



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

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*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](http://www.zoom.us) and download the app or click "Join A Meeting" and use Meeting ID –826 3452 0940

2. Or, from any device click <https://us06web.zoom.us/j/82634520940>

**OPTION 2 -** Join by phone (audio only): Dial 877-853-5257 and enter meeting ID# 826 3452 0940

**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](mailto: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. [December 17, 2024 Planning Commission Meeting Minutes](#)

**MEETING ITEMS**

2. [Nourse Road Annexation - 60% Notice of Intent / Zoning Designation  
Presenter: Madeline Coulter, Planner](#)
3. [Johnson Annexation – 10% Notice of Intent / Zoning Designation  
Presenter: Robert Maul, Planning Manager](#)

**MISCELLANEOUS UPDATES**

**NEXT MEETING DATE**

**CLOSE OF MEETING**



**Planning Commission Meeting Minutes**  
**Tuesday, December 17, 2024, 7:00 PM**  
**Council Chambers, 616 NE 4th AVE**

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## **CALL TO ORDER**

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

## **ROLL CALL**

Planning Commissioners Present: Troy Hull , Mahsa Eshghi, Joe Walsh, Shawn High and Paul Anderson

Commissioners Excused: Marlo Maroon and Geoerl Niles

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

## **PUBLIC COMMENT**

There was no public comment.

## **MINUTES**

1. October 15, 2024 Planning Commission Meeting Minutes

**It was moved by Commissioner Eshghi and seconded by Commissioner Walsh, to approve the minutes of the October 15, 2024, Planning Commission Meeting. The motion passed unanimously.**

## **MEETING ITEMS**

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

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

3. Our Camas 2045 – Preferred Land Use Alternative  
Presenter: Alan Peters, Community Development Director and Nicole McDermott, WSP

Alan Peters and Nicole McDermott reviewed the Our Camas 2045 – Preferred Land Use Alternative and responded to Commissioners questions.

## **MISCELLANEOUS UPDATES**

Alan Peters, Community Development Director, acknowledged Commissioners Maroon and Niles and their reappointment to the planning commission for another three years by Mayor Hogan. Alan also thanked the commissioners for their service on the planning commission.

## **NEXT MEETING DATE**

The next meeting is scheduled for January 22, 2025.

## **CLOSE OF MEETING**

The meeting closed at 8:00 p.m.

**STAFF REPORT**

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

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

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**SUMMARY**

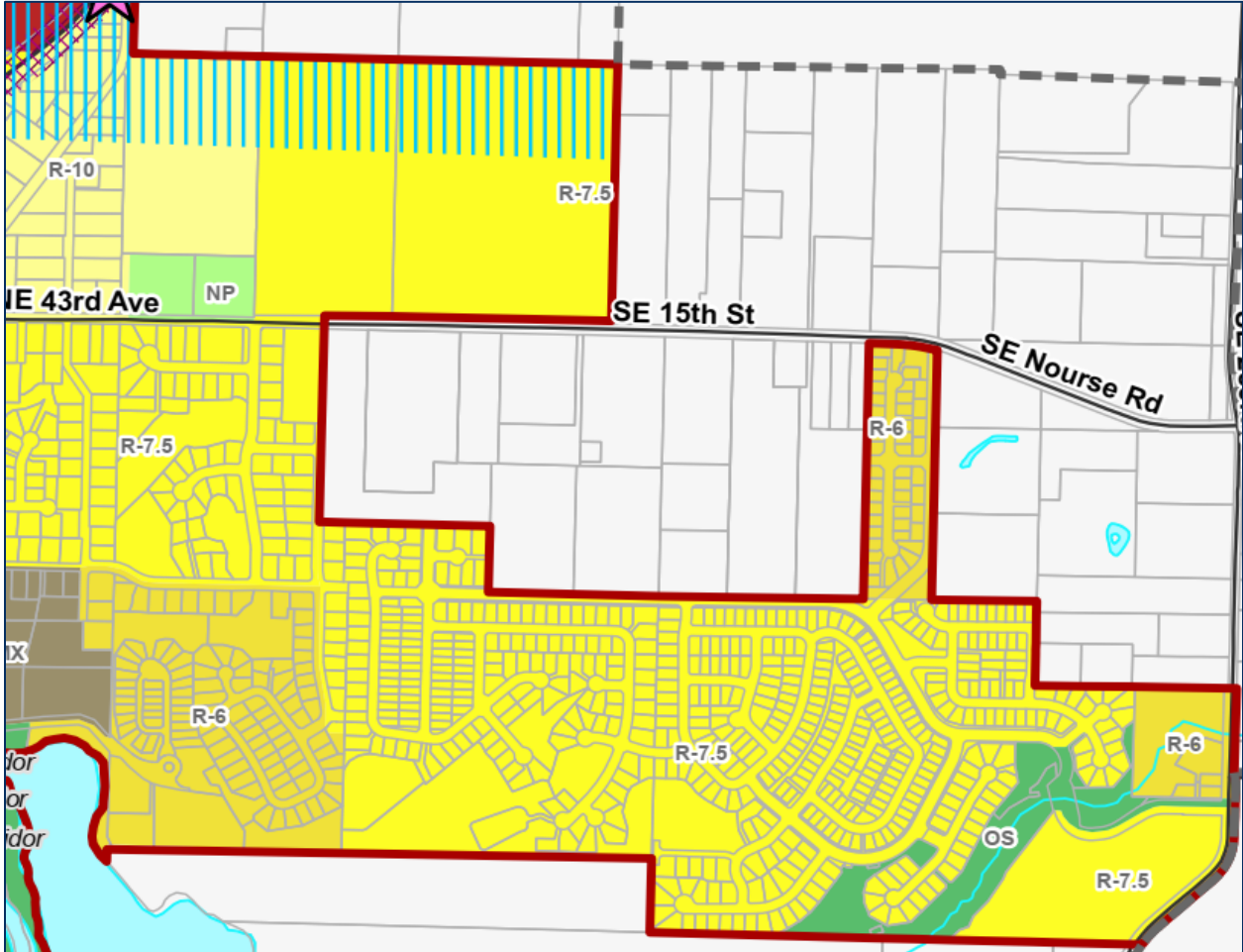
On December 2, 2024, the Camas City Council accepted a 10% notice of intent to annex land located in the Camas Urban Growth Boundary generally described as the Nourse Road Annexation Area. At this meeting, city council modified the boundary to include parcels labeled as P17, P18, P19, and P20. The method 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 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.

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 15<sup>th</sup> 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 283<sup>rd</sup> 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.

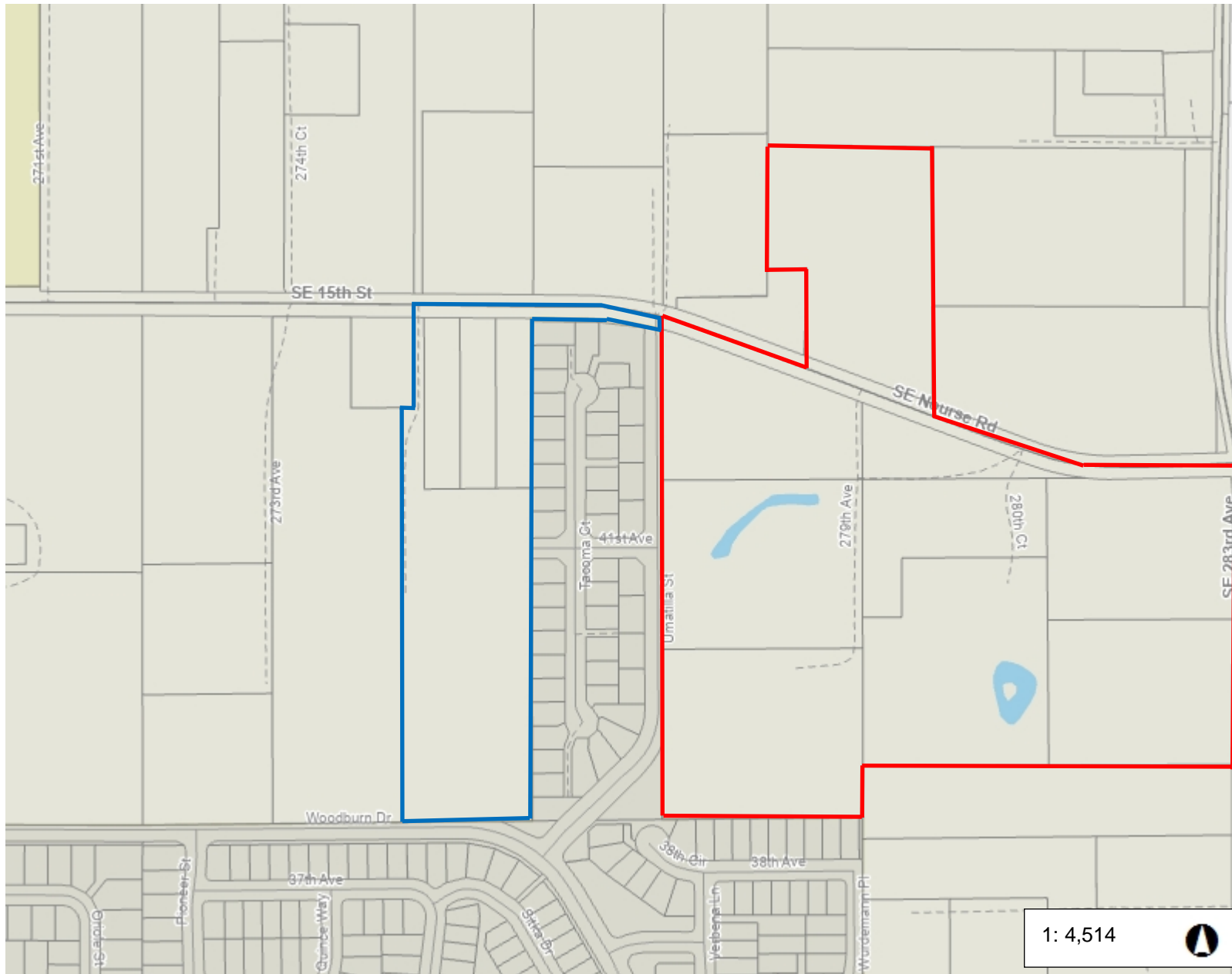
- Proposed Annexation Area Map, including 14 parcels
- A Legal Description and associated sketch for the proposed annexation area
- List of the included parcels and relevant ownership information
- Authorized signatures for 68% of the assessed value of the proposed annexation area.

