

ORDINANCE NO. 15-016

AN ORDINANCE annexing real property 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 March 28<sup>th</sup>, 2015, 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 May 4, 2015, 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 May 4, 2015, the City Council conducted a meeting at which it modified the geographical boundaries of the proposed annexation to exclude the Grand Ridge subdivision area as proposed, required the assumption of all existing indebtedness, and required the adoption of a proposed zoning regulation.

D. On July 23, 2015, 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 8, 2015, 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 real property hereby annexed to the City of Camas is zoned in accordance with Exhibit "B", attached hereto and by this reference incorporated herein. The City Community Development Director is hereby authorized and instructed to alter the district boundary lines of "The Map(s) of the Zoning Ordinance of the City of Camas," established pursuant to Chapter 18.05 of the Camas Municipal Code, to include the property described in Section I hereof with the zoning classification as set forth in Exhibit "B".

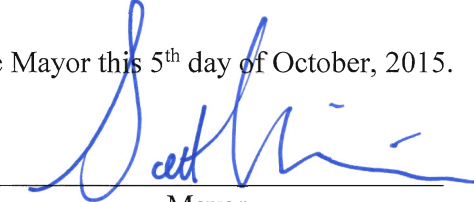
## Section V

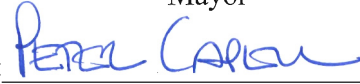
The City Clerk is hereby directed to file with the Board of Clark County Councilors of Clark County, Washington, a certified copy of this ordinance. The City Clerk is further directed to file with the Office of Financial Management a certificate as required by RCW 35A.14.700 within thirty (30) days of 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 5<sup>th</sup> day of October, 2015.

SIGNED:   
\_\_\_\_\_  
Mayor

ATTEST:   
\_\_\_\_\_  
Clerk

APPROVED as to form:

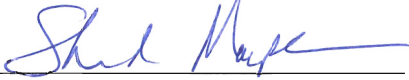
  
\_\_\_\_\_  
City Attorney

EXHIBIT "A"



LAND SURVEYORS  
ENGINEERS

(360) 695-1385  
222 E. Evergreen Blvd  
Vancouver, WA  
98660

Legal Description for the City of Camas  
Grand Ridge Annexation Area

May 11, 2015

A parcel of property in the Joel Knight and the Lafayette Durgan Donation Land Claims and being a portion of Section 8, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of Grand Ridge Phase 2, a subdivision recorded in Book 310 at Page 854, Clark County records;

THENCE South  $88^{\circ} 19' 36''$  West along the North line of said Grand Ridge Phase 2 a distance of 556.62 feet to an angle point in said North line;

THENCE North  $00^{\circ} 32' 18''$  West along said North line 41.49 feet;

THENCE North  $89^{\circ} 02' 51''$  West along said North line 49.53 feet;

THENCE South  $01^{\circ} 52' 08''$  West along said North line 34.62 feet to the North line of Grand Ridge Phase 1, a subdivision recorded in Book 310 at Page 590, Clark County records;

THENCE South  $88^{\circ} 05' 40''$  West along the North line of said Grand Ridge Phase 1 a distance of 718.98 feet to an angle point in said North line and the East boundary of that annexation parcel described in City of Camas Ordinance 2435, approved January 3, 2006;

THENCE South  $00^{\circ} 42' 41''$  East along said North line and said East boundary 27.00 feet to a the South line of said annexation parcel;

THENCE North  $89^{\circ} 45' 44''$  West along said North line, the South line of Breckenridge, a subdivision recorded in Book 311 at Page 715, Clark County records and following the South line of said annexation parcel 659.52 feet, more or less, to the West line of the Joel Knight Donation Land Claim;

THENCE North  $01^{\circ} 56' 30''$  East along said West line and the West line of said annexation parcel 79.33 feet, more or less, to the North corner of the Saranchuk tract as described in that document recorded under Auditor's File No. 3826894, Clark County records, said North corner being on the East line of the "124 acre 192<sup>nd</sup> Avenue/ Washington State Department of Transportation" annexation parcel described in City of Vancouver Ordinance M-3707;

THENCE South  $13^{\circ} 38' 06''$  West along the East line of said annexation parcel boundary 1326.93 feet to a point on the South line of the Northwest of said Section 8;

THENCE North  $88^{\circ} 54' 13''$  West along said South line and following the boundary of said annexation parcel 99 feet, more or less, to the an angle point in the Easterly boundary line of said annexation parcel;

THENCE Southwesterly, along said Easterly boundary line 600 feet, more or less, to the South right of way line of State Route 14;

THENCE Westerly, along said South right of way line and along the South boundary of said annexation parcel 700 feet, more or less, to the East line of the "330 -Acre Columbia River Annexation" parcel described in City of Vancouver Ordinance M-3949;

THENCE Southwesterly, along said East line 400 feet, more or less to the ordinary high water line of the Columbia River;

THENCE Easterly, along said ordinary high water line 4100 feet, more or less, to the East line of the Southeast quarter of said Section 8;

THENCE North, along the East line of said Southeast quarter 250 feet, more or less, to the South right of way line of the Burlington Northern Railroad;

