



2-22-10  
3-01-10

ORDINANCE NO. M-3947

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 one-acre Little 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 Little annexation parcel is located in Vancouver's unincorporated urban growth boundary, north and east of the current city limits along St. Johns Road and NE 49<sup>th</sup> Street; and,

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

WHEREAS, pursuant to RCW 35.13.410 on January 11, 2010, Vancouver City Council met with the initiating party and voted in support of 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 35.13.125, the City of Vancouver received a signed annexation petition from the Little annexation area property owner; and,

WHEREAS, pursuant to RCW 35.21.005, on **February 9, 2010**, the Clark County Assessor certified that the signature represents support from over sixty percent of the total assessed valuation of the one-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, and as discussed and voted on by City Council on January 11, 2010 (M-3707), the one-acre Little annexation area is located in Vancouver's unincorporated urban growth boundary, north and east of the current city limits along St. Johns Road and NE 49<sup>th</sup> Street. 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 January 11, 2010, (M-3707), the City shall designate 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 located in the Little annexation has the Community Commercial comprehensive plan designation and the C-3 land use zoning designation. As per VMC Table 20.230.030-1, surrounding zoning designations and current uses; upon annexation the parcel will retain the Commercial-Mixed Use (C) comprehensive plan designation, and receive the Community Commercial (CC) zoning designation.

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 January 11, 2010, (M-3707), the city will not require the Little annexation property owner to accept any of the existing city indebtedness.

Section 5. Signature Certification: Pursuant to RCW 35.21.005, on **February 9, 2010**, the County Assessor issued the Certification of Sufficiency regarding the signature support for the Little annexation, as set forth in Exhibit "E".

Section 6. Signature Acceptance: City Council hereby accepts the certified signatures supporting annexation of the one-acre Little annexation area.

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

Read first time: February 22, 2010

PASSED BY THE FOLLOWING VOTE:

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

Nays: Councilmembers None

Absent: Councilmembers Leavitt

Read second time: March 1, 2010

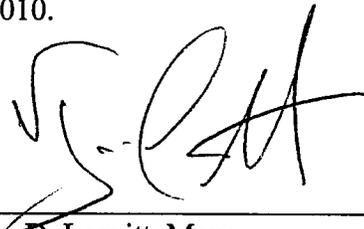
PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers Hansen, Burkman, Campbell, Smith  
Stewart, Harris, Leavitt

Nays: Councilmembers None

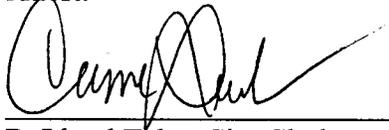
Absent: Councilmembers None

Signed this 1st day of March, 2010.



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

SUMMARY

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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 one-acre Little annexation thirty (30) days following the date of final adoption.

LEGAL DESCRIPTION

A tract of land lying in the NE 1/4 of the SW 1/4, and the SE 1/4 of the NW 1/4 of Section 13, T 2 N, R 1 E of the Willamette Meridian, Clark County, Washington said tract being more particularly described as follows:

Beginning at a brass marker at the intersection of NE St. Johns Road and NE 49<sup>th</sup> Street as shown in unrecorded survey Book N, Page 154, Clark County records, said marker being the Northwest corner of Government Lot 6;

Thence S 0°03'45"W along the centerline of NE St. Johns Road 261.25 feet as shown on said unrecorded survey;

Thence N89°57'45"E a distance of 30.00 feet to an iron pipe as shown on said unrecorded survey and the True Point of Beginning said point being on the East right-of-way of NE St. Johns Road and the current City Limits Line as described in City Ordinance M-3099 (Minnehaha Annexation) and M-3801 (Pruitt Annexation);

Thence N89°57'45"E along said City Limits Line M-3801 a distance of 155.00 feet to the southwest corner of the WM. Anderson tract as shown on said unrecorded survey;

