ORDINANCE NO. 1018

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF RIDGEFIELD APPROXIMATELY 2.3 ACRES OF CERTAIN REAL PROPERTY LOCATED WITHIN THE RIDGEFIELD URBAN GROWTH AREA, AND ASSIGNING THE ZONING OF THE ANNEXED AREA AS LOW DENSITY RESIDENTIAL 8.5

WHEREAS, annexations to the City of Ridgefield are regulated by Revised Code of Washington (RCW) Chapter 35A.14, Annexation by Code Cities; and

WHEREAS, the proposed annexation area is within the Ridgefield Urban Growth Area as shown on Ridgefield Urban Growth Area Comprehensive Plan Map as adopted by the Board of Clark County Commissioners on September 25, 2007, Ordinance No. 2007-09-13; and

WHEREAS, RCW 35A.14.010 provides that an unincorporated area lying contiguous to a code city may become part of the charter code city or noncharter code city by annexation; and

WHEREAS, RCW 35A.14.120 provides a direct petition annexation method which requires that prior to circulating a petition for annexation, the initiating party or parties, who shall be owners of not less than ten percent of the acreage for which annexation is sought, shall notify the legislative body of a charter code city or noncharter code city; and

WHEREAS, on June 26, 2008, the City Council of the City of Ridgefield adopted Resolution No. 356 to accept the proposed annexation with authorization to commence annexation proceedings; and

WHEREAS, on August 22, 2008, the City of Ridgefield received a petition to annex and assigned File No. PLZ-08-0044; and

WHEREAS, the area proposed to be annexed is contiguous to the north city limits; and

WHEREAS, RCW 35A.14.120 requires that the petition to annex must be signed by the owners of not less than sixty percent in value, according to the assessed valuation for general taxation of the property for which annexation is petitioned; and

WHEREAS, RCW 43.21C.222 exempts annexation of territory by a city or town from compliance with the chapter entitled State Environmental Policy; and

WHEREAS, RCW 35A.14.430 provides that the legislative body of a code city may entertain a petition for annexation and 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, and post 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; and,

WHEREAS, the City of Ridgefield met the requirements defined within RCW 35A.14.480 by publishing a notice of public hearing in the August 27, 2008 issue of the Reflector newspaper and posting notice of public hearing at three locations; and

WHEREAS, On September 11, 2008, the City Council of the City of Ridgefield held and closed a public hearing on the proposed annexation; and

WHEREAS, RCW 35A.14.440 provides that after the public hearing, if the legislative body determines to effect the annexation, then they shall do so by ordinance and file a copy of the ordinance with the board of county commissioners.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Annexation. The City of Ridgefield hereby annexes into the corporate limits of the City of Ridgefield a tract of land described in Auditor File Numbers 4124001D and 4124002D, Exhibit 1, and shown on survey Exhibit 2, recorded in Book 53, Page 157 of Surveys, Clark County, Washington.

SECTION 2. Zoning. The zoning of the annexed area shall be Low Density Residential 8.5

SECTION 3. City Filing of Certificate with Washington State Office of Financial Management. A Certificate of Annexation shall be filed with the Washington State Office of Financial Management within thirty (30) calendar days of the effective date of this ordinance.

SECTION 4. City Filing with Clark County. A certified copy of the adopted ordinance shall be separately filed with the Board of Clark County Commissioners and the Clark County Department of Assessment and GIS.

SECTION 5. Severability. If any section, sentence, clause or phrase of this ordinance shall 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 be in full force and effect five (5) calendar days after adoption and publication pursuant to law.

SECTION 7. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

ADOPTED AT A REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF

RIDGEFIELD, WASHINGTON THIS 11th DAY OF September, 2008.

THE CITY OF RIDGEFIELD

Ron Onslow, Mayor

Attest:

Kay Kammer,
Director of Finance & Administration
City Clerk

Approved as to Form:

Chris Sundstrom, City Attorney

First reading :	September 11, 2008
Adoption:	September 11, 2008
Date of Publication:	September 17, 2008
Effective Date:	September 21, 2008

HAYDEN PARK ANNEXATION
LEGAL DESCRIPTION

A portion of the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼, all in Section 18, T. 4 N, R 1 E, W.M., Clark County, Washington, described as follows:

BEGINNING at the Southwest corner of the Southeast quarter of said Section 18; thence S 89°03'11" E along the south line of the Southeast quarter of said Section 18, 164.50 feet; thence N 21°14'14" W, 24.11 feet; thence along the arc of a 182.00-foot radius curve to the left through a central angle of 02°40'01" for an arc distance of 8.47 feet; thence S 89°03'11" E, 169.21 feet; thence N 01°02'00" E, 69.78 feet; thence N 26°19'39" W, 48.98 feet; thence N 41°58'31" W 33.95 feet; thence N 82°30'54" W, 27.40 feet; thence N 56°28'57" W, 66.47 feet; thence N 79°00'27" W, 155.11 feet; thence N 88°54'19" W, 37.95 feet; thence N 88°54'59" W, 154.22 feet; thence S 01°05'32" W, 234.61 feet to the south line of the Southwest quarter of said Section 18; thence S 89°03'24" E, 153.20 feet to the POINT OF BEGINNING.

