

CITY OF COLLEGE PLACE

ORDINANCE NO. 17-032

AN ORDINANCE ANNEXING CERTAIN PROPERTY LOCATED AT THE SOUTHWEST CORNER OF TAUMARSON ROAD AND SOUTH COLLEGE AVENUE AND ESTABLISHING THE ZONING AND ASSUMPTION OF INDEBTEDNESS.

WHEREAS, the property located at Southwest corner of Taumaron Road and South College Ave is approximately 199.14 Acres, is contiguous with City boundaries and under RCW 35A.14.120 the City may ordain to annex unincorporated land under certain conditions, and;

WHEREAS, the annexation is by petition of the owners of at least 60 percent of the property values in the area, and;

WHEREAS, the College Place City Council on July 11, 2017 modified the annexation to include the right-of-way along Mojonner Road, College Avenue and SR-125, required the adoption of the proposed zoning regulations and required the assumption of all portions of existing city indebtedness, and;

WHEREAS, the Comprehensive Plan designates the property as Urban Residential, the zoning designation of R-60 Single Family Residential is appropriate for this property, and;

WHEREAS, the Comprehensive Plan designates the property as Multiple Family Residential, the zoning designation of RM-Multifamily Residential is appropriate for this property, and;

WHEREAS, the Comprehensive Plan designates the property as Commercial, the zoning designation of CG-General Commercial is appropriate for this property, and;

WHEREAS, pursuant to proper notice, the College Place City Council held a public hearing on the proposed annexation on August 8, 2017, and;

WHEREAS, the College Place City Council has considered the proposed annexation during a regularly and duly called public meeting of said Council, has given said annexation careful review and consideration, and finds that the best interest of the City of College Place will be served by the 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 ordain as follows:

Section 1: The property illustrated in the attached annexation boundary map (Exhibit A), which is described as follows, is hereby annexed to the City of College Place:

APN 350602130001, 350602120006, 350602110002, 350602110003, 350602110004 and 350602110005

A portion of the Northeast Quarter and the Northwest Quarter of Section 2, Township 6 North, Range 35 East of the Willamette Meridian, Walla Walla County, Washington. Being more particularly described as follows:

Commencing at the brass cap monument marking the northeast corner of the Northeast Quarter of Section 2, Township 6 North, Range 35 East of the Willamette Meridian, Walla Walla County, Washington; thence $S01^{\circ}04'22''E$, along the east line of the Northeast Quarter of said Section 2, a distance of 30.00 feet; thence $S88^{\circ}34'34''W$ a distance of 36.81 feet to the point of intersection of the westerly right-of-way of South College Avenue with the southerly right-of-way of Mojonnier Road as shown on Sheet 2 of 2 of the survey recorded May 12, 2017 in Book 13 of Surveys at Page 13 under Auditor's File Number 2017-03566, records of Walla Walla County Washington and the True Point of Beginning for the description; thence $S00^{\circ}53'18''E$, along the westerly right-of-way of said South College Avenue, a distance of 2294.25 feet to the southeast corner of Parcel A of the Short Plat recorded in Book 3 of Short Plats at Page 141 of Short Plat records of Walla Walla County, Washington; thence $S88^{\circ}14'51''W$, along the southerly line of said Parcel A, a distance of 1277.95 feet, which point is also located on the East line of the West Half of the Northeast Quarter of said Section 2; thence $S00^{\circ}56'51''E$, along the East line of the West Half of the Northeast Quarter of said Section 2, a distance of 330.01 feet to the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 2; thence $S88^{\circ}32'03''W$, along the South line of the Southwest Quarter of the Northeast Quarter of said Section 2, a distance of 1324.50 feet to the Southeast corner of the Northwest Quarter of said Section 2; thence $S88^{\circ}33'25''W$, along the South line of the Northwest Quarter of said Section 2, a distance of 1318.63 feet to the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 2; thence $N00^{\circ}45'20''W$, along the West line of the Southeast Quarter of the Northwest Quarter of said Section 2, a distance of 994.07 feet to the southwest corner of Mojonnier Heights according to the official plat thereof recorded in Book 6 of Plats at Page C-9 under Auditor's File Number 2001-01367, records of Walla Walla County, Washington; thence, along the southerly and easterly boundaries of said Mojonnier Heights by the following courses, $N62^{\circ}14'20''E$ a distance of 55.63 feet; thence $N86^{\circ}24'14''E$ a distance of 163.47 feet; thence $N58^{\circ}37'01''E$ a distance of 284.78 feet; thence $N77^{\circ}04'24''E$ a distance of 41.35 feet; thence $N27^{\circ}48'43''W$ a distance of 139.27 feet; thence $N42^{\circ}48'18''E$ a distance of 28.40 feet; thence $N76^{\circ}07'33''E$ a distance of 46.14 feet; thence $S82^{\circ}55'03''E$ a distance of 47.21 feet; thence $S58^{\circ}05'20''E$ a distance of 29.47 feet; thence $S71^{\circ}37'09''E$ a distance of 40.34 feet; thence $N82^{\circ}11'15''E$ a distance of 91.62 feet; thence $N73^{\circ}03'23''E$ a distance of 103.85 feet; thence $N01^{\circ}10'02''W$ a distance of 436.56 feet; thence $S88^{\circ}49'30''W$ a distance of 100.00 feet to the southeast corner of Parcel C of Walla Walla County Short Plat 1996-34 according to the official plat thereof recorded in Volume 3 of Short Plats at Page 114 under Auditor's File Number 1996-11328; thence $N01^{\circ}10'29''W$, along the east line of Parcel C and the east line of Parcel B of said Walla Walla County Short Plat 1996-34, a distance of 505.00 feet to a point on the southerly right-of-way of Mojonnier Road; thence along the southerly right-of-way of said Mojonnier Road the following courses; $N61^{\circ}34'42''E$ a distance of 569.40 feet; thence with a curve turning to the right with an arc length of 435.75 feet, with a radius of 925.00 feet, with a chord bearing of $N75^{\circ}04'26''E$, with a chord length of 431.73 feet; thence $N88^{\circ}34'09''E$ a distance of 1017.72 feet; thence $N88^{\circ}34'39''E$ a distance of 1280.81 feet to the point of beginning.

