

ORDINANCE NO. 1427

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF RIDGEFIELD APPROXIMATELY 12.16 ACRES IDENTIFIED AS THE RAPTORS PARK 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 (Raptors Park Annexation Area comprised of Assessor's parcels 215876000, 215875000, 216472000, and 216457000 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 December 7, 2023 the City Council of the City of Ridgefield adopted Resolution No. 633 accepting a notice of intent to annex for the Franck Annexation Area comprised of parcel 215876000 with a geographic modification to include parcels 216472000 and 216457000 and authorized commencement of petition to annex proceedings; and

WHEREAS, on March 28, 2024 the City Council of the City of Ridgefield adopted Resolution No. 645 accepting a notice of intent to annex for the Wubben Annexation Area comprised of parcel 215875000 and authorized commencement of petition to annex proceedings; and

WHEREAS, the City of Ridgefield received a petition to annex for the Raptors Park Annexation Area combining the Franck and Wubben annexations areas as geographically modified and assigned File Nos. MASTER-24-0033 and PLZ-24-0036; 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 Raptors Park petition to annex is signed by the owners of 100 percent in assessed value of the property for which annexation is petitioned; and

WHEREAS, on June 26, 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 July 11, 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 July 11, 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 Raptors Park 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 JULY, 2024.

DocuSigned by:

8822CF05EDE1408...

Ron Onslow, Mayor

ATTEST/AUTHENTICATED:

DocuSigned by:

BA35ACBCC9B14B1...

Julie Ferriss, City Clerk

APPROVED AS TO FORM:

DocuSigned by:

242337742975479...

Janean Parker, City Attorney

First Reading/Passage: July 11, 2024

Second reading/Passage: July 25, 2024

Date of Publication: July 31, 2024

Effective Date: August 30, 2024

EXHIBIT A:
Legal Description and Map of Annexation Area



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3908 | Fax: (360) 887-2507 | www.ridgefieldwa.us

Raptors Park Petition to Annex Staff Report

File No. MASTER-24-0033, PLZ-24-0036
July 25, 2024

I. Basic Facts

Petition to annex submitted: June 6, 2024

Technically complete: June 25, 2024

Council dates: July 11, 2024/July 25, 2024

Applicant: Wollam & Associates. 7701 NE Greenwood Dr Ste 100 / Vancouver, WA 98662. Contact: Terry Wollam, 360-798-5820, terry@wollamassociates.com

Applicant's Representative: AKS Engineering & Forestry, LLC. 9600 NE 126th Ave, Ste 2520 / Vancouver, WA 98682. Contact: Michael Andreotti, 360-882-0419, andreottim@aks-eng.com

Property Information:

1. 23713 NW Hillhurst Rd / Ridgefield, WA 98642. #81 S29 T4N R1E WM, Assessor's #215876000
2. 24009 NW Meuller Rd / Ridgefield, WA 98642. #80 S29 T4N R1E WM, Assessor's #215875000
3. 3414 NW Carty Rd / Ridgefield, WA 98642. #30 S32 T4N R1E WM, Assessor's #216472000
4. No address. #13 S32 T4N R1E WM, Assessor's #216457000

Current Zoning: Clark County Single-Family Residential (R1-7.5), Urban Holding 10 (UH-10)

Current Comprehensive Plan Designation: Urban Low (UL), Urban Holding (UH)

Carty Road Subarea Plan Zoning Designation: Residential Low Density 4 (RLD-4)

Staff Contact: Claire Lust, Community Development Director. 360.857.5024, Claire.lust@ridgefieldwa.us

II. Property Information

The Raptors Park petition to annex includes four parcels and adjacent Carty Road right-of-way. See Figures 1 and 2. The subject parcels are within the Ridgefield Urban Growth Area (UGA) and are contiguous with the Ridgefield city limits including the Hillhurst Road right-of-way. Therefore, the parcels are eligible for annexation. The property information is as follows:

