

Washington State

BOUNDARY REVIEW BOARD

For Spokane County

1026 W. Broadway Avenue

Spokane, WA 99260-0040

(509) 477-4237 FAX (509) 477-3631

<http://www.spokanecounty.org/boundary>

December 14, 2009

MEMO TO: Affected County Departments and Agencies

FROM: Susan M. Winchell, AICP, Boundary Review Board Director

RE: BRB 624-09: Proposed Annexation of 15.9 Acres to the City of Spokane
(Greenfield Estates)

In accordance with the Board of County Commissioners Resolution No. 91-1458, I am distributing a copy of the Ordinance for City of Spokane's recent annexation. The effective date for the annexation is January 1, 2010. The Boundary Review Board staff will update these boundaries on the County's Geographic Information System to include this annexation. Please change your records accordingly.

If you have any questions, please do not hesitate to call me at 477-4237.

DEC 10 2009

COUNTY AUDITOR
SPOKANE COUNTY WA

RETURN ADDRESS

File No 5858747

Spokane City Clerk's Office
City Hall – 5th Flr
808 W Spokane Falls Blvd
Spokane WA 99201

Please Type or Print Neatly & Clearly All Information

Document Titles

City of Spokane Greenfield Estates Annexation Ordinance C34505

Reference Numbers(s) of Related Documents

ORD C34505

Grantor(s) (Last Name, First & Middle Initial)

Legal Description (Abbreviated form is acceptable) i.e. Section/Township/Range/1/4 Section

That portion of the Northwest ¼ of Section 35, Township 26 North, Range 43 East, W.M., generally situated east of Havana Street and south of Bigelow Gulch Road, and adjoining the east limit of the City of Spokane, encompassing the Greenfield Estates PUD, the Greenfield Estates First Addition PUD, and the adjacent 30 foot wide right-of-way for Havana Street, and containing 15.62 acres more or less

Assessor's Tax Parcel ID Number: 36532.0301 thru 36532.0316, 36532.0401 thru 36532.0426, 36532.0501 thru 36532.0505, 36532.0601 thru 36532.0610, 36532.0701 thru 36532.0705, 36532.0805, 36532.0806, 36532.0910 thru 36532.0919, 36532.1004 thru 36532.1006, 36532.1101 thru 36532.1115

The County Auditor 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.

Sign below only if your document is Non-Standard

I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may corner up or otherwise obscure some parts of the text of the original document. Fee for non-standard processing is \$50.


Signature of Requesting Party

ORDINANCE NO. C C 34505

AN ORDINANCE ANNEXING TO THE CITY OF SPOKANE A 15.9 ACRE AREA OF LAND SITUATED EAST OF HAVANA STREET ADJACENT THE SPOKANE CITY LIMITS AND APPROXIMATELY ONE QUARTER MILE SOUTH OF BIGELOW GULCH ROAD IN SECTION 35, TOWNSHIP 26, RANGE 43, E.W.M IN SPOKANE COUNTY, COMMONLY REFERRED TO AS THE GREENFIELD ESTATES ANNEXATION.

WHEREAS, the owners of certain property situated within the area herein proposed for annexation previously filed a proper and sufficient Notice of Intent to commence annexation proceedings;

WHEREAS, following receipt of said notice, the City Council held a public meeting with the owners and determined by resolution 08-0032 that the City would accept the proposed annexation subject to specified conditions; and

WHEREAS, thereafter a sufficient petition for annexation was filed with the City Council pursuant to RCW 35.13.130, signed by the owners of not less than 75 percent in value, according to the assessed valuation for general taxation, of the property for which annexation is petitioned, seeking annexation to the City of Spokane of an approximately 15.9-acre area and contiguous to the City, otherwise referred to as the "Greenfield Estates Area" (the "Petition"); and

WHEREAS, upon receipt of the Petition, the City Council conducted a public hearing on the proposed annexation on July 20, 2009, consistent with the requirements of RCW 35.13.140, and adopted Resolution 09-58 indicating the City's intent to annex the Greenfield Estates Area and directed staff to file a notice with the Boundary Review Board, as required by Chapter 36.93 RCW; and

WHEREAS, on September 22, 2009, the Boundary Review Board issued its Certificate of Expiration of the 45-day Review Period for the Greenfield Estates Annexation under File No. 624-09, a copy of which is attached hereto as Exhibit "C"; and

WHEREAS, on November 9, 2009, the City Council held a public hearing to receive public comment on the City's proposed annexation of the Greenfield Estates Area; and

WHEREAS, the City Council has determined that the proposed annexation of the Greenfield Estates Area is consistent with the City's Comprehensive Plan and the annexation guidelines, as adopted therein by the City, and is a logical extension of the City's corporate limits, and that the property should therefore be annexed to the City under the authority of Chapter 35.13 RCW.

