

ORDINANCE NO. 1839

AN ORDINANCE OF THE CITY OF KETTLE FALLS, WASHINGTON, ANNEXING PARCEL 0327071 TO THE CITY OF KETTLE FALLS, WASHINGTON, PROVIDING FOR THE ASSUMPTION OF EXISTING CITY INDEBTEDNESS AND FIXING A TIME WHEN THE SAME SHALL BE EFFECTIVE.

WHEREAS, the Kettle Falls Planning Commission in October, 2024, received a notice of intention to commence annexation proceedings pursuant to the “direct petition” method of annexation, RCW 35A.14.120, for parcel number 0327071; and

WHEREAS, on February 24, 2025, the Kettle Falls Planning Commission of the City of Kettle Falls, Washington held a public hearing with the annexation initiators pursuant to RCW 35A.14.120 and determined that the initiators could proceed to acquire a 60% petition for annexation pursuant to RCW 35A.14.120; and

WHEREAS, at its February 24, 2025 public hearing the Kettle Falls Planning Commission set the annexation area and further determined that the property subject to annexation would have the zoning designation of Single Family Residential, and assume the annexation area’s share of City indebtedness; and

WHEREAS, the owners of not less than 60% in value, according to the assessed valuation for general taxation of the property hereinafter described, signed the petition pursuant to RCW 35A.14.120 for the annexation of said area to the City of Kettle Falls, Washington; and

WHEREAS, the petition for annexation was delivered to the Stevens County Assessor, Stevens County Auditor, Stevens County Planning, and Stevens County Commissioners; and

WHEREAS, all owners of the territory described in Section 1 of this ordinance signed the petition; and

WHEREAS, the City provided public notice of the petition for annexation and has provided an opportunity for comment thereon by all interested citizens at a duly called and noticed public hearing; and

WHEREAS, on March 4, 2025, pursuant to proper notice given in accordance with RCW 35A.14.130, the Kettle Falls City Council conducted a public hearing on the proposed annexation, and following such hearing the City Council reviewed all documentation associated with this annexation proposal, conducted a public hearing on the proposed annexation in accordance with RCW 35A.14.140, and following such hearing determined to effect the annexation of the territory described in Section 1 of this ordinance, finding that the petition for annexation met the applicable requirements, and that the best interests of the City of Kettle Falls, Washington will be served by the annexation and that it is appropriate to and therefore accepted the petition for annexation pursuant to RCW 35A.14.120; and

WHEREAS, the territory described in Section 1 of this ordinance is contiguous to the City of Kettle Falls, Washington and entirely within the City of Kettle Falls Urban Growth Area,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KETTLE FALLS, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Annexation. The following described parcel and rights-of-ways are hereby annexed to and made a part of the City of Kettle Falls, Washington, to wit:

Parcel 0327071

PARCEL A: A tract of land in the NE1/4 of Section 20, Township 36 North, Range 38 East., W.M., in Stevens County, Washington, being more particularly described as follows:

COMMENCING at the North Quarter Corner of said Section 20; thence South 0°21'25" West, along the West line of NE1/4, a distance of 1378.81 feet to the Southwest corner of a tract of land described in Special Warranty Deed recorded January 30, 2017, under Auditors File Number 2017 0000677 and the **TRUE POINT OF BEGINNING** of this description; thence North 86°05'31" East, along the South line of said tract of land and the extension thereof, a distance of 255.79 feet to the Southeast corner of a tract of land described in Warranty Deed recorded March 31, 2022 under Auditor's File Number 2022 0002865; thence North 00°21'25" East, along the East line of said tract of land, a distance of 324.19 feet, more or less, to the South line of Parcel "A" as described in Quit Claim Deed recorded June 29, 2011, under Auditors File Number 2011 0004346; thence North 85°03'48" East, along said south line, a distance of 325.21 feet; thence, leaving said South line, South 00°21'25" West a distance 681.80 feet to the Northeast corner of a tract of land described in Trustee's Deed recorded October 23, 2014 under Auditors File Number 2014 0007160; thence south 85°03'48" West, along the North line of said tract of land a distance of 581.38 feet to the West line of said NE1/4; thence North 00°21'25" East, along said West line, a distance of 362.22 feet to the True Point of Beginning.

Section 2. Assessment and Taxation. All property within the territory so annexed shall be assessed and taxed at the same rate and on the same basis as other property of the City of Kettle Falls, Washington is assessed and taxed to pay for any outstanding indebtedness of the City of Kettle Falls, Washington as presently adopted or as is hereafter amended.

Section 3. Zoning. All property within the territory so annexed as described in Section 1 of this ordinance shall be designated as Single Family Residential zone.

Section 4. Transmittal and Filing. If any portion of this ordinance is declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this ordinance.

PASSED by vote of the Council present this 18th day of March, 2025.

Approved:

Jesse Garrett, Mayor

Attest:

Raena L. Hallam, Clerk/Treasurer

Approved as to form:

Logan Worley, City Attorney

The foregoing ordinance was presented for adoption by Council Member Cliff King and seconded by Council Member John Ridlington. Upon a vote, there were 5 ayes, and 0 nays and 0 absent.