

07/06/2020
07/20/2020

ORDINANCE NO. _____

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 Presbytery of the Cascades 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 Presbytery of the Cascades annexation parcel is located within the urban growth area along the eastern city limit border north of NE 20th Street generally between NE 162nd Avenue and NE 164th Avenue.

WHEREAS, pursuant to RCW 35.13.125, the City of Vancouver received a signed annexation petition from property owners of at least 60% of the assessed value of land within the defined annexation area; and,

WHEREAS, pursuant to RCW 35.13.410 on November 4, 2019 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; allowed for consideration of an alternative comprehensive plan designation as provided for in VMC Chapter 20.230.030 C; 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 VMC Chapter 20.230.030 C on March 10, 2020 Vancouver Planning Commission recommended that City Council approve the applicant's alternative Comprehensive Plan designation and zone designations; and,

WHEREAS, pursuant to RCW 35.21.005, on June 22, 2020, the Clark County Assessor certified that the signature represents property owner support from one hundred percent of the total assessed valuation of the proposed annexation area; and,

WHEREAS, pursuant to VMC Chapter 20.230.030 C on June 15, 2020 Vancouver City Council accepted the Planning Commission recommendation and voted to approve the applicant's alternative Comprehensive Plan and zone designation proposal.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Location of Annexation Area: Pursuant to RCW 35.13 the Presbytery of the Cascades annexation is located along the eastern border of the city north of NE 20th Street

generally between NE 162nd Avenue and NE 164th Avenue including the abutting right of way on NE 20th 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 20.230.030 C, and as discussed and voted on by City Council on June 15, 2020 (M-4300), the City shall designate the City comprehensive plan and zoning designations for the annexing land. Currently the land located in the Presbytery of the Cascades Annexation area has Clark County comprehensive plan designations of Commercial (COM), and zoning designation of Community Commercial (CC). Under Vancouver zoning per VMC Table 20.230.030-C, upon annexation the comprehensive plan designation for the parcel shall be split Urban High Density (UH) and Commercial (COM). Upon annexation the zoning designation shall be converted to R-18 and Community Commercial (CC) 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 November 4, 2019, the City will not require the property owner within the annexation boundary to assume any existing city indebtedness.

Section 5. Signature Certification: Pursuant to RCW 35.21.005, the County Assessor issued a Certification of Sufficiency dated June 22, 2020 regarding the signature support for Presbytery of the Cascades annexation, as set forth in Exhibit “E”.

Section 6. Signature Acceptance: City Council hereby accepts the certified signatures supporting annexation of the Presbytery of the Cascades annexation.

Section 7. Annexation Approval: City Council hereby approves the Presbytery of the Cascades annexation as described herein.

Section 8. Effective Date: This ordinance shall become effective thirty (30) days following the date of final adoption.

Read first time:

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

Read second time:

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

Signed this _____ day of _____, 2020.

Anne McEnemy-Ogle, Mayor

Attest:

Approved as to form:

Natasha Ramras, City Clerk

Johnathan Young, City Attorney

SUMMARY

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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).