Property Owner	Legal	Square Feet	Acres	2023 Assessed Taxable Property Value for 2024 Taxes	Site Address
WOLLAM TERRY L JR & WOLLAM NICCOLE	#81 S29 9T4N R1E WM, Assessor's #215876000	245,678	5.64	\$1,027,631.00	23713 NW Hillhurst Rd
WUBBEN MICHAEL & WUBBEN PATRICIA	#80 S29 T4N R1E WM, Assessor's #215857000	218,671	5.02	\$850,000.00	24009 NW Meuller Rd
CLARK PUBLIC UTILITIES	#30 S32 T4N R1E WM, Assessor's #216472000	61,855	1.42	\$0.00	3414 NW Carty Rd
	#13 S32 T4N R1E WM, Assessor's #216457000	3,485	0.08	\$0.00	No address
Total		529,689	12.16	\$1,877,631	

Figure 1. Vicinity map

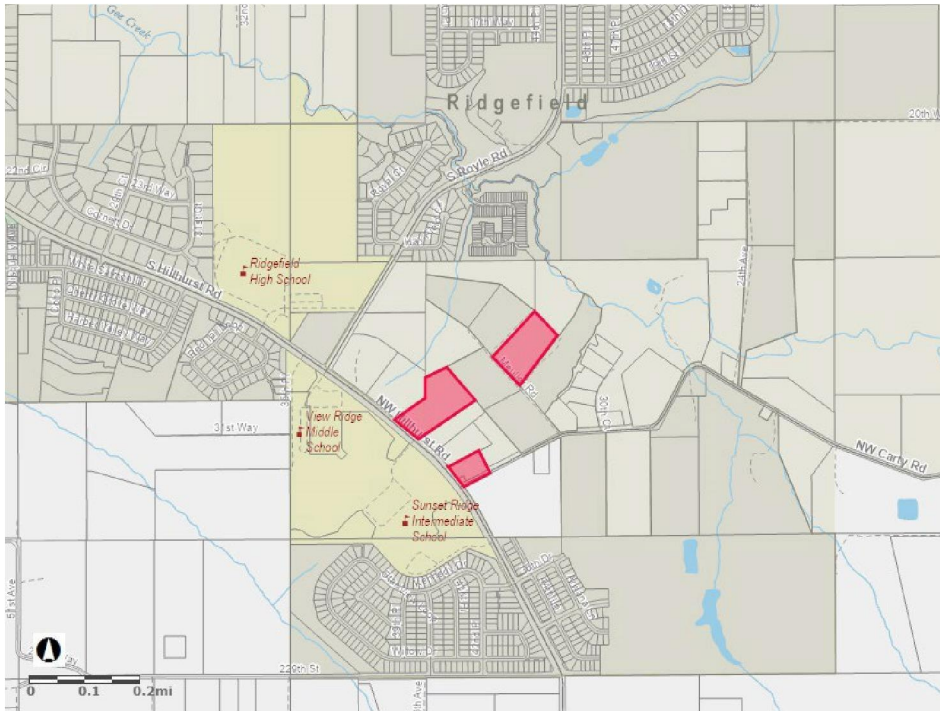
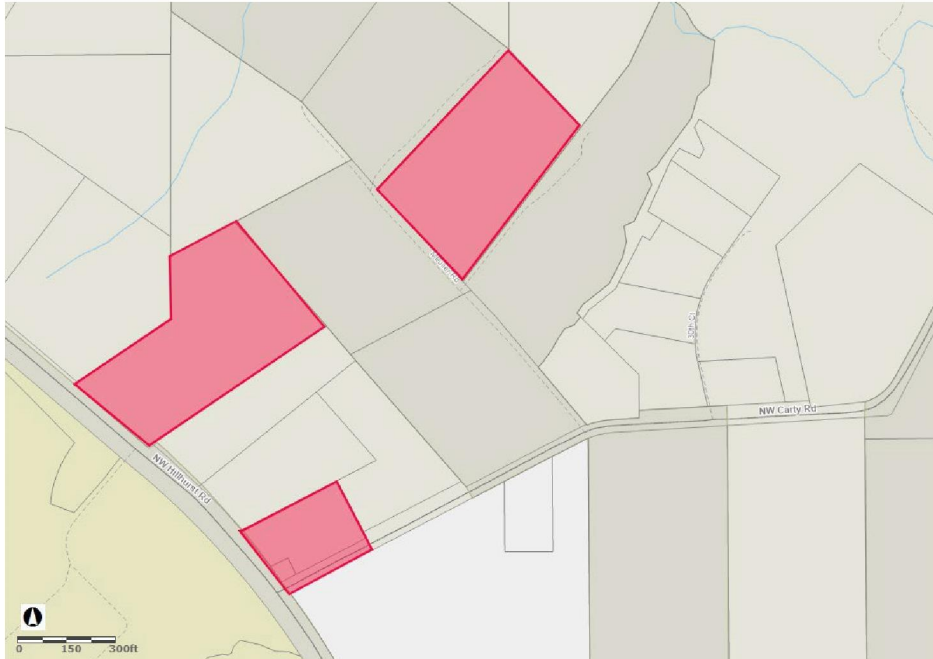


