



CLARK COUNTY WASHINGTON

www.clark.wa.gov/assessor

ASSESSOR'S OFFICE
Peter Van Nortwick, Assessor

1300 Franklin Street
PO Box 5000
Vancouver, WA 98666-5000
360.397.2391
360.397.6046 f

December 1st, 2023

Robert Maul
Planning Manager
Camas, WA 98607

Dear Mr. Maul,

You will find enclosed the Certification of Sufficiency of the petition for annexation of land to the City of Camas:
Goodwin Road_28th Ave Property Annexation.

Please contact me should you have any questions regarding this annexation.

Sincerely,

Peter Van Nortwick
Clark County Assessor

Enclosed:

Certification of Sufficiency
Annexation Legal Description
Annexation Map


Certification of Sufficiency
Goodwin Road_28th Street Property Annexation

The City of Camas on November 16th, 2023, submitted for review by Clark County Assessor, a petition to annex to the City, approximately 40.27 acres of land known as the Goodwin Road_28th Street Property Annexation. Subject to the requirements of 35A.01.040 I now certify the following in my capacity as Clark County Assessor:

1. On November 16th, 2023, the City of Camas submitted for certification by the Clark County Assessor a petition to annex to the City ten (10) parcels of land and associated road and public utility rights-of-way, totaling approximately 40.27 acres.
2. The legal description and map of the area proposed for annexation, as provided by the City, are attached to this certification. According to the map provided by the City, this area is in unincorporated Clark County and within the urban growth boundary.
3. The city is completing annexation pursuant to the sixty percent method of annexation RCW 35A.14.120 – 150
4. The Clark County Assessor initiated determination of petition sufficiency on December 1st, 2023, which is the “terminal date” as defined in 35A.01.040
5. The area proposed for annexation has a certified annexation value for general taxation of \$9,286,064.00.
6. Petition signatures provided by the City represent valid owner signatures of a combined total assessed value for general taxation of not less than 60% of the total assessed value for general taxation of all property in the proposed annexation area. This review did not address the legal sufficiency of any proxy or utility covenant, only the sufficiency of the presence of signatures thereon.

Therefore, based on the petition certification request and supporting materials submitted by the City, I hereby declare and certify that the petition represents the affirmative consent of properties totaling more than 60% of the value according to the assessed valuation for general taxation purposes of the property proposed for annexation.

Given under my hand and seal this December 1st, 2023.



Peter Van Nortwick
Clark County Assessor



Community Development Department | Planning
 616 NE Fourth Avenue | Camas, WA 98607
 (360) 817-1568
communitydevelopment@cityofcamas.wa.gov

General Application Form NE Goodwin & NE 28th Properties **Case Number:** ANNEX23-05

Applicant Information

Applicant/Contact: Monica Gruher Phone: (503) 349-8888
 Address: 21917 NE 28th St m.gruher@comcast.net
Street Address E-mail Address
Camas WA 98607
City State ZIP Code

Property Information

Property Address: See attached Goodwin/28th Street Annexation
Street Address County Assessor # / Parcel #

City State ZIP Code
 Zoning District Site Size

Description

Brief description: 60% Notice of Intent Approval
 Are you requesting a consolidated review per CMC 18.55.020(3)? YES NO
 Permits Requested: Type I Type II Type III Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: See attached signature pages Phone: ()
Last First

Street Address Apartment/Unit #
 E mail Address:
City State Zip

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.
 Signature: Monica Gruher Date: 11/7/2023
 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: 11/7/23 | Pre-Application Date: | 11/7/23 \$4,013.00 Receipt #788019 by KR |
| Staff: Robet Maul | Related Cases # ANNEX23-04 | |
| <input type="checkbox"/> Electronic Copy Submitted | | Validation of Fees |

