

STAFF REPORT

McNeley Annexation – Zoning Designation
File No. ANNEX21-01

TO	Tim Hein, Chair Planning Commission
FROM	Madeline Sutherland, Assistant Planner
DATE	May 11, 2021

SUMMARY

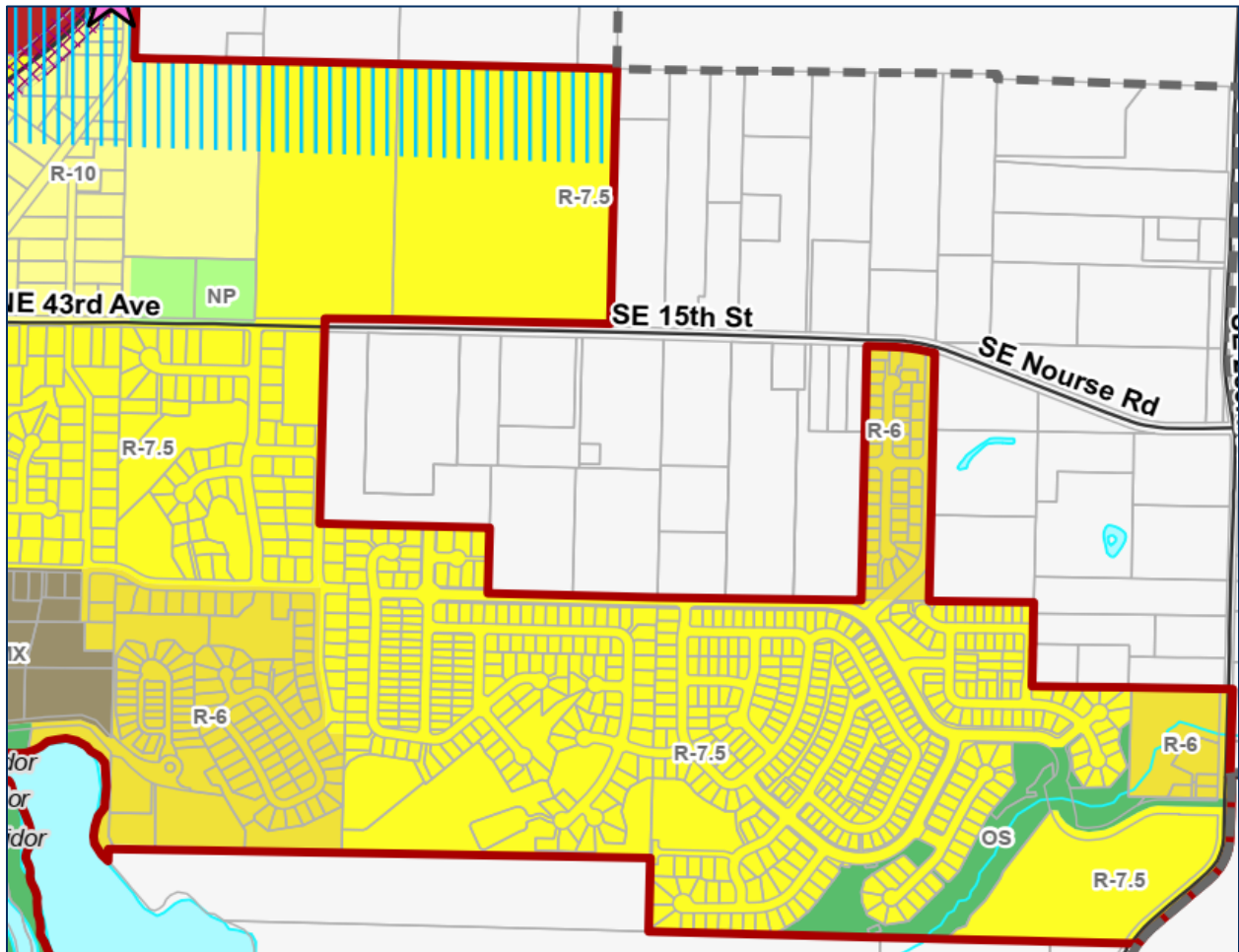
On April 5, 2021 the Camas City Council accepted a 10% notice of intent to annex land located in the Camas Urban Growth Boundary generally described as the McNeley Annexation Area. The method of annexation being used is the 60% petition method. Before a public hearing can be held with the city council to entertain the 60% petition, the city must first affix a zoning designation for the area in question. A workshop before Planning Commission was held April 20, 2021.

FINDINGS

The annexation area is comprised of two parcels owned by Adam and Heidi McNeley (parcel number 986030316), and Bradley and Paula Buhman (parcel number 17810200). The parcels are 8 acres and 8.14 acres in size respectively for a total of 16.14 acres. The annexation area is outlined in red (see figure 1), also located south of SE 15th Street and Camas High School.

The McNeley property is currently vacant and the Buhman property contains one single family residence. Both 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. The McNeley property future development plans consist of one single family residence with no intention of further developing. Per the applicant's narrative, the two properties have been in the family for more than five generations and are intended to be their forever home.

Figure 2: Zoning Map



RECOMMENDATION

Staff recommends that the Commission discuss proposed zoning designation, conduct a public hearing and forward a recommendation to City Council.