

ORDINANCE NO. 2007-01

AN ORDINANCE OF THE CITY OF POULSBO, WASHINGTON, ANNEXING APPROXIMATELY 85.55 ACRES OF LAND LOCATED EAST AND WEST OF LITTLE VALLEY ROAD IN THE VICINITY OF ITS INTERSECTIONS WITH FOREST ROCK LANE AND BERNT ROAD, IMMEDIATELY NORTH AND EAST OF THE CURRENT CITY LIMITS AND COMMONLY KNOWN AS THE JABER ANNEXATION; ZONING THE ANNEXED LAND LOW DENSITY RESIDENTIAL (RL) AND LIGHT INDUSTRIAL (LI) IN ACCORD WITH THE POULSBO URBAN GROWTH SUB-AREA PLAN; REQUIRING THE LAND TO BE ASSESSED AND TAXED AT THE SAME RATE AND ON THE SAME BASIS AS OTHER PROPERTY WITHIN THE CITY AND TO ASSUME ITS PROPORTIONATE SHARE OF THE CITY'S EXISTING INDEBTEDNESS; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, owners of land located east and west of Little Valley Road in the vicinity of its intersections with Forest Rock Lane and Bernt Road, immediately north and east of the current City limits, initiated annexation to the City of Poulsbo, and

WHEREAS, the Poulsbo City Council met with the initiators in August 2006 and as a result of such meeting authorized circulation of an annexation petition, requiring that the property proposed to be annexed assume its proportionate share of the City's existing indebtedness and be zoned Low Density Residential (RL) and Light Industrial (LI), and

WHEREAS, the City subsequently received a signed petition meeting the requirements set by the Poulsbo City Council and the signatures of landowners or persons authorized to sign on behalf of landowners on the petition were certified to be sufficient by the County Auditor in October 2006, and

WHEREAS, the required Notice of Intent was filed with the Kitsap County Boundary Review Board and the statutory period for invoking the Boundary Review Board's jurisdiction over the annexation passed on December 28, 2006 with no such invocation, and

WHEREAS, the annexation has therefore been deemed approved by the Boundary Review Board, and

WHEREAS, the Poulsbo City Council held a public hearing on the proposed annexation on January 10, 2007, and has determined to approve the annexation, now, therefore,

THE CITY COUNCIL OF THE CITY OF POULSBO, WASHINGTON,
DO ORDAIN AS FOLLOWS:

Section 1. Annexation. That certain land located east and west of Little Valley Road in the vicinity of its intersections with Forest Rock Lane and Bernt Road, immediately north and east of the current City limits and legally described on Exhibits A and B attached hereto and incorporated herein by this reference as if set forth in full, is hereby annexed to and made a part of the City of Poulsbo.

Section 2. Zoning. In accord with the Poulsbo Urban Growth Sub-Area Plan, zoning of the property legally described on Exhibit A is hereby established as Low Density Residential (RL) effective upon annexation. Also in accord with the Poulsbo Urban Growth Sub-Area Plan, zoning of the property legally described on Exhibit B is hereby established as Light Industrial (LI) effective upon annexation.

Section 3. Taxation and Indebtedness. Pursuant to the terms of the annexation petition, all property within the territory annexed shall assume its

proportionate share of the City's indebtedness and shall be assessed and taxed at the same rate and on the same basis as other 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.

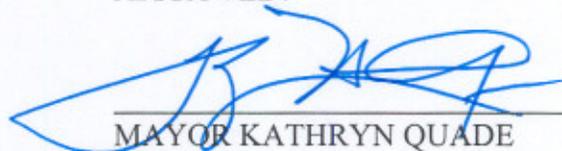
Section 4. Authority and Duties of Mayor and City Clerk.

Pursuant to RCW 35A.14.700, the Mayor and City Clerk are hereby authorized and directed to execute and file the required annexation certificates and required attachments with the Office of Financial Management. The City Clerk is also directed to file a certified copy of this ordinance with the Board of Commissioners for Kitsap County.

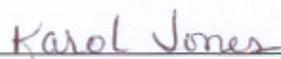
Section 5. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 6. Effective Date. This ordinance shall take effect five (5) days after publication of the attached summary, which is hereby approved.

