

01/07/13  
01/28/13

ORDINANCE NO. 11-4042

AN ORDINANCE relating to approval of an annexation pursuant to RCW 35.13.125; establishing the geographic extent, defining the comprehensive plan and land use designations, and determining the assumption of all or any portion of existing city indebtedness; accepting the certified petition supporting annexation; and providing for an effective date for the Glenwood Hills area annexation.

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 Glenwood Hills annexation parcel is located in Vancouver's unincorporated urban growth boundary, north of the current City limits generally between 81<sup>st</sup> Avenue and Interstate 205.

WHEREAS, the annexation request conforms to the general principles of the interlocal agreement between the City of Vancouver and Clark County, dated December 2007; and,

WHEREAS, pursuant to RCW 35.13.125, the City of Vancouver received a signed annexation petition from property owners of at least 10% of the assessed value of land within the defined annexation area; and,

WHEREAS, pursuant to RCW 35.13.410 on September 17, 2012, Vancouver City Council met with the initiating party, considered public testimony, and voted to accept the annexation request; defined the geographic extent of the proposed annexation; required the simultaneous adoption of the comprehensive plan designations as provided for in VMC Chapter 20.230; and did not require assumption of all or any portion of the existing city indebtedness by the area to be annexed; and,

WHEREAS, pursuant to RCW 35.21.005, on November 29<sup>th</sup> 2012, the Clark County Assessor certified that the signature represents support from over sixty percent of the total assessed valuation of the sixty-three acre area proposed for annexation.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Location of Annexation Area: Pursuant to RCW 35.13 the Glenwood Hills annexation area is located in Vancouver's unincorporated urban growth boundary, north of the current City limits generally between 81<sup>st</sup> Avenue and Interstate 205. The legal description of such annexing land is set forth in Exhibit "A", attached hereto and incorporated herein. A parcel map of such annexing land is set forth in Exhibit "B", attached hereto and incorporated herein.

Section 2. Comprehensive Plan and Zoning Designations: Pursuant to VMC 20.230, and as discussed and voted on by City Council on September 17, 2012 (M-3781), the City shall designate

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the City comprehensive plan and zoning designations for the annexing land so as to correspond as reasonably close to the county zoning designation of such land, as provided for in VMC Table 20.230.030-1. In Clark County, the land comprising the Glenwood Hills Annexation area has the comprehensive plan designations of Urban Low Density Residential (UL), Urban Medium Density Residential (UM), and Open Space (P/OS). The current County land use zoning designations are R1-6, R-22, and P/WL. The Vancouver Municipal Code conversion table (VMC 20.230.030-1), establishes that upon annexation the area will covert to the City's Urban Lower Density (UL), Urban Higher Density (UH), and Open space (P/OS) Comprehensive plan designations and the corresponding R-6, R-22, and Park zoning designations.

Section 3. Comprehensive Plan and Zoning Maps: The comprehensive plan and zoning designations provided for in Section 2 are hereby applied to the land being annexed, as shown on the maps attached hereto and incorporated herein as Exhibits "C" and "D".

Section 4. Indebtedness: As decided by City Council on September 17, 2012 (M-3781), the City will not require the property owners within the annexation boundary to accept any of the existing City indebtedness.

Section 5. Signature Certification: Pursuant to RCW 35.21.005, the County Assessor issued a Certification of Sufficiency dated November 29<sup>th</sup> 2012 regarding the signature support for the Glenwood Hills annexation, as set forth in Exhibit "E".

Section 6. Signature Acceptance: City Council hereby accepts the certified signatures supporting annexation of the Glenwood Hills annexation area.

Section 7. Effective Date: This ordinance shall become effective thirty (30) days following the date of final adoption.

