ORDINANCE NO. 1180

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF RIDGEFIELD APPROXIMATELY 8.1 ACRES OF CERTAIN REAL PROPERTY LOCATED WITHIN THE RIDGEFIELD URBAN GROWTH AREA, AND ASSIGNING THE ZONING OF THE ANNEXED AREA AS COMMERCIAL NEIGHBORHOOD BUSINESS

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 annexation name is Duvall Annexation; and

WHEREAS, the proposed annexation area is within the Ridgefield Urban Growth Area as shown on the Ridgefield Urban Growth Area Comprehensive Plan Map of the Clark County 20-Year Comprehensive Growth Management Plan which the Board of Clark County Commissioners adopted on September 25, 2007, Ordinance No. 2007-09-13; and

WHEREAS, the proposed annexation area is within the Ridgefield Urban Growth Area and the Duvall portion is designated Neighborhood Commercial as shown on the Comprehensive Plan Map of the Ridgefield Urban Area Comprehensive Plan which the City Council adopted on December 18, 2014, Ordinance No. 1172; 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, the area proposed to be annexed is contiguous to the south city limits; 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 the owners of not less than ten percent in value, according to the assessed valuation for general taxation of the property for which annexation is sought, shall notify the legislative body of a charter code city or noncharter code city; and

WHEREAS, on February 26, 2015, the City Council of the City of Ridgefield adopted Resolution No. 478 to accept a notice of intent to annex the Duvall property identified by Assessor's Serial No. 214478000 and adjacent Clark County right-of-way, and the Council authorized commencement of annexation proceedings; and

WHEREAS, on March 17, 2015, the City of Ridgefield received a petition to annex and assigned File No. PLZ-15-0020; 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, on March 18, 2015, the City of Ridgefield requested that the Clark County Department of Assessment and GIS certify the petition to annex by direct petition method according to RCW 35A.01.040(4) which requires that a petition signed by property owners be transmitted to the county assessor for determination of sufficiency; and

WHEREAS, on March 23, 2015, the Clark County Deputy Assessor mailed to the City of Ridgefield a Certification of Sufficiency for the annexation petition by the direct petition method; 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.14.130 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.14.130 by publishing a notice of public hearing in the March 25, 2015, issue of the Reflector newspaper and posting notice of public hearing at three public places within the territory proposed for annexation; and

WHEREAS, on April 9, 2015, 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 for the City of Ridgefield hereby ordains as follows:

SECTION 1. Annexation. The City of Ridgefield hereby annexes into the corporate limits of the City of Ridgefield the territory described in Exhibit 1 and as shown in Exhibit 2.

SECTION 2. Zoning. The zoning of the annexed area shall be Commercial Neighborhood Business.

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 thirty (30) 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.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 23RD DAY OF APRIL, 2015.

Ron Onslow, Mayor

ATTEST/AUTHENTICATED:

Julie Basarab
Deputy City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading:	April 9, 2015
Second reading/Passage:	April 23, 2015
Date of Publication:	April 29, 2015
Effective Date:	May 29, 2015

EXHIBIT 1:

Legal Description of Annexation Area

MINISTER-GLAESER
SURVEYING INC.

Vancouver Office – 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office – 6303 Burden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX

DANIEL ADOLPH RENTON
STATE OF WASHINGTON
37535
REGISTERED
PROFESSIONAL LAND SURVEYOR

MARCH 18, 2015

EXHIBIT "____"

TAX LOT 63
ASSESSORS PARCEL NUMBER: 214478-000

A parcel of land located in a portion of the South Half of the Southwest Quarter of the Southwest Quarter of Section 23, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington described as follows:

COMMENCING at the Southwest corner of said South Half;

Thence South 89°01'31" East, along the South line of said South Half, for a distance of 480.00 feet;

Thence leaving said South line, North 01°32'15" East, parallel with the West line of said South Half, for a distance of 30.00 feet to the North Right of Way line of N.E. 259th Street and the **TRUE POINT OF BEGINNING;**

Thence South 89°01'31" East, along said North Right of Way line, for a distance of 510.00 feet;

Thence leaving said North Right of Way line, North 01°32'15" East, parallel with the West line of said South Half for a distance of 628.68 feet to the North line of said South Half;

Thence North 89°00'58" West, along the said North line, for a distance of 510.00 feet;

Thence leaving said North line, South 01°32'15" West, parallel with the West line of said South Half, for a distance of 628.76 feet to the **TRUE POINT OF BEGINNING;**

BASIS OF BEARING: NAD83 (2011) (EPOCH: 2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US-FEET

CONTAINING: 7.36 acres of land, more or less.

TOGETHER with and **SUBJECT** to easements and restrictions of record.

EXCEPT County Roads

MINISTER-GLAESER
SURVEYING INC.

