

10/23/2023

11/6/2023

ORDINANCE NO. M-4421

AN ORDINANCE relating to approval of an annexation pursuant to RCW 35.13.180; 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 Vancouver Operations Center 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 chapter 36.70A RCW, the City has an urban growth area designated under the Growth Management Act; and

WHEREAS, the 31.94 acre proposed annexation area is located in the City's urban growth boundary at 8713 NE 94th Avenue, Vancouver, WA 98662; and

WHEREAS, City and town councils may by a majority vote annex new unincorporated territory outside the city or town limits, whether contiguous or noncontiguous, for municipal purposes when such territory is owned by the city or town; and

WHEREAS, the land proposed to be annexed is non-contiguous to the current City limits;
and

WHEREAS, the City owns 100% of the land proposed to be annexed; and,

WHEREAS, pursuant to RCW 35.13.180, the land in question must only be used for
municipal purposes; and

WHEREAS, the land proposed to be annexed will be used for a municipal operations
center; and

WHEREAS, on December 20, 2021, Vancouver City Council conducted an initial public
meeting, considered public testimony, voted to allow the annexation request to proceed; defined the
geographic extent of the proposed annexation; determined the Comprehensive Plan and zoning
designations; and did not require assumption of all or any portion of the existing city indebtedness
by the area to be annexed.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Location of Annexation Area: Pursuant to chapter 35.13 RCW, the proposed
Vancouver Operations Center annexation area is located within Vancouver's urban growth
boundary. 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: Currently the proposed
annexation area has Clark County Comprehensive Plan designation of Industrial (I), and zoning
designation of Light Industrial (IL). Upon annexation, the Comprehensive Plan designation for the
parcel will be City of Vancouver - Industrial (IND). Upon annexation the zoning designation shall

be City of Vancouver - Light Industrial (IL) as set forth in Exhibits “C” and “D” attached hereto and incorporated herein.

Section 3. Comprehensive Plan and Zoning Maps: The Comprehensive Plan and zoning designations provided for in Section 2 shall, upon the designated effective date, be 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 December 20, 2021, the City will not require the property owner within the annexation boundary to assume any existing City indebtedness.

Section 5. Annexation Approval: City Council hereby approves the Vancouver Operations Center annexation as described herein.

Section 6. Effective Date: This ordinance shall become effective thirty (30) days following the date of final adoption.

DATE OF FINAL PASSAGE by the Vancouver City Council: October 23, 2023.

SIGNED this 6th day of November, 2023.

DocuSigned by:
Anne McEnerny-Ogle
6C89D9089EC5424...
Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:
Natasha Ramras
BCF6734E40E94AE...
Natasha Ramras, City Clerk

Approved as to form:

DocuSigned by:

9A7DC2E31F694A2...
Jonathan Young, City Attorney

SUMMARY

ORDINANCE NO. M-4421

AN ORDINANCE relating to approval of an annexation pursuant to RCW 35.13.180; 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; and providing for an effective date for the Vancouver Operations Center annexation thirty (30) days following the date of final adoption.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).

Exhibit A Legal Description

A tract of land lying in Section 4, Township 2 North, Range 2 East of the Willamette Meridian, Clark County, Washington, being a portion of the McAllister Donation Land Claim, more particularly described as follows:

Beginning at the Southwest corner of the James McAllister Donation Land Claim;

Thence easterly a distance of 45.00 feet along the South line of said Donation Land Claim, also being the South line of Parcel 2 as described in Statutory Warranty Deed, Clark County to City of Vancouver, recorded December 17, 2020 under Auditor's File Number 5836206, records of Clark County, Washington, to the East right-of-way line of NE 94th Avenue, also being the True Point of Beginning;

Thence northerly along said right-of-way line, parallel with and 45.00 feet east of the West line of said Donation Land Claim, a distance of 236.53 feet to the South line of Parcel 1 as described in Statutory Warranty Deed, Clark County to City of Vancouver, recorded December 17, 2020 under Auditor's File Number 5836206, records of Clark County, Washington;

Thence westerly along said right-of-way line and the South line of said Parcel 1 a distance of 5.00 feet to a point 40.00 feet east of the West line of said Donation Land Claim;

Thence northerly along said right-of-way line, parallel with and 40.00 feet east of the West line of said Donation Land Claim a distance of 140.00 feet to the North line of Parcel 4 as described in Statutory Warranty Deed, Clark County to City of Vancouver, recorded December 17, 2020 under Auditor's File Number 5836206, records of Clark County, Washington;

