

ORDINANCE NO. 3097

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.

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 White Property Annexation; and

WHEREAS, the Annexation Area is approximately 4 acres more or less in size, and is of \$429,020.00 in assessed valuation; and

WHEREAS, 95% of the Annexation Area is contiguous to the City of Longview, Washington; and

WHEREAS, there are approximately 4 voters that reside in the Annexation Area; and

WHEREAS, the City Council adopted Resolution No.1919 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 29, 2009 the annexation was filed with the Cowlitz County Boundary Review Board ("Board"); and

WHEREAS, on May 13, 2009 the Chairman of the Board executed a "waiver of review" in accordance with RCW 36.93.100 and accordingly, the Board review is complete and 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. 1919 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 Resolution No. 1919, 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 42nd Avenue/White Property Annexation

Property Owner	Site Address	Mailing Address	Acreage	Land Value	Improvement Value	Total Valuation
Janet H White	2250 42nd Avenue	PO Box K, Longview WA	3.25	\$ 58,930	\$ 370,090	\$ 429,020
			3.25	\$ 58,930.00	\$ 370,090.00	\$ 429,020.00

Data gathered from the Assessor Parcel Search, online at Cowlitz County's website.
January 28, 2009

EXHIBIT A 1 Description of Territory Proposed to be Annexed 42nd Avenue/White Property Annexation

Property Owner	Legal Description
Janet H White	SECT.TWIN.RNG:19-8N-2W Short Plat CC-06017 Fee Number 890711046 SUB:CVG 3 BLK:25/LVOL LOT:5 LOT DESC: CVG 3 LOT 5 LOT 3 OF BLK 25/LVOL 419A IN 19-8-2W INCL LVOL 419A FEE 3096319 PARCEL: 02923001

