

ORDINANCE NO. 2407

AN ORDINANCE annexing real property known as the Gregg Reservoir area to the City of Camas.

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

The Council of the City of Camas finds that the following steps have been taken with respect to annexation of the hereinafter described unincorporated area to the City of Camas:

A. On April 16, 2004, a Notice of Intention to petition for annexation of the subject real property by the direct petition method provided for in Chapter 35A.14, Revised Code of Washington, was filed with the City of Camas.

B. On May 24, 2004, the City Council of the City of Camas set July 26, 2004 as the time for a meeting with the annexation proponents to determine whether the City would accept, reject, or geographically modify the proposed annexation, and whether it would require the simultaneous adoption of a proposed zoning regulation, and whether it would require the assumption of existing indebtedness.

C. On July 26, 2004, the City Council conducted a meeting at which it modified the geographical boundaries of the proposed annexation, required the assumption of all existing indebtedness, and required the adoption of a proposed zoning regulation.

D. On August 27, 2004, the City received a petition for annexation signed by the owners of not less than sixty percent (60%) in value, according to the assessed valuation for general taxation of the property proposed to be annexed.

E. On September 27, 2004, the City Council conducted a public hearing to consider the annexation proposal and the adoption of a proposed zoning regulation.

F. On November 8, 2004, the City Council conducted a second public hearing on the proposed annexation and zoning regulation.

G. On November 22, 2004, the City Council adopted Resolution No. 995 setting forth the intent of the City of Camas to annex the subject real property.

H. A Notice of Intention was filed with the Clark County Boundary Review Board on January 10, 2005. The proposal was deemed counter-complete and the official filing date was January 14, 2005.

I. The City of Camas invoked the Board's jurisdiction. A public hearing was held on

February 24, 2005 and the Board approved the Gregg Reservoir Annexation as submitted.

Section II

Pursuant to the direct petition method provided for in Chapter 35A.14 Revised Code of Washington, the real property described in Exhibit "A" attached hereto and by this reference incorporated herein, being a portion of Clark County not heretofore incorporated as a city or town, and lying contiguous to the City of Camas, is hereby annexed to the City of Camas and made a part thereof.

Section III

All property within the area hereby annexed shall be assessed and taxed to pay for the outstanding general obligation indebtedness of the City of Camas existing as of the effective date of said annexation.

Section IV

The real property hereby annexed to the City of Camas is zoned in accordance with the designation shown on the map attached hereto as Exhibit "B" and by this reference incorporated herein. The City Planning Manager is hereby authorized and directed to alter the district boundary lines of "The Map(s) of the Zoning Ordinance of the City of Camas," established pursuant to Chapter 18.16 of the Camas Municipal Code to include the property described in Section I hereof with the zoning classifications as here and before stated.

Section V

The City Clerk is hereby directed to file with the Board of Clark County Commissioners of Clark County, Washington, a certified copy of this ordinance. The City Clerk is further directed to file with the Office of Financial Management a certificate as required by RCW 35A.14.700 within thirty (30) days of the effective date of this annexation. The City Clerk is further directed to take all other steps and to inform all other agencies of said annexation as may be necessary and proper.

Section VI

This ordinance shall take force and be in effect five (5) days from and after its publication according to law. The annexation of the aforescribed real property shall be effective as of the effective date of this ordinance.

PASSED by the Council and APPROVED by the Mayor this 13th day of

June, 2005.

SIGNED: Paul Durini
Mayor

ATTEST: John M. Durini
Clerk

APPROVED as to form:

G. A. M.
City Attorney

To: Linda Pritchard

397-6046

From: JOAN AUGIN

phone 834-2862

ORD 2407

Approved

6/13/05

Effective

6/27/05



LAND SURVEYORS
ENGINEERS

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

LEGAL DESCRIPTION FOR CITY OF CAMAS
Annexation Legal

December 29, 2004

PARCEL I (Serial Number 122997-000)

Government Lots Five (5), Six (6) and Seven (7), and the Fractional Northwest quarter of the Northwest quarter of Section One (1), Township One (1) North, Range Three (3) East of the Willamette Meridian. Together with an easement for ingress, egress and utilities as set forth in documents recorded under Auditor's File Nos. 9009180097 and 9106140202.