Thence easterly along the North line of said Parcel 4 a distance of 1143.34 feet to the West line of that certain Tract conveyed to Northern Pacific Railway Company by deed, recorded in Book 71, at Page 255 of said records, as shown on Record of Survey Book 18, Page 9 of said records;

Thence southerly along said West line a distance of 376.53 feet to the South line of said Donation Land Claim, also being the North line of Parcel 3 as described in Statutory Warranty Deed, Clark County to City of Vancouver, recorded December 17, 2020 under Auditor's File Number 5836206, records of Clark County, Washington, and as shown on Record of Survey Book 18, Page 9 of said records;

Thence easterly along the South line of the said Donation Land Claim line and the North line of said Parcel 3 a distance of 913.11 feet to the East line of said Parcel 3 as shown on Record of Survey Book 50, Page 97 of said records;

Thence southerly along the East line of said Parcel 3 a distance of 473.71 feet to the South Line of said Parcel 3 as shown on Record of Survey Book 50, Page 97;

Thence westerly along the South line of said Parcel 3 a distance of 981.21 feet as shown on said Survey, Book 50, Page 97;

Thence southerly along said South line of Parcel 3 a distance of 0.41 feet as shown on said Survey Book 50, Page 97;

Thence westerly along the South line of said Parcel 3 a distance of 1074.46 feet to the said East right-of-way line of NE 94th Avenue being 45.00 feet east of the West line of said Donation Land Claim;

Thence northerly along said East right-of-way line a distance of 466.2 feet to the Point of Beginning.

Excepting any lands conveyed to Clark County through the boundary line exemption recorded on 6/27/2023 under auditors file 6127774 BLA.

