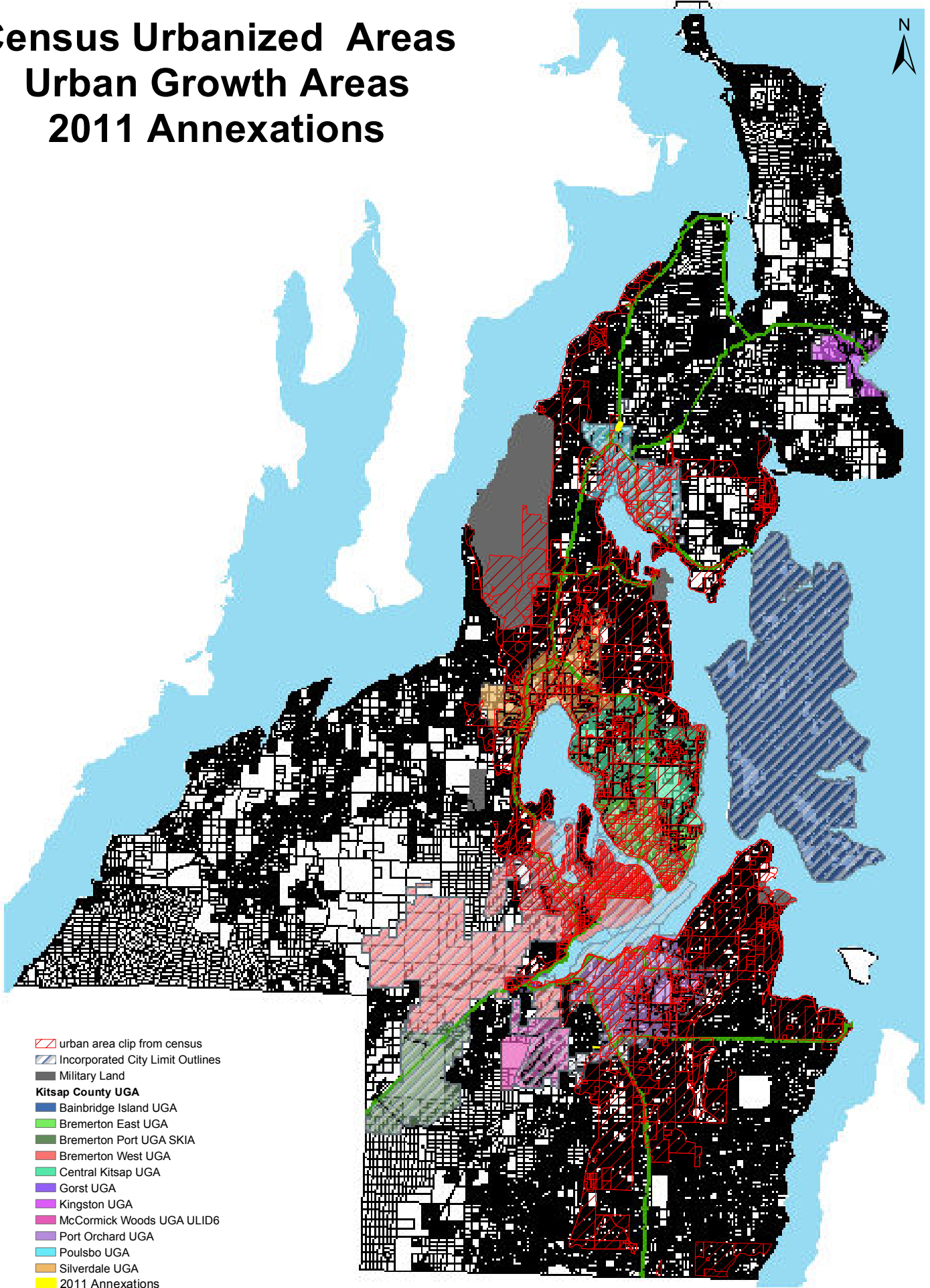










Census Urbanized Areas Urban Growth Areas 2011 Annexations



-  urban area clip from census
-  Incorporated City Limit Outlines
-  Military Land
- Kitsap County UGA**
-  Bainbridge Island UGA
-  Bremerton East UGA
-  Bremerton Port UGA SKIA
-  Bremerton West UGA
-  Central Kitsap UGA
-  Gorst UGA
-  Kingston UGA
-  McCormick Woods UGA ULID6
-  Poulsbo UGA
-  Silverdale UGA
-  2011 Annexations