PARCEL II (Serial Numbers 123207-000, 123228-000 and 123233-000)

A parcel of property in the Terril M. Coffey Donation Land Claim and being a portion of the North half of Section 1, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

COMMENCING at the most Southerly Southeast corner of the Terril M. Coffey Donation Land Claim; thence North 00° 48' 05" East along the East line of said Coffey Donation Land Claim, 736.92 feet; thence North 89° 58' 23" West, 468.60 feet; thence North 00° 23' 42" East 544.82 feet to the North line of the most Southerly parcel conveyed to Charles Edward Farrell by deed recorded under Auditor's File No. 7905090106, Clark County Records; thence North 89° 58' 06" West along said North line 510 feet, more or less to the West line of the Coffey Donation Land Claim; thence South along the West line of said Coffey Donation Land Claim to the Southwest corner of said Coffey Donation Land Claim; thence East along the South line of the Coffey Donation Land Claim to the POINT OF BEGINNING.

EXCEPT that portion lying Southerly and Easterly of the County Road known as Crown Road.

PARCEL III (Serial Number 123832-000)

A parcel of property located in the Northeast quarter of Section 2, Township 1 North, Range 3 East of the Willamette Meridian in Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of said quarter;

THENCE South 01° 15' 54" West along the East line of said quarter 1276.06 feet to the North line of Government Lot 6;

THENCE North 89° 03' 25" West along the North line of said Government Lot 6 and Government Lot 5 a distance of 1503.45 feet to the most Easterly West line of that tract conveyed by deed to J. Morasch recorded under Auditor's File No. 8701090187 records of Clark County;

THENCE North 01° 33' 14" East along said Easterly West line and Northerly extension 1290.34 feet to the North line of said Northeast quarter;

THENCE South 88° 30' 45" East along the North line of said quarter 1496.94 feet to the POINT OF BEGINNING.

PARCEL IV (Serial Number 178250-000)

A parcel of property located in the Southeast quarter of Section 35, Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington, described as follows:

COMMENCING at the Southwest corner of said Southeast quarter;

THENCE South 88° 30' 45" East along the South line of said quarter 1809.80 feet to the Southwest corner of that tract conveyed to R. Craig Byrd and Carol House by deed recorded under Auditor's File No. 9704030094 records of Clark County and the TRUE POINT OF BEGINNING;

THENCE North 01° 23' 28" East along the West line of said Byrd/House tract 329.39 feet to the North line of that tract conveyed to Max J. Schmid by Real Estate Contract recorded under Auditor's File No. G 369481, records of Clark County;

THENCE North 88° 36' 32" West along said North line 700.00 feet;

THENCE leaving said North line, South 01° 23' 28" West 328.21 feet to the South line of said Southeast quarter;

THENCE South 88° 30' 45" East along said South line 700.00 feet to the TRUE POINT OF BEGINNING.

PARCEL V (Serial Number 178118-000)

A parcel of land in the Northwest quarter of the Southwest quarter of Section 35, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, more particularly described as follows:

BEGINNING at a one inch pipe, which point is also the quarter section corner between Sections 34 and 35 of Township 2 North, Range 3 East of the Willamette Meridian; thence following

the South boundary of the Northwest quarter of said Section 35, South 89° 32' East a distance of 1321.80 feet to a 1 inch iron pipe set at the Northwest corner of a tract of land described in deed recorded in Book 147, Page 628, records of said county, which point is the POINT OF BEGINNING of the tract to be conveyed herein; thence from said beginning point South 0° 16' West along the West boundary line of said tract of land described in deed recorded in Book 147, Page 628, records of said County, a distance of 959.80 feet to the center of the County Road as now laid out and constructed over and across the Northwest quarter of the Southwest quarter of Section 35, Township 2 North, Range 3 East of the Willamette Meridian; thence following the centerline of said County Road North 32° 50' West 59.80 feet; thence North 43° 50' West 205 feet; thence North 57° 00' West 65 feet to the Northwest corner of a tract of land commonly known as the C. W. Flanner property; thence North 728.40 feet to a 1 inch pipe set on the South line of the Northwest quarter of said Section 35; thence South 89° 32' East 233.40 feet to the POINT OF BEGINNING.