Figure 2. Site map



III. Zoning and Development

Annexation requires concurrent rezoning from the existing Clark County zoning designation to a City zoning designation. Staff finds:

- The County zoning of the proposed annexation area is Single Family Residential R1-7.5 with the Urban Holding - 10 (UH-10) overlay.
- The 2016 Ridgefield Urban Area Comprehensive Plan designation is Urban Low Density Residential (UL).
- Per RDC 18.210.015.A, the RLD-4, RLD-6, and RLD-8 zoning districts shall implement the UL comprehensive plan designation.
- The adopted Carty Road Subarea Plan assigns RLD-4 zoning to the annexation area.
- Therefore, the proposed City zoning is RLD-4.
- The Urban Holding - 10 (UH-10) overlay shall be assigned until capital facilities deficiencies are adequately resolved and development standards implementing the Carty Road Subarea Plan have been adopted by Council.

The applicant's narrative is attached. No development plans have been proposed at this time. Upon annexation, any proposed development will be subject to the City's land use, engineering, and building review processes beginning with a pre-application conference.

IV. Procedure

Intent to Annex

This petition to annex combines two intents to annex as allowed under RCW 35A.14.

Council adopted Resolution No. 633 approving an intent to annex for the Wollam property (formerly known as the Franck property, parcel #215876000) on December 7, 2023. This resolution included a geographic modification to include the two Clark PUD properties at the corner of Hillhurst and Carty Roads. Council chose to include the Clark PUD properties in relation to a planned pedestrian crossing of Hillhurst Road at Carty Road serving the adjacent intermediate and middle schools. Having the properties on each end of this planned crossing in the city limits will allow the City to secure funding and complete the project.

Council adopted resolution No. 645 approving an intent to annex for the Wubben property (parcel #215875000) on March 28, 2024.

Wollam and Associates, the applicant for this petition to annex, was also the applicant for the Wubben intent to annex and has since acquired the Franck property.

Direct petition (60% petition) method for owner-initiated annexation.

The direct petition method of annexation (RCW 35A.14.120-150) requires that owners of 60% or more of the land value of the proposed annexation area must sign the Petition to Annex. Road values are not included in this calculation. The owners of parcel #215876000 (Terry Wollam Jr. and Nicole Wollam) and the owners of parcel #215875000 (Michael and Patricia Wubben) signed the Petition to Annex. The Wollams and Wubbens own 100 percent of the land value of the property proposed for annexation; the Clark PUD parcels have no assessed taxable value. This exceeds the 60% threshold of the Petition to Annex.

Certification of sufficiency.

