



Staff Report

August 17, 2026, Council Regular Meeting

ANNEX26-1007 Kuzmenko Annexation – 10% Notice of Intent

Presenter: Madeline Coulter, Planner

Time Estimate: 15 minutes

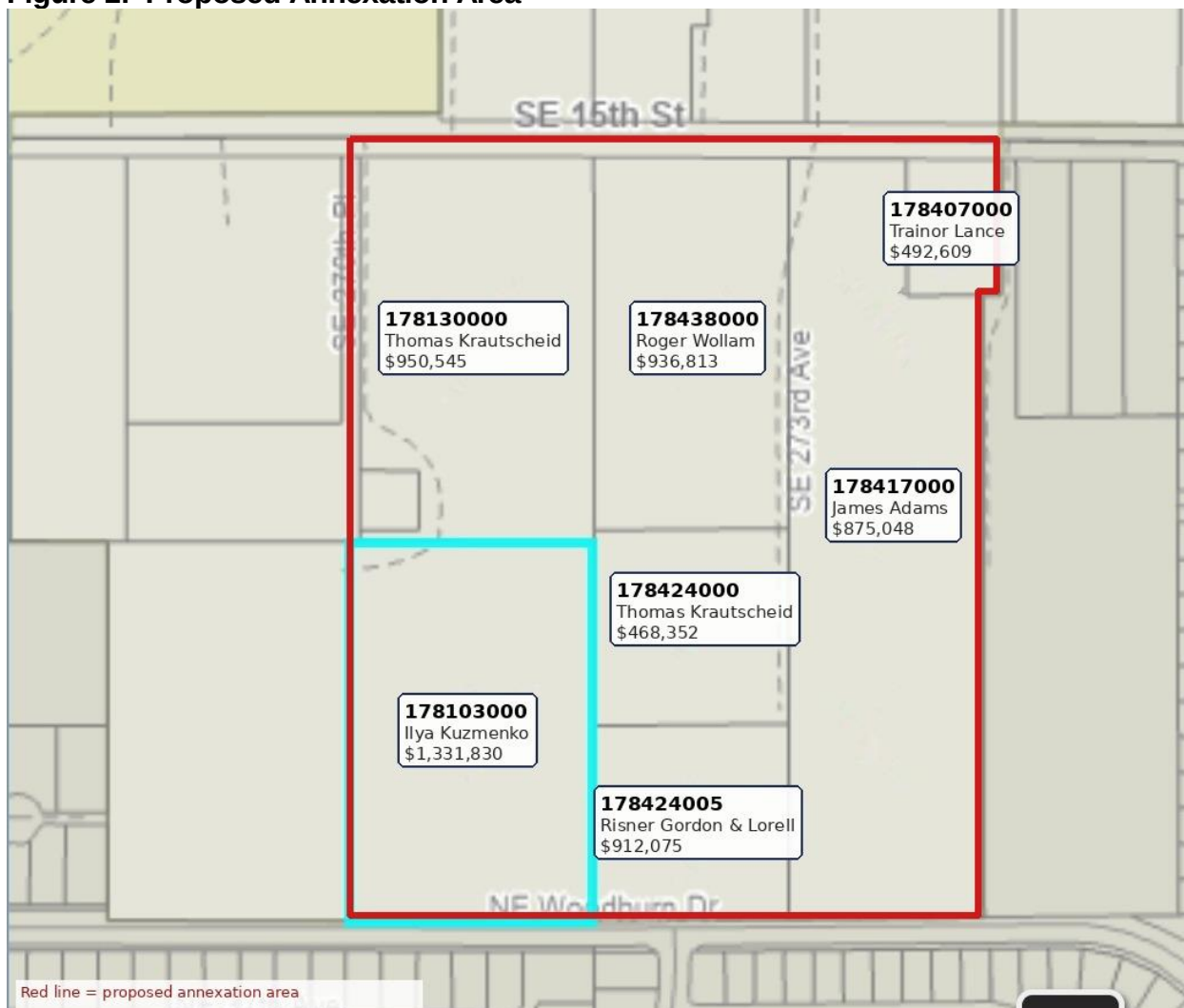
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BACKGROUND: An annexation application has been submitted to the City.

SUMMARY: On June 18, 2026, the City of Camas received a ten percent petition to annex eight properties within the city limits. The annexation area is comprised of eight parcels of various owners (including one parcel owned by the City of Camas). The parcels total 31.37 acres (see Figure 1). There is one parcel within the annexation that has signed off on the 10% Notice of Intent application at this time. The total assessed value of the one parcel is \$1,331,830, or 22%. The notice is valid and satisfies the requirements of RCW 35A.14.120.

Seven out of the eight parcels contain a single-family home and the eighth parcel, owned by the City of Camas, contains a silo. All eight 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 Comprehensive Plan designation is Single-Family High.

Figure 1: Proposed Annexation Area



City Boundary:

As proposed, the annexation area does directly adjoin the city limit boundary to the east and south sides. Otherwise, to the north and directly west of the site is unincorporated Clark County land that is within the City of Camas Urban Growth Boundary (see figure 2).

Figure 2: Camas City Limits



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. If a valid petition is submitted, then the City Council may hold a public hearing to consider the request.

BENEFITS TO THE COMMUNITY: Provides more housing opportunities to meet the Comprehensive Plan goals and policies.

STRATEGIC PLAN: The proposal best supports the Economic Prosperity priority and goal to ensure there is a supply of developable land.

POTENTIAL CHALLENGES: Unknown at this time. Staff will bring forward more specifics at future meetings.

BUDGET IMPACT: Unknown at this time. Staff will bring forward more specifics at future meetings.

RECOMMENDATION: Accept the annexation request and require simultaneous adoption of zoning and assumption of existing indebtedness of the 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>