



General Application Form

Case Number: Annex 21-01

Applicant Information

Applicant/Contact: Adam & Heidi McNeley Phone: 360.303.9449 - Adam  
(360) 608.3377 - Heidi  
amcneley44@hotmail.com  
 Address: 26621 SE 15th St heidilanebuhman@hotmail.com  
 Street Address E-mail Address  
Camas WA 98607  
 City State ZIP Code

Property Information

Property Address: N/A 986030316, 178102000  
 Street Address County Assessor # / Parcel #  
Camas WA 98607  
 City State ZIP Code  
 Zoning District R1-4/UH-10 overlay Site Size 8 acres

Description of Project

Brief description:  
Annexation to the City of Camas.

Are you requesting a consolidated review per CMC 18.55.020(B)? YES  NO   
 Permits Requested:  Type I  Type II  Type III  Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: McNeley, Adam Phone: 360.303.9449 - Adam  
Buhman-McNeley, Heidi (360) 608.3377 - Heidi  
 Last First  
26621 SE 15th St  
 Street Address Apartment/Unit #  
 E mail Address: Camas WA 98607  
amcneley44@hotmail.com heidilanebuhman@hotmail.com State Zip  
 City

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature:  Date: 02.04.2021

Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: <u>2/5/2021</u>	Pre-Application Date:	<u>\$1063.00</u> <u>pd. 2/5/2021</u>
Staff: <u>Maul</u>	Related Cases #	
<input type="checkbox"/> Electronic Copy Submitted		Validation of Fees

Application Checklist and Fees [updated on January 1, 2021]

◊ Annexation	\$863 - 10% petition; \$3,669 - 60% petition	001-00-345-890-00	\$	863.00
◊ Appeal Fee		001-00-345-810-00	\$399.00	\$
◊ Archaeological Review		001-00-345-810-00	\$137.00	\$
◊ Binding Site Plan	\$1,879 + \$24 per unit	001-00-345-810-00		\$
◊ Boundary Line Adjustment		001-00-345-810-00	\$103.00	\$
◊ Comprehensive Plan Amendment		001-00-345-810-00	\$5,826.00	\$
◊ Conditional Use Permit				
Residential	\$3,417 + \$105 per unit	001-00-345-810-00		\$
Non-Residential		001-00-345-810-00	\$4,328.00	\$
◊ Continuance of Public Hearing		001-00-345-810-00	\$524.00	\$
◊ Critical or Sensitive Areas (fee per type)		001-00-345-810-00	\$775.00	\$
	(wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat)			
◊ Design Review				
Minor		001-00-345-810-00	\$433.00	\$
Committee		001-00-345-810-00	\$2,375.00	\$
◊ Development Agreement	\$877 first hearing; \$530 ea. add'l hearing/continuance	001-00-345-810-00		\$
◊ Engineering Department Review - <b>Fees Collected at Time of Engineering Plan Approval</b>				
Construction Plan Review & Inspection	(3% of approved estimated construction costs)			
Modification to Approved Construction Plan Review	(Fee shown for information only)		\$420.00	
Single Family Residence (SFR) - Stormwater Plan Review	(Fee shown for information only)		\$208.00	
Gates/Barrier on Private Street Plan Review	(Fee shown for information only)		\$1,041.00	
◊ Fire Department Review				
Short Plat or other Development Construction Plan Review & Insp.		115-09-345-830-10	\$284.00	\$
Subdivision or PRD Construction Plan Review & Inspection		115-09-345-830-10	\$354.00	\$
Commercial Construction Plan Review & Inspection		115-09-345-830-10	\$424.00	\$
◊ Home Occupation				
Minor - Notification (No fee)			\$0.00	
Major		001-00-321-900-00	\$69.00	\$
◊ LI/BP Development	\$4,328 + \$41.00 per 1000 sf of GFA	001-00-345-810-00		\$
◊ Minor Modifications to approved development		001-00-345-810-00	\$346.00	\$
◊ Planned Residential Development	\$35 per unit + subdivision fees	001-00-345-810-00		\$
◊ Plat, Preliminary				
Short Plat	4 lots or less: \$1,936 per lot	001-00-345-810-00		\$
Short Plat	5 lots or more: \$7,175 + \$250 per lot	001-00-345-810-00		\$
Subdivision	\$7,175 + \$250 per lot	001-00-345-810-00		\$
◊ Plat, Final:				
Short Plat		001-00-345-810-00	\$200.00	\$
Subdivision		001-00-345-810-00	\$2,375.00	\$
◊ Plat Modification/Alteration		001-00-345-810-00	\$1,196.00	\$
◊ Pre-Application (Type III or IV Permits)				
No fee for Type I or II				
General		001-00-345-810-00	\$354.00	\$
Subdivision (Type III or IV)		001-00-345-810-00	\$911.00	\$
◊ SEPA		001-00-345-890-00	\$810.00	\$
◊ Shoreline Permit		001-00-345-890-00	\$1,196.00	\$
◊ Sign Permit				
General Sign Permit	(Exempt if building permit is required)	001.00.322.400.00	\$41.00	\$
Master Sign Permit		001.00.322.400.00	\$126.00	\$
◊ Site Plan Review				
Residential	\$1,151 + \$34 per unit	001-00-345-810-00		\$
Non-Residential	\$2,876 + \$68 per 1000 sf of GFA	001-00-345-810-00		\$
Mixed Residential/Non Residential	(see below)	001-00-345-810-00		\$
	\$4,055 + \$34 per res unit + \$68 per 1000 sf of GFA			
◊ Temporary Use Permit		001-00-321-990-00	\$80.00	\$
◊ Variance (Minor)		001-00-345-810-00	\$695.00	\$
◊ Variance (Major)		001-00-345-810-00	\$1,295.00	\$
◊ Zone Change (single tract)		001-00-345-810-00	\$3,345.00	\$

