

**ORDINANCE NO. 1347**

**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF RIDGEFIELD APPROXIMATELY 20.1 ACRES AND ADJACENT RIGHT-OF-WAY IDENTIFIED AS THE POTTER ANNEXATION AREA LOCATED WITHIN THE RIDGEFIELD URBAN GROWTH AREA, AND ASSIGNING THE ZONING OF THE ANNEXED AREA AS RESIDENTIAL LOW DENSITY 4**

**WHEREAS**, annexations to the City of Ridgefield are regulated by Revised Code of Washington (RCW) Chapter 35A.14, Annexation by Code Cities; and

**WHEREAS**, the proposed annexation area is within the Ridgefield Urban Growth Area as shown on the Ridgefield Urban Growth Area Comprehensive Plan Map of the Clark County 20-Year Comprehensive Growth Management Plan which the Board of Clark County Councilors adopted on June 28, 2016, Ordinance No. 2016-06-12; and

**WHEREAS**, the proposed annexation area is within the Ridgefield Urban Growth Area and the annexation area is designated Urban Low as shown on the Comprehensive Plan Map of the Ridgefield Urban Area Comprehensive Plan which the City Council adopted on February 25, 2016, Ordinance No. 1203; and

**WHEREAS**, RCW 35A.14.010 provides that an unincorporated area lying contiguous to a code city may become part of the charter code city or noncharter code city by annexation; and

**WHEREAS**, the area proposed to be annexed is contiguous to the city limits; and

**WHEREAS**, RCW 35A.14.120 provides a direct petition annexation method which requires that prior to circulating a petition for annexation, the initiating party or parties, who shall be the owners of not less than ten percent in value, according to the assessed valuation for general taxation of the property for which annexation is sought, shall notify the legislative body of a charter code city or noncharter code city; and

**WHEREAS**, RDC 18.210.015.A states that the city shall follow the RUACP comprehensive plan map to designate low density residential zones, and the Residential Low Density (RLD-4, RLD-6, and RLD-8) zoning districts shall implements the residential/urban low (UL) comprehensive plan designation; and

**WHEREAS**, the City Council adopted the Gee Creek Plateau Subarea Plan with Ordinance No. 1252 on December 7, 2017; and

**WHEREAS**, the Gee Creek Plateau Subarea Plan designates the future City of Ridgefield zoning on the Potter annexation area as RLD-4 with a Residential Cluster Overlay; and

**WHEREAS**, on July 8, 2021, the City Council of the City of Ridgefield adopted Resolution No. 595 to accept a notice of intent to annex the Potter Annexation Area identified by Assessor's Serial Nos. 215867000 and 215811000 and adjacent Clark County right-of-way extending from the city limits at S 10<sup>th</sup> Way and S 30<sup>th</sup> Place to the city limits at S 15<sup>th</sup> Street adjacent to the Cloverhill subdivision, and the Council authorized commencement of annexation proceedings; and

**WHEREAS**, the City of Ridgefield received a petition to annex and assigned File No. PLZ-21-0032; and

**WHEREAS**, the City is designating subject properties RLD-4 with a Residential Cluster Overlay pursuant to RDC 18.210.015.A and the Gee Creek Plateau Subarea Plan; and

**WHEREAS**, the City is placing all newly annexed properties in UH-10 as required by RDC 18.210.015.C until certification by the city engineer that identified capital facilities deficiencies have been satisfactorily resolved, as required in RMC 18.270.060; and

**WHEREAS**, RCW 35A.14.120 requires that the petition to annex must be signed by the owners of not less than sixty percent in value, according to the assessed valuation for general taxation of the property for which annexation is petitioned; and

**WHEREAS**, on July 23, 2021, the City of Ridgefield requested that the Clark County Department of Assessment and GIS certify the petition to annex by direct petition method according to RCW 35A.01.040(4) which requires that a petition signed by property owners be transmitted to the county assessor for determination of sufficiency; and

**WHEREAS**, on August 10, 2021, the Clark County Deputy Assessor mailed to the City of Ridgefield a Certification of Sufficiency for the annexation petition by the direct petition method; and

**WHEREAS**, RCW 43.21C.222 exempts annexation of territory by a city or town from compliance with the chapter entitled State Environmental Policy; and

**WHEREAS**, RCW 35A.14.130 provides that the legislative body of a code city may entertain a petition for annexation and fix a date for a public hearing thereon and cause notice of the hearing to be published in one or more issues of a newspaper of general circulation in the city, and post in three public places within the territory proposed for annexation, and shall specify the time and place of hearing and invite interested persons to appear and voice approval or disapproval of the annexation; and

**WHEREAS**, the City of Ridgefield met the requirements defined within RCW 35A.14.130 by publishing a notice of public hearing in the Columbian newspaper, posting notice of public hearing at three public places within the territory proposed for annexation, mailing the notice to surrounding property owners, and posting the notice online; and

**WHEREAS**, on August 5, 2021, the City Council of the City of Ridgefield held and closed a public hearing on the proposed annexation; and

**WHEREAS**, RCW 35A.14.140 provides that after the public hearing, if the legislative body determines to effect the annexation, then they shall do so by ordinance and file a copy of the ordinance with the board of county commissioners.

**NOW THEREFORE**, the City Council for the City of Ridgefield hereby ordains as follows:

**SECTION 1. Annexation.** The City of Ridgefield hereby annexes into the corporate limits of the City of Ridgefield the Potter Annexation Area shown in Exhibit A.

**SECTION 2. Zoning.** The zoning of the annexed area shall be Residential Low Density 4 with Urban Holding 10 overlay.

**SECTION 3. City Filing of Certificate with Washington State Office of Financial Management.** A Certificate of Annexation shall be filed with the Washington State Office of Financial Management within thirty (30) calendar days of the effective date of this ordinance.

**SECTION 4. City Filing with Clark County.** A certified copy of the adopted ordinance shall be separately filed with the Board of Clark County Commissioners and the Clark County Department of Assessment and GIS.

**SECTION 5. Severability.** If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

**SECTION 6. Effective Date.** This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

**SECTION 7. Corrections.** The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

**PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 26TH DAY OF AUGUST, 2021.**

---

Don Stose, Mayor

ATTEST/AUTHENTICATED:

---

Julie Ferriss  
City Clerk

APPROVED AS TO FORM:

---

Janean Parker, City Attorney

First Reading:	August 5, 2021
Second reading/Passage:	August 26, 2021
Date of Publication:	September 1, 2021
Effective Date:	September 30, 2021