

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 \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Approved by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Published: \_\_\_\_\_

## 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 Venture Dr, Kelso	\$ 50,030	\$ 70,140	\$ 120,170
Rex Reinka Etux	2339 40th Avenue	2339 40th Avenue	\$ 50,030	\$ 90,220	\$ 140,250
Raymond Yocum Etux	2329 40th Avenue	301 Elm, Kelso	\$ 30,000	\$ 65,400	\$ 95,400
Richard & Ginny Oxford	2309 40th Avenue	313 Baltimore St, Lv	\$ 33,120	\$ -	\$ 33,120
Gordon Gulickson Etux	2301 40th Avenue	2301 40th Avenue	\$ 33,120	\$ 57,520	\$ 90,640
B. L. Keller Etux	2345 40th Avenue	2345 40th Avenue	\$ 57,500	\$ 102,250	\$ 159,750
Nichelle & Anthony Guzman	103 Scott Ct.	103 Scott Ct.	\$ 40,020	\$ 110,750	\$ 150,770
Rogner Anonby Etal	107 Scott Ct.	107 Scott Ct.	\$ 40,020	\$ 104,540	\$ 144,560
Jerry Strain	111 Scott Ct.	111 Scott Ct.	\$ 40,020	\$ 110,750	\$ 150,770
Julie Witman	115 Scott Ct.	PO Box 766, Kelso	\$ 40,020	\$ 104,540	\$ 144,560
Charles & Kathleen Porter	117 Scott Ct.	117 Scott Ct.	\$ 40,020	\$ 114,900	\$ 154,920
Vladimir Belov Etux	119 Scott Ct.	119 Scott Ct.	\$ 40,020	\$ 96,190	\$ 136,210
Jon Menden	2320 40th Ave	2320 40th Ave	\$ 40,020	\$ 69,090	\$ 109,110
NG Real Estate LLC	112 Scott Ct	20829 72nd Ave S, Suite 115, Kent	\$ 40,020	\$ 99,820	\$ 139,840
Ginda Buzzart	118 Scott Ct	118 Scott Ct	\$ 40,020	\$ 99,820	\$ 139,840
Henry & Mary Ann Truluck Trust	124 Scott Ct	124 Scott Ct	\$ 40,020	\$ 99,820	\$ 139,840
Roni Booth	2316 40th Ave	691 Stella Rd, Lv	\$ 40,000	\$ 202,730	\$ 242,730
Henry & Mary Ann Truluck Trust	2314 40th Ave	124 Scott Ct	\$ 13,230	\$ -	\$ 13,230
Roni Booth	2314 40th Ave	691 Stella Rd, Lv	\$ 45,000	\$ 202,730	\$ 247,730
David Frazier	2306 40th Ave	2306 40th Ave	\$ 41,400	\$ 43,390	\$ 84,790
Robert & Kay Templaton	120 Cowan Ct	107 Church, Kelso	\$ 40,000	\$ 143,820	\$ 183,820
Steven Sessions Etal	116 Cowan Ct	2505 50th Ave, Lv	\$ 40,000	\$ 111,880	\$ 151,880
Wendell & Brenda Wiener	111 Cowan Ct	274 Zillig, Kelso	\$ 40,000	\$ 137,710	\$ 177,710
Keith Gianella	107 Cowan Ct	2269 Saint Paul Rd, Millington, TN 38053-51458	\$ 40,000	\$ 126,300	\$ 166,300
William & Elizabeth Baker	103 Cowan Ct	105 Oxford Rd, Lv	\$ 40,000	\$ 126,300	\$ 166,300
Gary & Nancy Yates	2238 40th Avenue	2238 40th Avenue	\$ 40,020	\$ 109,160	\$ 149,180
John & Myong Donovan	108 Cowan Ct	PO Box 628, Clatskanie, OR 97103	\$ 40,000	\$ 165,860	\$ 205,860
John & Myong Donovan	112 Cowan Ct	PO Box 628, Clatskanie, OR 97104	\$ 40,000	\$ 165,860	\$ 205,860
Scott Meekle	115 Cowan Ct	PO Box 766, Battle Ground 98604	\$ 40,000	\$ 130,470	\$ 170,470
Frank & Terrie Powers	119 Cowan Ct	755 Hazel Dell Rd, Castle Rock, 98511	\$ 40,000	\$ 132,570	\$ 172,570
Bradley & Roni Booth	123 Cowan Ct	691 Stella Rd, Lv	\$ 40,000	\$ -	\$ 40,000
Gary Berg	127 Cowan Ct	302 Beacon Hill Dr, Lv	\$ 40,000	\$ 132,570	\$ 172,570
Wilbur & Annette Bowen	132 Cowan Ct	431 Mt Pleasant Rd, Kelso	\$ 40,000	\$ 132,570	\$ 172,570
Wesley Goodvin Trust Etal	128 Cowan Ct	4860 Merlin St, Lv	\$ 40,000	\$ 132,570	\$ 172,570
Chansarit & Saly Khim Phrommroj	124 Cowan Ct	2427 Hickory Av, Lv	\$ 40,000	\$ 144,130	\$ 184,130
Rainey Properties LLC	2232 40th Ave	2901 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 Witman	3948 OBH	PO Box 766, Kelso	\$ 39,680	\$ 107,820	\$ 147,500
Doris Smith	3944 OBH	3944 OBH	\$ 38,410	\$ 61,710	\$ 100,120
Robert & Lolores Burton	2220 40th Avenue	2220 40th Avenue	\$ 40,020	\$ 76,860	\$ 116,880
Timothy & Tori Gosch	2218 40th Avenue	2218 40th Avenue	\$ 35,770	\$ 164,140	\$ 199,910
Joseph Anderson Etux	3940 OBH	3940 OBH	\$ 39,680	\$ 76,400	\$ 116,080
Donald & Karen Berko	3938 OBH	3938 OBH	\$ 39,680	\$ 86,030	\$ 125,710
April Valdez	3930 OBH	3930 OBH	\$ 35,770	\$ 88,400	\$ 124,170
Otis Dickerson Etux	3928 OBH	3928 OBH	\$ 35,770	\$ 112,730	\$ 148,500
Weldon McDonald	3932 OBH	3932 OBH	\$ 35,770	\$ 90,780	\$ 126,550
Ten Properties LLC	3922 OBH	2952 Premier Pl, Lv	\$ 39,680	\$ 133,670	\$ 173,350
Kent & Karen Reagor	3924 OBH	3924 OBH	\$ 35,770	\$ 85,520	\$ 121,290
Joseph & Leona Yanta	3910 OBH	3910 OBH	\$ 48,990	\$ 78,350	\$ 127,340
			\$ 1,635,040.00	\$ 5,180,890.00	\$ 7,115,930.00

Data gathered from the Assessor Parcel Search, online at Cowlitz County's website.  
1/29/2009

**Proposed Annexation Area  
ANX 2008-2**

