



ORDINANCE NO. 2016-08

AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN PROPERTY TO THE CITY OF LA CENTER (GRIFFITH TRUST and 3B NW, LLC) and REZONING THAT PROPERTY CONSISTENT WITH THE LA CENTER COMPREHENSIVE PLAN

The La Center City Council adopts the following findings:

WHEREAS, the Griffith Trust, Linda Fudge & Melody Cowan, et al Trustees and 3B NW, LLC are the owners of certain real property (the "Annexation Territory") that includes three parcels totaling 2,463,318 square feet or 56.55 Acres, more or less, and the abutting rights-of-way contiguous with the City's corporate limits and located within the La Center Urban Growth Boundary; and

WHEREAS, the Annexation Territory is more precisely described as #65 SEC 4 T4N R1EWM 20A (PIN 209748000); #22 SEC 4 T4N R1EWM 24 10A (PIN 209705000); and #63 SEC 4 T4N R13WM 12 45 M/L (PIN 209746000); and

WHEREAS, the Proponents presented the City with a Notice of Intent to Annex pursuant to the so-called Direct Petition Method of RCW 35A 14 120, and the City Council accepted the proposal at its June 28, 2016, special meeting, and

WHEREAS, the Proponents submitted a Petition for Annexation which included signatures of the owners of record of 100% of the assessed value of the Annexation Territory and a legal description and map, and

WHEREAS, the City caused the SEPA Determination of Non-Significance relating to rezoning of the subject land to be published on July 6, 2016, and the City, thereafter, received no comments, and

WHEREAS, on July 27, 2016 the City provided public notice in the Newspaper of Record of an opportunity for comment thereon by all interested citizens at a duly called and noticed public meeting and

WHEREAS, the Clark County Assessor certified sufficiency of the petition, and

WHEREAS, the Clark County Boundary Review Board has been disbanded and therefore has no jurisdiction to invoke over the proposed annexation; and

WHEREAS, the City Council finds this annexation and zone change to be in the public's interest;

NOW THEREFORE, based on the foregoing Findings, the La Center City Council ordains as follows

Fudge & 3B, LLC Annexation

Ordinance 2016-08
Page 1 of 2

Section 1 - Annexation. That the Annexation Territory described as: #65 SEC 4 T4N R1EWM 20A (PIN 209748000); #22 SEC 4 T4N R1EWM 24 10A (PIN 209705000); and #63 SEC 4 T4N R13WM 12.45 M/L (PIN 209746000) as illustrated in Exhibit A, attached hereto and incorporated herein by this reference, is hereby annexed and incorporated into the City of La Center.

Section 2 - Land Use Designation and Zoning. The Annexation Territory shall have a comprehensive plan land use designation of Commercial and shall be zoned in accordance with LCMC 18.150 as Community Commercial (C-2) An Urban Holding (UH-10) zoning overlay is also applied per LCMC 18.190 and shall be maintained until a capital facilities analysis is accepted by the City per Resolution 05-262, at which point the City will remove the Urban Holding overlay.

Section 3 - Assessment and Taxation. The Annexation Territory shall be assessed and taxed by the City in the same manner as other similarly situated property within the City as of the effective date of this Ordinance.

Section 4 - Severability: If any portion of this ordinance is found to be invalid or unenforceable for any reason, such finding shall not affect the validity or enforceability of any other provision of this ordinance.

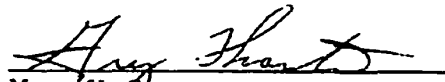
Section 5 - Transmittal: The City Clerk shall

- 1 File a certified true copy of this Ordinance, with the Clark County Board of Commissioners and the Clark County Assessor pursuant to LCMC 18.290.050
- 2 Record a certified true copy of this Ordinance with the County Auditor pursuant to LCMC 18.290.050.
- 3 Provide notice of this annexation to the Office of Financial Management pursuant to RCW 35A.14.700.