Having an area of 8674448 square feet, 199.14 acres, more or less.

Section 2: The property illustrated in the attached annexation boundary map (Exhibit B), which is described as follows, is hereby annexed to the City of College Place:

All of that portion of Mojonnier Road right of way lying South of Lot 14 of Mojonnier Heights, as per the plat thereof recorded in Volume "G" of Plats at page 14, records of Walla Walla County, said portion of right of way being situated in the Northeast Quarter of the Northeast Quarter of Section 2, Township 6 North, Range 35 East, and the Southeast Quarter of the Southeast Quarter of Section 35, Township 7 North, Range 35 East, W.M. Walla Walla County, Washington, more fully described as follows:

That portion of Mojonnier Road right of way lying East of a line that extends to the South right of way line thereof and at right angles thereto, from the Southwest corner of said Lot 14. For purposes of location, said described line lies 465 feet (more or less) West of the Section corner common to said Sections.

Section 3: The property illustrated in the attached annexation boundary map (Exhibit B), which is described as follows, is hereby annexed to the City of College Place:

That portion of State Route 125 situated in the Northwest Quarter of Section 1, Township 6 North, Range 35 East, W.M., lying between a line drawn parallel with and 396 feet East of the West line of said Northwest Quarter and West of a line drawn parallel with and 929.2 feet West of the East line of said Northwest Quarter. Otherwise being described as that portion of State Route 125 lying East and Southeasterly of that portion of the City of College Place described in Ordinance number 732, and West of that portion of the City of College Place described in Ordinance number 627.

Section 4: Notice is hereby given by this Ordinance to the firm responsible for the collection of garbage that they may apply and receive an extension of their present garbage franchise for a period of 7 years as provided in RCW 35.13.280. Said grant is herein subject to said person, firm, or corporation providing adequate service to said annexed territory at a reasonable price.

Section 5: The College Place the Comprehensive Plan designates portions of the property as Urban Residential, the zoning designation of R-60 Single Family Residential is hereby adopted for said property.


Section 6: The College Place Comprehensive Plan designates portions of the property as Multiple Family Residential, the zoning designation of RM-Multifamily Residential is hereby adopted for said property.

Section 7: The College Place Comprehensive Plan Comprehensive Plan designates portions of the property as Commercial, the zoning designation of CG-General Commercial is hereby adopted for said property.

Section 8: The City will require the assumption of past city indebtedness.


Section 9: This ordinance shall become effective sixty days after passage, approval, publication and notification to the county treasurer and assessor, to the light and power businesses and gas distribution businesses, and to the fire district and library district, as appropriate.

PASSED by the City Council of the City of College Place, Washington, this 8th day of August 2017.

