

ORDINANCE NO. 2513

AN ORDINANCE annexing real property described in Annexation File No. ANX07-07 to the City of Camas pursuant to the direct petition method.

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 December 12, 2007, a Notice of Intention was thereafter revised and resubmitted on December 14, 2007.

B. The City Council of the City of Camas set January 7, 2008 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 January 7, 2008, 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 February 22, 2008, 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 April 21, 2008, the City Council conducted a public hearing to consider the annexation proposal and the adoption of a proposed zoning regulation.

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 further being within the urban growth area for 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 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 V

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 21 day of April, 2008.

SIGNED: [Signature]
Mayor

ATTEST: [Signature]
Clerk

APPROVED as to form:
[Signature]
City Attorney



proud past, promising future

CLARK COUNTY
WASHINGTON

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APR 11 2008

CITY OF CAMAS
PUBLIC WORKS

April 10, 2008

Mr. Phil Bourquin
Planning Director
City of Camas
616 N.E. Fourth Avenue
Camas, WA 98607

Dear Mr. Bourquin:

You will find enclosed the Certification of Sufficiency of the petition for annexation of land to the city of Camas: Annexation **Loyal Land Company, LLC.** ANX07-07

Please contact me should you have any questions regarding this annexation.

Sincerely,

Linda Franklin
Clark County Assessor

George Simpson
Clark County Deputy Assessor

Encls.



Certification of Sufficiency
Annexation Loyal Land Company, LLC

The city of Camas on April 8, 2008, submitted for review by Clark County Assessor, a petition to annex to the city, approximately 9.80 acres of land known as the Loyal Land Company, LLC Annexation. Subject to the requirements of RCW 35A.01.040, I now certify the following in my capacity as Clark County Assessor:

1. On April 8, 2008 the city of Camas submitted for certification by the Clark County Assessor a petition to annex to the city four parcels (#178423-010, 178423-015, 178423-000, and 178423-005) of land and associated road and public utility rights-of-way, totaling approximately 9.80 acres.
2. The legal description and map of the area proposed for annexation, as provided by the city of Camas, are attached to this certification. This area is located in unincorporated Clark County and within the urban growth boundary.
3. The city is completing annexation pursuant to the direct petition method of annexation, RCW 35A.14.120 through RCW 35A.14.150.
4. The Clark County Assessor initiated determination of petition sufficiency on April 9, 2008 which is the "terminal date" as defined in RCW 35A.01.040.
5. The area proposed for annexation has a certified annexation value for general taxation of \$ 831,200.
6. Petition signatures provided by the city of Camas represent signatures, in compliance with the RCW35A.14.120 through 35A.14.150, of a combined total assessed value for general taxation of not less than 60% of the total assessed value for general taxation of all property in the proposed annexation area. This review did not address the legal sufficiency of any proxy or utility covenant, only the sufficiency of the presence of signatures thereon.

Therefore, based on the petition certification request and supporting materials submitted by the city of Camas, I hereby declare and certify that the petition represents the affirmative consent of properties totaling more than 60% of the value according to the assessed valuation for general taxation purposes of the property proposed for annexation.

Given under my hand and seal this 10th day of April 2008.

