

ORDINANCE NO. 1389

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF RIDGEFIELD APPROXIMATELY 35.48 ACRES IDENTIFIED AS THE NW 24TH AVENUE ANNEXATION AREA AND ASSIGNING THE ZONING OF THE ANNEXED AREA AS RESIDENTIAL LOW DENSITY 4 WITH THE URBAN HOLDING 10 AND HERITAGE OVERLAYS.

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 (NW 24th Avenue Annexation Area comprised of Assessor's parcels 986027991, 215613000, 215612000, 986050080, and 986051759 and adjacent NW Carty Road right-of-way) 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, on December 15, 2022, the City Council of the City of Ridgefield adopted Resolution No. 622 accepting a notice of intent to annex for the NW 24th Avenue Annexation Area and authorized commencement of petition to annex proceedings; and

WHEREAS, the City of Ridgefield received a petition to annex for the NW 24th Avenue Annexation Area and assigned File Nos. MASTER-22-0095 and PLZ-22-0145; and

WHEREAS, the City is designating subject properties Residential Low Density 4 pursuant to RDC 18.210.015.A and the 2016 Ridgefield Urban Area Comprehensive Plan; and

WHEREAS, the City is placing a Heritage overlay on certain portion of the subject properties in compliance with the Carty Road Subarea Plan; and

WHEREAS, the City is placing all newly annexed properties in UH-10 pursuant to RDC 18.210.015.B until certification by the city engineer that identifies capital facilities deficiencies have been satisfactorily resolved, as required in RMC 18.270.060, and until Council adopts development standards implementing the Carty Road Subarea Plan; 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, the NW 24th Avenue petition to annex is signed by the owners of 99.9 percent in value of the property for which annexation is petitioned; and

WHEREAS, on December 8, 2022, 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 December 20, 2022, the Clark County Deputy Assessor provided 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 January 12, 2023, 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 NW 24th Avenue Annexation Area shown in Exhibit A.

SECTION 2. Zoning. The zoning of the annexed area shall be Residential Low Density 4 with the Urban Holding 10 and Heritage overlays. The Urban Holding 10 overlay shall not be removed until the requirements of RDC 18.210.015.B and 18.270.060 are met and Council has adopted development standards for the Carty Road Subarea.

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.

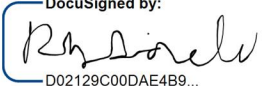
SECTION 4. City Filing with Clark County. A certified copy of the adopted ordinance shall be separately filed with the Board of Clark County Commissioners and the Clark County Department of Assessment and GIS.

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 12TH DAY OF JANUARY, 2023.

DocuSigned by:

D02129C00DAE4B9...
Rob Aichele, Mayor Pro Tem

ATTEST/AUTHENTICATED:

DocuSigned by:

Julie Ferriss

BA35ACBCC9B14B1...

Julie Ferriss

City Clerk

APPROVED AS TO FORM:

DocuSigned by:

Janean Parker

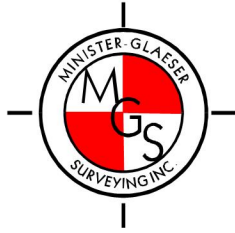
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Janean Parker, City Attorney

First Reading/Passage:	January 12, 2023
Second reading/Passage:	Waived
Date of Publication:	January 18, 2023
Effective Date:	February 16, 2023

EXHIBIT A:

Legal Description and Map of Annexation Area



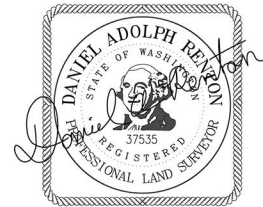
Minister & Glaeser Surveying, Inc.

