

ORDINANCE NO. 25-007

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 24, 2024, 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 16, 2024, 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 September 16, 2024, the City Council conducted a meeting at which it modified 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 January 23, 2025, 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 May 19, 2025, 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 16th day of June, 2025.

SIGNED: _____

Mayor

ATTEST: _____

Clerk

APPROVED as to form:

For  _____
City Attorney

A

LEGAL DESCRIPTION FOR ANNEXATION TO CITY OF CAMAS

APNs 173175000, 173181000, 173174000, 173198000, 173172000, 173167000, 173197000, 174412000, 173197005, 173197010, 986070117

The Northwest quarter of the Southeast quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

LESS AND EXCEPT any portion lying within the right of way of Northeast 28th Street;

LESS AND EXCEPT any portion contained within the "Landing at Green Mountain Subdivision," such land being identified in the plat map recorded at Book 312, Page 331 of the Clark County Auditor's plat records (Auditor's File No. 6215904).

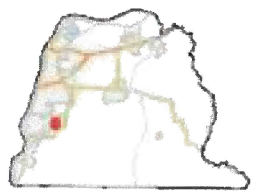
LESS AND EXCEPT a portion of that parcel described in that Statutory Warranty Deed, Hanson and the Estate of Dwight A. Southern to Pacific Lifestyle Homes, recorded April 22nd, 2024, under Auditor's File Number 6177826, records of Clark County Washington, being a portion of the Northwest quarter of the Southeast quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington:

Beginning at the Northeast corner of Lot 2 of The Landing at Green Mountain Subdivision, recorded in Book 312 of Plats, Page 331, records of Clark County Washington; Thence, along the North line of Said Lot 2, North 87°00'05" West, for a distance of 144.73 feet, to an angle point therein; Thence, along the East line of Lot 1 and the Northerly prolongation thereof, North 02°04'13" East, for a distance of 97.18 feet to the South right-of-way line of NE 28th Street; Thence, along said South right-of-way line; South 88°42'56" East, for a distance of 13.57 feet to the northwesterly corner of that parcel described in that Statutory Warranty Deed, Palmer to Nylund Inc. recorded February 23rd, 2024 under Auditor's File Number 6168103, records of Clark County, Washington; Thence, along the west boundary of said parcel, South 01°29'28" West, for a distance of 69.96 feet; Thence, along the South boundary of said parcel, South 88°42'49" East, for a distance of 130.13 feet; Thence South 01°29'21" West, for a distance of 31.54 feet to the Point of Beginning.

B



Johnson Annexation Zoning Map



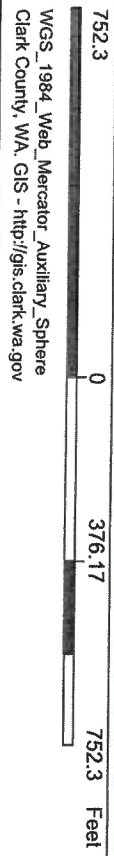
Legend

- ☐ Taxlots

Notes:

Ord 25-007

1:4,514



WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA, GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.