2011 Kitsap County Annexations

City of Port Orchard

No. 006-11

9.67 acres

Bare Land

No ESU's

No SSWM Facilities

City of Poulsbo

Ord. 2011-7

5.2 acres

Bare Land

No ESU's

No SSWM Facilities

Total Annexation Acres = 14.87



CITY OF PORT ORCHARD

City Clerk

216 Prospect Street, Port Orchard, WA 98366
Voice: (360) 876-4407 • Fax: (360) 895-9029
pkirkpatrick@cityofportorchard.us
www.cityofportorchard.us

September 7, 2011

Kitsap County Board of Commissioners
Attn: Angie Silva
614 Division Street, MS-4
Port Orchard, WA 98366

Re: Annexation Ordinance No. 006-11

As required by RCW 35.13, enclosed please find a copy of the above Annexation Ordinance, which was recorded on June 16, 2011; and will be effective on September 11, 2011.

Should you have any questions or require anything further, please feel free to contact the City Clerk's office.

Sincerely,

CITY OF PORT ORCHARD


A handwritten signature in blue ink that reads "Brandy Rinearson". The signature is written in a cursive, flowing style.

Brandy Rinearson, CMC
Deputy City Clerk
Administrative Services Department

Enc: Ordinance No. 006-11

City of Port Orchard
City Clerk's Office
216 Prospect Street
Port Orchard, WA 98366

PORT ORCHARD CITY OF 201106160065
Ordinance Rec Fee: \$ 66.00
06/16/2011 12:14 PM Page: 1 of 5
Walter Washington, Kitsap Co Auditor



Introduced by: Development Director
Requested by: Development Director
Drafted by: Development Director
Introduced: May 24, 2011
Adopted: May 24, 2011

ORDINANCE NO. 006-11

AN ORDINANCE OF THE CITY OF PORT ORCHARD, WASHINGTON, ANNEXING CERTAIN REAL PROPERTY TO THE CITY CONSISTING OF APPROXIMATELY 9.67 ACRES IN THE VICINITY OF WEST OF SIDNEY ROAD SW, AND NORTH OF SW SEDGWICK ROAD, REQUIRING THE ANNEXED PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND BASIS AS OTHER PROPERTY WITHIN THE CITY, ESTABLISHING COMPREHENSIVE PLAN AND ZONING DESIGNATIONS FOR THE PROPERTY, AND ESTABLISHING AN EFFECTIVE DATE OF THE ANNEXATION

PROPERTY LOCATION: SITUATED WITHIN SECTION 10, TOWNSHIP 23 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON. South half of the N. Half of the SE QTR of the NE QTR of section 10
ASSESSOR'S ACCOUNT NUMBER: 102301-1-004-2000

WHEREAS, on March 01, 2011, the City received a notice of intent to petition for annexation for one parcel consisting of approximately 9.67 acres located at 5230 Sidney Road SW, adjacent to and west of Sidney Road SW, and north of SW Sedgwick Road, as legally described and geographically depicted in Exhibit "A" attached hereto and incorporated by this reference; and

WHEREAS, the initiating parties are the owners of real property with a value in excess of ten percent (10%) of the value of the property for which annexation is petitioned; and

WHEREAS, a meeting was held on March 22, 2011, between the initiating party of this annexation and the Council of the City of Port Orchard, at which time the Council accepted the notice of intention to commence annexation proceedings, and authorized the circulation of an annexation petition for annexation of the real property legally described and geographically depicted in Exhibit "A" attached hereto. At the meeting the Council also determined that it would require the simultaneous adoption of zoning and Comprehensive Plan designations, and the assumption of city indebtedness by the area to be annexed upon annexation; and

WHEREAS, a petition to annex to the City of Port Orchard was circulated and on April 26, 2011 was filed with the City, and was certified by the Kitsap County Assessor as containing the signatures from owners of not less than sixty percent (60%) in value, according to the assessed valuation, of the property for which annexation is petitioned; and

