



Planning Commission Meeting Agenda Tuesday, October 17, 2023, 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 – 892 5904 7234

2. Or, from any device click <https://us06web.zoom.us/j/89259047234>

OPTION 2 - Join by phone (audio only): Dial 877-853-5257 and enter meeting ID# 892 5904 7234

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. [September 19, 2023 Planning Commission Meeting Minutes](#)

MEETING ITEMS

2. [Goodwin & 28th Annexation – 10% Notice of Intent / Zoning Designation](#)
[Presenter: Robert Maul, Planning Manager](#)

MISCELLANEOUS UPDATES

NEXT MEETING DATE

CLOSE OF MEETING



Planning Commission Meeting Minutes
Tuesday, September 19, 2023, 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: Joe Walsh, Marlo Maroon, Mahsa Eshghi, Troy Hull
and Shawn High

Commissioners Excused: Georl Niles and Warren Montgomery

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

PUBLIC COMMENT

Rachel Wilmoth, Sara Vay, Canaan Zeigler and Darren Harris offered public testimony.

MINUTES

1. August 16, 2023 Planning Commission Meeting Minutes

It was moved by Commissioner Maroon and seconded by Commissioner Eshghi, to approve the minutes of the August 16, 2023, Planning Commission Meeting. The motion passed unanimously.

MEETING ITEMS

2. Goodwin & 28th Annexation – 10% Notice of Intent / Zoning Designation
Presenter: Robert Maul, Planning Manager

Robert Maul reviewed the Goodwin and 28th Annexation and responded to Commissioners questions.

MISCELLANEOUS UPDATES

Alan Peters, Community Development Director, discussed the comprehensive plan periodic update that is due in 2025.

NEXT MEETING DATE

The next meeting is scheduled for October 17, 2023, at 7:00 p.m.

CLOSE OF MEETING

The meeting closed at 8:00 p.m.



Staff Report

October 17th, 2023 Planning Commission Public Hearing

Goodwin & 28th Annexation – 10% Notice of Intent / Zoning Designation

Presenter: Robert Maul, Planning Manager

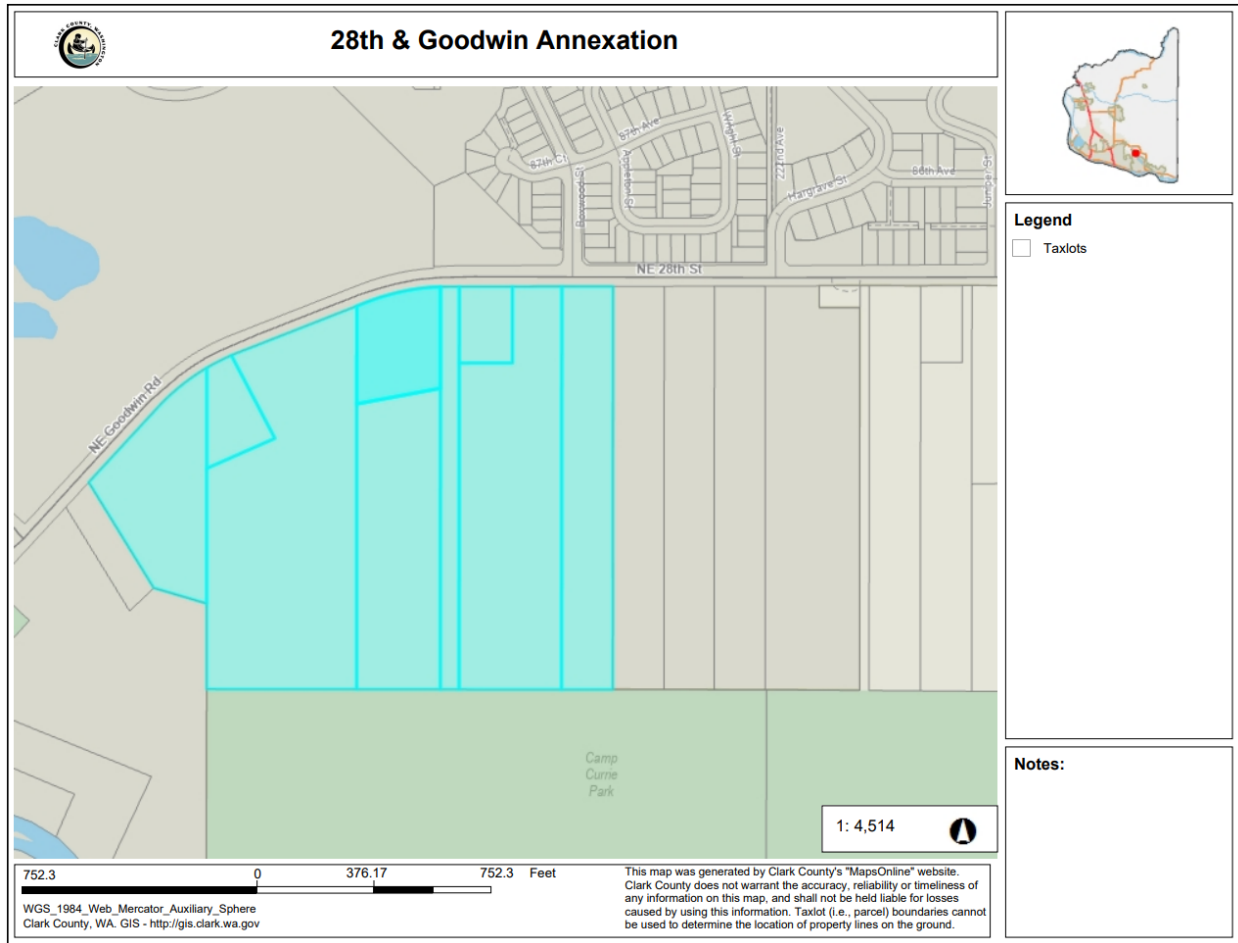
| Phone | Email |
|--------------|----------------------|
| 360.817.1568 | rmaul@cityofcamas.us |