Phone: 360-694-3313 Fax: 360-694-8410

DECEMBER 6, 2022

12-06-2022

EXHIBIT “ ”



ANNEXATION PERIMETER

A parcel of land located in portion of the Northeast Quarter and Southeast Quarter of the Southwest Quarter of Section 28, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of the “Smith” parcel as described and recorded under Clark County, Washington, Auditors File Number 5624690 D, said point is marked with a ½” rebar rod with a yellow plastic cap stamped “RENTON 37535” as set in Book 69 of Surveys, at Page 80, Clark County, Washington, Auditors Records;

Thence South 01°37'13" West, along the East line of the Southwest Quarter of said Section 28, for a distance of 1319.83 feet to the Northeast corner of the “Mann” parcel as described and recorded under Clark County, Washington, Auditors File Number D 46192 (Book 236, Page 161), said point is marked with a ½” rebar rod with a yellow plastic cap stamped “RENTON 37535” as set in Book 58 of Surveys, at Page 184, Clark County, Washington, Auditors Records;

Thence North 88°22'47" West, leaving said East line and along the North line of said “Mann” parcel, for a distance of 400.00 feet to the Northwest corner thereof, said point is marked with a ½” rebar rod with a yellow plastic cap stamped “RENTON 37535” as set in Book 58 of Surveys, at Page 184, Clark County, Washington, Auditors Records, said point being on the East line of the “Schwab” parcel as described and recorded under Clark County, Washington, Auditors File Number 5123280 BLA;

Thence South 01°50'47" East, leaving said North line and along said East line, for a distance of 710.00 feet to an angle point in said East line that is marked with a ½” rebar rod with a yellow plastic cap stamped “RENTON 37535” as set in Book 58 of Surveys, at Page 184, Clark County, Washington, Auditors Records,

Thence South 71°49'13" West, continuing along said East line, for a distance of 517.60 feet to an angle point in said East line that is marked with a ½" rebar rod with a yellow plastic cap stamped "RENTON 37535" as set in Book 58 of Surveys, at Page 184, Clark County, Washington, Auditors Records,

Thence South 10°10'13" West, continuing along said East line and its Southerly extension thereof, for a distance of 402.42 feet to the South Right of Way line of NW Carty Road;

Thence North 57°18'31" West, leaving said East line and along said South Right of Way line; for a distance of 24.20 feet to the Southerly extension of the West line of said "Schwab" parcel;

Thence North 05°11'15" East, leaving said South Right of Way line and along said West line and its Southerly extension thereof, for a distance of 1267.98 feet to and angle point in said West line that is marked with a ½" rebar rod with a yellow plastic cap stamped "RENTON 37535" as set in Book 58 of Surveys, at Page 184, Clark County, Washington, Auditors Records,

Thence North 01°31'09" East, continuing along said West line, for a distance of 123.13 feet to the Northwest corner of said "Schwab" parcel and the Southwest corner of the "Richardson" parcel as described and recorded under Clark County, Washington, Auditors File Number 5137512 D;

Thence North 01°31'09" East, leaving the West line of said "Schwab" parcel and along the West line of said "Richardson" parcel, for a distance of 1191.96 feet to the Northwest corner of the "Richardson" parcel as described and recorded under Clark County, Washington, Auditors File Number 5137512 D, said point is marked with a ½" rebar rod with a yellow plastic cap stamped "RENTON 37535" as set in Book 58 of Surveys, at Page 184, Clark County, Washington, Auditors Records;

Thence South 88°58'07" East, leaving said West line and along the North line of the Northeast Quarter of the Southwest Quarter of said Section 28, for a 848.09 feet to the **POINT OF BEGINNING**;

TOGETHER with and **SUBJECT** to easements and restriction of record.

CONTAINING: 35.07 acres of land, more or less

BASIS OF BEARING: Survey Recorded in Book 58 of Surveys, at Page 184, Clark County, Washington, Auditors Records.