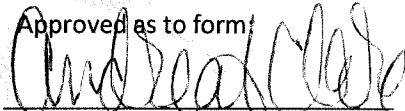


Harvey R. Crowder, Mayor

Attest:



Lisa R. Neissl, City Clerk

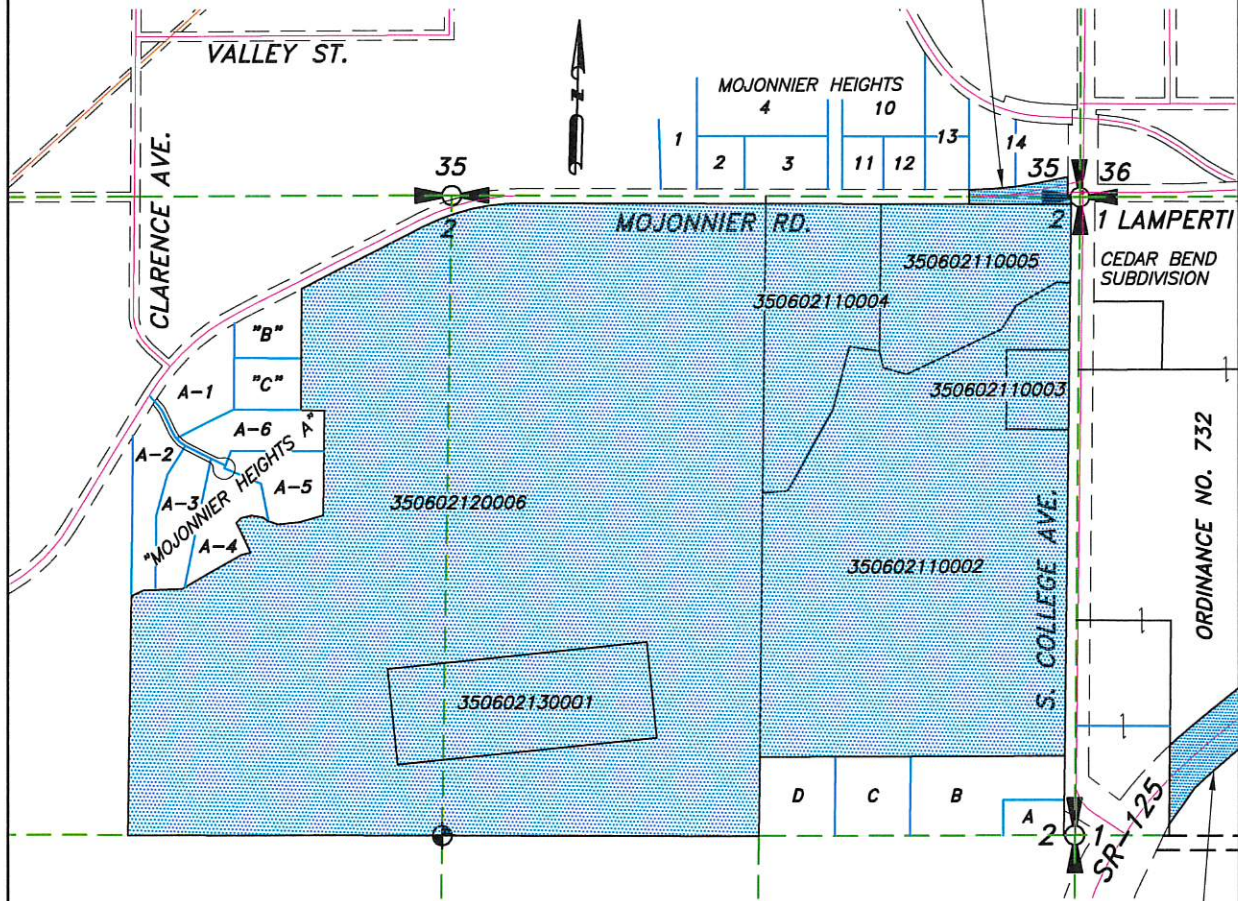
Approved as to form:


Andrea Clare, City Attorney
WSB 37889

COLLEGE PLACE ANNEXATION

EXHIBIT "A"

SEE EXHIBIT "B" FOR MOJONNIER ROAD ANNEXATION



SEE EXHIBIT "C" FOR SR-125 ANNEXATION

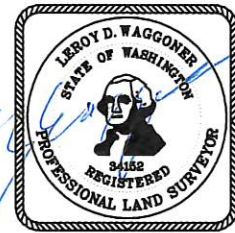
SURVEYOR'S CERTIFICATION

I, LEROY D. WAGGONER, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY STATE THAT THIS EXHIBIT MAP CORRECTLY DEPICTS THE PARCELS DESCRIBED IN THE ANNEXATION LEGAL DESCRIPTION.

