

City of Mt Vernon
PO BOX 809
Mt Vernon Wa 98273



199911080014

Kathy Hill, Skagit County Auditor
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DOCUMENT TITLE: Ordinance No. 2974

GRANTOR: City of Mount Vernon

GRANTEE: Public

APPREVIATED LEGAL DESCRIPTION: SW1/4 of SE1/4 of S29, T34N, R4E, WM

COMPLETE LEGAL DESCRIPTION: Exhibit A

ASSESSOR'S PARCEL/TAX ID NUMBER: P28236, P28237, P28238, P28734,
P28735, P28756, P28757

UNOFFICIAL DOCUMENT

ORDINANCE NO. 2974

AN ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON, ANNEXING CERTAIN PROPERTY TO THE CITY OF MOUNT VERNON, WASHINGTON, AS PROVIDED BY CHAPTER 35A.14 RCW.

An ordinance of the City of Mount Vernon, Washington, annexing certain real property contiguous to the boundaries of the City of Mount Vernon and commonly known as the Mattison Annexation, pursuant to the petition method set forth in RCW 35A.14; establishing the zoning classification of said property and directing amendments of the city's zoning map; 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 Mattison Annexation and more particularly described in Exhibit A attached hereto and incorporated by this reference, was received by the City of Mount Vernon, and

WHEREAS, the City Council met with the initiators of the annexation within sixty (60) days of receipt of the said Notice of Intent to Annex, and determined that the City would entertain an annexation petition, would require the simultaneous adoption of proposed zoning regulations for the property, would require an assumption of a proportionate share of the City's existing indebtedness, and would authorize the initiators to circulate an annexation petition meeting the requirements of RCW 35A.14.120, and

WHEREAS, the City Council subsequently received a petition for annexation of the territory described on Exhibit A, 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, and determined that said petition was sufficient to meet the requirements established by the council, and

WHEREAS, notice of the pending annexation was filed with the Skagit County Boundary Review Board and no request for review was received by the Board within the time limits set forth in RCW 36.93.100, and the annexation is therefore deemed approved by the Boundary Review Board, and

WHEREAS, by prior ordinance, the City Council has adopted proposed zoning regulations for the property which it now desires to implement; Now, Therefore

THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

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Section 1. Annexation. The real property commonly known as the Mattison Annexation, and more particularly described in Exhibit A attached hereto, is hereby annexed to and made a part of the City of Mount Vernon.

Section 2. Zoning. Pursuant to the Hearing Examiner's Findings of Fact, Conclusions of Law, and Recommendation to the City Council in File No. REZ 98-2, a copy of which is on file in the Office of the City Clerk, all property within the territory annexed hereby is zoned as recommended by the Hearing Examiner. The City Council hereby adopts the Hearing Examiner's Findings of Fact, Conclusions of Law, and Recommendation to the City Council in File No. REZ 98-2 with regard to those properties that are situated within the territory annexed by this Ordinance. The Director of the Department of Community and Economic Development is hereby instructed to make any necessary changes to the official zoning map of the City in accordance with the zoning established by this section, upon the effective date of the annexation.

Section 3. Franchise for Solid Waste Removal. Pursuant to the provisions of RCW 35A.14.900, Washington Waste Hauling and Recycling, Inc., is hereby granted a franchise for ten (10) years for the collection of solid waste in the territory annexed to the City by this Ordinance, on the same terms and conditions as that existing franchise executed by the City and Washington Waste Hauling and Recycling on April 1, 1999, which franchise is on file in the office of the City Clerk, provided that in the event RCW 35A.14.900 is found to be unconstitutional or invalid by any court having jurisdiction, then in that event the City shall assume responsibility for the collection of solid waste within the area annexed.

Section 4. 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 5. Duties of the City Clerk. The City Clerk is hereby directed to file a certified copy of this Ordinance with the proper officer of Skagit County, and to file a certificate of annexation with the State Office of Financial Management as directed by RCW 35A.14.700. The City Clerk shall also provide a copy of this ordinance to the Skagit County 911 dispatch center.

Section 6. Effective Date. This Ordinance shall take effect and be in full force, and the annexation provided for herein shall become effective on December 1, 1999.

PASSED AND ADOPTED this 27 day of October, 1999.

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Mark Knowles
MARK S. KNOWLES, Finance Director

SIGNED AND APPROVED this 29 day of October, 1999.

Skye K. Richendrfel
SKYE K. RICHENDRFER, Mayor

Approved as to form:

Scott G. Thomas
SCOTT G. THOMAS, City Attorney

Published Nov 5, 99



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EXHIBIT A

LEGAL DESCRIPTION MATTISON ANNEXATION

The North 21 acres of the Southwest 1/4 of the Southeast 1/4; and that portion of the Southeast 1/4 of the Southwest 1/4 lying Easterly of the East line of Blodgett Road and Northerly of the North line of that certain tract conveyed to Robert L. Beatty, et ux, by Deed dated July 31, 1972 and recorded under Auditor's File No. 785472 (said tract described in Exception #2 below); all in Section 29, Township 34 North, Range 4 East W.M.; EXCEPT roads and drainage ditch rights-of-way; AND INCLUDING those portions thereof lying within the boundaries of the following described tracts:

1. Tract "A" of Short Plat No. 25-76, approved August 23, 1976, and recorded as Auditor's File No. 841391, being a portion of the Southwest 1/4 of the Southeast 1/4 and of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East W.M.

2. Beginning at a point on the West line of said Southwest 1/4 of the Southeast 1/4 which is 627 feet North of the Southwest corner of said Southwest 1/4 of the Southeast 1/4; thence South 1°57'30" East along the West line of said Southwest 1/4 of the Southeast 1/4 77 feet, more or less, to the Northerly line of those premises conveyed to Clayton Walde et ux by deed dated and filed September 28, 1959 as Auditor's File No. 585985 and recorded in Volume 305 of Deeds at Page 158; thence Westerly along the Northerly line of said Walde premises 65 feet, more or less to the Northwesterly corner of said Walde premises on the Easterly line of the Blodgett Road and the true point of beginning; thence Easterly along the Northerly line of said Walde premises 265 feet, more or less, to a point 200 feet East of the West line of said Southwest 1/4 of the Southeast 1/4, said point being the Northeasterly corner of said Walde premises; thence North 90 feet; thence West to the Easterly line of the Blodgett Road; thence Southeasterly along the Easterly line of the Blodgett Road to the true point of beginning.

3. That portion of the South 1/4 of Section 29, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point where the Easterly line of the Blodgett Road intersects a line that is parallel with and a distance of 320 feet South of the North line of the Southeast 1/4 of the Southwest 1/4 of said Section; thence East parallel with the North line of said subdivision 160 feet; more or less, to an existing fence line which is located approximately along the West line of the Southwest 1/4 of the Southeast 1/4 of said Section; thence North along said fence line 270 feet; thence Southwest along a straight line which runs to the center of a culvert under Blodgett Road to the Easterly line of said Blodgett Road; thence Southerly along said Easterly line to the place of beginning.

4. That portion conveyed to Skagit County by Deed dated January 30, 1969 and recorded February 24, 1969 under Auditor's File No. 723521.



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