

ORDINANCE NO. 2128

AN ORDINANCE annexing an unincorporated area consisting of approximately 673 acres to the City of Camas, Washington, pursuant to the direct petition method authorized by Chapter 35A.14, Revised Code of Washington.

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 March 10, 1997, 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. Thereafter at a special meeting on April 7, 1997, the Council of the City of Camas met with representatives of those parties seeking annexation to discuss the proposed annexation, and at the conclusion of said meeting, the Council determined that the City of Camas would accept a petition for annexation of the aforescribed area with the condition that the property to be annexed would bear its proportionate share of the City's general obligation indebtedness, and that the property would be simultaneously zoned in accordance with the designations of the Comprehensive Plan.

C. On April 18, 1997, a petition was filed with the City of Camas requesting the annexation of the property, which petition was duly signed by the owners of more than sixty (60%) percent in value, according to the assessed valuation for general taxation, of the property proposed to be annexed.

D. On May 12, 1997, the City Council held a public hearing on said petition for annexation in the council chambers in the City Hall at Camas. Proponents and opponents of the proposed annexation were heard at said hearing, and the hearing was thereafter closed.

E. On June 9, 1997, the City Council passed a resolution of intent to annex the aforescribed property and directed that a notice of intention be filed with the Clark County Boundary Review Board.

F. A Notice of Intention was filed with the Clark County Boundary Review Board on July 2, 1997. The Clark County Boundary Review Board considered the proposed annexation and declined to invoke its jurisdiction.

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 lying contiguous to 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 the designations shown on the map attached hereto as Exhibit "B" and by this reference incorporated herein. The City Engineer is hereby authorized and directed to alter the district boundary lines of "The Map(s) of the Zoning Ordinance of the City of Camas, Washington, 1995" established pursuant to Ordinance No. 2021 and Chapter 18.16 of the Camas Municipal Code to include the property described in Section I hereof with the zoning classifications as hereinbefore stated.

Section V

There shall be no residential development within that portion of the annexed property zoned Light Industrial/Country Tech for a period of fifteen (15) years from the effective date of this ordinance unless a court of competent jurisdiction finds that such prohibition on residential development is an unconstitutional taking or other violation of law.

Permanent structures or facilities within that portion of the annexed area zoned R1-20 shall be designed and located to provide for the orderly extension of public roads, water and sewer to the site and surrounding properties, and that all necessary urban road, drainage, and other urban development requirements shall apply to allow future urban development to occur in an orderly manner. This includes, but is not limited to, the establishment of building envelopes, utility corridors, etc., to facilitate the ultimate build out of this area to Single Family R1-10, subject to topographical and other constraints.

## Section VI

The City Clerk is hereby directed to file with the Board of Clark County Commissioners 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 VII

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 8<sup>th</sup> day of September, 1998.<sup>1</sup>

SIGNED: 

Mayor

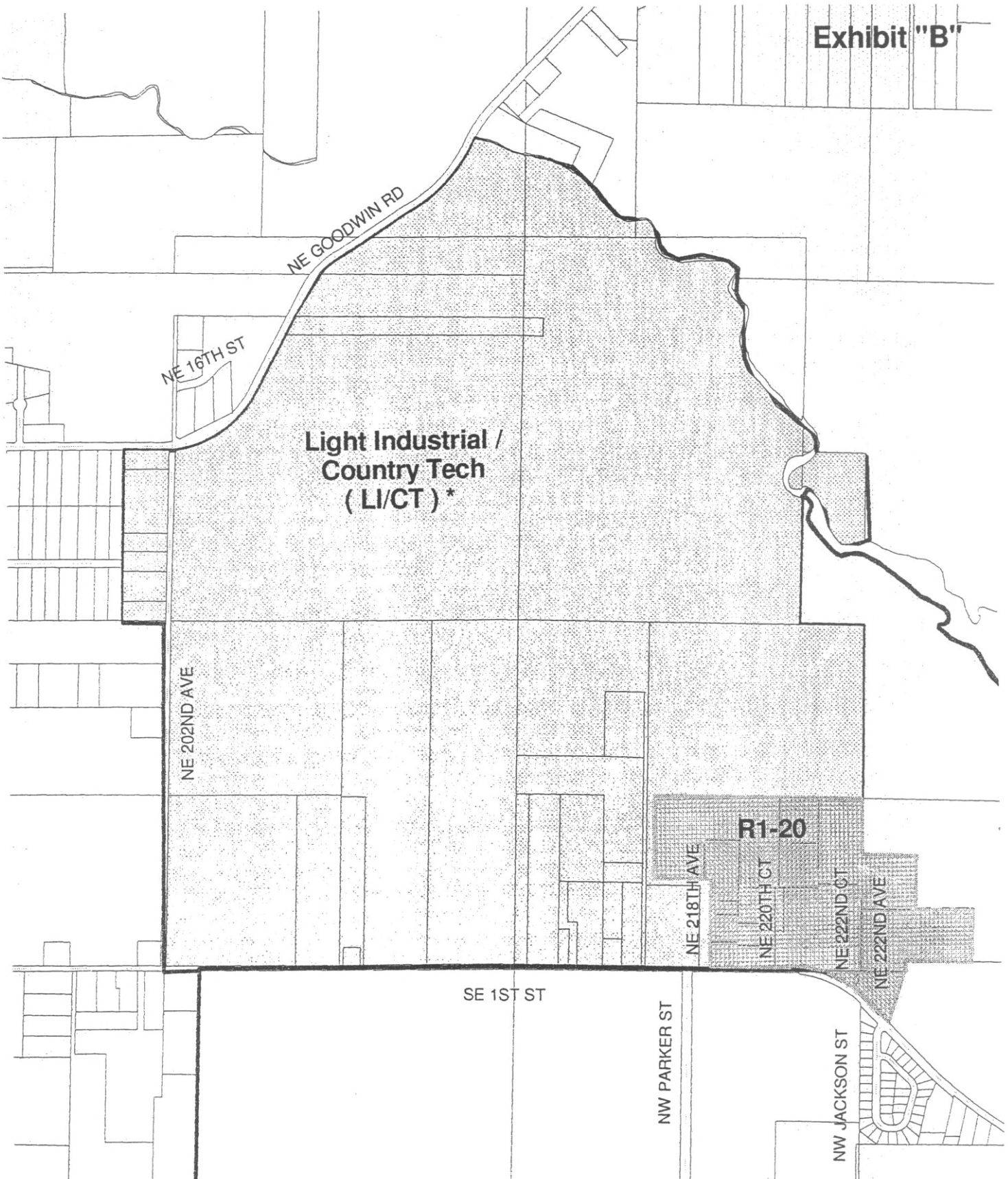
ATTEST: 

