



**ORDINANCE NO. 2016-003**

**AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN PROPERTY TO THE CITY OF LA CENTER (GOODE, et al.) and REZONING THAT PROPERTY CONSISTENT WITH THE LA CENTER COMPREHENSIVE PLAN**

The La Center City Council adopts the following findings:

**WHEREAS**, Randy M. and Kari A. Goode and La Center Pacific, LLC are the owners of certain real property (the "Annexation Territory") that includes seven (7) parcels and abutting rights-of-way totaling approximately 46.59 acres contiguous with the City's corporate limits and located within the La Center Urban Growth Boundary. The Annexation Territory is more precisely described as Assessor Parcel Numbers: 986030206 (Goode), 986028825 (Goode), 986028830 (Goode), 986030201 (Goode), 986030202 (Goode), A Portion of 258775000 )(Goode), and 258689000 (La Center Pacific, LLC) and, alternatively as: East Fork Estates, PH 2 Lot 9 1.06A 311670; East Fork Estates, PH 2 Lot 2/10 311651; East Fork Estates, PH 2 Lot, 1/10 2.60A, 311651; East Fork Estates, PH 2 Lot 1, 1.21A, 311670; East Fork Estates PH 2 Lot 2, 1.30A, 311670; #74 SEC 33 T5N R1E WM .85A; and #160 SEC 33 T5N R1E WM 5.43A, excepting therefrom that portion lying westerly of the southern extension of the west line of the southeast quarter of Section 33, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington which lies outside the La Center UGA; 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 October 6, 2015, regular meeting; and

**WHEREAS**, the City provided public notice of the Notice of Intent to Annex and provided an opportunity for comment thereon by all interested citizens at a duly called and noticed public meeting on February 10, 2016; and

**WHEREAS**, the City caused the SEPA Determination of Non-Significance relating to rezoning of the subject land to be published on February 16, 2016, and the City, thereafter, received one comment, from Clark County relating to that portion of parcel 258775000 being outside of the La Center UGA beyond the city's jurisdiction to annex; and

**WHEREAS**, on March 4, 2016 the Proponents submitted a Petition for Annexation, which included signatures of the owners of record of more than 60% of the assessed value of the Annexation Territory and, thereafter, submitted a revised and final petition, legal description and map on April 12, 2016; and

**WHEREAS**, the Clark County Assessor certified sufficiency of the petition on April 19, 2016; and

**WHEREAS**, at its regular meeting on May 11, 2017, the City Council received and reviewed all of the documentation associated with this annexation proposal, received public testimony, and found that the Petition met the applicable requirements of RCW 35A.01.040 and accepted the Petition pursuant to the Direct Petition Method in RCW 35A.14.120 and LCMC 18.290; 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:

**Section 1 - Annexation.** That the Annexation Territory known as Assessor Parcel Numbers 986030206 (Goode), 986028825 (Goode), 986028830 (Goode), 986030201 (Goode), 986030202 (Goode), Portion of 258775000 )(Goode), and 258689000 (La Center Pacific, LLC) and, alternatively, as East Fork Estates, PH 2 Lot 9 1.06A 311670; East Fork Estates, PH 2 Lot 2/10 311651; East Fork Estates, PH 2 Lot, 1/10 2.60A, 311651; East Fork Estates, PH 2 Lot 1, 1.21A, 311670; East Fork Estates PH 2 Lot 2, 1.30A, 311670; #74 SEC 33 T5N R1E WM .85A; and #160 SEC 33 T5N R1E WM 5.43A, excepting therefrom that portion lying westerly of the southern extension of the west line of the southeast quarter of Section 33, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington 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 Urban Residential and shall be zoned in accordance with LCMC 18.140 as Medium Density Residential (MDR-16) and LCMC 18.130 as Low Density Residential (LDR-7.5) per Exhibit B, attached hereto and incorporated herein by this reference. 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 11<sup>th</sup> day of May 2016 by a majority of the La Center City Council.

AYES: 4  
NAYS: 0  
ABSTAIN: 0  
ABSENT: 1



Greg Thornton, Mayor  
City of La Center

ATTEST:

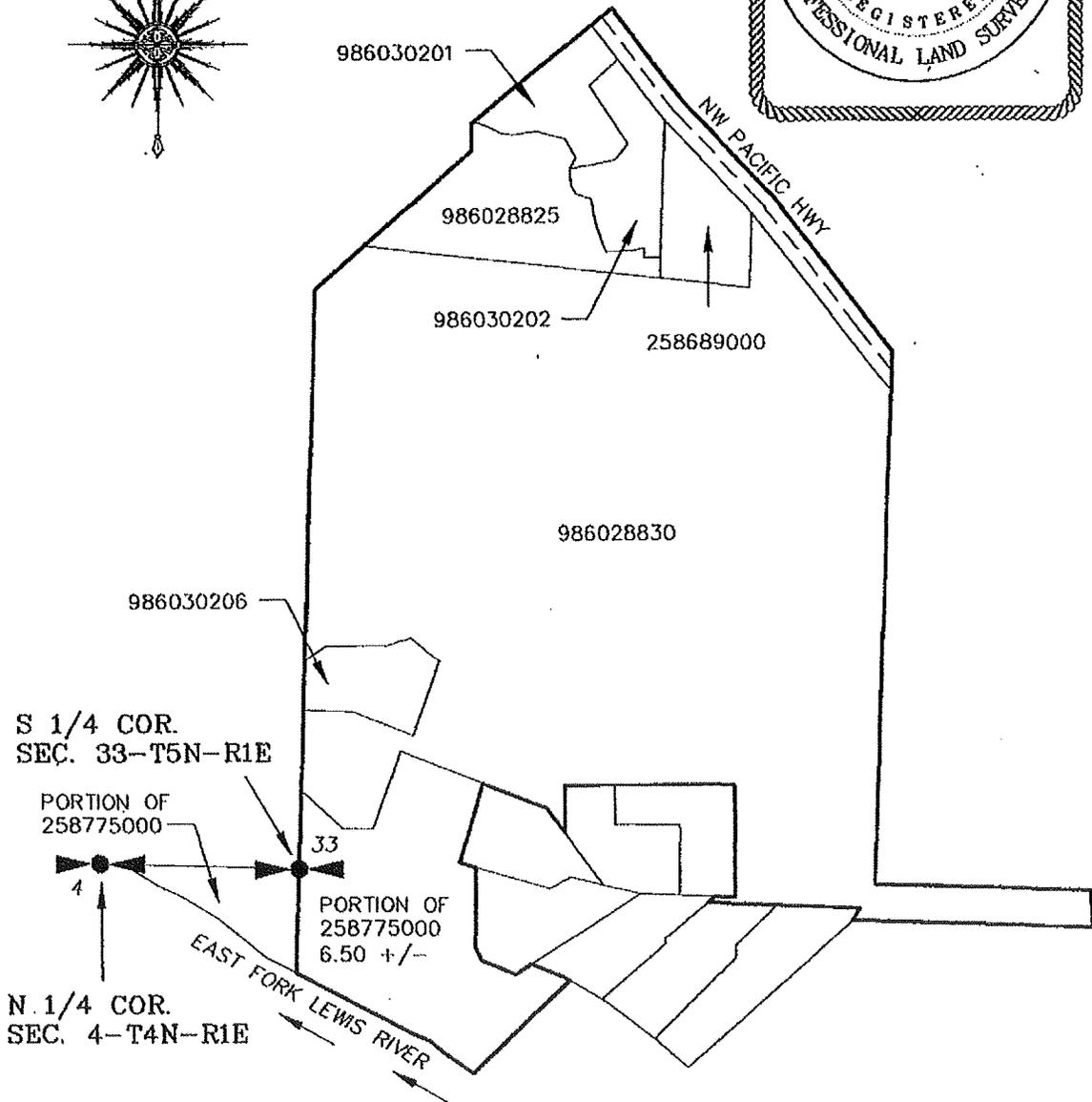
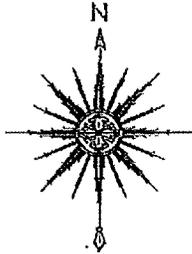
  
Suzanne Levis, Finance Director/Clerk

APPROVED AS TO FORM:

Daniel Kearns, City Attorney

ANNEXATION MAP BEING A PORTION OF THE NW1/4 OF SE1/4 AND  
SW1/4 OF SE1/4 SEC. 33 - T.5N. - R.1E., W.M.  
AND PART OF THE NW1/4 OF NE1/4 AND NE1/4 OF NE1/4  
SEC. 4 - T.4N. - R.1E., W.M. IN CLARK COUNTY, WASHINGTON