Section 6 - Effective Date: This ordinance shall go into effect ten days following its passage by the City Council and publication as required by law

Approved and adopted this 10th day of August 2016 by a majority of the La Center City Council

AYRS: 5
NAYS: 0
ABSTAIN: 0
ABSENT: 0



Mayor of La Center

ATTEST:

APPROVED AS TO FORM:



Suzanne Lewis, Finance Director/Clerk



Daniel Kearns, City Attorney



PETITION FOR ANNEXATION

[“60% Petition” per RCW 35A 14 120 - 150 & LCMC 18 290]

DECLARATIONS - We, the undersigned, are owners of real property lying outside of the corporate limits of the City of La Center, Washington but contiguous thereto and designated as part of the La Center Urban Growth Area. We attest that we are owners of not less than 60% in value pursuant to the assessed valuation records compiled and maintained by the Clark County Department of Assessment and GIS of the total acreage of the properties described in the proposed annexation area. We acknowledge and accept our proportionate share of city and special district indebtedness. We further accept and shall abide by city land use regulations. We do hereby petition for annexation to the City of La Center, Washington.

The following information is included with our Petition to Annex Application: a perimeter legal description including the entire width of abutting public or private roadways, a scale map outlining the property(ies) proposed to be annexed, payment of annexation and SEPA fees; a certified listing of residents in the proposed area (on mailing labels) and the assessed valuation of each property obtained from the Clark County Assessor's Office, and, a completed State Environmental Policy Act checklist.

WARNING - Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

AUTHORIZATION - Printed names, addresses and signatures of all persons having an interest in real property in the described area whose consent is required by virtue of such interest to authorize the filing of this notice are hereto identified:

Name of Property Owner/Authorized Representative (Print Clearly)	Signature of Property Owner/Authorized Representative	Address of Property Owner/Authorized Representative	Clark County Assessor's Parcel Number	Date Signed
3D NW 1/4 By: <u>KENNETH O BIRAL</u>	<i>Kenneth O. Biral</i>	7320 NL Saint Johns Vancouver WA 98665	209716000	6/23/16
Edgier R Boral	<i>Edgier R Boral</i>	14	13	6/23/16
Jim Boral	<i>Jim Boral</i>	14	14	6/23/16

Note: If additional rows are needed, please obtain and use an additional "Notice of Petition" form(s).

REV 10 OCT 2008



CITY OF LA CENTER
 214 E 4TH STREET
 La Center, Washington 98629

NOTICE OF INTENT TO ANNEX

DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the City of La Center, Washington, but contiguous thereto and designated as part of the La Center Urban Growth Area. The following information shall accompany the Notice of Intent Annex Application Form: 1) A legal description, a map outlining the property (ies) proposed to be annexed, and 2) a Clark County GIS packet identifying all involved properties of the proposed annexation area.

We, the undersigned, attest that we are owners of not less than 10% of the assessed value of the proposed annexation territory according to the assessed valuation records compiled and maintained by the Clark County Department of Assessment. We do hereby declare our intention to circulate a petition for annexation to the City of La Center, Washington. It is acknowledged that this petition may consist of multiple documents filed separately.

AUTHORIZATION

Printed names and signatures of all persons having an interest in real property in the described area whose consent is required by virtue of such interest to authorize the filing of this notice are hereto identified:

Name of Property Owner (Print Clearly)	Signature of Property Owner	Clark County Assessor's Parcel Number	Date Signed
JB NW LLC	<i>Hannah A Bond</i>	209746000	6/23/16
"	<i>Edgar R Bond</i>	"	6/23/16
"	<i>Jack Bond</i>		6/23/16

Note: if additional space is needed, please obtain and use an additional "Notice of Intent" form



Washington
 1111111111
 La Center
 Public Works

PETITION FOR ANNEXATION

["60% Petition" per RCW 35A.04.120 - 150 & LCMC 18.290]

DECLARATIONS - We, the undersigned, are owners of real property lying outside of the corporate limits of the City of La Center, Washington, but contiguous thereto and designated as part of the La Center Urban Growth Area. We attest that we are owners of 1 or less than 60% in value pursuant to the assessed valuation records compiled and maintained by the Clark County Department of Assessment and GIS of the total acreage of the properties described in the proposed annexation area. We acknowledge and accept our proportionate share of city and special district indebtedness. We further accept and shall abide by city land use regulations. We do hereby petition for annexation to the City of La Center, Washington.

