

7. A PUBLIC HEARING TO CONSIDER AN ANNEXATION

\_\_\_\_\_  
\_\_\_\_\_

STAFF REPORT \_\_\_\_\_

QUESTIONS FROM COUNCIL ON STAFF REPORT \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

ADOPT FINDINGS OF FACT AND CONCLUSIONS \_\_\_\_\_

READING OF ORDINANCE NO. 16-19 \_\_\_\_\_

AN ORDINANCE ANNEXING TO THE CITY OF PULLMAN CERTAIN CONTIGUOUS  
REAL PROPERTY LOCATED SOUTH OF WAWAWAI ROAD BETWEEN SW GOLDEN HILLS  
DRIVE AND STATE ROUTE 195.

OPEN PUBLIC HEARING \_\_\_\_\_

CLOSE PUBLIC HEARING \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

DISCUSSION \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

ACTION TAKEN \_\_\_\_\_

NOTES:

REQUEST FOR COUNCIL ACTION

For Meeting of : 12/6/16

**ACTION REQUESTED:**

Conduct a public hearing to consider and act on the proposed Germain Farms Annexation.

**BACKGROUND:**

On August 18, 2016, Ed Greer, on behalf of Germain Farms, LLC, filed a petition for annexation with the Pullman finance director in conformance with appropriate state regulations. The proposal involves the incorporation of approximately 108 acres of land located south of Wawawai Road between SW Golden Hills Drive and State Route 195. Once an annexation petition is filed, state law requires the City Council to conduct a public hearing to consider and act upon the request. For additional information related to this matter, please refer to the attached staff report.

**RECOMMENDATION:**

Approve the proposed annexation by means of the attached ordinance.

**FISCAL IMPACT:** \$ \_\_\_\_\_

\_\_\_\_\_ **BARS Code Number**

**SUBMITTED BY:**

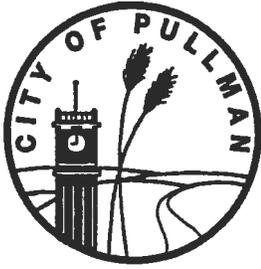
Name Pete Dickinson *TPD*  
Title Planning Director  
Dept. Planning

**ATTACHMENTS FOR COUNCIL REVIEW/ACTION:**

- 1. Staff Report No. 16-13
- 2. Ordinance No. 16-19

**REVIEWED BY:**

	Initial	Date
Department Head	<u>PD</u>	<u>11/29/16</u>
City Supervisor	<u>MW</u>	<u>11/30/16</u>
City Attorney (As to Form)	_____	_____



# CITY OF PULLMAN

## Public Works and Planning Departments

325 S.E. Paradise Street, Pullman, WA 99163  
(509) 338-3220 or (509) 338-3213 Fax (509) 338-3282  
[www.pullman-wa.gov](http://www.pullman-wa.gov)

### MEMORANDUM

TO: Mayor Johnson and Pullman City Council

FROM: Pete Dickinson, Planning Director 

FOR: Meeting of December 6, 2016

SUBJECT: Proposed Germain Farms Annexation

DATE: November 29, 2016

Staff Report No. 16-13

### BACKGROUND

On May 31, 2016, Ed Greer, on behalf of Germain Farms, LLC, filed a "Notice of Intent to Annex Real Property" with the city. This proposal involves the annexation of approximately 108 acres of land located south of Wawawai Road, between Golden Hills Drive and State Route (SR) 195, on Sunnyside Hill (See Attachment "A," Location and Zoning Map). The subject property borders the city limits on its east side. The parcel under consideration is contained within the city's urban growth area set forth in the 1999 Pullman Comprehensive Plan, as amended in 2013. This growth area was created to accommodate urban development over the 50-year time horizon envisioned in the plan. The Comprehensive Plan land use designation for the parcel in question is primarily Low Density Residential with the northwest portion of approximately 19 acres designated Commercial. The prezone classifications for the property are R1 Single Family Residential and C3 General Commercial. The land under consideration is currently farmland.

The Planning Commission met to review this request on June 22, 2016. At the outset of the meeting, planning staff explained its recommendation for approval of the proposal subject to four conditions involving assumption of city indebtedness, acceptance of the above-cited zoning districts for the property, incorporation into the hospital district, and inclusion of the 4.6-acre property occupied by the Hinrichs Trading Company facility at the corner of Wawawai Road and SR 195.