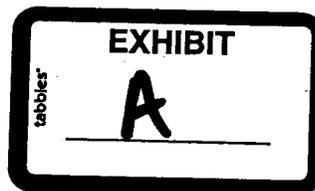
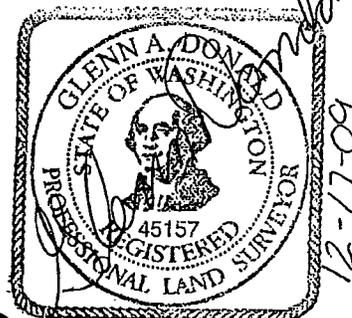
Thence leaving said City Limits Line N00°03'45"E a distance of 261.25 feet more or less to the northwest corner of said WM. Anderson tract;

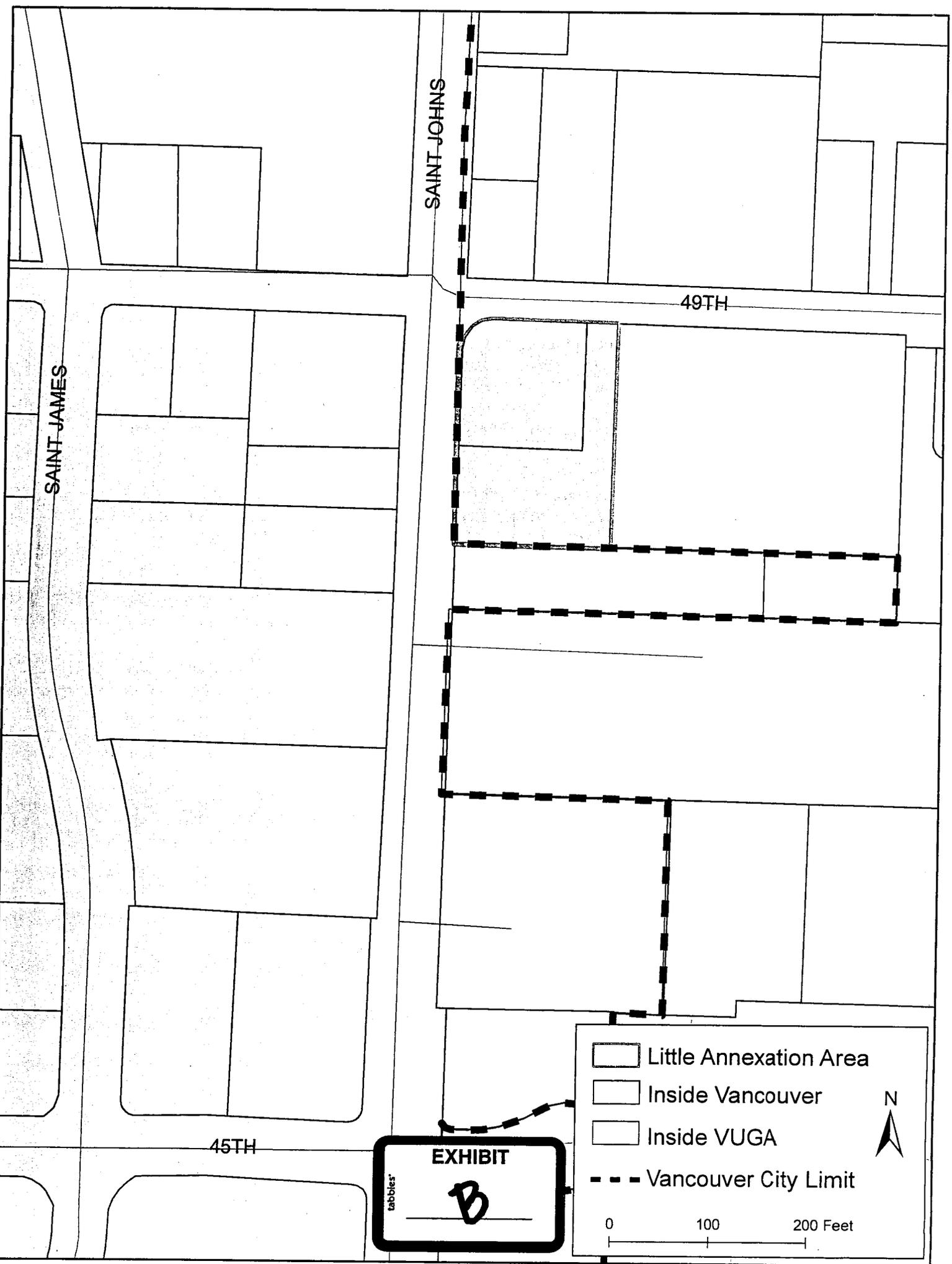
Thence 16 feet more or less on a northerly projection of the west line of said WM. Anderson tract to the north right-of-way line of NE 49<sup>th</sup> Street;

