

07/06/2020

07/20/2020

08/03/2020

ORDINANCE NO. M-4303

AN ORDINANCE relating to approval of an annexation pursuant to RCW 35.13.125; establishing the geographic extent, defining the comprehensive plan and land use designations, and determining the assumption of all or any portion of existing city indebtedness; accepting the certified petition supporting annexation; and providing for an effective date for the Presbytery of the Cascades annexation.

WHEREAS, pursuant to RCW 35.13.005, no city located in a county in which urban growth areas have been designated under RCW 36.70A.110 may annex territory beyond an urban growth area; and,

WHEREAS, pursuant to RCW 36.70A, the City of Vancouver has an urban growth area designated under the Growth Management Act; and,

WHEREAS, the Presbytery of the Cascades annexation parcel is located within the urban growth area along the eastern city limit border north of NE 20th Street generally between NE 162nd Avenue and NE 164th Avenue.

generally between NE 162nd Avenue and NE 164th Avenue including the abutting right of way on NE 20th Street.

The legal description of such annexing land is set forth in Exhibit "A", attached hereto and incorporated herein. A parcel map of such annexing land is set forth in Exhibit "B", attached hereto and incorporated herein.

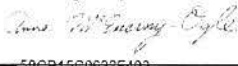
Section 2. Comprehensive Plan and Zoning Designations: Pursuant to VMC 20.230.030 C, and as discussed and voted on by City Council on June 15, 2020 (M-4300), the City shall designate the City comprehensive plan and zoning designations for the annexing land. Currently the land located in the Presbytery of the Cascades Annexation area has Clark County comprehensive plan designations of Commercial (COM), and zoning designation of Community Commercial (CC). Under Vancouver zoning per VMC Table 20.230.030-C, upon annexation the comprehensive plan designation for the parcel shall be split Urban High Density (UH) and Commercial (COM). Upon annexation the zoning designation shall be converted to R-18 and Community Commercial (CC) as set forth in Exhibits "C" and "D" attached hereto and incorporated herein.

Section 3. Comprehensive Plan and Zoning Maps: The comprehensive plan and zoning designations provided for in Section 2 shall, upon the designated effective date, be applied to the land being annexed, as shown on the maps attached hereto and incorporated herein as Exhibits "C" and "D".

Section 4. Indebtedness: As decided by City Council on November 4, 2019, the City will not require the property owner within the annexation boundary to assume any existing city indebtedness.

Signed this 3rd day of August, 2020.

DocuSigned by:

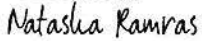


58CB15C0632F403

Anne McEnery-Ogle, Mayor

Attest:

DocuSigned by:



BCF0734E40E97AE

Natasha Ramras, City Clerk

Approved as to form:

DocuSigned by:



9A7DC2E31F097A2

Johnathan Young, City Attorney

Exhibit A

Presbytery of the Cascades
Annexation

LEGAL DESCRIPTION Tax Lot 164362-000

A tract of land lying in the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 2 North, Range 2 East of the Willamette Meridian, Clark County, Washington said tract being more particularly described as follows:

Commencing at the SW corner of the SE quarter of Section 24;

Thence North 1° 40' 59" East, along the West line of said southeast quarter, 645.02 feet to a westerly projection of the North line of that tract conveyed by deed to Dale Haagen as recorded under Auditors File #8901030049;

Thence South 88° 38' 00" East, along said westerly projection, 30 feet to the northwest corner of the additional right-of-way dedicated to Clark County per deed recorded under Auditors File # 9806230002, said point being on the current City Limits Line as described in City Ordinance number M-3277 (Cascade Park Annexation);

Thence South parallel with said NE 162nd Avenue centerline 33.50 feet to the True Point of Beginning, said point also being on the North line of the Peterkort Annexation as recorded in City of Vancouver Ordinance number M-3773;

Thence South 88° 38' 00" East, along the South side of the NE 20th Street dedication deed recorded in Auditors File #9806230003, 529 feet, more or less, to a point on the SW corner of NE 20th Street dedicated in Clark County Plat Records Book J, Page 548;

Thence continuing South 88° 38' 00" East 109.43 feet to a point of curvature;

Thence 15.76 feet along a 10 foot radius curve to the right with a delta angle of 90°18'59";

Thence northerly to a point on the West right-of-way line of NE 164th Avenue and the North end of a 10.00 foot radius curve concave to the northwest with a delta angle of 89°41'01" and a length of 15.65 feet, said point being 27 feet west of NE 164th Avenue centerline;

Thence continuing along said West right-of-way line of NE 164th Avenue 299.55 feet per Dedication Deed # 9806100352, to the Southeast corner of Lot 1, Plat of Mountain View Center Rowhomes recorded in Book 310, Page 929 records of Clark County, Washington;

Thence westerly along the South line of said plat to the Southeast corner of Lot 1, Plat Stein Estates Phase 4 recorded in Book 310, Page 799 records of Clark County, Washington, said point also being the Southeast corner of the Stein MX Annexation recorded in City of Vancouver Ordinance number M-3793;

