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ORDINANCE NO. M- 3152

AN ORDINANCE annexing to the City of Vancouver certain contiguous and unincorporated land located west of the current city limits between the Columbia River and SR-501, known as the Port of Vancouver annexation; providing for such lands to be zoned as they have been zoned by Clark County, as set forth in V.M.C. 20.03.120; providing that said land shall not be liable for outstanding City bonded indebtedness; providing for an effective date of December 14, 1994.

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. By Resolution M-2845, adopted August 2, 1993, the City Council determined under R.C.W. 35.13.125 that it would accept petitions to annex to the City certain lands contiguous to the City located west of the current city limits between the Columbia River and SR-501. Thereafter, such petitions were signed by persons owning property in the area proposed for annexation which represented more than 75% of the assessed valuation of such property. The City Council after public hearing on December 27, 1993 accepted such 75% petitions and transmitted the proposed annexation to the Clark County Boundary Review Board under R.C.W. Ch. 36.93.

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Section 2. The Boundary Review Board considered the proposed annexation at a duly advertised meeting on August 9, 1994. The Board recommended that affected agencies invoke jurisdiction but no such agency invoked jurisdiction, and thus, returned the matter to the City Council on August 18, 1994 pursuant to R.C.W. Ch. 36.93.100.

Section 3. Pursuant to R.C.W. Ch. 35.13, and as discussed and recommended in SR 254-94, the unincorporated land which is contiguous to the City and located

west of the current city limits between the Columbia River and SR-501, is hereby annexed to the City of Vancouver as of 12:01 a.m. on December 14, 1994. The legal description of such annexing land is set forth on Exhibit "A", attached hereto and incorporated herein.

Section 4. V.M.C. 20.03.120 of the City Zoning Ordinance provides that City Council in an annexation ordinance shall designate the City zoning for the annexing land so as to correspond as closely as reasonably can be done to the County zoning of such land (absent a different direction from the City Planning Commission). Accordingly, the Vancouver Comprehensive Plan as amended is applied to cover such land as there provided. All lands which have been zoned MH are hereby zoned MH. All lands which have been zoned MP are hereby zoned ML.

Section 5. The zoning providing for in Section 4 is hereby applied to the land being annexed, as shown on the map attached hereto as Exhibit "B".

Section 6. As to environmental review under R.C.W. Ch. 43.21C, City Council hereby finds that all environmental issues have been properly addressed by the issuance of a Final Environmental Impact Statement.

Section 7. As provided in Resolution M-2845 the land herein annexed shall not be liable for City bonded indebtedness which is outstanding as of the effective date of this Ordinance.

Section 8. This Ordinance shall go into effect at 12:01 a.m. on December 14, 1994.

Read first time:

November 7, 1994

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

*Tonkovich, Wilson, Pollard, Hornswitz,
Jollota, and Mayor Hagensen*

Nays: Councilmembers *None*

Absent: Councilmembers *Besserman*

Read second time:

November 14, 1994

Ayes: Councilmembers

*Tunkovich, Wilson, Pollard, Horowitz,
Jollota, and Mayor Hagensen*


Nays: Councilmembers

None


Absent: Councilmembers

Besserman

SIGNED this *14th* day of *November*, 1994.


Bruce E. Hagensen, Mayor

Attest:


H. K. Shorthill, City Clerk

Approved as to form:


Ted H. Gathe, City Attorney

X4110101/DP:MW

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EXHIBIT "A"**LOWER RIVER ROAD
PORT OF VANCOUVER****LEGAL DESCRIPTION
FOR ANNEXATION**

A tract of land lying in the South 1/2 of Section 1, the Southeast 1/4 of Section 2, the East 1/2 of Section 11, all of Section 12, all of Section 13, the Northwest 1/4 of Section 14, the Northwest 1/4 of Section 24, T. 2 N., R. 1 W., W.M. and in the Southeast 1/4 of Section 7, the Southwest 1/4 of Section 17, all of Section 18, the North 1/2 and the Southeast 1/4 of Section 19, and all of Section 20, T. 2 N., R. 1 E., W.M., Clark County, Washington said tract being more particularly described as follows:

Beginning at the point of intersection of the southwesterly extension of the westerly boundary of the Bonneville Power Administration (Ross to St. John's) power transmission line right-of-way with the Washington State boundary said point being the Southwest corner of that tract for annexation described in City of Vancouver Ordinance No. M-1478, dated October 25, 1973 thence northeasterly along said southwesterly extension and said westerly B.P.A. (Ross to St. John's) right-of-way line and the present city boundary to a point of intersection with the northerly right-of-way line of Washington State Road 501 to a point on the present city boundary as described in City Ordinance No. M-2900, dated October 2, 1990; thence northwesterly along said northerly line and the present city boundary to a point of intersection with the westerly line of the Elmer Ruefner tract and the Government meander line of Vancouver Lake; thence continuing along the northerly right-of-way line of said S.R. 501 and leaving the present city

boundary to a point opposite and radial to and to the right of Engineer's Station 147+68.89 P.O.C., S.R. 501 centerline, as shown on Sheet 1 of 3 sheets, Book 29 of Surveys, page 161, records of said county; thence westerly along said radial line to said Engineer's Station 147+68.89 P.O.C., S.R. 501 centerline; thence North $81^{\circ} 42' 18''$ West 123.55 feet to a point on the centerline of Buckmire Slough as shown on said Book 29 of Surveys, page 161; thence South $30^{\circ} 35' 38''$ West 425.34 feet; thence South $12^{\circ} 06' 18''$ West 284.00 feet; thence South $25^{\circ} 54' 48''$ West 283.00 feet; thence South $6^{\circ} 04' 17''$ West 265.00 feet; thence South $23^{\circ} 59' 10''$ West 546.00 feet; thence South $23^{\circ} 02' 16''$ West 189.05 feet; thence South $60^{\circ} 32' 07''$ West 169.16 feet; thence South $41^{\circ} 41' 18''$ West 148.86 feet; thence South $18^{\circ} 26' 01''$ West 253.39 feet; thence South $24^{\circ} 48' 38''$ West 86.35 feet; thence South $74^{\circ} 54' 34''$ West 105.41 feet, and South $86^{\circ} 48' 32''$ West 93.09 feet along said centerline as shown on said Book 29 of Surveys, page 161; thence Northwesterly along the centerline of said Buckmire Slough to a point of intersection with the easterly extension of the most northerly South line of that tract surveyed and shown on Sheet 1 of 3 sheets, Book 26 of Surveys, page 54, records of said county; thence westerly along said easterly extension to a point which bears South $32^{\circ} 35' 22''$ West 841.50 feet, North $48^{\circ} 24' 38''$ West 1183.38 feet, South $21^{\circ} 35' 22''$ West 2574.00 feet, North $68^{\circ} 27' 01''$ West 465.89 feet, North $11^{\circ} 38' 25''$ West 2054.22 feet, and South $68^{\circ} 24' 38''$ East 1591.60 feet from the East 1/4 corner of said Section 1 as shown on said Sheet 1 of Book 26 of Surveys, page 54; thence North $68^{\circ} 24' 38''$ West