NOW, THEREFORE, the City of Spokane does ordain:

Section 1. The following described property, referred to herein as the Greenfield Estates Area, is annexed to and made a part of the City of Spokane, Washington, as of the effective date of this Ordinance:

The Greenfield Estates Annexation Area is legally described as follows:

That portion of the northwest ¼ of Section 35, Township 26 North, Range 43 East, W.M., generally situated east of Havana Street and south of Bigelow Gulch Road, and adjoining the east limit of the City of Spokane, encompassing the Greenfield Estates PUD, the Greenfield Estates First Addition PUD, and the adjacent 30 foot wide right-of-way for Havana Street, and containing 15.62 acres more or less: more specifically described as follows:

Beginning at the northwest corner of Section 35, Township 26 North, Range 43 East, W.M.; thence southerly 1,011.86 feet more or less (MOL) along the west line of said Section 35 (coincident with the east limit of the City of Spokane), to the extension of the north line of Greenfield Estates PUD, the True Point Of Beginning; thence south 89°11'47" east 1,033.73 feet more or less (MOL) along the north line and extensions of the north line of Greenfield Estates PUD to the northeast corner of said PUD; thence south 00°10'03" east 660.09 feet more or less (MOL) along the east line of Greenfield Estates PUD, the Greenfield Estates First Addition PUD to the southeast corner of the Greenfield Estates First Addition PUD; thence north 89°11'47" west 1,028.09 feet more or less (MOL) along the south line and the extension of the south line of Greenfield Estates First Addition PUD to a point on the west line of said Section 35; thence north 00°39'20" west 660.21 feet more or less (MOL) along the west line of said Section 35 (coincident with the east limit of the City of Spokane), to the True Point Of Beginning. All properties situate in Spokane County, Washington.

See Exhibits "A" and "B" attached hereto.

Section 2. Upon annexation, said property shall be assessed and taxed at the same rate and on the same basis as other property within the City is assessed and taxed to pay for any of the outstanding indebtedness of the City which indebtedness was approved by the voters, contracted, or incurred prior to, or existing at, the date of annexation.

Section 3. The Comprehensive Plan of the City of Spokane shall be deemed to apply to the annexed property from the effective date of this Ordinance.

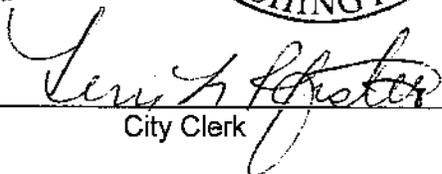
Section 4. The Clerk is directed to file the original of this Ordinance with the Boundary Review Board for Spokane County and prepare certified copies of this Ordinance and to cause the same to be filed with the Spokane County Board of Commissioners (three copies, with directions to forward two of the copies to the County Assessor), Spokane County Treasurer, and the Spokane County Assessor.

Section 5. This Ordinance shall take effect and be in force on January 1, 2010.

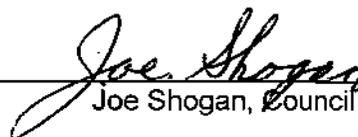
Passed the City Council on November 9, 2009.



Attest:



City Clerk



Joe Shogan, Council President

 11/13/2009

Mary Verner, Mayor


January 1, 2010

EFFECTIVE DATE

Approved as to form:



Assistant City Attorney

C 3 4 5 0 5

EXHIBIT "A"

Legal Description of Greenfield Estates Annexation Area

That portion of the northwest $\frac{1}{4}$ of Section 35, Township 26 North, Range 43 East, W.M., generally situated east of Havana Street and south of Bigelow Gulch Road, and adjoining the east limit of the City of Spokane, encompassing the Greenfield Estates PUD, the Greenfield Estates First Addition PUD, and the adjacent 30 foot wide right-of-way for Havana Street, and containing 15.62 acres more or less: more specifically described as follows:

Beginning at the northwest corner of Section 35, Township 26 North, Range 43 East, W.M.; thence southerly 1,011.86 feet more or less (MOL) along the west line of said Section 35 (coincident with the east limit of the City of Spokane), to the extension of the north line of Greenfield Estates PUD, the True Point Of Beginning; thence south $89^{\circ}11'47''$ east 1,033.73 feet more or less (MOL) along the north line and extensions of the north line of Greenfield Estates PUD to the northeast corner of said PUD; thence south $00^{\circ}10'03''$ east 660.09 feet more or less (MOL) along the east line of Greenfield Estates PUD, the Greenfield Estates First Addition PUD to the southeast corner of the Greenfield Estates First Addition PUD; thence north $89^{\circ}11'47''$ west 1,028.09 feet more or less (MOL) along the south line and the extension of the south line of Greenfield Estates First Addition PUD to a point on the west line of said Section 35; thence north $00^{\circ}39'20''$ west 660.21 feet more or less (MOL) along the west line of said Section 35 (coincident with the east limit of the City of Spokane), to the True Point Of Beginning.

All properties situate in Spokane County, Washington.

Exhibit B Parcels: Greenfield Estates Annexation

| Parcel Number | Site Address | Acreage | Owner |
|----------------------|---------------------|----------------|---|
| 36352.0301 | 4309 E VANTAGE LN | 0.11 | LLC AFFORDABLE HOME CONSTRUCTION |
| 36352.0302 | 4311 E VANTAGE LN | 0.11 | TREVOR HOMES |
| 36352.0303 | 4315 E VANTAGE LN | 0.12 | PAUL R GRIFFIN |
| 36352.0304 | 4317 E VANTAGE LN | 0.13 | SMITH, M M & C M / MARKLEY, J S & L K |
| 36352.0305 | 4321 E VANTAGE LN | 0.13 | GLEN O AND DONNA M SUITER |
| 36352.0306 | 4403 E VANTAGE LN | 0.13 | JOHN F AND SANDRA L SCARCELLO |
| 36352.0307 | 4407 E VANTAGE LN | 0.13 | JOHN F AND SANDRA L SCARCELLO |
| 36352.0308 | 4411 E VANTAGE LN | 0.13 | JOHN F AND SANDIE L SCARCELLO |
| 36352.0309 | 4415 E VANTAGE LN | 0.13 | JOHN F AND SANDIE L SCARCELLO |
| 36352.0310 | 4419 E VANTAGE LN | 0.13 | KEVIN A AND TAMMY L PIATT |
| 36352.0311 | 4505 E VANTAGE LN | 0.12 | CHRISTIE WALTON |
| 36352.0312 | 4511 E VANTAGE LN | 0.19 | HARRY AND ELIZABETH J DEUBER |
| 36352.0313 | 4515 E VANTAGE LN | 0.22 | HOWARD AND DARLENE PHILLIPS |
| 36352.0314 | 4305 E VANTAGE LN | 0.12 | GREENFIELD ESTATES HOMEOWNERS |
| 36352.0315 | 4423 E VANTAGE LN | 0.11 | GREENFIELD ESTATES HOMEOWNERS |
| 36352.0316 | 0 E VANTAGE LN | 0.67 | GREENFIELD ESTATES HOMEOWNERS |
| 36352.0401 | 4314 E VANTAGE LN | 0.14 | DANIEL L AND JENNIFER K WASHBURN |
| 36352.0402 | 4316 E VANTAGE LN | 0.10 | MANZAK, F A & M J / VACCARINO FAMILY TR |
| 36352.0403 | 4320 E VANTAGE LN | 0.10 | JONATHAN W NILES |
| 36352.0404 | 4402 E VANTAGE LN | 0.10 | SCOTT/FAMALETTE YOCHUM |
| 36352.0405 | 4406 E VANTAGE LN | 0.10 | TRAVIS W SPIKER |
| 36352.0406 | 4410 E VANTAGE LN | 0.10 | COREY R ABELL |
| 36352.0407 | 4414 E VANTAGE LN | 0.10 | PATRICK AND MARY KAE REPP |
| 36352.0408 | 4418 E VANTAGE LN | 0.10 | VEARL C BAULT |
| 36352.0409 | 4420 E VANTAGE LN | 0.10 | KRISTIN E AND JESSE S MORRIS |
| 36352.0410 | 4504 E VANTAGE LN | 0.10 | CONNIE J ROBERTS |
| 36352.0411 | 4508 E VANTAGE LN | 0.10 | GURNAM/KAUR SINGH |
| 36352.0412 | 4514 E VANTAGE LN | 0.10 | STEPHEN M AND CASSANDRA L HARE |
| 36352.0413 | 4518 E VANTAGE LN | 0.13 | D JOHN SCARCELLO |
| 36352.0414 | 4511 E PEAK LN | 0.18 | ROBERT AND VIRGINA BURKHEAD |
| 36352.0415 | 4507 E PEAK LN | 0.11 | VASILY N AND LUBOV V CHUYASHOV |
| 36352.0416 | 4503 E PEAK LN | 0.10 | JANETTE M SMITH |
| 36352.0417 | 4421 E PEAK LN | 0.10 | APRIL L MESSERSCHMIDT |
| 36352.0418 | 4419 E PEAK LN | 0.10 | VLADIMIR M AND LIDIYA N KULCHITSKIY |
| 36352.0419 | 4413 E PEAK LN | 0.11 | DAVID BAUER |
| 36352.0420 | 4411 E PEAK LN | 0.11 | RANDI D AND JAMES A HARRISON |
| 36352.0421 | 4407 E PEAK LN | 0.11 | KARA M DAVIES |
| 36352.0422 | 4403 E PEAK LN | 0.11 | JENNIFER A REED |
| 36352.0423 | 4321 E PEAK LN | 0.11 | ANDRIY KOLESNYKOV |
| 36352.0424 | 4317 E PEAK LN | 0.11 | MANZAK, F A & M J / VACCARINO FAMILY TR |
| 36352.0425 | 4313 E PEAK LN | 0.11 | MANZAK, F A & M J / VACCARINO FAMILY TR |
| 36352.0426 | 0 E VANTAGE LN | 0.02 | GREENFIELD ESTATES HOMEOWNERS |
| 36352.0501 | 5918 N VANTAGE LN | 0.17 | D JOHN SCARCELLO |
| 36352.0502 | 5918 N VANTAGE LN | 0.16 | D JOHN SCARCELLO |
| 36352.0503 | 6010 N VANTAGE LN | 0.16 | D JOHN SCARCELLO |
| 36352.0504 | 6012 N VANTAGE LN | 0.19 | EMILEE L HASSLER |

