

ORDINANCE NO. 21-008

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 February 2, 2021, 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 April 5, 2021, 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 April 5, 2021, the City Council conducted a meeting at which it accepted the geographical boundaries of the annexation area as proposed, required the assumption of all existing indebtedness, and required the adoption of a proposed zoning regulation.

D. On May 11, 2021, the City of Camas Planning Commission recommended a zoning designation of Single-Family Residential R-6.

E. On June 2, 2021, 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.

F. On July 6, 2021, 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 \_\_\_\_ day of \_\_\_\_\_, 2021.

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

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

APPROVED as to form:

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



Exhibit "A"

PO Box 398  
Camas, WA 98607  
360.834.2519  
www.kcdevelopment.net

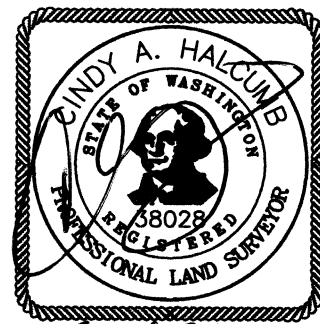
*PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.*

**Buhman**  
**Parcel Number 178102000**  
**Legal Description**  
May 14, 2021

A Portion of the South 1/2 of the Southeast 1/4 of Section 35, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, being more particularly described as follows:

Beginning at a point on the Northerly Right of Way line of SE 15<sup>th</sup> Street, a 60.00 foot public street, also known as Beda Butler Road in road establishment Book 3, Page 31-38, Clark County records, which bears S01°20'42"W, 1290.78 feet and N88°36'32"W, 989.96 feet from the East 1/4 Corner of Section 35; thence leaving said Right of Way line, along the West line of the Gillas Tract of Land as described in deed, recorded in Book D, Page 270, Clark County Records and the Northerly extension thereof, S01°23'28"W, 710.16 feet to the North line of the Michael Tract of land as described in deed, recorded in Book 46, Page 63, said records; thence along said line, N88°34'22"W, 112.00 feet; thence leaving said line, S01°23'28"W, 152.00 feet; thence N88°34'22"W, 334.50 feet; thence N01°23'28"E, 861.88 to the Northerly Right of Way line of said SE 15<sup>th</sup> Street; thence along said line, S88°36'32"E, 446.50 feet to the Point of Beginning.

Containing 367,868 Square Feet (8.445 Acres).



5-14-21



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PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

**McNeley - Buhman**  
**Parcel Number 986030316**  
**Legal Description**  
May 4, 2021

A Portion of the South 1/2 of the Southeast 1/4 of Section 35, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, being more particularly described as follows:

Beginning at a point on the Northerly Right of Way line of SE 15<sup>th</sup> Street, a 60.00 foot public street, also known as Beda Butler Road in road establishment Book 3, Page 31-38, Clark County records, which bears S01°20'42"W, 1290.78 feet and N88°36'32"W, 1436.46 feet from the East 1/4 Corner of Section 35; thence leaving said Right of Way line, S01°23'28"W, 861.88 feet; thence S88°34'22"E, 334.50 feet; thence N01°23'28"E, 152.00 feet to the South line of the Michael Tract of land as described in deed, recorded in Book 46, Page 63, said records; thence along said South line, S88°34'22"E, 279.14 feet to the East line of the Bennett Tract of Land as described in deed, recorded in Book 52, Page 353, said records; thence along said East line, S01°23'28"W, 309.74 feet to the Southeast Corner thereof; thence along the South line of said Bennett Tract of Land, being also the North line of Windust Meadows P.R.D. Phase 1, a Plat of Record in Book 311, Page 841, said records, and continuing along the North line of Lacamas Summit, a Plat of Record in Book 310, Page 775, said records, N88°36'32"W, 825.00 feet to the East line of said Lacamas Summit; thence along said line, and continuing along the East line of the Birt Tract of Land as described in deed, recorded in Auditor's File Number F56534, said records and the Northerly extension thereof, N01°23'28"E, 1020.01 feet to the Northerly Right of Way line of said SE 15<sup>th</sup> Street; thence along said Right of Way line, S88°36'32"E, 211.36 feet to the Point of Beginning.

Containing 354,932 Square Feet (8.148 Acres).

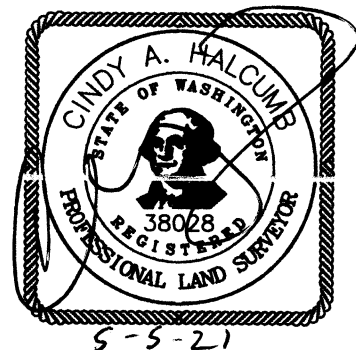


Exhibit "B"