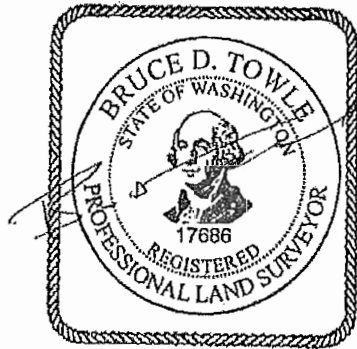
THENCE Westerly, along said South right of way line and along the South boundary of that annexation parcel described per City of Camas Ordinance Number 1531 a distance of 650 feet, more or less, to an angle point in said annexation parcel's boundary;

THENCE North, along said annexation parcel boundary per said Ordinance 1531 a distance of 205.33 feet to the South right of way line of State Route 14;

THENCE Westerly, along said South right of way line and along said annexation parcel boundary per said Ordinance 1531 a distance of 300 feet, more or less, to the West line of said Lafayette Durgan Donation Land Claim;

THENCE North along the West line of said Durgan Donation land Claim and along said annexation boundary per said Ordinance 1531 a distance of 1600 feet, more or less, to the Southerly line of Brady Road;

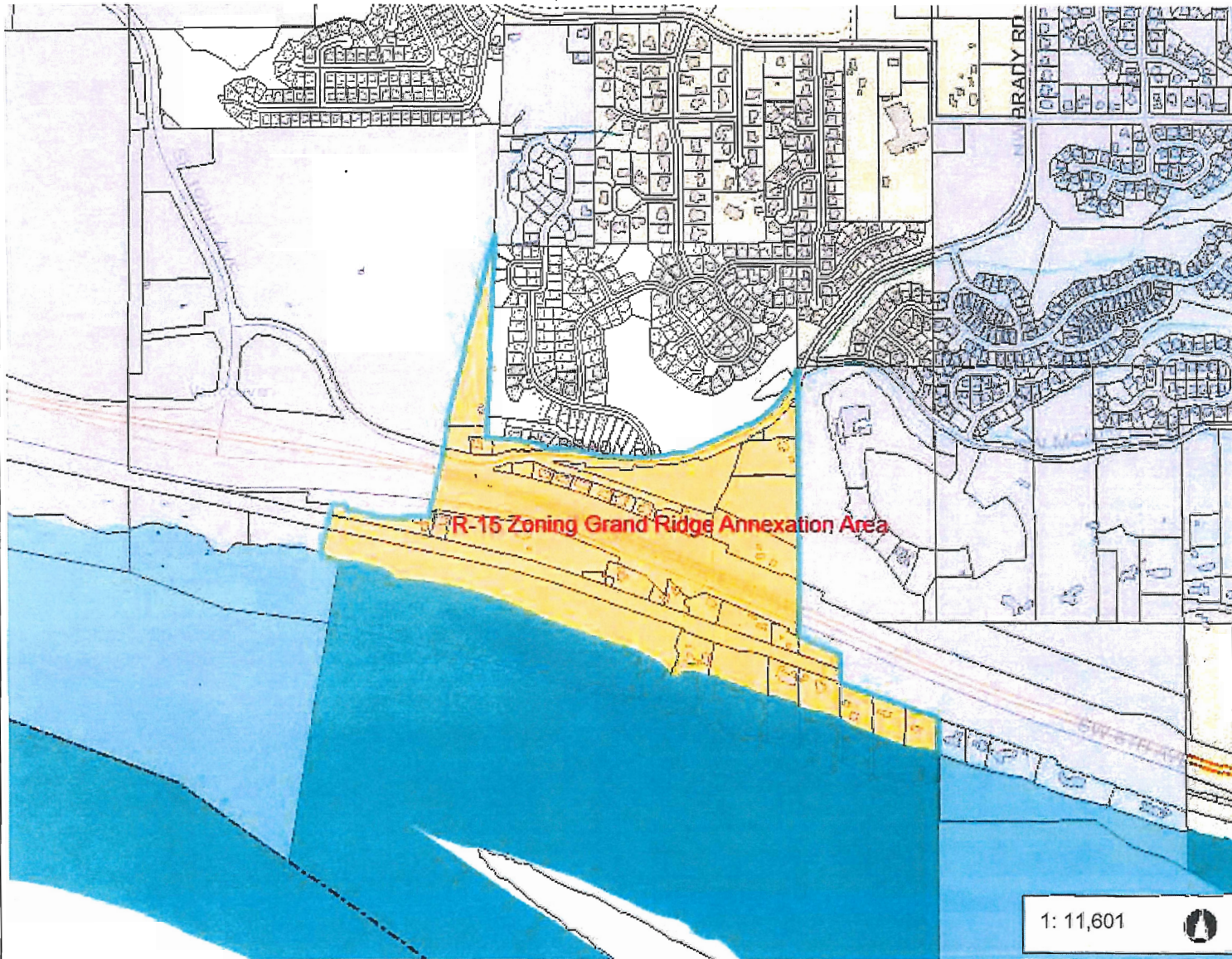
THENCE North along the West line of said Durgan Donation land Claim and the East line of said Grand Ridge Phase 2 a distance of 900 feet, more or less, to the POINT OF BEGINNING.



S113/15



# Grand Ridge Annexation Map



### Legend

- Building Footprints
- Taxlots
- Annexations**
- Effective 2013
- Effective 2012
- Effective 2011
- Other
- Pending
- Cities Boundaries
- Urban Growth Boundaries

### Notes:

1: 11,601

1,933.5 0 966.75 1,933.5 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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