The Clark County Assessor's office reviewed the declaration of petition to annex, survey, and legal description and issued a signed certification of sufficiency on July 11, 2024.

Council hearing.

Council held a public hearing and first ordinance reading for the Raptors Park Petition to Annex on July 11, 2024. Prior to the public hearing Geni Fontyn and Chris Vigna (owners, 24214 NW Meuller Road) submitted written testimony to the City Clerk. Their testimony reads:

We have had the opportunity to see the preliminary plan of the development and are questioning whether there is, in fact a buffer between the development and our adjoining property to the north. It was our understanding from all of the Carty Annexation meetings that the developer is required to have a 15 ft. buffer between the development and any existing properties. That is not apparent on their drawing. Also, if there are trees in the required buffer, we do not want deciduous trees that are going to drop leaves and debris on our property. We keep our property immaculate and we don't need the extra work.

The other thing that bothers me is the naming of the streets in the development. While I understand that these may just "placeholders", I really don't like the idea of naming streets after the families who sold out. As a lifelong resident of Ridgefield who has lived in our current home on Meuller Road for the past 33 years, I would like some input on the names of the roads. I'm not sure how that process works, but I would hope to be involved.

Thank you for your time.

No other testimony was received.

Remaining steps.

- Second ordinance reading: City Council shall hold a second reading and vote to determine whether the city will adopt the Petition to Annex. The second reading is scheduled for July 25, 2024.
- Ordinances: To approve the petition to annex, the city shall adopt an ordinance annexing certain lands, adopt a zoning ordinance for the annexed area, and forward the ordinance(s) to the Clark County Assessor's Office, State Department of Revenue, State Department of Commerce, and State Office of Financial Management.
- Census: The City Clerk shall report population increases to census reporting agencies.

Motion.

To approve the Raptors Park Petition to Annex:

"I move to adopt Ordinance No. 1427 as presented."



BEND, OR
2777 NW Lolo Drive
Suite 150
Bend, OR 97703
(541) 317-8429

KEIZER, OR
3700 River Road N
Suite 1
Keizer, OR 97303
(503) 400-6028

THE DALLES, OR
3775 Crates Way
The Dalles, OR 97058
(541) 296-9177

TUALATIN, OR
12965 SW Herman
Road, Ste 100
Tualatin, OR 97062
(503) 563-6151

KENNEWICK, WA
501 N Quay Street,
Suite C-102
Kennewick, WA 99336
(509) 905-0219

VANCOUVER, WA
9600 NE 126th Avenue
Ste 2520
Vancouver, WA 98682
(360) 882-0419

WHITE SALMON, WA
107 W Jewett, Ste 100
White Salmon, WA
98672
(509) 281-3227

www.aks-eng.com

Date: 6/5/2024
To: City of Ridgefield Community Development
From: Michael Andreotti, RLA
Project Name: Raptors Park (Franck Subdivision)
AKS Job No.: 10781
Project Site: 23713 NW Hillhurst Road / 24009 NW Meuller Road / 3414 NW Carty Road, Ridgefield, WA 98642
Subject: [Introductory Statement](#)

This memo is written to discuss the proposed notice of petition to annex four properties into the City of Ridgefield (City).

The Applicant is proposing to annex four properties into the City of Ridgefield. The parcels are identified as Clark County Parcel Numbers 215876-000, 215875-000, 216472-000 and 216457-000 and addressed at 23713 NW Hillhurst Road / 24009 NW Meuller Road / 3414 NW Carty Road, Ridgefield, WA 98642. The total area proposed for annexation is ±12.16 acres and is located within the Ridgefield Urban Growth Area (UGA) boundary. Parcel 215876-000 is bound by the City to the northeast and southwest at NW Hillhurst Drive. Parcel 215875-000 is bound by the City to the northwest, southeast and southwest. Parcels 216472-000 and 216457-000 are bound by the City to the southwest at NW Hillhurst Drive.

