



Planning Commission Meeting Agenda

Tuesday, July 15, 2025, 7:00 PM

Council Chambers, 616 NE 4th AVE

NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)

To Participate Remotely:

OPTION 1 -

1. Go to www.zoom.us and download the app or click "Join A Meeting" and use Meeting ID – 841 4193 2561
2. Or, from any device click <https://us06web.zoom.us/j/84141932561>

OPTION 2 - Join by phone (audio only):

Dial 877-853-5257 and enter meeting ID# 841 4193 2561

For Public Comment:

Click the raise hand icon in the app or by phone, hit *9 to "raise your hand", or email to communitydevelopment@cityofcamas.us

These will be entered into the meeting record. Emails received up until one hour before the start of the meeting will be emailed to the Meeting Body prior to the meeting start time.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

This is the public's opportunity to comment about any item on the agenda, including items up for final action.

MINUTES

1. [May 20, 2025 Planning Commission Meeting Minutes](#)

MEETING ITEMS

2. [Gillas Annexation – 10% Notice of Intent – 10 min](#)
[Presenter: Robert Maul, Planning Manager](#)

MISCELLANEOUS UPDATES

NEXT MEETING DATE

CLOSE OF MEETING



Planning Commission Meeting Minutes
Tuesday, May 20, 2025, 7:00 PM
Council Chambers, 616 NE 4th AVE

CALL TO ORDER

Commissioner Hull called the meeting to order at 7:00 p.m.

ROLL CALL

Planning Commissioners Present: Troy Hull, Mahsa Eshghi, Shawn High and Paul Anderson

Commissioners Excused: Marlo Maroon, Geoerl Niles and Joe Walsh

Staff Present: Alan Peters, Robert Maul, David Schultz and Carey Certo

PUBLIC COMMENT

The following Camas residents offered public testimony:

Rick Marshall

Molly Williams

Mackenzie Williams

Olivia Zasky

Miley Bunnell

Randal Friedman

Tyler Sanders

MINUTES

1. April 15, 2025 Planning Commission Meeting Minutes

It was moved by Commissioner Eshghi and seconded by Commissioner Anderson, to approve the minutes of the April 15, 2025, Planning Commission Meeting. The motion passed unanimously

MEETING ITEMS

2. 2025 Legislative Session Update
 Presenter: Alan Peters, Community Development Director

Alan Peters reviewed the 2025 Legislative Session Update and responded to Commissioners questions.

3. 2025-2030 City of Camas Strategic Plan
 Presenter: Alan Peters, Community Development Director

Alan Peters reviewed the 2025-2030 City of Camas Strategic Plan and responded to Commissioners questions.

MISCELLANEOUS UPDATES

There were no miscellaneous updates.

NEXT MEETING DATE

The next meeting is scheduled for June 17, 2025.

CLOSE OF MEETING

The meeting closed at 8:33 p.m.



Staff Report

July 15th, 2025, Planning Commission Meeting

Gillas Annexation – 10% Notice of Intent – 10 min

Presenter: Robert Maul, Planning Manager

Phone	Email
360.817.1568	rmaul@cityofcamas.us

BACKGROUND: An annexation application has been submitted to the City to annex approximately 3 acres into the city limits of Camas.

