



Staff Report

August 17, 2026, Council Meeting

ANNEX26-1008 – Winchester Hills – 10% Notice of Intent

Presenter: Robert Maul, Planning Manager Time: 15 min

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BACKGROUND: The City has received a formal Notice of Intent to annex an existing neighborhood, Winchester Hills, into the city limits. The neighborhood has been within the City of Camas' Urban Grown Boundary since at least 2008.

SUMMARY: On July 2nd, 2026, the City of Camas received a ten percent petition to annex 92 lots with existing single family dwelling units, and 8 parcels that contain wetland tracts, open space and storm water facilities into the city limits. Total area is approximately 60 acres and the annexation will need to include right of way on Payne Road and a small section on Pac Rim Blvd. The total assessed value of the neighborhood is \$104,945,008 and the signatures gathered for the Notice of intent total \$11,652,151. The notice is valid and satisfies the requirements of RCW 35A.14.120.

City Boundary:

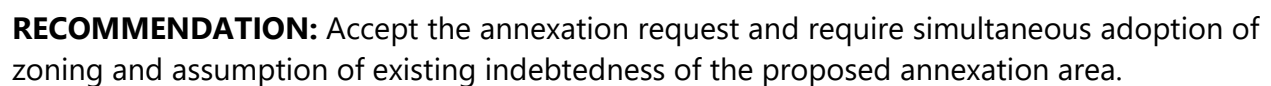
As proposed, the annexation area does directly adjoin the city limit boundary to the east side. To the west and south is Vancouver and north is also city limits of Camas separated by Pac Rim Blvd.

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.

Figure 1: Proposed Annexation Area



Options:

<i>Option</i>	<i>Results</i>
• <i>Reject the Notice of Intent</i>	<i>The annexation process ends, and the subject property would remain in unincorporated Clark County.</i>
• <i>Accept the Notice as submitted</i>	<i>The initiating parties would draft a petition and begin gathering signatures.</i>
• <i>Accept the Notice but modify the boundaries.</i>	<i>The initiating parties would draft a revised petition and begin gathering signatures.</i>