EXHIBIT A

Note: This is a Portion of a Survey for Heron Ridge Estates recorded in Book 53 of Surveys, Page 157

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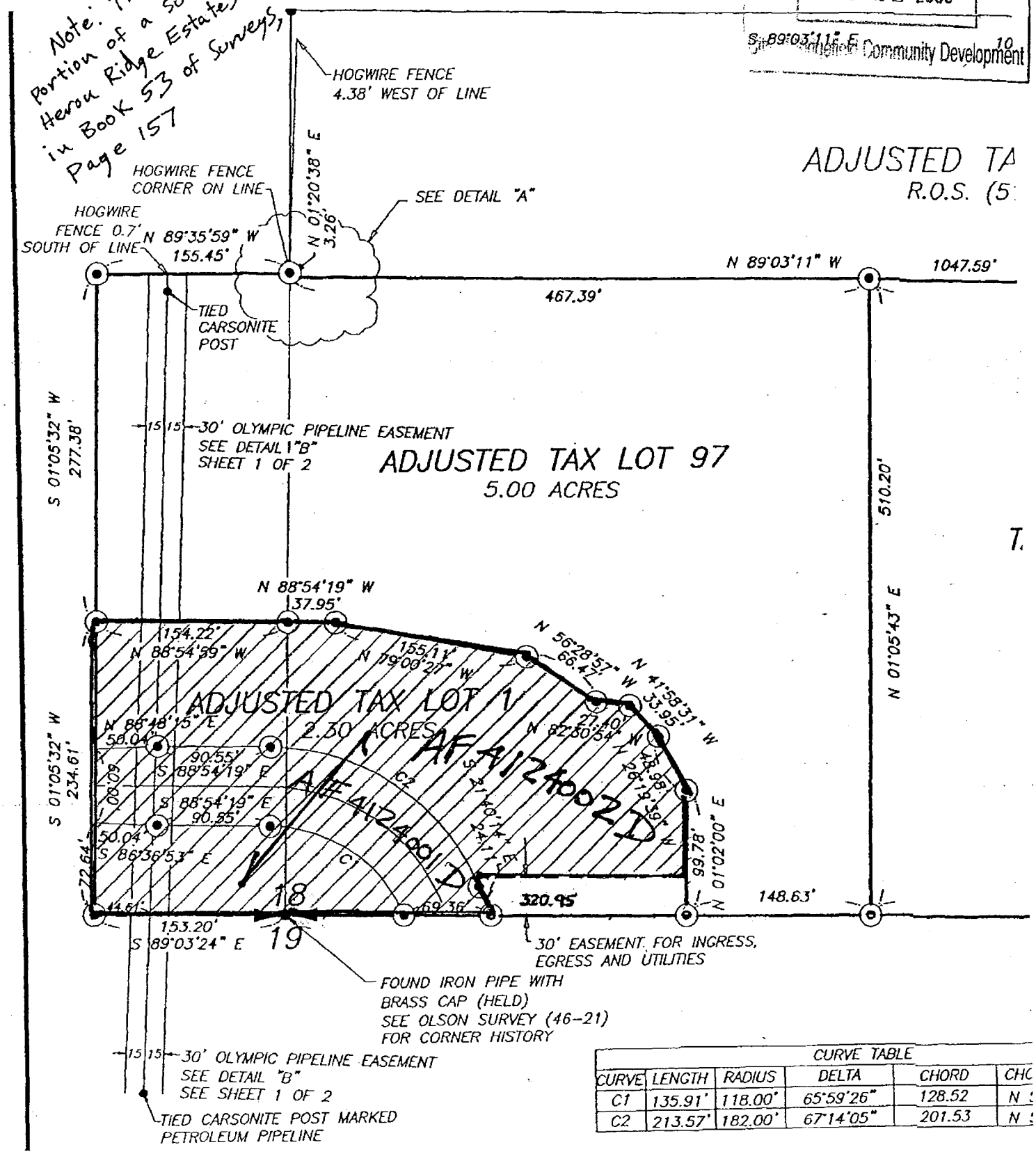
AUG 22 2008
Community Development



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHO
C1	135.91'	118.00'	65°59'26"	128.52	N
C2	213.57'	182.00'	67°14'05"	201.53	N

HAYDEN PARK ANNEXATION