



City of Othello
Washington
Ordinance No.1635

AN ORDINANCE OF THE CITY OF OTHELLO, WASHINGTON, ANNEXING CERTAIN LANDS TO THE CITY OF OTHELLO; ESTABLISHING LAND USE REGULATION OVER THE ANNEXED LANDS; PROVIDING FOR THE ASSUMPTION OF EXISTING CITY INDEBTEDNESS; REQUIRING THE ANNEXED LAND TO BE ASSESSED AND TAXED AT THE SAME RATE AND BASIS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on December 10, 2024, the City of Othello (“City”) received a Notice of Intention to Commence Annexation Proceedings under the “direct petition” method of annexation, RCW 35A.14.120, signed by property owners representing not less than ten percent (10%) of the assessed value of real property in the area subject to annexation; and

WHEREAS, on February 10, 2025, the City Council accepted the Notice of Intention to Commence Annexation Proceedings and determined to geographically modify the area subject to annexation to add Parcel No. 2100450970794, that the area subject to annexation would assume a proportionate share of the existing City indebtedness, and zoning for the proposed area would be in substantial compliance with the City’s Comprehensive Plan and February 10, 2020 City of Othello Future Zoning & Growth Area Map; and

WHEREAS, the property owners of not less than sixty percent (60%) of the assessed value of property in the area subject to annexation described in Section 1 of this ordinance signed a Petition for Annexation to the City of Othello (Annexation Petition), to be annexed to and made part of the City of Othello, pursuant to RCW 35A.14.120; and

WHEREAS, the Annexation Petition was certified as sufficient by the Adams County Assessor on June 23, 2025, in compliance with RCW 35A.01.040; and

WHEREAS, on June 23, 2025 and continued to July 14, 2025, after proper legal notice given pursuant to RCW 35A.14.130, the City Council held a public hearing on the Annexation Petition, and all persons interested were provided with an opportunity to comment; and

WHEREAS, the area subject to annexation described in Section 1 of this ordinance is contiguous to the City of Othello; and

WHEREAS, at least 60 days before the effective date of this ordinance, the City shall provide notification, by certified mail or electronic means, with the annexed parcel numbers and the street address, to the county treasurer and assessor, to the light and power businesses and gas distribution businesses, and to any fire district and library district, as appropriate; and

WHEREAS, the City Council finds the annexation effectuated by this ordinance meets applicable legal requirements, it is in the best interests of the City, and it furthers the health, safety, and general welfare of the City.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF OTHELLO,
WASHINGTON ORDAINS AS FOLLOWS:**

Section 1. Annexed Lands. Pursuant to RCW Title 35A, RCW Chapter 35A.14, and RCW Section 35A.14.120 through 150, the City of Othello does hereby annex the following described real estate situated in Adams County, Washington, into the corporate limits of the City of Othello:

A portion of Water Delivery Unit 276 in Block 45 and Farm Units 97 and 100, in Block 45 per United States Bureau of Reclamation Final Farm Unit Plat of Irrigation Block 45, Sixth Revision, Supplemental Sheet of 7 File Number 222-116-31620-27 lying in a portion of the southeast and southwest quarters of Section 02, Township 15 North, Range 29 East of the Willamette Meridian described as follows:

Commencing at a three-inch brass monument in case marking the east quarter corner of said Section 02;

Thence south 87°51'52" west along the east and west centerline of said Section 02, 1229.20 feet to the northeast corner of said Farm Unit 97 in said Block 45 and the Point Of Beginning;

Thence south 00°51'08" east, 405.00 feet;

Thence north 87°51'52" east, 1158.17 feet to the westerly right of way of State Route 17 as per Washington State Right Of Way Maps State Route 17, Mile Post 27.75 to Mile Post 28.94, State Route 26 Interchange, Sheets 1 Thru 5, approved October 2, 1998;

Thence south 01°24'54" east, along said westerly right of way, 652.58 feet;

Thence continuing along said westerly right of way, south $14^{\circ}14'42''$ west, 81.96 feet, to a point of curvature of a tangent curve, concave to the west, from which the radius point bears north $88^{\circ}33'12''$ west, having a central angle of $23^{\circ}34'57''$ and a radius of 2644.57 feet;

