



**Planning Commission Meeting Agenda
Tuesday, March 18, 2025, 7:00 PM
Council Chambers, 616 NE 4th AVE**

NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)

To Participate Remotely:

OPTION 1 -

1. Go to www.zoom.us and download the app or click "Join A Meeting" and use Meeting ID – 841 4193 2561
2. Or, from any device click <https://us06web.zoom.us/j/84141932561>

OPTION 2 - Join by phone (audio only):

Dial 877-853-5257 and enter meeting ID# 841 4193 2561

For Public Comment:

Click the raise hand icon in the app or by phone, hit *9 to "raise your hand", or email to communitydevelopment@cityofcamas.us

These will be entered into the meeting record. Emails received up until one hour before the start of the meeting will be emailed to the Meeting Body prior to the meeting start time.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

This is the public's opportunity to comment about any item on the agenda, including items up for final action.

MINUTES

1. [February 19, 2025 Planning Commission Meeting Minutes](#)

MEETING ITEMS

2. Election of Chair and Vice Chair
3. [Open Public Meetings Training](#)
[Presenter: David Schultz, Assistant City Attorney](#)
4. [Public Hearing for the Nourse Road Annexation - Zoning Designation](#)
[Presenter: Madeline Coulter, Planner](#)

MISCELLANEOUS UPDATES

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NEXT MEETING DATE

CLOSE OF MEETING



Planning Commission Special Meeting Minutes
Wednesday, February 19, 2025, 7:00 PM
Council Chambers, 616 NE 4th AVE

CALL TO ORDER

Commissioner Hull called the meeting to order at 7:00 p.m.

ROLL CALL

Planning Commissioners Present: Troy Hull, Mahsa Eshghi, Shawn High, Paul Anderson, Marlo Maroon and Geoerl Niles

Commissioners Excused: Joe Walsh

Staff Present: Alan Peters, Robert Maul, David Schultz and Carey Certo

PUBLIC COMMENT

There was no public comment

MINUTES

1. December 17, 2024 Planning Commission Meeting Minutes

It was moved by Commissioner High and seconded by Commissioner Anderson, to approve the minutes of the December 17, 2024, Planning Commission Meeting. The motion passed unanimously

MEETING ITEMS

2. Nourse Road Annexation - 60% Notice of Intent / Zoning Designation
 Presenter: Madeline Coulter, Planner

Madeline Coulter reviewed the Nourse Road annexation and responded to Commissioners questions.

3. Johnson Annexation – 10% Notice of Intent / Zoning Designation
 Presenter: Robert Maul, Planning Manager

Robert Maul reviewed the Johnson annexation and responded to Commissioners questions.

It was moved by Commissioner Niles and seconded by Commissioner Eshghi, to approve and forward on to City Council, the Johnson Annexation. The motion passed unanimously.

MISCELLANEOUS UPDATES

Alan Peters reviewed the Our Camas 2045 Preferred Alternative Map that is live on Engage Camas.

NEXT MEETING DATE

The next meeting is scheduled for March 18, 2025

CLOSE OF MEETING

The meeting closed at 7:34 p.m.

M E M O R A N D U M

TO: CAMAS PLANNING COMMISSION
FROM: David Schultz, Assistant City Attorney
DATE: March 12, 2025
RE: General Meeting Management

The following is a review of the key rules and laws that affect the planning commission meetings. The topics addressed in this memorandum include: general background for the planning commission, a review of open public meetings, the appearance of fairness doctrine, and parliamentary procedure.

(1) General Information: Chapter 2.32 of the Camas Municipal Code sets forth the powers and duties of the Planning Commission. The planning commission acts as a research and fact finding agency for the city. The planning commission serves in an advisory capacity to the city council and mayor. It makes such surveys, analyses, researches and reports as are required of it by the ordinances of the city and as are requested by the council or mayor. It has the authority to make inquiries, investigations, and to conduct such hearings as may be necessary as to enable it to make recommendations from time to time to the council as to the best methods of conservation, utilization, planning and development within the city.

(2) The Open Public Meetings Act:

The legislative declaration at the beginning of the Open Public Meeting Act provides that public commissions such as ours, and all other public agencies of this state, exist to aid in the conduct of the people's business. RCW 42.30.010 further states that “[t]he people of this state do not yield their sovereignty to the agencies which serve them. The people, in delegating authority, do not give their public servants the right to decide what is good for the people to know and what is not good for them to know. The people insist on remaining informed and informing the people's public servants of their views so that they may retain control over the instruments they have created. For these reasons, even when not required by law, public agencies are encouraged to incorporate and accept public comment during their decision-making process.” This strongly worded intent affects how we as a commission must function.

