



## Staff Report

May 18<sup>th</sup>, 2026, Council Meeting

Yuri Raku Annexation – 10% Notice of Intent – 10 min

Presenter: Robert Maul, Planning Manager

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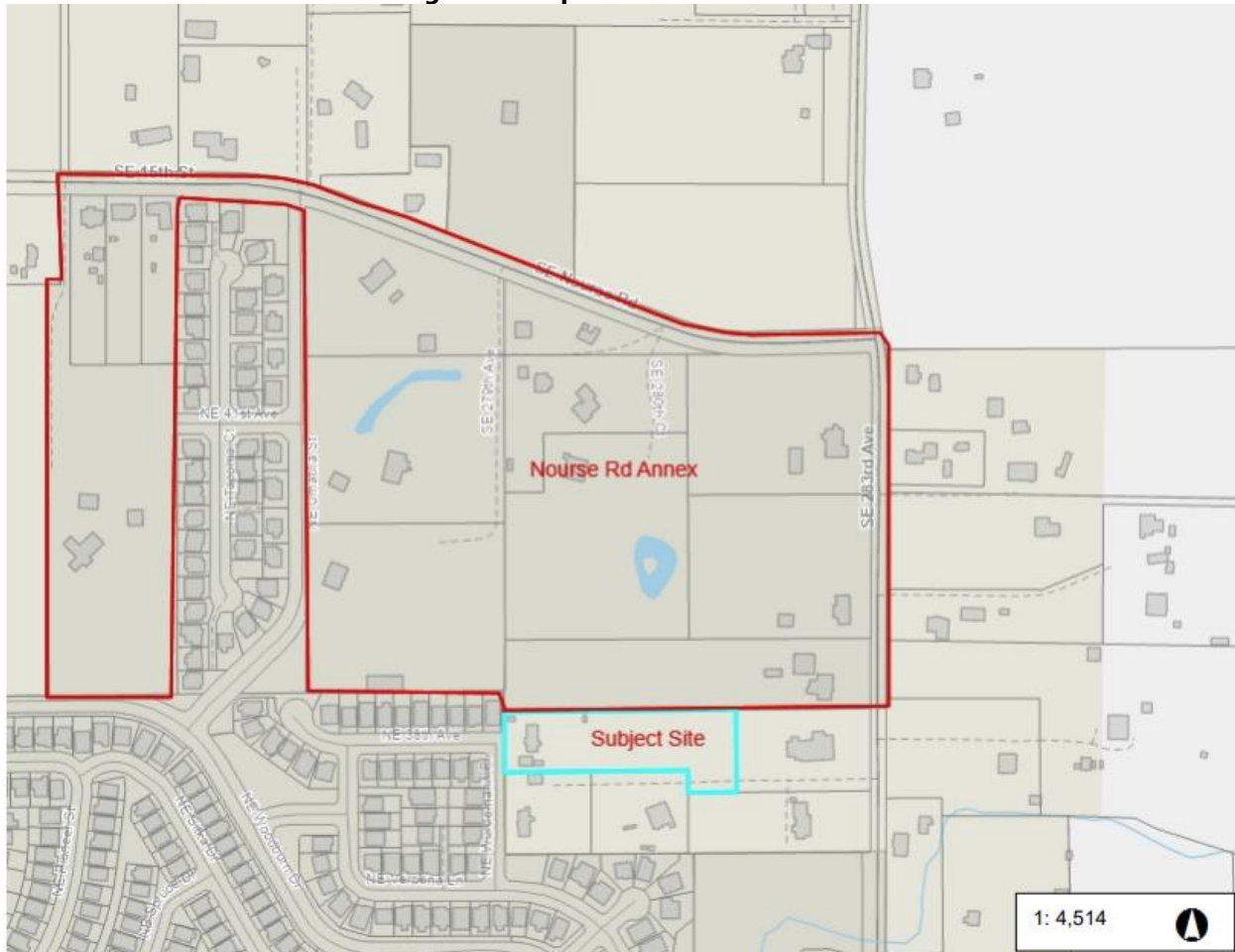
**BACKGROUND:** An annexation application has been submitted to the City to annex approximately 2.37 acres into the city limits of Camas.

**SUMMARY:** The owner, Yuri Raku filed a Notice of Intent to annex on March 29<sup>th</sup>, 2026. The annexation area is within the Camas Urban Growth Boundary (UGB) at 2032 SE 283RD AVE, just south of the recently annexed Nourse Road Annexation, and east of Hills at Round Lake PRD.

The initiating party represent 100% of valuation (\$452,619) 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 northern 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 R1-6, with an Urban Holding Overlay of U-10.

**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 four properties that abut the subject site, and they are not part of the proposed annexation. While staff would normally advocate including those four properties to complete the city boundary, those particular owners sent formal correspondence to the City during the Nourse Road annexation making it clear they do not want to be included. As such, staff does support the annexation of just this one parcel as proposed.

**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:** Accept the annexation as proposed.

**Options:**

<b>Option</b>	<b>Results</b>
<ul style="list-style-type: none"><li>• <i>Reject the Notice of Intent</i></li></ul>	<i>The annexation process ends and the subject property would remain in unincorporated Clark County.</i>
<ul style="list-style-type: none"><li>• <i>Accept the Notice as submitted</i></li></ul>	<i>The initiating parties would draft a petition and begin gathering signatures.</i>
<ul style="list-style-type: none"><li>• <i>Accept the Notice but modify the boundaries.</i></li></ul>	<i>The initiating parties would draft a revised petition and begin gathering signatures.</i>