

ORDINANCE NO. 1423

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF RIDGEFIELD APPROXIMATELY 14.68 ACRES IDENTIFIED AS THE MARRETT HILLS ESTSATES ANNEXATION AREA AND ASSIGNING THE ZONING OF THE ANNEXED AREA AS RESIDENTIAL LOW DENSITY 4 WITH THE URBAN HOLDING 10 OVERLAY.

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 (Marrett Hills Estates Annexation Area comprised of Assessor's parcels 216701000, 215606000, and 216698000 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 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 January 11, 2024 the City Council of the City of Ridgefield rejected Resolution No. 638, Marrett Hills Intent to Annex, which was comprised of parcel number 216698000 only; and

WHEREAS, on February 8, 2024 the City Council of the City of Ridgefield adopted Resolution No. 641 accepting a notice of intent to annex for the Marrett Hills Estates Annexation Area with a geographic modification to include all three subject parcels and authorized commencement of petition to annex proceedings; and

WHEREAS, the City of Ridgefield received a petition to annex for the Marrett Hills Estates Annexation Area and assigned File Nos. MASTER-24-0012 and PLZ-24-0010; and

WHEREAS, the City is designating subject properties Residential Low Density 4 pursuant to RDC 18.210.015.A, the 2016 Ridgefield Urban Area Comprehensive Plan, and 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 Marrett Hills Estates petition to annex is signed by the owners of 100 percent in value of the property for which annexation is petitioned; and

WHEREAS, on April 11, 2024, 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 April 22, 2024, the Clark County 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 April 25, 2024, 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 Marrett Hills Estates 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 25TH DAY OF APRIL, 2024.

DocuSigned by:

8822CF05FDE1408...
Ron Onslow, Mayor

ATTEST/AUTHENTICATED:

DocuSigned by:
Julie Ferriss
BA35ACBCC9B14B1...

Julie Ferriss, City Clerk

APPROVED AS TO FORM:

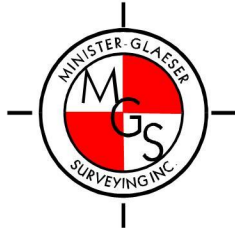
DocuSigned by:
Janean Parker
242337742975479...

Janean Parker, City Attorney

First Reading/Passage:	April 25, 2024
Second reading/Passage:	Waived
Date of Publication:	May 1, 2024
Effective Date:	May 31, 2024

EXHIBIT A:

Legal Description and Map of Annexation Area



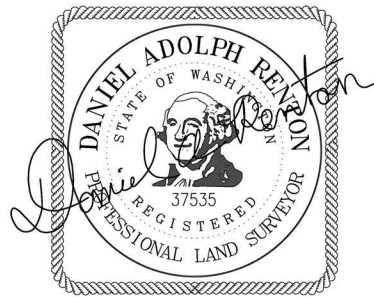
Minister & Glaeser Surveying, Inc.

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

MARCH 28, 2024

03-28-2024

EXHIBIT “ ”



**ANNEXATION OF THE
“MARRETT HOLDINGS LLC” PARCELS
TAX LOT 23 (PIN: 215606000, AFN: 6152077 D)
TAX LOT 29 (PIN: 216698000, AFN: 6152077 D)
TAX LOT 32 (PIN: 216701000, AFN: 6152077 D)**

A parcel of land located in a portion of the Northwest Quarter of the Northwest Quarter of Section 33 and the Southwest 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 Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 33, said point is marked with a 1/2” diameter rebar rod with a yellow plastic cap stamped “Olson 9025” as set in Book 36 of Surveys, at Page 157, Clark County, Washington, Auditors Records;

Thence North 01°27'50" East, along the East line of the Northwest Quarter of the Northwest Quarter of said Section 33, for a distance of 1331.33 feet to the Northeast corner thereof;

Thence South 89°01'26" East, leaving said East line and along the South line of the Southeast Quarter of the Southwest Quarter of said Section 28, for a distance of 66.13 feet to a found and held 1/2” diameter rebar rod with a yellow plastic cap stamped “Olson 9025” as set in Book 36 of Surveys, at Page 157, Clark County, Washington, Auditors Records and the Southeast corner of the “Marrett Holdings LLC” (Adjusted Tax Lot 23, PIN: 215606000) parcel as described and recorded under Clark County, Washington, Auditors File Number 6152077 D;

Thence North $01^{\circ}23'59''$ East, leaving said South line and along the East line of said "Marrett Holdings LLC" (Adjusted Tax Lot 23, PIN: 215606000) parcel and the Northerly extension thereof, for a distance of 291.88 feet to the North Right of Way line of "NW Carty Road" and the beginning of a non-tangent 140.00 foot radius curve to the left,

Thence along the North Right of Way line of "NW Carty Road" the following courses and distances;

Thence along the arc of a non-tangent 140.00-foot radius curve to the left, the long chord of which bears North $71^{\circ}20'36''$ West, for a chord distance of 47.90 feet, through a central angle of $19^{\circ}42'08''$, for an arc distance of 48.14 feet;

