

ORDINANCE NO. 2025-01

**AN ORDINANCE OF THE CITY OF BATTLE GROUND, WASHINGTON,
PROVIDING FOR THE ANNEXATION OF CERTAIN REAL PROPERTY
KNOWN AS THE "WINTERS ANNEXATION," SUBJECT TO ASSUMPTION
OF INDEBTEDNESS, AND ADOPTING PREANNEXATION ZONING
CONTROLS FOR SUCH PROPERTY**

WHEREAS, on December 2, 2024, the City of Battle Ground received the initial notice of intent to annex the area located in the north-western portion of the City comprised of approximately 15 acres, further described in Exhibit A; and,

WHEREAS, the area further described in Exhibit A, referred to herein as the "Winters Annexation Area," is being annexed by this ordinance by use of the direct petition method pursuant to RCW 35A.14.120; and,

WHEREAS, on January 21, 2025, the City Council conducted a meeting with the initiating parties as required by RCW 35A.14.120 and accepted the notice of intent to annex, specified that the adopted pre-annexation zoning would apply to the property upon annexation, and that the property proposed to be annexed would be subject to any outstanding City indebtedness; and,

WHEREAS, on March 3, 2025, the City Council held a public hearing on the annexation proposal pursuant to RCW 35A.14.130; and,

WHEREAS, on January 27, 2025 the annexation petition was submitted to the Clark County Assessor for certification pursuant to RCW 35A.01.040; and,

WHEREAS, on February 13, 2025 the Clark County Assessor indicated the petition contained valid signatures representing more than the required 60% of the total assessed value, and provided a certification of sufficiency of the petition pursuant to RCW 35A.01.040; and,

WHEREAS, the City Council finds that the proposed annexation is consistent with the City of Battle Ground Comprehensive Plan 2015-2035 and will allow for future orderly growth; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON DOES ORDAIN AS FOLLOWS:

Section 1.

The property, as set forth in Exhibit A and for which the petition for annexation is filed, shall be and is hereby made a part of the City of Battle Ground and annexed thereto.

Section 2.

Pursuant to the terms of the annexation petition, all property within this territory to be annexed hereby shall be assessed and taxed at the same rate and on the same basis as the property within the City of Battle Ground, including assessments and taxes or taxes in payment of any bond issued or debts contracted by order existing at the time of annexation.

Section 3.

In accordance with RCW 35A.14.330 and the City of Battle Ground pre-annexation zoning map adopted under Ordinance No. 21-22, the real property within the territory annexed by this ordinance is hereby zoned as follows: parcel #228492000 as NC Neighborhood Commercial and parcel #228495000 as R16 Residential and shall be subject to all development regulations of the City of Battle Ground in effect at the time of annexation or adopted hereafter.

Section 4.

The City Clerk is hereby directed to file with the Board of County Commissioners of Clark County a certified copy of this ordinance. The City Clerk is further directed to file with the Office of Financial Management a certificate as required per RCW 35A.14.700 within thirty (30) days of the effective date of annexation.

Section 5.

This ordinance shall become effective 45 days from the date of adoption.

PASSED BY THE CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON THIS 3rd DAY OF MARCH 2025.

CITY OF BATTLE GROUND



Troy McCoy, Mayor

Attest:

Approved as to form:

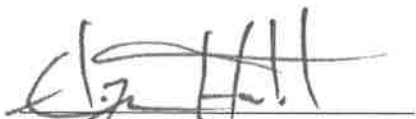


Elizabeth Halili, City Clerk
Kirk Ehlis, City Attorney

Exhibit A

ANNEXATION DESCRIPTION

That portion of the Northwest quarter of the Northwest quarter of Section 33, Township 4 North, Range 2 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a point 110 feet North of the Southwest corner of said Northwest quarter of the Northwest quarter; thence East 396 feet; thence North 550 feet; thence East 264 feet; thence North 660 feet to the North line of said Section; thence West 660 feet to the Northwest corner of said Section; thence South 1210 feet to the Point of Beginning.

TOGETHER WITH:

That portion of the Northwest quarter of the Northwest quarter of Section 33, the Northeast quarter of the Northeast quarter of Section 32, the Southeast quarter of the Southeast quarter of Section 29, and the Southwest quarter of the Southwest quarter of Section 28, Township 4 North, Range 2 East of the Willamette Meridian, Clark County, Washington, described as follows

BEGINNING at a point 110 feet North of the Southwest corner of said Northwest quarter of the Northwest quarter; Thence West along the westerly prolongation of the south boundary of the above described parcel 30 feet to the West right-of-way line of Northeast 92nd Avenue; Thence North along said west right-of-way line 1,240 feet, more or less, to the intersection of said West right-of-way line and the North Right-of-way line of Northeast 239th Street; Thence East 60 feet, more or less, to the intersection of the East right-of-way line of Northeast 92nd Avenue and the North right-of-way line of Northeast 239th Street; Thence East, along said North right-of-way line, 630 feet, more or less, to the intersection of said North right-of-way line and the northerly prolongation of the easterly boundary of the above described parcel; Thence South 30 feet to the centerline of Northeast 239th Street and the North boundary of the above described parcel; Thence West, along the said centerline and said North boundary, 660 feet to the Northwest corner of said Section 33; Thence South, along the West boundary of the above described parcel and the centerline of Northeast 92nd Avenue, 1210 feet to the Point of Beginning.

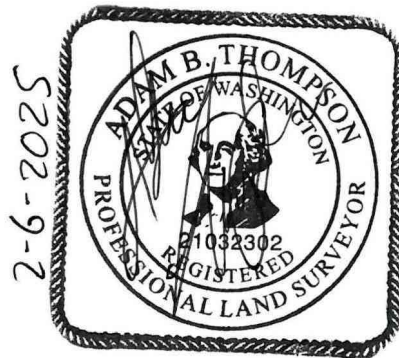


Exhibit A

Location:

