



Staff Report

August 19th, 2025, Planning Commission Meeting

Gillas Annexation – Public Hearing for Zoning – 10 min

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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 15th 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 2nd, 2025 and accepted the notice of intent for the one 3 acre parcel.

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

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: Staff recommends that the Planning Commission hold a public hearing, and then provide a formal recommendation of R-6 zoning to the Camas City Council.