Linda Franklin
Clark County Assessor



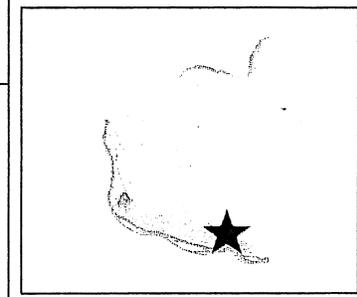
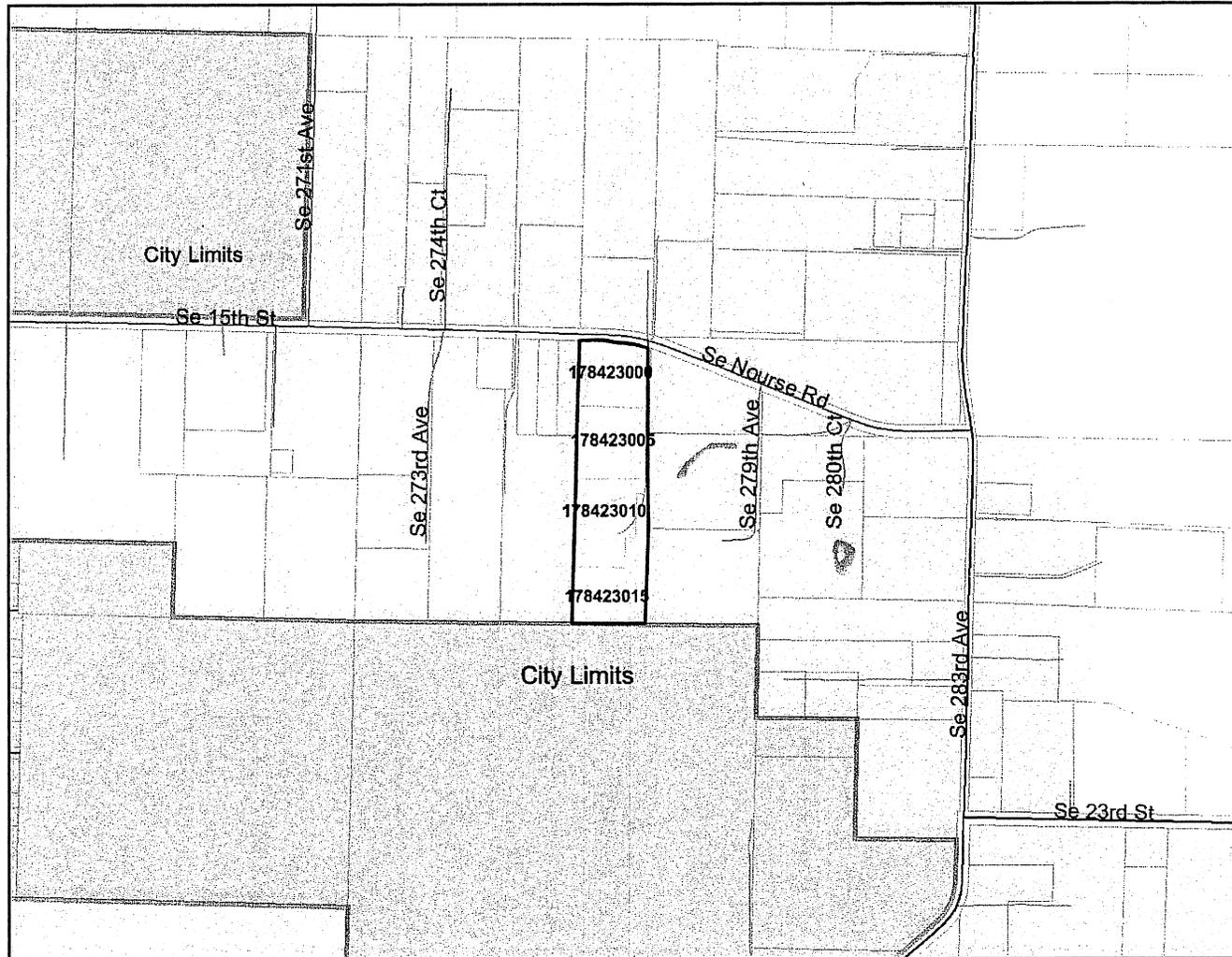
George Simpson
Clark County Deputy Assessor

Exhibit A

LEGAL DESCRIPTION

Certain real property legally described as Lots 1, 2, 3 and 4 of Short Plat 696 as recorded in the Book of Plats in Clark County, Washington, also commonly known as 27639 SE 15th Street, Camas, Washington 98607, being four tax lots (#178423-000, #178423-005, #178423-010, and #178423-015) being approximately 9.8 acres of residential land, including a single family residence measuring approximately 1,428 square feet plus a full basement, together with a free standing shop building measuring approximately 1,800 square feet, (collectively the "Property") upon and subject to the terms and conditions contained herein.

Proposed Annexation Area



Legend

- Parcels
- Roads**
- Alley
- Arterial
- DNR
- DNR (Private Land)
- Driveway
- Interstate
- Interstate Ramp
- Primary Arterial
- Private Roads
- Private Roads w/o Names
- Public Roads
- SR Ramp
- State Route
- Waterbodies
- City Boundaries
- Urban Growth Boundaries
- County Boundary
- County Boundary

0 900 1800 2700 ft.

Map center: 45° 36' 32" N, 122° 23' 19" W

Scale: 1:9,227

Information shown on this map was collected from several sources. Neither Clark County, Washington, nor the producer of this document accept responsibility for any inaccuracies that may be present.