The intent to annex Parcel 215876-000 was approved by the Ridgefield City Council, with the requirement that parcels 216472-000 and 216457-000 to be added to the annexation on November 16, 2023 (MASTER-23-0051/PLZ-23-0085). Parcels 216472-000 and 216457-000 are both owned by Clark Public Utilities and have no assessed taxable value. The intent to annex Parcel 215875-000 was approved by the Ridgefield City Council on March 28, 2024 (MASTER-24-0005/PLZ-24-0006). As all parcels with the approved intents to annex are connected through exiting City boundaries, they have been combined into a single petition to annex.

Public water is available in NW Hillhurst Road on the southwest boundary of the annexation area for Parcel 215876-000. Water can be extended to Parcel 215875-000 either through NW Carty Road and Meuller Road or through potential development of neighboring parcels. Sewer is not currently available directly to the annexation parcels; however, a regional pump station (MASTER-23-0067/PLZ-23-0106) is currently being reviewed by the City and Clark Regional Wastewater District. Sewer will be able be brought to the site either from the pump station, through NW Carty Road and Meuller Road. Extension of these public services into the annexation area is not part of a City capital project and would occur with future development of the site. Emergency services, garbage service, and transportation infrastructure are also available to the site.

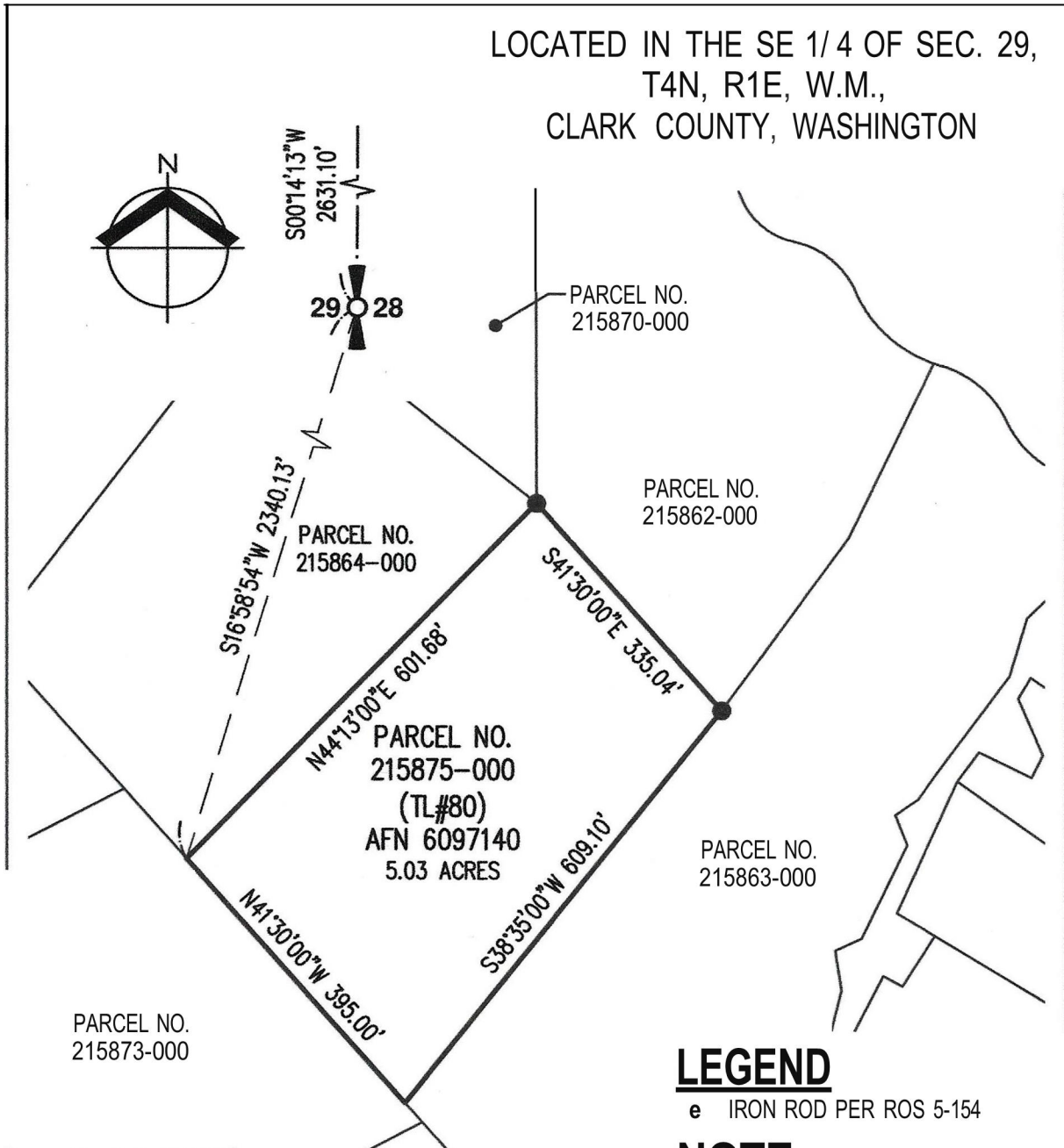
The proposed annexation requires that 60 percent of the landowners, based on taxable value, approve of the annexation. The owners of parcels 215876-000 and 215875-000 have approved of the annexation. Therefore, as Parcels 216472-000 and 216457-000 have not taxable value, 100 percent of the landowners, based on taxable value, have approved of the annexation.