| | | | |
|------------|---|------|---|
| 36352.0505 | 0 N VANTAGE LN | 1.54 | GREENFIELD ESTATES HOMEOWNERS |
| 36352.0601 | 4312 E PEAK LN | 0.12 | AMERICAN GENERAL HOMES EQUITY, INC |
| 36352.0602 | 4318 E PEAK LN | 0.10 | CHUCK R AND JEAN WHITCRAFT |
| 36352.0603 | 4322 E PEAK LN | 0.12 | SMITH, M M & C M / MARKLEY, J S & L K |
| 36352.0604 | 4406 E PEAK LN | 0.12 | VLADISLAR LIMONOV |
| 36352.0605 | 4410 E PEAK LN | 0.12 | JAMIE M AND SEAN PRICE |
| 36352.0606 | 4412 E PEAK LN | 0.12 | WILLIAM H HUGHES |
| 36352.0607 | 4416 E PEAK LN | 0.12 | PAVEL I AND LARISA V YUKHNO |
| 36352.0608 | 4420 E PEAK LN | 0.12 | COLLEEN M / QUINCY LONG |
| 36352.0609 | 4504 E PEAK LN | 0.12 | KENNETH AND DOROTHY EMERT |
| 36352.0610 | 0 E PEAK LN | 0.17 | GREENFIELD ESTATES HOMEOWNERS |
| 36352.0701 | 6015 N FOOTHILLS LN 6011 N FOOTHILLS DR | 0.12 | ROBERT E AND LAYNA L LAMARCHE |
| 36352.0702 | DR | 0.14 | GENE T AND VERNA F MCKAY |
| 36352.0703 | 6007 N FOOTHILLS LN | 0.13 | MANZAK, F A & M J / VACCARINO FAMILY TR |
| 36352.0704 | 0 N HAVANA ST | 0.26 | GREENFIELD ESTATES HOMEOWNERS |
| 36352.0705 | 0 N HAVANA ST | 1.45 | GREENFIELD ESTATES HOMEOWNERS |
| 36352.0805 | 5914 N VANTAGE LN | 0.16 | D JOHN AND TAMARA S SCARCELLO |
| 36352.0806 | 5910 N VANTAGE LN | 0.19 | D JOHN AND TAMARA S SCARCELLO |
| 36352.0910 | 4315 E MT. BALDY LN | 0.13 | IGOR AND OLGA VYSHNEVSKYI |
| 36352.0911 | 4319 E MT. BALDY LN | 0.10 | MOMAND, ABDULE J & GULTABAH A / ABDUL Q |
| 36352.0912 | 4321 E MT. BALDY LN | 0.10 | TLIE AND ELENA PRUTIAN |
| 36352.0913 | 4407 E MT. BALDY LN | 0.10 | DANIEL O AND IRENE A MALTSEV |
| 36352.0914 | 4409 E MT. BALDY LN | 0.10 | VIKTOR BOBRONVNIKOV |
| 36352.0915 | 4413 E MT. BALDY LN | 0.10 | COMMUNITY FRAMEWORKS |
| 36352.0916 | 4417 E MT. BALDY LN | 0.10 | COMMUNITY FRAMEWORKS |
| 36352.0917 | 4419 E MT. BALDY LN | 0.10 | COMMUNITY FRAMEWORKS |
| 36352.0918 | 4423 E MT. BALDY LN | 0.10 | COMMUNITY FRAMEWORKS |
| 36352.0919 | 4501 E MT. BALDY LN | 0.10 | COMMUNITY FRAMEWORKS |
| 36352.1004 | 5921 N FOOTHILLS LN | 0.14 | SOCORRO VENEGAS |
| 36352.1005 | 5917 N FOOTHILLS LN | 0.12 | ANTHONY C BARR |
| 36352.1006 | 5913 N FOOTHILLS LN | 0.13 | AUDREY R AND CURTIS J DEEM |
| 36352.1101 | 4308 E MT. BALDY LN | 0.13 | CHONG M CHONG |
| 36352.1102 | 4310 E MT. BALDY LN | 0.12 | TOREY AND DESIREE ALTAMIRANO |
| 36352.1103 | 4314 E MT. BALDY LN | 0.12 | JENNIFER M LESLIE |
| 36352.1104 | 4316 E MT. BALDY LN | 0.12 | JEREMY M AND JENNIFER M TRACY |
| 36352.1105 | 4320 E MT. BALDY RD | 0.12 | SERGEY N AND YULIYA V KOZLOV |
| 36352.1106 | 4404 E MT. BALDY LN | 0.12 | TYLER W AND TONYA R LUCKI |
| 36352.1107 | 4408 E MT. BALDY RD | 0.12 | JESSE S AND MELINIE M WEAVER |
| 36352.1108 | 4410 E MT. BALDY LN | 0.12 | BENNY J GALLAGHER |
| 36352.1109 | 4414 E MT BALDY LN | 0.12 | NIKOLAY AND RAISA GANTUKH |
| 36352.1110 | 4418 E MT. BALDY LN | 0.12 | YIGEZU / DARGE BELEW |
| 36352.1111 | 4422 E MT. BALDY LN | 0.12 | PAVEL AND VERA KOPETS |
| 36352.1112 | 4424 E MT. BALDY LN | 0.12 | MIKALAI AND MARYIA BELAVUS |
| 36352.1113 | 4502 E MT. BALDY RD | 0.13 | MIKALAI AND MARYIA BELAVUS |
| 36352.1114 | 0 E MT. BALDY LN | 0.07 | GREENFIELD ESTATES HOMEOWNERS |
| 36352.1115 | 0 E MT. BALDY LN | 0.69 | GREENFIELD ESTATES HOMEOWNERS |