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.



# Modified Boundary Map

Item 2.



### Legend

Taxlots

### Notes:

1: 4,514

752.3 0 376.17 752.3 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.



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;

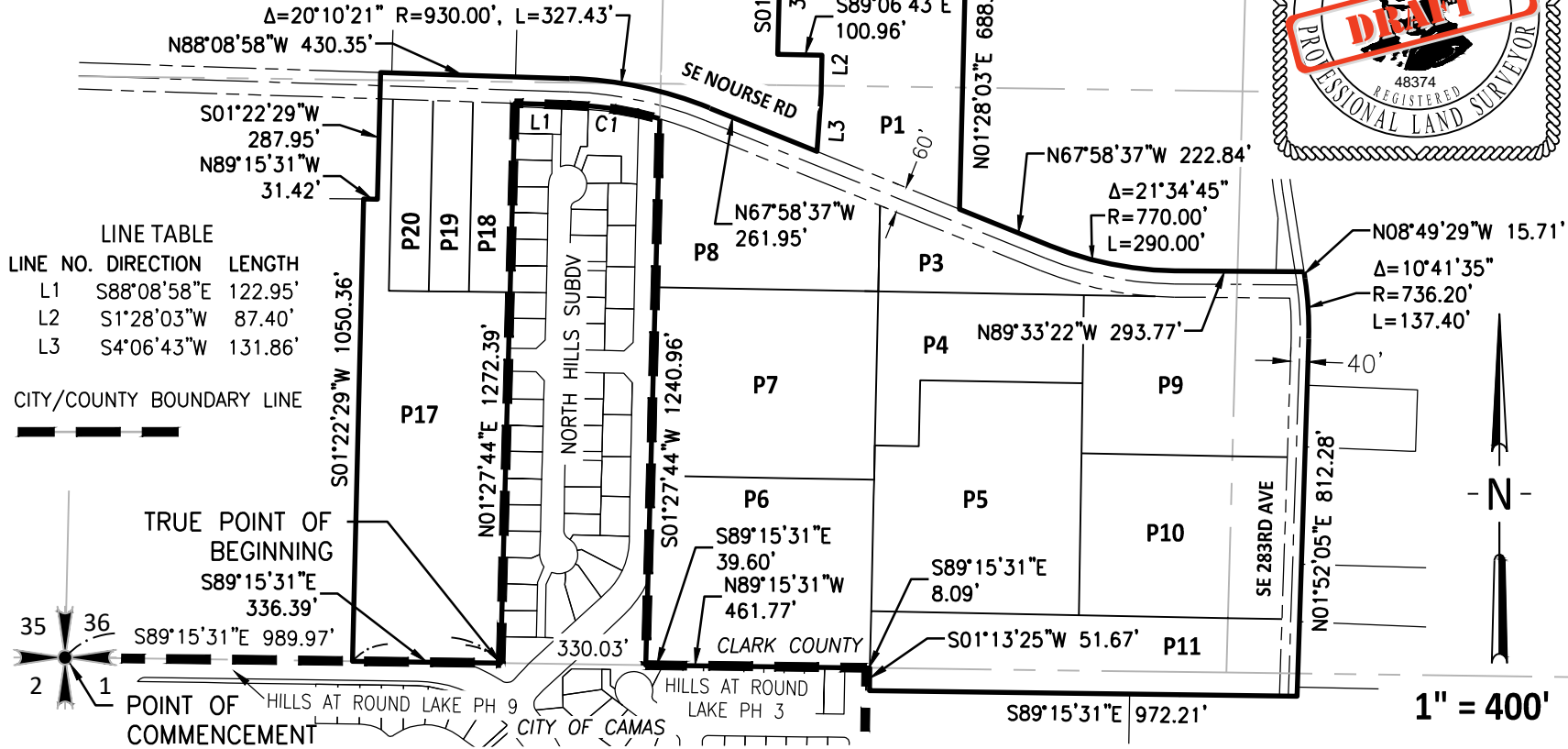
THENCE SOUTH 89°15'31" EAST LEAVING SAID WEST LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 336.39 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 53 ACRES, MORE OR LESS.