During the Planning Commission session, two members of the public provided comments to the Commission. Ed Greer, who resides in Vancouver, Washington, introduced himself

as the applicant. He stated that, since development was occurring on the abutting property to the east, the family decided it was now an appropriate time to request annexation. Phil Hinrichs of the Hinrichs Trading Company indicated his support for the requested annexation, and he asked a series of questions related to the effect of annexation on his business operations. After receiving this input, the Commission unanimously recommended to approve the annexation with the four conditions suggested by staff.

The City Council held a meeting to review the Notice of Intent to Annex on July 12, 2016. At this meeting, Phil Hinrichs once again provided comments, this time requesting that his property be excluded from the potential annexation area. After discussing the matter, the Council voted unanimously to accept the proposed annexation subject to the following petitioner instructions:

1. The petitioner shall assume its proportionate share of city indebtedness upon annexation as determined by the city finance director.
2. The petitioner shall accept the assignment of R1 Single Family Residential and C3 General Commercial zoning designations for the subject property to become effective immediately upon annexation.
3. Prior to the City Council public hearing on this annexation proposal, the petitioner shall initiate proceedings for annexation to Whitman County Hospital District No. 1A.

On August 18, 2016, the applicant filed a "Petition for Annexation of Property to the City of Pullman" (See Attachment "B") with the City of Pullman Finance Director as the next step in the process. The petition has been certified as sufficient by the Whitman County Assessor according to the rules set forth in RCW 35A.01.040 and RCW 35A.14.420, as documented in a letter from Joe Reynolds (See Attachment "C"). Engineering staff approved the legal description for the subject property earlier this month.

Following the submittal of an acceptable annexation petition, state law requires that the City Council conduct a public hearing to review and act upon the proposal. For the upcoming proceeding on December 6, staff posted a Notice of Public Hearing in three public places within the proposed annexation area on November 17, and caused said notice to be published in the Moscow-Pullman Daily News on November 23.

With respect to the City Council's annexation instructions above, Item No. 1 would take effect upon annexation of the property. Item No. 2, regarding zoning for the parcel, would also take effect upon annexation. The petitioner has complied with Instruction No. 3 by submitting an annexation petition to Public Hospital District No. 1A (See Attachment "D," Letter from Kelly Brown).

As noted in previous reports to the Council, there are a number of Comprehensive Plan objectives that pertain to this case. The specific provisions that apply in this instance are Comprehensive Plan Goal LU2, and Policies LU2.1, LU2.3, LU2.4, LU2.5, LU2.6, LU2.7, LU2.8, and LU2.9.

#### STAFF ANALYSIS AND RECOMMENDATION

Planning staff is in favor of granting this proposed annexation. Approval of the applicant's request would incorporate land within Pullman's urban growth area, which has been established to allow for controlled growth and efficient municipal service delivery.

Access and utility service for the subject property appear to be satisfactory. The parcel is bordered on the north by Wawawai Road, designated as a secondary arterial on the city's arterial street plan. Public water and sanitary sewer lines extend to the east side of the annexation proposal at Panorama Drive and Old Wawawai Road with existing subdivisions or subdivisions currently under construction. These water and sanitary sewer lines will need to be extended as needed. Not all areas of the annexation can be served by gravity sanitary sewer; therefore, one or more lift stations may be required. Storm drain facilities would need to be constructed as needed to manage runoff.

City staff anticipates a positive fiscal impact with the approval of this request. A recent cost/benefit analysis performed for this proposal by Finance Director Leann Hubbard showed a net gain to the city of \$126.46 per household.

In conclusion, the petitioner for this proposed annexation has complied with the applicable provisions of state law and the instructions issued by the City Council. Planning staff recommends that the Council approve the petitioner's request to annex the subject property to the city of Pullman.

#### ACTION REQUESTED

1. Accept public comment on the Petition for Annexation.
2. Adopt Findings of Fact and Conclusions (staff's suggested Findings and Conclusions are included as Attachment "E").
3. Move to approve or disapprove, by ordinance, the proposed annexation. Approval, if granted, shall be subject to the instructions outlined in the Petition for Annexation.

