

ORDINANCE NO. 1451

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF RIDGEFIELD APPROXIMATELY 11.2 ACRES IDENTIFIED AS THE MARX ANNEXATION AREA AND ASSIGNING THE ZONING OF THE ANNEXED AREA AS RESIDENTIAL LOW DENSITY 6 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 (Marx Annexation Area comprised of Assessor's parcels 214469000 and 214472000) 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 February 27, 2025 the City Council of the City of Ridgefield adopted Resolution No. 659 accepting a notice of intent to annex for the Marx Annexation Area; and

WHEREAS, the City of Ridgefield received a petition to annex for the Mukensnabl Annexation Area and assigned File Nos. MASTER-25-0022 and PLZ-25-0039; and

WHEREAS, the City is designating subject properties Residential Low Density 6 pursuant to RDC 18.210.015.A, and the 2016 Ridgefield Urban Area Comprehensive 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

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 Marx petition to annex is signed by the owners of 100 percent in assessed value of the property for which annexation is petitioned; and

WHEREAS, the City of Ridgefield requested that the Clark County Assessor's Office 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 9, 2025, 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 18, 2025, 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 Marx Annexation Area shown in Exhibit A.

SECTION 2. Zoning. The zoning of the annexed area shall be Residential Low Density 6 with the Urban Holding 10. The Urban Holding 10 overlay shall not be removed until the requirements of RDC 18.210.015.B and 18.270.060 are met.

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.

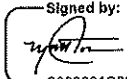
SECTION 4. City Filing with Clark County. A certified copy of the adopted ordinance shall be separately filed with the Board of Clark County Commissioners and the Clark County Department of Assessment and GIS.

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.

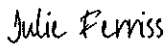
SECTION 6. Effective Date. This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

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.

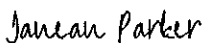
PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 8TH DAY OF MAY, 2025.

Signed by:

C08B691C85BB4F8
Matt Cole, Mayor

ATTEST/AUTHENTICATED:

DocuSigned by:

BA35ACBCC8B14B1
Julie Ferriss, City Clerk

APPROVED AS TO FORM:

Signed by:

0E97886C8BE84A8...
Janean Parker, City Attorney

First Reading: April 24, 2025

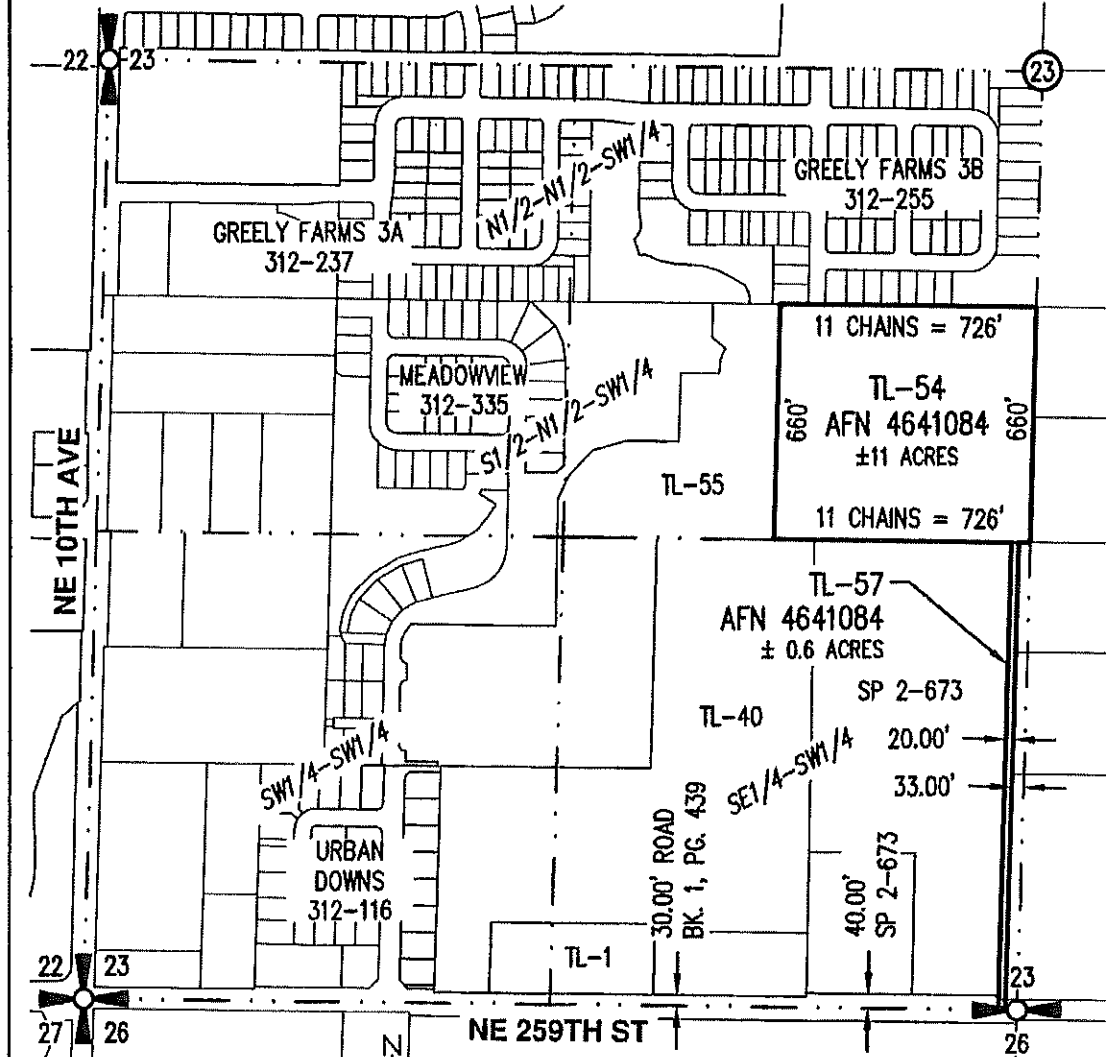
Second reading/Passage: May 8, 2025

Date of Publication: May 14, 2025

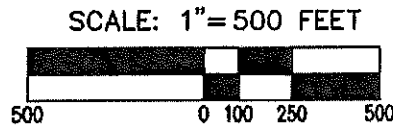
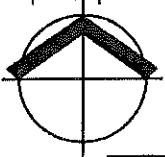
Effective Date: June 13, 2025

EXHIBIT A:
Legal Description and Map of Annexation Area

LOCATED IN THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 AND
IN THE SE 1/4 OF THE SW 1/4 OF SEC. 23, T4N, R1E, W.M.,
CLARK COUNTY, WASHINGTON



3.07.2025



DATE: 3-07-2025

ANNEXATION TO THE CITY OF RIDGEFIELD

DRAWN BY: TDH	CHECKED BY: BRE	DWG: 11439EXH ANNEX	JOB: 11439
AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, SUITE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM			





AKS ENGINEERING & FORESTRY

9600 NE 126th Avenue, Suite 2520, Vancouver, WA 98682

P: (360) 882-0419 F: (360) 882-0426

AKS Job #11439

OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

**LEGAL DESCRIPTION
FOR
ANNEXATION TO THE CITY OF RIDGEFIELD, WASHINGTON**

TAX LOT 54 / PARCEL NO. 214469000 & TAX LOT 57 / PARCEL NO. 214472000

That portion of the South Half of the Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 23, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described by deed to Robert and Denise Marx, husband and wife, recorded February 10, 2010, under Auditor's File Number 4641084, records of said county, specifically described as follows:

BEGINNING at the southeast corner of the Northeast Quarter of the Southwest Quarter of Section 23, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington;

Thence West 11 chains;

Thence North 660 feet;

Thence East 11 chains;

Thence South 660 feet, more or less, to the POINT OF BEGINNING.

ALSO, the East 20 feet of the following described tract:

BEGINNING at a point 24.46 $\frac{1}{3}$ chains East of the southwest corner of Section 23, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, said point of beginning being the southeast corner of the school tract;

Thence North 3.165 chains to the northeast corner of said tract;

Thence East 6.50 $\frac{2}{3}$ chains;

Thence North 16.835 chains;

Thence East 8.53 chains to a point 0.50 chains West of the east line of the Southwest Quarter of said Section;

Thence South 20 chains to a point 0.50 chains West of the quarter section corner of the south line of said Section;

Thence West 15.03 $\frac{2}{3}$ chains to the POINT OF BEGINNING.

EXCEPT any portion thereof lying within Northeast 259th Street.

Contains 11.6 acres, more or less.

