

ORDINANCE NO. 2514

AN ORDINANCE annexing the real property described in Annexation File No. ANX07-09 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 31, 2007, 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. 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 April 4, 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.

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

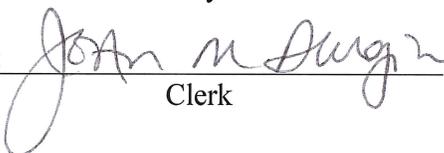
The City Clerk is hereby directed to file with the Board of Clark County Commissioners of Clark County, Washington, a certified copy of this ordinance. The City Clerk is further directed to file with the Office of Financial Management a certificate as required by RCW 35A.14.700 within thirty (30) days 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

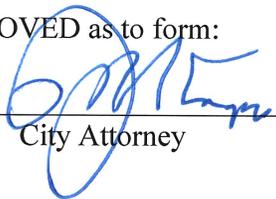
This ordinance shall take force and be in effect five (5) days from and after its publication according to law. The annexation of the aforescribed real property shall be effective as of the effective date of this ordinance.

PASSED by the Council and APPROVED by the Mayor this 21 day of April,  
2008.

SIGNED:   
Mayor

ATTEST:   
Clerk

APPROVED as to form:

  
City Attorney



proud past, promising future

CLARK COUNTY  
WASHINGTON

DEPARTMENT OF ASSESSMENT AND GIS

Linda Franklin, Assessor

RECEIVED

APR 18 2008

CITY OF CAMAS  
PLANNING DEPT.

April 17, 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 Green Mountain South.** AKA PACIFIC LIFESTYLE ANX07-09

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 Green Mountain South

The city of Camas on April 7, 2008, submitted for review by Clark County Assessor, a petition to annex to the city, approximately 23.58 acres of land known as the Green Mountain South 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 7, 2008 the city of Camas submitted for certification by the Clark County Assessor a petition to annex to the city four parcels of land (173177-000, 173210-000, 173169-000 and 173184-000) and associated road and public utility rights-of-way, totaling approximately 23.58 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 16, 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 \$ 1,431,100.
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.

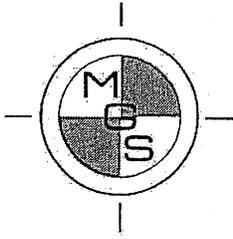
Therefore, based on the petition certification request and supporting materials submitted by the city of Camas, I hereby declare and certify that the petition represents the affirmative consent of properties totaling more than 60% of the value according to the assessed valuation for general taxation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

Given under my hand and seal this 17<sup>th</sup> day of April 2008.

Linda Franklin  
Clark County Assessor



George Simpson  
Clark County Deputy Assessor



**MINISTER-GLAESER**  

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**SURVEYING INC.**

**(360) 694-3313**  
**FAX (360) 694-8410**  
2200 E. EVERGREEN  
VANCOUVER, WA 98661

April 15, 2008

EXHIBIT "A"

**LEGAL DESCRIPTION:**

A portion of the South half of Section 21, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, more particularly described as follows;

Beginning at a Clark County concrete monument with brass cap marking the East quarter corner of Section 21, as shown in Book 50 of Surveys, Page 170, Clark County Auditor's records;

Thence North  $88^{\circ}42'49''$  West, 2627.89 feet to the Northeast corner of the Southwest quarter of Section 21, and the TRUE POINT OF BEGINNING;

Thence North  $88^{\circ}42'45''$  West, along the North line of the Southwest quarter of Section 21, for a distance of 492.64 feet to the Northwest corner of the East half of the West half of the East half of the Northeast quarter of the Southwest quarter of Section 21;

Thence South  $01^{\circ}24'52''$  West, 1319.34 feet to the Southwest corner of the East half of the West half of the East half of the Northeast quarter of the Southwest quarter of Section 21;

Thence South  $88^{\circ}36'48''$  East, 491.69 feet to the Southeast corner of the Northeast quarter of the Southwest quarter of Section 21;

Thence South  $88^{\circ}26'37''$  East, along the South line of the Northwest quarter of the Southeast quarter of Section 21, for a distance of 297.67 feet to the Southeast corner of the "Southern" parcel as described under Clark County Auditor's File No. 3733200, recorded October 9, 2003;

Thence North  $01^{\circ}29'28''$  East, along the East line of said "Southern" parcel, for a distance of 1221.60 feet to the most southerly Northeast

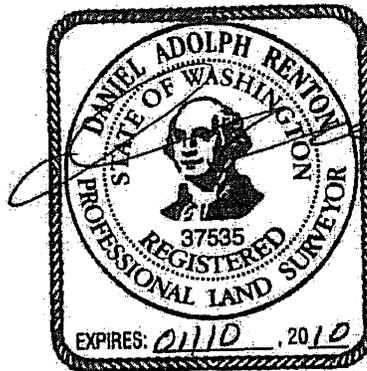
corner of said "Southern" parcel, (said point also being the Southeast corner of the "Young" parcel as described under Clark County Auditor's File No. 3647596, recorded May 30, 2003);

Thence North 88°42'49" West, 130.00 feet to the Southwest corner of said "Young" parcel, and an interior corner of said "Southern" parcel;

Thence North 01°29'28" East, along the common boundary line between said "Southern" and "Young" parcels, for a distance of 100.00 feet to the North line of the Southeast quarter of Section 21;

Thence North 88°42'49" West, along the North line of the Southeast quarter of Section 21, for a distance of 168.49 feet to the TRUE POINT OF BEGINNING.