ATTACHMENTS

- "A" Location and Zoning Map
- "B" Petition for Annexation
- "C" Letter from Joe Reynolds, dated 8/23/16
- "D" Letter (without enclosure) from Kelly Brown, dated 9/12/16
- "E" Findings of Fact and Conclusions



**FILED**

**AUG 18 2016**

CITY CLERK'S OFFICE  
PULLMAN WASHINGTON

**Petition for Annexation of Property  
to the  
City of Pullman**

To: The City Council of the City of Pullman, Washington;

Pursuant to RCW 35A.14, the undersigned Ed Greer, does hereby petition the City of Pullman, Washington, for the annexation to the City of Pullman the following described tract of real estate, situated in Whitman County, Washington, to wit:

Attached hereto and by this reference made a part thereof is Exhibit "A", a legal description of the properties to be annexed.

The petitioner is the owner of approximately 90% of the acreage of the above described properties for which annexation is sought. The petitioner is informed and understand:

1. The City Council will require the assumption of existing City indebtedness by the area to be annexed;
2. The City Council will require initiation of proceedings for annexation to Whitman County Hospital District No. 1-A; and
3. If the area is annexed, it will be annexed with a zone classification of R-1 single family residential and C-3 General Commercial zone classifications, which will be effective until further modified in a manner provided by law.

Attached hereto and by this reference made a part thereof is Exhibit "B", a map which outlines the boundaries of the property sought to be annexed.

The petitioner brought his Notice of Intent to Annex before the City Council on July 12, 2016. In accordance with RCW 35A.14, the following is a quotation of the minute entry from the regular meeting of the City Council of the requirements set forth by the City Council for the annexation:



Warning

Every person who signs this Petition with any other than his or her true name, or who knowingly signs more than one of these Petitions, or signs a Petition seeking an election when he or she is not a legal voter, or signs a Petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Dated August 15, 2016

A handwritten signature in black ink, appearing to read 'Ed Greer', is written over a horizontal line.

Ed Greer

**LEGAL DESCRIPTION**  
**Germain Farms Annexation**

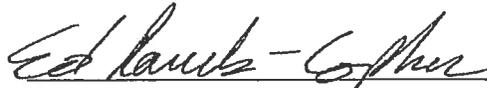
A portion of the Southwest Quarter of Section 1, Township 14 North, Range 44 East, Willamette Meridian, located in Whitman County, Washington, and being more particularly described as follows:

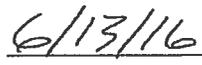
That portion of said Southwest Quarter lying South of the North Right of Way line of Old Wawawai Rod and lying East of the East Right of Way line of State Route 195.

Excepting therefrom Parcel Number 1 of the recorded Short Plat for Harlow Properties Incorporated as filed in the records of the Whitman County Auditor under Auditors File Number 492555.