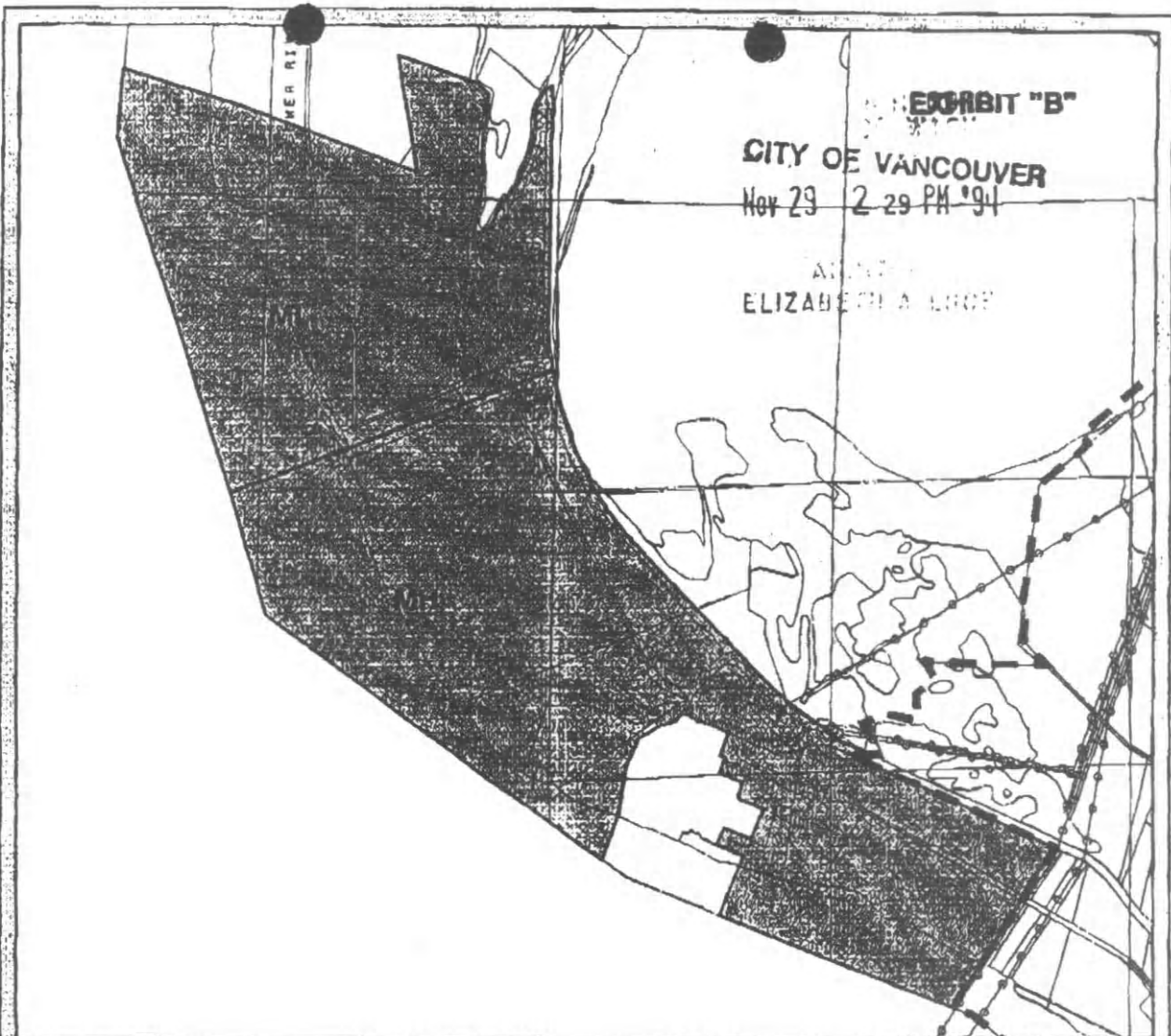
1591.60 feet along said most northerly South line; thence South $11^{\circ} 38' 25''$ East 2054.22 feet to a point on the South line of the David Sturgess Donation Land Claim; thence North 68° West along said South line to the Northeast corner of that tract described under Auditor's File No. 8212290065, records of said county; thence South $16^{\circ} 26' 45''$ West 351.09 feet along the East line of said tract; thence South $1^{\circ} 52' 16''$ West 471.54 feet along said East line to the Northeast corner of that tract described under Auditor's File No. 8309210103, records of said county; thence South $1^{\circ} 52' 16''$ West 543.97 feet along the East line of said tract; thence South $24^{\circ} 33' 15''$ East 152.78 feet along said East line to the Southeast corner thereof; thence South $79^{\circ} 16' 16''$ West 279.35 feet along the South line of said tract; thence southwesterly along a line that is at a right angle to the Washington State boundary to a point of intersection with the Washington State boundary; thence southeasterly along said Washington State boundary to a point of intersection with a line running northerly and at a right angle to said Washington State boundary and through the Southwest corner of the Aluminum Company of America tract surveyed and shown in Book 22 of Surveys, page 154, records of said county, said Southwest corner being North $66^{\circ} 36' 45''$ West 2187.28 feet and North $9^{\circ} 00' 40''$ East 177.12 feet from the Southeast corner of the John Mathews Donation Land Claim in the Northeast 1/4 of said Section 19, thence northerly along said line (at a right angle to the Washington State boundary) to the said Southwest corner of the Aluminum Company of America tract; thence North $9^{\circ} 00' 40''$ East 861.81 feet along the West line of said tract;

