

A City of College Place, Washington
ORDINANCE NO. 23-013

AN ORDINANCE BY THE CITY OF COLLEGE PLACE, WASHINGTON, PROVIDING FOR ANNEXATION OF CERTAIN PROPERTY KNOWN AS HODGINS-KONEN, 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 annexation area totals approximately 28.9 Acres, is 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 seven parcels to be annexed into the City which include parcel 350602410060, 350602410061, 350602420040, 350602140058, 350602140059, 350602140056, and 350602140057; 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 College Place City Council on October 24, 2023, modified the annexation area to include the Zimer property, parcel 350602140056, and the Sams property, parcel 350602140057 in the area to be annexed.

Whereas, the College Place City Council on October 24, 2023, require the adoption of the proposed zoning regulations and require 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 November 28, 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

Tracts A, B, C, and D of that certain Short Plat filed for recording May 8, 1985, in Volume 2 of Short Plats at Page 69, under Auditor’s file number 8502934, records of Walla Walla County, Washington.

Tax Parcel No’s 35-06-02-14-0056, 35-06-02-14-0057, 35-06-02-14-0058, 35-06-02-14-0059

AND

The Northerly 315.00 feet of the North half of North half of the Northwest Quarter of the Southeast Quarter of Section 2 in Township 6 North of Range 35 East of the Willamette Meridian.

Tax Parcel No. 35-06-02-42-0040

AND

The Northerly 315.00 feet of the North half of North half of the Northeast Quarter of the Southeast Quarter of Section 2 in Township 6 North of Range 35 East of the Willamette Meridian.

EXCEPTING THEREFROM, however, that portion of said premises lying within the right of way of primary State Highway No. 3 along the East side thereof.

Tax Parcel No. 35-06-02-41-0060

AND

The North half of North half of the Northeast Quarter of the Southeast Quarter of Section 2 in Township 6 North of Range 35 East of the Willamette Meridian.

EXCEPTING THEREFROM, however, the Northerly 315 feet of the above described tract.

ALSO EXCEPTING, that portion of said premises lying within the right of way of primary State Highway No. 3 along the East side thereof.

Tax Parcel No. 35-06-02-41-0061

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: Parcels 350602410060, 350602410061, 350602420040 shall be zoned SFR - Single Family Residential. Parcels 350602140058, 350602140059, 350602140056, and 350602140057 shall be zoned GC – General Commercial.

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 28th day of November 2023.

DocuSigned by:
Norma L. Hernández

E7C117EE7FEC409...
Norma L. Hernández, Mayor

Attest:

DocuSigned by:
Sherri St. Clair

1F0CE5D2F0E846A...
Sherri St. Clair, City Clerk

Approved as to form:

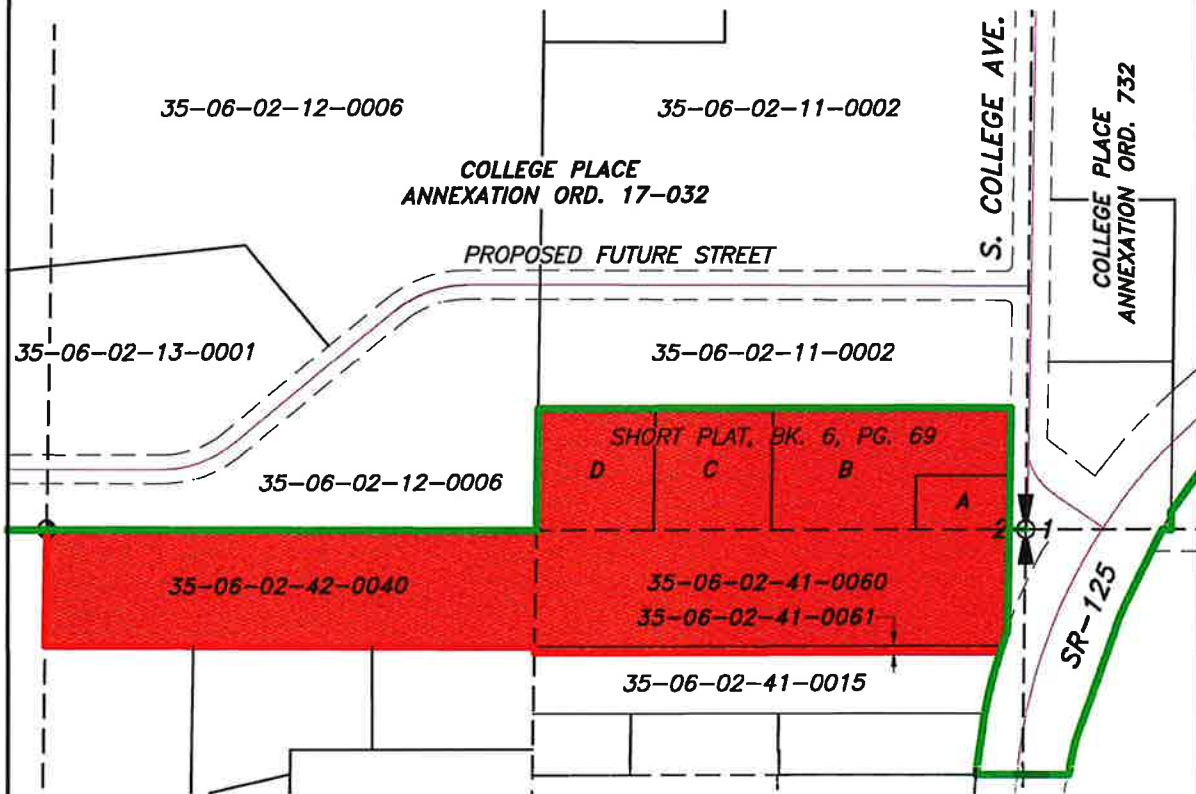
DocuSigned by:
Rea L. Culwell

D2A91C622F5A4F0...
Rea Culwell, City Attorney

COLLEGE PLACE ANNEXATION EXHIBIT "A"



ANNEXATION AREA = 28.9 ACRES, MORE OR LESS



LEGEND

- EXISTING CITY LIMITS
- PROPOSED ANNEXATION AREA

PLAT AND DEED REFERENCES

1. SHORT PLAT FILED 05/08/1985, BK. 2, PG. 69, AFN. 8502934
2. WARRANTY DEED FILED 01/19/2021, AFN. 2021-00717, TRACT A, TAX PARCEL 35-06-02-14-0056
3. QUIT CLAIM DEED FILED 05/22/2013, AFN. 2013-05136, TRACT B, TAX PARCEL 35-06-02-14-0057
4. QUIT CLAIM DEED FILED 12/18/2020, AFN. 2020-13458, TRACT C, TAX PARCEL 35-06-02-14-0058
5. WARRANTY DEED FILED 06/07/2017, AFN. 2017-04345, TRACT D, TAX PARCEL 35-06-02-14-0059
6. (CORRECTION) WARRANTY DEED FILED 07/11/2023, AFN. 2023-03887, TAX PARCEL 35-06-02-42-0040
7. (CORRECTION) WARRANTY DEED FILED 07/11/2023, AFN. 2023-03886, TAX PARCEL 35-06-02-41-0060
8. WARRANTY DEED FILED 05/26/2023, AFN. 2023-02881, TAX PARCEL 35-06-02-41-0061

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
LEROY D. WAGGONER, P.L.S. 34152

11/21/23
DATE

