



TG-240710

September 16, 2024

Washington Utilities and Transportation Commission
621 Woodland Square Loop SE
Lacey, WA 98503

Received
Records Management
Sep 16, 2024

RE: City Annexations Notice and Solid Waste Services

Dear UTC,

This is a notice to inform the commission that there is property annexed to the City of Ritzville in the jurisdiction of Adams County. The annexed property was agricultural land with no previous solid waste service provided. The City of Ritzville and its solid waste collection contractor will be providing solid waste services to development within the annexed area.

The annexations are as follows:

Grainland Acres Annexation: parcel numbers 1935230810001 and 1935230810002 known as lots 1 and 2, Heinemann Short Plat #2. The annexation is 297 acres with an effective date of April 19, 2021. Since that time, a short plat has been approved to subdivide lot 1 of Heinemann short plat number 2 into 4 commercial lots, effective date is October 21, 2022.

Reimer Annexation: parcel no. 293526014001 known as 1374 N Hwy 261. The annexation is 2.2 acres with an effective date of March 6, 2023.

All annexation documents and certifications can be viewed on the Office of Financial Management website at www.ofm.wa.gov and are also included with this letter for your information.

Please let us know of any additional process needed to inform the UTC about future annexations and which solid waste contractor can provide services to these properties.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Yaeger".

Scott Yaeger
Mayor
City of Ritzville

Ordinance
JULIE FLYCKT
Adams County Auditor, Heidi K. Hunt



Return address:

City of Ritzville

216 E Main Avenue

Ritzville, WA 99169

Please print neatly or type information

Document Title(s)

Ordinance No 2150

Reference Number(s) of related documents

N/A

Additional Reference Numbers on page _____

Grantor(s) (Last, First and Middle Initial)

City of Ritzville

216 E Main Avenue

Ritzville, WA 99169

Additional Grantees on page _____

Grantee(s) (Last, First and Middle Initial)

Derek and Susan Schafer

1101 N Seivers Lane

Ritzville, WA 99169

Additional Grantees on page _____

Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

Lot 1, Heinemann Short Plat #2 and Lot 2, Heinemann Short Plat #2

Additional Legal Description on page _____

Assessor's Property Tax Parcel/Account Number

Parcel No. 1935230810001 and 1935230810002

Additional Parcel Numbers on page _____

The Auditor/Recorded will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the Indexing Information provided herein.

Ordinance
JULIE FLYCKT
Adams County Auditor, Heidi K. Hunt



ORDINANCE NO. 2150

**AN ORDINANCE OF THE CITY OF RITZVILLE, WASHINGTON ANNEXING
OF CERTAIN REAL PROPERTY KNOWN AS THE GRAINLAND ACRES
ADDITION ANNEXATION AREA TO THE CITY OF RITZVILLE**

WHEREAS, a petition was filed with the Clerk and City Council of the City of Ritzville on the 7th day of January, 2021 requesting to annex parcel nos. 1935230810001 and 1935230810002 known as Lots 1 and 2, Heinemann Short Plat #2 located adjacent to the City of Ritzville in the jurisdiction of Adams County, and

WHEREAS, a petition signed by the owners of not less than sixty percent (60%) in value pursuant to RCW 35.13.125, hereinafter the real property described was accepted by the City Council of the City of Ritzville on the 5th of January, 2021, and

WHEREAS, having received a determination of legal sufficiency of the petition from the Adams County Assessor on the 3rd day of February, 2021 verifying one owner owns well in excess of 60% of the acreage of the Annexation Area, and

WHEREAS, after review by the Ritzville Planning Commission, the Ritzville City Council passed Resolution No. 2021-02 on 13th day of January, 2021 recommending to amend the urban growth boundary area and comprehensive plan land use map designation of the annexed property to General Commercial Zone (C-2), approximately 84 acres, for lot 1 and High Density Residential (R-3) zone, approximately 203 acres, for lot 2 as designated on the Comprehensive Plan zoning map, and

WHEREAS, that said petition hearing came before the City Council at the regular council meeting on the 16th day of February, 2021 and 6th day of April, 2021; that notice of said hearing was posted and published in the manner provided by law;

Ordinance
JULIE FLYCKT
Adams County Auditor, Heidi K. Hunt



WHEREAS, that review procedures were not required as per RCW 35A.14.220; that said area is contiguous to the City of Ritzville and that the City Council deems it in the best interest of the City of Ritzville that said area should become a part of the City of Ritzville, Washington, and

NOW, THEREFORE, the City Council of the City of Ritzville does ordain as follows:

Section 1: The following described territory is hereby annexed to and made a part of the City of Ritzville, to wit:

See attached Exhibit "A" Grainland Acres annexation map which is incorporated herein by this reference.

