

135175

BOOK 189 PAGE 397

FILED FOR RECORD
SKAMANIA COUNTY
BY *City of N. Bonneville*

MAY 17 - 4 30 PM '99

G. Olson
AUDITOR
GARY M. OLSON

Return Address:

City of North Bonneville
PO Box 7
North Bonneville, WA 98639

Document Title:

Ordinance No. 775 - Skamania County/Sciaccia Annexation

Grantor:

Skamania County/Sciaccia

Grantee:

City of North Bonneville

Legal Description:

Complete legal on page 6 of document.

Sections 19 + 20 of Township 2 North, Range 7 S.W.M

Assessor's Property Tax Parcels:

02-07-19-900 Fern Prairie Land Co., Inc.
02-07-19-901 Peterson, KW
02-07-19-902 Skamania County
02-07-19-903 VanKl In, Bernardus F + Melissa C
02-07-20-1000 DeGrote, George & Gloria, Trustees
02-07-19-1100 Skamania County
02-07-19-1101 Fern Prairie Land Co., Inc.

Supervised ☒
Indexed, Lm ☒
Printed ☒
Filed ☒
Index ☒

Gary H. Martin, Skamania County Assessor

Date 6-3-99 Parcel # 2-7-19-900

Vol

901
902
903
1100
1101

2-7-20-1000

City of North Bonneville

Ordinance No. 775

AN ORDINANCE OF THE CITY OF NORTH BONNEVILLE, WASHINGTON, ANNEXING CERTAIN REAL PROPERTY COMMONLY KNOWN AS THE SKAMANIA COUNTY/SCIACCA ANNEXATION, PURSUANT TO THE PETITION METHOD SET FORTH IN RCW 35A.14; AND DIRECTING INTERIM ZONING IN ACCORDANCE WITH THE CITY ZONING DESIGNATION THAT IS MOST SIMILAR TO THE PRIOR COUNTY ZONING DESIGNATION; REQUIRING SAID PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND BASIS AS THE OTHER PROPERTY WITHIN SAID CITY; AND FIXING THE EFFECTIVE DATE OF SAID ANNEXATION.

WHEREAS, a Notice of Intent to Annex, signed by the owner of not less than ten percent (10%) in value, according to the assessed valuation for general taxation, of the property commonly known as the Skamania County/Sciacca Annexation and more particularly described in Exhibit A attached hereto and incorporated by this reference as if fully set forth, was received by the City of North Bonneville on September 19, 1995, and accepted by the City Council on November 14, 1995; and

WHEREAS, a Petition for Annexation of certain real property, described on Exhibit A, commonly known as the Skamania County/Sciacca Annexation, signed by the owners of not less than sixty percent (60%) in value, according to the assessed valuation for general taxation, of the property described on said Exhibit A was received by the City on June 26, 1996, and the City subsequently determined that said petition was sufficient to meet the requirements established by the council, and

WHEREAS, the City Council set a public hearing date for August 13, 1996, which is within sixty (60) days of receipt of the said Notice of Intent to Annex. Said notice was published in the Skamania County Pioneer, a legal newspaper of general circulation, on July 31, 1996 and August 7, 1996; and

WHEREAS, The City Council conducted a public hearing on August 13, 1996 on the Petition for Annexation; and

WHEREAS, on August 13, 1996, the City Council voted to accept such petition.

WHEREAS, the jurisdiction of the Boundary Review Board for Skamania County was invoked on February 12, 1997, and a hearing was conducted on April 18, 1997. The Boundary Review Board made findings and a hearing decision to modify and approve the proposed annexation, described in Exhibit A attached hereto. As a result of the Board's action, the area to be annexed was modified and enlarged and is described as follows on Exhibit B and as depicted on Exhibit C, Map of Annexation Area, attached hereto.

WHEREAS, the land being annexed is currently zoned as MG (Industrial) pursuant to the Skamania County Zoning regulations. The City of North Bonneville has not zoned the area to be annexed. The City of North Bonneville wishes to avoid annexing the land depicted in Exhibit C without a zoning designation, and therefore finds that adoption of a interim zoning designation pursuant to Chapter 20 of the City of North Bonneville's Municipal Zoning Code will best promote planning and zoning continuity and consistency.

**THE CITY COUNCIL OF THE CITY OF NORTH BONNEVILLE, WASHINGTON,
HEREBY ORDAINS AS FOLLOWS:**

Section 1. Annexation. The real property commonly known as the Skamania County/Sciacca Annexation, and more particularly described on Exhibit C attached hereto and incorporated herein by this reference as if fully set forth, should be and hereby is annexed to and made a part of the City of North Bonneville.

Section 2. Zoning. The property is currently zoned as MG (Industrial) pursuant to the Skamania County Code for Zoning. To avoid annexing the property without a zoning designation, the City shall adopt an interim zoning designation of "Industrial Business Park" ("I/BD"), as defined in Chapter 20 of the North Bonneville Municipal Code. Said zoning designation shall be in effect for a period of 90 days from the date this ordinance takes effect. Within that period of the time, the City will proceed to rezone the property in accordance with its Comprehensive Plan and in accordance with all applicable procedural requirements.