| | | | | |
|--|--|-------------------|------------------------|--------|
| ♦ Annexation | \$944 - 10% petition; \$4,013 - 60% petition | 001-00-345-890-00 | \$ 4013. ⁰⁰ | |
| ♦ Appeal Fee | | 001-00-345-810-00 | \$436.00 | \$ |
| ♦ Archaeological Review | | 001-00-345-810-00 | \$150.00 | \$ |
| ♦ Binding Site Plan | \$2,055 + \$24 per unit | 001-00-345-810-00 | | \$ |
| ♦ Boundary Line Adjustment | | 001-00-345-810-00 | | \$ |
| ♦ Conditional Use Permit | | 001-00-345-810-00 | | \$ |
| Residential | \$3,738 + \$105 per unit | 001-00-345-810-00 | | \$ |
| Non-Residential | | 001-00-345-810-00 | \$4,734.00 | \$ |
| ♦ Continuance of Public Hearing | | 001-00-345-810-00 | \$573.00 | \$ |
| ♦ Critical or Sensitive Areas (fee per type) | | 001-00-345-810-00 | \$848.00 | \$ |
| <i>(wetlands, steep slopes or potentially unstable soils, streams and water resources, vegetation removal, wildlife habitat)</i> | | | | |
| ♦ Design Review | | | | |
| Minor | | 001-00-345-810-00 | \$490.00 | \$ |
| Committee | | 001-00-345-810-00 | \$2,598.00 | \$ |
| ♦ Development Agreement | \$959 first hearing, \$590 ea. add'l hearing/continuance | 001-00-345-810-00 | | \$ |
| ♦ Director's Interpretation | | | \$350.00 | \$ |
| ♦ Engineering Department Review - Fees Collected at Time of Engineering Plan Approval | | | | |
| Construction Plan Review & Inspection | | | | |
| <i>(3% of approved estimated construction costs)</i> | | | | |
| Residential/Non-Residential Construction Plan Review | | | | |
| Single Family Residential (SFR) Construction Plan Review | | | | |
| Gates/Barrier on Private Street Plan Review | | | | |
| <i>(Fee shown for information only)</i> | | | \$1,159.00 | |
| ♦ Fire Department Review | | | | |
| Short Plat or other Development Construction Plan Review & Insp. | | 115-09-345-830-10 | \$308.00 | \$ |
| Subdivision or PRD Construction Plan Review & Inspection | | 115-09-345-830-10 | \$384.00 | \$ |
| Commercial Construction Plan Review & Inspection | | 115-09-345-830-10 | \$460.00 | \$ |
| ♦ Franchise Agreement Administrative Fee | | | \$5,606.00 | \$ |
| ♦ Home Occupation | | | | |
| Minor - Notification (No fee) | | | | \$0.00 |
| Major | | 001-00-321-900-00 | \$75.00 | \$ |
| ♦ LI/BP Development | \$4,734 + \$41.00 per 1000 sf of GFA | 001-00-345-810-00 | | \$ |
| ♦ Minor Modifications to approved development | | 001-00-345-810-00 | \$378.00 | \$ |
| ♦ Planned Residential Development | \$38 per unit + subdivision fee | 001-00-345-810-00 | | \$ |
| ♦ Plat, Preliminary | | | | |
| Short Plat | \$7,848 + \$250 per lot | 001-00-345-810-00 | | \$ |
| Subdivision | \$7,848 + \$250 per lot | 001-00-345-810-00 | | \$ |
| ♦ Plat, Final: | | | | |
| Short Plat | | 001-00-345-810-00 | \$219.00 | \$ |
| Subdivision | | 001-00-345-810-00 | \$2,598.00 | \$ |
| ♦ Plat Modification/Alteration | | 001-00-345-810-00 | \$1,308.00 | \$ |
| ♦ Pre-Application (Type III or IV Permits) | | | | |
| <i>(No fee for Type I or II)</i> | | | | |
| General | | 001-00-345-810-00 | \$996.00 | \$ |
| Subdivision (Type III or IV) | | 001-00-345-810-00 | \$996.00 | \$ |
| ♦ SEPA | | 001-00-345-890-00 | \$886.00 | \$ |
| ♦ Shoreline Permit | | 001-00-345-890-00 | \$1,308.00 | \$ |
| ♦ Sign Permit | | | | |
| General Sign Permit | (Exempt if building permit is required) | 001.00.322.400.00 | \$45.00 | \$ |
| Master Sign Permit | | 001.00.322.400.00 | \$138.00 | \$ |
| ♦ Site Plan Review | | | | |
| Residential | \$1,255 + \$34 per unit | 001-00-345-810-00 | | \$ |
| Non-Residential | \$3,146 + \$68 per 1000 sf of GFA | 001-00-345-810-00 | | \$ |
| Mixed Residential/Non Residential | (see below) | 001-00-345-810-00 | | \$ |
| | \$4,435 + \$34 per res unit + \$68 per 1000 sf of GFA | | | |
| ♦ Temporary Use Permit | | 001-00-321-990-00 | \$88.00 | \$ |
| ♦ Variance (Minor) | | 001-00-345-810-00 | \$760.00 | \$ |
| ♦ Variance (Major) | | 001-00-345-810-00 | \$1,417.00 | \$ |
| ♦ Zone Change (single tract) | | 001-00-345-810-00 | \$2,000.00 | \$ |