Section 2: All property within the territory, except Washington State Route 261, so annexed shall be assessed and taxed at the same rate and on the same basis as other property of the City of Ritzville is assessed and taxed and to pay for any outstanding indebtedness of the City contracted prior to or existing at the date hereof. The property shall be developed according to provisions of the application for approval of pre-plat.

Section 3: All property within the territory, except Washington State Route 261, so annexed shall be subject to and a part of the comprehensive plan of the City of Ritzville as presently adopted or as is hereafter amended. The zoning for this property General Commercial Zone (C-2), approximately 84 acres, for lot 1 and High Density Residential (R-3) zone, approximately 203 acres, for lot 2 following the zoning that has been set forth in the City of Ritzville Comprehensive Plan.

Section 4: Upon passage of this annexation ordinance, the City Clerk is directed to file an annexation certificate and additional supporting documents to the state office of Financial Management within 30 days of the effective date of annexation as directed by RCW 35.13.260. A certified copy will be sent to the county as directed by RCW 35.13.150, and a notice mailed to Department of Revenue.

Section 5: If a section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6: Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

Section 7: This ordinance shall be in full force and effect five (5) days after passage and publication as provided by law.

Ordinance
JULIE FLYCKT
Adams County Auditor, Heidi K. Hunt



READ in open meeting. **PASSED** by unanimous vote of the City Council present,
and,

ORDERED PUBLISHED this 6th day of April, 2021.



Linda Kadlec, Mayor

Attest:

Approved as to form:



Julie Flyckt, Clerk-Treasurer



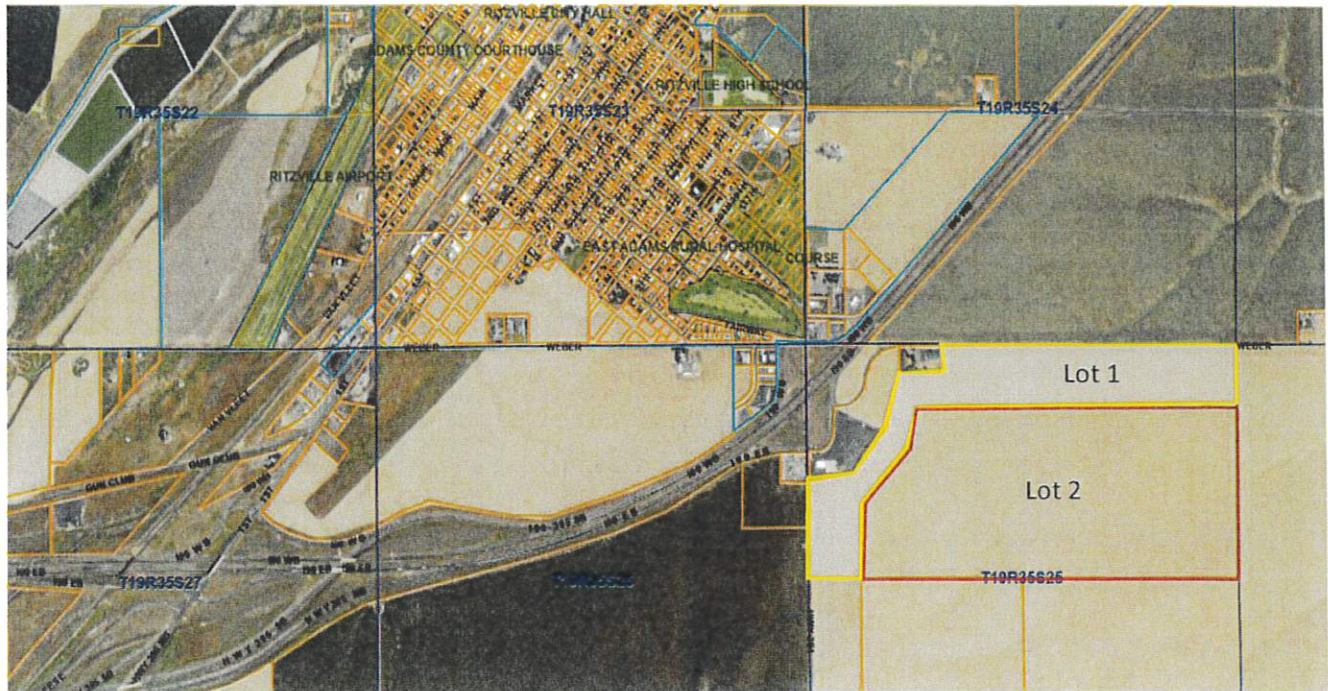
John Kragt, City Attorney

Ordinance
JULIE FLYCKT
Adams County Auditor, Heidi K. Hunt



Ordinance 2150 Exhibit A: Grainland Acres Annexation Map

Parcel nos. 1935230810001 and 1935230810002 known as Lots 1 and 2, Heinemann Short Plat #2 located adjacent to the City of Ritzville in the jurisdiction of Adams County.