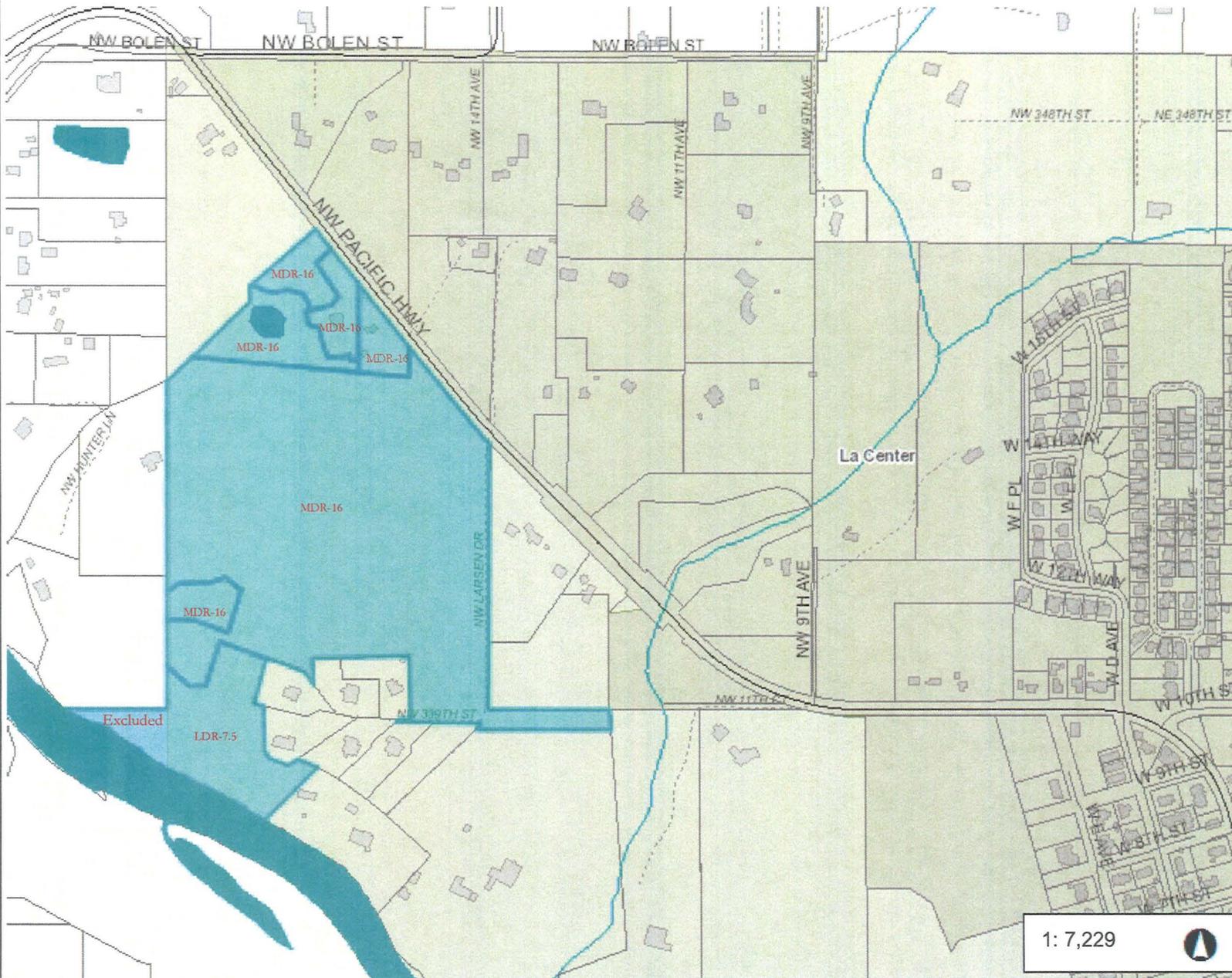
SCALE: 1"=400 FEET





# Goode Annexation Proposed Zoning

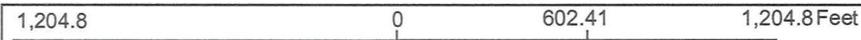
Ordinance NO. 2016-003, Exhibit B



**Legend**

- Building Footprints
- Taxlots
- Taxlots\_labels
- Cities Boundaries
- Urban Growth Boundaries

1: 7,229



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

- Notes:**
- 986030201- MDR-16
  - 986030202 - MDR-16
  - 986028825 - MDR-16
  - 258689000 MDR-16
  - 986028830 MDR-16
  - 986030206 MDR-16
  - 258775000 (Excepting that portion of the property outside of the La Center UGA)
  - LDR-7.5

Tax Lot 986030-201

**Legal Description**

Lot 1, East Fork Estates Phase 2, according to the plat thereof, recorded in Book 311, Page 670, records of Clark County Washington.

Tax Lot 986030-202

**Legal Description**

Lot 2, East Fork Estates Phase 2, according to the plat thereof, recorded in Book 311, Page 670, records of Clark County Washington.

Tax Lot 986028-825

Tax Lot 986028-830

**Legal Description**

Lot 10, East Fork Estates, according to the plat thereof, recorded in Book 311, Page 670, records of Clark County Washington.

Tax Lot 986030-206

**LEGAL DESCRIPTION**

Lot 9, EAST FORK ESTATES PHASE 2, according to the plat thereof, recorded in Book 311, Page 670, records of Clark County, Washington.