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED CITY ANNEXATION

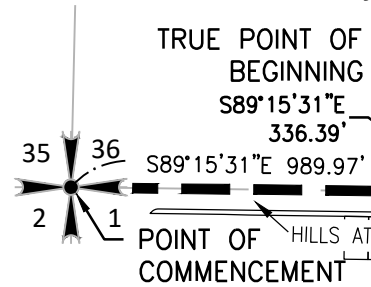
CITY OF CAMAS, CLARK COUNTY, WA



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

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# Staff Report

February 19<sup>th</sup>, 2025 Planning Commission Public Hearing

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

Phone	Email
360.817.1568	rmaul@cityofcamas.us

**BACKGROUND:** An annexation application has been submitted to the City to annex approximately 19.18 acres into the city limits of Camas.

**SUMMARY:** Jordan Ramis PC submitted a 10% notice of intent to the City of Camas on July 24<sup>th</sup>, 2024 on behalf of the property owners within the proposed annexation area. The annexation area is comprised of four parcels that total approximately 19.18 acres of land located south of NE 28<sup>th</sup> Street across from Green Mountain Estates and Green Mountain Planned Residential Development (see Figure 1). The annexation area is within the Camas Urban Growth Boundary (UGB).

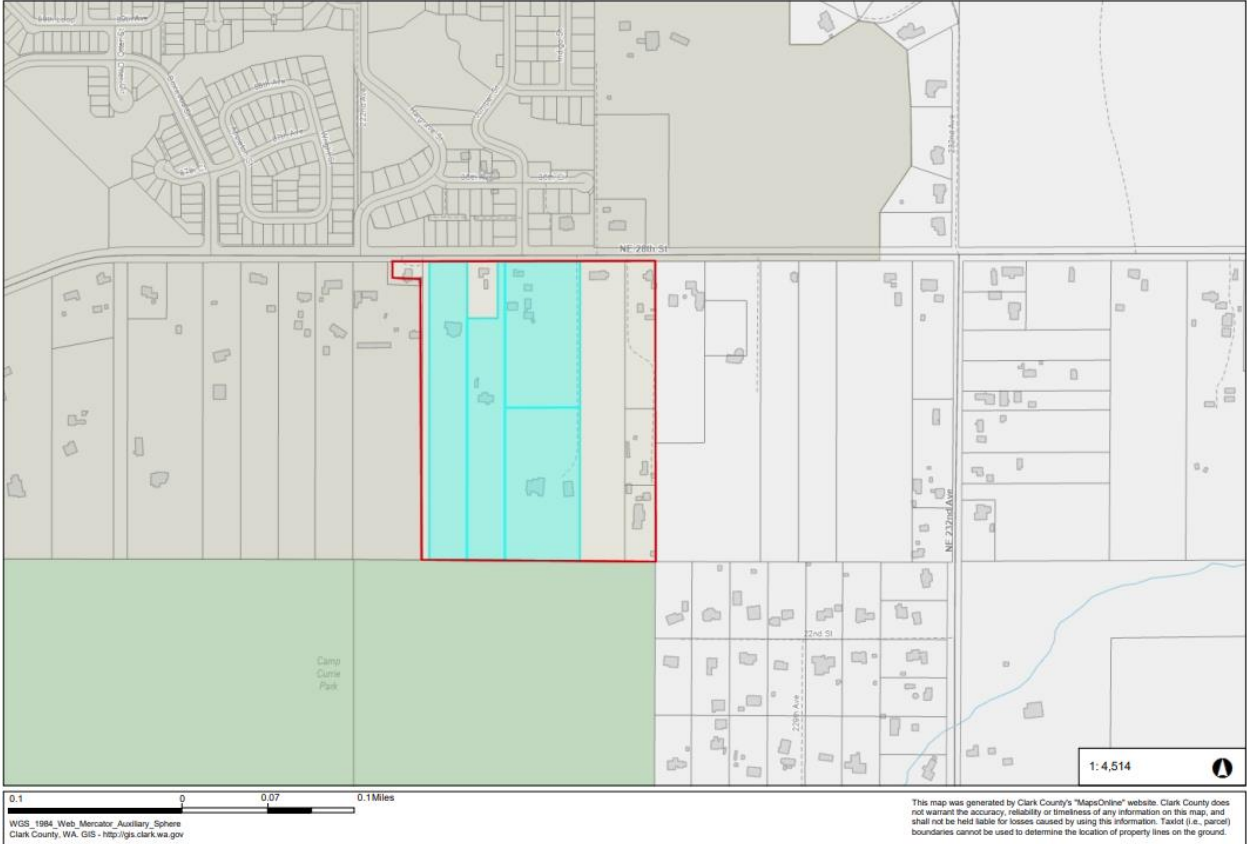
Property owners of the four parcels have signed the notice of intent to annex. The initiating parties represent 100% of valuation (\$5,022,039) of landowners in the proposed area. Three of the four parcels abut the existing city limit boundary to the north at the public right of way along NE 28<sup>th</sup> Street. 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 Medium, which allows for zoning designations of R-7.5, R-10, and R-12. The current zoning for the subject area is Clark County R-12, Urban High Density, with an Urban Holding Overlay. The park land to the south is zoned Public Facilities and also carries an Urban Holding Overlay. Across the Street within the city limits the zoning designation is R-6 (6,000 square foot lots).

The Camas City Council met on this matter on September 16<sup>th</sup>, 2024 and accepted a modified boundary for this annexation proposal (see fig 1).

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.

