



Staff Report

June 16th, 2025 City Council Public Hearing

Johnson Annexation – 60% Petition Public Hearing

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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 24th, 2024 on behalf of the property owners within the proposed annexation area. The initial annexation area was comprised of four parcels that total approximately 19.18 acres of land located south of NE 28th Street across from Green Mountain Estates and Green Mountain Planned Residential Development (see Blue lots in 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 28th Street. The notice is valid and satisfies the requirements of RCW 35A.14.120.

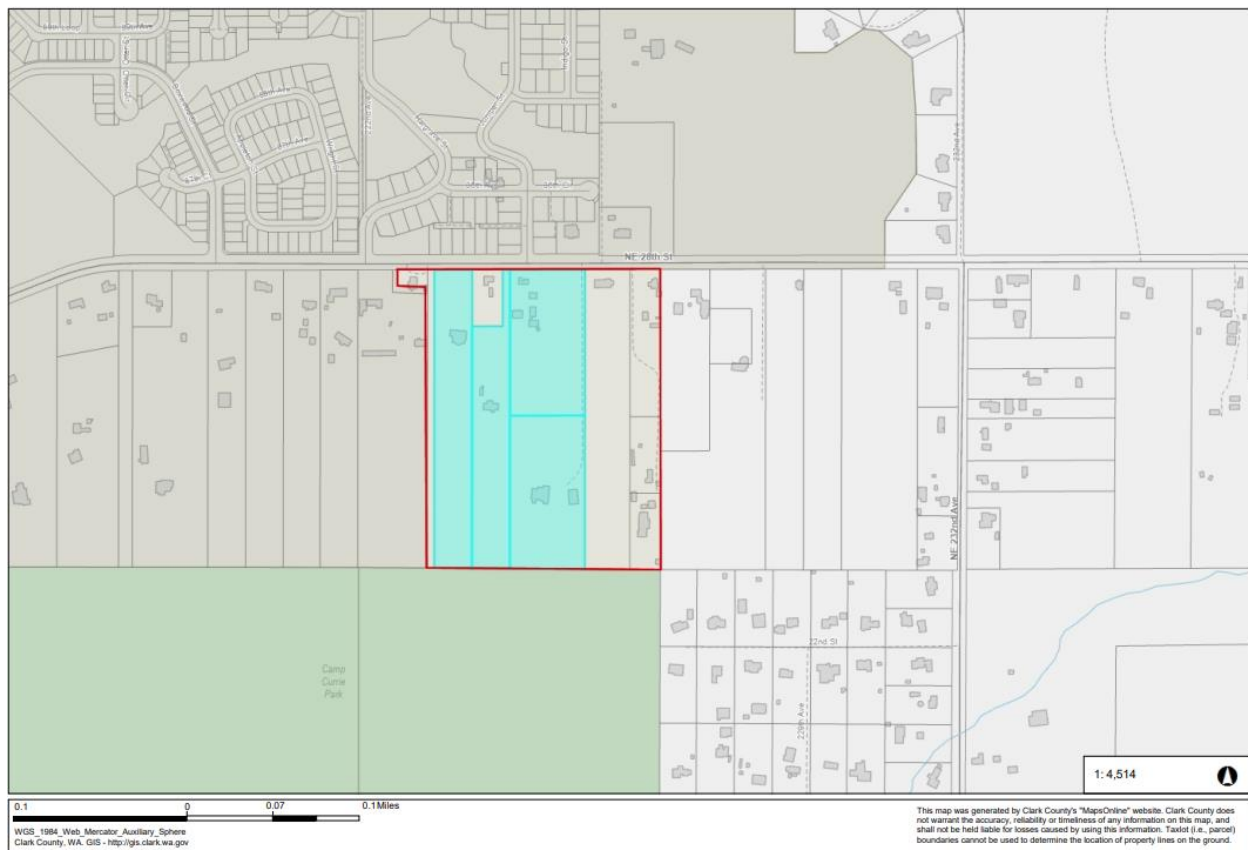
The adopted comprehensive plan designation for the subject area is currently Single-Family Medium, which allows for zoning designations of R-7.5, R-10, and R-12. The current zoning for the subject area is Clark County R-12, Urban High Density, with an Urban Holding Overlay. The park land to the south 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 16th, 2024 and accepted a modified boundary for this annexation proposal (see Red boundary Fig 1).