Read first time: January 7, 2013

PASSED BY THE FOLLOWING VOTE: 7-0

Ayes: Councilmembers Tunay, Hansen, Burkman, Smith, Stewart,  
Harris, Mayor Leavitt

Nays: Councilmembers

Absent: Councilmembers

Read second time: January 28, 2013

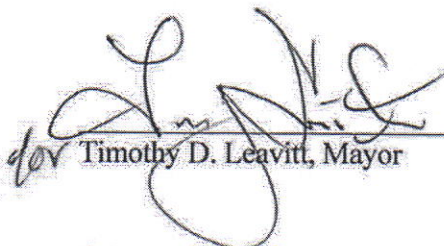
PASSED BY THE FOLLOWING VOTE: 6-0

Ayes: Councilmembers Tunay, Hansen, Burkman, Smith, Stewart,  
Harris


Nays: Councilmembers

Absent: Councilmembers Mayor Leavitt

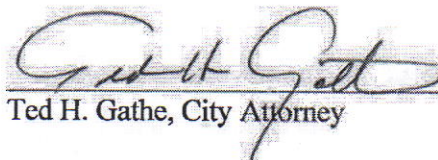
Signed this 28th day of January, 2013.

  
for Timothy D. Leavitt, Mayor

Attest:

  
R. Lloyd Tyler, City Clerk  
By: Carrie Lewellen, Deputy City Clerk

Approved as to form:

  
Ted H. Gathe, City Attorney

# EXHIBIT # B

Glenwood Hills Annexation

## LEGAL DESCRIPTION

A tract of land lying in the North  $\frac{1}{2}$  of Section 17, the NW  $\frac{1}{4}$  of Section 16, the SW  $\frac{1}{4}$  of Section 9, and the South  $\frac{1}{2}$  of Section 8, Township 2 North, Range 2 East of the Willamette Meridian, Clark County, Washington, said tract being more particularly described as follows:

Beginning at the southwest corner of Lot 5, Block 2 of Walters Subdivision; Book F, Page 33, records of Clark County; and the North right-of-way line of NE 51<sup>st</sup> Street, said point being on the current city of Vancouver boundary line as established by ordinance M-3039 for the "Fourth Plain annexation" in December 1992;

Thence leaving said current city limits North  $0^{\circ}02'30''$  East along the West line of said subdivision a distance of 1077.59 feet to the northwest corner of Lot 1, Block 2 as shown on Book F, Page 33 of plats, records of Clark County, WA;

Thence North  $88^{\circ}53'11''$  West along the South line of the South half of the East half of Lot 1, Jaggy Homestead Lots a distance of 22.43 feet to the southwest corner of said Lot 1 of said subdivision as shown in Record of Survey Book 44, Page 159;

Thence North  $1^{\circ}17'02''$  East a distance of 469.45 feet, more or less, to the South line of the "Adjusted Parcel A" per Boundary Line Adjustment AF# 3101737 as shown on Record of Survey Book 49, Page 73, records of Clark County, WA;

Thence South  $88^{\circ}52'40''$  East along the South line of said "Adjusted Parcel A" a distance of 478.43 feet to the West right-of-way line of NE 82<sup>nd</sup> Avenue as shown on said survey;

Thence Northerly 333.47 feet, along the West right-of-way line of NE 82<sup>nd</sup> Avenue following a reverse curve and two courses to a point on the South right-of-way line of NE 58<sup>th</sup> Street as shown on said survey;

Thence northeasterly to a point on the North right-of-way line of NE 58<sup>th</sup> Street, said point being at the southwest end and point of tangency of curve #4, a 31.25 foot long, 20 foot radius curve as shown in Glen Field Estates subdivision Book H, Page 763 records of Clark County; said point being the point of intersection of the West right-of-way line of NE 82<sup>nd</sup> Court and the North right-of-way line of NE 58<sup>th</sup> Street;

Thence easterly along the North right-of-way line of NE 58<sup>th</sup> Avenue 2,830 feet, more or less, to the West right-of-way line of the Washington State right-of-way for Interstate 205;

Thence southeasterly along said State right-of-way for 1,215 feet, more or less, to the northeast corner of the parcel shown surveyed in Book 27, Page 116, said corner being where the boundary of the described area joins back to existing city limits boundary as defined in the "Fourth Plain" annexation established under Ordinance M-3039;

Thence North 88°33'30" West a distance of 170.05 feet, along said existing city boundary to the East right-of-way line of NE 94<sup>th</sup> Avenue;

Thence northerly 136 feet, more or less, along the East right-of-way line of NE 94<sup>th</sup> to the easterly prolongation of the North right-of-way line of NE 54<sup>th</sup> Street as it intersects the East right-of-way line of NE 94<sup>th</sup> Avenue;

