



ORDINANCE NO. 2016-06

AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN PROPERTY TO THE CITY OF LA CENTER (IDC, LLC) and REZONING THAT PROPERTY CONSISTENT WITH THE LA CENTER COMPREHENSIVE PLAN

The La Center City Council adopts the following findings:

WHEREAS, Interchange Development Group, LLC (IDC) are the owners of certain real property (the "Annexation Territory") that includes two (2) parcels and abutting rights-of-way totaling approximately 53,143 Square Feet, or 1.22 acres more or less, contiguous with the City's corporate limits and located within the La Center Urban Growth Boundary;

WHEREAS, the Annexation Territory is more precisely described as: #4 SEC 5 T4N R1EWM .84A (PIN# 210108000) and #31 SEC 5 T4N R1EWM .38A (PIN# 210134000); and

WHEREAS, the Proponents presented the City with a Notice of Intent to Annex pursuant to the so-called Direct Petition Method of RCW 35A.14.120, and the City Council accepted the proposal at its June 28, 2016, special meeting; and

WHEREAS, the Proponents submitted a Petition for Annexation, which included signatures of the owners of record of 100% of the assessed value of the Annexation Territory and a legal description and map; and

WHEREAS, the City caused the SEPA Determination of Non-Significance relating to rezoning of the subject land to be published on July 6, 2016, and the City, thereafter, received no comments; and

WHEREAS, the City provided public notice of and an opportunity for comment thereon by all interested citizens at a duly called and noticed public meeting on July 27, 2016; and

WHEREAS, the Clark County Assessor certified sufficiency of the petition; and

WHEREAS, the Clark County Boundary Review Board has been disbanded and therefore has no jurisdiction to invoke over the proposed annexation; and

WHEREAS, the City Council finds this annexation and zone change to be in the public's interest;

NOW THEREFORE, based on the foregoing Findings, the La Center City Council ordains as follows:



Section 1 - Annexation. That the Annexation Territory Annexation Territory described as: #4 SEC 5 T4N R1EWM .84A (PIN# 210108000) and #31 SEC 5 T4N R1EWM .38A (PIN# 210134000) as illustrated in Exhibit A, attached hereto and incorporated herein by this reference, is hereby annexed and incorporated into the City of La Center.

Section 2 - Land Use Designation and Zoning. The Annexation Territory shall have a comprehensive plan land use designation of Industrial and shall be zoned in accordance with LCMC 18.160 as Light Industrial. An Urban Holding (UH-10) zoning overlay is also applied per LCMC 18.190 and shall be maintained until a capital facilities analysis is accepted by the City per Resolution 05-262, at which point the City will remove the Urban Holding overlay.

Section 3 - Assessment and Taxation. The Annexation Territory shall be assessed and taxed by the City in the same manner as other similarly situated property within the City as of the effective date of this Ordinance.

Section 4 - Severability: If any portion of this ordinance is found to be invalid or unenforceable for any reason, such finding shall not affect the validity or enforceability of any other provision of this ordinance.

Section 5 - Transmittal: The City Clerk shall:

1. File a certified true copy of this Ordinance, with the Clark County Board of Commissioners and the Clark County Assessor pursuant to LCMC 18.290.050.
2. Record a certified true copy of this Ordinance with the County Auditor pursuant to LCMC 18.290.050.
3. Provide notice of this annexation to the Office of Financial Management pursuant to RCW 35A.14.700.

Section 6 - Effective Date: This ordinance shall go into effect ten days following its passage by the City Council and publication as required by law.

Approved and adopted this 27th day of July 2016 by a majority of the La Center City Council.

AYES: 5
 NAYS: 0
 ABSTAIN: 0
 ABSENT: 0



 Greg Thornton, Mayor of La Center

ATTEST:

APPROVED AS TO FORM:



 Suzanne Levis, Finance Director/Clerk



 Daniel Kearns, City Attorney

EXHIBIT A to LC Ord. No. 2016-06 (pg. 1)

CITY OF LA CENTER ANNEXATION

July 21, 2016

PARADISE PARK ROAD

INTERSTATE 5

31ST AVE

324TH ST

26TH AVE

986028840

N. LINE PEKIN FERRY GRANGE TRACT

210134000
210108000

319TH ST

POB PARCEL II
5 4 8 9

INTERSTATE 5

31ST

11, 32
211215

28
211230

25
209708

20
209703

21
209704

17
209700

55
209738

209746000

MS 'MS

SE 'SW

209705000

209705000

61
211263

33
211235

36
211228

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EXHIBIT A to LC Ord. No. 2016-06 (pg. 2)

**CITY OF LA CENTER ANNEXATION
LEGAL DESCRIPTION
July 21, 2016**

PARCEL II

PORTIONS OF LAND IN SECTION 5 & 8 IN TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF NW 319TH STREET AND THE WEST LINE OF LA CENTER CITY LIMITS;
THENCE SOUTH ALONG THE WEST LINE OF LA CENTER CITY LIMITS TO THE SOUTH LINE OF NW 319TH STREET;
THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHERLY PROJECTION OF THE WEST LINE OF PEKIN FERRY GRANGE TRACT AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 35 AT PAGE 48 AND AS DESCRIBED IN AUDITOR'S FILE # 5277900 D;
THENCE NORTH TO THE NORTHWEST CORNER OF SAID PEKIN FERRY GRANGE TRACT;
THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER THEREOF;
THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF NW 319TH STREET AND THE LA CENTER CITY LIMITS;
THENCE CONTINUING SOUTH ALONG THE LA CENTER CITY LIMITS TO THE CENTER LINE OF NW 319TH STREET AND THE POINT OF BEGINNING.



IDC, LLC Annexation



1: 3,614

602.4 Feet

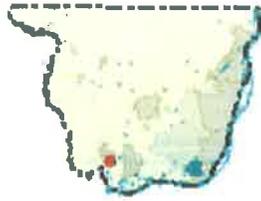
301.21

0

602.4

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 information.



Legend

- Building Footprints
- Taxlots
- ImageBestRes
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- Cities Boundaries
- Urban Growth Boundaries

Notes: