

**ORDINANCE NO. 2020-01**

**AN ORDINANCE OF THE CITY OF BATTLE GROUND WASHINGTON,  
PROVIDING FOR THE ANNEXATION OF CERTAIN REAL PROPERTY  
KNOWN AS THE “GRACE ANNEXATION”, SUBJECT TO ASSUMPTION OF  
INDEBTEDNESS, AND ADOPTING PREANNEXATION ZONING CONTROLS  
FOR SUCH PROPERTY.**

**WHEREAS**, the Grace Annexation area is being annexed by this ordinance by use of the direct petition method per RCW 35A.14.120; and,

**WHEREAS**, on December 11, 2019 the City of Battle Ground received an initial Notice of Intent to annex the area, located on Tukes Mountain, at 22318 NE 150<sup>th</sup> Court, comprised of a single parcel totaling 1.1 acres.

**WHEREAS**, on January 21, 2020 the City Council conducted a meeting with the initiating parties as required by RCW 35A.14.120 and accepted the notice of intent to annex, specified that the adopted pre-annexation zoning would apply to the property upon annexation and that the property proposed to be annexed would be subject to any outstanding indebtedness; and,

**WHEREAS**, a complete and sufficient annexation petition was submitted to the City of Battle Ground on January 28, 2020. The petition was transmitted to the Clark County Assessor within three days; and,

**WHEREAS**, on February 20, 2020 the city received a response from the Clark County assessor indicating the petition contained valid signature representing more than the required 60% of the total assessed value; and,

**WHEREAS**, on March 2, 2020, the City Council held a public hearing on the annexation proposal pursuant to RCW 35A.14.130; and,

**WHEREAS**, the City Council finds that the proposed annexation is consistent with the Comprehensive Plan and will allow for future orderly growth;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:**

**Section 1.** The property, as set forth in Exhibit “A” and for which the petition for annexation is filed, shall be and is hereby made a part of the City of Battle Ground and annexed thereto.

**Section 2.** Pursuant to the terms of the annexation petition, all property within this territory to be annexed hereby shall be assessed and taxed at the same rate and on the same basis as the property within the City of Battle Ground, including assessments and taxes or taxes in payment of any bond issued or debts contracted by order existing at the time of annexation.

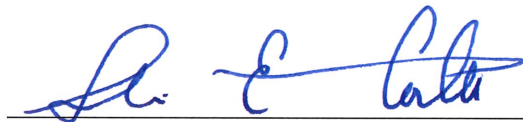
**Section 3.** In accordance with RCW 35A.14.330, and the City of Battle ground pre-annexation zoning map adopted under Ordinance No. 07-016, all property within the territory annexed by this ordinance is hereby zoned R3 and shall be subject to all development regulations of the City of Battle Ground in effect at the time of annexation.

**Section 4.** The City Clerk is hereby directed to file with the Board of County Commissioners of Clark County a certified copy of this ordinance. The City Clerk is further directed to file with the Office of Financial Management a certificate as required by RCW 35A.14.700 within thirty (30) days of the effective date of annexation.

**Section 5.** This Ordinance shall become effective 45 days from the date of adoption.

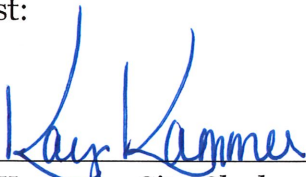
ADOPTED AT THE REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON, THIS 2<sup>ND</sup> DAY OF MARCH 2020.

CITY OF BATTLE GROUND



Adrian Cortes, Mayor

Attest:



Kay Kammer, City Clerk

Approved as to form:



Christine Hayes, City Attorney

Legal

Lot 2 of Short Plat, recorded in Book 1, Page 719, records of Clark County, Washington, being a portion of the Southeast quarter of Section 35, Township 4 North, Range 2 East of the Willamett Meridian, recorded April 23, 1980, under Auditor's File No. 8004230074, records of Clark County, Washington.

# SHORT PLAT

PORTION SE 1/4 of SE 1/4, SEC. 35, TWP. 4N, RGE. 2E, W.M.  
 Assessor's Parcel No.(s) of original tract Tax Lot 65, 66  
 Serial No. 228962, 228963, Short Plat File 78-7-2542

## SOUTHWEST WASHINGTON HEALTH DISTRICT

This short plat is approved in general only.

- ☐ An approved public water supply is required.
- ☐ An approved public sewerage system is required.
- ☒ Individual, on site sewage disposal. Individual approvals to be based on regulations and evaluation at time of permit application.

DISTRICT HEALTH OFFICER Mark Collins, R.J. DATE 10/20/20

## PUBLIC WORKS

Approved: David Karpf DATE 4-23-80

## ASSESSOR

This plat meets the requirements of R.C.W. 58.18.010  
 Laws of Washington, to be known as Short Plat No. \_\_\_\_\_  
 in the County of Clark, State of Washington.

