



Staff Report

May 19, 2025, Council Regular Meeting

Public Hearing for the Nourse Road Annexation – 60% Petition

Presenter: Madeline Coulter, Planner

Time Estimate: 20 minutes

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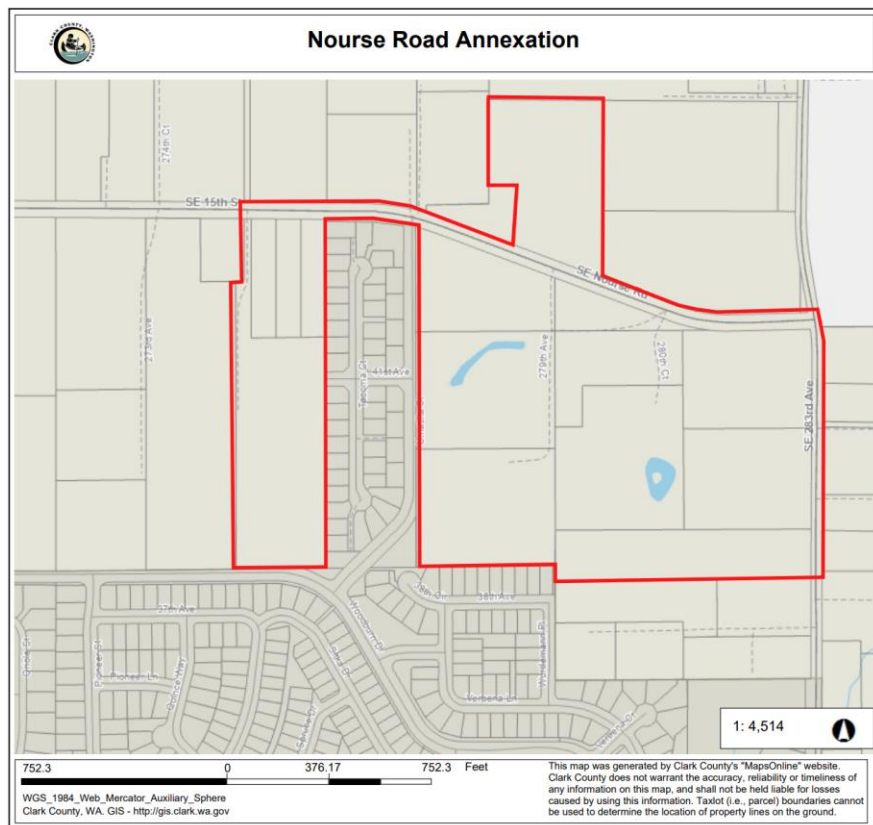
BACKGROUND: An annexation application has been submitted to the City.

SUMMARY: A 10% notice of intent application was submitted to the City of Camas on October 13, 2024. The annexation area is comprised of fourteen parcels that total approximately 53 acres of land located along SE Nourse Road. (see Figure 1). The annexation area is within the Camas Urban Growth Boundary (UGB).

Nine out of the fourteen parcels have signed the notice of intent to annex. The initiating parties represent 68% of valuation (approximately \$7,480,000.00) of landowners in the proposed area. Five of the fourteen parcels abut the existing city limit boundary to the east, south, and west. The notice is valid and satisfies the requirements of RCW 35A.14.120.

The adopted comprehensive plan designation for the subject area is currently Single-Family High, which allows for the R-6 zoning designation. The current zoning for the subject area is Clark County R1-6 with a Clark County Urban Holding (UH-10) zoning overlay.

Figure 1: Proposed Annexation Area



On December 2, 2024, the Camas City Council accepted a 10% notice of intent to annex land located in the Camas Urban Growth Boundary generally described as the Nourse Road Annexation area requiring simultaneous adoption of a zoning designation and assumption of all indebtedness of the annexation area. At this meeting, city council modified the proposed annexation boundary to include four additional parcels labeled as P17, P18, P19, and P20 in the attached legal description.

On February 10, 2025, a 60 percent petition to annex was submitted. The 60 percent petition contains an updated legal description to include the annexation area with the abutting right-of-way and signatures from property owners representing at least 60% of the assessed value of the area to be annexed.

To simultaneously adopt a zoning designation, a workshop and public hearing before the Planning Commission was held February 19, 2025, and March 19, 2025. The role for the Planning Commission is to consider establishing a zoning designation for the subject annexation area by holding a public hearing and providing a formal recommendation to the City Council. At the public hearing, Planning Commission recommended the R-6 zoning designation based on the Single Family High Comprehensive Plan Designation (see Figure 2).

As proposed, the annexation area does directly adjoin the city limit boundary to the east, south, and west. To the north, east, and west of the site is unincorporated Clark County land that is within the City of Camas Urban Growth Boundary.

POTENTIAL CHALLENGES: There are no known potential challenges at this time.

BUDGET IMPACT: The City will be responsible to provide services to the annexed area, however; additional property tax revenues would be anticipated if the properties are further developed. There are no capital facilities projects planned in the project boundaries, so public improvements in the annexed area would need to be built by the developer at their own cost.

RECOMMENDATION: Staff recommends Council hold the public hearing, take public testimony, and adopt Ordinance 25-008.