Clerk

APPROVED as to form:

  
City Attorney

Exhibit "B"



\* Excludes residential;  
see ordinance # \_\_\_\_\_  
Sept. 8, 1997

## North Dwyer Creek Annexation Zoning Districts



## CITY OF CAMAS

616 Northeast Fourth Avenue  
P.O. Box 1055  
Camas, Washington 98607

### NORTH DWYER CREEK ANNEXATION LEGAL DESCRIPTION

(Revised 7-15-97)

Beginning at the northerly most point of the "Crown Zellerbach-Shipler" annexation of land to the City of Camas under Ordinance No. 1484, said point being located on the north bank of Lacamas Creek in Section 28, Township 2 North, Range 3 East, Willamette Meridian and on the east line of the Eberhard Schuh Donation Land Claim; Thence southerly and southeasterly following the sinuosities of said north bank of Lacamas Creek to a point of intersection with the north-south centerline of said Section 28; Thence northerly along said north-south centerline to the northeast corner of Lot 4, as recorded under Auditors File No. 8805020040, owned by James River II, Inc.; Thence westerly along the north line of said Lot 4 to the thread of Lacamas Creek; Thence following the thread of said creek northerly and northwesterly through Sections 28, 21, and 20, Township 2 North, Range 3 East, Willamette Meridian to a point of intersection with the southerly right-of-way line of Northeast Goodwin Road; Thence southerly southwesterly and westerly along the southerly right-of-way line of Northeast Goodwin Road and Northeast 13th Street to a point of intersection with the east line of Evergreen Acre Tracts as recorded in Book G at Pages 411 and 493, Records of Clark County, Washington; Thence southerly along said east lines to a point of intersection on the east-west centerline of Section 29, Township 2 North, Range 3 East, Willamette Meridian; Thence easterly along said east-west centerline to a point of intersection with the westerly right-of-way line of Northeast 202nd Avenue; Thence southerly along said westerly right-of-way line to the northerly right-of-way line of Southeast 1st Street; Thence easterly along said northerly right-of-way line 300 feet, more or less, to a point north of the northwest corner of the "MacKay & MacDonald" annexation of land to the City of Camas under Ordinance No. 1518; Thence south 20 feet, more or less, to the north line of Section 32, Township 1 North, Range 3 East, Willamette Meridian and the northwest corner of said "MacKay, MacDonald annexation; Thence easterly along said north line of Section 32 and the north line of Section 33 to the northeast corner of said "Mackay, MacDonald" annexation to the City; Thence southerly along the east line of the west half of the northwest one quarter of said Section 33 to the southerly right-of-way line of Southeast 1st Street; Thence easterly and southeasterly along said right-of-way line to a point of intersection with the prolongation of the easterly line of the parcel described in the deed of Keith Dedmore recorded under Auditor's File No. 7712020194; Thence northeasterly along said prolongation of said line to a point on the north line of said Section 33, said point being 340 feet east of the north one quarter corner of Section 33; Thence northerly crossing into Section 28, Township 2 North, Range 3 East, Willamette Meridian, along the west side of a strip of land described in the deed to Ruben Bafus recorded under Auditor's File No. 7802060043 77.5 feet, more or less, to the northwest corner thereof; Thence easterly along the north line of said strip of land 500 feet, more or less, to the east line of the second excepted tract of land described in a Contract to Roy Shipler recorded under Auditor's File No. 7902160196; Thence northerly along said easterly of line of said second excepted tract 392.14 feet, more or less, to the northeast corner thereof; Thence westerly along the north line of said second excepted tract 439.41 feet, to the northwest corner of said second excepted tract; Thence northerly along the east line of the first excepted tract of land in the aforesaid Shipler Contract 417.42 feet, more or less, to the northeast corner of said first excepted tract; Thence westerly along the north line of said first excepted tract 417.42 feet to the northwest corner of said first excepted tract, described as the west 417.42 feet of the south 894.92 feet of the southwest quarter of the

southwest quarter of the southeast quarter of Section 28, Township 1 North, Range 3 East, Willamette Meridian, said corner also being on the north-south centerline of said Section 28; Thence northerly along said north-south centerline 1740 feet, more or less, to the center of said Section 28; Thence westerly along the east-west centerline of said Section 28 to a point of intersection with the east line of the Eberhard Schuh Donation Land Claim; Thence northerly along said claim line to the point of beginning.