Adopted by RES 1023 AUG 2005; Revised by RES 1113 SEPT 2007; Revised by RES 1163 OCT 2009; Revised by RES 1204 NOV 2010;  
 Revised by RES 15-001 JAN 2015; Revised by RES 15-007 MAY 2015; Revised by RES 15-018 DEC 2015; Revised by RES 16-019 NOV 2016;  
 Revised by RES 17-015 NOV 2017; Revised by RES 18-003 APRIL 2018; Revised by RES 18-013 NOV 2018; Revised by RES 19-018 DEC 2019  
 Revised by RES20-014 DEC 2020

Fees reviewed & approved by Planner:

Initial Date

For office use only

Total Fees Due: \$ 863.00

City of Camas  
616 NE 4th Avenue  
Camas, WA 98607  
360-834-2462

Finance Office Hours:  
Monday-Friday 9:00 - 5:00 p.m.

Date/Time 02/05/2021 10:18 AM

Receipt No. 00602695

Receipt Date 02/05/2021

CR plan 863.00

annex  
annexation 863.00

Cash: 0.00  
Other: 863.00  
Check: 0.00

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Total: 863.00  
Change: 0.00

Check No:

MCNELEY  
Customer #: 000000

Cashier: abaldwin  
Station: IS01931



February 4, 2021

Robert Maul  
Planning Manager  
Community Development  
City of Camas  
616 NE 4<sup>th</sup> Ave  
Camas, WA 98607

**RE: Letter of intent to annex property to City of Camas (Parcel #178102000 and Parcel #986030316)**

Dear Mr. Maul:

The purpose of this letter is to express our intent to annex two properties, located at SE 15<sup>th</sup> ST, Camas, WA, owned by 1) Bradley and Paula Buhman (Parcel #178102000) and 2) Adam and Heidi McNeley (Parcel #986030316), to the City of Camas. Before we get into details, however, we want to share our why.