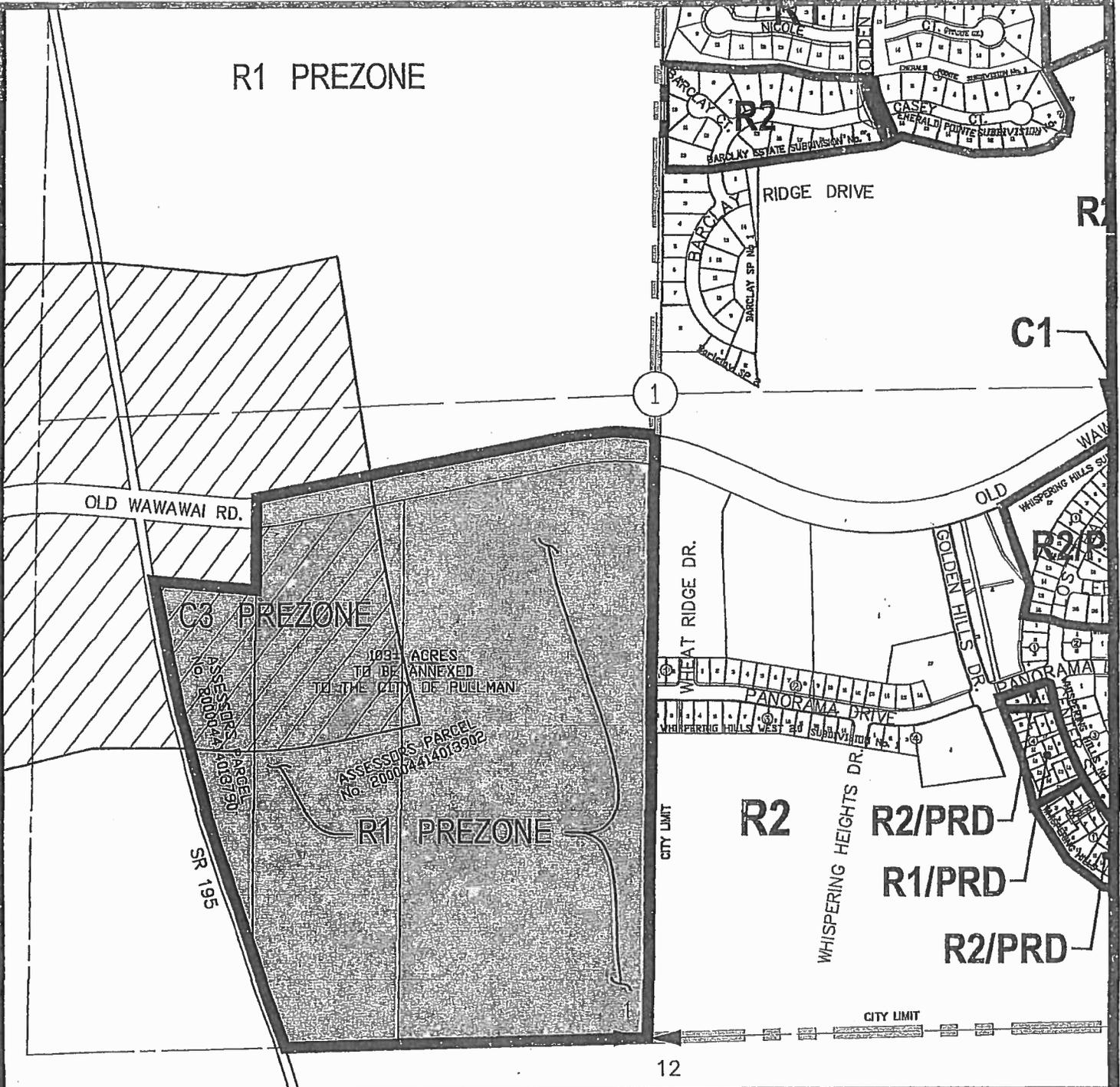
Net land acreage being approximately 103 Acres, together with approximately 4 Acres of Old Wawawai Road Right of Way.

Approved for Form:

  
Engineering Technician

  
Date

R1 PREZONE



SUBJECT PROPERTY



C3 PREZONE



CITY LIMITS



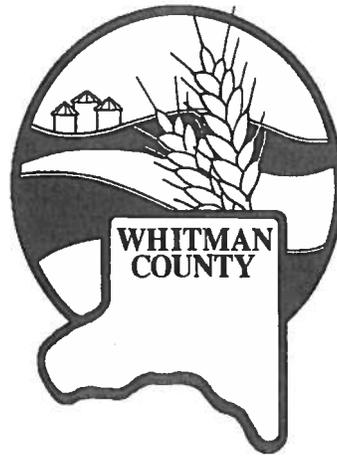
ZONING DISTRICT BOUNDARY



P:\Engr & CAD\PLANNING-PD-PARKS-M&O DOCUMENTS\PLANNER\Annex\Germain Farms Annexation L-Z Map.dwg

# LOCATION & ZONING MAP

GERMAIN FARMS ANNEXATION



*The Assessor's office*

**Joe Reynolds, Assessor**

N. 404 Main St., Colfax, WA. 99111

Phone (509) 397-6220

August 23, 2016

CITY OF PULLMAN  
ADMINISTRATION/FINANCE  
LEANN L. HUBBARD  
325 S.E. PARADISE STREET  
PULLMAN, WA 99163

DEAR LEANN:

IE: PETITION FOR ANNEXATION RECEIVED BY YOUR OFFICE ON AUGUST 22, 2016, GERMAIN FARMS ANNEXATION PETITION.

