



Staff Report

August 18th, 2026, Planning Commission Meeting

Yuri Raku Annexation – Public Hearing for Zoning Designation – 10 min

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BACKGROUND: A notice of intent to annex has been submitted to the City to incorporate approximately 2.37 acres into the city limits of Camas.

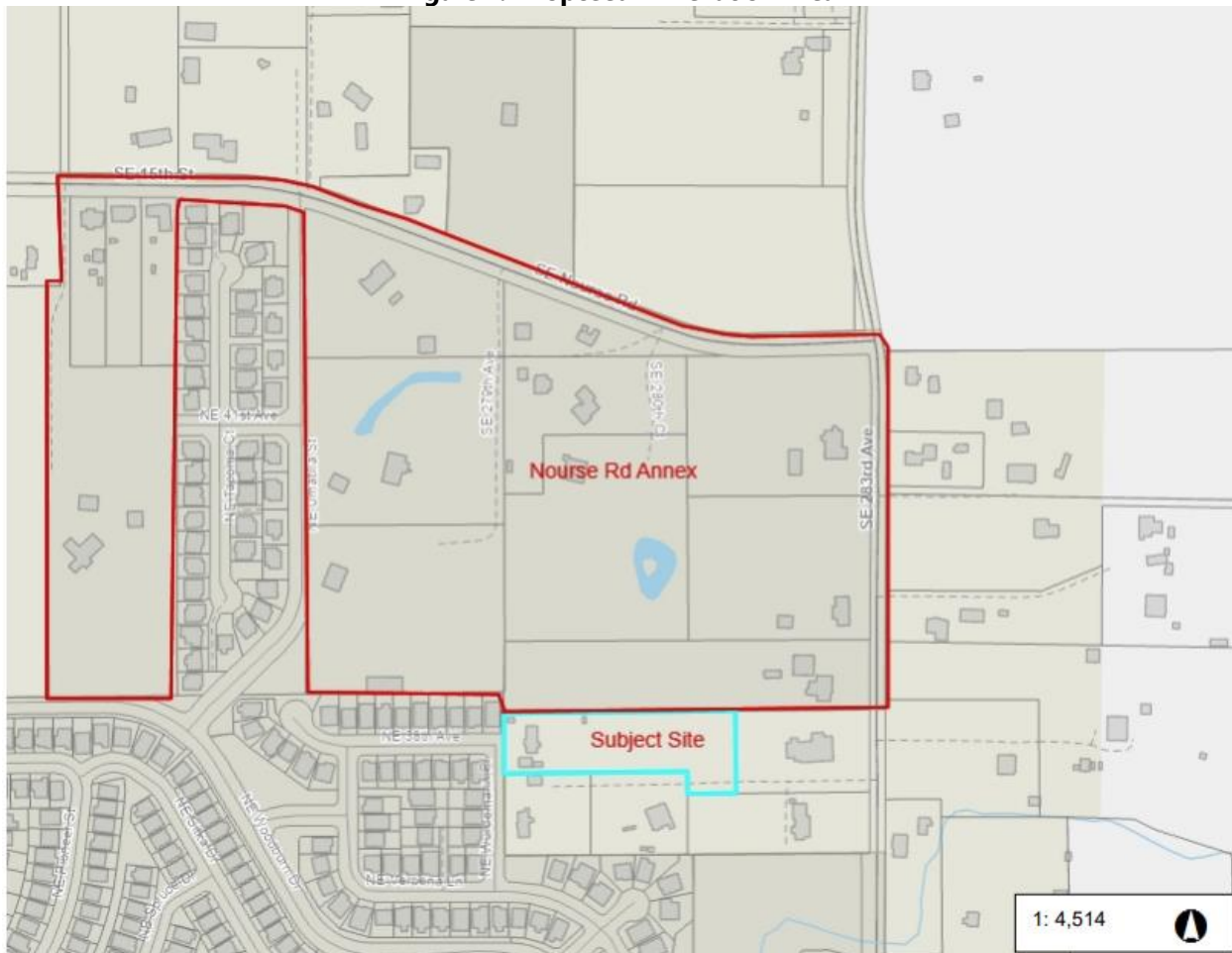
SUMMARY: The owner, Yuri Raku, filed a Notice of Intent to annex on March 29th, 2026. The annexation area is within the Camas Urban Growth Boundary (UGB) at 2032 SE 283RD AVE, just south of the recently annexed Nourse Road Annexation, and east of Hills at Round Lake PRD.

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.

City Council met on May 18th, 2026 and accepted the notice of intent. Now the Planning Commission needs to provide a recommendation for the zoning designation for this parcel to be annexed.

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. Staff is recommending a zoning designation of R1-6 to be considered at a future public hearing in July.

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.

Zoning:

The current adopted comprehensive plan for this parcel is Single-Family High density, which can be implemented by the R-6 zoning designation. Camas Municipal Code (CMC) table 18.05.020 lists zoning designations relative to the adopted comprehensive plan designation.

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.

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 Planning Commission hold a public hearing, take testimony and deliberate. If the Planning Commission wishes to provide a formal recommendation to the City Council on zoning, staff recommends an adoptive zoning designation of R-6.