WHEREAS, in December 2006 Kitsap County added the property legally described and geographically depicted in Exhibit "A" to the City of Port Orchard UGA and designated Parcel 102301-1-004-2000 *Urban High-Intensity Commercial/Mixed Use* on the Comprehensive Plan map and *Highway Tourist/Commercial* on the zoning map; and

WHEREAS, RCW 35.13.177 allows the City to prepare Comprehensive Plan and zoning designations to become effective upon the annexation of any area which might reasonably be expected to be annexed by the City at any future time; and

WHEREAS, pursuant to RCW 35.13.177 and .178, the City Council adopted Ordinance No. 042-08 designating the proposed annexation of parcel 102301-1-004-2000 *Commercial – Retail Office* on the City's Comprehensive Plan and *Commercial* zoning on the City's zoning map, to become effective upon annexation; and

WHEREAS, pursuant to RCW 35.13.140, a public hearing was held on May 22, 2011, and was duly noticed through publication in a newspaper of general circulation in the City and the proposed annexation area, and through posting of a hearing notice in three public places within the territory proposed for annexation, specifying the time and place of

the hearing and inviting interested persons to appear and voice approval or disapproval of the annexation and the property's future comprehensive plan land use designation; and

WHEREAS, the City Council has been fully advised and finds that all statutory requirements have been satisfied in order to accomplish the proposed annexation and that it is in the best interest of the City to approve the proposed annexation as presented and require the assumption of all or any portion of City indebtedness by the area to be annexed; now, therefore,

**THE CITY COUNCIL OF THE CITY OF PORT ORCHARD, WASHINGTON,
DO ORDAIN AS FOLLOWS:**

SECTION 1. The unincorporated real property located in Kitsap County, Washington, contiguous to the City of Port Orchard and legally described and geographically depicted in Exhibit "A" attached hereto and incorporated herein by this reference, is hereby annexed to and made part of the City of Port Orchard, Kitsap County, Washington.

SECTION 2. As provided in the annexation petition, all property within the territory annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Port Orchard, including assessments or taxes in payment of all or any portion of the outstanding indebtedness of the City contracted for, incurred prior to, or existing on, the effective date of this annexation.

SECTION 3. Based on the findings of fact set forth in the above recitals, parcel 102301-1-004-2000 shall have a Comprehensive Plan designation of *Commercial – Retail Office* and a Zoning designation of *Commercial*

SECTION 4. This annexation will become effective thirty (30) days after the expiration of the 45-day review by Kitsap County Boundary Review Board, if the Kitsap County Boundary Review Board's jurisdiction is not invoked. If Boundary Review Board jurisdiction is invoked pursuant to RCW 36.93.100, then this annexation will become effective thirty (30) days after the Boundary Review Board's approval of the proposed annexation.

SECTION 5. Pursuant to RCW 35.13.270, following adoption of this ordinance, the Planning Department shall provide notification, by certified mail that includes a list of annexed parcel numbers to the Kitsap County Treasurer and Kitsap County Assessor at least thirty (30) days before the effective date of the annexation. The Planning Department shall also give such notice to the Fire District and Library District, as appropriate, simultaneously when notice of the proposed annexation is provided to the Kitsap County Boundary Review Board.

SECTION 6. Following adoption of this ordinance, the City Clerk is hereby directed to file a certified copy of this Ordinance with the Kitsap County Board of Commissioners. The City Clerk is further directed to file a certificate of annexation with the State Office of Financial Management as directed by RCW 35.13.260.

SECTION 7. Following adoption of this annexation ordinance, the City shall file a Notice of Intent to Annex with the Kitsap County Boundary Review Board pursuant to RCW 36.93.090.

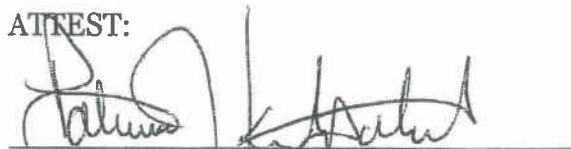
SECTION 8. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of constitutionality of any other section, sentence, clause or phrase of this ordinance.

