, along said east line, 72.57 feet; thence west, parallel with the south line of said Lot, a distance of 110.5 feet; thence north, parallel with said east line, 72.57 feet; thence east, parallel with said south line, 110.5 feet to the point of beginning.

PARCEL B:

Beginning at a point in the South line of Lot 4 in Block 23 of Blalock Orchards, as per plat thereof recorded in Volume D of Plats at page 44, records of Walla Walla County, which point is 75 feet West, measured along said South line, from the Southeast corner of said Lot; and running thence North, parallel to the East line of said Lot, a distance of 100 feet; thence West, parallel to the South line of said Lot, a distance of 65 feet; thence South, parallel to the East line of said Lot, a distance of 100 feet to a point in the South line of said Lot; thence East, along said South line, a distance of 65 feet to the point of beginning.

PARCEL C:

Beginning at the Southwest corner of Lot Four (4), in Block Twenty-three (23), of Blalock Orchards, according to the official plat thereof, of record in the Office of the Auditor of Walla Walla County, Washington, and running thence North, along the West line of said Lot 4, a distance of 75.0 feet; thence East parallel to the South line of said Lot 4, a distance of 100.0 feet; thence South parallel to the West line of said Lot 4, a distance of 75.0 feet; thence West along the South line of said Lot 4, a distance of 100.0 feet to the point of beginning.

All subject to certain provisions, covenants, and easements contained and described in said QUIT CLAIM DEED, filed under Auditor's File No. 2003-19326

**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: Comprehensive Plan & Zoning:** The College Place the Comprehensive Plan designates portions of the property as Commercial; the current use of the land is Residential in

nature; therefore, the zoning designation of SFR Single Family Residential is hereby assigned to said property.

**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 11<sup>th</sup> day of July, 2023.

DocuSigned by:  
*Norma L. Hernández*  
E7C117EE7FEC409...  
Norma L. Hernández, Mayor

Attest:

DocuSigned by:  
*Sherri St. Clair*  
1F0CE5D2F0F846A...  
Sherri St. Clair, City Clerk

Approved as to form:

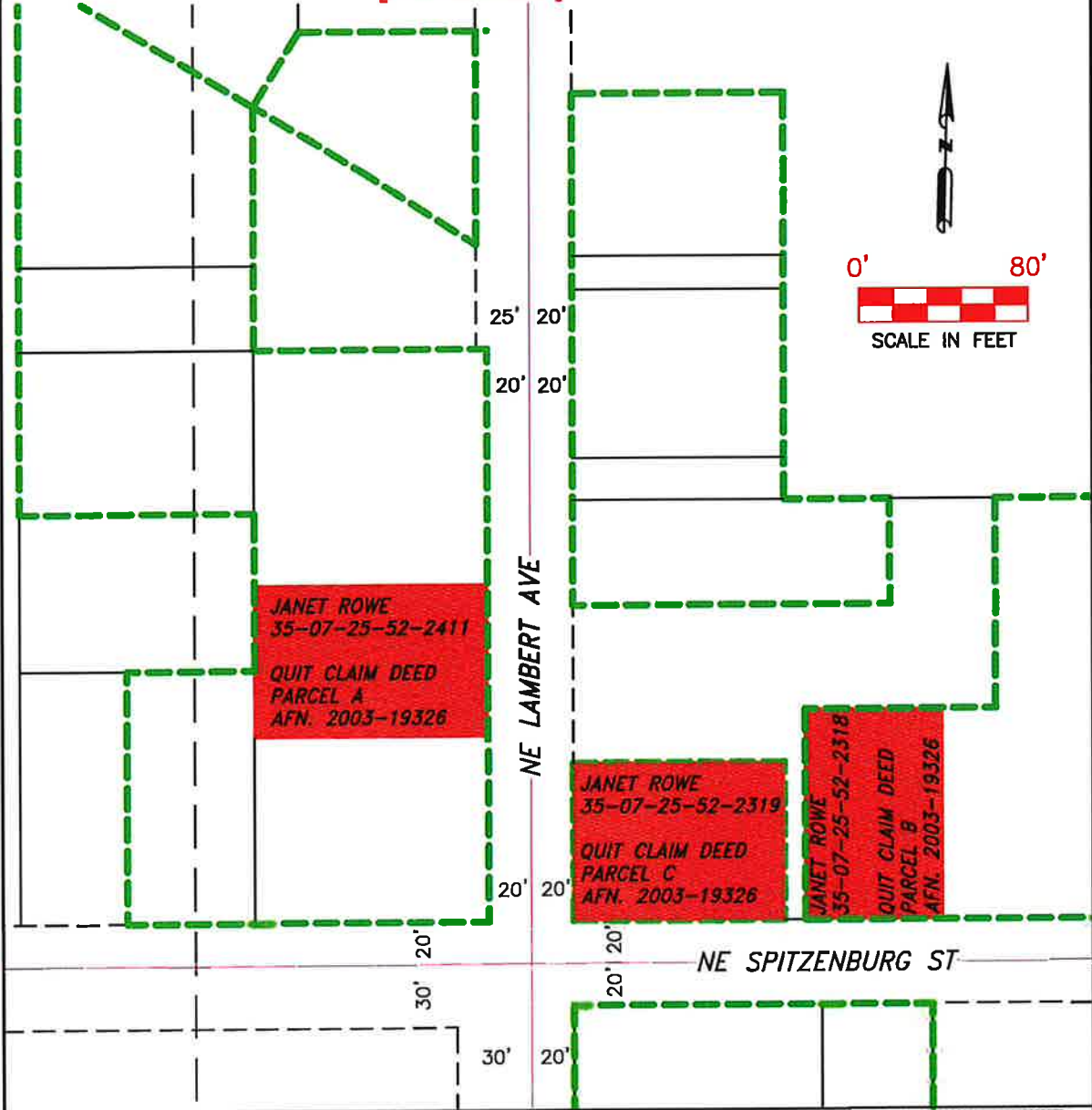
DocuSigned by:  
*Rea L. Culwell*  
D2A91C622F3A4F6...  
Rea Culwell, City Attorney

# COLLEGE PLACE ANNEXATION

## LEGEND

 FORMER CITY LIMITS  
 NEW CITY LIMITS AREA

# EXHIBIT "A"



### 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



EXPIRES 3/31/24