

TO: Robert Maul, City of Camas

From: Tim Schauer, owner 27900 SE Nourse Road, Camas WA 98607 (*Schauertm50@gmail.com*)

DATE: October 14, 2024

RE: Annexation request for Nourse Road area, 10% petition

Mr. Maul,

On behalf of a group of contiguous property owners along Nourse Road (SE 15th Street) please find attached our 10% petition for annexation to the City of Camas.

- These 10 parcels are within the Camas Urban Growth Boundary (UGB) and would extend the City limits by a little more than 44 acres and representing a total assessed value close to \$8M.
- These properties are located generally east of Camas High School, north of Woodburn Elementary School, and west of SE 283rd Avenue.
- Eight of the 10 parcels proposed for annexation have signed this petition.
- The eight petitioners represent 79% of the assessed value and 80% of the acreage included in this request.
- Over the last 12 months or more, we have door knocked, met with, or spoken with at least an additional 10 property owners, and held a neighborhood informational meeting (05/29/2024) at Woodburn Elementary School to explain ourselves, answer questions, and understand the concerns and desires of our adjacent neighbors, outside the City limits.
- The attached "Annexation Area Outreach Exhibit" is a map that attempts to articulate our understanding of the desire to annex from our surrounding property owners. Every parcel has been given a color coded parcel number. Green indicates a signed petition request in favor of annexing. Red indicates an opposition to annexation. Black represents an uncertainty or non-responsive inquiry. After much thought and more conversations, we concluded the best first step would be a 10% petition for the 44 acres outlined in blue on the exhibit.
- Those opposed to annexation conveyed a range of disinterest from "No, I don't think so at this time..." to "Absolutely not. I do not want to be in the City." Some reasons given as to why they do not want to annex included concerns about being required to hook up to sewer and water, to having to stop using their well, to increased taxes, to limitations of how they use their property now, such as outdoor burns and shooting restrictions, to name a few.

In closing, I would like to express our thanks and appreciation to the City of Camas Planning staff for their time spent with us as we have embarked on this journey to officially become part of the City of Camas. Robert Maul and Alan Peters have been both generous and candid with their time, expertise, and feedback along the way. Leonard

If you have any questions or concerns with the information provided, please don't hesitate to reach out. We want to be transparent, open, and flexible as this request moves forward in the process.

