

Change #2
for 1997 taxes

ORDINANCE NO. 664

AN ORDINANCE REGARDING THE ANNEXATION OF
UNINCORPORATED TERRITORY TO THE CITY OF
RIDGEFIELD, WASHINGTON, AND FIXING ITS ZONE
FOR LAND USE.

WHEREAS, the City of Ridgefield, Washington, received a notice of intent to annex certain real property, and the City Council of the City of Ridgefield determined that a petition for annexation of said property would be accepted and it was adopted under Resolution No. 172; and,

WHEREAS, a petition for annexation requesting the City of Ridgefield to annex the said real property was received by the City of Ridgefield from Dennis R. Burnett and Claudia Burnett, husband and wife; Maria Beauvais; and John McKibbin and Nancy McKibbin, husband and wife, which represents owners of more than sixty percent (60%) in value according to the assessed value for general taxation of said area; and,

WHEREAS, the City Council of the City of Ridgefield, pursuant to RCW 35A.14.130, fixed the date for public hearing upon the annexation and caused notice to be published and posted as required by law, and the public hearing was had before the City Council on January 12, 1995, where proponents and opponents were heard and the hearing was closed; and,

WHEREAS, the Mayor of the City of Ridgefield made a final declaration of non-significance for said area and a notice of

determination of non-significance has been circulated for comment and no negative comment has been received; and,

WHEREAS, this matter has been submitted to the Clark County Boundary Review Board for the State of Washington pursuant to RCW 35A.14.160 and RCW 36.93.090, and said Boundary Review Board invoked a jurisdiction and held a public hearing but approved the annexation; and,

WHEREAS, Resolution No. 172 provided that the land in question would require adoption of proposed zoning regulations pursuant to RCW 35A.14.330 and RCW 35A.14.340; however, the City Council of the City of Ridgefield adopted Resolution No. 175 on March 10, 1994, which deferred the zone change and Comprehensive Plan amendment request to be dealt with under the Growth Management Planning Process; and,

WHEREAS, the Growth Management Planning Process has resulted in a finding by the Planning Commission of Ridgefield and the City Council of the City of Ridgefield that the property to be annexed should be zoned with a density of 8,500 square feet and the development proposed under the Planned Unit Development Ordinance of the City of Ridgefield, but that the Development Code adopting the zone allowing 8,500 square-foot lots and the public hearings necessary for a planned unit development have not as yet been accomplished; and,

WHEREAS, the petition submitted by Burnetts, McKibbins and Ms. Beauvais provided that the property annexed will retain the same

comprehensive plan and zoning as presently exists in Clark County regulations and it is possible to annex said property with those designations and process the rezone and Comprehensive Plan following annexation; now, therefore,

THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON, DOES
HEREBY ORDAIN AS FOLLOWS:

Section 1. There has been filed with the City Council of the City of Ridgefield a petition signed in writing by the owners of more than sixty percent (60%) in value according to the assessed valuation for general taxation of the property for which annexation is petitioned; and that said petition set forth the fact that the City Council of the City of Ridgefield required the land proposed to be annexed will be assessed and taxed to pay their portion of existing indebtedness which had been incurred prior to the annexation and will be assessed and taxed at the same rate and on the same basis as current residents within the city; and that petitioners further understood that the zoning of said area would be the same as within Clark County and that this area has been included in the 1994 Revised Comprehensive Plan for the City of Ridgefield.

Section 2. Thursday, January 12, 1995, was set as the date for public hearing on said petition; notice of such hearing was published in a newspaper of general circulation within the City of Ridgefield; notice of such hearing was posted in three (3) public places within the territory proposed for annexation; said notice

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specified the time and place of such hearing and invited interested persons to appear and voice approval or disapproval to the annexation.

Section 3. After consideration of the land use in the following described area, the City of Ridgefield proposed Comprehensive Plan, the per capita assessed evaluation, the availability of municipal services and the probable future need for such services, it was determined that the annexation of the real property described in Exhibit "A" would be in the public interest and for the public welfare. It was further determined that this action is not an action which would significantly adversely affect the quality of the environment.