Fees reviewed & approved by Planner: _____ 11/7/23
 Initial Date

Total Fees Due: \$ 4013.⁰⁰

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 11/07/2023 11:04 AM
Receipt No. 00788019
Receipt Date 11/07/2023
CR plan 4,013.00
annex
annexation 4,013.00

Cash: 0.00
Other: 4,013.00
Check: 4,013.00

Total: 4,013.00
Change: 0.00

Check No: #3541 FOR 28TH/GOODWIN

MONICA GRUHER
Customer #: 000000
21917 NE 28TH ST

CAMAS WA 98607-
Cashier: krussell
Station: ISO2594

November 7, 2023

Robert Maul
City of Camas Planning Office
616 NE 4th Ave
Camas, WA 98607

Dear Mr. Maul,

Pursuant to our initial council approval to proceed with our annexation petition process, attached is our second Intent for Annexation (60% Petition minimum) and the \$4013 fee, submitted by residents representing eight contiguous properties that are adjacent to the Camas city limits.

The properties included in this request constitute 85.6% of the total valuation, well over the 60% minimum. The remaining 14% abstained but have not objected. Also included are original property owner signatures and the professionally prepared legal description as required.

As you can see from the area map, our properties have been inadvertently "islanded" by prior annexations, creating confusion for emergency services, postal services, and others.

The recent Green Mountain development across the street has already brought city services to the area. This development, along with an adjacent group of properties to our east that have already been annexed into the city, supports the similar annexation of our connecting properties. This will create a contiguous area, eliminating confusion, and providing for more efficient city planning.

In addition to these benefits, there has been a financial impact on these residents in that property taxes for this area have been adjusted significantly upward because of the Urban Holding designation, without the benefits of annexation. These properties have been under the UH designation by the County for many years. This has resulted in a financial hardship for many residents, several of whom have lived on their properties between 15 and 60 years.

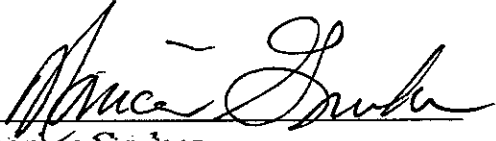
We respectfully submit this application for your

consideration and thank you and the Council for considering our request.

Sincerely,

On behalf of the Goodwin/28th Street Annexation

By:

A handwritten signature in cursive script, appearing to read "Monica Gruher", written over a horizontal line.

Monica Gruher
21917 NE 28th St.
Camas, WA 98607



**60% PETITION FOR ANNEXATION
INTO THE CITY OF CAMAS**

We the undersigned hereby petition the City of Camas to have our property as described below annexed to the City of Camas. We certify that we are the legal owners of such property and are aware that our signatures will be combined with the required signatures to represent at least sixty percent (60%) or more of the total value of all property within the area we are asking to be annexed.

