



ORDINANCE NO. 2017-14

AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN PROPERTY TO THE CITY OF LA CENTER AND REZONING THE SAME LDR-7.5 (Stephens-Rerick)

The La Center City Council adopts the following findings:

WHEREAS, the La Center City Council desires to annex approximately 40.39 acres of land within its Urban Growth Boundary, generally located north of the East Fork of the Lewis River, and north of the Gordon Crest subdivision, as illustrated in Exhibit A (the “Annexation Territory”), attached hereto and by this reference incorporated herein; and

WHEREAS, the City received 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 May 10, 2017 regular meeting; and

WHEREAS, on July 27, 2017 the City received Petitions for Annexation which included signatures of the owners of record of more than 60% of the assessed value of the Annexation Territory; and

WHEREAS, on August 24, 2017 the city submitted the Petitions for Annexation to the Clark County Assessor for a Certification of Sufficiency, in response to which the Assessor’s Office approved the legal descriptions and Certification of Sufficiency, determined that the area proposed for annexation has a certified value of \$1,888,250, and determined that the owners of 60% or more of the land value of the proposed annexation area signed the Petition; and

WHEREAS, on September 27, 2017, the City issued and published a SEPA Determination of Non-Significance on the annexation proposal; and

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

WHEREAS, at its regular meeting on November 8, 2017, the City Council received and reviewed all of the documentation associated with this annexation proposal, accepted public testimony, and determined that the Petition met the applicable requirements of RCW 35A.01.040 and accepted the Petition pursuant to the Direct Petition Method in RCW 35A.14.120 and LCMC 18.290; and

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

WHEREAS, the City Council finds that annexation of the Annexation Territory and all abutting public rights-of-way is in the public's interest;

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

Section 1 - Annexation. The following parcels of real property, described by Assessor's Parcel Number and current owner's name, as proposed for annexation and consisting of approximately 40.39 acres and 6 parcels of land (collectively the "Annexation Territory") located in the southwest quarter of Section 34, Township 5 north, Range 1 east of the Willamette Meridian, Clark County, Washington:

- Parcel No. 258906-000, Mark and Roni Stephens, 0.80 acres;
- Parcel No. 258922-000, Mark and Roni Stephens, 6.25 acres;
- Parcel No. 258971-000, Mary Rerick, 5.02 acres;
- Parcel No. 258972-000, Mary Rerick, 6.00 acres;
- Parcel No. 258919-000, Perry and Carleen Stephens, 22.29 acres; and
- Parcel No. 258960-000, Laurence and Cheryl Boehm, 1.00 acres.

All of the Annexation Territory, 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 – Annexation of abutting public rights-of-way. All federal, state, and County public rights-of-way within or abutting the Annexation Territory are hereby annexed and incorporated into the City of La Center.

Section 3 - Land Use Designation and Zoning. All land within the Annexation Territory is hereby designated as LDR-7.5 (Low Density Residential). Any Urban Holding (UH-10) overlay designation within the Annexation Territory is hereby removed.

Section 4 - Assessment and Taxation. Land within 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 5 – 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 6 –Transmittal. The City Clerk shall:

1. File a certified true copy of this Ordinance, with the Clark County Board of Councilors 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 7 -Effective Date: This ordinance shall be effective upon adoption and publication as required by law.

APPROVED and ADOPTED this 8th day of November 2017 by the La Center City Council.

AYES: _____
NAYS: _____
ABSTAIN: _____
ABSENT: _____

Greg Thornton, Mayor
City of La Center

ATTEST:

APPROVED AS TO FORM:

Suzanne Levis, Finance Director/Clerk

Daniel Kearns, City Attorney

EXHIBIT A

STEPHENS-RERICK ANNEXATION BOUNDARY – CLARK COUNTY ASSESSOR

PERIMETER LEGAL DESCRIPTION Stephens-Rerick annexation

All of Tax parcels 258906-000, 258922-000, 258971-000, 258972-000, 258919-000, 258960-000, in a portion of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, more particularly described as follows:

The North 767.25 feet of the Southwest quarter of said Section 34, except the South 460.0 feet of the East 475 feet thereof.

Exhibit "B" attached hereto is therefore made a part hereof.



6/13/2017