I HAVE EXAMINED THE PETITION AND ACCORDING TO THE RECORD OF THE OFFICE OF WHITMAN COUNTY ASSESSOR. THE PROPERTY IS LISTED AS BELONGING TO GERMAIN LLC AND ROBERT C. GERMAIN. I DO NOW ATTEST TO THE SUFFICIENCY OF SAID PETITION.

A handwritten signature in black ink that reads "Joe Reynolds". The signature is written in a cursive, flowing style.

JOE REYNOLDS  
WHITMAN COUNTY ASSESSOR



IRWIN MYKLEBUST SAVAGE & BROWN P.S.

A T T O R N E Y S A T L A W

Kelly N. Brown  
Attorney at Law  
E-mail: [brown@imsblaw.com](mailto:brown@imsblaw.com)  
1230 SE Bishop Boulevard  
PO Box 604  
Pullman, WA 99163-0604

Telephone: 509.332.3502  
Facsimile: 509.332.6565  
[www.IMSBLaw.com](http://www.IMSBLaw.com)

September 8, 2016

RECEIVED

SEP 12 2016

PUBLIC WORKS/PLANNING

Pete Dickinson, Planning Director  
325 SE Paradise St.  
Pullman, WA 99163

**RE:NOTICE OF PUBLIC HEARING / GERMAIN FARMS, LLC PETITION TO ANNEX REAL PROPERTY TO PUBLIC HOSPITAL DISTRICT NO. 1-A OF WHITMAN COUNTY, WASHINGTON**

Dear Mr. Dickinson:

Enclosed you will find a copy of the *Notice of Public Hearing* . The hearing will take place on Wednesday October 5, 2016 at 6:00 p.m., at Pullman Regional Hospital Conference Room C&D, 835 SE Bishop Blvd. Pullman, Washington.

Thank you.

Sincerely,

IRWIN, MYKLEBUST, SAVAGE & BROWN, P.S.

  
Kelly N. Brown

KNB:sd

Enclosure:

Notice of Public Hearing (copy)

cc: Scott Adams (w/enclosure)

19c/ZAB\PHDN1-A\CRSP2016081516

Kelly N. Brown\*  
Colleen A. Harrington\*  
James M. Onstad,  
LL.M.GU (Tax)  
Robert W. Rembert\*

David W. Savage \*\*  
Tessa A. Scholl\*  
G. Howard Utzman,\*  
LL.M.NYU (Tax)  
Jane T. von Frank\*\*

\*Also Admitted in Idaho  
\*\*Also Admitted in Massachusetts  
+Also Admitted in Montana

Kenneth B. Myklebust,  
Retired  
Claude K. Irwin, 1912-2005

**GERMAIN FARMS ANNEXATION**  
**Findings of Fact**

1. RCW 35A.14.420 reads, in part, as follows:

Before the circulation of a petition for annexation, the initiating party or parties, who shall be the owners of not less than ten percent of the acreage for which annexation is sought, shall notify the legislative body of the code city in writing of their intention to commence annexation proceedings.

2. The initiating party involved in the subject annexation was Ed Greer, on behalf of Germain Farms, LLC, which owns not less than ten percent (10%) of the area proposed to be annexed; this initiating party filed a Notice of Intent to Annex Real Property with the Pullman finance director on May 31, 2016.
3. The proposed annexation area is located south of Wawawai Road between Golden Hills Drive and State Route (SR) 195, and is approximately 107 acres in size.
4. The proposed annexation area is rezoned by the city as R1 Single Family Residential and C3 General Commercial.
5. Pullman City Code Section 17.20.070 states that "The Planning Commission shall...review and make recommendations on pending annexations to the city."
6. The Planning Commission reviewed the proposed annexation at its meeting of June 22, 2016; at that time, the Commission voted unanimously to recommend approval of the annexation, subject to four annexation instructions involving assumption of city indebtedness, acceptance of the pre-assigned zoning districts for the property, incorporation into the hospital district, and inclusion of a 4.6-acre property currently occupied by the Hinrichs Trading Company facility at the corner of Wawawai Road and SR 195.
7. RCW 35A.14.420 reads, in part, as follows:

The legislative body shall set a date, not later than sixty days after the filing of the [Notice of Intent to Annex], for a meeting with the initiating parties to determine whether the code city will accept, reject, or geographically modify the proposed annexation, whether it shall require the simultaneous adoption of a proposed zoning regulation...and whether it shall require the assumption of all or any portion of existing city indebtedness by the area to be annexed.

8. On July 12, 2016, the City Council met to review the Notice of Intent to Annex. After receiving input at this meeting from the owner of the property occupied by the aforementioned Hinrichs Trading Company facility, the Council voted to accept the proposed annexation and issue the following instructions to the petitioner:

1. The petitioner shall assume its proportionate share of city indebtedness upon annexation as determined by the city finance director.
2. The petitioner shall accept the assignment of R1 Single Family Residential and C3 General Commercial zoning designations for the subject property to become effective immediately upon annexation.
3. Prior to the City Council public hearing on this annexation proposal, the petitioner shall initiate proceedings for annexation to Whitman County Hospital District No. 1A.

9. RCW 35A.14.420 reads in part, as follows:

Approval by the legislative body shall be a condition precedent to circulation of the petition...A petition for annexation of an area contiguous to a code city may be filed with the legislative body of the municipality to which annexation is desired.

10. On August 18, 2016, Ed Greer filed with the Pullman finance director a document entitled "Petition for Annexation of Property to the City of Pullman," hereinafter referred to as "the petition."
11. The petition was certified as sufficient by the Whitman County Assessor in a letter received by the city, dated August 23, 2016.
12. RCW 35A.14.430 reads as follows:  
  
When a petition for annexation is filed with the legislative body of a code city, that meets the requirements of RCW 35A.01.040 and 35A.14.420, the legislative body may entertain the same, fix a date for a public hearing thereon and cause notice of the hearing to be published in one or more issues of a newspaper of general circulation in the city. The notice shall also be posted in three public places within the territory proposed for annexation, and shall specify the time and place of hearing and invite interested persons to appear and voice approval or disapproval of the annexation.
13. A public hearing was scheduled on the petitioner's proposed annexation for December 6, 2016.
14. Notice of the December 6, 2016 public hearing for the proposed annexation was published in the Moscow-Pullman Daily News on November 23, 2016, and said notice was posted in three public places within the proposed annexation area on November 17, 2016.
15. The Notice of Public Hearing for the proposed annexation specified the time and place of the hearing and invited all interested persons to appear and voice approval or disapproval regarding the proposed annexation.

16. The public hearing set for December 6, 2016 was held as scheduled, and all persons favoring or opposing the proposed annexation were provided the opportunity to present their comments to the Council.

17. Staff Report No. 16-13 states that the following Pullman Comprehensive Plan provisions pertain to the subject annexation: Comprehensive Plan Goal LU2, and Policies LU2.1, LU2.3, LU2.4, LU2.5, LU2.6, LU2.7, LU2.8, and LU2.9.

18. Staff Report No. 16-13 includes the following paragraph:

With respect to the City Council's annexation instructions above, Item No. 1 would take effect upon annexation of the property. Item No. 2, regarding zoning for the parcel, would also take effect upon annexation. The petitioner has complied with Instruction No. 3 by submitting an annexation petition to Public Hospital District No. 1A...

19. Staff Report No. 16-13 reads, in part, as follows:

Planning staff is in favor of granting this proposed annexation. Approval of the applicant's request would incorporate land within Pullman's urban growth area, which has been established to allow for controlled growth and efficient municipal service delivery.

20. Staff Report No. 16-13 states the following:

Access and utility service for the subject property appear to be satisfactory. The parcel is bordered on the north by Wawawai Road, designated as a secondary arterial on the city's arterial street plan. Public water and sanitary sewer lines extend to the east side of the annexation proposal at Panorama Drive and Old Wawawai Road with existing subdivisions or subdivisions currently under construction. These water and sanitary sewer lines will need to be extended as needed. Not all areas of the annexation can be served by gravity sanitary sewer; therefore, one or more lift stations may be required. Storm drain facilities would need to be constructed as needed to manage runoff.

21. Staff Report No. 16-13 states the following:

City staff anticipates a positive fiscal impact with the approval of this request. A recent cost/benefit analysis performed for this proposal by Finance Director Leann Hubbard showed a net gain to the city of \$126.46 per household.

22. Staff Report No. 16-13 includes the following paragraph:

In conclusion, the petitioner for this proposed annexation has complied with the applicable provisions of state law and the instructions issued by the City Council. Planning staff recommends that the Council approve the petitioner's request to annex the subject property to the city of Pullman.