SECTION 8. This ordinance shall be in full force and effect five (5) days after posting and publication as required by law. A summary of this Ordinance may be published in lieu of the entire ordinance, as authorized by State Law.


PASSED by the City Council of the City of Port Orchard, APPROVED by the Mayor and attested by the Clerk in authentication of such passage this 24th day of May 2011.


Lary Coppola, Mayor

ATTEST:


Patricia J. Kirkpatrick, MMC, City Clerk

APPROVED AS TO FORM:


Gregory A. Jacoby, City Attorney

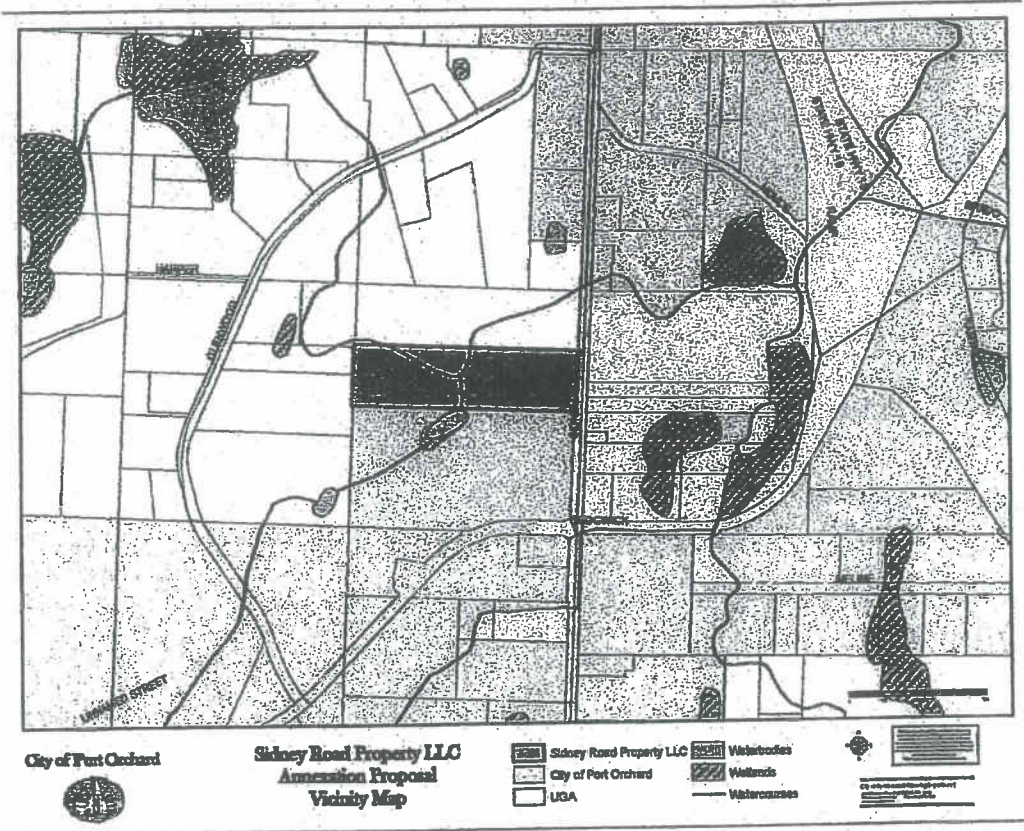
Sponsored by:


John Clauson, Councilmember

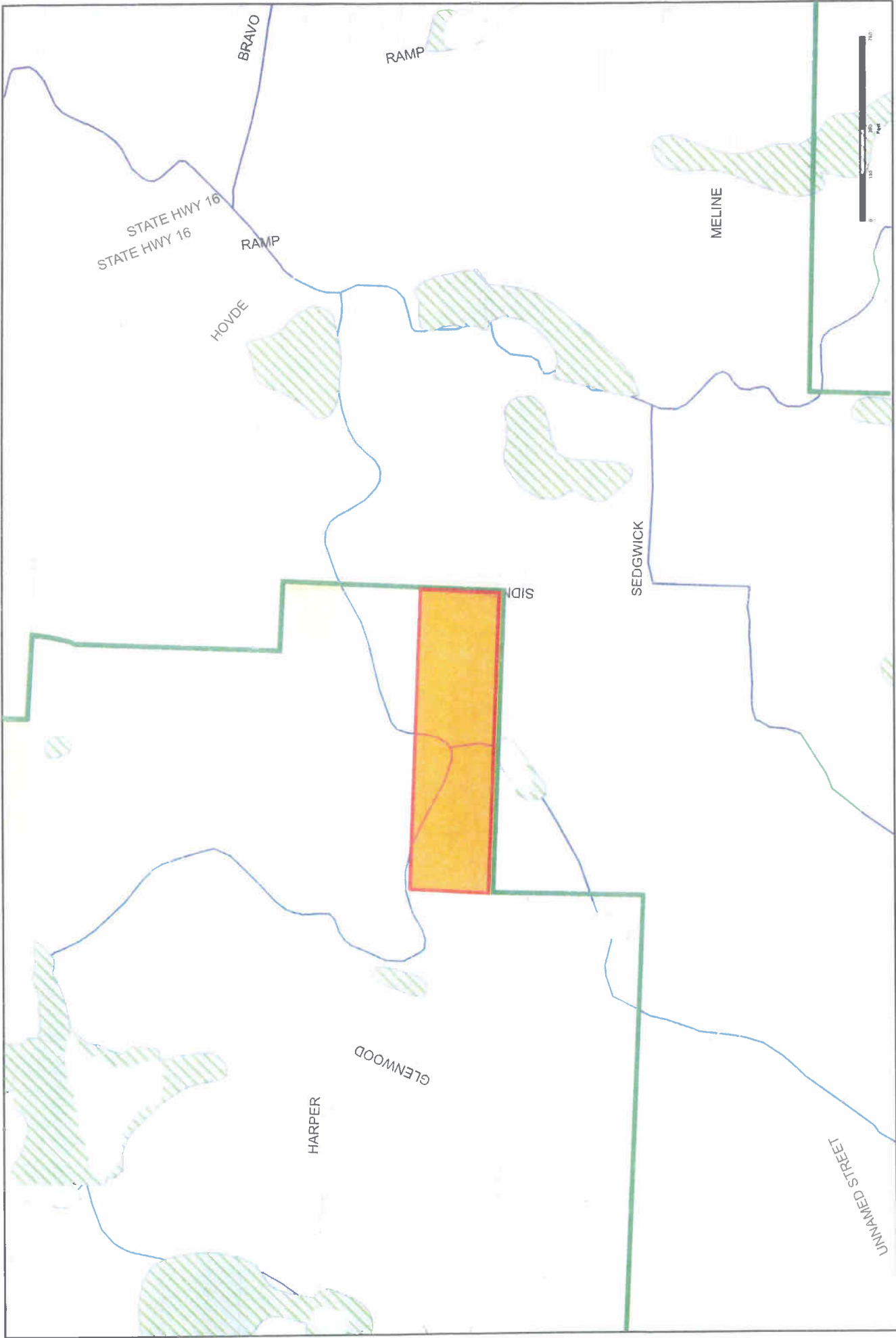


EXHIBIT A
Legal Description and Map of Property
Sidney Road Property LLC Annexation

10231E
THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY,
WASHINGTON; EXCEPT SIDNEY ROAD.



AUDITOR'S NOTE
LEGIBILITY FOR RECORDING AND COPYING
UNSATISFACTORY IN A PORTION OF THIS
INSTRUMENT WHEN RECEIVED.





 City of Port Orchard Planning Department

 1000 1st Street, Port Orchard, WA 98467

 Phone: 206.875.4100

 Fax: 206.875.4101


 www.portorchard.gov

Sidney Road Property LLC

 City of Port Orchard

 UGA

 Wetlands

 Watercourses

Sidney Road Property LLC Annexation Vicinity Map

City of Port Orchard



ORDINANCE NO. 2011-07

AN ORDINANCE OF THE CITY OF POULSBO, WASHINGTON, ANNEXING APPROXIMATELY 5.20 ACRES OF LAND, LOCATED NORTH OF NW COMMERCE STREET AND EAST OF STATE HIGHWAY 3, IMMEDIATELY NORTH OF THE CURRENT CITY LIMITS AND COMMONLY KNOWN AS THE JULIAN ANNEXATION; ZONING THE ANNEXED LAND 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 north of NW Commerce Street and east of State Highway 3, north of the current City limits, initiated annexation to the City of Poulsbo, and