Whether you lived here all of your life or you transplanted, it doesn't take long to realize Camas is a place that will steal your heart. From its scenic views and recreation, its schools, businesses and people, its country life and small-town charm, and only minutes to major city offerings -- on paper, Camas has it all. But if you dive into the lives of its citizens, Camas is so much more. And that's where our story begins. It's not only our home, Camas is our history ... it's our family.

Over one hundred years ago, my great grandparents built their homestead in Camas where they raised their three children (and a lot of animals!). Eventually, the farm was passed down to my grandfather, then, decades later, to my father, and now partly to my family. Looking back at all of the Sunday dinners and holidays, the number of kids who learned to ride bikes and drive cars, the milestone celebrations and new babies, all surrounded by the same landscape, is the best gift any of us have ever received. My great grandparents would never know that the land and farmhouse they built would continue to be a true blessing for five generations – and counting.

After the passing of my grandfather in 2009, the estate was settled into separate parcels: one to my parents with the farmhouse and outbuildings, and the other to my aunt, which was, and remains, raw land. When my husband and I learned that my aunt was looking to sell her parcel, we jumped at the opportunity to purchase. As a young family, there was nothing that we valued more than to be part of a small, thriving community where we could raise our children with the same wholesome traditions that I experienced. Ultimately, it broke our hearts to imagine the land leaving the family and the possibility of development would be devastating. Despite suburban sprawl encroaching on our three borders, we have defied the odds and our farm remains the heart of this family.

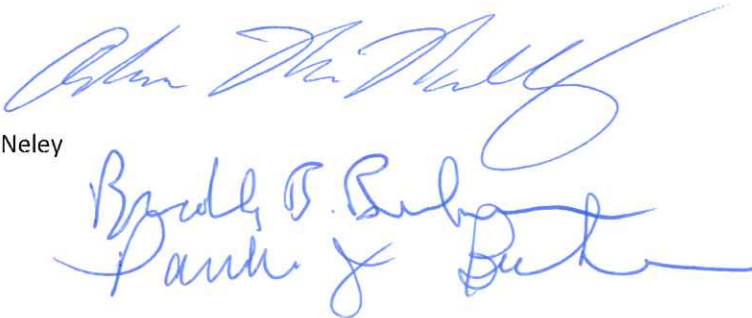
Our two, 8-acre County properties not only reside within the Urban Growth Area (UGA) Boundary, but they each maintain an Urban Holding, therefore requiring 10 acres to build a single residence in the Clark County jurisdiction. Since October 2018, and more than 60 communications and meetings with multiple members of both Clark County and City of Camas community development teams, we have determined that annexation is our *only* option to build our forever home. Per your recommendation, and to streamline the use of City resources and population appropriation, we ask you to consider a joint application for an annexation to the City of Camas of our property (Parcel #986030316) and my parent's property (Parcel #178102000).

On behalf of our family, we want to express our sincere appreciation for the time and energy you and your team have afforded us in discussing this opportunity and the expert recommendations that have been provided thus far.

We look forward to the process.

Best Regards,

  
Heidi L Buhman-McNeley and Adam C McNeley

  
Bradley B Buhman and Paula J Buhman

**10% NOTICE OF INTENT**

**ANNEXATION TO THE CITY OF CAMAS**



We the undersigned hereby give notice of intent to the City of Camas to have our property located as described below annexed to the City of Camas. We certify that we are the legal owners of property representing at least ten percent (10%) or more of the total value of all property within the area we are asking to be annexed.

Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

The legal description is as follows:

see attached.

The undersigned hereby certifies that all information submitted with this application is complete and true under penalty of perjury under the laws of the State of Washington. The undersigned also understands that any errors and omissions may lengthen the time to process this request.