“No governing body of a public agency shall adopt any ordinance, resolution, rule, regulation, order, or directive, except in a meeting open to the public and then only at a meeting, the date of which is fixed by law or rule, or at a meeting of which notice has been given according to the provisions of this chapter. Any action taken at meetings failing to comply with the provisions of this subsection shall be null and void.” RCW 42.30.060(1).

“It shall not be a violation of the requirements of this chapter for a majority of the members of a governing body to travel together or gather for purposes

Memorandum

To: Camas Planning Commission

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other than a regular meeting or a special meeting as these terms are used in this chapter: provided, that they take no action as defined in this chapter.”
RCW 42.30.070.

In order for an exchange between members of the Planning Commission to qualify as a meeting subject to the OPMA, the exchange must qualify both as a meeting and also contain action. When the Planning Commission meets at City Hall for a hearing, it is clearly under Chapter 42.30 RCW. However, "action" is broadly defined, and include the receipt of public testimony, deliberations, discussions, considerations, reviews, evaluations and final actions. RCW 42.30.020(3). As such, "action" can involve many other interactions outside of our meetings. Essentially, Planning Commission officials should consider any discussion or deliberation of City of Camas Business as constituting an "action". The issue then becomes whether a "meeting" has occurred. A meeting occurs when the majority of the Planning Commission meets to take action.

The bottom line is the OPMA does not apply if less than a majority of the Planning Commission meet. There have also been rulings that have recognized that the OPMA does not apply, even when a majority gather, if no official business is conducted. For example, traveling to and attending a conference by a majority of the Council would generally not implicate the OPMA.

However, the OPMA can apply even if members of the Planning Commission are not in the same room. For example, a conference call could amount to a meeting subject to the OPMA. In like manner, there can be circumstances where e-mail exchanges can arise to the level of a meeting subject to the OPMA. In *Wood v. Battle Ground School District*, 107 Wn. App. 550 (2001), the Washington State Court of Appeals held an e-mail exchange between a majority of school board members amounted to a meeting. The particular details of the *Battle Ground School District* case are as follows:

1. A majority of school board members sent e-mails to each other on a single topic over a relatively short period of time (six days); and
2. The participating members apparently intended to vote on the subject of the e-mails.

To qualify as a meeting, the e-mail exchange must involve active participation in the exchange by a majority of the governing body. Merely passively receiving an e-mail does not automatically constitute a meeting per the *Battle Ground School District* case. In fact, the Washington Supreme Court has specifically recognized that "independent and individual examination of documents by public officials prior to an open meeting does not violate the act." See *Equitable Shipyards, Inc. v. State*, 93 Wn. 2d 465 (1980).

In other words, if you receive an e-mail from the City Administrator or other staff which includes documents which are necessary for review prior to a meeting then, as long as a majority of the Commission does not respond between themselves, the exchange will not violate the OPMA. Further, e-mails between all of the governing body members which do not discuss official Planning Commission business will not implicate the OPMA. You should ask yourself the following question: would the subject of this e-mail someday come before the Planning Commission for a vote? If the

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answer could possibly be in the affirmative, then members should avoid sending group e-mails to the other Planning Commission members. In general, it is our recommendation that members of the Planning Commission avoid e-mail communication with other members. If e-mail is used, please note there are risks associated with sending group e-mails. Any e-mails to members of the Planning Commission should be sent to each member individually. There is the risk, however, that if a majority responds to the e-mail, and especially if these responses are shared, it could create the risk of a meeting. Planning Commission members should not reply to informational type e-mails as a group e-mail. Further, at an open meeting a majority of the Planning Commission should never decide to continue or complete discussion of an agenda item by e-mail. Finally, please note that e-mail exchanges are subject to the Open Public Records Act. The City has a policy relating to the retention of e-mails which members must also comply.

(3) Appearance of Fairness: Camas Municipal Code 2.32.070, provides that “[i]f any member of the planning commission has a conflict of interest or an appearance of fairness problem with respect to a matter pending before the commission, he shall disqualify himself from participating in the deliberations and decision making process with respect to such matter.”