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Name of Property Owner/Authorized Representative (Print Clearly)	Signature of Property Owner/Authorized Representative	Address of Property Owner/Authorized Representative	Clark County Assessor's Parcel Number	Date Signed
Linda Fudge	<i>[Signature]</i>	c/o Griffith Trust PO Box 180 La Center, WA 98829	209705000	6-25-16
Melody Cowan	<i>[Signature]</i>	c/o Griffith Trust PO Box 180 La Center, WA 98829	209706000	6-28-16
Linda Fudge	<i>[Signature]</i>	c/o Griffith Trust PO Box 180 La Center, WA 98829	209748000	6-23-16
Melody Cowan	<i>[Signature]</i>	c/o Griffith Trust PO Box 180 La Center, WA 98829	209748000	
<i>[Handwritten Name]</i>	<i>[Signature]</i>	"	209748000	
<i>[Handwritten Name]</i>	<i>[Signature]</i>	"	209705000	

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REV 13 DEC 2009



CITY OF LA CENTER
 214 E 4th STREET
 La Center, Washington 98829

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AUTHORIZATION

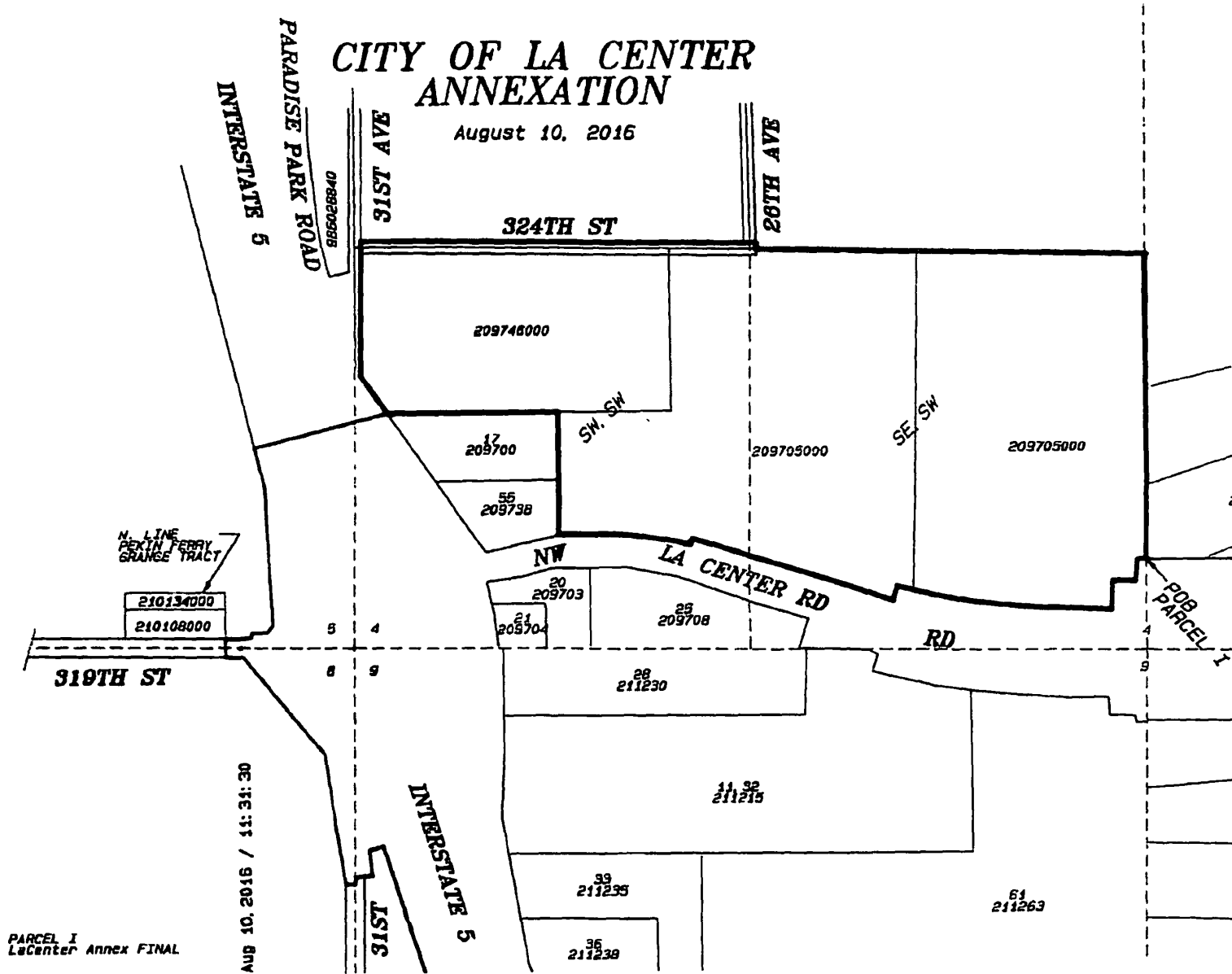
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Melody Cowan	<i>[Signature]</i>	209705000	6-28-16
Linda Fudge	<i>[Signature]</i>	209748000	6-25-16
Melody Cowan	<i>[Signature]</i>	209748000	
<i>Joseph</i>	<i>[Signature]</i>	209748000	↓
<i>Joe Cobiffitt</i>	<i>[Signature]</i>	209705000	