Vancouver Office – 2200 E. Evergreen Blvd, Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office – 6303 Burden Blvd, Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX

DANIEL ADOLPH RENTON
STATE OF WASHINGTON
37535
REGISTERED
PROFESSIONAL LAND SURVEYOR

MARCH 18, 2015

EXHIBIT "____"

N.E. 259th STREET

A parcel of land located in a portion of the South Half of the Southwest Quarter of the Southwest Quarter of Section 23 and the Northwest Quarter of the Northwest Quarter of Section 26, all in Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington described as follows:

COMMENCING at the Southwest corner of said South Half;

Thence South 89°01'31" East, along the South line of said South Half, for a distance of 480.00 feet to the **TRUE POINT OF BEGINNING;**

Thence leaving said South line, South 01°32'15" West, parallel with the West line of said South Half, for a distance of 30.00 feet to the South Right of Way line of N.E. 259th Street;

Thence South 89°01'31" East, along said South Right of Way line, for a distance of 443.33 feet;

Thence continuing along said South Right of Way line, South 00°58'29" West, for a distance of 10.00 feet;

Thence continuing along said South Right of Way line, South 89°01'31" East, for a distance of 66.57 feet;

Thence leaving said South Right of Way line, North 01°32'15" East, parallel with the West line of said South Half, for a distance of 70.00 feet to the North Right of Way line of said N.E. 259th Street;

Thence North 89°01'31" West, along said North Right of Way line, for a distance of 510.00 feet;

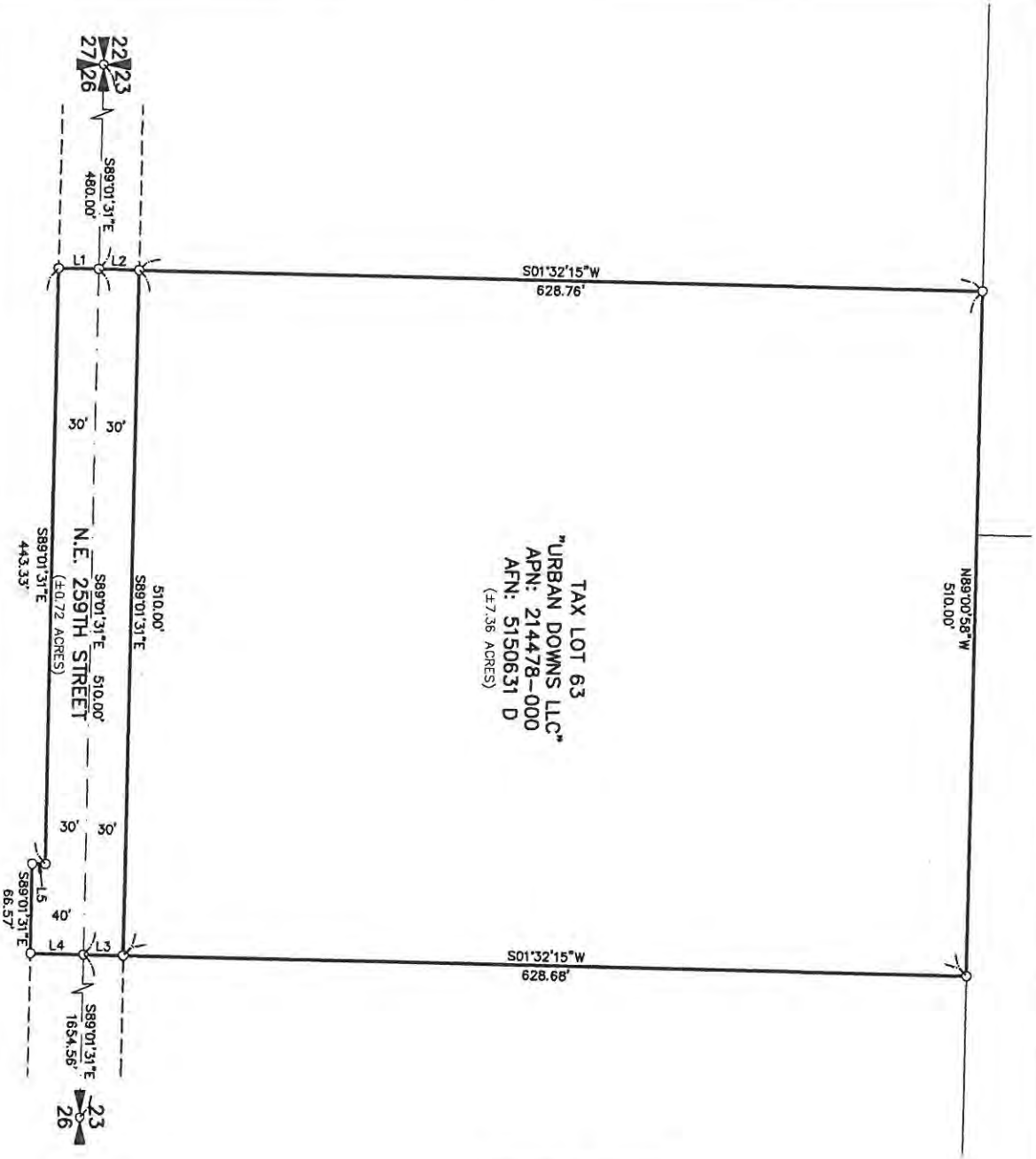
Thence leaving said North Right of Way line, South 01°32'15" West, parallel with the West line of said South Half, for a distance of 30.00 feet to the **TRUE POINT OF BEGINNING;**

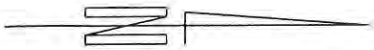
BASIS OF BEARING: NAD83 (2011) (EPOCH: 2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US-FEET

CONTAINING: 0.72 acres of land, more or less.

EXHIBIT 2:

Map of Annexation Area





LINE TABLE

LINE	LENGTH	BEARING
L1	30.00'	S01°32'15"W
L2	30.00'	S01°32'15"W
L3	30.00'	S01°32'15"W
L4	40.00'	S01°32'15"W
L5	10.00'	S00°58'29"W

PREPARED BY:
MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

EXHIBIT

PROPOSED ANNEXATION OF
TAX LOT 63 AND
N.E. 259TH STREET

SCALE: 1"=80'
JOB NO. 14-356
DATE: 03-19-15
DWG FILE: 14356LGL
DRAWN BY: DAR