Parcel #	Sign & Print Name	Address	Date Signed
986030316	 Adam McNeely	26021 SE 15th St, Camas WA 98607	2/4/21
986030316	 Heidi L Buhman-Mandley	26021 SE 15th St, Camas WA 98607	02.04.2021

**RCW 35A.01.040 states:** (a) The signature of a record owner, as determined by the records of the county auditor, shall be sufficient without the signature of his or her spouse; (b) In the case of mortgaged property, the signature of the mortgagor shall be sufficient, without the signature of his or her spouse; (c) In the case of property purchased on contract, the signature of the contract purchaser, as shown by the records of the county auditor, shall be deemed sufficient, without the signature of his or her spouse; (d) Any officer of a corporation owning land within the area involved who is duly authorized to execute deeds or encumbrances on behalf of the corporation, may sign on behalf of such corporation, and shall attach to the petition a certified excerpt from the bylaws of such corporation showing such authority; (e) When property stands in the name of a deceased person or any person for whom a guardian has been appointed, the signature of the executor, administrator, or guardian, as the case may be, shall be equivalent to the signature of the owner of the property.



**10% NOTICE OF INTENT  
ANNEXATION TO THE CITY OF CAMAS**

We the undersigned hereby give notice of intent to the City of Camas to have our property located as described below annexed to the City of Camas. We certify that we are the legal owners of property representing at least ten percent (10%) or more of the total value of all property within the area we are asking to be annexed.

Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

The legal description is as follows:

see attached.

The undersigned hereby certifies that all information submitted with this application is complete and true under penalty of perjury under the laws of the State of Washington. The undersigned also understands that any errors and omissions may lengthen the time to process this request.

Parcel #	Sign & Print Name	Address	Date Signed
178102000	<i>Bradley B. Buchanan</i> Bradley B. Buchanan	20021 SE 15th St, Camas WA 98607	4 Feb 2021
178102000	<i>Paula J. Buchanan</i> Paula J. Buchanan	20021 SE 15th St, Camas WA 98607	4 Feb 2021

**RCW 35A.01.040 states:** (a) The signature of a record owner, as determined by the records of the county auditor, shall be sufficient without the signature of his or her spouse; (b) In the case of mortgaged property, the signature of the mortgagor shall be sufficient, without the signature of his or her spouse; (c) In the case of property purchased on contract, the signature of the contract purchaser, as shown by the records of the county auditor, shall be deemed sufficient, without the signature of his or her spouse; (d) Any officer of a corporation owning land within the area involved who is duly authorized to execute deeds or encumbrances on behalf of the corporation, may sign on behalf of such corporation, and shall attach to the petition a certified excerpt from the bylaws of such corporation showing such authority; (e) When property stands in the name of a deceased person or any person for whom a guardian has been appointed, the signature of the executor, administrator, or guardian, as the case may be, shall be equivalent to the signature of the owner of the property.

*McNeley*



360.696.4428 office | 866.696.4428 toll free | 360.694.8934 fax | 1924 Broadway, Suite B | Vancouver, WA 98663  
www.hagedornse.com

April 18, 2012

**LEGAL DESCRIPTION  
FOR**

~~BRADLEY BUHMAN~~  
*Adam/Heidi McNeley*

**TRACT 1 (8.0 ACRES):**

A portion of the South half of the Southeast quarter of Section 35, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a 3/4 inch iron pipe marking the Southeast corner of Section 35 as shown in Book 56 of Surveys, Page 53, Clark County Auditor's Records;

THENCE North 01° 20' 42" East, along the East line of the Southeast quarter of Section 35 (Survey 56-53), for a distance of 640.00 feet to the Southeast corner of the "Michael tract" as described in Deed Book 46, Page 63, Clark County Auditor's Records;

THENCE North 88° 34' 22" West, along the South line of the "Michael tract" (Survey 56-53), for a distance of 990.53 feet to the West line of the "Gillas tract" as described in Deed Book "D", Page 270, Clark County Auditor's Records, and the TRUE POINT OF BEGINNING;

THENCE continuing North 88° 34' 22" West, along the South line of the "Michael tract", for a distance of 112.00 feet;

THENCE South 01° 23' 28" West, for a distance of 152.00 feet;

THENCE North 88° 34' 22" West, for a distance of 334.50 feet;

THENCE North 01° 23' 28" East, for a distance of 831.88 feet to the North line of the South half of the Southeast quarter of Section 35 as shown in Book 49 of Surveys, Page 125, Clark County Auditor's Records;