Thence North $22^{\circ}26'47''$ East, for a distance of 20.51 feet to the beginning of a non-tangent 160.00-foot radius curve to the left;

Thence along the arc of a non-tangent 160.00-foot radius curve to the left, the long chord of which bears South $79^{\circ}25'59''$ West, for a chord distance of 115.22 feet, through a central angle of $42^{\circ}12'32''$, for an arc distance of 117.87 feet to a compound 218.50-foot radius curve to the left;

Thence along a compound 218.50-foot radius curve to the left, the long chord of which bears South $45^{\circ}30'50''$ West, for a chord distance of 96.93 feet, through a central angle of $25^{\circ}37'46''$, for an arc distance of 97.74 feet;

Thence South $57^{\circ}18'03''$ East, for a distance of 20.00 feet to the beginning of a non-tangent 198.50-foot radius curve to the left;

Thence along the arc of a non-tangent 198.50-foot radius curve to the left, the long chord of which bears South $31^{\circ}40'20''$ West, for a chord distance of 7.12 feet, through a central angle of $02^{\circ}03'15''$, for an arc distance of 7.12 feet;

Thence South $30^{\circ}38'42''$ West, for a distance of 480.29 feet to the beginning of a tangent 160.00-foot radius curve to the right;

Thence along the arc of a tangent 160.00-foot radius curve to the right, the long chord of which bears South $52^{\circ}19'52''$ West, for a chord distance of 118.25 feet through a central angle of $43^{\circ}22'21''$, for an arc distance of 121.12 feet;

Thence South $01^{\circ}13'26''$ West, leaving said North Right of Way and along the West line of the "Marrett Holdings LLC" (Adjusted Tax Lot 32, PIN: 216701000) parcel as described and recorded under Clark County, Washington, Auditors File Number 6152077 D; and its Northerly extension thereof, for a distance of 114.54 feet to the Southwest corner thereof;

Thence South 01°13'26" West, leaving said West line of the "Marrett Holdings LLC" (Adjusted Tax Lot 32, PIN: 216701000) parcel as described and recorded under Clark County, Washington, Auditors File Number 6152077 D; and along the West line of the "Marrett Holdings LLC" (Adjusted Tax Lot 29, PIN: 216698000) parcel as described and recorded under Clark County, Washington, Auditors File Number 6152077 D, for a distance of 941.57 feet to the Southwest corner thereof;

Thence South 88°55'55" East, leaving said West line and along the South line of said "Marrett Holdings LLC" (Adjusted Tax Lot 29, PIN: 216698000) parcel, for a distance of 460.66 feet to the **POINT OF BEGINNING**;