The Appearance of Fairness Doctrine is set forth in Chapter 42.36 of the Revised Code of Washington, and applies to local land use decisions before the Planning Commission and the City Council. There are the following specific rules under the Appearance of Fairness Doctrine:

- a) **No Ex-Parte Contacts:** The record in a quasi-judicial proceeding should solely consist of the staff report and that evidence submitted at the hearing itself which might consist of documents and testimony from the applicant, proponents, opponents, and interested members of the public. The rule prohibits Planning Commission members from discussing the application with both the applicant and any opponents, such as neighbors to the proposed development. The rule further prohibits Planning Commission members from soliciting their own information about the site, such as visiting the site or performing independent research on the issues which might be raised as part of the application.
- b) **Bias:** It is important not to give the appearance of bias in any meeting. To that end, the Planning Commission members should have some degree of formality with all of the speakers. Hostile, rude, or antagonistic comments or any statements that show the decision maker has prejudged the merits of a land use action should be avoided.
- c) **Community Displeasure:** Land use decisions in the quasi-judicial context cannot be based on general community pleasure or displeasure. As Planning Commission members, you will most likely see circumstances where neighbors have organized to voice their displeasure to a pending land use application. In *Mission Springs v. Spokane*, 134 Wn. 2d. 1947

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(1998), the Washington Supreme Court ruled that the City of Spokane City Council had inappropriately based a land use decision on community displeasure. The city attorney had advised the council that the council had no administrative authority to make the decision. However, neighboring property owners had organized to oppose the application and had hired an attorney to resist the project. Notwithstanding the advice of the city attorney, the council directed the city manager not issue a particular permit. In its ruling, the Supreme Court noted that the arbitrary or irrational refusal or interference with processing land use permit violates substantive due process. The city and the individual council members were subject to a claim for damages as a result.

While the *Mission Springs* case is an extreme example, the lesson to be learned is to remain objective and not let community displeasure guide your decision making. Further, it is important to listen to legal advice. In reviewing your analysis of a contested land use action, you should ask yourself whether your decision would be the same if there was **no** opposition.

- d) **Proximity to Site:** As a general rule, if you reside or own property within 300 feet of a site coming before the planning commission then you should announce this fact and recuse yourself. This general rule fits in with the intent that actions not only be fair in reality but also "appear" to be fair. You may in fact have the intention of being objective on this type of land use decision but for appearance sake if you do reside or own property in close proximity to a site then this should be revealed.
- e) **Duties:** What is the process should an ex-parte communication occur or there be in your mind a potential Appearance of Fairness violation?
- 1) First, disclose at the beginning of the meeting the communication or other issue which might be present. You might want to give me a call prior to the meeting if you have any specific questions about the issue so we can work through the matter prior to the meeting itself.
 - 2) Once you have disclosed the communication then those in attendance can challenge your sitting as a Planning Commission member for the hearing.
 - 3) If this occurs, then the decision as to whether to sit on the Planning Commission for the hearing is entirely up to you.

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- 4) If you do decide that the communication or other issue is substantial enough then you can recuse yourself, which will require you to leave the hearing room.

(4) Parliamentary Procedure. In the course of conducting business the Planning Commission should adhere to the rules of parliamentary procedure. Following parliamentary procedure rules also aids in complying with the Open Public Meetings Act, notice requirements, and other procedural aspects of the commission's work. The main motions generally will consist of those topics set out in the agenda. It is the chairperson's role to announce the business in the proper sequence as set forth in the agenda. The chairperson introduces the agenda item, and requests staff provide input (summarization of written report). Then the commission has the opportunity to ask staff questions. The chairperson will then open the hearing to the public, and call for comment from the audience. At the podium, speakers must state their name, city of residence, and provide testimony. After everyone has had the opportunity to speak, the chairperson will close the public hearing and open the subject for the commission's discussion and decision.

In order to begin the discussion of the agenda item, a motion to pass the item on to council with the recommendation to adopt the proposal or reject the proposal should be made, and seconded. It may be helpful to read the staff recommendation or summary of report to properly phrase the proposal. Commission members should be conscientious not to speak over the party making the motion. The purpose of this is to provide structure to the debate. Once the item has a main motion, it yields only to privileged, subsidiary and incidental motions, and discussion/debate can begin. This commission has been historically effective in this endeavor.

Next the chair opens the main motion up for discussion. The chair should state that the motion has been moved and seconded, and is open for debate. Generally, the party making the motion has the opportunity to speak first. The members should avoid speaking twice in a row, in order to permit every member who wishes to speak the opportunity. The chair should encourage each of the members to comment. For example, one could state "now that we have heard from a number of our members, would others whom have not spoken care to comment," or "you have made several good points, I am wondering if someone else would care to comment." The chair or members can focus the discussion as well. For example, one could state "that is a good point, but I wonder if the topic is too far afield for this item," or "should we take a look back at what our original objective for this discussion was, to see we are in relation to the objective." The chair or members can encourage the group to move along. For example, one could state "now that we have addressed this aspect of the problem sufficiently, should we shift our attention to consider this additional area..." The goal should be for a fair, orderly, and thorough debate. If there are portions of the proposal which members of the commission disagree with, they can make a motion to amend the motion, which must be seconded. For example, a member after obtaining the floor could state "I move to amend the motion by striking out...adding...having staff correct...etc." Again, once the motion has been moved and seconded, the chair should open

