

City of College Place, Washington
ORDINANCE NO. 25-007

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON, DE-ANNEXING CERTAIN AGRICULTURAL PROPERTY LOCATED WITHIN THE TERRITORIAL LIMITS OF THE CITY OF COLLEGE PLACE, WASHINGTON, OWNED BY BLUE MOUNTAIN RESOURCES LLC

Whereas, the City of College Place passed Municipal Ordinance No. 466 on September 17, 1979, which classified the City of College Place as a non-charter code city governed by the rules and regulations of the Revised Code of Washington (RCW) 35A; and

Whereas, Blue Mountain Resources LLC is the sole owner of the property proposed to be de-annexed within the territorial limits of the City of College Place; and

Whereas, the process of de-annexation is governed by the provisions of RCW 35A.16.080, authorizing the exclusion of agricultural lands from the incorporated limits of a code city; and

Whereas, the property being petitioned for de-annexation is classified as Farm and Agricultural land in accordance with RCW 84.34 – Open Space, Agricultural, Timberlands – Current Use – Conservation Futures; and

Whereas, Blue Mountain Resources LLC, on June 11, 2025, filed a good and sufficient petition with the City Council of the City of College Place; and

Whereas, the City Council met on August 26, 2025, to consider the de-annexation and set a public hearing date of September 23, 2025; and

Whereas, a public hearing considering the de-annexation petition on September 23, 2025, following notice and publication as required by RCW 35A.16.080, and

Whereas, upon exclusion of the territory from the code city, the City Council of the City of College Place may, at its discretion, request that the Urban Growth Area (UGA) affecting this territory be reallocated to a different area of the College Place UGA; and

Whereas, the College Place City Council has considered the proposed de-annexation during a regularly and duly called public meeting of said Council, has given said de-annexation careful

review and consideration, and finds that the best interest of the City of College Place will be served by the de-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: Property De-Annexed. That the following described property, as depicted in Exhibit A, owned by the petitioner, Blue Mountain Resources LLC, shall, subject to certain conditions contained in Section 2, hereof, be excluded from the territory of the City of College Place, Washington, and no longer a part of the City.

Assessors tax parcels 35-07-35-44-0125 and 35-07-35-44-0126 as described in that certain Statutory Warranty Deed recorded June 4, 2025, under Auditor's file number 2025-03120, and as resolved, adjusted, and described in that certain Boundary Line Adjustment Survey recorded July 20, 2020, in volume 13 of Surveys at page 214, under Auditor's file number 2020-06941, records of Walla Walla County, Washington.

Situated in the Southwest Quarter and Southeast Quarter of the Southeast Quarter of Section 35, Township 7 North, Range 35 East, W.M., of said County and State.

Section 2: Condition of De-Annexation. The petitioner, together with its successors, assigns, and heirs, hereby expressly waives and relinquishes any and all rights to challenge, appeal, or otherwise contest the reallocation, modification, or alteration of the subject property's designation within the Urban Growth Area, whether now or in the future.

Section 3: 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 4: 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 5: 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 23 day of September, 2025.

Norma L. Hernández, Mayor

Attest:

Approved as to form:

Maryelizabeth Garcia, City Clerk

Eric W. Ferguson, City Attorney

Exhibit A (insert de-annexation map by LeRoy Waggoner, PLS)

DE-annexation legal description of Parcels 35-07-35-44-0125 AND 35-07-35-44-0126

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