

ORDINANCE NO. 2024-03

AN ORDINANCE OF THE CITY OF VADER, WASHINGTON, ANNEXING THREE SEPARATE UNINCORPORATED LEWIS COUNTY TERRITORIES KNOWN, RESPECTIVELY, AS MCMURPHY PARK; OLSON AND FLYNN; AND PARK PLACE; ESTABLISHING APPLICABLE COMPREHENSIVE PLAN AND ZONING DESIGNATIONS; ESTABLISHING AN EFFECTIVE DATE AND PROVIDING FOR SUMMARY PUBLICATION BY ORDINANCE TITLE ONLY.

WHEREAS, the Washington State Growth Management Act (the “Act”), codified as RCW 36.70A, requires counties planning under the Act to designate urban growth areas “within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature;” and

WHEREAS, the Act at RCW 36.70A.110(4) states that within such urban growth areas, “In general, cities are the units of local government most appropriate to provide urban governmental services;” and

WHEREAS, the Act at RCW 26.70A.110(7) states, “An urban growth area designated in accordance with this section may include within its boundaries urban service areas or potential annexation areas designated for specific cities or towns within the county;” and

WHEREAS, Lewis County has collaborated with its municipalities to designate urban growth areas and potential annexation areas for specific cities and towns within the County; and

WHEREAS, within Lewis County exists unincorporated territories which have been designated as potential annexation areas for the City of Vader; and

WHEREAS, legally sufficient annexation petitions for three unincorporated territories within the potential annexation areas of the City of Vader (the “Annexation Areas”) were submitted to the City of Vader; and

WHEREAS, on June 21, 2023 the City Council held a duly noticed public hearing regarding the annexation and passed Resolution Nos. 12-2023, 13-2023, and 14-2023 stating the intent of the City to annex the unincorporated properties known as “McMurphy Park” (Annexation Area 1), “Olson and Flynn” (Annexation Area 2), and “Park Place” (Annexation Area 3) (collectively, the “Annexation Areas”) as depicted on the attached Exhibit A map and described in the attached Exhibit B legal description; and

WHEREAS, the Boundary Review Board’s forty-five day review period for the Annexation Areas ended on January 29, 2024, with no request for review having been filed; and

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WHEREAS, RCW 43.21C.222 categorically exempts annexations from review under the State Environmental Policy Act, RCW Chapter 43.21C; and

WHEREAS, the Vader City Council finds that it is appropriate to designate Annexation Areas 1 and 3 as Community Services (CS) and Annexation Area 2 as Multi-Family Residential (R 3) for the purposes of the Zoning Code, which is its current designation in the Urban Growth Area portion of the City's Future Land Use Map in the Comprehensive Plan, and that it is appropriate to require the property to assume a pro rata share of the City's current bonded indebtedness; and

WHEREAS, the Vader City Council has determined that the public health, safety, and welfare of the people of the City of Vader will be best served if said Annexation Areas are annexed;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VADER, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Annexation. The real property in Areas 1 (McMurphy Park), 2 (Olson and Flynn), and 3 (Park Place) which are legally described in Exhibit A (3 pages) and shown on the annexation map on Exhibit B (1 page) each of which is attached hereto and incorporated herein by reference, is annexed to the City of Vader.

Section 2. Comprehensive Plan and Zoning Code. The annexed properties shall be subject to the City of Vader Comprehensive Plan and Zoning Code, and Annexation Areas 1 and 3 shall be designated Community Services and Annexation Area 2 shall be designated Single Residential (R-3), as shown on the adopted Future Land Use Map of the Comprehensive Plan attached hereto as Exhibit C (1 page), for the purposes of regulating development.

Section 3. Taxes and Indebtedness. All property within the territory hereby annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Vader, including all indebtedness existing as of the effective date of the annexation.

Section 4. Effective Date. This Ordinance concerning powers vested solely in the Council, it is not subject to referendum, and shall become effective five (5) days after its passage and publication as required by law.

Section 5. Publication. The City Clerk is directed to publish a summary of this ordinance at the earliest possible publication date by publication of the ordinance title, and to transmit a certified copy of this Ordinance to the appropriate department(s) within Lewis County.

ADOPTED by the City Council of the City of Vader and attested by the City Clerk in authentication of such passage on this _____ day of _____, 2024.

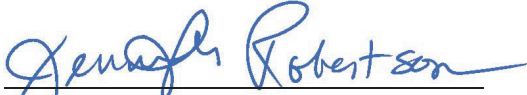
APPROVED by the Mayor this ___ day of _____, 2024.

Joe Schey, Mayor

ATTEST/AUTHENTICATED:

Lisa Huckleberry, City Clerk

APPROVED AS TO FORM:



Jennifer S. Robertson, City Attorney

PASSED BY THE CITY COUNCIL: _____
DATE PUBLISHED: _____
EFFECTIVE DATE: _____
ORDINANCE NO: 2024-_____