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the motion to amend up for debate. Multiple motions to amend may be made, and they all may or may not pass. They do not all need to be made by the same member. Another way of reaching the same result is for the member making the motion to move to withdraw the motion, and restate the proposed motion. This requires a second, discussion and normally a voice vote, and should be done quickly, as the new motion will open up debate again. There are many different ways to reach the same result, and every commission develops its own approach.

Once it appears that discussion has been completed or a member feels the matter is ready for a vote on the main motion and subsidiary motions, a member can move to end debate and amendments and effectively call for a vote. For example, a member can state “It appears that we have had the opportunity to fully debate this item, therefore, I move that we end debate and amendments.” The motion requires a second, there is no debate, and requires a two-thirds majority vote to pass. If this motion passes, the chair should restate the motion, as amended if necessary, and call for a vote. Or if there is no more debate, the chair may simply call for a vote.

A proper restatement of the motion or proposed action to be taken is an important aspect in making a clean record. For example, “it has been moved that the Planning Commission [insert proposed action as amended] be passed on to the City Council and Mayor with the recommendation that it be approved/denied.” The chair can call for the vote by: roll call, show of hands, voice, or ballot. For our purposes, roll call should be used on the final motion directing action. Following the vote, the chair should then announce the result.

DHS

STAFF REPORT

Nourse Road Annexation – Zoning Designation
Planning Commission Public Hearing
File No. ANNEX24-1002

