

ORDINANCE NO. 3095

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An Ordinance annexing the real property hereinafter described to the City of Longview, Cowlitz County, Washington, as provided by the laws of the State of Washington.

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WHEREAS, there exists an unincorporated island of real property within the boundaries of the City of Longview, Washington; and

WHEREAS, RCW 35A.14.295 allows for the annexation of unincorporated islands by resolution of the City Council when the territory contains less than 100 acres and has at least eighty percent (80%) of its boundaries contiguous to a city; and

WHEREAS, the area proposed for annexation is set forth in Attachment A, attached hereto and incorporated herein by this reference (the "Annexation Area"), commonly known as the 40<sup>th</sup> Avenue/Cowan Court Annexation; and

WHEREAS, the Annexation Area is approximately 27.5 acres more or less in size, and is of \$7,115,930.00 in assessed valuation; and

WHEREAS, 99% of the Annexation Area is contiguous to the City of Longview, Washington; and

WHEREAS, there are approximately 63 voters that reside in the Annexation Area; and

WHEREAS, the City Council adopted Resolution No. 1918 on February 12, 2009 proposing the annexation of the Annexation Area and setting a public hearing; and

WHEREAS, a public hearing was held on March 12, 2009 at 7:00 p.m., in the chambers of the City Council for the City of Longview, Washington, located at 1525 Broadway Street, Longview, Washington, pursuant to notice duly published and posted, for consideration of annexing the Annexation Area; and

WHEREAS, all requirements of RCW 35A.14 preliminary to said final hearing have been duly complied with; and

WHEREAS, on April 24, 2009 the annexation was filed with the Cowlitz County Boundary Review Board ("Board"); and

WHEREAS, jurisdiction has not been invoked for the Board; and

WHEREAS, the forty-five day review period by the Board elapsed, subsequent to filing, on June 8, 2009 and as such, the Notice of Intention is deemed approved as of that date. The Board has given notice that the City may proceed with final action; and

NOW, THEREFORE, the City Council of the City of Longview do ordain as follows:

Section 1. That said City Council specifically finds that the land described in Resolution No. 1918 for annexation is situated in the County of Cowlitz in the State of Washington, is contiguous, proximate and adjacent to the present corporate limits of said City and is more particularly described on "Exhibit A" attached hereto and by this reference made a part of this Ordinance.

Section 2. That all of the covenants and conditions precedent to the annexation of said property are hereby made a part of this Ordinance as though fully set forth herein. Said covenants and conditions precedent, if any, are as contained in the Resolution No. 1918, and are on file in the office of the City Clerk of said City.

Section 3. That the territory set forth in said "Exhibit A" hereto attached, shall be, and is hereby, made a part of the City of Longview, Cowlitz County, Washington, on the date that this Ordinance takes effect.

Section 4. The City Council hereby declares that should any section, paragraph, sentence or word of this Ordinance be declared for any reason to be invalid, it is the intent of said City Council that it would have passed all other portions of this Ordinance independent of the elimination herefrom of any such portion as may be declared invalid, and that the remainder of said Ordinance shall be and remain in full force and effect.

Section 5. This Ordinance shall take effect and be in full force and effect from and after forty-five (45) days of its passage and publication as required by law.

Passed by the City Council this 25 day of June, 2009.

Approved by the Mayor this 25 day of June, 2009.

