

ORDINANCE NO. 24-002

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 July 31, 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 September 18, 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, whether it would require the simultaneous adoption of a proposed zoning regulation, and whether it would require the assumption of existing indebtedness.

C. On September 18, 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.

D. On November 7, 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.

E. On February 5, 2024, 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 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

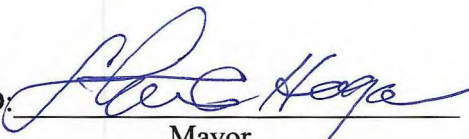
The City Clerk is hereby directed to file with the Board of Clark County Councilors of Clark County, Washington, a certified copy of this ordinance. The City Clerk is further directed to file with the Office of Financial Management a certificate as required by RCW 35A.14.700 within thirty (30) days of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

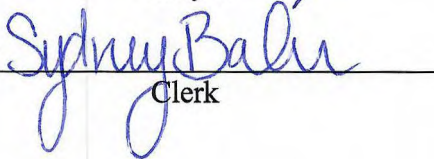
and proper.

Section VI

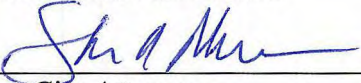
This ordinance shall take force and be in effect five (5) days from and after its publication according to law. The annexation of the aforescribed real property shall be effective as of the effective date of this ordinance, subject to such notices as may otherwise be required by law.

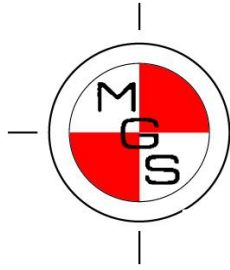
PASSED by the Council and APPROVED by the Mayor this 20<sup>th</sup> day of February 2024.

SIGNED:   
Mayor

ATTEST:   
Clerk

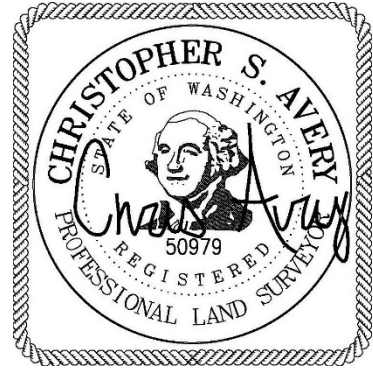
APPROVED as to form:

  
City Attorney



## MINISTER-GLAESER SURVEYING INC.

Vancouver Office – 2200 E. Evergreen Blvd., Vancouver, Washington 98661  
(360) 694-3313 (360) 694-8410 FAX  
Pasco Office – 6303 Burden Blvd. Suite E, Pasco, Washington 99301  
(509) 544-7802 (509) 544-7862 FAX



Signed: 11/06/23

### EXHIBIT "A"

#### **GOODWIN 28TH ST ANNEXATION AREA DESCRIPTION:**

An area of land located in a portion of the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian, and in a portion of the Thomas J. Fletcher Donation Land Claim, in Clark County, Washington, more particularly described as follows;

**COMMENCING** at the Center of said Section 21, according to Survey Book 69, Page 129, records of Clark County Surveyor (ROS 69-129);

Thence North  $88^{\circ}42'39''$  West, along the North line of the Southwest quarter of said Section 21, for a distance of 492.64 feet, to the Northeast corner of the West half of the West half of the East half of the Northeast quarter of said Southwest quarter;

Thence South  $01^{\circ}24'59''$  West, along the East line thereof, for a distance of 30.00 feet to the South right-of-way line of NE 28<sup>th</sup> Street and the **TRUE POINT OF BEGINNING**;

Thence South  $01^{\circ}24'59''$  West, continuing along said East line, for a distance of 1289.34 feet, to the Southeast corner of said West half;

Thence North  $88^{\circ}36'41''$  West, along the South line of the North half of said Southwest quarter of Section 21, for a distance of 1298.70 feet, to a point on the East line of the Thomas J. Fletcher Donation Land Claim (DLC);

Thence North  $01^{\circ}13'48''$  East, along the East line of said DLC, for a distance of 272.07 feet;

Thence North  $65^{\circ}33'34''$  West, along the West line of the Thad & Sally Freese tract according to Deed in Auditors File Number 5821320 and ROS 69-129, for a distance of 180.00 feet, to an angle point;

Thence North 32°24'28" West, along the West line of said Freese Tract, for a distance of 385.14 feet, to the South right-of-way line of NE Godwin Road, according to Clark County Road Bin Project 365-A Sheet 3;

Thence the following courses and distances along the South right-of-way line of said NE Godwin Road which transitions to said NE 28<sup>th</sup> Street;

Thence North 43°44'21" East, for a distance of 261.33 feet;

Thence along the arc of a tangent 925.00 foot radius curve to the right, the long chord of which bears North 56°44'51" East, with a chord distance of 416.42 feet through a central angle of 26°01'00", for an arc distance of 420.02 feet;

Thence North 69°45'21" East, for a distance of 355.00 feet;

Thence along the arc of a tangent 925.00 foot radius curve to the right, the long chord of which bears North 80°31'21" East, with a chord distance of 345.60 feet through a central angle of 21°32'00", for an arc distance of 347.64 feet;

Thence South 88°42'39" East, for a distance of 491.90 feet to the **TRUE POINT OF BEGINNING.**

CONTAINING: 40.43 acres of land.

**BASIS OF BEARINGS:** Survey Book 69, Page 129, records of Clark County Surveyor. Right-of-way determined from modeling Road Bin Project 365-A Sheet 3, and rotating the centerline of the road at the Center of Section 21, onto the North line of the Southwest quarter of Section 21 according to said ROS 69-129.