The planning commission met and held a public hearing on February 19th, 2025 to establish a recommendation to city council on proposed zoning for the annexation area. The planning commission voted to approve a zoning designation recommendation of R-7.5, residential medium 7,500 square foot lot area.

A public hearing was held by the City Council on Monday, May 19th. It was discovered that the applicant had not properly provided public notice as is required pursuant to RCW 35A.14.130. As such, a new hearing needed to be scheduled.

Figure 1: Proposed Annexation Area

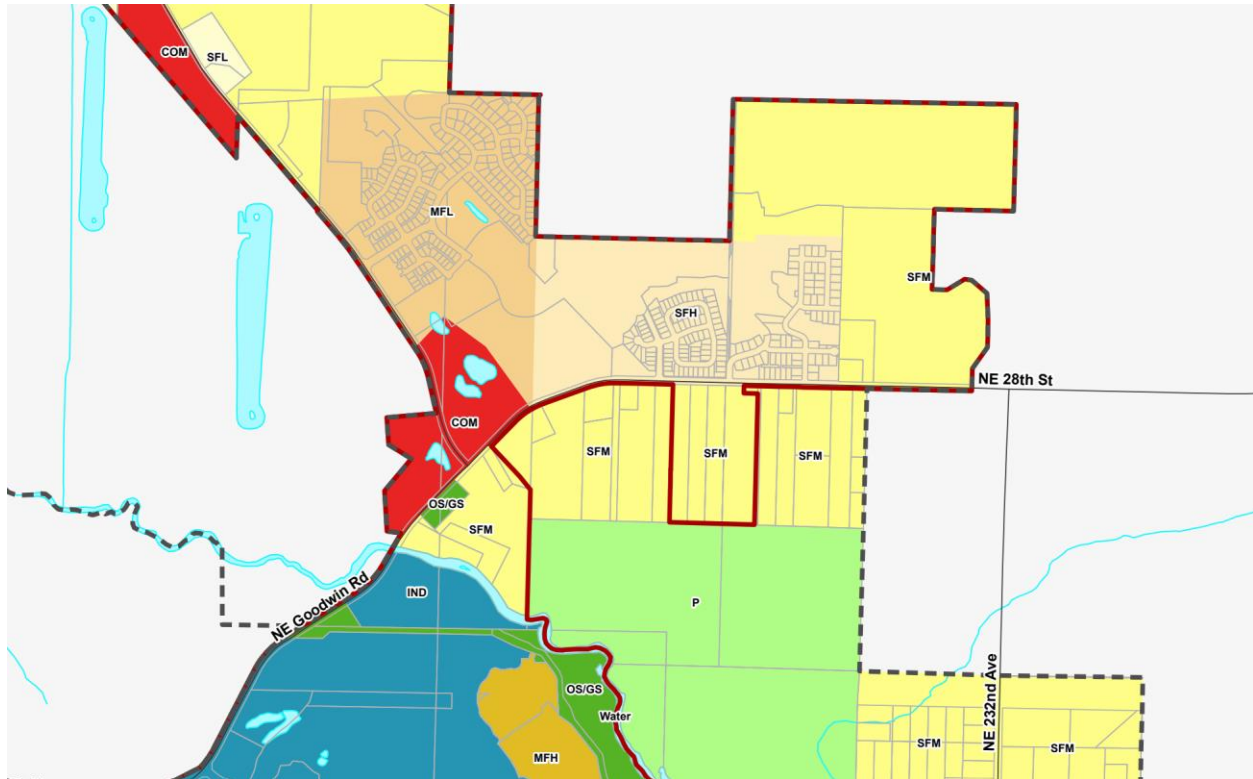


City Boundary:

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.

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.

This step was done with the acceptance of the 10% notice of intent public meeting held on September 16th, 2024.

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 28th 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 City Council hold a public hearing and approve Ordinance 25-007.

Figure 3 Current Zoning Map