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

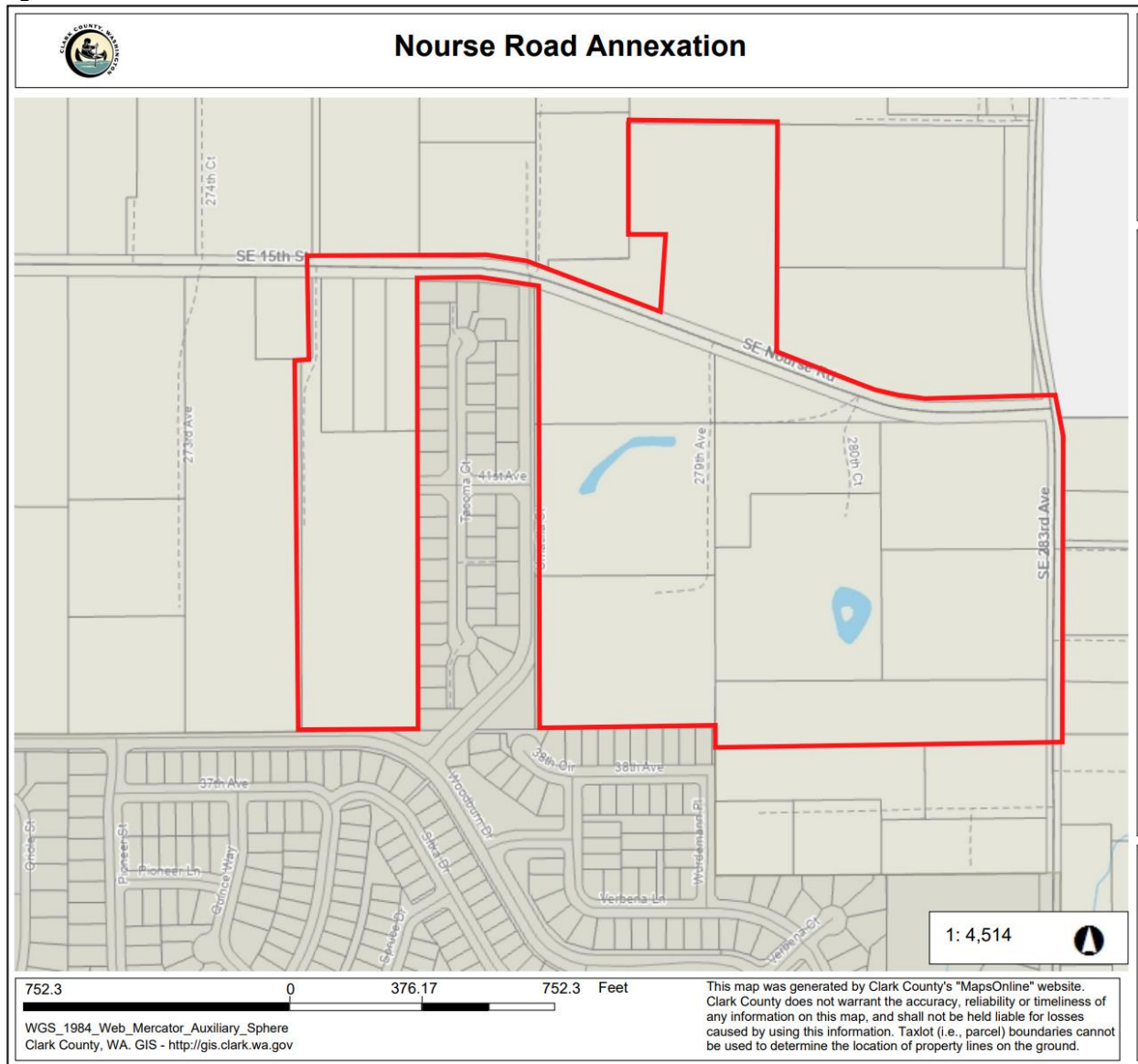
SUMMARY

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. 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. 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 February 19, 2025.

FINDINGS

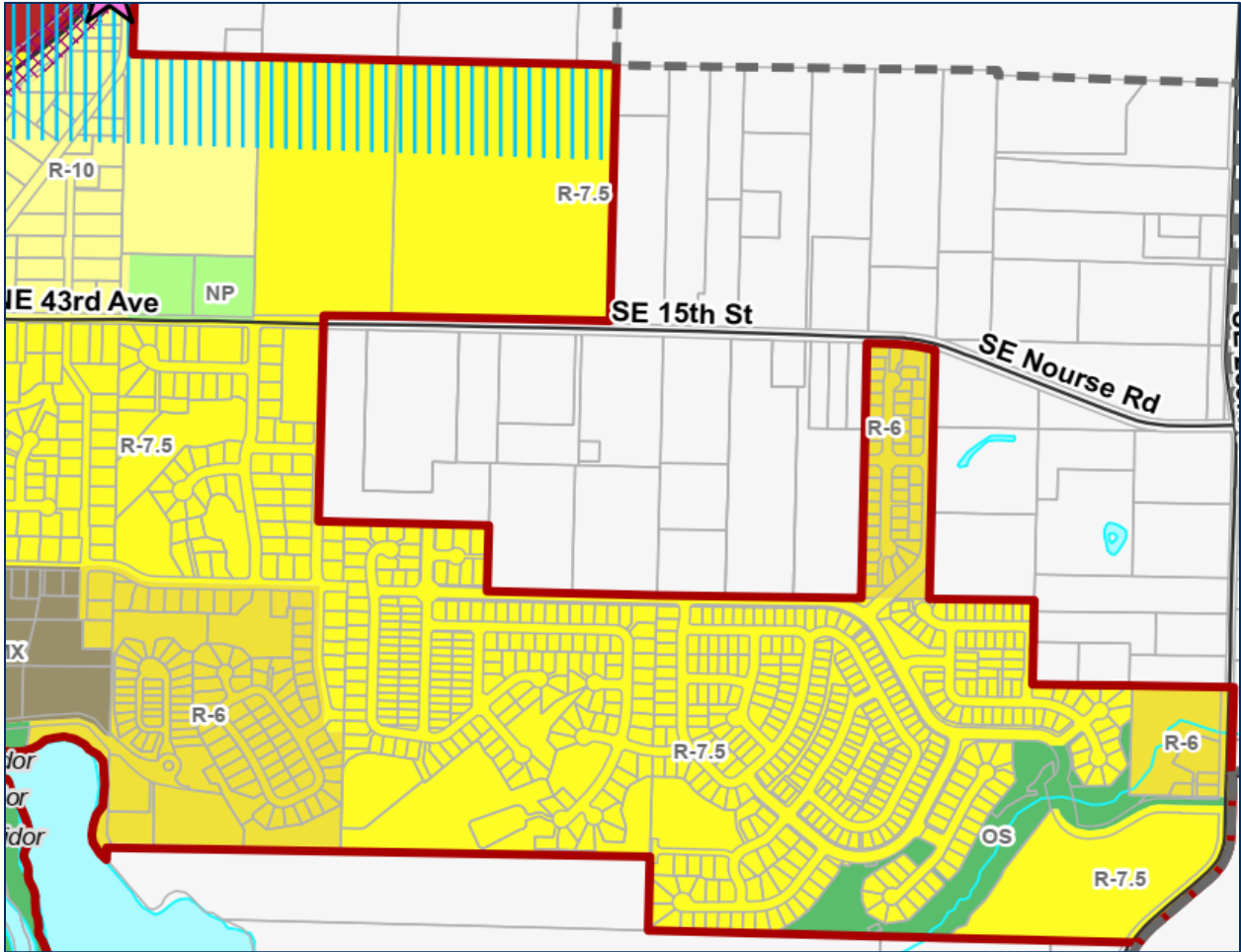
The annexation area is comprised of 14 parcels with various owners. The parcels are approximately 53 acres in total. The annexation area is outlined in red (see figure 1). The parcels are located south of SE Nourse Road and east of Camas High School. The Nourse Road annexation includes 14 lots with most 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 designation that can be used to implement the Single Family-High comprehensive plan designation: Single Family Residential 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 comprehensive plan map.