COUNTY ASSESSOR Bob G. Gassman DATE 4-23-80

## AUDITOR

NOTE: FOR ADDITIONAL SURVEY DATA AND FILLED FOR RECORD THIS 23rd day of April, 19 80  
 ADDITIONAL SECTION 1 of Short Plats at page 719 at the  
 TIES SEE SURVEY IN BOOK GEORGE HOPKES  
 9 OF SURVEYS REQUEST OF  
 AT PAGE 26  
 INDICATES 1/2" IRON AUDITOR'S RECEIVING NO. 8004 230074  
 PIPE WITH PLASTIC CAP SET  
Cheryl Gassman DEPUTY COUNTY AUDITOR

## SURVEYOR'S CERTIFICATE

This map is a true and correct representation of lands actually surveyed by me or under my direction in conformance with the provisions of R.C.W. 58.17 Laws of Washington.

Willie J. Anderson SURVEYOR DATE 6/20/99



## SPECIAL CONDITIONS OF SHORT PLAT APPROVAL

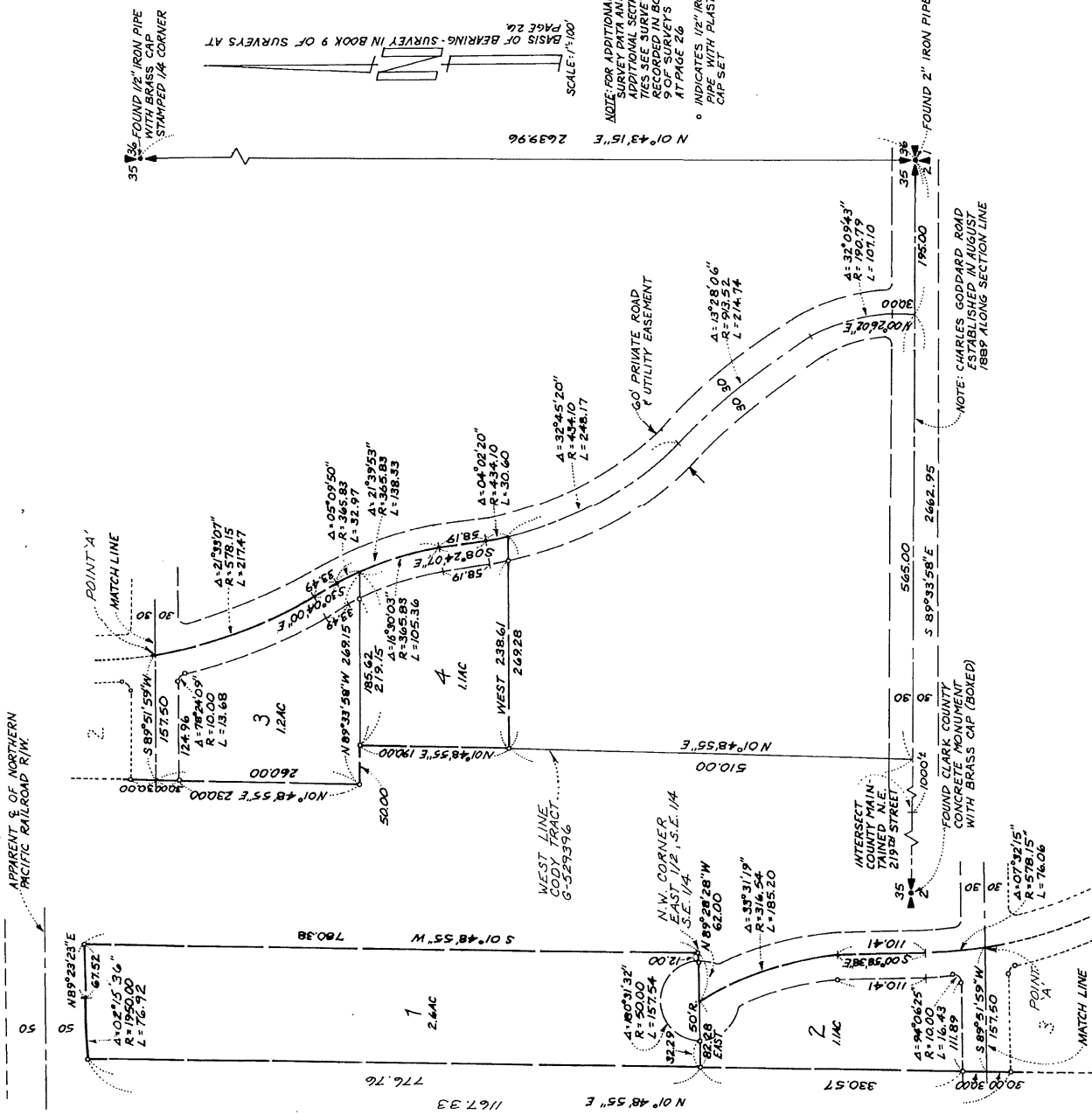
Fire hydrant shall be installed within 100' of all building sites having minimum flow of 500 gpm.

## PARKS ASSESSMENT

Prior to the issuance of building permits for lots in this short plat, proof of payment of park fees must be provided for that lot. Paid under Auditors receipt # 7334.

## MAINTENANCE OF PRIVATE ROADS

The maintenance of private roads shall be the responsibility of the abutting land owners, and no such road shall be maintained by the County until improved to County standards and accepted.



Book 1 Page 719