Exhibit "C"

WASHINGTON STATE BOUNDARY REVIEW BOARD
FOR SPOKANE COUNTY

CERTIFICATE OF EXPIRATION OF 45-DAY PERIOD

I hereby certify that more than 45 days have elapsed since the following described Notice of Intention was filed with the Washington State Boundary Review Board for Spokane County and that at no time during said period was a Request for Review filed with the Board. The proposed action is hereby deemed approved as provided in RCW 36.93.100.

FILE NO.: BRB 624-09: Proposed Annexation of 15.9 Acres to the City of Spokane (Greenfield Estates)

INITIATOR(S): City of Spokane

DATE FILED: August 7, 2009

45-DAY REVIEW

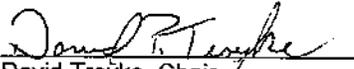
PERIOD ENDS: September 21, 2009

LEGAL DESCRIPTION: The following described lands situated in Spokane County, State of Washington, to wit: Please see attached Exhibit A.

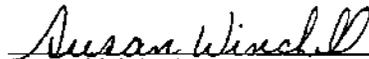
TIME LIMIT: The action proposed in this Notice of Intention must be officially consummated on or before September 21, 2012, or the approval, as defined in this document shall be null and void. (Boundary Review Board Rules of Practice and Procedure)

DATED at Spokane, Washington this twenty-second day of September, 2009.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR SPOKANE COUNTY


David Troyke, Chair

ATTEST:


Susan M. Winchell, AICP
Boundary Review Board Director

C 3 4 5 0 5