EXCEPT that portion within S.E. Leadbetter Road.

EXCEPT that portion thereof conveyed to the State of Washington for purpose of Secondary State Highway No. 8-A by deed recorded under Auditor's File No. G 210157.

PARCEL VI (Serial Numbers 178111-000 and 178174-000)

That portion of the Southeast quarter of Section 35, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington described as follows:

COMMENCING at the Northeast corner of the Southeast quarter of Section 35 as shown in Book 44 of Surveys at Page 090, Records of Clark County Auditor; thence North 88° 42' 20" West, along the North line of said Southeast quarter 260.00 feet to a point 260.00 feet from when measured perpendicular to the East line of said Southeast quarter and the POINT OF BEGINNING (said point also being the Southeast corner of the "Hagenson" parcel as recorded under Auditor's File No. 9507130065); thence continuing along the North line of said Southeast Quarter 1728.58 feet to a point 649.00 feet from, when measured perpendicular to the West line of the Northwest quarter of the Southeast quarter of Section 35; thence South 01° 15' 19" West, (Parallel with and 649.00 feet from, when measured perpendicular to the West line of said Northwest quarter), 1317.44 feet to the South line of the North half of the Southeast quarter of Section 35; thence South 88° 36' 35" East, along said South line, 1726.63 feet to a point 260.00 feet from, when measured perpendicular to the East line of said Southeast quarter; thence North 01° 20' 26" East, (parallel with and 260.00 feet from, when measured perpendicular to the East line of said Southeast quarter), 1320.33 feet to the POINT OF BEGINNING.

EXCEPT S.E. 15th Street.

PARCEL VII (Serial Numbers 178186-054, 178186-052, 178186-050, 123834-022 and a portion of 123831-000)

A parcel of land in the Northeast quarter of Section 2, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, Washington, more particularly described as follows:

BEGINNING at the Northeast corner of Lot 27, La Camas Summit as recorded in Book 310, Page 775, Clark County Records;

THENCE West along the North line of said Lot 27 a distance of 150 feet, more or less, to the Existing City Limits;

THENCE Southerly along the Existing City Limits a distance of 1100 feet, more or less, to a point on the North line of that parcel conveyed to APC Waterleaf, LLC by document recorded under Auditor's File No. 3623844, Clark County Deed records;

THENCE East along the North line of said APC Waterleaf, LLC parcel a distance of 110 feet, more or less, to a point on the West line of that parcel conveyed to the Camas School District by document recorded under Auditor's File No. 9709240113, Clark County Deed Records;

THENCE North along the East line of said Camas School District parcel a distance of 740 feet, more or less, to the Northwest corner thereof, said point also being a point on the South line of that parcel conveyed to Camas School District by document recorded under Auditor's File No. 9710160233, Clark County Deed Records;

THENCE West along the South line of said Camas School District parcel a distance of 30 feet, more or less, to the Southwest corner thereof;

THENCE North along the West line of said Camas School District parcel a distance of 330 feet, more or less, to the Northwest corner thereof and the TRUE POINT OF BEGINNING.