23. RCW 35A.14.220 reads as follows:

Annexations under the provisions of RCW 35A.14.295, 35A.14.297, 35A.14.300, and 35A.14.310 shall not be subject to review by the annexation review board: PROVIDED, That in any county in which a boundary review board is established under chapter 36.93 RCW all annexations shall be subject to review except as provided for in RCW 36.93.110. When the area proposed for annexation in a petition or resolution, initiated and filed under any of the methods of initiating annexation authorized by this chapter, is less than fifty acres or less than two million dollars in assessed valuation, review procedures shall not be required as to such annexation proposal, except as provided in chapter 36.93 RCW in those counties with a review board established pursuant to chapter 36.93 RCW: PROVIDED, That when an annexation proposal is initiated by the direct petition method authorized by RCW 35A.14.120, review procedures shall not be required without regard to acreage or assessed valuation, except as provided in chapter 36.93 RCW in those counties with a boundary review board established pursuant to chapter 36.93 RCW.

24. Whitman County does not have a boundary review board established pursuant to Chapter 36.93 RCW.
25. Annexation proposals are categorically exempt from the documentation requirements of the State Environmental Policy Act (SEPA); thus, no environmental checklist was required for this proposal.

**GERMAIN FARMS ANNEXATION**  
**Conclusions**

1. The procedures followed by the petitioner to effect the proposed annexation appear to be in conformance with state and local laws.
2. The proposed annexation appears to conform to the applicable standards outlined in the Pullman Comprehensive Plan.
3. It appears that public facilities and services are available in the vicinity of the subject property.
4. The petitioner's proposal is not expected to have a probable significant adverse environmental impact.
5. Annexation review procedures in accordance with RCW 35A.14.220 are not required for this proposed annexation.
6. Based on all the information presently available, it appears that the petitioner's proposed annexation would promote the public health, safety, order, convenience, and general welfare of the citizens of Pullman.

ORDINANCE NO. 16-19

AN ORDINANCE ANNEXING TO THE CITY OF PULLMAN CERTAIN CONTIGUOUS REAL PROPERTY LOCATED SOUTH OF WAWAWAI ROAD BETWEEN SW GOLDEN HILLS DRIVE AND STATE ROUTE 195.

WHEREAS, a petition was filed with the finance director of the city of Pullman to annex the hereinafter described real estate, which petition was signed by the owners of a majority of the property for which annexation was petitioned, and upon the filing of said petition, the date and time of a hearing was set for Tuesday, December 6, 2016, at 7:00 p.m.; and,

WHEREAS, notice of said hearing having been given by posting and publication as required by law; and,

WHEREAS, the petitioner has petitioned Whitman County Public Hospital District No. 1A for annexation of the real estate herein described to said Hospital District; and,

WHEREAS, there being no requirement of review by the Annexation Review Board; and,

WHEREAS, the City Council finding that the pre-zone designations for said property are R1 Single Family Residential and C3 General Commercial as provided for in Pullman City Ordinance No. 13-9; and,

WHEREAS, this being the date, place, and time for hearing on this proposed annexation; the City Council having considered all comments in opposition to and in support of the proposed annexation; and having approved and set forth its Findings of Fact and Conclusions, and having considered the proposed annexation itself, and believing said annexation to be in the best interests of the city of Pullman; now, therefore,

THE CITY COUNCIL OF THE CITY OF PULLMAN DOES ORDAIN AS FOLLOWS:

SECTION 1: That there is hereby annexed to the city of Pullman a parcel of land located south of Wawawai Road between SW Golden Hills Drive and State Route 195, which is more particularly described in Exhibit "A", attached hereto and by this reference made a part hereof as though set forth in full herein, and shown on the map marked Exhibit "B", attached hereto and by this reference made a part hereof as though set forth in full herein.

SECTION 2: That the above-described area which is annexed to the city of Pullman shall be required to assume its proportionate share of outstanding city indebtedness, to the extent permitted by law.

SECTION 3: That the above-described area shall be, from and after the date of its annexation to the city of Pullman, subject to the zoning code, together with any amendments thereto and all other ordinances of the city of Pullman relating to use, occupation, and enjoyment of land located within the city of Pullman.