A legal description will be required for the entire annexation area at time of formal petition submittal.

****The City Council requires assumption of existing city indebtedness by the area to be annexed****

Yes No

****The City Council requires the simultaneous adoption of a proposed comprehensive plan designation for the area to be annexed****

Yes No

WARNING: 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.

| PARCEL # | SIGN & PRINT NAME | ADDRESS | DATE SIGNED | OWNER | VOTER |
|-----------|-------------------------------------|--|-------------|-------------------------------------|-------------------------------------|
| 173173000 | <i>James Coburn</i> JAMES COBURN | 21715 NE 28 th St, Camas WA 98607 | 10/2/23 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 173170000 | <i>James Coburn</i> JAMES COBURN | 21715 NE 28 th St, Camas WA 98607 | 10/2/23 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | | | | | |
| | | | | | |



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| PARCEL # | SIGN & PRINT NAME | ADDRESS | DATE SIGNED | OWNER | VOTER |
|-----------|---|--|-------------|-------|-------|
| 173206000 | Barbara J Sheldon Barbara J Sheldon | 21731 NE 28 th St, Camas WA 98607 | 10/2/23 | ✓ | ✓ |
| | Brian Mullins H. J. L. | | 10/2/23 | ✓ | ✓ |
| | | | | | |
| | | | | | |



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| PARCEL # | SIGN & PRINT NAME | ADDRESS | DATE SIGNED | OWNER | VOTER |
|-----------|----------------------|--|-------------|-------|-------|
| 173186000 | <i>Alma Gruher</i> | 21917 NE 28 th St, Camas WA | 10/14/2023 | ✓ | ✓ |
| | <i>Monica Gruher</i> | 98607 | | | |
| | <i>Jim Gruher</i> | | | | |
| | <i>Jim Gruher</i> | | 10/14/2023 | ✓ | ✓ |



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Yes _____ No _____

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| PARCEL # | SIGN & PRINT NAME | ADDRESS | DATE SIGNED | OWNER | VOTER |
|-----------|--|--------------------------------------|-------------|-------|-------|
| 173171000 | STEPHANIE CHADWICK <i>[Signature]</i> | 2619 NE GOODWIN RD CAMAS WA 98607 | 10-13-2023 | X | X |
| 173171000 | SCOTT CHADWICK <i>[Signature]</i> | 2619 NE GOODWIN RD CAMAS WA 98607 | 10-13-2023 | X | X |
| | | | | | |
| | | | | | |



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Yes _____ No _____

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| PARCEL # | SIGN & PRINT NAME | ADDRESS | DATE SIGNED | OWNER | VOTER |
|-----------|---|--|-------------|-------|-------|
| 172546000 | <i>Thad Von Freese</i> THAD VON FREESE | 2521 NE Goodwin Rd. Camas, WA 98607 | 10/9/23 | ✓ | ✓ |
| 172546000 | <i>Sally Kay Freese</i> Sally Kay Freese | 2521 NE Goodwin Rd Camas, WA 98607 | 10/9/23 | ✓ | ✓ |
| | | | | | |
| | | | | | |



60% PETITION FOR ANNEXATION INTO THE CITY OF CAMAS

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The City Council requires assumption of existing city indebtedness by the area to be annexed

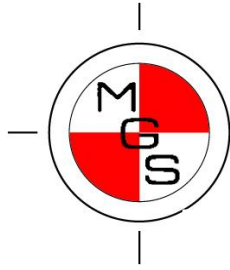
Yes No

The City Council requires the simultaneous adoption of a proposed comprehensive plan designation for the area to be annexed

Yes No

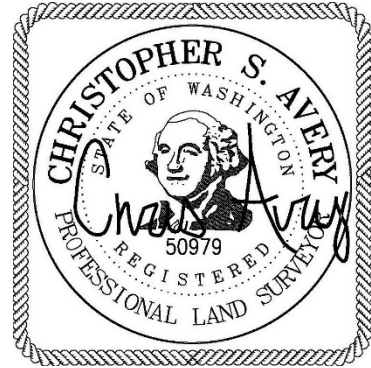
WARNING: Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes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

| PARCEL # | SIGN & PRINT NAME | ADDRESS | DATE SIGNED | OWNER | VOTER |
|-----------|--|-------------------------------------|-------------|-------|-------|
| 173192000 |  Marwan Bahy | 2625 NE Goodwin Rd, Camas, WA 98607 | 10-13-2023 | X | X |
| | | | | | |
| | | | | | |
| | | | | | |



MINISTER-GLAESER SURVEYING INC.

Vancouver Office – 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office – 6303 Burden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX



Signed: 11/06/23

EXHIBIT "A"

GOODWIN 28TH ST ANNEXATION AREA DESCRIPTION:

An area of land located in a portion of the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian, and in a portion of the Thomas J. Fletcher Donation Land Claim, in Clark County, Washington, more particularly described as follows;

COMMENCING at the Center of said Section 21, according to Survey Book 69, Page 129, records of Clark County Surveyor (ROS 69-129);

Thence North $88^{\circ}42'39''$ West, along the North line of the Southwest quarter of said Section 21, for a distance of 492.64 feet, to the Northeast corner of the West half of the West half of the East half of the Northeast quarter of said Southwest quarter;

Thence South $01^{\circ}24'59''$ West, along the East line thereof, for a distance of 30.00 feet to the South right-of-way line of NE 28th Street and the **TRUE POINT OF BEGINNING**;

Thence South $01^{\circ}24'59''$ West, continuing along said East line, for a distance of 1289.34 feet, to the Southeast corner of said West half;

Thence North $88^{\circ}36'41''$ West, along the South line of the North half of said Southwest quarter of Section 21, for a distance of 1298.70 feet, to a point on the East line of the Thomas J. Fletcher Donation Land Claim (DLC);

Thence North $01^{\circ}13'48''$ East, along the East line of said DLC, for a distance of 272.07 feet;

Thence North $65^{\circ}33'34''$ West, along the West line of the Thad & Sally Freese tract according to Deed in Auditors File Number 5821320 and ROS 69-129, for a distance of 180.00 feet, to an angle point;

Thence North $32^{\circ}24'28''$ West, along the West line of said Freese Tract, for a distance of 385.14 feet, to the South right-of-way line of NE Godwin Road, according to Clark County Road Bin Project 365-A Sheet 3;

Thence the following courses and distances along the South right-of-way line of said NE Godwin Road which transitions to said NE 28th Street;

Thence North $43^{\circ}44'21''$ East, for a distance of 261.33 feet;

Thence along the arc of a tangent 925.00 foot radius curve to the right, the long chord of which bears North $56^{\circ}44'51''$ East, with a chord distance of 416.42 feet through a central angle of $26^{\circ}01'00''$, for an arc distance of 420.02 feet;

Thence North $69^{\circ}45'21''$ East, for a distance of 355.00 feet;

Thence along the arc of a tangent 925.00 foot radius curve to the right, the long chord of which bears North $80^{\circ}31'21''$ East, with a chord distance of 345.60 feet through a central angle of $21^{\circ}32'00''$, for an arc distance of 347.64 feet;