Thence westerly along said right-of-way line as described in Quit Claim Deed G-552219 Clark County Records to the East right-of-way of NE St. Johns Road and the current City Limits Line as described in City Ordinance M-3099;

Thence southerly along said right-of-way and said City Limits Line to the True Point of Beginning.

Contains 1 Acre more or less





SAINT JOHNS

49TH

SAINT JAMES

45TH

-  Little Annexation Area
-  Inside Vancouver
-  Inside VUGA
-  Vancouver City Limit



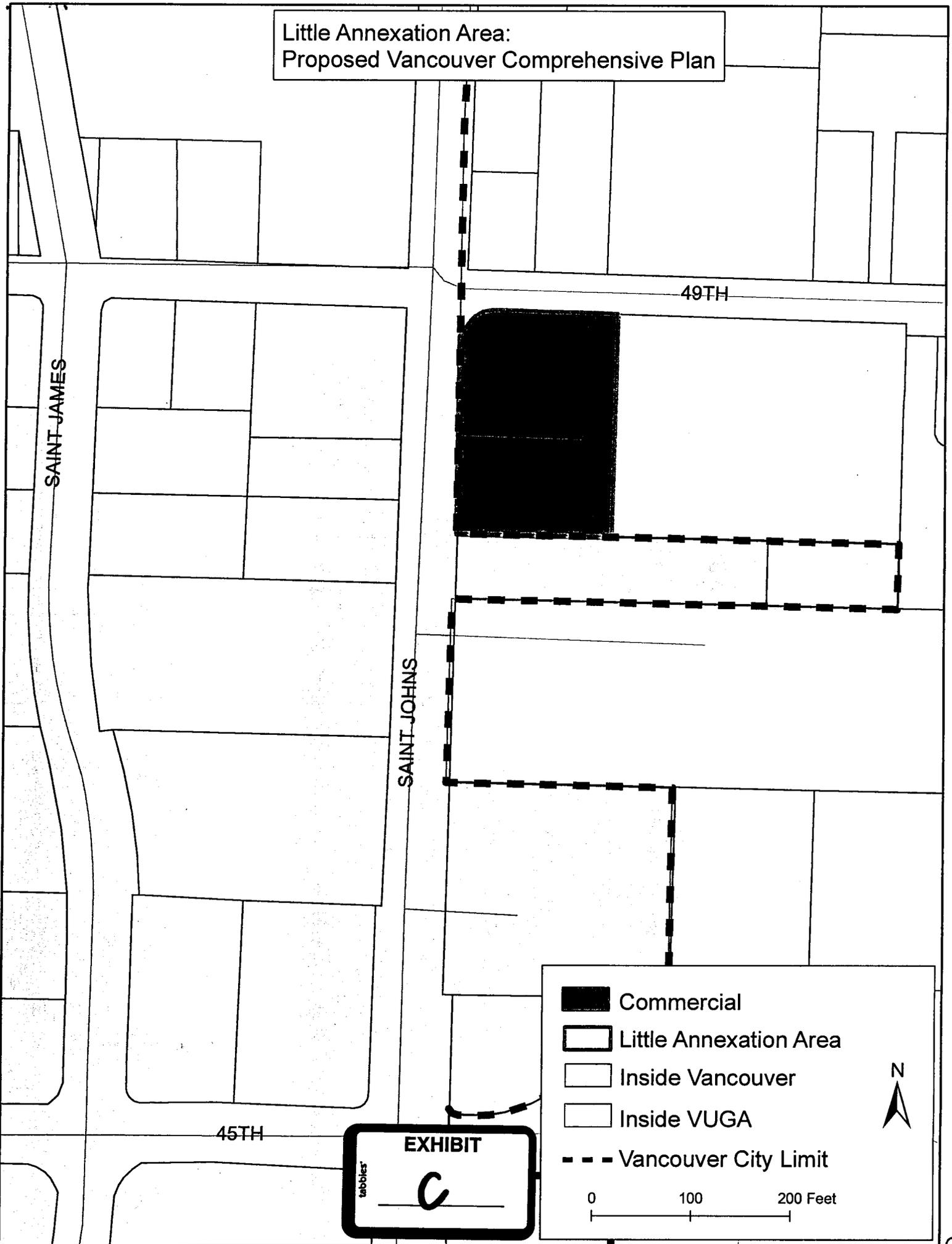
0 100 200 Feet

EXHIBIT

B

tabbles

Little Annexation Area:  
Proposed Vancouver Comprehensive Plan



SAINT JAMES

SAINT JOHNS

49TH

45TH

tabbles  
**EXHIBIT**  
**C**

**Commercial**

**Little Annexation Area**

**Inside Vancouver**

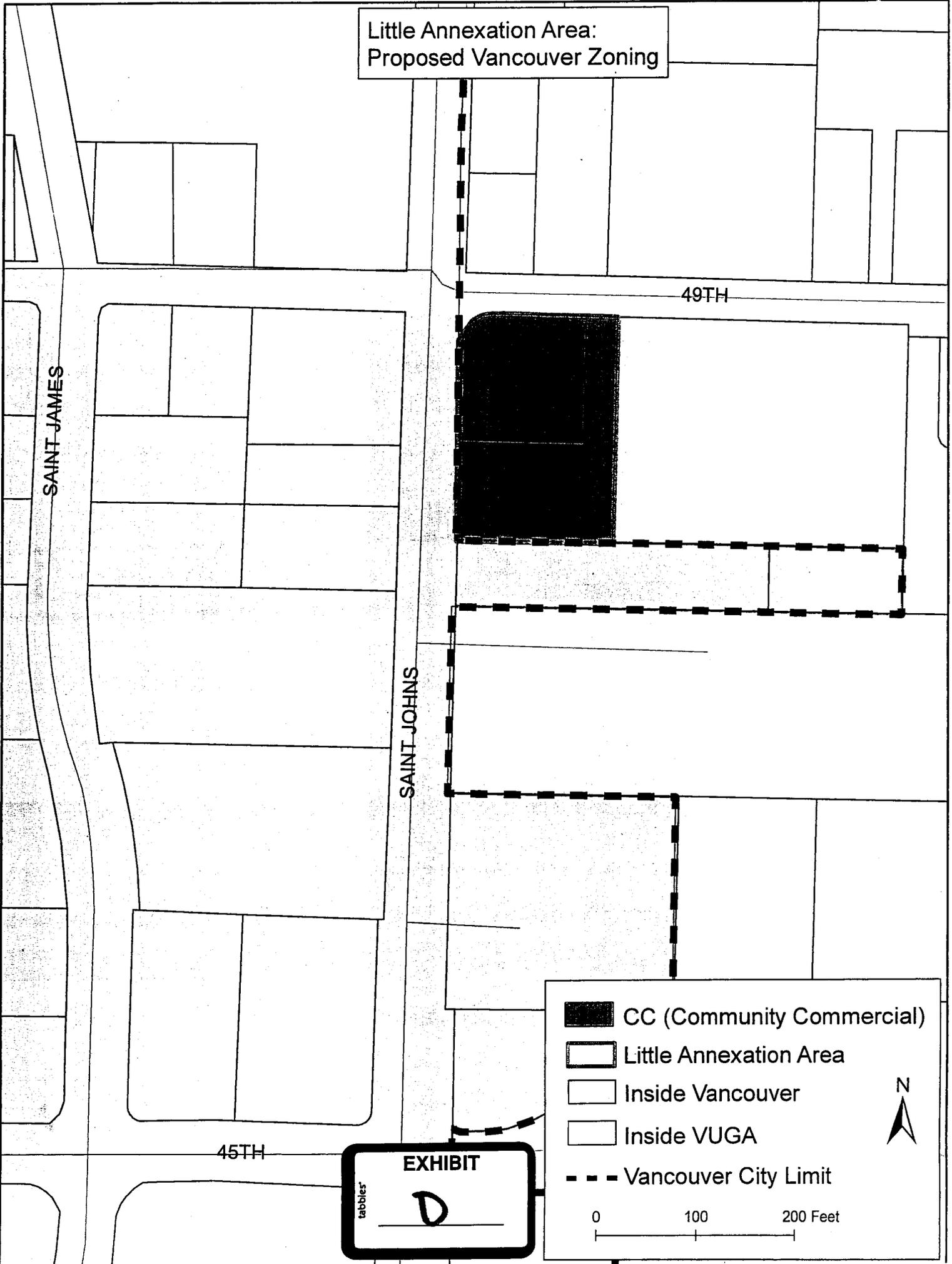
**Inside VUGA**

**Vancouver City Limit**

0 100 200 Feet

N

Little Annexation Area:  
Proposed Vancouver Zoning



SAINT JAMES

SAINT JOHNS

49TH

45TH

■ CC (Community Commercial)

▭ Little Annexation Area

□ Inside Vancouver

□ Inside VUGA

- - - Vancouver City Limit



0 100 200 Feet

EXHIBIT  
D

tabbles

Certification of Sufficiency  