Figure 2: Zoning Map



RECOMMENDATION

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

EXHIBIT "A"

LEGAL DESCRIPTION FOR PROPOSED CITY ANNEXATION

APN 178387000, APN 178377003, APN 123219000, APN 123219005
APN 178377002, APN 178377001, APN 178377000, APN 123222000,
APN 123220000, APN 123200000, APN 178413000, APN 178427000,
APN 178425000 AND APN 178426000
CLARK COUNTY, WASHINGTON

REAL PROPERTIES SITUATED IN CLARK COUNTY, WASHINGTON LYING IN THE SOUTHWEST AND THE SOUTHEAST QUARTERS OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 3 EAST AND THE NORTHWEST AND THE NORTHEAST QUARTERS OF SECTION 01, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE SOUTH 89°15'31" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 36, A DISTANCE OF 989.97 FEET TO THE SOUTHWEST CORNER OF LOT 31 OF THE NORTH HILLS SUBDIVISION, RECORDED IN VOLUME 311, PAGE 829, RECORDS OF SAID COUNTY AND THE TRUE POINT OF BEGINNING; THENCE NORTH 01°27'44" EAST, ALONG THE WEST LINE OF SAID NORTH HILLS SUBDIVISION, A DISTANCE OF 1272.39 FEET MORE OR LESS TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST NOURSE ROAD PER THE HERIFORD SHORT PLAT BOOK 2, PAGE 696, CLARK COUNTY RECORDS; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 2 (TWO) COURSES:

THENCE SOUTH 88°08'58" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 122.95 FEET TO A 870.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°46'48", AN ARC DISTANCE OF 209.24 FEET TO THE NORTHEAST CORNER OF SAID NORTH HILLS SUBDIVISION;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 01°27'44" WEST, ALONG THE EAST LINE OF SAID NORTH HILLS SUBDIVISION, A DISTANCE OF 1240.96 FEET MORE OR LESS TO A POINT ON SAID EAST LINE, ALSO BEING A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°15'31" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 39.60 FEET TO THE NORTHWEST CORNER OF LOT 63 OF THE HILLS AT ROUND LAKE-PHASE 3 SUBDIVISION, RECORDED IN VOLUME 311, PAGE 707, RECORDS OF SAID COUNTY; THENCE SOUTH 89°15'31" EAST, ALONG SAID NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 461.77 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN STATUTORY WARRANTY DEED CONVEYED TO LENNAR NORTHWEST INC. UNDER AUDITOR'S FILE NUMBER 4987684, CLARK COUNTY RECORDS; THENCE SOUTH 89°15'31" EAST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 8.09 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED CONVEYED TO WILLIE AND KRISLYNN SANDRY UNDER AUDITOR'S FILE NUMBER 3862426, RECORDS OF SAID COUNTY; THENCE SOUTH 01°13'25" WEST, ALONG SAID WEST LINE OF SAID PARCEL, A DISTANCE OF 51.67 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE SOUTH 89°15'31" EAST, ALONG THE SOUTH LINE AND THE EASTERLY PROJECTION OF SAID SOUTH LINE, A DISTANCE OF 972.21 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHEAST 283RD AVENUE; THENCE NORTH 01°52'05" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 812.28 FEET TO A 736.20 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG EASTERLY RIGHT-OF-WAY AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°41'35", AN ARC DISTANCE OF 137.40 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 08°49'29" WEST, A DISTANCE OF 15.71 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST NOURSE ROAD; THENCE NORTH 89°33'22" WEST, ALONG SAID EASTERLY PROJECTION AND SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST NOURSE ROAD, A DISTANCE OF 293.77 FEET, MORE OR LESS, TO A 770.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°34'45", AN ARC DISTANCE OF 290.00 FEET; THENCE CONTINUING NORTH 67°58'37" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 222.84 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN STATUTORY WARRANTY DEED, CONVEYED TO TIMOTHY M. AND KELLI L. SCHAUER AND DAMON WEBSTER, UNDER AUDITOR'S FILE NUMBER 5930114, RECORDS OF SAID COUNTY; THENCE NORTH 01°28'03" EAST, ALONG SAID EAST LINE, A DISTANCE OF 688.67 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTH 89°15'36" WEST, ALONG THE NORTH LINE OF SAID SCHAUER ET AL. PARCEL, A DISTANCE OF 422.40 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST LINE OF SAID PARCEL THE FOLLOWING 4 (FOUR) COURSES:

THENCE SOUTH 01°28'03" WEST, A DISTANCE OF 342.40 FEET; THENCE SOUTH 89°06'43" EAST, A DISTANCE OF 100.96 FEET; THENCE SOUTH 01°28'03" WEST, A DISTANCE OF 87.40 FEET; THENCE SOUTH 04°06'43" WEST, A DISTANCE OF 131.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST NOURSE ROAD;

THENCE NORTH 67°58'37" WEST, LEAVING SAID WEST LINE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 261.95 FEET TO A 930.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°10'21", A DISTANCE OF 327.43 FEET; THENCE NORTH 88°08'58" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 430.35 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF THAT PARCEL, LYING SOUTHERLY OF SAID RIGHT-OF-WAY, DESCRIBED IN QUIT CLAIM DEED CONVEYED TO GERALD A. UHACZ TRUSTEE AND JANICE C. UHACZ TRUSTEE UNDER AUDITOR'S FILE NUMBER 3512021, RECORDS OF SAID COUNTY;

THENCE SOUTHERLY, ALONG SAID NORTHERLY PROJECTION AND SAID WEST LINE THE FOLLOWING 3 (THREE) COURSES:

THENCE SOUTH 01°22'29" WEST, A DISTANCE OF 287.95 FEET; THENCE NORTH 89°15'31" WEST, A DISTANCE OF 31.42 FEET; THENCE SOUTH 01°22'29" WEST, A DISTANCE OF 1050.36 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 36;

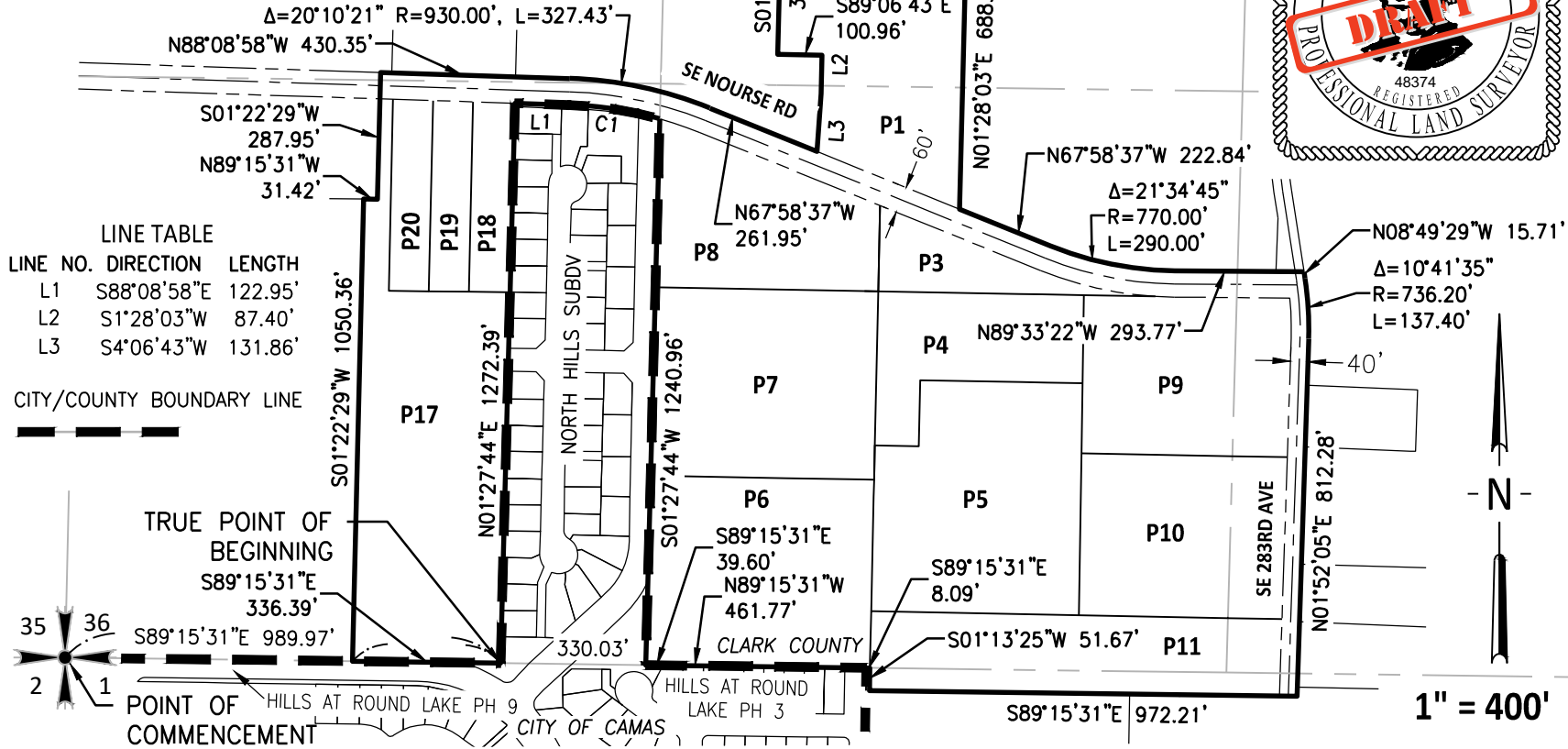
THENCE SOUTH 89°15'31" EAST LEAVING SAID WEST LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 336.39 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 53 ACRES, MORE OR LESS.



SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED CITY ANNEXATION

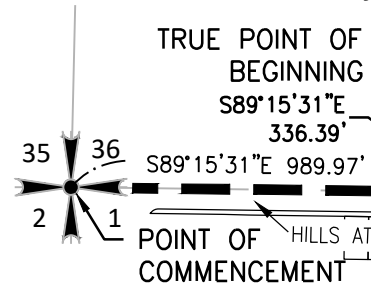
CITY OF CAMAS, CLARK COUNTY, WA



LINE TABLE

LINE NO.	DIRECTION	LENGTH
L1	S88°08'58"E	122.95'
L2	S1°28'03"W	87.40'
L3	S4°06'43"W	131.86'

CITY/COUNTY BOUNDARY LINE



CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA
C1	209.24'	870.00'	13°46'48"

PARCEL APN

P1 APN 178387000,	P3 APN 178377003,
P4 APN 123219000,	P5 APN 123219005,
P6 APN 178377002,	P7 APN 178377001,
P8 APN 178377000,	P9 APN 123222000,
P10 APN 123220000,	P11 APN 123200000,
P17 APN 178413000,	P18 APN 178427000,
P19 APN 178425000	AND P20 APN 178426000

18405 SE MILL PLAIN BLVD., SUITE 100
 VANCOUVER, WA 98683
 PHONE: (360) 695-3411

Mackay Sposito
 ENERGY PUBLIC WORKS LAND DEVELOPMENT
www.mackaysposito.com

TO: Madeline Coulter, City of Camas

From: Tim Schauer, owner 27900 SE Nourse Road, Camas WA 98607 (*Schauertm50@gmail.com*)

DATE: February 10, 2025

RE: Annexation request for Nourse Road area, 60% petition

Ms. Coulter,

On behalf of a group of contiguous property owners along Nourse Road (SE 15th Street) please find attached our 60% petition for annexation to the City of Camas.

These 14 parcels are within the Camas Urban Growth Boundary (UGB) and would extend the City limits by approximately 53 acres and representing a total assessed value close to \$11M. These properties are located generally east of Camas High School, north of Woodburn Elementary School, and west of SE 283rd Avenue.

Nine of the 14 parcels proposed for annexation have signed this petition. The nine petitioners represent 68% of the assessed value and 78% of the parcel acreage included in this request. Since our 10% petition city council meeting on December 2, 2024 where our proposed boundary was revised to include an additional 4 parcels beyond the initial request, we have gathered signatures and prepared a legal description and updated our initial submittal to incorporate the expanded annexation area.

The attached materials attempt to represent the owners in support of annexation and those not in support property owners. Green indicates a signed petition request in favor of annexing. Red indicates a lack of support for annexation.

- Proposed Annexation Area Map, including 14 parcels
- A Legal Description and associated sketch for the proposed annexation area
- List of the included parcels and relevant ownership information
- Authorized signatures for 68% of the assessed value of the proposed annexation area.

If you have any questions or concerns with the information provided, please don't hesitate to reach out. We want to be transparent, open, and flexible as this request moves forward in the process.