

ORDINANCE NO. 15-030

AN ORDINANCE annexing real property to
the City of Camas.

WHEREAS, the Council of the City of Camas on December 7, 2015 adopted Resolution No. 15-022, which Resolution set forth the intent of the City of Camas to annex an island of unincorporated Clark County which includes Grand Ridge Subdivision and Vista Del Rio No. 2, hereinafter "Grand Ridge Subdivision", pursuant to the island annexation method established in RCW Chapter 35A.14; and

WHEREAS, pursuant to Resolution No. 15-022 and RCW Chapter 35A.14, the City scheduled a hearing on the proposed annexation for December 21, 2015 and caused the same to be duly noticed according to law and has further given notice pursuant to RCW 35A.14.801(6) to the County Treasurer and Assessor, and appropriate fire and library districts; and

WHEREAS, the Council of the City of Camas has determined that the interests of the citizens of Camas and of Grand Ridge Subdivision would be served by annexation to the City of Camas.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS as follows:

Section I

Pursuant to the island annexation method provided for in RWC Chapter 35A.14, 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 II

The effective date of the Annexation Ordinance and assignment of the City of Camas zoning shall be February 5, 2016. 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 III

This annexation ordinance shall be subject to referendum for 45 days after its passage. Pursuant to RCW 35A.14.299, upon the filing of a timely referendum petition signed by qualified electors in number equal to not less than 10 percent of the votes cast in the last general state election in the Grand Ridge Subdivision, the question of annexation shall be submitted to the voters of the Grand Ridge Subdivision in a general election if one is to be held within 90 days or at a special election called for that purpose according to RCW 29A.04.330. Notice of such election shall be given as provided in RCW 35A.14.070 and the election shall be conducted as provided in RCW 35A.29.151. The annexation shall be deemed approved by the voters unless a majority of the votes cast on the proposition are in opposition thereto. After the expiration of the 45th day from but excluding the date of passage of this annexation ordinance, which 45th day is February 4, 2016, if no timely and sufficient referendum petition has been filed, Grand Ridge Subdivision shall become a part of Camas on the effective date of February 5, 2016.

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 18.16 of the Camas Municipal Code, to include the property described in Section I hereof with the zoning classification as set forth in Exhibit "B".

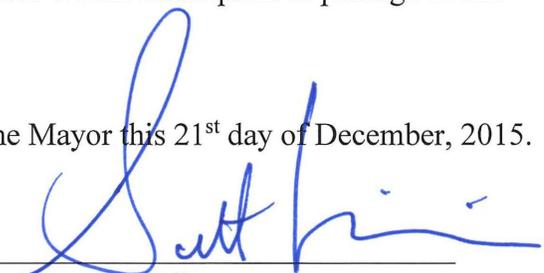
Section V

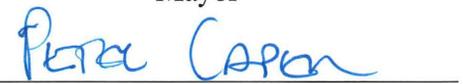
Once final, the City Clerk is hereby directed to file with the Board of Clark County Councilors of Clark County, Washington, a certified copy of this ordinance. The City Clerk is further directed to file with the Office of Financial Management a certificate as required by RCW 35A.14.700 within thirty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

Pursuant to RCW 35A.14.297 notice of the effective date of annexation, the adoption of Camas zoning and the provision for assumption of indebtedness, and a description of the annexation, shall be published at least once a week for two weeks subsequent to passage of this Ordinance.

PASSED by the Council and APPROVED by the Mayor this 21st day of December, 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 CITY OF CAMAS
Grand Ridge Annexation – 2 Perimeter Description

September 28, 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 Southwest corner of Breckenridge, a subdivision recorded in Book 311 at Page 715, Clark County records and the West boundary of that annexation parcel described in City of Camas Ordinance 2435, approved January 3, 2006;

THENCE South $89^{\circ} 45' 44''$ East along the South line of said Plat of Breckenridge and the North lines of Grand Ridge Phase IV as recorded in Book 311 of Plats at Page 367 of Plats and Grand Ridge Phase 1 as recorded in Book 310 at Page 590 of Plats of Clark County records, a distance of 659.52 feet to an angle point in the North line of said Grand Ridge Phase 1;

THENCE North $00^{\circ} 42' 41''$ West along said North line a distance of 27.00 feet to an angle point in said North line;

THENCE North $88^{\circ} 05' 40''$ East along said North line a distance of 718.98 feet to the West line of Grand Ridge Phase II as recorded in Book 310 of Plats at Page 854 of said Clark County records;

THENCE North $01^{\circ} 52' 08''$ East along said West line a distance of 34.62 feet to the North line of said Grand Ridge Phase II;

THENCE South $89^{\circ} 02' 51''$ East along said North line a distance of 49.53 feet to an angle point in said North line;

THENCE South $00^{\circ} 32' 18''$ East along said North line a distance of 41.49 feet to an angle point in said North line;

THENCE North $88^{\circ} 19' 36''$ East along said North line a distance of 556.62 feet to the Northeast corner of said Grandview Ridge Phase II Plat;

THENCE South $01^{\circ} 10' 42''$ East along the East line of said Grand Ridge Phase II plat a distance of 847.79 feet to the Northerly right-of-way line of S.E. Brady Road;

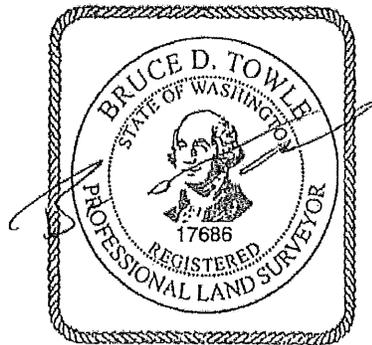
THENCE Southwesterly along said Northerly right-of-way line a distance of 1740 feet more or less to the Southeast corner of Lot 3 of Vista Del Rio No. 2, a subdivision recorded as Vista Del Rio No. 1 & 2 in Volume G of Plats at Page 165 of said Clark County records;

THENCE Northwesterly long the South line of said Lot 3 a distance of 69.80 feet to the Southeast corner of Lot 2 of said Vista Del Rio No. 2 subdivision;

THENCE Westerly along the South line of Lots 1 and 2 of said subdivision a distance of 220 feet more or less to the Southwest corner of said Lot 1;

THENCE Westerly along the North line of those tracts conveyed to Jada Z. Prane and Richard C. Woolfe by deed recorded under Auditor's File No. 4981817 of said Clark County records a distance of 120 feet more or less to said West line of the Joel Knight Donation Land Claim;

THENCE North $01^{\circ} 56' 30''$ East along the West line of said Knight Donation Land Claim a distance of 1260 feet more or less to the POINT OF BEGINNING.



9/29/15

