



3897282

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10/21/2004 12:40P

CITY OF VANCOUVER

ORD

27 00

Clark County, WA

10-11-04

10-18-04

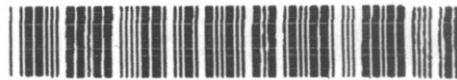
ORDINANCE NO. M-3668

AN ORDINANCE relating to the approval of an annexation pursuant to RCW 35.13.125; establishing the geographic extent and the comprehensive plan and land use designations for said property, and determining the assumption of all or any portion of existing city indebtedness for the 50-acre English Ridge/Columbia Tech Center Frost site; and providing for an effective date.

WHEREAS, pursuant to RCW 35.13.005, no city located in a county in which urban growth areas have been designated under RCW 36.70A.110 may annex territory beyond an urban growth area; and,

WHEREAS, pursuant to RCW 36.70A, the city of Vancouver has an urban growth area designated under the Growth Management Act; and,

WHEREAS, the 50-acre English Ridge/Columbia Tech Center Frost site is located in Vancouver's urban growth boundary, north of Fifteenth Street and west of NE 192<sup>nd</sup> Avenue; and,

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27 00 Clark County, WA

WHEREAS, pursuant to RCW 35.13.125, on January 22, 2002, the initiating parties, comprised of one-hundred percent of the owners of the 10-acre English Ridge Subdivision acreage, notified the city of Vancouver of their annexation request through a utility service covenant; and,

WHEREAS, pursuant to RCW 35.13.125, on July 8, 2004, the initiating parties, comprised of one-hundred percent of the owners of the 40-acre Columbia Tech Center Frost acreage, notified the city of Vancouver of their annexation request; and,

WHEREAS, pursuant to RCW 35.13.125, on August 9, 2004, Vancouver City Council met with the initiating parties and voted to accept the 50-acre geographic extent of the proposed annexation; to require the simultaneous adoption of the urban low density comprehensive plan designation as provided for in VMC Table 20.230-1 for the 10-acre English Ridge Subdivision; to require the simultaneous adoption of the light industrial comprehensive plan designation as outlined in ordinance M-3523 (dated November 20, 2000) for the 40-acre CTC Frost site; and not to require the assumption of all or any portion of the existing city indebtedness by the 50-acres to be annexed; and,

WHEREAS, pursuant to RCW 35.21.005, on August 18, 2004, the Clark County Assessor certified the utility service covenant signature, representing 99.91 percent of the assessed valuation of such property in the 50-acre area proposed for annexation; and,

WHEREAS, pursuant to RCW 35.13.001, actions taken under RCW 35.13 may be subject to potential review by a boundary review board; and,

WHEREAS, Clark County has a boundary review board; and,



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WHEREAS, pursuant to RCW 36.93.090, on August 20, 2004, the city of Vancouver submitted a notice of intention for annexation of the 50-acre English Ridge/Columbia Tech Center Frost site to the boundary review board; and,

WHEREAS, pursuant to RCW 36.93.100, the boundary review board shall review and approve, disapprove, or modify the annexation request when their jurisdiction is invoked within forty-five days of the filing of the notice of intention; and,

WHEREAS, the boundary review board began their forty-five-day comment period on August 20, 2004, the date the legal description for the request was deemed complete, and ended on Monday, October 4, 2004; and,

WHEREAS, the boundary review board held a duly advertised public meeting on September 14, 2004 and recommended that their jurisdiction not be invoked as per RCW 36.93.100; and,

WHEREAS, the boundary review board jurisdiction was not invoked by the end of the 45-day comment period on October 4, 2004; and,

WHEREAS, ordinances M-3523, M-3524 and M-3527, which pertain to the 40-acre Columbia Tech Center Frost site, which were adopted by council on November 20, 2000, contingent upon annexation, shall go into effect upon completion of said annexation described herein.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. Pursuant to RCW 35.13, and as discussed and voted on by city council on August 9, 2004 (SR 101-04), the 50-acre English Ridge/Columbia Tech Center Frost site is



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contiguous to current city limits, and is unincorporated land located in Vancouver's urban growth boundary north of Fifteenth Street and west of SE 192<sup>nd</sup> Avenue. The legal description of such annexing land is set forth in Exhibit "A", attached hereto and incorporated herein.