THENCE North 88° 36' 32" West, along said North line of the South half of the Southeast quarter of Section 35 (Survey 49-125), for a distance of 211.36 feet to the Northeast corner of the "Birt tract" as described under Clark County Auditor's File No. F-56534;



Legal Description for Bradley Buhman

**TRACT 1 (8.0 ACRES)**

April 18, 2012

Page 2

THENCE South  $01^{\circ} 23' 28''$  West, along the West line of said "Birt tract", also being along an Easterly line of "Lacamas Summit" recorded in Book 310 of Plats, Page 775, Clark County Auditor's Records, for a distance of 990.01 feet;

THENCE South  $88^{\circ} 36' 32''$  East, along the most Southerly North line of said "Lacamas Summit", also being along the South line of the "Bennett tract" as described under Deed Book 52, Page 353, Clark County Auditor's Records, for a distance of 825.00 feet to a 1/2 inch iron rod (Survey 49-125) marking the Southeast corner of said "Bennett tract";

THENCE North  $01^{\circ} 23' 28''$  East, along the East line of said "Bennett tract", for a distance of 309.74 feet to a 1/2 Inch iron rod (Survey 49-125) marking the most Easterly Northeast corner of said "Bennett tract", being on the South line of said "Michael tract" (Book 46, Page 63);

THENCE North  $88^{\circ} 34' 22''$  West, along the South line of said "Michael tract" for a distance of 167.14 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH and SUBJECT TO County roads.

Contains 8.0 acres.

LD-2012\Buhman Tract 1.acb  
#12-040





**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 986030-316

A portion of the South half of the Southeast quarter of Section 35, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a 3/4 inch iron pipe marking the Southeast corner of Section 35 as shown in Book 56 of Surveys, Page 53, Clark County Auditor's Records;

THENCE North 01°20'42" East, along the East line of the Southeast quarter of Section 35 (Survey 56-53) for a distance of 640.00 feet to the Southeast corner of the "Michael tract" as described in Deed Book 46, Page 63, Clark County Auditor's Records;

THENCE North 88°34'22" West, along the South line of the "Michael tract" (Survey 56-53), for a distance of 990.53 feet to the West line of the "Gillas tract" as described in Deed Book "D", Page 270, Clark County Auditor's Records, and the TRUE POINT OF BEGINNING;

THENCE continuing North 88°34'22" West, along the South line of the "Michael tract", for a distance of 112.00 feet;

THENCE South 01°23'28" West, for a distance of 152.00 feet;

THENCE North 88°34'22" West, for a distance of 334.50 feet;

THENCE North 01°23'28" East, for a distance of 831.88 feet to the North line of the South half of the Southeast quarter of Section 35 as shown in Book 49 of Surveys, Page 125, Clark County Auditor's Records;

THENCE North 88°36'32" West, along said North line of the South half of the Southeast quarter of Section 35 (Survey 49-125), for a distance of 211.36 feet to the Northeast corner of the "Birt tract" as described under Clark County Auditor's File No. F-56534;

THENCE South 01°23'28" West, along the West line of said "Birt tract", also being along an Easterly line of "Lacamas Summit" recorded in Book 310 of Plates, Page 775, Clark County Auditor's Records, for a distance of 990.01 feet;

THENCE South 88°36'32" East, along the most Southerly North line of said "Lacamas Summit", also being along the South line of the "Bennett tract" as described under Deed Book 52, Page 353, Clark County Auditor's Records, for a distance of 825.00 feet to a 1/2 inch iron rod (Survey 49-125) marking the Southeast corner of said "Bennett tract";

THENCE North 01°23'28" East, along the East line of said "Bennett tract", for a distance of 309.74 feet to a 1/2 inch iron rod (Survey 49-125) marking the most Easterly Northeast corner of said "Bennett tract", being on the South line of said "Michael tract" (Book 46, Page 53);

THENCE North 88°34'22" West, along the South line of said "Michael tract" for a distance of 167.14 feet to the TRUE POINT OF BEGINNING.



