

ORDINANCE NO. 23-008

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 January 6, 2023, 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 6, 2023, 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 6, 2023, 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 consistent with the North Shore Subarea Plan.

D. On May 17, 2023, 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.

D. On June 21, 2023, the City of Camas Planning Commission recommended adoption of zoning consistent with the North Shore Subarea Plan.

E. On July 17, 2023, 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 as set forth in the attached "Exhibit B". 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 such zoning classification.

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, subject to such notices as may otherwise be required by law.

PASSED by the Council and APPROVED by the Mayor this 7th day of August, 2023.

SIGNED: _____

Mayor

ATTEST: _____

Clerk

APPROVED as to form:

City Attorney

"Exhibit A"



BEND, OR
2777 NW Lolo Drive, Suite 150
Bend, OR 97703
(541) 317-8429
www.aks-eng.com

KEIZER, OR
3700 River Road N, Suite 1
Keizer, OR 97303
(503) 400-6028

TUALATIN, OR
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-5151

VANCOUVER, WA
9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682
(360) 882-0419

**LEGAL DESCRIPTION
FOR
HSR CAPITAL, LLC**

ANNEXATION TO THE CITY OF CAMAS

A tract of land located in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter all in Section 35, Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington described as follows:

COMMENCING at the northeast corner of the Northeast Quarter of said Section 35;

Thence South 01°41'43" West, along the east line of the Northeast Quarter of said Section 35, a distance of 2656.90 feet to the southeast corner thereof;

Thence North 88°42'20" West, along the south line of the Northeast Quarter of said Section 35, a distance of 260.01 feet to a point 260.00 feet west of, when measured perpendicular to, the east line of the Northeast Quarter of said Section 35, said point being the southeast corner of that tract of land described in that Purchaser's Assignment of Contract and Deed to Mark and Lori Hagensen recorded July 13, 1995, under Auditor's File Number 9507130065, records of said county, and the POINT OF BEGINNING;

Thence North 01°41'43" East, along the east line of said Hagensen tract being parallel with the east line of the Northeast Quarter of said Section 35, a distance of 1327.97 feet to the north line of the Southeast Quarter of the Northeast Quarter of said Section 35, said point being the northeast corner of said Hagensen tract;

Thence North 88°48'38" West, along the north line of the Southeast Quarter of the Northeast Quarter of said Section 35, a distance of 1062.89 feet to the northeast corner of the Southwest Quarter of the Northeast quarter of said Section 35;

Thence South 01°31'07" West, along the east line of the Southwest Quarter of the Northeast Quarter of said Section 35, a distance of 611.05 feet to the south line of that tract of land described in that Quit Claim Deed to Clark County, Washington recorded June 5, 1957, under Auditor's File Number G219359, records of said county;



Thence North 88°54'54" West, along the south line of said Clark County tract, 1244.54 feet to the east right-of-way line of State Route 500 (SR500), said point being 75.00 east of, when measured radial to, the centerline of SR500, and said point also being on a non-tangent 1030.00-foot radius curve to the right, the center of which bears North 83°05'49" West;

Thence along said non-tangent 1030.00-foot radius curve to the right and said right-of-way line, through a central angle of 14°18'37", the chord of which bears South 14°03'30" West, 256.59 feet, and arc distance of 257.26 feet to a point 20.00 feet east of, when measured perpendicular to, the west line of the Northeast Quarter of said Section 35, said point being on the east right-of-way line of Northeast Everett Drive;

Thence South 01°20'29" West, along the east right-of-way line of Northeast Everett Drive being parallel with the west line of the Northeast Quarter of said Section 35, a distance of 419.20 feet to a point of curvature with a 306.48-foot radius curve to the right;

Thence along said 306.48-foot radius curve to the right, leaving said parallel line and continuing along the east right-of-way line of Northeast Everett Drive, said right-of-way line being 20.00 feet east of, when measured radial to the centerline of said Drive, through a central angle of 07°40'40", the chord of which bears South 05°10'49" West, 41.04 feet, an arc distance of 41.07 feet to the south line of the Northeast Quarter of said Section 35;

Thence South 88°42'20" East, along the south line of the Northeast Quarter of said Section 35, a distance of 2360.34 feet to the POINT OF BEGINNING.

Contains 53.39 acres, more or less.