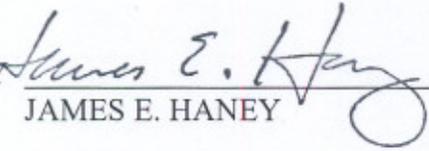
APPROVED:


MAYOR KATHRYN QUADE

ATTEST/AUTHENTICATED:


CITY CLERK KAROL JONES, CMC

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 
JAMES E. HANEY

FILED WITH THE CITY CLERK: 12/6/2006
PASSED BY THE CITY COUNCIL: 1/10/2007
PUBLISHED: 1/31/2007
EFFECTIVE DATE: 2/5/2007
ORDINANCE NO. 2007-01

SUMMARY OF ORDINANCE NO. 2007-01

of the City of Poulsbo, Washington

On the 10th day of January, 2007, the City Council of the City of Poulsbo, passed Ordinance No. 2007-01. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF POULSBO, WASHINGTON, ANNEXING APPROXIMATELY 85.55 ACRES OF LAND LOCATED EAST AND WEST OF LITTLE VALLEY ROAD IN THE VICINITY OF ITS INTERSECTIONS WITH FOREST ROCK LANE AND BERNT ROAD, IMMEDIATELY NORTH AND EAST OF THE CURRENT CITY LIMITS AND COMMONLY KNOWN AS THE JABER ANNEXATION; ZONING THE ANNEXED LAND LOW DENSITY RESIDENTIAL (RL) AND LIGHT INDUSTRIAL (LI) IN ACCORD WITH THE POULSBO URBAN GROWTH SUB-AREA PLAN; REQUIRING THE LAND TO BE ASSESSED AND TAXED AT THE SAME RATE AND ON THE SAME BASIS AS OTHER PROPERTY WITHIN THE CITY AND TO ASSUME ITS PROPORTIONATE SHARE OF THE CITY'S EXISTING INDEBTEDNESS; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

The full text of this Ordinance will be mailed upon request.

DATED this 16th day of January, 2007.

Karol Jones
CITY CLERK KAROL JONES, CMC



AES
CONSULTANTS, INC.

PROFESSIONAL LAND SURVEYORS

EXHIBIT A

P.O. BOX 930 • 3472 N.W. LOWELL "OLD TOWNE" • SILVERDALE, WA 98383 • 360-692-6400 • FAX 360-692-8927

**LEGAL DESCRIPTION
CITY OF POULSBO ANNEXATION**

PORTIONS OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 14; THENCE WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER 690 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH ALONG SAID LINE 985 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 305; THENCE SOUTHWESTERLY, PERPENDICULAR TO SAID RIGHT-OF-WAY LINE, 200 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE 1790 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE EAST ALONG SAID LINE AND THE SOUTH LINE OF THE NORTHEAST QUARTER, 150 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE 653 FEET, MORE OR LESS, TO THE NORTH-SOUTH CENTER OF SECTION LINE; THENCE NORTH ALONG SAID LINE 245 FEET, MORE OR LESS, TO THE CENTERLINE OF FOREST ROCK LANE; THENCE EAST ALONG SAID CENTERLINE 55 FEET, MORE OR LESS, TO THE EAST LINE OF A PARCEL AS DESCRIBED IN AUDITOR'S FILE NO. 8812290208; THENCE NORTHERLY ALONG SAID LINE 139 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A LINE LYING 30 FEET EAST OF AND PARALLEL WITH THE NORTH-SOUTH CENTER OF SECTION LINE; THENCE NORTH ALONG SAID LINE 298 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE EAST ALONG SAID LINE 1950.00 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 1980 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH ALONG SAID EAST LINE 330.00 FEET TO THE NORTH LINE OF THE SOUTH 330 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE WEST ALONG SAID NORTH LINE 42.00 FEET; THENCE NORTH, PARALLEL WITH THE NORTH-SOUTH CENTER OF SECTION LINE 113.50 FEET; THENCE EAST, PARALLEL WITH THE SOUTH OF LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14 FOR A DISTANCE OF 325.00 FEET; THENCE SOUTH, PARALLEL WITH THE NORTH-SOUTH CENTER OF SECTION LINE 260.50 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14 WHICH LIES 321.98 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE EAST ALONG SAID LINE 321.98 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH ALONG THE EAST LINE THEREOF 993.5 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 330 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE WEST ALONG SAID LINE 2601 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF LITTLE VALLEY ROAD NE; THENCE NORTH ALONG SAID RIGHT-OF-WAY LINE 330 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE WEST LONG SAID LINE 30 FEET TO THE POINT OF BEGINNING.