  
MAYOR PRO TEM

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
Asst. City Attorney

Published: July 1, 2009

## EXHIBIT A – LEGAL DESCRIPTION - MAP

**EXHIBIT A**  
Description of Territory Proposed to be Annexed  
Cowan Court / 40th Avenue Area Annexation

Property Owner	Site Address	Mailing Address	Land Value	Improvement Value	Total Valuation
Oliver Parsons/Yong Suk	2345 40th Avenue	104 Ventura Dr. Katoe	\$ 50,030	\$ 70,140	\$ 120,170
Rex Rankin Eluz	2339 40th Avenue	2339 40th Avenue	\$ 50,030	\$ 00,220	\$ 140,250
Raymond Yocum Eluz	2329 40th Avenue	301 Elm, Katoe	\$ 30,000	\$ 65,400	\$ 95,400
Richard & Ginny Oxford	2309 40th Avenue	313 Baltimore St, Lv	\$ 33,120	\$ -	\$ 33,120
Gordon Gulickson Eluz	2301 40th Avenue	2301 40th Avenue	\$ 33,120	\$ 57,520	\$ 90,640
B. L. Keller Eluz	2348 40th Avenue	2348 40th Avenue	\$ 57,500	\$ 102,250	\$ 159,750
Nicholas & Anthony Guzman	103 Scott Ct	103 Scott Ct	\$ 40,020	\$ 110,750	\$ 150,770
Rogner Anasby Elal	107 Scott Ct	107 Scott Ct	\$ 40,020	\$ 104,540	\$ 144,560
Jimmy Steain	111 Scott Ct	111 Scott Ct	\$ 40,020	\$ 110,750	\$ 150,770
Julie Wilman	115 Scott Ct	PO Box 788, Katoe	\$ 40,020	\$ 104,540	\$ 144,560
Charles & Kathleen Porter	117 Scott Ct	117 Scott Ct	\$ 40,020	\$ 114,000	\$ 154,020
Vladimir Belov Eluz	119 Scott Ct	119 Scott Ct	\$ 40,020	\$ 98,190	\$ 138,210
Jon Marsden	2320 40th Ave	2320 40th Ave	\$ 40,020	\$ 60,000	\$ 100,110
NG Real Estate LLC	112 Scott Ct	20820 72nd Ave S, Suite 115, Kent	\$ 40,020	\$ 00,620	\$ 139,840
Ginda Buzzart	118 Scott Ct	118 Scott Ct	\$ 40,020	\$ 00,620	\$ 139,640
Hansy & Mary Ann Trutuck Trust	124 Scott Ct	124 Scott Ct	\$ 40,020	\$ 00,620	\$ 139,640
Roni Booth	2316 40th Ave	801 Stella Rd, Lv	\$ 40,000	\$ 202,730	\$ 242,730
Hansy & Mary Ann Trutuck Trust	2314 40th Ave	124 Scott Ct	\$ 13,230	\$ -	\$ 13,230
Roni Booth	2314 40th Ave	801 Stella Rd, Lv	\$ 45,000	\$ 202,730	\$ 247,730
David Foster	2308 40th Ave	2308 40th Ave	\$ 41,400	\$ 43,380	\$ 84,780
Robert & Kay Templeton	120 Cowan Ct	107 Church, Katoe	\$ 40,000	\$ 143,620	\$ 183,620
Steven Sessions Elal	116 Cowan Ct	2508 50th Ave, Lv	\$ 40,000	\$ 111,680	\$ 151,680
Wendel & Brenda Warner	111 Cowan Ct	274 Zieg, Katoe	\$ 40,000	\$ 137,710	\$ 177,710
Keith Gianella	107 Cowan Ct	2209 Saint Paul Rd, Millington, TN 38053-51458	\$ 40,000	\$ 128,300	\$ 168,300
William & Elizabeth Baker	103 Cowan Ct	105 Oxford Rd, Lv	\$ 40,000	\$ 120,300	\$ 160,300
Gary & Nancy Yates	2238 40th Avenue	2238 40th Avenue	\$ 40,020	\$ 100,180	\$ 140,180
John & Myong Donovan	108 Cowan Ct	PO Box 828, Clarksville, CR 97103	\$ 40,000	\$ 195,600	\$ 205,600
John & Myong Donovan	112 Cowan Ct	PO Box 828, Clarksville, CR 97104	\$ 40,000	\$ 195,600	\$ 205,600
Scott Marela	115 Cowan Ct	PO Box 788, Battle Ground 98604	\$ 40,000	\$ 130,470	\$ 170,470
Farris & Terrie Powers	119 Cowan Ct	756 Hazel Dell Rd. Coalinga Rock, 08911	\$ 40,000	\$ 132,570	\$ 172,570
Bradley & Roni Booth	123 Cowan Ct	891 Stella Rd, Lv	\$ 40,000	\$ -	\$ 40,000
Gary Berg	127 Cowan Ct	302 Beacon Hill Dr, Lv	\$ 40,000	\$ 132,570	\$ 172,570
Wilbur & Annetta Bowen	132 Cowan Ct	431 MI Pleasant Rd, Katoe	\$ 40,000	\$ 132,570	\$ 172,570
Wesley Goodwin Trust Elal	128 Cowan Ct	4680 Martin St, Lv	\$ 40,000	\$ 132,570	\$ 172,570
Chansak & Saly Khim Phommaj	124 Cowan Ct	2427 Hickory Av, Lv	\$ 40,000	\$ 144,130	\$ 184,130
Rainey Properties LLC	2132 40th Ave	2601 Huntington Pl, Lv	\$ 35,000	\$ 174,740	\$ 209,740
Jack & Lori Dixon	2228 40th Ave	2228 40th Ave	\$ 41,400	\$ 108,710	\$ 150,110
Julie Wilman	3048 OBH	PO Box 788, Katoe	\$ 39,680	\$ 107,620	\$ 147,500
Doris Smith	3044 OBH	3044 OBH	\$ 38,410	\$ 81,710	\$ 100,120
Robert & LuAnn Burton	2120 40th Avenue	2220 40th Avenue	\$ 40,020	\$ 78,860	\$ 118,880
Timothy & Teri Goach	2218 40th Avenue	2218 40th Avenue	\$ 35,770	\$ 184,140	\$ 199,910
Joseph Anderson Eluz	3040 OBH	3040 OBH	\$ 39,680	\$ 78,400	\$ 118,080
Donald & Karen Berke	3038 OBH	3038 OBH	\$ 39,680	\$ 88,030	\$ 127,710
April Vekiaz	3030 OBH	3030 OBH	\$ 35,770	\$ 88,400	\$ 124,170
Chris Dekanson Eluz	3028 OBH	3028 OBH	\$ 35,770	\$ 112,730	\$ 148,500
Weldon McDonald	3032 OBH	3032 OBH	\$ 35,770	\$ 10,780	\$ 128,550
Tan Properties LLC	3022 OBH	2952 Plover Pl, Lv	\$ 39,880	\$ 133,870	\$ 173,350
Keri & Karen Reager	3024 OBH	3024 OBH	\$ 35,770	\$ 86,520	\$ 121,290
Joseph & Laura Yarns	3010 OBH	3010 OBH	\$ 43,000	\$ 78,350	\$ 121,340
			\$ 1,025,040.00	\$ 5,180,820.00	\$ 7,115,059.00

Data gathered from the Assessor Parcel Search, online at Cowitz County's website.  
1/23/2009