Ordinance
CITY OF RITZVILLE
Adams County Auditor, Heidi K. Hunt



Return address:

City of Ritzville

216 E Main Avenue

Ritzville, WA 99169

Please print neatly or type information

Document Title(s)

Ordinance No 2166

Reference Number(s) of related documents

N/A

Additional Reference Numbers on page _____

Grantor(s) (Last, First and Middle Initial)

City of Ritzville

216 E Main Avenue

Ritzville, WA 99169

Additional Grantees on page _____

Grantee(s) (Last, First and Middle Initial)

Watson EWA LLC & Globe LLC

1117 Broadway, Suite 500

Tacoma, WA 98402

Additional Grantees on page _____

Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

A TRACT 150' X 330' AT INTERSECTION OF HWY'S 11 & 11-E & TAX #769 IN E1/2NE1/4 SEC 26, TWP 19, RGE 35 LESS R/W

Additional Legal Description on page _____

Assessor's Property Tax Parcel/Account Number

Parcel No. 2935260140001

Additional Parcel Numbers on page _____

The Auditor/Recorded will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Exhibit A



ORDINANCE NO. 2166

**AN ORDINANCE OF THE CITY OF RITZVILLE, WASHINGTON ANNEXING
OF CERTAIN REAL PROPERTY KNOWN AS THE REIMER ADDITION
ANNEXATION AREA TO THE CITY OF RITZVILLE**

WHEREAS, a petition was filed with the Clerk and City Council of the City of Ritzville on the 29th of September 2022 requesting to annex parcel no. 2935260140001 known as 1374 N HWY 261 located adjacent to the City of Ritzville in the jurisdiction of Adams County, and

WHEREAS, a petition signed by the owners of not less than sixty percent (60%) in value pursuant to RCW 35.13.125, hereinafter the real property described was accepted by the City Council of the City of Ritzville on the 18th of October 2022, and

WHEREAS, having received a determination of legal sufficiency of the petition from the Adams County Assessor on the 4th day of November 2022 verifying one owner owns well in excess of 60% of the acreage of the Annexation Area, and

WHEREAS, after review by the Ritzville Planning Commission, the Ritzville City Council passed Resolution No. 2022-10 on 12th day of October 2022 recommending to amend the urban growth boundary area and comprehensive plan land use map designation of the annexed property to Tourist Commercial Zone (C-3), approximately 2.2 acres, as designated on the Comprehensive Plan zoning map, and

WHEREAS, that said petition hearing came before the City Council at the regular council meeting on the 17th day of January 2023 and 21st day of February 2023; that notice of said hearing was posted and published in the manner provided by law;

WHEREAS, that review procedures were not required as per RCW 35A.14.220; that said area is contiguous to the City of Ritzville and that the City Council

Exhibit A



deems it in the best interest of the City of Ritzville that said area should become a part of the City of Ritzville, Washington, and

NOW, THEREFORE, the City Council of the City of Ritzville does ordain as follows:

Section 1: The following described territory is hereby annexed to and made a part of the City of Ritzville, to wit:

See attached Exhibit "A" Reimer annexation map which is incorporated herein by this reference.

Section 2: All property within the territory, except Washington State Route 261, so annexed shall be assessed and taxed at the same rate and on the same basis as other property of the City of Ritzville is assessed and taxed and to pay for any outstanding indebtedness of the City contracted prior to or existing at the date hereof. The property shall be developed according to the provisions of the application for approval of pre-plat.

Section 3: All property within the territory, except Washington State Route 261, so annexed shall be subject to and a part of the comprehensive plan of the City of Ritzville as presently adopted or as is hereafter amended. The zoning for this property Tourist Commercial Zone (C-3), approximately 2.2 acres following the zoning that has been set forth in the City of Ritzville Comprehensive Plan.

Section 4: Upon passage of this annexation ordinance, the City Clerk is directed to file an annexation certificate and additional supporting documents to the state office of Financial Management within 30 days of the effective date of annexation as directed by RCW 35.13.260. A certified copy will be sent to the county as directed by RCW 35.13.150, and a notice mailed to the Department of Revenue.

Section 5: If a section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6: Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

Section 7: This ordinance shall be in full force and effect five (5) days after passage and publication as provided by law.

READ in open meeting. **PASSED** by unanimous vote of the City Council present, and,

Exhibits



ORDERED PUBLISHED this 21st day of February 2023.