Leroy D. Waggoner
LEROY D. WAGGONER, P.L.S. 34152

DATE

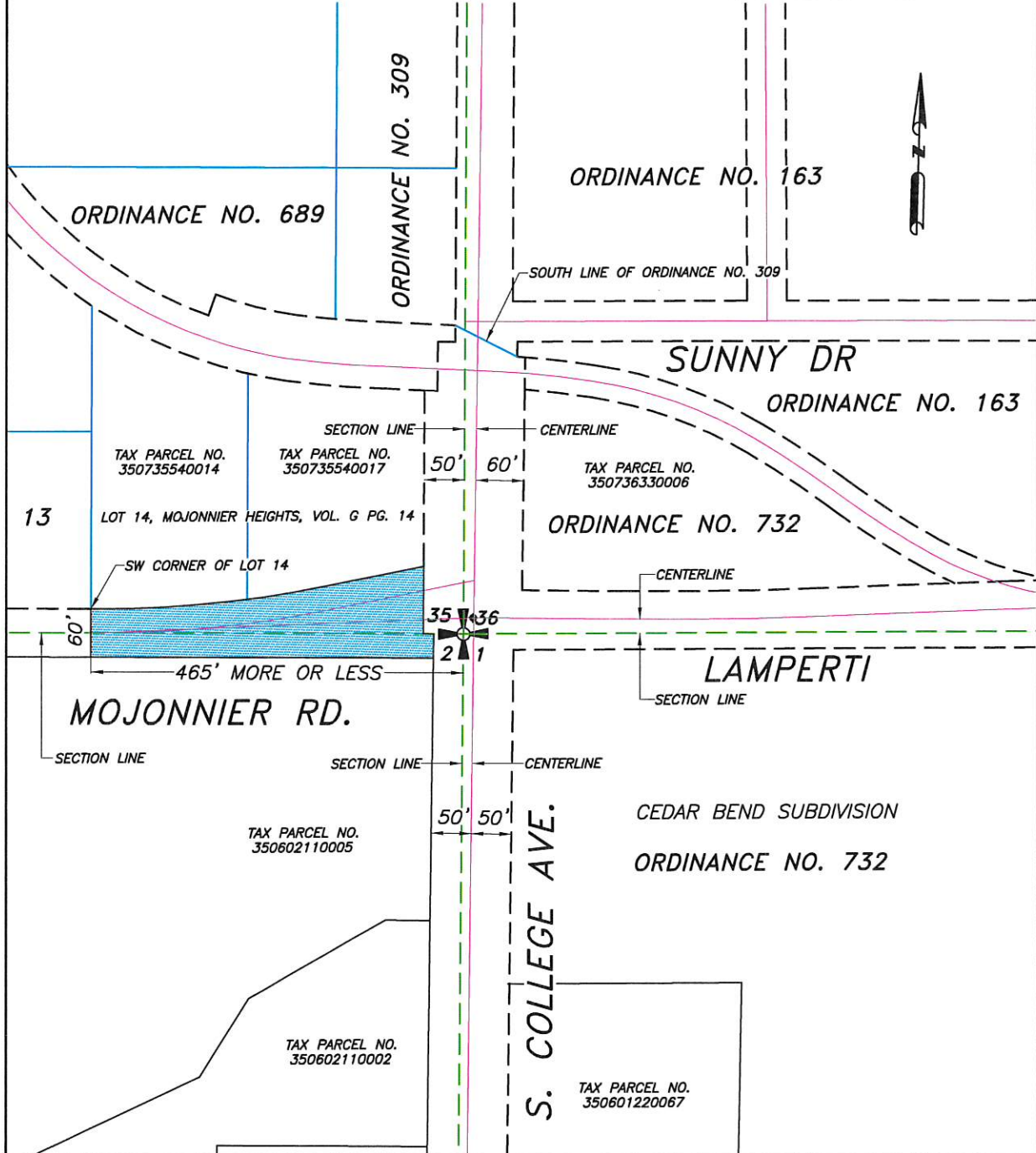
7/29/17



EXPIRES 3/31/18

COLLEGE PLACE ANNEXATION

EXHIBIT "B"