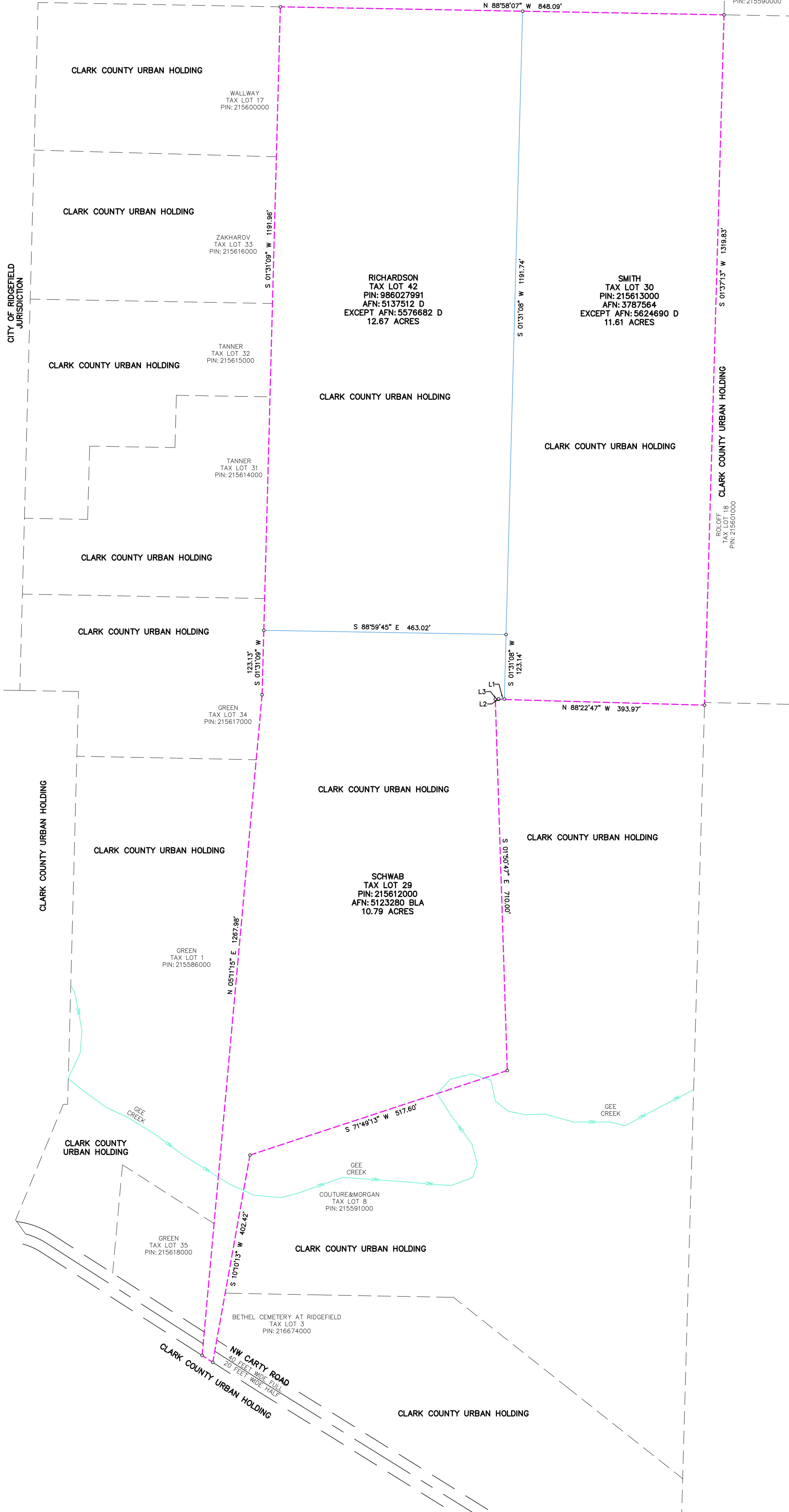
EXISTING CONDITIONS SURVEY

OF
 PROPOSED ANNEXATION OF
 TAX LOT 29, 30 AND 42
 LOCATED IN THE SE 1/4 AND NE 1/4
 OF THE SW 1/4 OF SEC 28
 T. 4 N., R. 1 E., W.M.
 CLARK COUNTY, WA

CITY OF RIDGEFIELD
 JURISDICTION

WELLS
 TAX LOT 41
 PIN: 215624000

LEWIS
 TAX LOT 7
 PIN: 215590000



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°59'45" E	11.24'
L2	S 01°00'15" W	0.88'
L3	N 88°22'47" W	6.03'

LEGEND:
 INDICATES ANNEXATION BOUNDARY

12-06-2022

SCALE 1 INCH = 100 FEET

MINISTER-GLAESER SURVEYING INC.
 2200 E. EVERGREEN BLVD.
 VANCOUVER, WA 98661
 (360) 694-3313

SCALE: 1"=100'
 JOB NO. 22-498
 DATE: 12-06-2022
 CALC BY: DAR
 DRAWN BY: DAR
 CHECKED BY: DAR
 SHEET 1 OF 2