Section 4. The land proposed by said petition may be annexed to said City of Ridgefield is situated in the County of Clark, State of Washington, is contiguous and proximate and adjacent to the present corporate limits of said city as more particularly described in Exhibit "A," attached hereto and incorporated in full by this reference.

Section 5. The property, as set forth in Exhibit "A" and for which the petition for annexation is filed, shall be and is hereby made a part of the City of Ridgefield and annexed thereto.

Section 6. Pursuant to the terms of the annexation petition, all property within this territory annexed hereby shall be assessed and taxed at the same rate and on the same basis as the property within the City or Ridgefield, including assessments or taxes in

payment of any bond issued or debts contracted by order existing at the time of annexation.

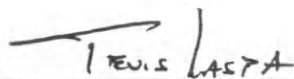
Section 7. The area hereby annexed shall come into the City of Ridgefield with the same designation under the Comprehensive Plan (Urban Low Density) and the zoning as presently exists in the Clark County Regulations (Rural Estates - RE) or such similar regulation as is provided by the ordinances of the City of Ridgefield.

Section 8. The City Clerk is hereby directed to file with the Board of County Commissioners of Clark County a certified copy of this Ordinance. The City Clerk is further directed to file with the Office of Financial Management a certificate as required by RCW 35A.14.700 within thirty (30) days of the effective date of annexation.

Section 9. This Ordinance shall become effective upon publication of this Ordinance pursuant to law.

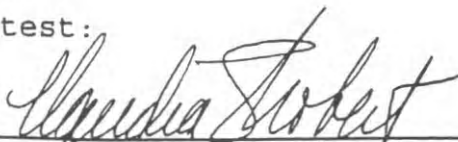
PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF RIDGEFIELD, WASHINGTON, THIS 12th DAY OF JANUARY, 1995.

Approved:



Tevis Laspa, Mayor

Attest:



Claudia Shobert, City Clerk

Ayes: Steven Robinson Doriot Fergen

Nays: None

Absent: None

Abstain: Kuhl

Approved as to form:

Brian H. Wolfe
Brian H. Wolfe
City Attorney

EXHIBIT "A"

CITY OF RIDGEFIELD ANNEXATION
LEGAL DESCRIPTION



1/1/94

THAT PORTION OF THE FOLLOWING DESCRIBED PARCELS IN THE JAMES CARTY DONATION LAND CLAIM IN THE SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON:

PARCEL 1 (TAX LOT 5A)

THAT PORTION OF THE EMILY E. MCGINN TRACT DESCRIBED BY DEED RECORDED UNDER AUDITOR'S FILE NO. D 27396 LYING EAST OF THE WILLAMETTE MERIDIAN.

PARCEL 2 (TAX LOT 56A)

THAT PORTION OF THE WILLIAM REINELT TRACT AS DESCRIBED BY DEED RECORDED IN VOLUME 88 AT PAGE 169 LYING EAST OF THE NOW EXISTING CITY LIMITS OF RIDGEFIELD.

PARCEL 3 (TAX LOT 88A)

THAT PORTION OF THE DENNIS R. BURNETT TRACT DESCRIBED BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8807150032 LYING EAST OF THE NOW EXISTING CITY LIMITS OF RIDGEFIELD.

PARCEL 4 (TAX LOT 44A)

THAT PORTION OF LAND CONVEYED BY DEED TO JACK ALBRIGHT RECORDED UNDER AUDITOR'S FILE NO. 8907250128.

PARCEL 5 (TAX LOT 4A & TAX LOT 6A)

THAT PORTION OF THE MARIE BEAUVIAS TRACT DESCRIBED IN EXHIBIT "B" OF AUDITOR'S FILE NO. 9110070013 LYING EAST OF THE NOW EXISTING CITY LIMITS OF RIDGEFIELD.