By  
Buhman



360.696.4428 office | 866.696.4428 toll free | 360.694.8934 fax | 1924 Broadway, Suite B | Vancouver, WA 98663  
[www.hagedornse.com](http://www.hagedornse.com)

April 18, 2012

**LEGAL DESCRIPTION  
FOR  
BRADLEY BUHMAN**

**TRACT 2 (8.14 ACRES):**

A portion of the South half of the Southeast quarter of Section 35, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, described as follows:

**BEGINNING** at a 3/4 inch iron pipe marking the Southeast corner of Section 35 as shown in Book 56 of Surveys, Page 53, Clark County Auditor's Records;

**THENCE** North 01° 20' 42" East, along the East line of the Southeast quarter of Section 35 (Survey 56-53), for a distance of 640.00 feet to the Southeast corner of the "Michael tract" as described in Deed Book 46, Page 63, Clark County Auditor's Records;

**THENCE** North 88° 34' 22" West, along the South line of the "Michael tract" (Survey 56-53), for a distance of 990.53 feet to the West line of the "Gillas tract" as described in Deed Book "D", Page 270, Clark County Auditor's Records, and the **TRUE POINT OF BEGINNING**;

**THENCE** continuing North 88° 34' 22" West, along the South line of the "Michael tract", for a distance of 112.00 feet;

**THENCE** South 01° 23' 28" West, for a distance of 152.00 feet;

**THENCE** North 88° 34' 22" West, for a distance of 334.50 feet;

**THENCE** North 01° 23' 28" East, for a distance of 831.88 feet to the North line of the South half of the Southeast quarter of Section 35 as shown in Book 49 of Surveys, Page 125, Clark County Auditor's Records;

**THENCE** South 88° 36' 32" East, along the North line of the South half of the Southeast quarter of Section 35 (Survey 49-125), for a distance of 446.50 feet to the Northerly extension of the West line of said "Gillas tract";



Legal Description for Bradley Buhman

**TRACT 2 (8.14 ACRES)**

April 18, 2012

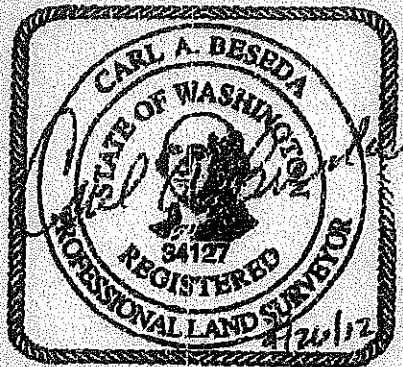
Page 2

THENCE South  $01^{\circ} 23' 28''$  West, along said Northerly extension and the West line of said "Gillas tract", for a distance of 680.16 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO County road right-of-way.

Contains 8.14 acres.

LD-2012\Buhman Tract 2.acb  
#12-040





Camas

NE 48th Ave

SE 15th St

NE 47th Ave

NE 46th Ave

NE 45th Ave

NE 44th Ave

NE 43rd Ave

NE 42nd Ave

NE 41st Ave

NE 40th Ave

NE 39th Ave

NE 38th Ave

NE 37th Ave

NE 36th Ave

NE 35th Ave

NE 34th Ave

NE 33rd Ave

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NE 31st Ave

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NE 27th Ave

Proposed Annexation Area

NE 26th Ave

NE 25th Ave

NE 24th Ave

NE 23rd Ave

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NE 178th St

NE 179th St

NE 180th St

NE 181st St

NE 182nd St

NE 183rd St

NE 184th St

NE 185th St

NE 186th St

NE 187th St

NE 188th St

NE 189th St

NE 190th St

NE 191st St

NE 192nd St

NE 193rd St

NE 194th St

NE 195th St

NE 196th St

NE 197th St

NE 198th St

NE 199th St

NE 200th St

752.3

376.17

752.3 Feet



1: 4,514



Notes:

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.

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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