SECTION 4: This ordinance shall be in full force and take effect five (5) days from and after its publication, or a summary thereof is published, in the Moscow-Pullman Daily News, the official newspaper of the city of Pullman.

PASSED by the City Council of the city of Pullman at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

SIGNED by the Mayor in Authentication and Approval Thereof on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

---

Glenn A. Johnson  
Mayor

ATTEST:

---

Leann L. Hubbard  
Finance Director

Approved as to Form:

---

Laura McAloon  
City Attorney

**LEGAL DESCRIPTION**  
**Germain Farms Annexation**

A parcel of land situate within the Southwest Quarter of Section 1, Township 14 North, Range 44 East, Willamette Meridian, Whitman County, State of Washington, and is further described as follows:

**BEGINNING** at The South Quarter Corner of said Section 1 (South 00°46'10" West 2,675.18 Feet from a Brass Cap Monument marking the Center of said Section 1); Thence South 87°22'52" West 1,667.18 Feet, along the Southerly Boundary of said Section 1, to a point on the Easterly Right of Way (ROW) Boundary of SR 195; Thence the following six courses along said Easterly ROW Boundary:

1. North 18°57'47" West 244.90 Feet,
2. North 09°06'34" East 85.00 Feet,
3. North 18°57'47" West 150.00 Feet,
4. North 38°15'11" West 105.95 Feet,
5. North 18°57'47" West 203.21 Feet, to a point of curvature (PC),
6. 1,299.54 Feet, along a curve concave Easterly (Central Angle = 06°31'32", Radius = 11,410.00 Feet) with its Long Chord Bearing North 15°42'01" West 1,298.84 Feet, to the Southwest Corner of Parcel 1 of the Harlow Properties Short Plat as recorded under Whitman County Auditor's File Number 492555;

Thence South 88°11'50" East 495.80 Feet, leaving said Easterly ROW Boundary and running along the Common Boundary of Parcel 1 and Parcel 2 of said Harlow Properties Short Plat, to the Southeast Corner of said Parcel 1;

Thence North 00°33'51" East 240.87 Feet, to the Northeast Corner of said Parcel 1 and being a point on the Southerly ROW Boundary of Old Wawawai Road (County Road Number 9011);

Thence North 05°24'14" East 98.40 Feet, across said Old Wawawai Road to a point on the Northerly ROW Boundary of said Old Wawawai Road;

Thence the following four courses along said Northerly ROW Boundary:

1. South 84°35'46" East 12.75 Feet, to a PC,
2. 261.94 Feet, along a curve concave Northerly (Central Angle = 16°35'00", Radius = 905.00 Feet) with its Long Chord Bearing North 87°06'44" East 261.02 Feet, to a point of tangency,
3. North 78°49'14" East 1,173.65 Feet, to a PC,
4. 366.73 Feet, along a curve concave Southerly (Central Angle = 20°54'28", Radius = 1,005.00 Feet) with its Long Chord Bearing North 89°16'28" East 364.70 Feet, to a point on the North – South Subdivision line of said Section 1 (South 00°46'10" West 200.64 Feet from the Center of said Section 1);

Thence South 00°46'10" West 2,474.54 Feet, along the North – South Subdivision line of said Section 1, to the **POINT OF BEGINNING**.

Area of said described Parcel is 107.9 Acres more or less.

Subject to all easements of record.

Subject to conditions that a Title Report would disclose.

Approved for Form:

  
\_\_\_\_\_  
Engineering Technician

  
\_\_\_\_\_  
Date

R1 PREZONE

R2

R1

C1

OLD WAWAWAI RD.

C3 PREZONE

103± ACRES  
TO BE ANNEXED  
TO THE CITY OF PULLMAN

ASSESSOR'S PARCEL  
No. 80004414013750

ASSESSOR'S PARCEL  
No. 200004414013902

R1 PREZONE

SR 195

1

RIDGE DRIV

WHEAT RIDGE DR.

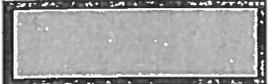
R2

R2/PRD

R1/PRD

R2/PRD

NORTH



SUBJECT PROPERTY



C3 PREZONE



CITY LIMITS



ZONING DISTRICT BOUNDARY

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# LOCATION & ZONING MAP

EXHIBIT "B"

GERMAIN FARMS  
ANNEXATION