Little Annexation

The city of Vancouver on January 14, 2010, submitted for review by the Clark County Assessor, a petition to annex to the city approximately 0.71 acres of land known as the Little Annexation. Subject to the requirements of RCW 35.21.005, I now certify the following in my capacity as Clark County Assessor:

1. On January 14, 2010 the city of Vancouver submitted for certification by the Clark County Assessor a petition to annex to the city 2 parcels of land and associated road and public utility rights-of-way, totaling approximately 0.71 acres.
2. The legal description and map of the area proposed for annexation, as provided by the city of Vancouver, are attached to this certification. According to the map provided by the city, this area is located in unincorporated Clark County and within the urban growth boundary.
3. The city is completing annexation pursuant to the direct petition method of annexation, RCW 35.13.125 through RCW 35.13.170.
4. The Clark County Assessor initiated determination of petition sufficiency on February 3, 2010 which is the "terminal date" as defined in RCW 35.21.005.
5. The area proposed for annexation has a certified annexation value for general taxation of \$278,400.
6. Petition signatures provided by the city of Vancouver represent signatures, in compliance with the RCW 35.13.125 through 35.13.170, of a combined total assessed value for general taxation of not less than 60% of the total assessed value for general taxation of all property in the proposed annexation area. This review did not address the legal sufficiency of any proxy or utility covenant, only the sufficiency of the presence of signatures thereon.

Therefore, based on the petition certification request and supporting materials submitted by the city of Vancouver, I hereby declare and certify that the petition represents the affirmative consent of properties totaling more than 60% of the value according to the assessed valuation for general taxation purposes of the property proposed for annexation.

Given under my hand and seal this 9<sup>th</sup> day of February 2010.

Linda Franklin  
Clark County Assessor

  
George Simpson  
Clark County Deputy Assessor

**RECEIVED**  
FEB 09 2010  
LONG RANGE PLANNING  
DEPARTMENT