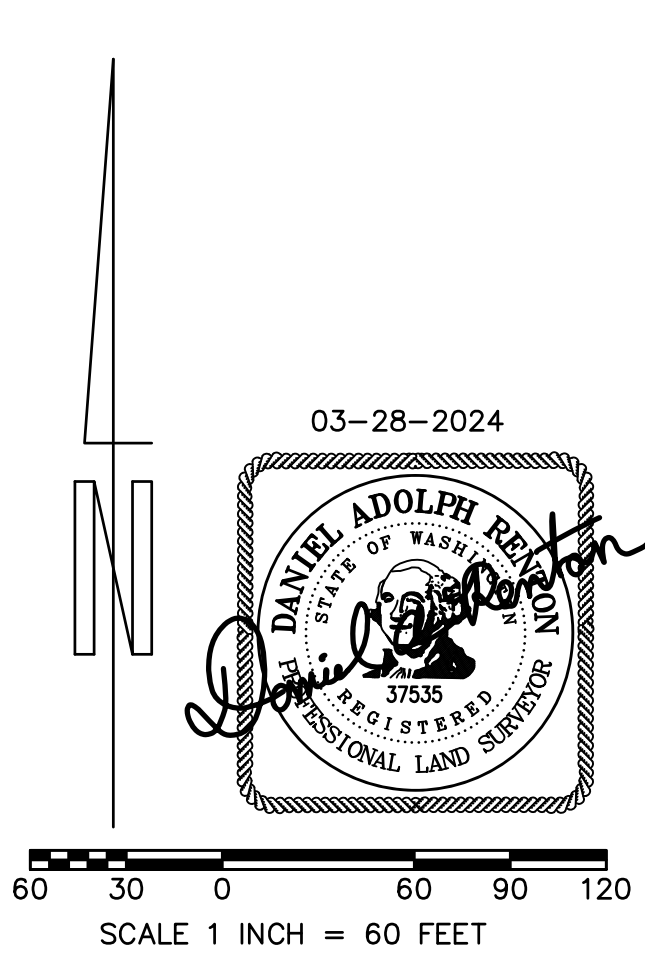
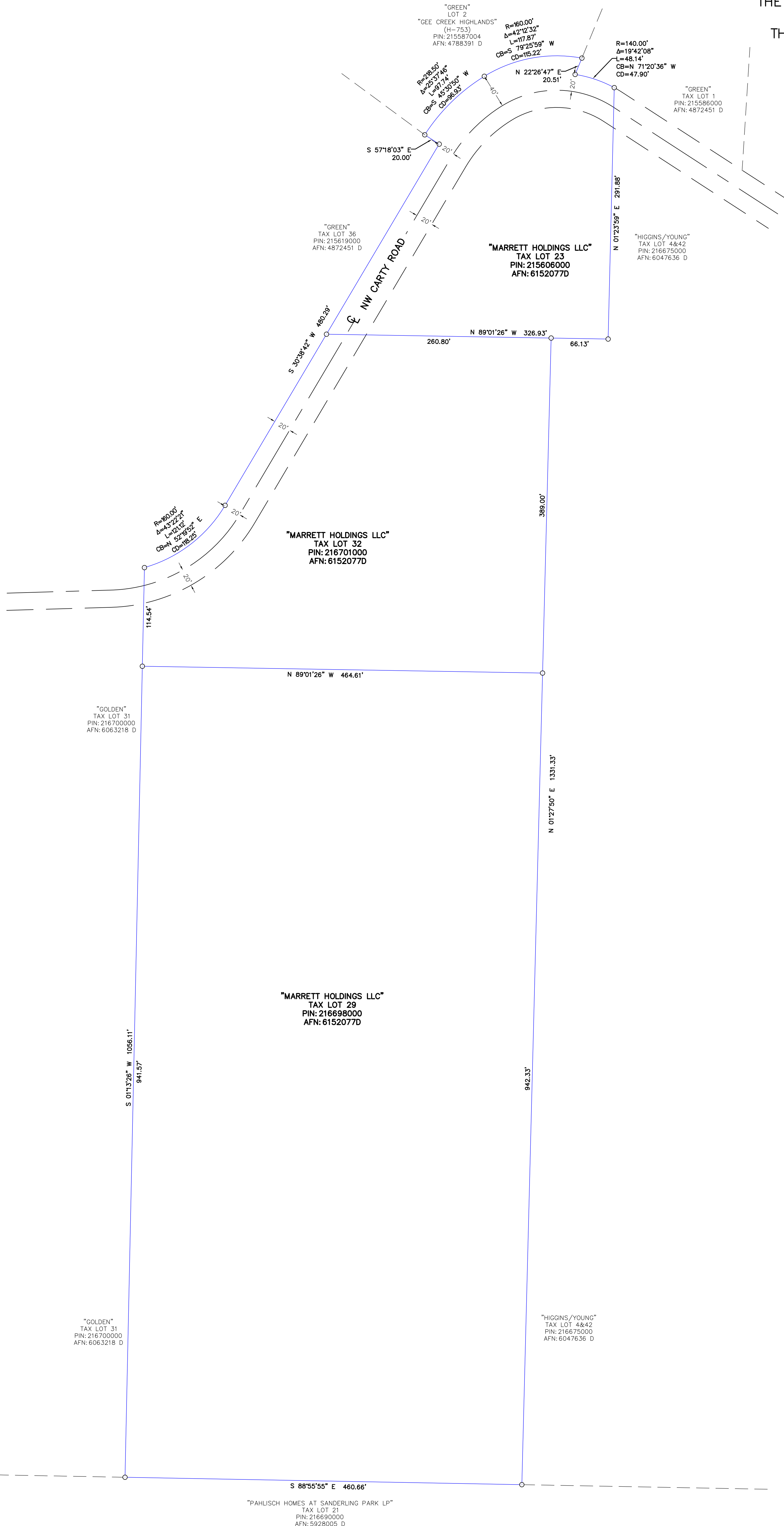
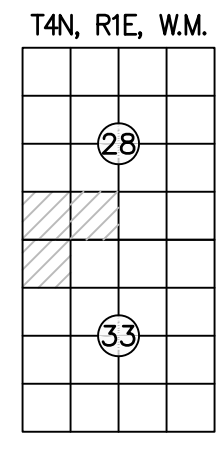
CONTAINING: 15.125 acres, more or less.

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

BASIS OF BEARING: NAD83_2011 (EPOCH:2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US-FEET;

ANNEXATION

OF THE "MARRETT HOLDINGS LLC" PARCELS
 TAX LOT 23 (PIN: 215606000),
 TAX LOT 29 (PIN: 216698000)
 TAX LOT 32 (PIN: 216701000)
 IN A PORTION OF THE
 THE NW 1/4 OF THE NW 1/4
 OF SECTION 33 AND
 THE SW 1/4 AND SE 1/4
 OF SECTION 28
 T. 4 N., R. 1 E., W.M.
 CLARK COUNTY, WA



	MINISTER-GLAESER		SCALE: 1"=60'
	SURVEYING INC.		JOB NO. 23-231
	2200 E. EVERGREEN BLVD.		DATE: 03-28-2024
	VANCOUVER, WA 98661		CALC BY: DAR
	(360) 694-3313		DRAWN BY: DAR
		CHECKED BY: DAR	SHEET 1 OF 1