Section 3. Indebtedness. Pursuant to the terms of the annexation petition, all property within the territory annexed hereby shall be assessed and taxed at the same rate and on the same basis as property within the City, including assessments for taxes and payment of any bonds issued or debts contracted prior to or existing as of the date of annexation.

Section 4. Duties of the City Clerk. The City Clerk is hereby directed to file a certified copy of this Ordinance with the Skamania County Auditor, and to file a certificate of annexation with the State Office of Financial Management as directed by RCW 35A.14.700.

Section 5. Effective Date. This Ordinance shall take effect and be in full force, and the annexation provided for herein shall become effective five (5) days after publication of the attached summary, which is hereby approved.

APPROVED:

John N. Kirk
MAYOR, JOHN KIRK

ATTEST/AUTHENTICATED:

Tonya I. Beattie
CITY CLERK, TONYA I. BEATTIE

APPROVED AS TO FORM
OFFICE OF THE CITY ATTORNEY:
BY _____

EXHIBIT A
Legal Description as submitted to the Boundary Review Board

A portion of land located in the East one half of Section 19, Township 2 North, Range 7 East, Willamette Meridian, Skamania County, Washington, more particularly described as follows:

Commencing at the NW Corner of the FIFTH ADDITION TO THE PLATS OF RELOCATED NORTH BONNEVILLE as filed in Book B of Plats, pages 51 and 52 in the Skamania County Auditor's Office, said corner being identified by No. NB170 on said plat, said corner also being the SW corner of Lot 1 of the PETERSON INDUSTRIAL PARK SHORT PLAT as filed in Book 3 of short Plats, page 251 in the Skamania County Auditor's Office, also said corner being on the City Limits to North Bonneville; thence along the line between said FIFTH ADDITION TO THE PLATS OF RELOCATED NORTH BONNEVILLE AND SAID PETERSON INDUSTRIAL PARK SHORT PLAT S81°11'45"E, 270.28' to the SE corner of Hamilton Creek Private Road of said short plat and the **TRUE POINT OF BEGINNING**; thence leaving the south line of said short plat and along the east line of said private road N 00°01'01"E, 335.84'; thence N 18°08'19"W, 147.30' to the north line of said short plat; thence leaving the east line of said private road and along the northerly line of said short plat S 66°12'18"W, 5.97' to the southeasterly corner of Tax Parcel No. 02-07-19-00-1101 of Skamania County Assessor's Map dated 5-96 and filed in Book 145 of Deeds, page 63 in the Skamania County Auditor's Office; thence northerly along the easterly line of said Tax Parcel to the NE corner of said tax Parcel; thence southwesterly along the north line of said Tax Parcel to the easterly line of the PORT OF SKAMANIA SHORT PLAT as filed in Book T of City Plats, page 93; thence along said easterly line of said PORT OF SKAMANIA SHORT PLAT, N20°49'27"W, to the NW corner of Tax Parcel No. 02-07-19-00-1100 as filed in Book 140 of deeds, page 589 in the Skamania County Auditor's Office; thence northeasterly along the northerly line of said Tax Parcel No. 02-07-19-00-1100 to the NE corner of said Tax Parcel No. 02-07-19-00-1100, said NE corner also being on the east line of Section 19, Township 2 North, Range 7 E.W.M., Skamania County, Washington; thence southerly along the east line of said Tax Parcel No. 02-07-19-00-1100 and along the east line of said Section 19 to the SE corner of said Tax Parcel No. 02-07-19-00-1100; thence southwesterly along the south line of said Tax Parcel No. 02-07-19-00-1100 to the most northerly corner of said PETERSON INDUSTRIAL PARK SHORT PLAT; thence along the northeasterly and east boundary line of said PETERSON INDUSTRIAL PARK SHORT PLAT the following course; S30°29'09"E, 41.37'; S35°12'33"E, 57.89; S42°03'17"E, 65

EXHIBIT B

Legal Description as modified by the Boundary Review Board

Those portions of Sections 19 and 20 of Township 2 North, Range 7 E.W.M. in Skamania County, Washington, described more particularly as follows:

Commencing at the NW corner of Fifth Addition to the Plats of Relocated North Bonneville as filed in Book B of Plats, pages 51 and 52 in the Skamania County Auditor's Office, said corner being identified by No. NB170 on said plat, said corner also being on the West line of S.M. Hamilton Donation Land Claim and said corner being the **TRUE POINT OF BEGINNING**; Thence northerly and westerly along the west line of the said Hamilton D.L.C. to the south boundary of the Bonneville Power Line three hundred feet (300') deeded right-of-way; thence northerly and easterly along the south boundary of said right-of-way to the north, south line common between sections 19 and 20, Township 2 North, Range 7 E.W.M.; thence southerly along said common line of sections 19 and 20 to the center of Hamilton Creek; thence following the center of Hamilton Creek southerly and easterly to the north boundary of the FIFTH ADDITION TO THE PLATS OF RELOCATED NORTH BONNEVILLE; thence westerly and northerly along said north boundary to its intersection with the west line of the Hamilton D.L.C. and the point of beginning as shown on attached Exhibit C.

EXHIBIT C
Map of Annexation Area