Linda Kadlec

Linda Kadlec, Mayor

Attest:

Approved as to form:

Julie Flyckt

Julie Flyckt, Clerk-Treasurer

John Kragt

John Kragt, City Attorney

Exhibit

Ritzville, WA Reimer Annexation Map

Legend

- Ritzville City Limits
- Urban Growth Area
- Reimer Annexation

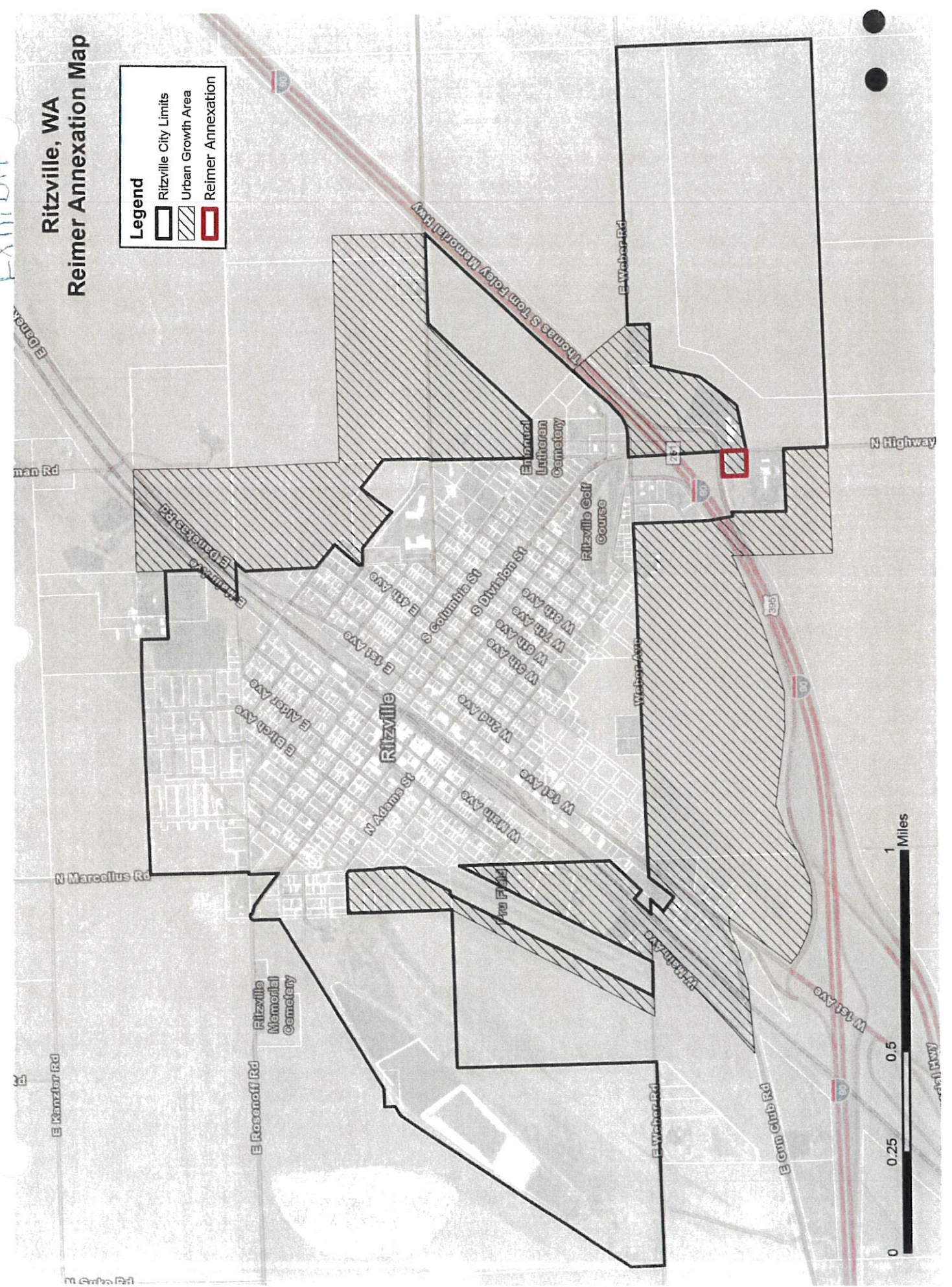


Exhibit B



Ritzville, WA Zoning Map

- Legend**
- Current City Limits
 - Current Urban Growth Area (UGA)
 - Parcels
 - Proposed Reimer Annexation
- Zoning**
- Agriculture (AG)
 - Central Business District (C-1)
 - General Commercial (C-2)
 - Tourist Commercial (C-3)
 - Industrial (I)
 - Single Family Residential (R-1)
 - Multi-Home Residential (R-2)
 - High Density Residential (R-3)