Thence west 520 feet, more or less, along the North right-of-way line of NE 54<sup>th</sup> Street to the southeast corner of the "Talarico" annexation defined under ordinance M-3062;

Thence north 460 feet, more or less, along the east line of said "Talarico" annexation and the existing city boundary to the northeast corner of said annexation;

Thence west 305 feet, more or less, along the North boundary of said annexation and the existing city boundary to the northeast corner of the "Hiller" annexation as designated in Ordinance M-3183;

Thence west 784 feet, more or less, along the North boundary of said "Hiller" annexation and the existing city boundary to the northwest corner of said annexation;

Thence south 220 feet, more or less along the West most boundary of said "Hiller" annexation and the existing city boundary to an angle point;

Thence east 220 feet, more or less, along the existing boundary of said "Hiller" annexation and the existing city boundary to an interior angle point;

Thence south 235 feet, more or less, along the existing boundary of said "Hiller" annexation to the North right-of-way line of NE 54<sup>th</sup> Street and the existing boundary of the "Fourth Plain" annexation as designated in Ordinance M-3039;

Thence westerly along the boundary of said existing "Fourth Plain" annexation and the North right-of-way line of NE 54<sup>th</sup> Street 670, feet more or less, to the Southeast corner of the existing "Talarico III" annexation as designated in Ordinance M-3388;

Thence north 445 feet along the East boundary of said existing "Talarico III" annexation per ordinance M-3388 to the northeast corner thereof;

Thence west 792 feet, more or less, along the North boundary of said existing "Talarico III" annexation and the "Talarico II" annexation as designated under Ordinance M-3141, to the northwest corner of said "Talarico II" annexation;

Thence south 445 feet, more or less, along the West boundary of said "Talarico II" annexation to the North right-of-way line of NE 54<sup>th</sup> street and the existing boundary of the "Fourth Plain" annexation per ordinance M-3039;

Thence westerly 300 feet, more or less, along the North right-of-way line of NE 54<sup>th</sup> Street and the existing boundary of said "Fourth Plain" annexation to the centerline of NE 82<sup>nd</sup> Avenue, said point also being on the East line of said Walters Subdivision;

Thence north along the East line of said Walters Subdivision 125 feet, more or less, to the Northeast corner of said Walters Subdivision;

Thence west 170 feet, more or less, along the North line of said Walters Subdivision and the current city limits per the "82<sup>nd</sup> Avenue" annexation per ordinance M-3233 to the Northwest corner of Lot 1, Block 1 of said subdivision;

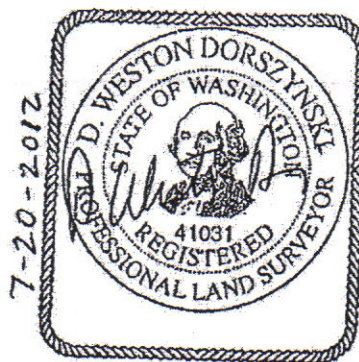
Thence south 997 feet, more or less, along the existing West boundary of said "82<sup>nd</sup> Avenue" annexation and the East boundary of Lots 2, 3, 6, 7, & 10 to the North line of the south 80 feet of Lot 10, Block 1 of said subdivision;

Thence west 140 feet, more or less, along the existing boundary of said "82<sup>nd</sup> Avenue" annexation and said North line to the East right-of-way line of NE 81<sup>st</sup> Avenue;

