



Return Address:

China City LLC
1804 Scott Rd.
Freeland WA 98249

Document 1 Title: Ordinance No. 2008

Reference #'s: _____

Additional reference #'s on page _____

Grantors:

City of OAK Harbor

Grantees:

Public

Additional grantors on page _____

Additional grantees on page _____

Document 2 Title: _____

Reference #'s: _____

Additional reference #'s on page _____

Grantors:

Grantees:

Additional grantors on page _____

Additional grantees on page _____

Legal Description (abbreviated form: i.e. lot, block, plat or S,T,R quarter/quarter):

SW QUARTER OF THE NW QUARTER OF 26,33, EAST OF THE
Willamette Meridian

Additional legal is on page _____

Assessor's Property Tax Parcel/Account Number:

R13326-281-0850

R13326-291-1130

R13326-274-1130

Emergency nonstandard document recording: I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature: _____

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

ORDINANCE NO. 2008

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY TO THE CITY OF OAK HARBOR, ASSESSING ALL PROPERTY WITHIN THE ANNEXATION AREA AT THE SAME RATE AND BASIS AS OTHER PROPERTY WITHIN THE CITY, REQUIRING THE SUBJECT PROPERTIES TO ASSUME THEIR PROPORTIONATE SHARE OF THE CITY INDEBTEDNESS AND ASSIGNING ZONING FOR THE ANNEXED PROPERTY CONSISTENT WITH THE OAK HARBOR COMPREHENSIVE PLAN.

WHEREAS, the initiating party, representing 100% ownership in assessed value of the property for which annexation is sought, sent a request for annexation proceedings with the City of Oak Harbor on March 29, 2024; and,

WHEREAS, in conformance with RCW 35A.14.120, the City Council met with said initiating party on May 21, 2024 and authorized the annexation process to move forward; and,

WHEREAS, said petition was received by the City of Oak Harbor and transmitted to the Island County Assessor for determination of sufficiency; and,

WHEREAS, a determination of sufficiency was made by the Island County Assessor on July 2, 2024; and,

WHEREAS, annexations are exempt from the State Environmental Policy Act (SEPA) pursuant to RCW43.21C.222. Environmental review and SEPA checklist submittal may be required, if necessary, with subsequent development applications; and,

WHEREAS, a public hearing for this annexation was held before the City Council on August 20, 2024, notice of said hearing having been published as required by law; and,

WHEREAS, the City Council of the City of Oak Harbor, following due deliberation and careful consideration of the issues germane to the annexation petition, finds that the proposal is consistent with state and local laws pertaining to the annexation of property to the City of Oak Harbor and with the Urban Growth Area goals and policies in the Oak Harbor Comprehensive Plan;

NOW THEREFORE, the City Council of the City of Oak Harbor, do ordain as follows:

Section 1. That the following described property, situated in the County of Island, State of Washington and contiguous to the City of Oak Harbor, is hereby annexed to and incorporated into the City of Oak Harbor, Washington:

Legal Description

Island County Assessor Parcel Numbers: R13326-281-0850; R13326-291-1130 and R13326-274-1130:

That portion of the Southwest Quarter of the Northwest Quarter of Section 26, Township 33 north, Range 1 east of the Willamette Meridian, described as follows;

Beginning at the Northeast Corner of said Southwest Quarter of the Northwest Quarter; thence South 1°32'34" West along the east line of said Southwest Quarter of the Northwest Quarter, a distance of 977.81 feet to the True **POINT OF BEGINNING**; thence North 88°35'12" west parallel with the south line of said Southwest Quarter of the Northwest Quarter to the east margin of the Oak Harbor Road, a distance of 629.56 feet; thence South 6°55'41" west along said east margin to the south line of said Southwest Quarter of the Northwest Quarter, a distance of 346.60 feet; thence South 88°35'12" East along said south line to the Southeast corner of said Southwest Quarter of the Northwest Quarter, a distance of 662.09 feet; thence North 1°32'34" East along the east line of said southwest Quarter of the Northwest Quarter, a distance of 345.00 feet to the true **POINT OF BEGINNING**.

ALSO KNOWN AS Lots 1,2 and 3 of ISLAND COUNTY SHORT PLAT NO. SHP 363/01.R13326-281-1020 as approved January 3, 2003 and recorded January 3, 2003 in Volume 3 of Short Plats, pages 467 and 468 under Auditor's File No. 4042980, records of Island County, Washington;

Situate in Island County, Washington.

Section 2. All said real property in the annexed area described in Section 1 shall be assessed and taxed at the same rate and on the same basis as other property in the City of Oak Harbor is assessed and taxed, assume existing indebtedness and be subject to the comprehensive plan as presently adopted or as hereafter amended.

Section 3. The annexed area described in Section 1 is hereby assigned zoning of I, Industrial in accordance with the Oak Harbor Comprehensive Plan Land Use Map. The zoning provisions of the Oak Harbor Municipal Code shall be in full force and effect in the annexed area in accordance with this assignment.

Section 4. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

Section 5. Effective Date.

This Ordinance shall become effective five (5) days following passage and publication as required by law.

PASSED by the City Council this 3rd day of September, 2024.