Section 2. VMC 20.230 provides that city council, in an annexation ordinance, shall designate the city zoning designation for the annexing land so as to correspond as closely as reasonably can be done to the county zoning designation of such land, absent adoption of a different designation approved by council. Therefore, the 10-acre English Ridge Subdivision shall be zoned R-9 with an urban low density comprehensive plan designation. Accordingly, the 40-acre Columbia Tech Center Frost site, as amended in ordinance M-3523 (dated November 20, 2000), incorporates the simultaneous adoption of the approved comprehensive plan amendment providing that the site shall be zoned light industrial with a mixed use overlay with a light industrial comprehensive plan designation.

Section 3. The zoning and plan designations provided for in Section 2 are hereby applied to the land being annexed, as shown on the maps attached hereto as Exhibits "B" and "C".

Section 4. The 50-acres being annexed shall not require the assumption of all or any portion of the existing city indebtedness.

Section 5. This ordinance shall become effective thirty (30) days following the date of final adoption.

Read first time: 10-11-04

PASSED BY THE FOLLOWING VOTE:

Ayes:

Councilmembers

*Smith, Leavitt, Stewart, Harris,  
Tonkovich, Jellota, Pollard*

Nays:

Councilmembers

*None*

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A4092801/SW:MW

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CITY OF VANCOUVER

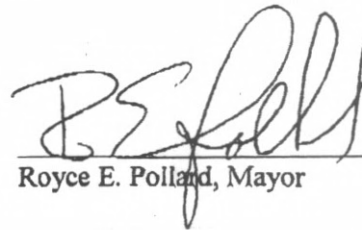
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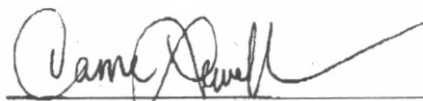
Clark County, WA

Absent: Councilmembers NoneRead second time: 10-18-04

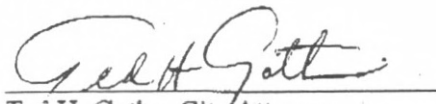
PASSED BY THE FOLLOWING VOTE:

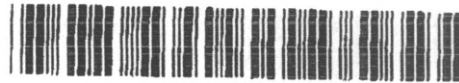
Ayes: Councilmembers Smith, Leavitt, Stewart  
Tonkovich, Jocolata, PollardNays: Councilmembers NoneAbsent: Councilmembers HarrisSigned this 18<sup>th</sup> day of October, 2004.  
Royce E. Pollard, Mayor

Attest:

  
Carrie Lewellen, Interim City Clerk

Approved as to form:

  
Ted H. Gathe, City Attorney



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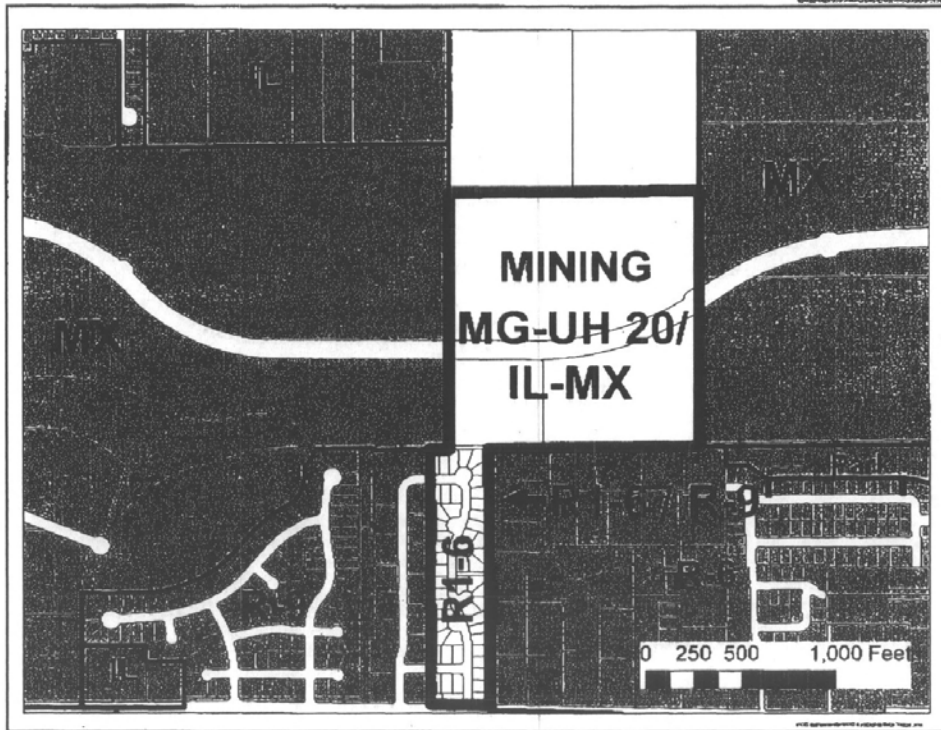
**COLUMBIA TECH. #3 & ENGLISH RIDGE  
LEGAL DESCRIPTION**

A tract of land lying in the NE ¼ and the SE ¼ of Section 31, T 2 N, R 3 E of the  
Willamette Meridian in Clark County, Washington and being described as follows:

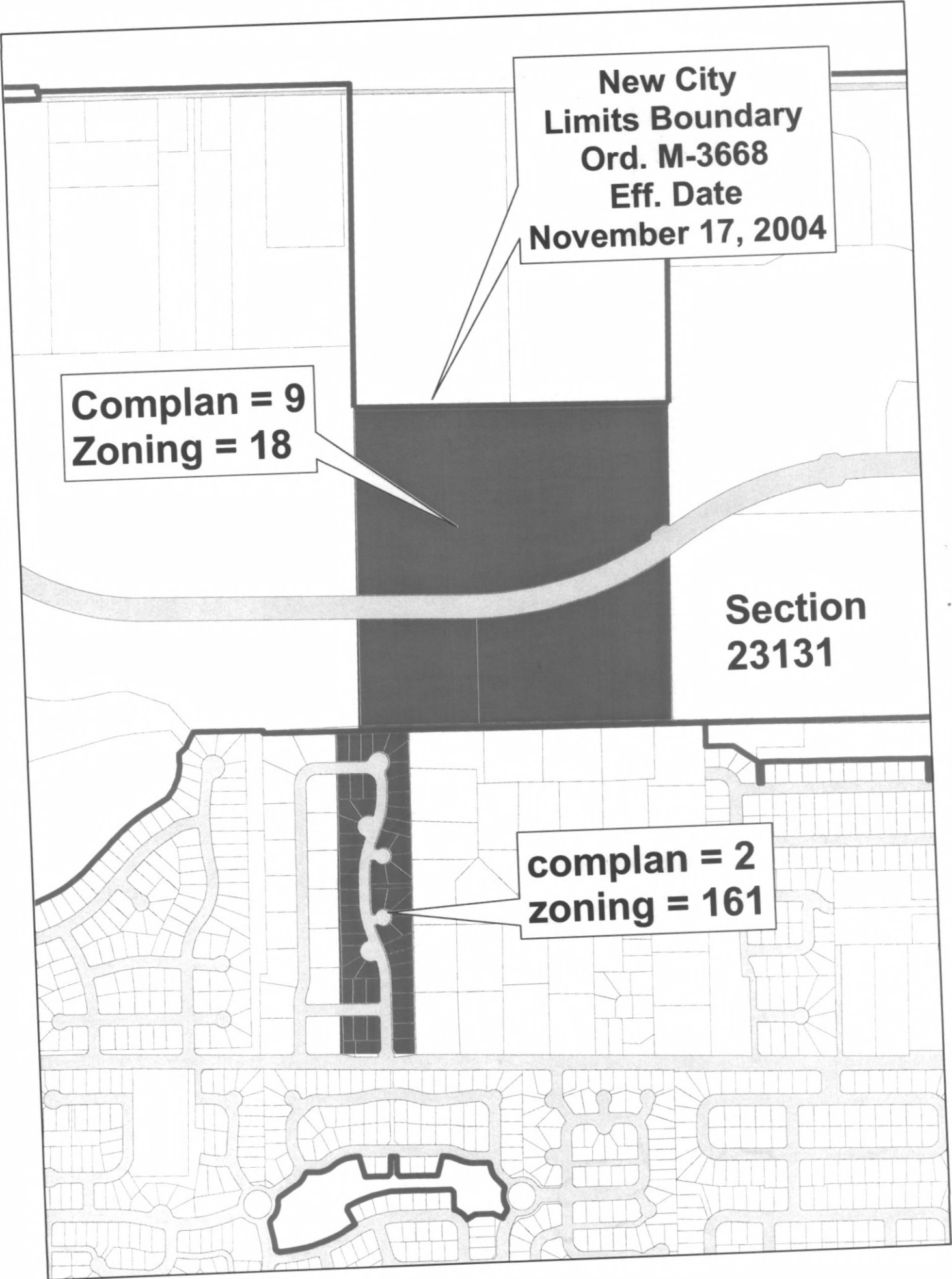
Beginning at the North one-quarter corner of said Section 31, thence South 1° 02' 40"  
West 1320 feet more or less along the West line of said Northeast ¼ of Section 31 to  
the Northwest corner of Government Lot 5 as shown on Book 44 of Surveys, page 10  
and to the true point of beginning; thence South 1° 02' 40" West 1320 feet more or less  
along the West line of said Government Lot 5 and the existing City boundary, to a point  
of intersection with the North line of the W. S. Bennington Donation Land Claim  
(D.L.C.); thence westerly 100 feet more or less along said North line to the Northeast  
corner of East Hampton, Book H of Plats, Page 970; thence South 0° 49' 37" West  
411.82 feet along the East line of said plat; thence South 1° 43' 13" West 241.47 feet  
along said East line; thence South 0° 35' 12" West 391.44 feet along said East line;  
thence South 1° 26' 29" West 326.92 feet along said East line to a point on the North  
line of Southeast 15<sup>th</sup> Street; thence easterly 320 feet along said North line to the  
Southwest corner of Short Plat found in Book 1 of Short Plats, Page 341; thence  
northerly 1,370 feet more or less along the West line of said Book 1 of Short Plats, Page  
341 and the West line of Book 1 of Short Plats, Page 318 to a point on the North line of  
said William S. Bennington Donation Land Claim; thence South 88° 25' 31" East 1000  
feet more or less along the South line of said Government Lot 5 and said D.L.C. line,  
and the existing City boundary to a point of intersection with the East line of said  
Government Lot 5; thence North 1° 07' 07" East 1320  
Feet more or less along said East line to a point of  
intersection with the North line of said Government  
Lot 5; thence North 88° 46' 55" West 1318.94 feet  
along said North line to the true point of beginning.



# Existing & Proposed Zoning Designations







The map shows a grid of land parcels. A large, dark-shaded rectangular area is located in the upper-middle section. A curved road runs horizontally across the middle of the map, passing through the dark-shaded area. Below this road, a vertical road runs through the center. To the left of this vertical road, a callout box points to a specific parcel. To the right of the vertical road, another callout box points to a parcel. At the bottom of the map, there is a complex network of roads and a large, irregularly shaped area outlined in black.

**New City  
Limits Boundary  
Ord. M-3668  
Eff. Date  
November 17, 2004**

**Complan = 9  
Zoning = 18**

**Section  
23131**

**complan = 2  
zoning = 161**