The properties pertinent information is included below:

Property Owner	Legal	Square Feet	Acres	2023 Assessed Taxable Property Value	Site Address
Terry Jr & Niccole Wollam	#81 SEC 29 T4N R1EWM 5.64A Assessor's #215876-000	245,678 SF	5.64 AC	\$1,027,631.00	23713 NW Hillhurst Road
Michael & Patricia Wubben	#80 SEC 29 T4N R1EWM 5.02A Assessor's #215875-000	218,671 SF	5.02 AC	\$850,000.00	24009 NW Meuller Road
Clark Public Utilities	#30 OF SEC 32 T4NR1EWM 1.42A Assessor's #216472-000	61,855 SF	1.42 AC	\$0.00	3414 NW Carty Road
Clark Public Utilities	#13 OF SEC 32 T4NR1EWM .08A Assessor's #216457-000	3,485 SF	0.08 AC	\$0.00	No Situs Address



LOCATED IN THE SE 1/4 OF SEC. 29,
T4N, R1E, W.M.,
CLARK COUNTY, WASHINGTON



LEGEND

e IRON ROD PER ROS 5-154

NOTE

SECTION CORNERS AND LINES SHOWN
PER ROS 5-154

DATE: 03-25-2024

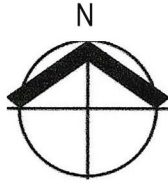
03.25.2024

SCALE: 1" = 200 FEET



MAP EXHIBIT PN 215875-000 (TL#80)	
DRAWN BY: IDH CHECKED BY: TAM DWG: 10781EXH LO ANNEX	JOB: 10781
AKS ENGINEERING & FORESTRY, LLC 9600 NE 1261H AVf., SUITE 2520 VANCOUVER, WA 98682 206.999.9119 WWW.AKS-ENG.COM	AOS

