



ORDINANCE NO. 2021-07

An Ordinance Approving the Annexation of Approximately 20 Acres of Real Property to the City of La Center (Hung/Lockwood Meadows) and Rezoning that Property Consistent with the La Center Comprehensive Plan

The La Center City Council adopts the following findings:

WHEREAS, Susanna S. Hung Trustee (Proponent) is the owner of record of certain real property (Assessor's Parcel No. 209113-000) of approximately 19.5 acres, situated in unincorporated Clark County Washington, within the La Center Urban Growth Area, contiguous with the corporate limits of the City of La Center; and

WHEREAS, the "Annexation Territory" consists of one tax lot (209113-000) and the right-of-way of NE 24th Avenue located in the northeast one-quarter of Section 2, Township 4 north, Range 1 east, of the Willamette Meridian and more precisely described and illustrated in Exhibit A, which is attached hereto and incorporated by this reference; and

WHEREAS, the Proponent presented the City with a 10% Notice of Intent to Annex on June 24, 2020 pursuant to the so-called Direct Petition Method of RCW 35A.14.120, which the City Council accepted and approved at its August 12, 2020 regular meeting; and

WHEREAS, the Proponent then submitted a 60% Petition for Annexation on February 5, 2021, which included signatures of the owners of record of more than 60% of the assessed value of the Annexation Territory tax lot and a legal description and map thereof; and

WHEREAS, the City caused the SEPA Determination of Non-Significance (Ecology SEPA Register No. 202101109) relating to rezoning of the subject tax lot to be published on March 30, 2021 and the City, thereafter, received no comments or appeals on the proposed SEPA Determination of Non-Significance; and

WHEREAS, the City provided public notice of and an opportunity for comment thereon by all interested citizens at a duly noticed public meeting on April 14, 2021; and

WHEREAS, the Clark County Assessor certified sufficiency of the Proponent's petition and signatures on March 9, 2021; 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 that the Proponent has documented and satisfied all of the requirements for annexation and that approval of this annexation and zone change is in the public interest.

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

Section 1 - Annexation. Pursuant to RCW 35A.14.120, the Annexation Territory, described and illustrated in Exhibit A, attached hereto and incorporated herein by this reference, is hereby annexed, incorporated into, and made a part of the City of La Center.

Section 2 - Land Use Designation and Zoning. Parcel No. 209113-000 (#94 SEC 2 T4N R1EWM 20A, ~19.5 acres) of the Annexation Territory shall have a City comprehensive plan designation of Urban Low Density (UL) and a City zone of Low Density Residential (LDR-7.5) in accordance with LCMC Chapter 18.130. An Urban Holding (UH-10) zoning overlay shall also be applied to the Annexation Territory (Parcel No. 209113-000 and the NE 24th Avenue right-of-way) pursuant to LCMC 18.190, which shall remain until a capital facilities analysis is accepted by the City pursuant to Resolution 05-262 as part of a development proposal, at which point the City will remove the Urban Holding overlay.

Section 3 – Assessment and Taxation. The tax lot shall be assessed and taxed by the City in the same manner as other similarly situated and zoned property within the City as of the effective date of this ordinance.

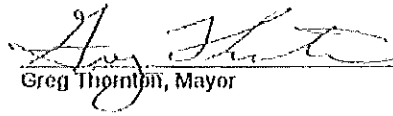
Section 4 – Severability. If any portion of this ordinance is determined to be invalid or unenforceable for any reason, that finding shall not affect the validity or enforceability of any other provision of this ordinance.

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.

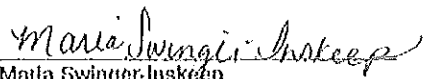
Section 6 – Effective Date: This ordinance shall be effective 75 days following its passage by the City Council and publication as required by law.

Approved and adopted this 14th day of April 2021 by the La Center City Council.



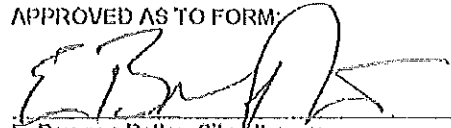
Greg Thompson, Mayor

ATTEST:



Maria Swinger-Inskeep,
Manager of Administrative Services/Clerk

APPROVED AS TO FORM:



E. Bronson Potter, City Attorney

Exhibit " " " "
Legal Description
City of La Center Annexation

A parcel of property in the West half of the Northeast quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County Washington, more particularly described as follows:

Commencing at the Northeast corner of the West half of the Northeast quarter of said Section 2, being the centerline-centerline intersection of NE 339th Street and NE 24th Avenue;

Thence South 01°48'41" West, for a distance of 1229.55 feet, along the centerline of NE 24th Avenue to the **True Point of Beginning**;

Thence South 88°11'31" East, for a distance of 20.00 feet, to a point on the East right-of-way line of NE 24th Avenue;

Thence South 01°48'41" West, for a distance of 699.51 feet, along said East right-of-way line;

Thence North 88°46'08" West, for a distance of 40.00 feet, to point on the West right-of-way line of NE 24th Avenue, being on the line monumented by Olson Engineering, Inc. As shown on that Survey recorded in Book 28 at page 24, records of Clark County, Washington;

Thence continuing along said line, North 88°46'08" West, for a distance of 364.03 feet;

Thence continuing along said line, North 88°19'05" West, for a distance of 425.16 feet;

Thence continuing along said line, North 03°32'18" East, for a distance of 183.51 feet;

Thence continuing along said line, North 85°43'02" West, for a distance of 260.48 feet;

Thence continuing along said line, South 01°42'19" West, for a distance of 257.90 feet to a point on the North right-of-way line of NE Lockwood Creek Road;

Thence continuing along said North right-of-way line, North 63°33'40" West, for a distance of 250.81 feet, to a point on said Olson Engineering line;

Thence, leaving said North right-of-way line North 01°35'28" East, for a distance of 392.58 feet along said Olson Engineering line;

Thence continuing along said line, North 00°58'50" East, for a distance of 270.66 feet;

Thence continuing along said line, South 88°11'31" East, for a distance of 1276.83 feet, to a point on the West right-of-way line of NE 24th Avenue;

Thence South 88°11'31" East, for a distance of 20.00 feet, to the **True Point of beginning**;

Containing 20.15 acres, more or less.