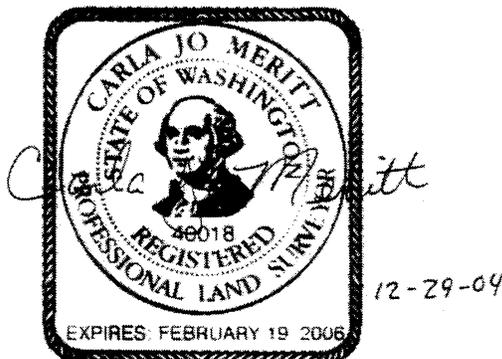
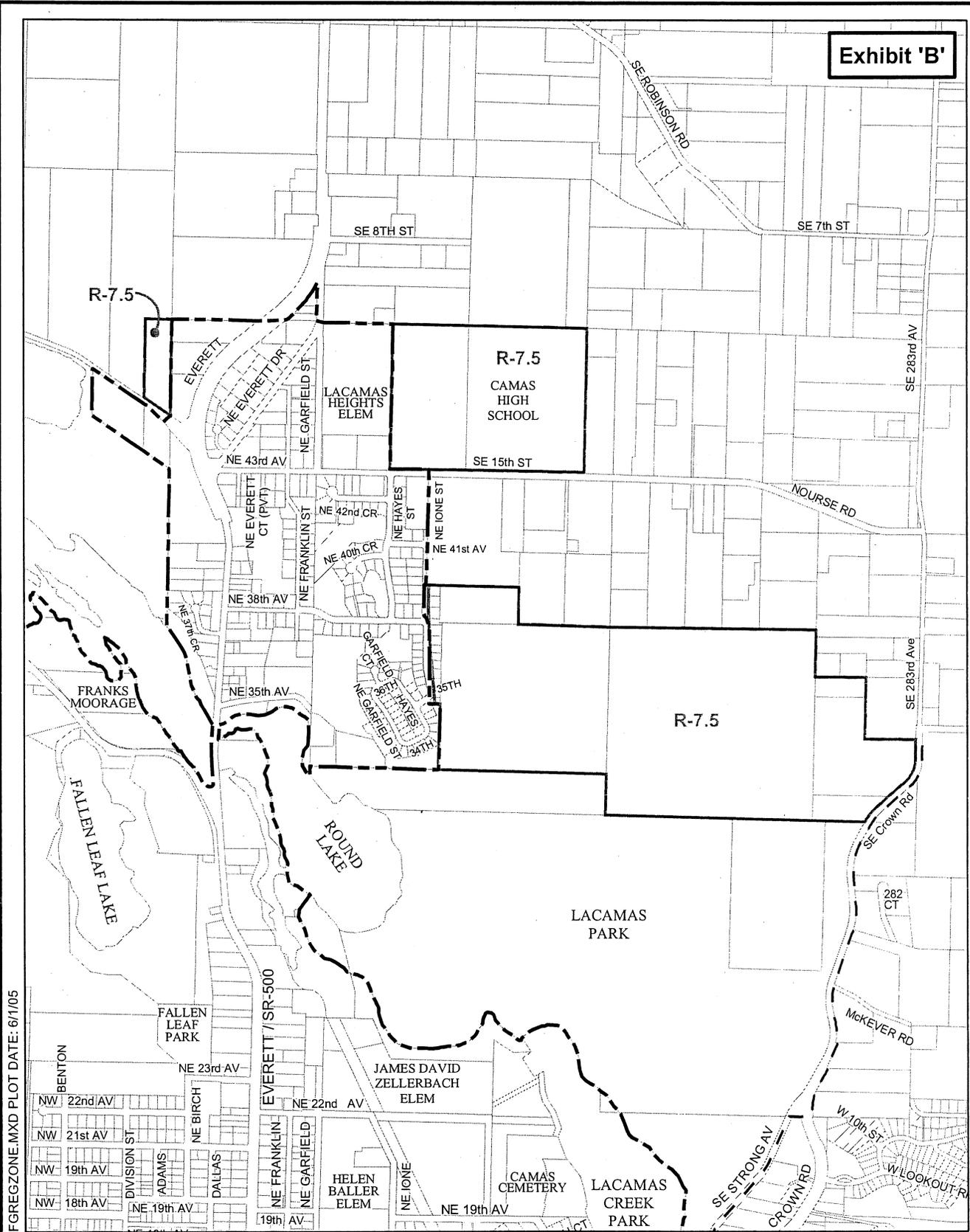


Exhibit 'B'



FGREGZONE.MXD PLOT DATE: 6/1/05

CITY OF CAMAS GREG RESERVOIR ZONING

- Annexation Zoning
- City Limits
- Urban Growth Boundary



REQUEST FOR ITEMS ON COUNCIL AGENDA

PLEASE HAVE THE FOLLOWING ITEM OR SUBJECT ON THE COUNCIL AGENDA FOR JUNE 13, 2005

Ordinance annexing real property known as the Gregg Reservoir area to the City of Camas.

