Ordinance # 1783

AN ORDINANCE annexing property to the City of Washougal, known as the NW UGA Annexation as shown on the attached Exhibit "A" which is a map of area to be annexed and as more particularly described in Exhibit "B" which is a legal description of the area to be annexed, both of which are attached hereto and incorporated herein by this reference; and adopting a six-month moratorium for those portions of said property to be annexed into the City of Washougal that will be zoned as Employment Center (EC) upon annexation.

WHEREAS, the City has received petitions from parties in the annexation area to initiate the proposed annexation which petitions were signed by the owners of not less than sixty percent (60%) in value according to the assessed valuation for general taxation of the property described in Exhibit "B"; and

WHEREAS, the petition for annexation has been submitted to the Clark County Assessors Office who has certified the signatures on the Annexation Petitions; and

WHEREAS, all statutory requirements for the annexation have been met; and also

WHEREAS, portions of said property to be annexed into the City of Washougal will be zoned as Employment Center (EC) upon annexation; and

WHEREAS, the City of Washougal does not currently have zoning regulations for the EC zoning designation; and

WHEREAS, the City of Washougal has entered into a Professional Services Agreement with BergerABAM with one of the outcomes of this PSA being the development of EC zoning regulations; and

WHEREAS, the City Council deems it to be in the public interest to establish a development moratorium for those properties, and portions of properties, to be zoned EC upon annexation into the City of Washougal pending the development of the EC zoning regulations; and

WHEREAS, a public hearing was held on November 16, 2015 to take public input on the proposed annexation and moratorium.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WASHOUGAL, WASHINGTON as follows:

Section I

That the petition for annexation known as the NW UGA Annexation shown on Exhibit "A" and more particularly described on Exhibit "B" is hereby approved, with the annexed property to be assessed and taxed at the same rate and on the same basis as property within the City of Washougal for any now outstanding indebtedness of the city, including assessments or taxes in payment of any bonds issued or debts contracted, prior to or existing at the date of annexation; said property shall simultaneously be subject to city zoning regulations; and said property shall

annexation; said property shall simultaneously be subject to city zoning regulations; and said property shall simultaneously adopt the preplanned zoning and comprehensive plan designations for the property.

Section II

The City Council adopts the foregoing recital clauses herein as preliminary findings in support of the development moratorium imposed by this ordinance.

Section III

Pursuant to the provisions of RCW 36.70A.390 and RCW 35A.63.220, a six-month development moratorium shall be in effect from the effective date of this ordinance for the properties, and portions of properties, that will be zoned Employment Center (EC) upon annexation.

Section IV

No building permit, occupancy permit, or other development permit or approval shall be issued for any of the effective properties while this moratorium is in effect.

Section V

This ordinance shall take effect sixty-three (63) days after its passage, posting, and publication according to law.

PASSED by the Council for the City of Washougal at a regular meeting this 16th day of November, 2015.

City of Washougal, Washington

MAYOR

ATTEST:

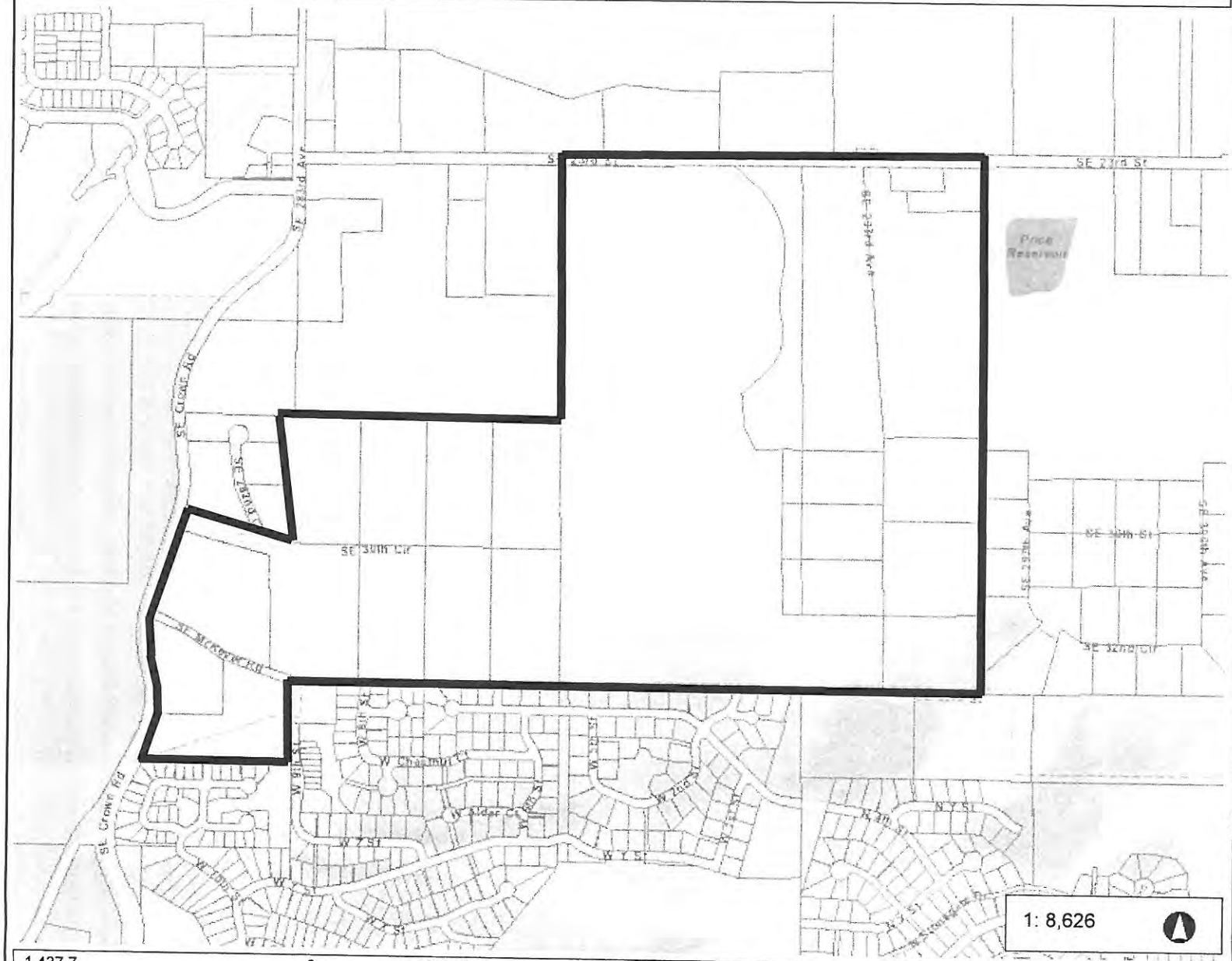
Finance Director / City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

Proposed Annexation Area NW



Legend

- Building Footprints
- Taxlots
- County Outline
- World Street Map

Notes:

1: 8,626

1,437.7 0 718.83 1,437.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this infromation.

City of Washougal
NW UGB Annexation Area

Legal Description

That portion of the Southwest quarter, Southeast quarter and Northeast quarter of Section 1, Township 1 North, Range 3 East of the Willamette Meridian and that portion of the Northwest quarter and the Southwest quarter of Section 6, Township 1, Range 4 East of the Willamette Meridian all within Clark County, Washington, described as follows:

BEGINNING at the southwest corner of the Hiram Strong Donation Land Claim No. 45; thence,

East 2,649.64 feet more or less to the southeast corner of the Hiram Strong Donation Land Claim No. 45 and the southwest corner of the Martin L. Barber Donation Land Claim; thence,

Continuing east approximately 795.83 feet more or less to a point that is the southwest corner of that property identified in Book 21 of Surveys, Page 143; thence,

N 2° 11' 20" W 2,721.76 feet more or less to a point along the north right-of-way of SE 23rd Street; thence,

West along said SE 23rd Street northern right-of-way to a point that is approximately 1,352.74 feet north of the northeast corner of that property surveyed in Book 31 of Surveys, Page 191; thence,

South 1,352.74 feet more or less to the northeast corner of that property surveyed in Book 31 of Surveys, Page 191; thence,

N 88° 32' 14" W 1,409.63 feet more or less to the northwest corner of that property surveyed in Book 31 of Surveys, Page 191 and the northeast corner of Lot 3 of the Sweet Briar Estates Subdivision recorded in Book J of Plats, Page 534; thence,

S 06° 07' 19" E 662.35 feet more or less; thence,

N 73° 38' 24" W 600.30 feet more or less to a point along the easterly right-of-way of SE Crown Road; thence,

South along said SE Crown Road's easterly right-of-way to a point that is approximately 409 feet more or less south and approximately 785 feet more or less west of the Hiram Strong Donation Land Claim No. 45; thence,

East approximately 785 feet more or less to a point that is approximately 409 feet more or less south of the Hiram Strong Donation Land Claim No. 45 and the northeast corner of the property surveyed in Book 52 of Surveys, Page 180; thence,

N 01° 22' 51" W 409 feet more or less to the Hiram Strong Donation Land Claim No. 45 and the TRUE POINT OF BEGINNING.