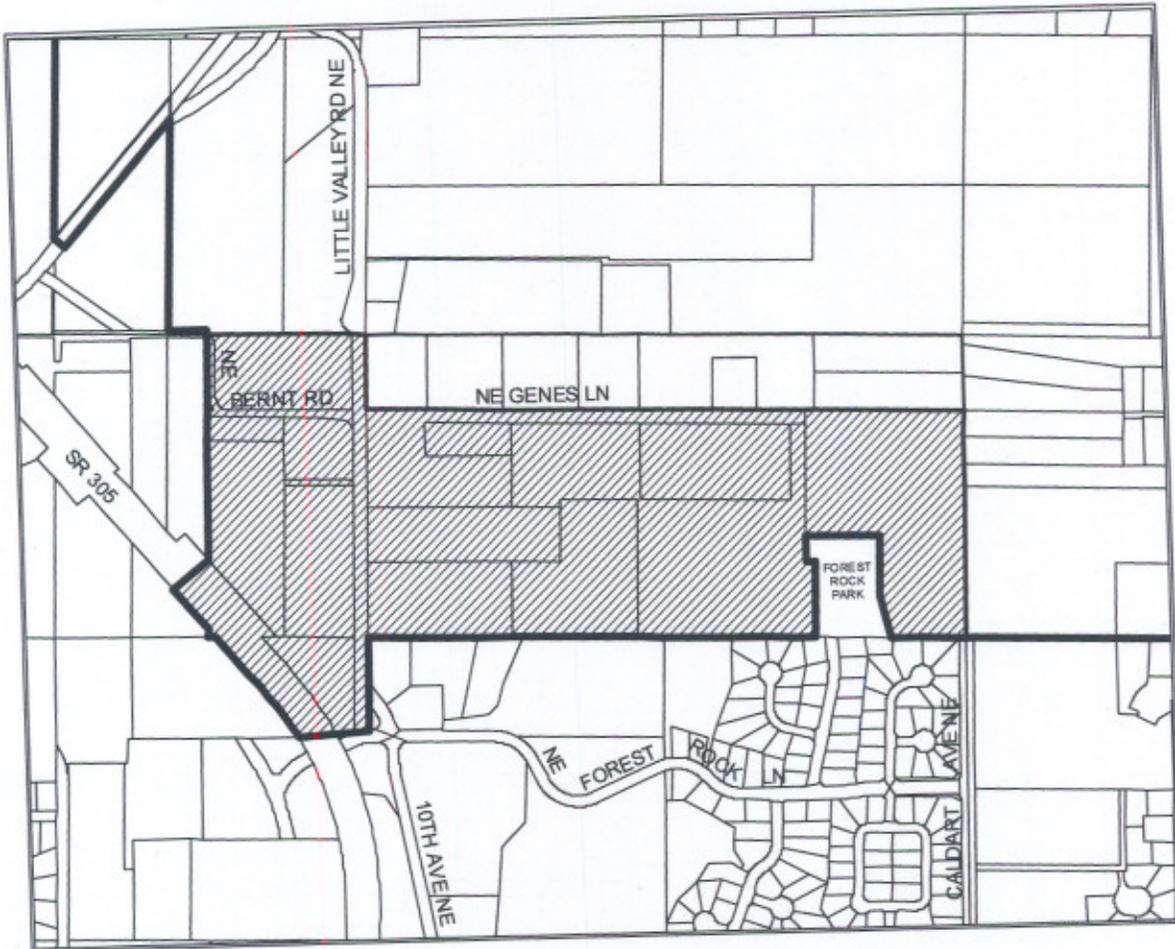
8-29-2006
SEO 580

**EXCEPT EXHIBIT B WHICH DESCRIBES
LIGHT INDUSTRIAL ZONE ALSO ANNEXED.**

EXHIBIT B

14261E

LOT B SHORT PLAT NO. 5331R-2 RECORDED UNDER AUDITOR'S FILE NOS. 3255035/036 IN VOLUME 16 PAGE 26, BEING AN AMENDMENT OF 3041089 AND 9009240201. THAT PORTION OF LOTS 'A' AND 'B' OF SHORT PLAT NO. 5331R-1 RECORDED UNDER AUDITOR'S FILE NO. 3041089, RECORDS OF KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 'B' OF SHORT PLAT NO. 5331R-1; THENCE ALONG THE NORTH LINE OF SAID LOT S88°32'38 E 840.98 FEET; THENCE S01°16'19 W 239.00 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTH 330 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., N88°32'38 W 840.98 FEET TO POINT ON THE EAST MARGIN OF LITTLE VALLEY ROAD; THENCE ALONG LAST SAID LINE N01°16'19 E 239.00 FEET TO THE POINT OF BEGINNING; TOGETHER WITH A DRAIN FIELD EASEMENT DELINEATED AS EASEMENT NO. 3 OF SHORT PLAT NO. 5331R-1; SUBJECT TO AND TOGETHER WITH A WATER MAIN EASEMENT DELINEATED AS EASEMENT NO. 4 OF SHORT PLAT NO. 5331R-1; SUBJECT TO A DRAINAGE EASEMENT DELINEATED AS EASEMENT NO. 5 OF SHORT PLAT NO. 5331R-2; BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER, SECTION 14, TOWNSHIP 26 NORTH, RANGE 1 EAST, WIMP. KITSAP COUNTY, WASHINGTON.



Proposed Jaber Annexation
 City of Poulsbo, Kitsap County, Washington

- LEGEND
-  Proposed Annexation
 -  Urban Growth Area
 -  City Limits



COUNCIL 1011007