Exhibit B
Annexation Boundary Map

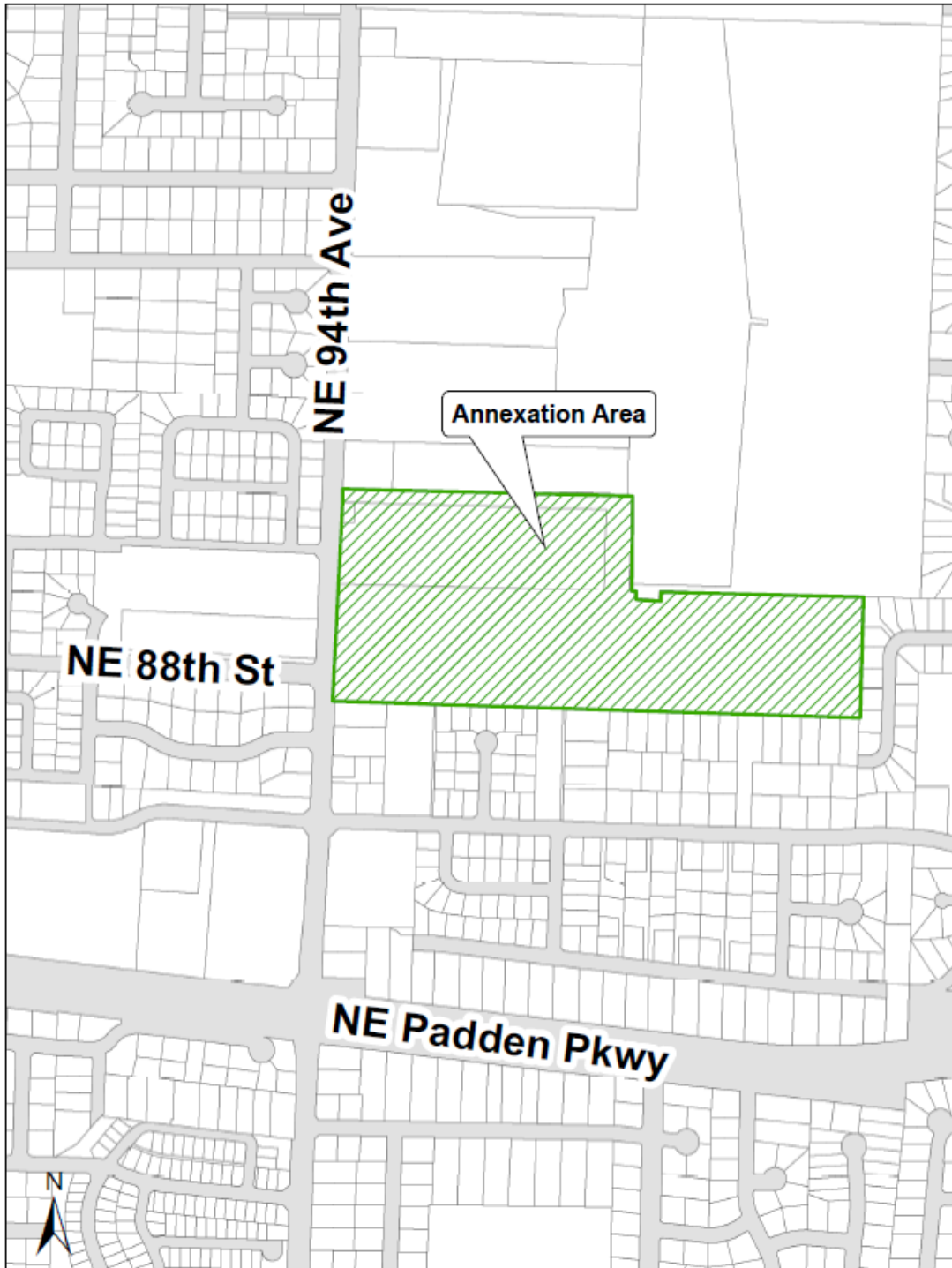
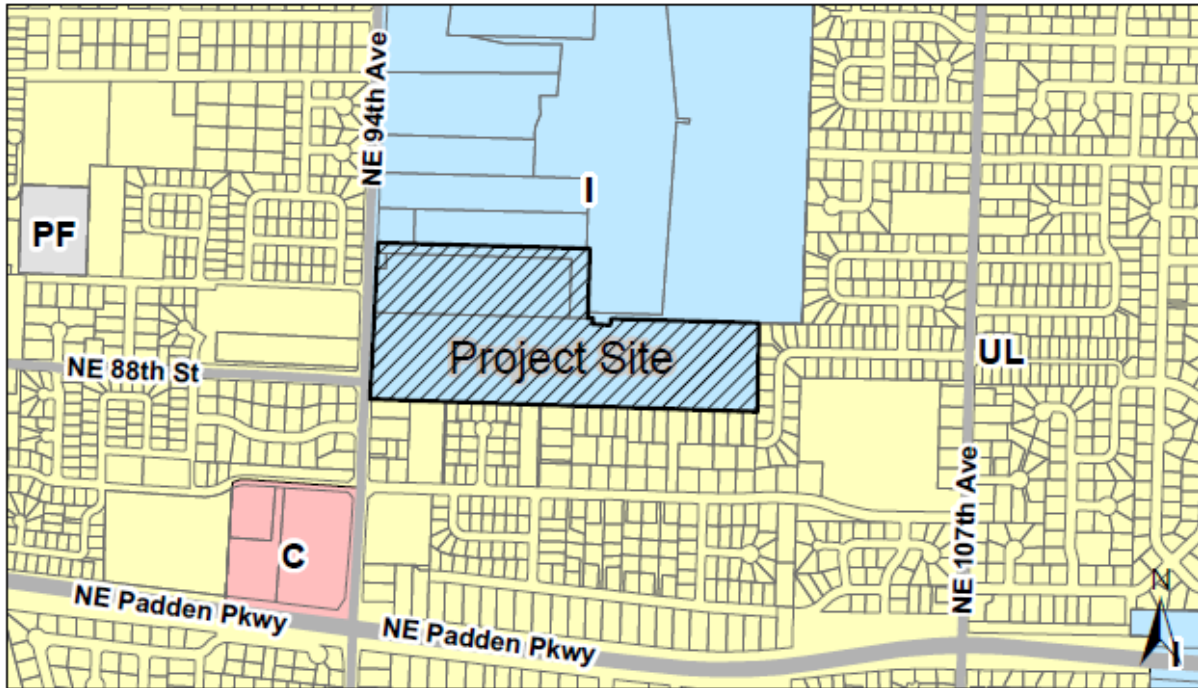