LOCATED IN THE SE 1/4 OF SEC. 29 AND
THE NE 1/4 OF SEC. 32, T4N, R1E, W.M.,
CLARK COUNTY, WASHINGTON



NW CORNER SE1/4-SE1/4
SECTION 29 PER ROS 11-100

PARCEL NO.
215874-000

SP 3-967
LOT 1
PARCEL NO.
986029-546

PARCEL NO.
215873-000

PARCEL NO.
215876-000

29

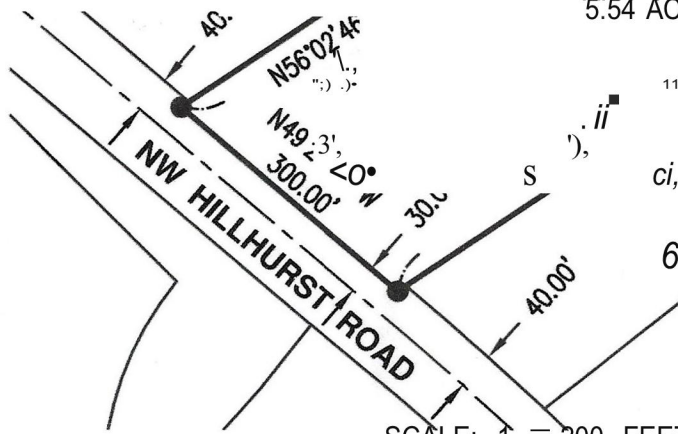
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(TL#81)

AFN 6159143
5.54 ACRES



LEGEND

■ IRON ROD PER ROS 9-180

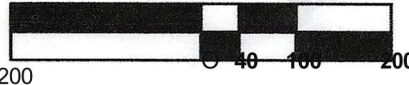
● IRON ROD PER ROS 11-100

NOTE

SECTION CORNERS AND LINES SHOWN
PER ROS 9-180 & ROS 11-100

DAIE: 03-25-2024

SCALE: 1" = 200 FEET



MAP EXHIBIT PN 215876-000 (TL#81)

DRAWN BY: TOH CHECKED BY: TAM DWG: 10781EXH LO ANNEX JOB: 10781



AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVf., SUITE 2520
VANCOUVER, WA 98682
360.882.0419 WWW.AKS-ENG.COM

AKS

EXHIBIT B

CITY OF RIDGEFIELD ANNEXATION DESCRIPTION
CLARK PUBLIC UTILITIES PROPERTIES & NW CARTY ROAD

LEGEND

-  ① CPU PROPERTIES
±1.43 ACRES
-  ② CARTY ROAD
±11,890 SF
- TOTAL:** ±1.71 ACRES

POINT OF COMMENCEMENT

PARCEL 1
EASTERNMOST CORNER OF LOT 2
(SP 2/392)
1/2" IR W/ YPC
"HAGEDORN PLS 9579"

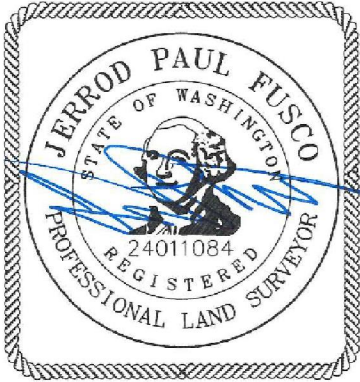
POINT OF BEGINNING

PARCEL 1
3/8" IR IN CONCRETE
(N26°01'46"W, 0.10')

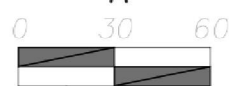


$\Delta = 10^{\circ}36'41''$
 $R = 411.97'$
 $L = 76.30'$
 $LC = S38^{\circ}15'57''E,$
 $76.19'$
"NEW CENTERLINE ALIGNMENT"
(ROS 24/33)

TERMINUS POINT
PARCEL 2



SIGNED: 5/15/2024
EXPIRES: 1/30/2026



SCALE: 1" = 60'

ABBREVIATIONS

- AFN = AUDITOR'S FILE NUMBER
- GPU = CLARK PUBLIC UTILITIES
- IR = IRON ROD
- PIN = PARCEL IDENTIFICATION NUMBER
- ROS #/# = RECORD OF SURVEY BOOK #, PAGE #
- SF = SQUARE FEET
- SP #/# = SHORT PLAT BOOK #, PAGE #
- YPC = YELLOW PLASTIC CAP
- W/ = WITH

Harper Houf Peterson Righellis Inc.

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