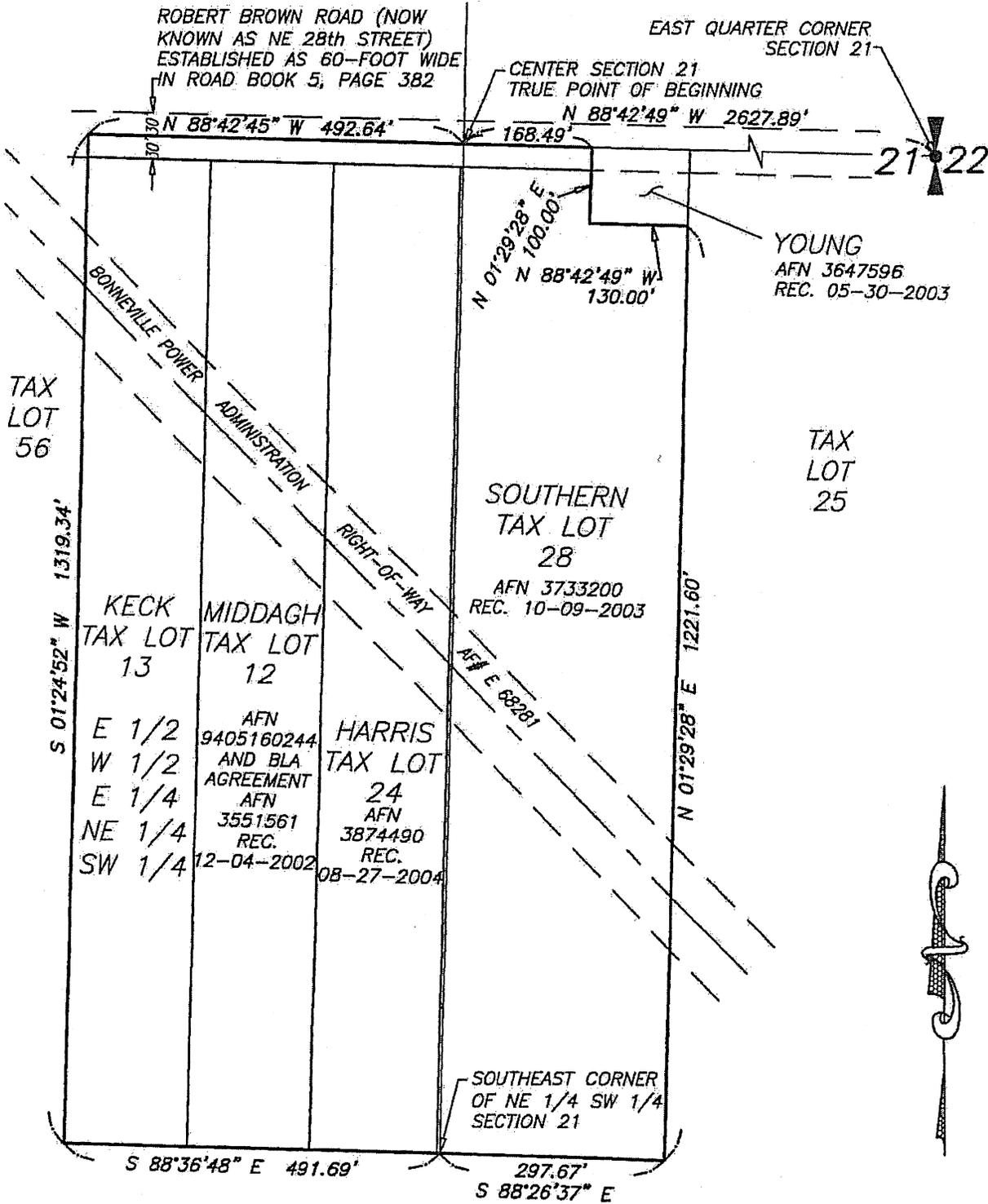
Except county roads.



04/15/2008

# EXHIBIT "B"

JOB NO: 08-097 APRIL 15, 2008  
NOT TO SCALE



DWS FILE: 08097L.DWG DRAWN BY: JAG. CALC. BY: DLS