

ORDINANCE NO. 1433

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF RIDGEFIELD APPROXIMATELY 9.75 ACRES IDENTIFIED AS THE GOLDEN ACRES 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 (Golden Acres Annexation Area comprised of Assessor's parcel 216700000 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, 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 May 23, 2024 the City Council of the City of Ridgefield adopted Resolution No. 648 accepting a notice of intent to annex for the Golden Acres Annexation Area and authorizing the applicant to circulate a petition to annex; and

WHEREAS, the City of Ridgefield received a petition to annex for the Golden Acres Annexation Area and assigned File Nos. MASTER-24-0048 and PLZ-24-0052; 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 Golden Acres petition to annex is signed by the owners of 100 percent in value of the property for which annexation is petitioned; and

WHEREAS, on September 3, 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 September 12, 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 October 10, 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; 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, 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;

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 Golden Acres 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 overlay. 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 24TH DAY OF OCTOBER, 2024.

Ron Onslow, Mayor

ATTEST/AUTHENTICATED:

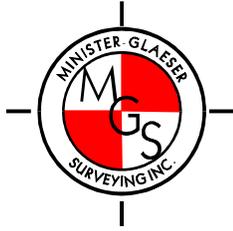
Julie Ferriss, City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading/Passage: October 10, 2024
Second reading/Passage: October 24, 2024
Date of Publication:
Effective Date:

EXHIBIT A:
Legal Description and Map of Annexation Area



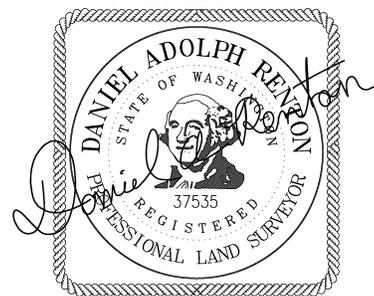
Minister & Glaeser Surveying, Inc.

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

JULY 25, 2024

EXHIBIT “ ”

07-25-2024



**ANNEXATION OF THE
“GOLDEN” PARCEL
TAX LOT 32 (PIN: 216700000, AFN: 6063218 D)**

A parcel of land located in a portion of the Northwest Quarter of the Northwest Quarter of Section 33, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows;

BEGINNING at the Southwest corner of the “Marrett Holdings LLC” parcel as described and recorded under Clark County, Washington, Auditors File Number 6152077 D, said point bears North $01^{\circ}13'26''$ East, for a distance of 1.46 feet from a $3/4$ ” iron pipe set in Book “G” of Unrecorded Surveys, at Page 127, Clark County Surveyors Office Records, said point is also on the North line of the "Pahlisch Homes at Sanderling Park LP" parcel as described and recorded under Clark County, Washington, Auditors File Number 5928005 D;

Thence North $01^{\circ}13'26''$ East, along the West line of said “Marrett Holdings LLC” parcel and its Northerly extension thereof, for a distance of 1056.11 feet to the North Right of Way line of “NW Carty Road”, and the beginning of a non-tangent 160.00 foot radius curve to the right, said point bears North $01^{\circ}13'26''$ East, for a distance of 42.51 feet from a $3/4$ ” iron pipe set in Book “G” of Unrecorded Surveys, at Page 127, Clark County Surveyors Office Records;

Thence leaving said West line and its Northerly extension thereof and along said North Right of Way line the following courses and distances;

Thence along the arc of a non-tangent 160.00-foot radius curve to the right, the long chord of which bears South $81^{\circ}10'12''$ West, for a chord distance of 39.84 feet, through a central angle of $14^{\circ}18'18''$, for an arc distance of 39.95 feet;

Thence South 88°19'20" West, for a distance of 119.85 feet;

Thence North 10°46'00" West, for a distance of 20.25 feet;

Thence South 88°19'20" West, for a distance of 265.28 feet to the West line of the "Golden" parcel as described and recorded under Clark County, Washington, Auditors File Number 6063218 D and its Northerly extension thereof, said point bears North 01°14'13" East, for a distance of 60.08 feet from a 3/4" iron pipe set in Book "G" of Unrecorded Surveys, at Page 127, Clark County Surveyors Office Records,

Thence South 01°14'13" West, leaving said North Right of Way line and along said West line and its Northerly extension thereof, for a distance of 1050.63 feet to the Southwest corner of said "Golden" parcel, said point bears North 01°14'13" East, for a distance of 1.14 feet from a 3/4" iron pipe set in Book "G" of Unrecorded Surveys, at Page 127, Clark County Surveyors Office Records, said point is also on the North line of the "Pahlisch Homes at Sanderling Park LP" parcel as described and recorded under Clark County, Washington, Auditors File Number 5928005 D;