thence North 22° 15' 29" East 269.20 feet along said West line; thence North 23° 06' 05" East 461.27 feet along said West line; thence North 62° 49' 08" East 360.64 feet along said West line to a point of curvature, the radius of which bears South 25° 00' 15" East 1175.77 feet; thence northeasterly along said curve right through a central angle of 18° 26' 37" for a distance of 378.48 feet along said West line; thence North 27° 38' 47" East 135.55 feet along said West line to a point of curvature, the radius of which bears North 10° 39' 30" West 117.00 feet; thence along said curve left through a central angle of 33° 40' 07" for 68.75 feet along said West line to the North line of said tract to a point of curvature the radius of which bears southeasterly 50.00 feet; thence northeasterly along said curve right through a central angle of 79° 51' 27" for 69.69 feet along said North line; thence South 54° 28' 10" East 263.44 along said North line; thence North 35° 31' 50" East 32.00 feet along said North line; thence South 67° 09' 46" East 562.15 feet along said North line to a point on the East line of said tract; thence South 22° 50' 14" West 435.37 feet along said East line; thence South 67° 09' 46" East 109.74 feet along said East line; thence South 21° 17' 54" East 68.71 feet along said East line; thence North 67° 09' 46" West 29.58 feet along said East line; thence South 22° 50' 14" West 253.81 feet along said East line; thence South 67° 09' 46" East 440.83 feet along said East line; thence South 22° 50' 14" West 40.02 feet along said East line; thence South 67° 09' 46" East 22.50 feet along said East line; thence South 22° 50' 14" West 214.78 feet along said East line; thence South 10° 49' 08" East 56.11 feet along said East line; thence

South 67° 09' 46" East 483.24 feet along said East line; South 22° 05' 33" West 602.55 feet along said East line; thence North 67° 09' 46" West 25.00 feet along said East line; thence North 22° 50' 14" East 17.79 feet along said East line; thence North 67° 11' 22" West 491.24 feet along said East line; thence South 22° 50' 14" West 332.68 feet along said East line to a point on the North line of that tract of land, commonly known as the Aluminum Company of America Parcel A; thence South 67° 27' 01" East 540.50 feet to a point of intersection with the East line of said Parcel A; thence South 22° 32' 59" West 427.48 feet along said East line to a point on the meanders of the Patrick Markey Donation Land Claim which bears North 0° 34' 49" East 79.42 feet and South 68° 53' 14" East 197.91 feet from the Southeast corner of the John H. Mathews Donation Land Claim; thence southwesterly along a line that lies at a right angle to the Washington State boundary to a point on said Washington State boundary; thence southeasterly along said Washington State boundary to the point of beginning.



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Scale 1" = 1,500'

**Port of Vancouver
Annexation Area
Zoning**



Legend



Annexation Area



Vancouver City Limits



Railroad Tracks



BPA Power Lines

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