OTHER RECOMMENDATION FOR ACTION:

Adopt the ordinance and hold in abeyance publication of the ordinance until the City Council reviews and approves companion agreements by the petitioners.

*Old
2407
Information
only*

JUSTIFICATION FOR DEPARTMENTAL RECOMMENDATION:

Per Council review and RCW 35A.14.

I/We will/will not be present at the Council meeting to give an oral presentation.

Matt J. L.

(signed)

g:\word\agndafrm

published 7/19/05

Finance Department Annexation Checklist

Annexation Title Gregg Reservoir

ORD. 2407
published 7/19, eff 8/1/05

Annexation Ordinance and Map sent to the following:

Date: _____ Issued To: _____

- 8/5/05 1. ✓ Board of Clark County Commissioners (certified ordinance)
P.O. Box 5000
Vancouver, WA 98666
- 8/5/05 2. ✓ Clark County Auditor (certified ordinance)
P.O. Box 5000
Vancouver, WA 98666
- 8/5/05 3. ✓ Clark County Assessor (certified ordinance)
P.O. Box 5000
Vancouver, WA 98666
MAP
- 8/5/05 4. ✓ Superintendent of Educational Services #112
2500 NE 65th Ave
Vancouver, WA 98666
- 8/5/05 5. ✓ Clark County Treasurer (certified ordinance)
P.O. Box 5000
Vancouver, WA 98666
MAP
- 8/5/05 6. ✓ Elections Deputy (certified ordinance)
P.O. Box 5000
Vancouver, WA 98666
MAP
- 8/5/05 7. ✓ Superintendent of Camas Schools
~~Mr. Milt Dennison~~
2028 N.E. Garfield Street
- 8/5/05 8. ✓ Washington Surveying and Rating Bureau
300 Market Place One, Suite 300
2001 Western Avenue
Seattle, WA 98121
- 8/5/05 9. ✓ Postmaster
Camas Post Office
440 N.E. 5th Avenue

Annexation Checklist
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Date: _____ Issued To: _____

8/5/05 10.

✓ Verizon
P.O. Box 1068
Everett, WA 98207

8/5/05 11.

✓ Northwest Natural Gas
220 NW 2nd Ave
Portland, OR 97209

8/5/05 12.

✓ Qwest
1600 7th Avenue, Room 1207
Seattle, WA 98191

8/5/05 13.

✓ Clark County Public Utility District #1
P.O. Box C-005
Vancouver, WA 98668

8/5/05 14.

✓ Regional Transportation Council
P.O. Box 1366
Vancouver, WA 98666-1366
360-397-6067

8/5/05 15.

✓ Clark County Boundary Review Board
P.O. Box 5000
Vancouver, WA 98666

8/5/05 16.

✓ ~~CRESA~~ CRESA
P.O. Box 5000
Vancouver, WA 98666

8/5/05 17.

✓ C-Tran
P.O. Box 2529
Vancouver, WA 98668-2529

Annexation Checklist

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7/5/05 18.

✓ State of Washington (certified ordinance)
Office of Financial Management
Forecasting and Support Division
450 Ins. Building
PO Box 43113
Olympia, WA 98504

8/5/05 19.

✓ State of Washington
Maintenance & Engineering
P.O. Box 1709
Vancouver, WA 98663

8/5/05 20.

✓ Taxpayer Account Admin. Division (certified ordinance)
Department of Revenue
General Administration Building
P.O. Box 47476
Olympia, WA 98507-7476
360-902-7103

8/5/05 21.

✓ Comcast
Attn: Marita
9605 SW Nimbus Avenue
Beaverton, OR 97008

7/5/05 22.

Maps only to the Police Department (Call Mitch & ASK if they need a map)

08/5/05 23.

Attorney Notification of future sanitary service to annexed area:
Waste Connection
9411 NE 94th Ave
Vancouver, WA 98662

7/5/05 24.

Copy of this completed checklist to Marty Snell, Planning Department.

File in ordinance file
File in annexation file