

ORDINANCE NO. 1228

**AN ORDINANCE OF THE CITY OF OKANOGAN, WASHINGTON
ANNEXING CERTAIN REAL PROPERTY, SPECIFYING THE
BOUNDARIES THERETO AND REQUIRING ZONING, CONDITIONS
AND ASSUMPTION OF INDEBTEDNESS**

WHEREAS, Okanogan County did file a Notice of Intent to Commence Annexation Proceedings on August 08, 2023; and

WHEREAS, Okanogan Senior Citizens Center did file a Notice of Intent to Commence Annexation Proceedings on October 09, 2023; and

WHEREAS, the Planning Commission did review the matter and refer it to the City Council with an affirmative recommendation with respect to the annexation, conditions, zoning and indebtedness on October 09, 2023; and

WHEREAS, the Planning and Development Committee of the City Council did review the Notice of Intent, the Planning Commission and Staff recommendations on November 02, 2023; and

WHEREAS, a meeting was held with the Petitioners resulting in a decision by the City Council to:

1. Accept the proposed annexations;
2. Require simultaneous adoption of the Comprehensive Plan for the areas to be annexed; and
3. Require the assumption of the pro-rata share of all existing City indebtedness for the area to be annexed; and

WHEREAS, the Petitioners filed a petition with the City pursuant to RCW 35A.14.120 to annex the described lands into the City of Okanogan; and

WHEREAS, the City Planning Office has confirmed the sufficiency of the filed petition in accordance with RCW 35A.14.120 and RCW 35A.01.040(4); and

WHEREAS, on February 6, 2024, the City Council of the City of Okanogan, being desirous of considering this annexation, did by Council Action set the exact territories to be considered, and the date and time to conduct an open record public hearing on the matter; and

WHEREAS, all notice regarding the hearing on the annexation petition as required by RCW 35A.14.130 has satisfactorily been performed; and

WHEREAS, the City Council of the City of Okanogan did conduct an open record

hearing on the annexation on February 20, 2024.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OKANOGAN, WASHINGTON, DO ORDAIN AS:

Section 1. The following describing lands and abutting riverbed as shown on Exhibit "A" in the County of Okanogan, State of Washington, which property is contiguous to the City of Okanogan, shall be and here is annexed to the City of Okanogan, Washington and made a part of the City of Okanogan, Washington, to wit:

Parcel "A"

See Parcel "A" attached hereto and incorporated herein as though fully set forth.

Abbreviated Legal: Tax 182, PT NE SW Section 17, Township 33N., Range 26 EWM
Assessor's Parcel: 3326170182
Owner Okanogan County

Parcel "B"

See Parcel "B" attached hereto and incorporated herein as though fully set forth.

Abbreviated Legal: TAX 209 PT NE SW Section 17, Township 33N., Range 26 EWM
Assessor's Parcel: 3326170209
Owner Okanogan Senior Citizens Center

Section 2. The lands of said annexed area shall hereafter be assessed and taxed at the same rate and on the same basis as other property within the City of Okanogan, including assessments or taxes in payment of all or any portion of the then outstanding indebtedness of the City contracted, or included prior to, or existing at the date of the annexation.

Section 3. The lands of said annexed area shall, unless modified in the future in accordance with the zoning ordinances of the City of Okanogan, be zoned Commercial Three (C-3) as provided by Chapters 18.24 of the Okanogan Municipal Code.

Section 4. All property within the lands so annexed shall be subject to, and be part of, the Comprehensive Plan of the City as now adopted, or as hereinafter amended. Jurisdiction and effect of all Ordinances of the City are extended to the above described annexed lands.

Section 5. A copy of this Ordinance shall be filed and recorded as provided by law.

Section 6. No new non-municipal wells shall be constructed on the property annexed (OMC 13.24.010).

Section 7. This ordinance shall become effective from and after its passage by the City Council as set forth above, approval by the Mayor and five (5) days after publication as required by law.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF OKANOGAN THIS 20th DAY OF February, 2024.

APPROVED:


Wayne L. Turner, Mayor

APPROVED:


W. Scott DeTro, City Attorney

ATTEST:


Jessica Blake, Clerk/Treasurer

Parcel A – Okanogan County, Full Legal Description



**LEGAL DESCRIPTION
FOR
ANNEXATION AREA**

That part of the Northeast quarter of the Southwest quarter of Section 17, Township 33 North, Range 26 East, W. M., Okanogan County, Washington, lying North of Primary State Highway and described as follows:

Beginning at the Southwest corner of Lot 8, Grape Arbor Addition to Okanogan, as recorded in Book "H-2" of Plats, Page 14;
Thence South $88^{\circ}04'59''$ West a distance of 15.37 feet to the Northwest corner of Lot 1, Ringhoffer Short Plat, as recorded in Book A-2 of Short Plats, Page 117;
Thence South $00^{\circ}50'58''$ East along the West line of said Lot 1 a distance of 307.64 feet to the Southwest corner of said Lot 1, Ringhoffer Short Plat;
Thence South $84^{\circ}07'53''$ West a distance of 133.17 feet;
Thence North $09^{\circ}21'07''$ West a distance of 418.28 feet;
Thence North $88^{\circ}18'53''$ East a distance of 207.88 feet to a point on the West line of said Lot 8, Grape Arbor Addition;
Thence South $02^{\circ}02'00''$ East along said West line a distance of 97.16 feet to the True Point of Beginning.

Containing an area of 1.57 acres, more or less.

Subject To, and Together With, any and all Covenants, Easements or Restrictions of Record.

Prepared by: Gary W. Erickson, PLS
Checked by: Bryan E. Boesel
Date: 07-24-2023

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Parcel B - Okanogan_Senior Citizens Center, Full Legal Description

That part of the Northeast quarter of the Southwest quarter of Section 17, Township 33 North, Range 26, E.W.M., described as follows:

Commencing at the southwest corner of Lot 8 of Grape Arbor Addition to Okanogan, Washington; thence South 88 deg. 54' West, a distance of 189.22 feet to Surveyor's Monument (Ayers); thence South 8 deg. 46' East a distance of 319.90 feet to THE POINT OF BEGINNING:

Thence South 10 deg. 06' East to the intersection with the northerly boundary of County Road; thence North 66 deg. 30' East and South 56 deg. 30' East along the said northerly boundary of said county road to a point therein 30 feet distant westerly from the intersection of said county road boundary with the northerly boundary of the State Highway (said point being the southwesterly corner of the tract conveyed by the grantor herein to the grantee herein by deed of record in Book 45 at page 3322, Records of the Okanogan County Auditor); thence northerly coincidentally with the westerly boundary of said tract described in said recorded deed 125 feet, more or less, to the northwest corner of said previously conveyed tract; thence South 84 deg. 43' West 118.56 feet to the point of beginning of this description.

SUBJECT to easements, if any, of record or in actual use.

Less that portion identified by the Okanogan County Assessor as 3326170206, a parcel of land being approximately .080 acres in size and previously annexed into the City of Okanogan in July 1976 per Ordinance #500.

Property Exhibit – Area to be Annexed



Source: County Assessor