WHEREAS, the Poulsbo City Council met with the initiators 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 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 Assessor on December 22, 2010, 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 March 25, 2011, 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 April 20, 2011, 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 north of NW Commerce Street and east of State Highway 3, immediately north of the current City limits and legally described on Exhibit A 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 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:



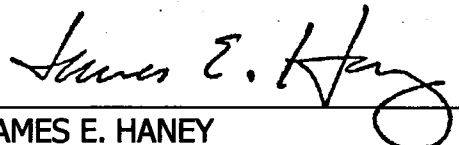
MAYOR REBECCA ERICKSON

ATTEST/AUTHENTICATED:



CITY CLERK JILL A. BOLTZ, CMC

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

JAMES E. HANEY

FILED WITH THE CITY CLERK: 04/04/2011
PASSED BY THE CITY COUNCIL: 04/20/2011
PUBLISHED: 04/29/2011
EFFECTIVE DATE: 05/04/2011
ORDINANCE NO. 2011-07

SUMMARY OF ORDINANCE NO. 2011-07


of the City of Poulsbo, Washington

On the 20th day of April, 2011, the City Council of the City of Poulsbo, passed Ordinance No. 2011-07. 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 5.20 ACRES OF LAND, LOCATED NORTH OF NW COMMERCE STREET AND EAST OF STATE HIGHWAY 3, IMMEDIATELY NORTH OF THE CURRENT CITY LIMITS AND COMMONLY KNOWN AS THE JULIAN ANNEXATION; ZONING THE ANNEXED LAND 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 21st day of April, 2011.


CITY CLERK JILL A. BOLTZ, CMC

RECEIVED

DEC 16 2010

**DESCRIPTION OF PARCEL PROPOSED
BY MARK JULIAN FOR ANNEXATION
INTO POULSBO**

That portion of the Plat of Poulsbo Heights as recorded in Volume 3 of Plats, page 130; situate in the Northeast Quarter of the Northeast Quarter of Section 10, Township 26 N., Range 1 E., W.M., Kitsap County, WA; and described as follows:

Block 1, Lots 1-12, and Lots 48-59;

Together with the right-of-ways of First Avenue, NW Poulsbo Street, and Vetter Road NE lying adjacent to and adjoining said lots;

Block 2, Lots 1-15, and Lots 60-74,

Together with the right-of-ways of NW Poulsbo Street, and Vetter Road NE lying adjacent to and adjoining said lots; Except any portion thereof lying within the State Highway 3 right-of-way;

Block 2, Lots 38-59,

Together with the right-of-ways of Second Avenue and NW Commerce Street lying adjacent to and adjoining said lots; Except any portion thereof lying within the Viking Way NW right-of-way;

Block 3, Lots 17-37,

Together with the right-of-ways of Second Avenue, Third Avenue, and NW Commerce Street lying adjacent to and adjoining said lots; Except any portion thereof lying within the State Highway 3 right-of-way;

Block 4, Lots 30-37

**Together with the right-of-ways of Third Avenue and NW
Commerce Street lying adjacent to and adjoining said lots;
Except any portion thereof lying within the State Highway 3
right-of-way;**

Except any portion thereof lying within the City limits of Poulsbo.

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10 11

NW POULSBO STREET

VETTER ROAD

1st AVENUE

002

001

STATE HIGHWAY 3

VIKING WAY NW

004

003

NW COMMERCE STREET

PROPOSED POULSBO ANNEXATION

MARK JULIAN

PORTION OF THE PLAT OF POULSBO HEIGHTS VOL. 3, PG. 130 OF PLATS

NE 1/4, NE 1/4 SEC.10, T. 26N., R 1E., W.M.

100 SCALE

A.D.A. ENGINEERING
J.O. 10-S6528

RECEIVED

DEC 16 2010

PLANNING

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