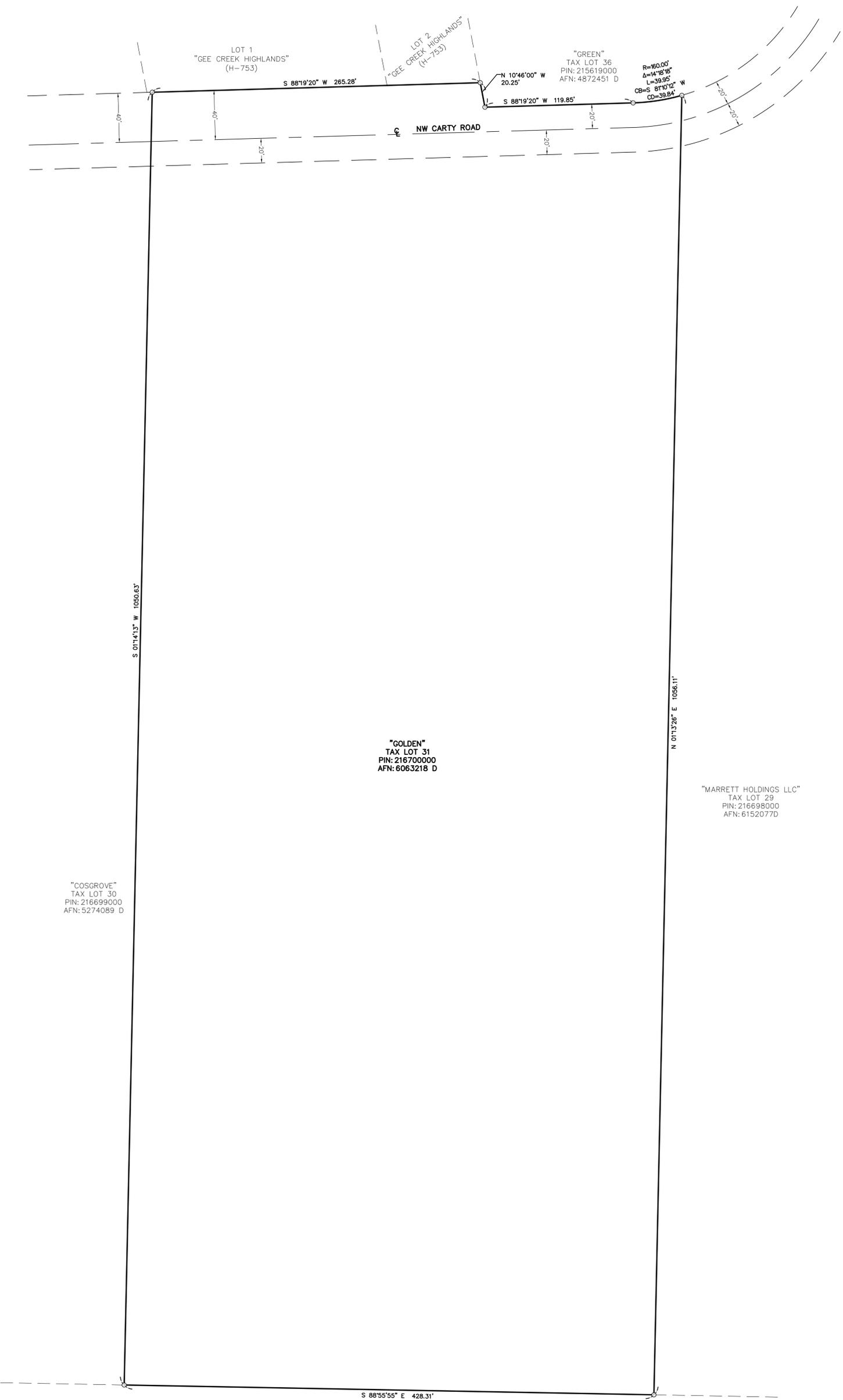
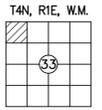
Thence South 88°55'55" East, leaving said West line and its Northerly extension thereof and along the South line of said "Golden" parcel and the North line of said "Pahlisch Homes at Sanderling Park LP" parcel, for a distance of 428.31 feet to the **POINT OF BEGINNING**;

CONTAINING: 10.36 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 "GOLDEN" PARCEL
 TAX LOT 31
 PIN: 216700000
 IN A PORTION OF THE
 THE NW 1/4 OF THE NW 1/4
 OF SECTION 33
 T. 4 N., R. 1 E., W.M.
 CLARK COUNTY, WA



"COSGROVE"
 TAX LOT 30
 PIN: 216699000
 AFN: 5274089 D

"GOLDEN"
 TAX LOT 31
 PIN: 216700000
 AFN: 6063216 D

"MARRETT HOLDINGS LLC"
 TAX LOT 29
 PIN: 216698000
 AFN: 6152077D

"PAHLISCH HOMES AT SANDERLING PARK LP"
 TAX LOT 21
 PIN: 216690000
 AFN: 5928005 D

07-25-2024

SCALE 1 INCH = 40 FEET

MINISTER-GLAESER
 SURVEYING INC.
 2200 E. EVERGREEN BLVD.
 VANCOUVER, WA 98661
 (360) 694-3313

SCALE: 1"=40'
 JOB NO. 24-299
 DATE: 07-25-2024
 CALC BY: DAR
 DRAWN BY: DAR
 CHECKED BY: DAR
 SHEET 1 OF 1