STAFF REPORT
Nourse Road Annexation – Zoning Designation
File No. ANNEX24-1002

TO	Troy Hull, Chair Planning Commission
FROM	Madeline Coulter, Planner
DATE	February 11, 2025

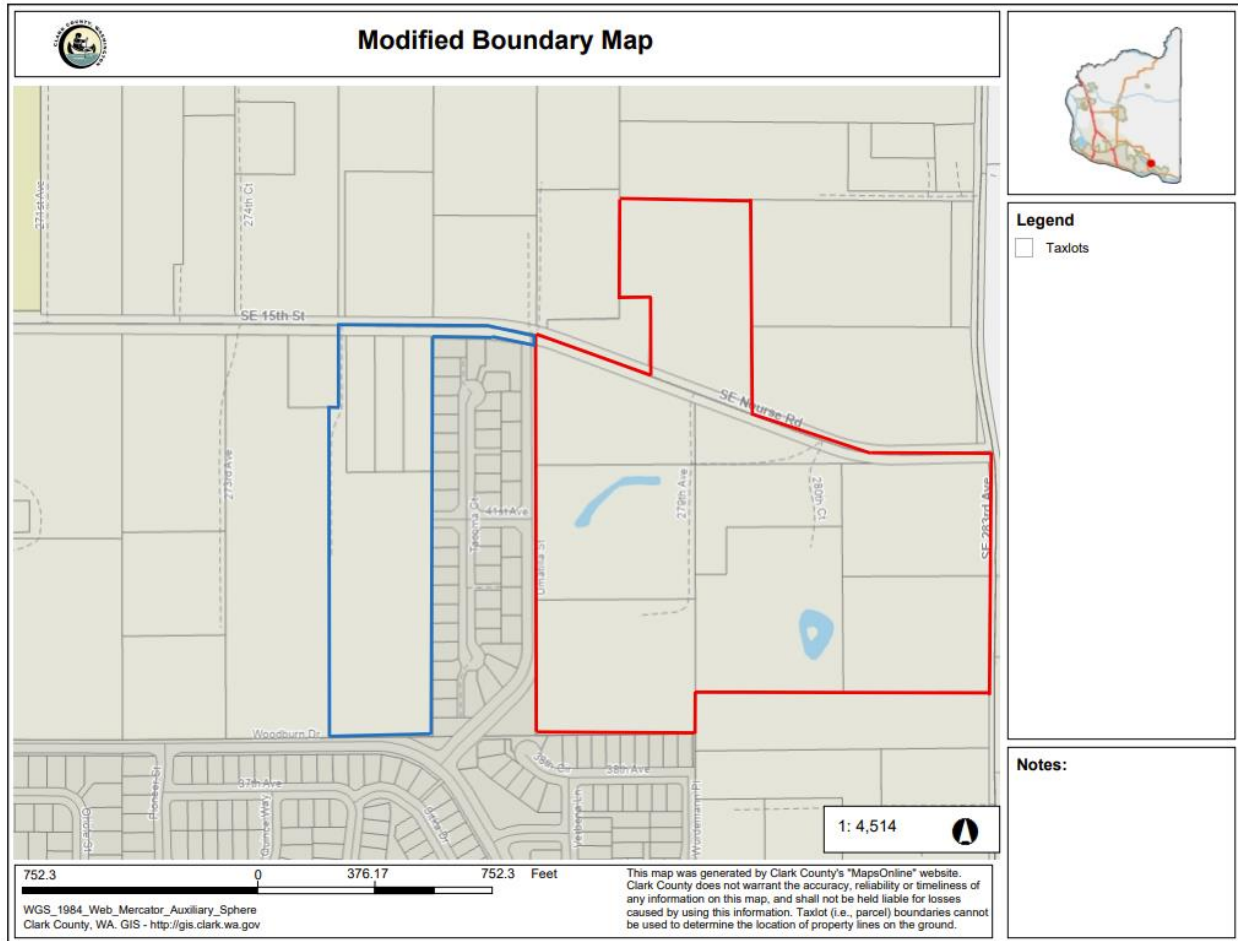## SUMMARY

On December 2, 2024, the Camas City Council accepted a 10% notice of intent to annex land located it the Camas Urban Growth Boundary generally described as the Nourse Road Annexation Area. At this meeting, city council modified the boundary to include parcels labeled as P17, P18, P19, and P20. The method of annexation being used is the 60% petition method. Before a public hearing can be held with the city council to entertain the 60% petition, the city must first affix a zoning designation for the area in question.
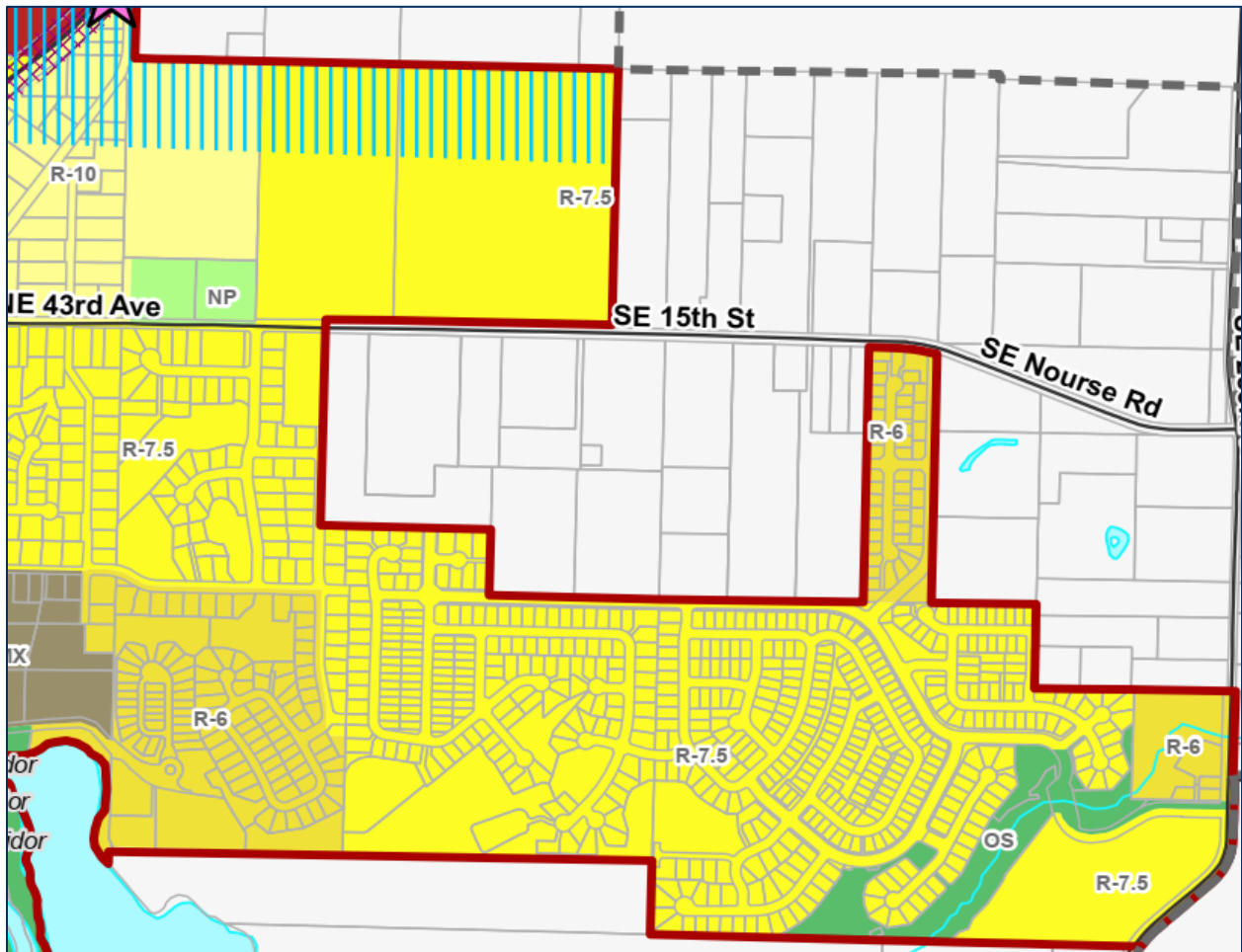
FINDINGS

The annexation area is comprised of 14 parcels with various owners. The parcels are approximately 53 acres in total. The annexation area is outlined in red and blue (see figure 1), with blue being the modified boundary that council requested to be included as part of the annexation request. The parcels are located south of SE Nourse Road and east of Camas High School. The Nourse Road annexation includes 14 lots with most lots containing one single family residence. All parcels are zoned R1-6 with a Clark County Urban Holding (UH-10) zoning overlay.

Figure 1: Annexation Area

The current comprehensive plan designation is Single Family- High. There is one zoning designations that can be used to implement the Single Family-High comprehensive plan designation: R-6. Therefore, staff is proposing the R-6 zoning designation for the annexation area. There are areas within city limits and near the annexation that are zoned R-6 and R-7.5 (see figure 2). Using the R-6 zoning designations will be consistent with the adopted comp plan map.

Figure 2: Zoning Map

RECOMMENDATION

Staff recommends that the Planning Commission discuss the proposed zoning designation and provide direction regarding moving forward with a public hearing at the March 18, 2025 Planning Commission Meeting.