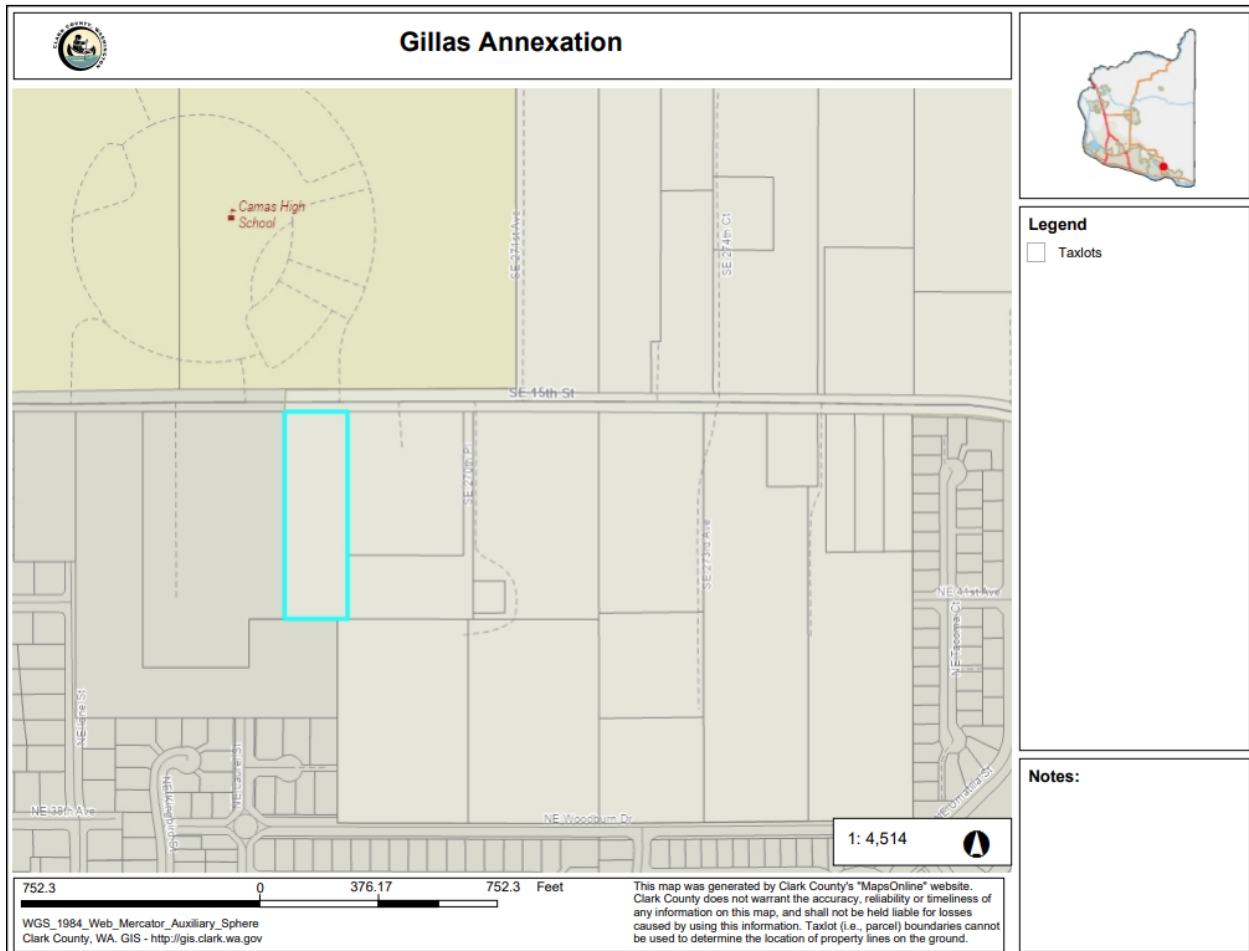
SUMMARY: Alyssa Nelson filed a Notice of Intent to annex on behalf of her grandmother, and property owner, Jeanette Gillas (see Figure 1). The annexation area is within the Camas Urban Growth Boundary (UGB) at 26813 SE 15th Street, Camas, WA, just south of Camas High School.

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.

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 11 parcels to the east of this annexation and to the west of the recent Norse Road annexation. Those 11 property owners have already met with staff last year when open houses were held to discuss the Norse Road Annexation. It was made clear that those owners do not wish to annex into the city limits at this time. Given that the Gillas annexation tucks in nicely where it abuts city limits, staff supports the annexation of just this one parcel.

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. The current city zoning abutting the annexation site is R-7.5 to the west, south and north. The properties to the east of the site are not within city limits at this time and have a comprehensive plan designation of Single-Family High.

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: This item is for discussion only. Staff will follow up with a public hearing in August to formally recommend a zoning designation for the City Council.