



Staff Report

December 2, 2024, Council Meeting

Nourse Road Annexation – 10% Notice of Intent

Presenter: Madeline Coulter, Planner

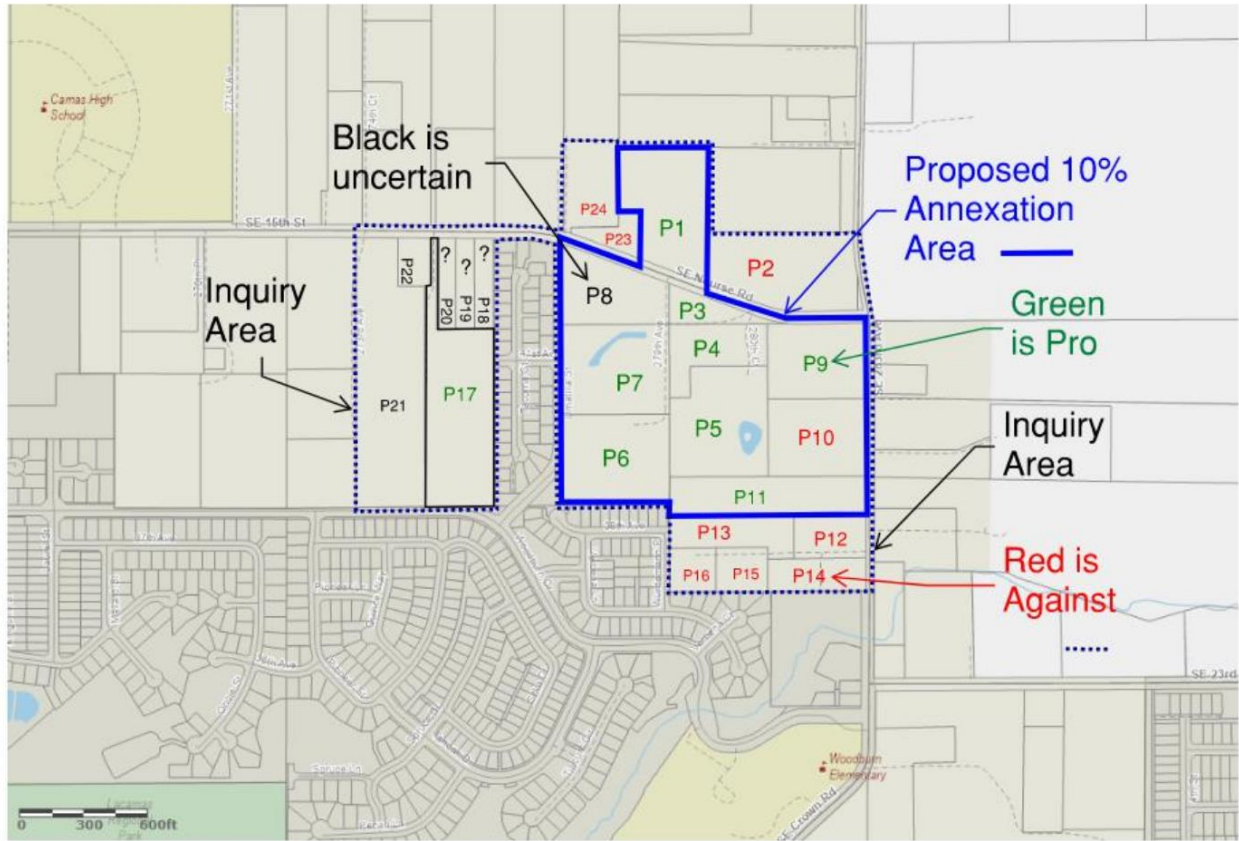
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BACKGROUND: An annexation application has been submitted to the City.

SUMMARY: On October 14, 2024, the City of Camas received a ten percent petition to annex ten properties within the city limits. The annexation area is comprised of ten parcels of various owners. The parcels total 41.44 acres (see figure 1). There are eight parcels in favor (green) of the annexation, one opposed (red), and one undecided (black). The total assessed value of the parcels in favor is \$6,302,984.00, or 79%. The notice is valid and satisfies the requirements of RCW 35A.14.120.

Nine out of the ten parcels contain a single-family homes. The once parcel across Nourse Road contains a small structure without a single-family home. All ten parcels have a Clark County Urban Holding (UH-10) zoning overlay. The Urban Holding zoning overlay requires a minimum of ten acres to construct a single-family residence.

Figure 1: Proposed Annexation Area



City Boundary:

As proposed, the annexation area does directly adjoin the city limit boundary to the south and west. North and further west of the site is unincorporated Clark County land that is within the City of Camas Urban Growth Boundary (see figure 2).

BUDGET IMPACT: Unknown at this time. Staff will bring forward more specifics at future meetings.

RECOMMENDATION: Accept the Nourse Annexation request and require simultaneous adoption of zoning and assumption of existing indebtedness of the proposed annexation area.

Options:

Option	Results
<ul style="list-style-type: none">• <i>Reject the Notice of Intent</i>	<i>The annexation process ends, and the subject property would remain in unincorporated Clark County.</i>
<ul style="list-style-type: none">• <i>Accept the Notice as submitted</i>	<i>The initiating parties would draft a petition and begin gathering signatures.</i>
<ul style="list-style-type: none">• <i>Accept the Notice but modify the boundaries.</i>	<i>The initiating parties would draft a revised petition and begin gathering signatures.</i>