Tax Lot 258689-000

**LEGAL DESCRIPTION**

That portion of the Northwest quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a point on the South line of the Northwest quarter of said Southeast quarter that is 60 rods East of the Southwest corner thereof; said point being the Southeast corner of the tract conveyed to Orin W. Horn, et ux, by deed recorded in Volume 127, page 251, records of Clark County, Washington; thence West 200 feet; thence North 360 feet, more or less, to the Southerly line of the right of way of the Pacific Highway; thence Southeasterly along the Southerly line of said Highway right of way, 315 feet, more or less, to a point North of the Point of Beginning; thence South 150 feet, more or less, to the Point of Beginning.

EXCEPT the following described:

A portion of the Northwest quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a 5/8 inch iron rod marking the Southwest corner of the Northwest quarter of the Southeast quarter of Section 33; thence South 88°30'58" East, along the South line of the Northwest quarter of the Southeast quarter (2004 "Hagedorn, Inc. Survey"), for a distance of 790.00 feet to the Southwest corner of the "Fehr Tract", as described under Clark County Auditor's File No. 3219793 (also being the Southeast corner of the "Nardy tract" as described under Auditor's File No. 9305070282) and the True Point of Beginning; thence North 01°41'30" East, along the West line of the "Fehr Tract" (East line of the "Nardy Tract"), for a distance of 43.00 feet; thence South 83°37'47" East, 200.67 feet to the East line of Said "Fehr tract" (this course being within 0.50 feet of an existing fence); thence South 01°41'30" West, along the East line of said "Fehr tract", for a distance of 25.91 feet to the Southeast corner thereof, being on the South line of the Northwest quarter of the Southeast quarter of Section 33; thence North 88°30'58" West, along said South line, for a distance of 200.00 feet to the True Point of Beginning.

Portion of Tax Lot 258775-000  
LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ONE-QUARTER CORNER OF SAID SOUTHEAST QUARTER OF SECTION 33, AS SHOWN ON SURVEY FILED IN VOLUME 54, PAGE 16, RECORDS OF CLARK COUNTY, WASHINGTON; THENCE

N01°41'30"DA DISTANCE OF 178.84 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 33; THENCE

S46°28'03"E A DISTANCE OF 127.94 FEET; THENCE

S88°56'40"E A DISTANCE OF 68.64 FEET; THENCE

N19°32'49"E A DISTANCE OF 188.48 FEET; THENCE

S68°35'09"E A DISTANCE OF 202.15 FEET; THENCE

S17°04'40"W A DISTANCE OF 187.55 FEET; THENCE

S73°47'31"E A DISTANCE OF 39.81 FEET; THENCE

S00°25'56"W A DISTANCE OF 180.53 FEET; THENCE

S24°48'51"E A DISTANCE OF 33.96 FEET; THENCE

S67°35'26"E A DISTANCE OF 86.29 FEET; THENCE

N57°48'25"E A DISTANCE OF 42.94 FEET; THENCE

S67°35'23"E A DISTANCE OF 56.38 FEET; THENCE

S46°56'00"W A DISTANCE OF 308.85 FEET TO THE NORTHEASTERLY ORDINARY HIGH WATER MARK (OHW) OF THE EAST FORK OF THE LEWIS RIVER; THENCE

N56°56'59"W A DISTANCE OF 27.12 FEET ALONG SAID OHW; THENCE

N53°56'30"W A DISTANCE OF 46.64 FEET ALONG SAID OHW; THENCE

N51°55'00"W A DISTANCE OF 52.80 FEET ALONG SAID OHW; THENCE

N66°40'00"W A DISTANCE OF 55.30 FEET ALONG SAID OHW; THENCE

N61°48'56"W A DISTANCE OF 356.47 FEET ALONG SAID OHW; THENCE

N51°50'00"W A DISTANCE OF 146.00 FEET ALONG SAID OHW; THENCE

N59°00'00"W A DISTANCE OF 96.00 FEET ALONG SAID OHW; THENCE

N65°00'00"W A DISTANCE OF 57.00 FEET ALONG SAID OHW; THENCE

N58°12'00"W A DISTANCE OF 92.30 FEET ALONG SAID OHW TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 4; THENCE

S88°23'26"E A DISTANCE OF 403.78 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SHOWN IN THE RECORDED PLAT OF EAST FORK ESTATES RECORDED IN BOOK 311, PAGE 651, RECORDS OF CLARK COUNTY, WASHINGTON.

Excepting therefrom that portion lying westerly of the southerly extension of the west line of the southeast quarter of Section 33, Township 5 North, Range 1 East, WM, Clark County Washington.