Thence westerly along the South boundary of said plat 371.50 feet to a point 30 feet east of centerline of NE 162nd Avenue, also being the East line of the Cascade Park Annexation as described in City of Vancouver Ordinance M-3277;

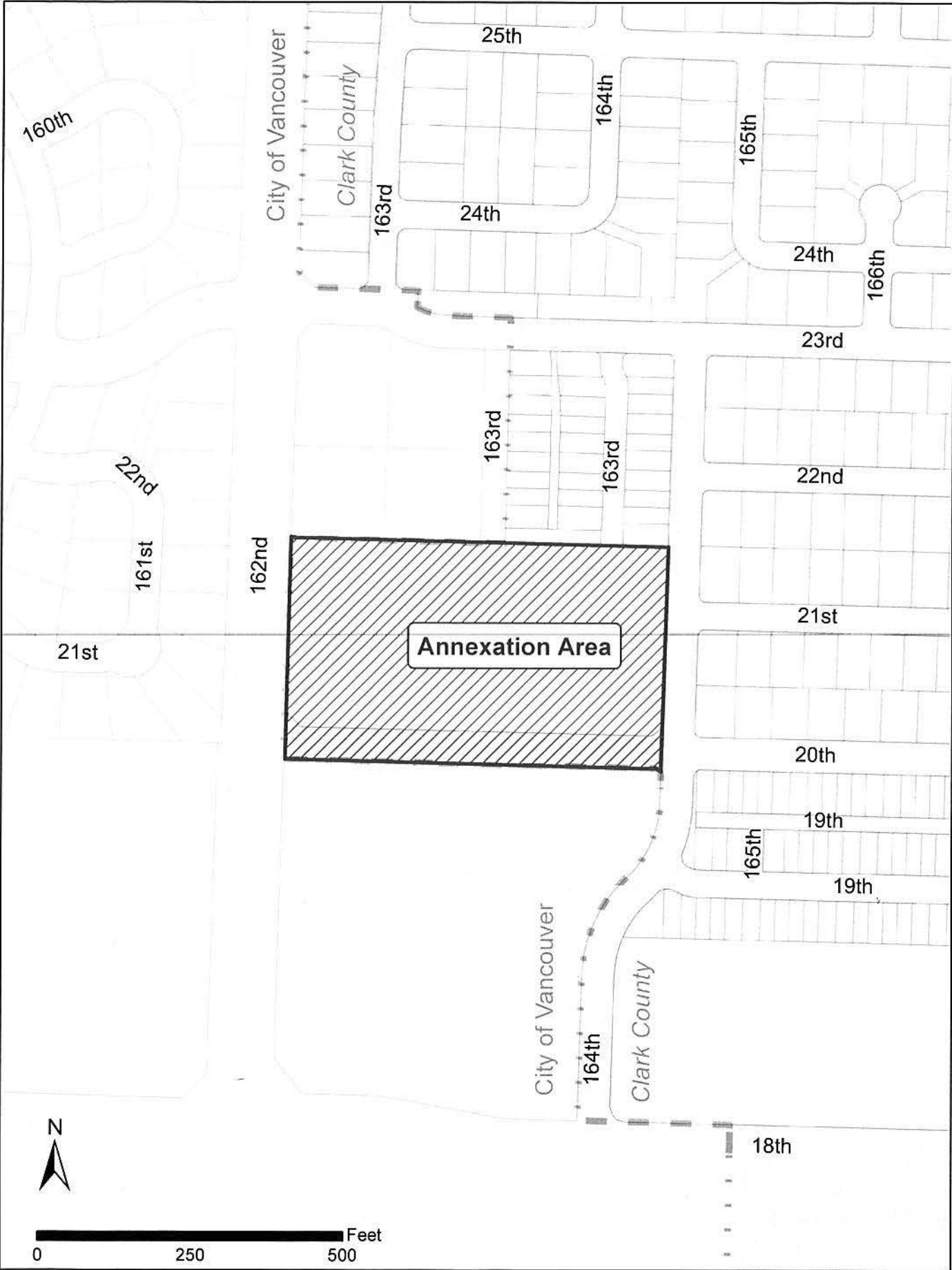
Thence southerly 363.50 feet along said East line of the Cascade Park Annexation to the True Point of Beginning.

Contains 232,477 square feet more or less.



10-8-2019

Exhibit B: Annexation Boundary



CERTIFICATION

STATE OF WASHINGTON)
) : SS
COUNTY OF CLARK)

I, **Carrie Lewellen**, Deputy City Clerk of the City of Vancouver, Washington, do hereby certify that the attached document is a true and correct copy of the original **Ordinance M-4303** as on file in the office of the City Clerk of the City of Vancouver, Washington.

Dated this 11th day of August, 2020.

Carrie Lewellen
By: **Carrie Lewellen** Deputy City Clerk