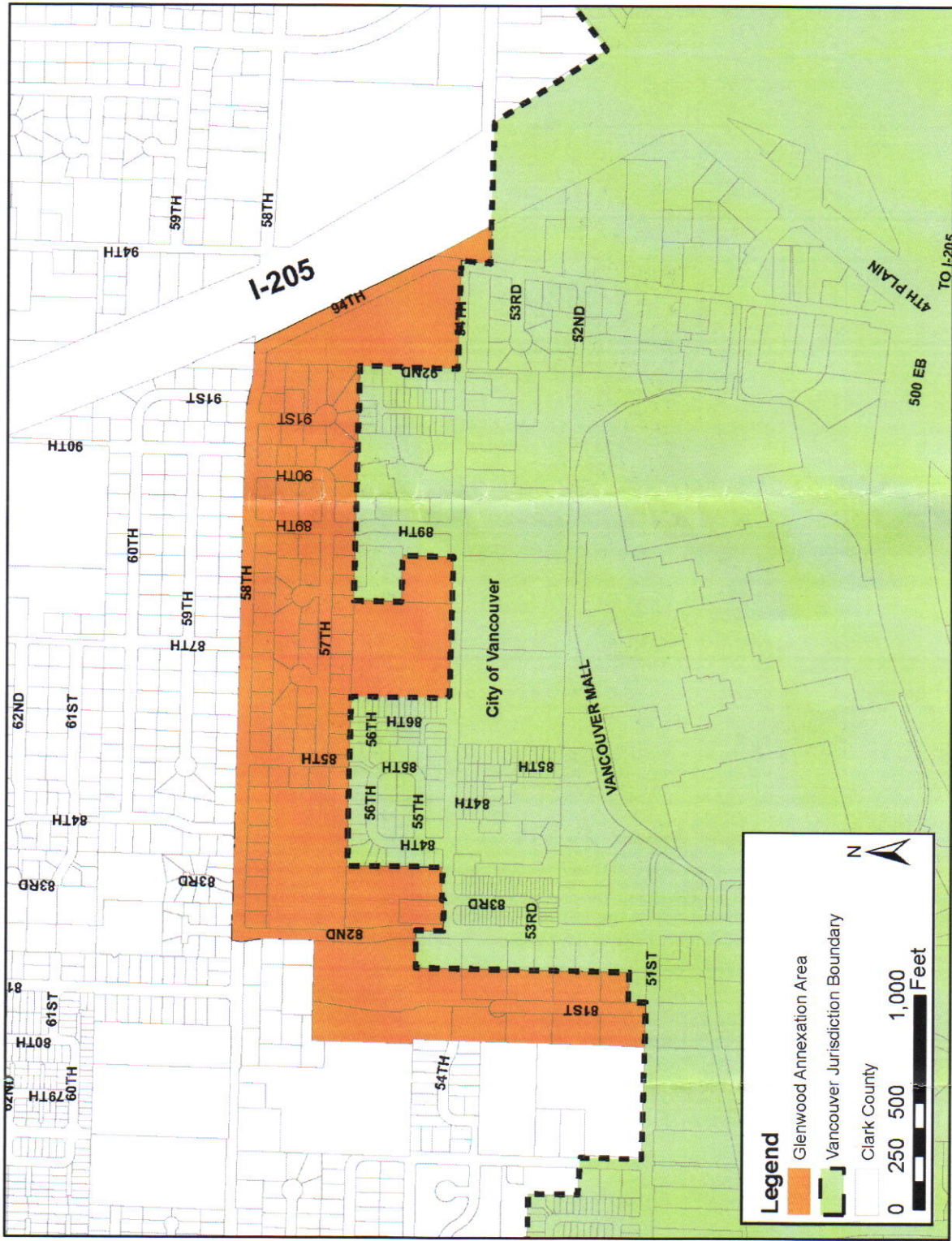
Thence south 80 feet, more or less, along the East right-of-way line of NE 81<sup>st</sup> Avenue and the West boundary of said "82<sup>nd</sup> Avenue" annexation to the southwest corner of said Block 1 of Walters subdivision, the North right-of-way line of NE 51<sup>st</sup> Street and the existing boundary of the "Fourth Plain" annexation as defined by ordinance M-3039;

Thence west 206 feet, more or less, along the North right-of-way line of NE 51<sup>st</sup> Street and said "Fourth Plain" annexation to the Point of Beginning.

Contains 63.35 acres more or less.









CERTIFICATION

STATE OF WASHINGTON )

: ss

COUNTY OF CLARK )

I, **Carrie Lewellen**, Deputy City Clerk of the City of Vancouver, Washington, do hereby certify that the attached document is a true and correct copy of the original **Ordinance M-4042, Glenwood Hills Annexation**, as on file in the office of the City Clerk of the City of Vancouver, Washington.

Dated this 30th day of January, 2013.

  
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**Carrie Lewellen**