Exhibit C
Comprehensive Plan Maps

Current Clark County Comp Plan Designation



Proposed City of Vancouver Comp Plan Designation

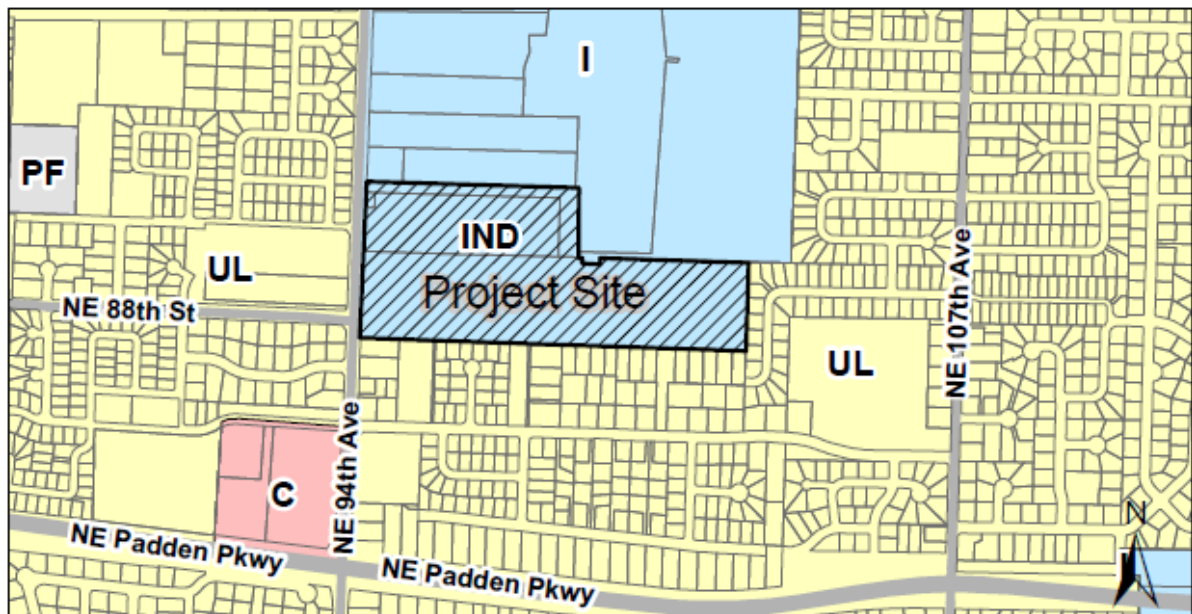
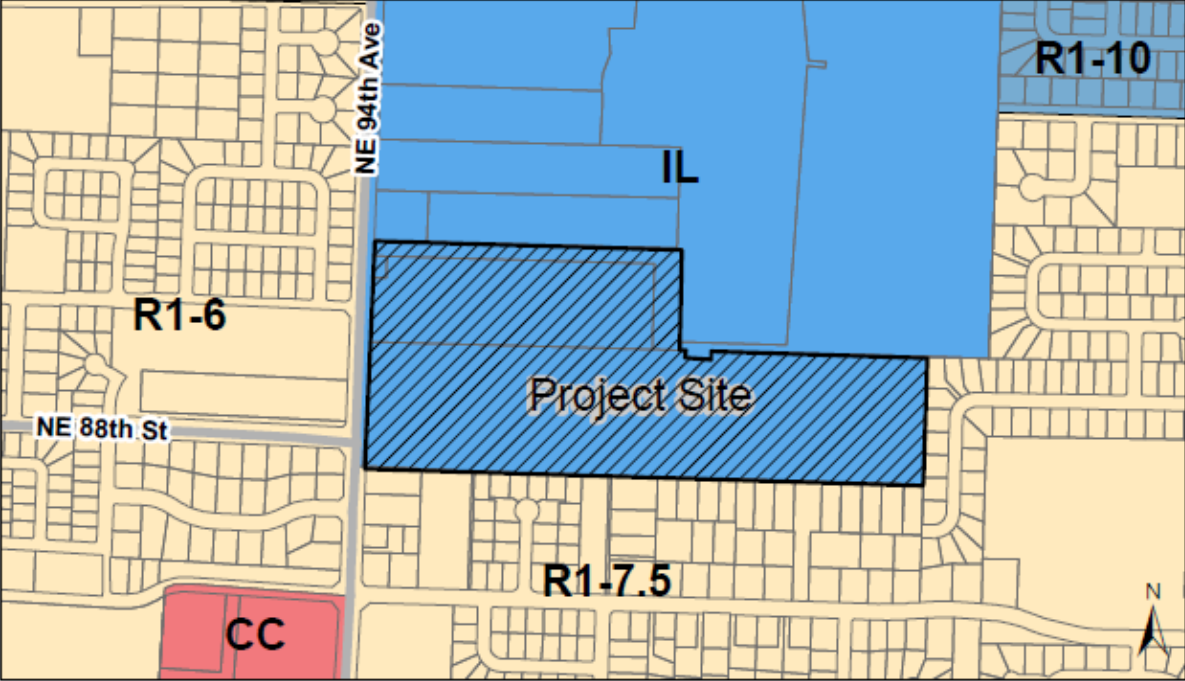


Exhibit D
Zoning Designation Maps

Current Clark County Zoning Designation



Proposed City of Vancouver Zoning Designation