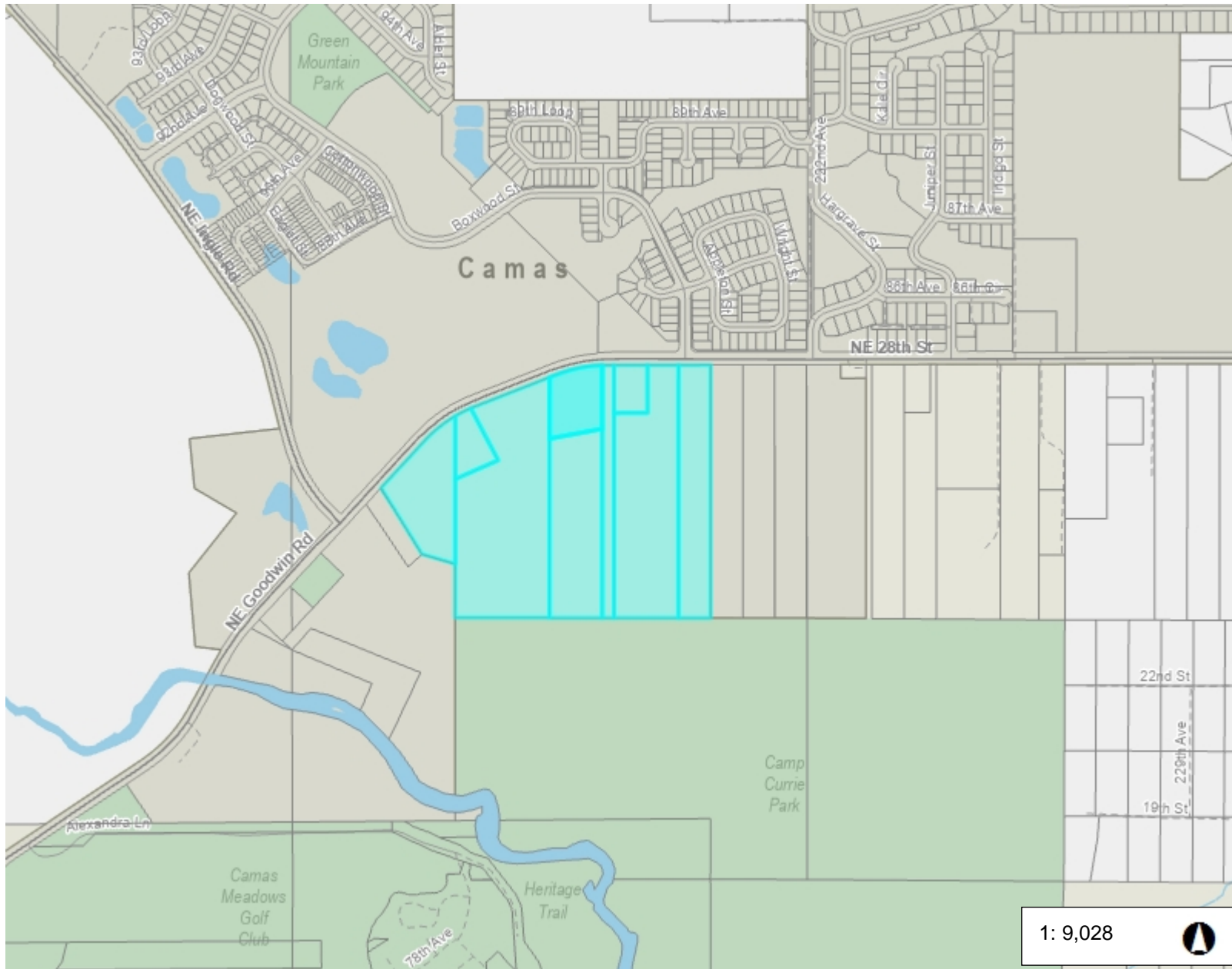
Thence South $88^{\circ}42'39''$ East, for a distance of 491.90 feet to the **TRUE POINT OF BEGINNING.**

CONTAINING: 40.43 acres of land.

BASIS OF BEARINGS: Survey Book 69, Page 129, records of Clark County Surveyor. Right-of-way determined from modeling Road Bin Project 365-A Sheet 3, and rotating the centerline of the road at the Center of Section 21, onto the North line of the Southwest quarter of Section 21 according to said ROS 69-129.



28th / goodwin annexation

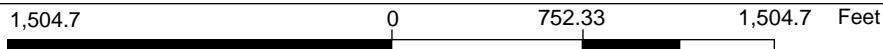


Legend

Taxlots

Notes:

1: 9,028



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.