Figure 1: Proposed Annexation Area

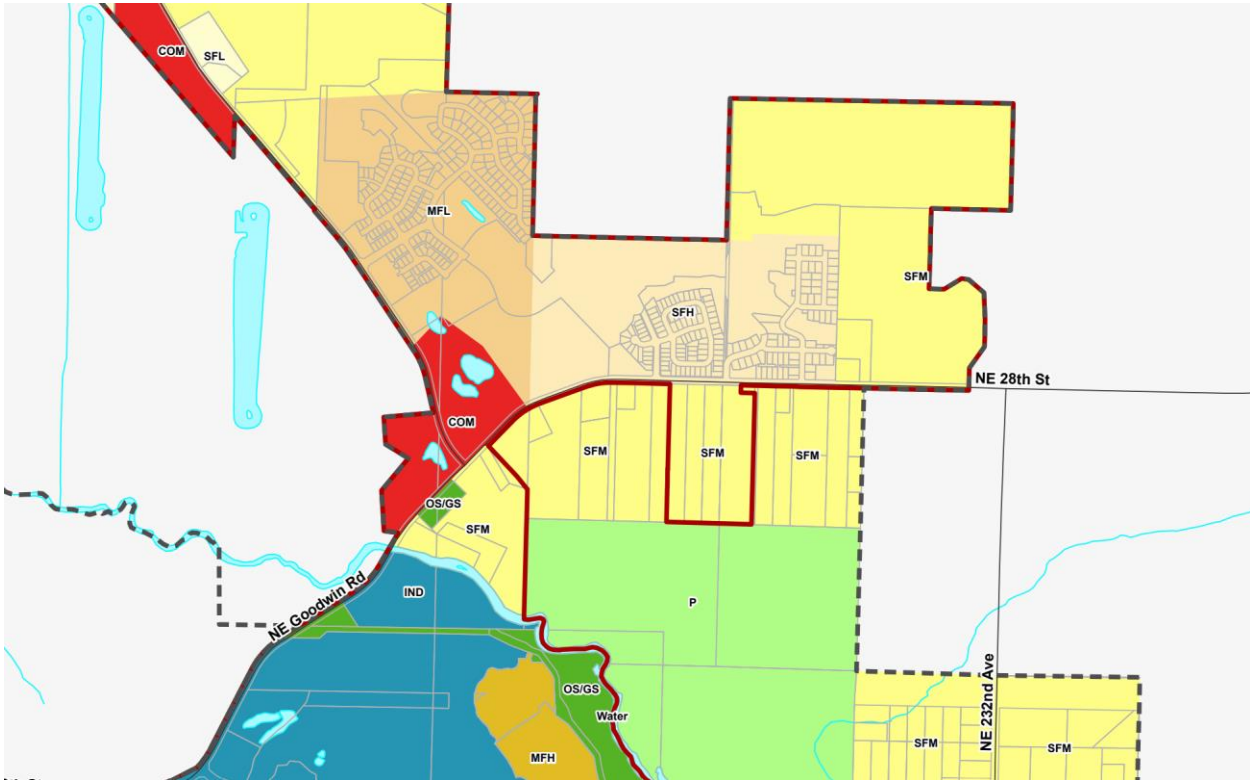


**City Boundary:**

When drawing annexation boundaries, the goal is to have orderly patterns that allow for the ability provide services, continuity and allow for potential growth patterns that make sense. As proposed the four parcels have gaps to the west, east in in the middle. Planning staff has discussed this potential layout with city Parks and Public Works Department and as proposed this annexation creates a number of service challenges for utilities, emergency response, addressing and future public property ownership and maintenance challenges.

There are four parcels east of the proposed annexation area that are within the UGA, and two to the west. All of those parcels should be included in this annexation area by expanding the boundary to include them. One of the two parcels west of the proposed annexation area is a "flag stem" of a lot owned by Clark County as part of Camp Currie south of the subject area. Staff has been in discussions with County representatives to determine impacts to county operations should this annexation occur.

Figure 2 Comprehensive Plan Map



**Process:**

As per RCW 35.13.125, the City Council is required to meet with the initiating parties and will discuss the following:

- 1. Whether the City will accept, reject, or geographically modify the proposed annexation;

- 2. Whether it will require the simultaneous adoption of a proposed zoning regulation, if such a proposal has been prepared and filed (as provided for in RCW 35A.14.330, and RCW 35A.14.340); and
- 3. Whether it will require the assumption of all or any portion of existing City indebtedness by the area to be annexed.

**Zoning:**

As mentioned previously, the currently adopted comprehensive plan is Single-Family Medium density, which can be implemented by any one of three zoning designations. Camas Municipal Code (CMC) table 18.05.020 lists Residential 7,500 (R-7.5), Residential 10,000 (R-10), and Residential 12,000 (R-12) as possible zoning designations that can be applied to the annexation area. The current city zoning surrounding the annexation area is R-7.5 to the west, R-6 to the north across NW 28<sup>th</sup> Street, and Unincorporated Clark County Rural 5 Acres to the east, and South of the site is still Clark County jurisdiction and carries a zoning designation of parks and open space (Figure 3).

Utility and road impacts generated by any one of the three zoning designations has been anticipated when developing the capital facilities plans that have been adopted and correspond with the comprehensive plan, so any of the three can comply with current policies.

**Table 18.05.020**

District	Symbol	Comprehensive Plan Designation
Residential 15,000	R-15	Single-family Low
Residential 12,000	R-12	Single-family Medium
Residential 10,000	R-10	Single-family Medium
Residential 7,500	R-7.5	Single-family Medium
Residential 6,000	R-6	Single-family High
Multifamily-10	MF-10	Multifamily Low
Multifamily-18	MF-18	Multifamily High
Multifamily Cottage	MF-C	Overlay

**BUDGET IMPACT:** Initially service impacts will be minimal but may increase over time with future development and the demands it creates. Currently there are no capital related projects in the annexation area.



**RECOMMENDATION:** Staff recommends that the planning commission hold a public hearing, take testimony and provide a formal recommendation to the City Council. For continuity in the area, staff's recommendation for zoning is R7.5.

**Figure 3 Current Zoning Map**

