



## Staff Report

July 15<sup>th</sup>, 2025, Planning Commission Meeting

Gillas Annexation – 10% Notice of Intent – 10 min

Presenter: Robert Maul, Planning Manager

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|--------------|----------------------|
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**BACKGROUND:** An annexation application has been submitted to the City to annex approximately 3 acres into the city limits of Camas.

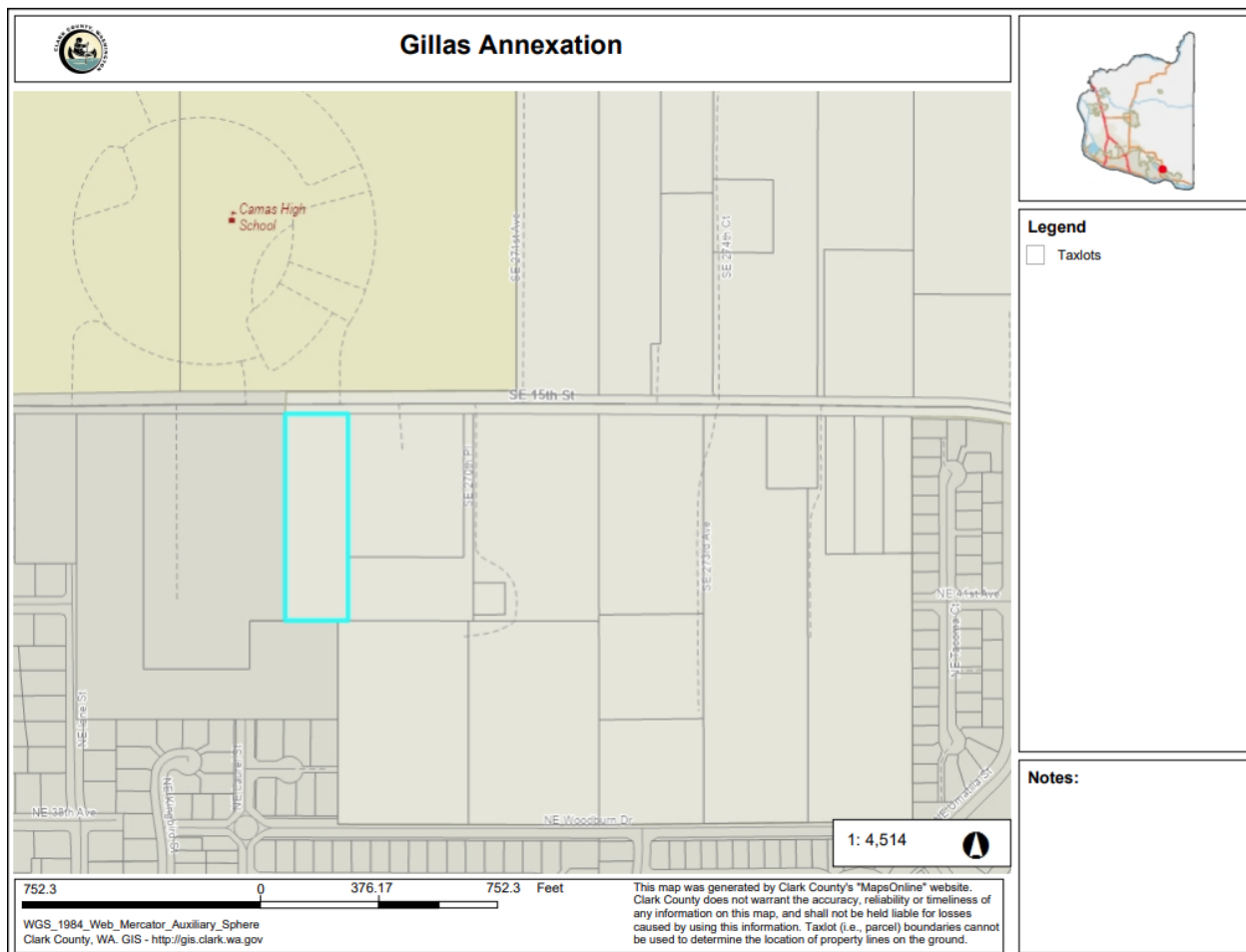
**SUMMARY:** Alyssa Nelson filed a Notice of Intent to annex on behalf of her grandmother, and property owner, Jeanette Gillas (see Figure 1). The annexation area is within the Camas Urban Growth Boundary (UGB) at 26813 SE 15<sup>th</sup> Street, Camas, WA, just south of Camas High School.

The initiating party represent 100% of valuation (\$801,676) of the proposed annexation area. No other parcels are proposed for this annexation. The subject site directly abuts the city limits of Camas at its western and southern boundaries. 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 High, which allows for a zoning designation of R-6. The current Clark County zoning for the subject area is R-6, with an Urban Holding Overlay of U-10.

City Council had a public meeting on June 2<sup>nd</sup>, 2025 and accepted the notice of intent for the one 3 acre parcel.

**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. There are 11 parcels to the east of this annexation and to the west of the recent Norse Road annexation. Those 11 property owners have already met with staff last year when open houses were held to discuss the Norse Road Annexation. It was made clear that those owners do not wish to annex into the city limits at this time. Given that the Gillas annexation tucks in nicely where it abuts city limits, staff supports the annexation of just this one parcel.

### Zoning:

The current adopted comprehensive plan for this parcel is Single-Family High density, which can be implemented by the R-6 zoning designation. Camas Municipal Code (CMC) table 18.05.020 lists zoning designations relative to the adopted comprehensive plan designation. The current city zoning abutting the annexation site is R-7.5 to the west, south and north. The properties to the east of the site are not within city limits at this time and have a comprehensive plan designation of Single-Family High.

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<br>Plan<br>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                              |

**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.

If the Council were to accept the proposed annexation (with or without modifications) the next step in the process is for the initiating party to collect signatures from property owners representing at least 60% of the assessed value of the area to be annexed. During that time staff will also schedule hearings with the Planning Commission to develop a recommended zoning designation for the 60% hearing. If a valid petition is submitted, then the City Council may hold a public hearing to consider the request.

**BUDGET IMPACT:** Nothing up front, but service costs will increase over time as properties develop.

**RECOMMENDATION:** This item is for discussion only. Staff will follow up with a public hearing in August to formally recommend a zoning designation for the City Council.