SURVEYOR'S CERTIFICATION

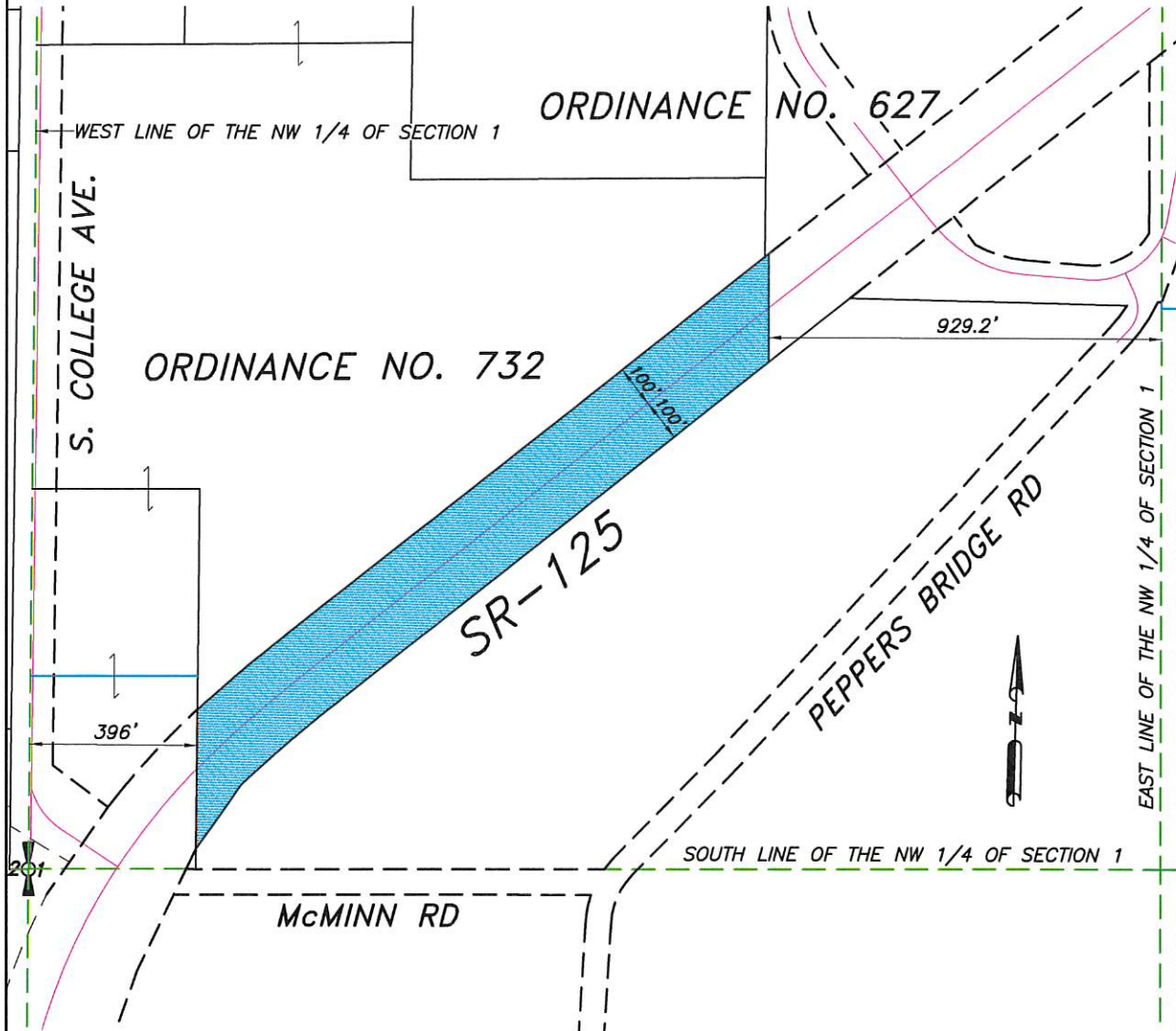
I, LEROY D. WAGGONER, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY STATE THAT THIS EXHIBIT MAP CORRECTLY DEPICTS THE PORTION OF MOJONNIER ROAD BEING DESCRIBED IN THE ANNEXATION LEGAL DESCRIPTION.

Leroy D. Waggoner 7/20/17
LEROY D. WAGGONER, P.L.S. 34152 DATE



COLLEGE PLACE ANNEXATION

EXHIBIT "C"



SURVEYOR'S CERTIFICATION

I, LEROY D. WAGGONER, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY STATE THAT THIS EXHIBIT MAP CORRECTLY DEPICTS THE PORTION OF SR-125 BEING DESCRIBED IN THE ANNEXATION LEGAL DESCRIPTION.

Leroy D. Waggoner
LEROY D. WAGGONER, P.L.S. 34152

7/20/17
DATE