Veto ()
Approve (X)

THE CITY OF OAK HARBOR


By 
Ronnie Wright, Mayor

Dated: September 3, 2024

Attest:


Julie Nester, City Clerk

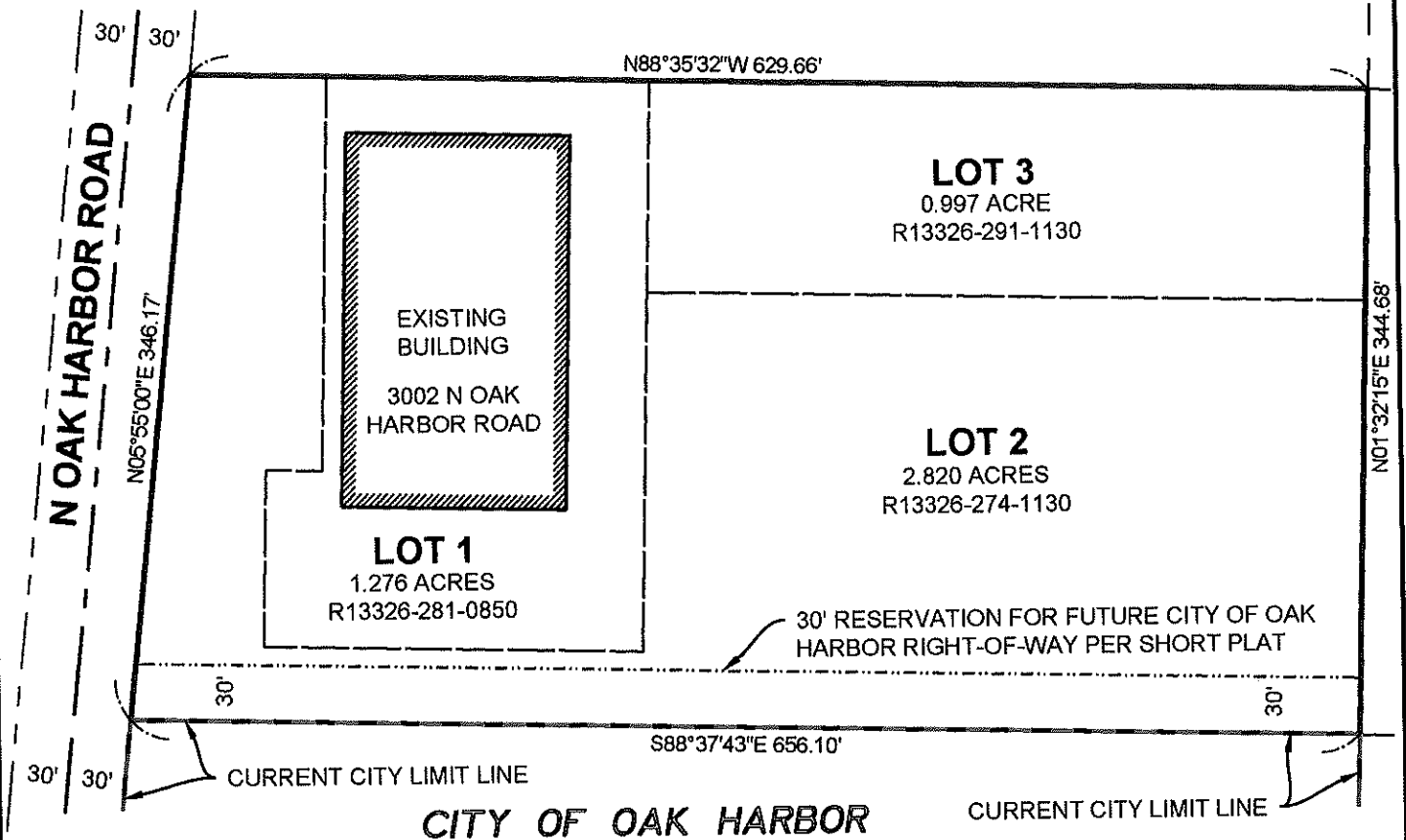
Approved as to Form:


Hillary Evans, City Attorney

Published: September 11, 2024

ANNEXATION MAP
OAK TOWN PROPERTY LLC

ISLAND COUNTY
URBAN GROWTH AREA



NOTE:

THIS MAPPING HAS BEEN PREPARED TO SHOW THE SIMPLIFIED EXTERNAL AREA OF THE PROPOSED ANNEXATION IN RELATION TO CURRENT CITY LIMIT LINES AND IS BASED ON ISLAND COUNTY SHORT PLAT 363/01 RECORDED UNDER AUDITOR'S FILE NUMBER 4042980. SAID SHORT PLAT SHOULD BE REFERENCE FOR ALL SURVEY AND SECTION TIES AS WELL AS ACCESS AND UTILITY EASEMENTS AND OTHER COVENANTS AFFECTING THE PROPERTY SHOWN HEREON.

TOTAL AREA OF PROPERTY TO BE ANNEXED IS 5.09 ACRES.

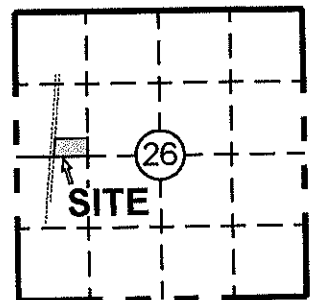


1" = 100'



LEGEND:

- EXISTING CITY LIMITS
- ANNEXATION AREA
- - - - RIGHT-OF-WAY LINE
- INTERIOR SHORT PLAT LOT LINE



P:\WORK\PROJECTS\2024\24-147 NO\LS\DWG\24-147 NO SKETCH.DWG 05/16/2024

	HARMSSEN 603 SOUTH FIRST STREET - MOUNT VERNON, WA 98273 WWW.HARMSSEN.LLC.COM 360-336-9199	PREPARED FOR: OAK TOWN PROPERTY LLC
	JOB NO. 24-147	DATE: 5-16-24