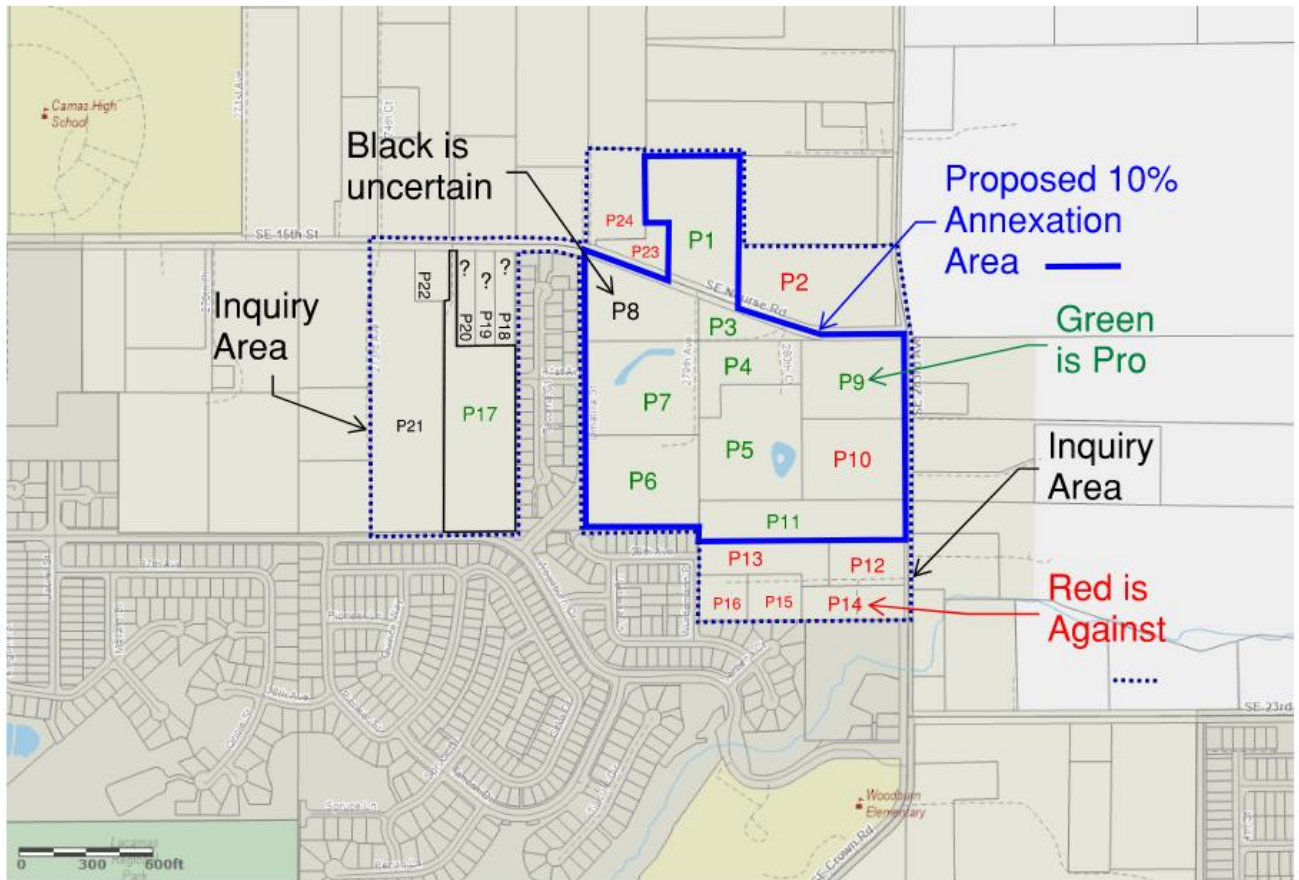


Exhibit A - Annexation Area Outreach Exhibit

Parcel	Owners Name	Address	Tax Parcel #	Description	Lot Size	Assessed Value
P1	Tim Schauer (NR2, LLC)	27900 SE Nourse Road	178387000	#11 SEC 36 T2NR3EWM	5.42	\$ 323,233.00
P3	Gerald O ETAL Bjorklund	27917 SE 279th Ave	178377003	#5 LOT 1 SEC 36 T2N R3EWM	1.20	\$ 532,177.00
P4	Ken & Ardis Bjorklund	1711 SE 279th Ave	123219000	LOT 1 SP2-526	2.49	\$ 877,783.00
P5	Gerald Bjorklund	1800 SE 280th Court	123219005	LOT 2 SP2-526	5.34	\$ 769,355.00
P6	Leonard & Linda Cooper	1812 SE 279th Ave	178377002	#4 LOT 1 SEC 36 T2N R3EWM	5.58	\$ 640,741.00
P7	Tim & Rajitha Soppet	1708 SE 279th Ave	178377001	3 #6 LOT 1 SEC 36 T2N R3EWM	5.18	\$ 1,201,438.00
P8	Mark Paras	27719 SE Nourse Road	178377000	#2 LOT 1 SEC 36 T2N R3EWM	4.38	\$ 813,125.00
P9	Tom & Nancey Snow	1716 SE 283rd Ave.	123222000	#28 T M COFFEY DLC	3.91	\$ 937,547.00
P10	Raymond Brown	1904 SE 283rd Ave	123220000	#26 T M COFFEY DLC	4.00	\$ 850,352.00
P11	Willie & Krislyn Sandry	1918 SE 283rd Ave	123200000	#3 & #8 T.M. COFFEY DLC	3.94	\$ 1,020,710.00
Raw Total					41.44	\$ 7,966,461.00
Yes Total					33.06	\$ 6,302,984.00
Pro %					80%	79%

Exhibit B – Annexation Property Owner Information



Notes:

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.

1: 4,514

**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:
#11 SEC 36 T2NR3EWM 5.42A

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
178387000	Tim Schauer <i>Timothy M. Schauer</i>	27900 SE Nourse Road, Camas, WA. 98607	
	<i>Timothy M. Schauer</i>		<i>8/10/2014</i>

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.

23

**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:

#5 LOT 1 SEC 36 T2N R3EWM 1.20 A M/L

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
178377003	Gerald Bjorklund <i>(deceased)</i>	27917 SE Nourse Road, Camas, WA. 98607	8/27/24
	<i>Gerald Bjorklund</i> <i>(deceased)</i> <i>PR</i>		

Ed Hagen PR
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.

P4

**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:

LOT 1 SP2-526 2.49A

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
123219000	Kenneth Bjorklund <i>Kenneth Bjorklund</i>	1711 SE 279th Ave., Camas, WA. 98607	8-7-24
	Ardis Bjorklund <i>Ardis Bjorklund</i>		8-7-24

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.

PS

**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:

LOT 2 SP2-526 5.34A

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
123219005	Gerald Bjorklund <i>(Decedent)</i>	1800 SE 280 th Court, Camas, WA. 98607	<i>Stanley</i>
	<i>Gerald Bjorklund</i> <i>Ed Hagen PA</i>		

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.

PL

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:

#4 LOT 1 SEC 36 T2N R3EWM 5.58 A M/L

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
178377002	Linda and Leonard Cooper	1812 SE 279 th Ave., Camas, WA. 98607	
	Ron Rounsaville-POA		
	Tracy Risner - POA	Tracy Risner	07/30/2024

(Signature)
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.

(P7)

**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:

#3 #6 LOT 1 SEC 36 T2N R3EWM 5.18A

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
178377001	Timothy Joel Soppet 	1708 SE 279 th Ave., Camas, WA. 98607	08/01/2024

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:

#28 T M COFFEY DLC 3.91A

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
123222000	Thomas E. Snow <i>Thomas E. Snow</i>	1716 SE 283 rd Ave., Camas, W.A. 98607	30 JUL 24
	Nancy L. Snow <i>Nancy Lee Snow</i>		30 JUL 2024

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:

#3 & #8 T.M. COFFEY DLC 3.94 A M/L

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
123200000	Willie Sandry 	1918 SE 283 rd Ave., Camas, WA. 98607	8-2-24
	Krislynn Sandry 		8-2-24

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.