

12/9/2024
12/16/2024

ORDINANCE NO. M-4491

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 VHA 121st Avenue 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 (City) has an urban growth area designated by Clark County pursuant to the Growth Management Act, chapter 36.70A RCW; and

WHEREAS, the proposed annexation area is located in the City's urban growth boundary, and is contiguous to the City along the east side of the intersection of NE 65th Street and NE 121st Avenue; and

WHEREAS, pursuant to RCW 35.13.125, the City received a signed annexation petition from property owners of at least 60% of the assessed value of land within the proposed annexation area; and

WHEREAS, pursuant to RCW 35.13.410 (Alternative direct petition method) on October 7, 2024, Vancouver City Council met with the initiating party, considered public testimony, and voted to accept the annexation request; defined the geographic extent of the proposed annexation; determined the Comprehensive Plan and zoning designation; and did not require assumption of all or any portion of the existing City indebtedness by the area to be annexed; and

WHEREAS, pursuant to RCW 35.21.005 (Sufficiency of Petitions), on October 29, 2024, the Clark County Assessor certified that the annexation petition signature represents property owner support from more than 60% of the total assessed valuation of the proposed annexation area.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Location of Annexation Area: Pursuant to chapter 35.13 RCW (Annexation Of Unincorporated Areas) the proposed VHA 121st Avenue annexation area is located in the City's urban growth boundary and is contiguous to the City along the east side of the intersection of NE 65th Street and NE 121st Avenue. The legal description of the land being annexed is set forth in the attached Exhibit "A". A parcel map of the land being annexed is set forth in the attached Exhibit "B".

Section 2. Comprehensive Plan and Zoning Designations: Currently the proposed annexation area is designated as Commercial (C) under Clark County's Comprehensive Plan, and is zoned as General Commercial (GC). Following annexation, the property will be designated as

Vancouver Commercial (VC) under the City’s Comprehensive Plan and will be zoned as General Commercial (CG) as set forth in the attached Exhibits “C” and “D”.

Section 3. Indebtedness: City Council decided on October 7, 2024, that the City will not require the property owner within the annexation boundary to assume any existing City indebtedness.

Section 4. Signature Certification: Pursuant to RCW 35.21.005, the County Assessor issued a Certification of Sufficiency dated October 29, 2024, regarding the signature support for the VHA 121st annexation, set forth in Exhibit “E”.

Section 5. Signature Acceptance: City Council hereby accepts the certified signatures supporting the VHA 121st Avenue annexation.

Section 6. Annexation Approval: City Council hereby approves the VHA 121st Avenue annexation.

Section 7. Effective Date: This Ordinance shall become effective 30 days following the date of final adoption.

DATE OF FINAL PASSAGE by the Vancouver City Council: December 16, 2024.
Signed this 16th day of December 2024.

Anne McEnery-Ogle, Mayor

Attest:

Approved as to form:

Natasha Ramras, City Clerk

Jonathan Young, City Attorney

SUMMARY

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The full text of this Ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).

Exhibit A: Legal Description

VHA Annexation

LEGAL DESCRIPTION

A tract of land lying within the John Bird DLC, in the Northeast 1/4 of the Southwest 1/4, and the Northwest 1/4 of the Southeast 1/4 of Section 10, Township 2 North, Range 2 East of the Willamette Meridian, Clark County, Washington said tract being more particularly described as follows:

Beginning at an iron rod with a plastic cap at the centerline of NE 1215¹ Avenue and the easterly extension of the south line of Orchards Town Center Phase IV, as shown in said subdivision, recorded in Book 310, Page 665, records of Clark County, WA; thence west along said extension of the south line of said subdivision 30' to the west right-of-way line of NE 1215¹ Avenue; thence north along said right-of-way line 84' more or less to the present City of Vancouver boundary as described in Ordinance M-3821, said point being the True Point of Beginning; thence easterly along said present boundary of the City of Vancouver and along the easterly extension of, and the south boundary of Parcel 2, to the southeast corner of Parcel 2, described in Exhibit "A" of Statutory Warranty Deed 6032812; thence continuing northerly, including crossing NE 65th Street, along the east line of Parcel 2 as described in said Statutory Warranty Deed and the present City of Vancouver boundary to the northeast corner of said Parcel 2; Thence leaving the present City of Vancouver boundary, westerly along the north line of said Parcel 2 and the westerly extension of said north line to the west right-of-way line of NE 121st Avenue; Thence southerly along said right-of-way line to the present City of Vancouver boundary and the True Point of Beginning.

Contains 4 Acres more or less