Note: If additional space is needed, please obtain and use an additional "Notice of Intent" form.

CITY OF LA CENTER ANNEXATION

August 10, 2016



PARCEL 1
LaCenter Annex FINAL

AUG 10, 2016 / 11:31:30

**CITY OF LA CENTER ANNEXATION
LEGAL DESCRIPTION
August 10, 2016**

PARCEL I

PORTION OF LAND IN SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF NW LA CENTER ROAD AND THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4,
THENCE NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 4;
THENCE WEST ALONG THE NORTH LINE OF SAID SE1/4 OF THE SW1/4 TO THE EAST LINE OF NW 26TH AVENUE;
THENCE NORTH 20 FEET MORE OR LESS TO THE EASTERLY PROJECTION OF THE NORTH LINE OF NW 324TH STREET;
THENCE WEST ALONG THE NORTH LINE OF NW 324TH STREET AND ITS EASTERLY PROJECTION TO THE EAST LINE OF NW 31ST AVENUE,
THENCE SOUTH ALONG THE EAST LINE OF 31ST AVENUE AND THE EAST LINE OF PARADISE PARK ROAD TO THE NORTHWEST CORNER OF THE MINIT MANAGEMENT LLC TRACT DESCRIBED BY DEED RECORDED UNDER AUDITOR'S FILE #4239509 D RECORDS OF CLARK COUNTY AND THE CITY OF LA CENTER LIMITS,
THENCE EAST ALONG THE CITY OF LA CENTER LIMITS AND THE NORTH LINE OF SAID MINIT MANAGEMENT LLC TRACT TO THE NORTHEAST CORNER THEREOF;
THENCE SOUTH ALONG THE EAST LINE OF SAID MINIT MANAGEMENT LLC TRACT AND THE CITY OF LA CENTER LIMITS TO THE NORTH LINE OF NW LA CENTER ROAD;
THENCE EASTERLY ALONG THE NORTH LINE OF NW LA CENTER ROAD AND THE CITY OF LA CENTER LIMITS TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND THE POINT OF BEGINNING.

LACEN ANNEX 1.1 2016.doc

IR No. 4004