

ORDINANCE NO. 2241

HILLTOP INVESTMENT GROUP ANNEXATION

ORDINANCE ANNEXING CERTAIN REAL PROPERTY BY THE CITY OF SELAH,
WASHINGTON; INCORPORATING THE SAME WITHIN THE CITY’S CORPORAL
LIMITS; AND ZONING THE SAME AS RESIDENTIAL LOW DENSITY (R1)

WHEREAS, pursuant to RCW 35A.14.120, the city received a Notice of Intent to Annex that was initiated and signed by owners holding one hundred percent (100%) of the assessed general taxation value of the to-be-annexed area; and

WHEREAS, the to-be-annexed area is comprised of four (4) lots that cumulatively total approximately 16.65 acres, each of which is contiguous with the existing corporal limits of the city; and

WHEREAS, the city provided proper notification of all hearings in accordance with the Open Public Meetings Act (OPMA) and the Selah Municipal Code (SMC); and

WHEREAS, the City Council preliminarily reviewed the Notice of Intent to Annex on August 13, 2024, scheduled a substantive hearing date of August 27, 2024, and then on August 27th conducted a substantive hearing, affirmed the Notice of Intent to Annex, and directed a corresponding Petition to Annex to be circulated; and

WHEREAS, the property owners holding one hundred percent (100%) of the assessed general taxation value of the to-be-annexed area signed and circulated a Petition to Annex during August of 2024; and

WHEREAS, the Washington State Boundary Review Board for Yakima County notified the City on December 16, 2024, that it was choosing to not invoke jurisdiction and, thus, that the proposed annexation could proceed; and

WHEREAS the City Council has determined that the to-be-annexed area – which is specifically identified in “Exhibit A” appended hereto – shall be zoned following the annexation as Residential Low Density (R1) consistent with the Comprehensive Plan and Land Use Designation Map; and

WHEREAS, the City Council finds that good cause exists to effectuate and complete the annexation;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, does hereby ordain as follows:

Section 1. Annexation. Each of the four (4) lots legally identified in “Exhibit A” appended hereto – which lots are also known as Yakima County Assessor Parcel numbers 181302-24425, 181302-13411, 181302-13412, and 181302-13013 – is annexed into the corporal limits of the City of Selah.

Section 2. Taxing. Each of the now-annexed lots shall be assessed and taxed at the same rates and on the same bases as other real estate within the City, and likewise shall be assessed and taxed to remit payment for outstanding indebtedness of the City whether existing prior to or arising on or after the date of annexation.

Section 3. Zoning. Each of the now-annexed lots is hereby zoned as Residential Low Density (R1).

Section 4. Notice. The City Clerk and/or Finance Director are authorized and directed to file a certified copy of this Ordinance with the Washington Utility and Transportation Commission (WUT), and to provide all required notices to the Office of Financial Management (OFM) per RCW 35.13.260 and RCW 35A.14.700, within 30 days of this Ordinance's effective date.

Section 5. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 6. Corrections. The City Attorney and the codifiers of the SMC are authorized to, pursuant to RCW 35.21.500 through .570 and RCW 35A21.130, make any necessary or desirable clerical or formatting changes – including but not limited to correcting scrivener errors; changing formatting; eliminating bold, italic and underscore emphasis; changing numbering; and correcting references – when publishing or republishing the official text of any section(s), Chapter(s), title(s) or other portion(s) of the SMC due to any amendment, addition, alteration, change, impact or enactment effectuated by this Ordinance.

Section 7. Publishing & Effective Date. Consistent with RCW 35A.12.130 (3rd ¶) and .160 (1st and 2nd ¶¶), this Ordinance or a summary of it shall be published at least once in the City's official newspaper prior to the Ordinance taking effect.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON this 28th day of January, 2025.

Roger Bell, Mayor

ATTEST:

Courtney McGarity, City Clerk

APPROVED AS TO FORM:

Rob Case, City Attorney