Thence along said curve and said westerly right of way an arc length of 1088.48 feet, to a point of tangency of said curve;

Thence south $25^{\circ}01'45''$ west, along said westerly right of way, 296.19 feet to the point of curvature of a curve concave to the southeast, from which the radius point bears south $64^{\circ}58'15''$ east, having a central angle of $09^{\circ}31'53''$ and a radius of 1128.39 feet;

Thence along said curve and westerly right of way an arc length 187.71 feet to a point of tangency of said curve and the north right of way line of State Route 26 as per said Washington State Right of Way Map;

Thence south $88^{\circ}43'32''$ west, along the north right of way line of State Route 26, 1997.29 feet to a point on the west line of Farm Unit 97 in Block 45 at the north right of way line of State Route 26;

Thence continuing south $88^{\circ}43'32''$ west, along the north right of way line of State Route 26, 1286.00 feet to a point on the west line of Farm Unit 100 in Block 45 at the north right of way line of State Route 26;

Thence north $00^{\circ}41'01''$ east, along the west line of said Farm Unit 100 in Block 45, 1234.36 feet;

Thence north $88^{\circ}17'32''$ east, 1294.05 feet to the east line of Farm Unit 100 and the west line of Farm Unit 97 in said Block 45;

Thence north $01^{\circ}02'13''$ east, along the east line of Farm Unit 100 and the west line of Farm Unit 97 in said Block 45, 1282.77 feet, to the south line of the north 61.72 feet of Farm Unit 97 of said Block 45';

Thence north $87^{\circ}51'52''$ east, along said south line of the north 61.72 feet of Farm Unit 97 of said Block 45, 312.14 feet;

Thence north $02^{\circ}08'08''$ west, 61.72 feet to the east and west centerline of said Section 2 and the north line of said Farm Unit 97 in said Block 45;

Thence north 87°51'52" east, along the east and west centerline of said Section 2 and the north line of said Farm Unit 97 in said Block 45, 920.48 feet to the northeast corner of said Farm Unit 97 in said Block 45 and the Point of Beginning;

Legal Description Contains 164.308 Acres

[Boundary map removed]

Section 2. Zoning and Regulation. The City's comprehensive plan shall be adopted for the area annexed by this ordinance, and these lands shall be subject to all City regulations. The annexed area shall be zoned in compliance with the adopted February 10, 2020 City of Othello Future Zoning & Growth Area Map (Future Zoning & Growth Area Map), more specifically as follows, until these zoning designations are changed:

The southwestern portion of the annexation area, west of the canal, shall be zoned C-3, Large Scale Commercial.

The south portion of the annexation area, reaching to the north boundary of the Columbia Street alignment, shall be zoned C-3 Large Scale Commercial.

The annexation area to the north of the Columbia Street alignment and to the west bank of the canal, shall be zoned R-4 Residential.

The zoning designations are shown on the following excerpt from the Future Zoning & Growth Map.

[Future Zoning & Growth Map removed]

Section 4. Indebtedness. The entire annexed area described above shall be required to assume all existing City indebtedness, and no portion of the property annexed herein shall be released from any outstanding indebtedness levied against it prior to this annexation.

Section 5. Taxation. The property in the area proposed for annexation will be assessed and taxed by the City at the same rate and on the same basis as is other property in the City.

Section 6. Filing. A copy of this ordinance shall be filed with the Board of County Commissioners of Adams County, Washington.

Section 7. Corrections. The City Clerk and codifiers of the Ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

Section 8. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such invalidity shall not affect the validity or effectiveness of the remaining portions of this Ordinance.

Section 9. Publication and Effective date. A summary of this ordinance shall be published in the official newspaper of the City, and this ordinance shall be in full force and effect 60 days after its passage.

PASSED by the City Council of Othello, Washington this 14th day of July 2025.

By: _____
Shawn R. Logan, Mayor

ATTEST:

By: _____
Tania Morelos, City Clerk

APPROVED AS TO FORM:

By: _____
Hillary Evans, City Attorney

PASSED the 14th day of July 2025
PUBLISHED the 23rd day of July 2025
EFFECTIVE the 15th day of September, 2025