BACKGROUND: An annexation application has been submitted to the City to annex approximately 39.36 acres into the city limits of Camas.

SUMMARY: Monica Gruher, the applicant, has filed for a notice of intent to annex nine properties into the city limits of Camas. The properties are shown in blue (Figure 1). The parcels in question abut city limits to the west, north and east, and Clark County jurisdiction and parks land to the south. The adopted Comprehensive Plan has the area designated as Single-Family Medium density zoning (Figure 2). The Planning Commission's role in this annexation is to determine what zoning designation will be adopted for the proposed annexation area. Single-Family Medium as a comp plan designation can carry three different zoning designations to implement the comprehensive planning designation.

The City Council met formally on Monday, September 18th to consider the 10% notice of intent. The Council did accept the notice of intent as proposed, thereby allowing the Planning Commission to formally recommend an appropriate zoning designation for the annexation area. As will be discussed, there are three different zoning designations that can implement the current comprehensive plan designation of Urban Medium Density. Staff will be recommending R-7.5 to be the implementing zoning designation given the need for more density with the upcoming periodic review of the comprehensive plan.

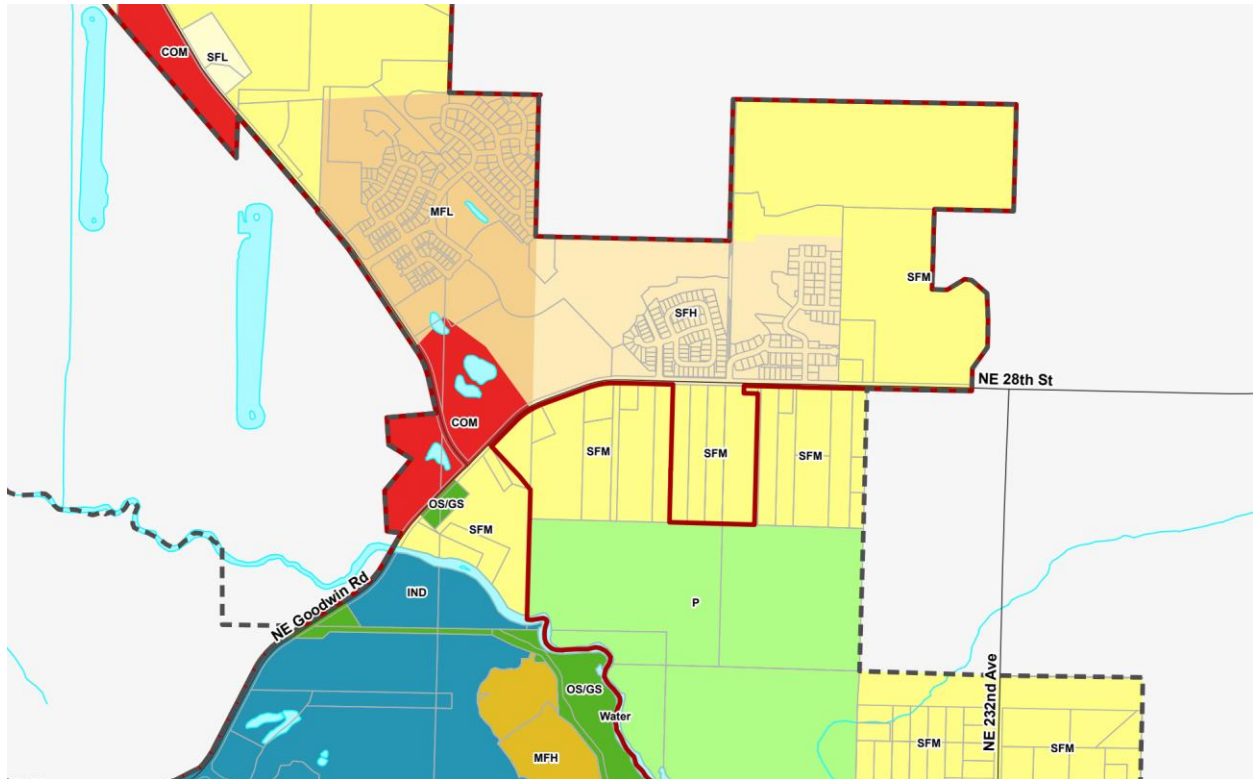
Figure 1: Proposed Annexation Area



City Boundary:

When drawing 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 nine parcels fit within an area with city boundaries to the west, north and east. Only the southern boundary abuts Clark County.

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.

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-12 to the west, Community Commercial and R-6 to the north across NW 28th Street, and R7.5 to the east. 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.

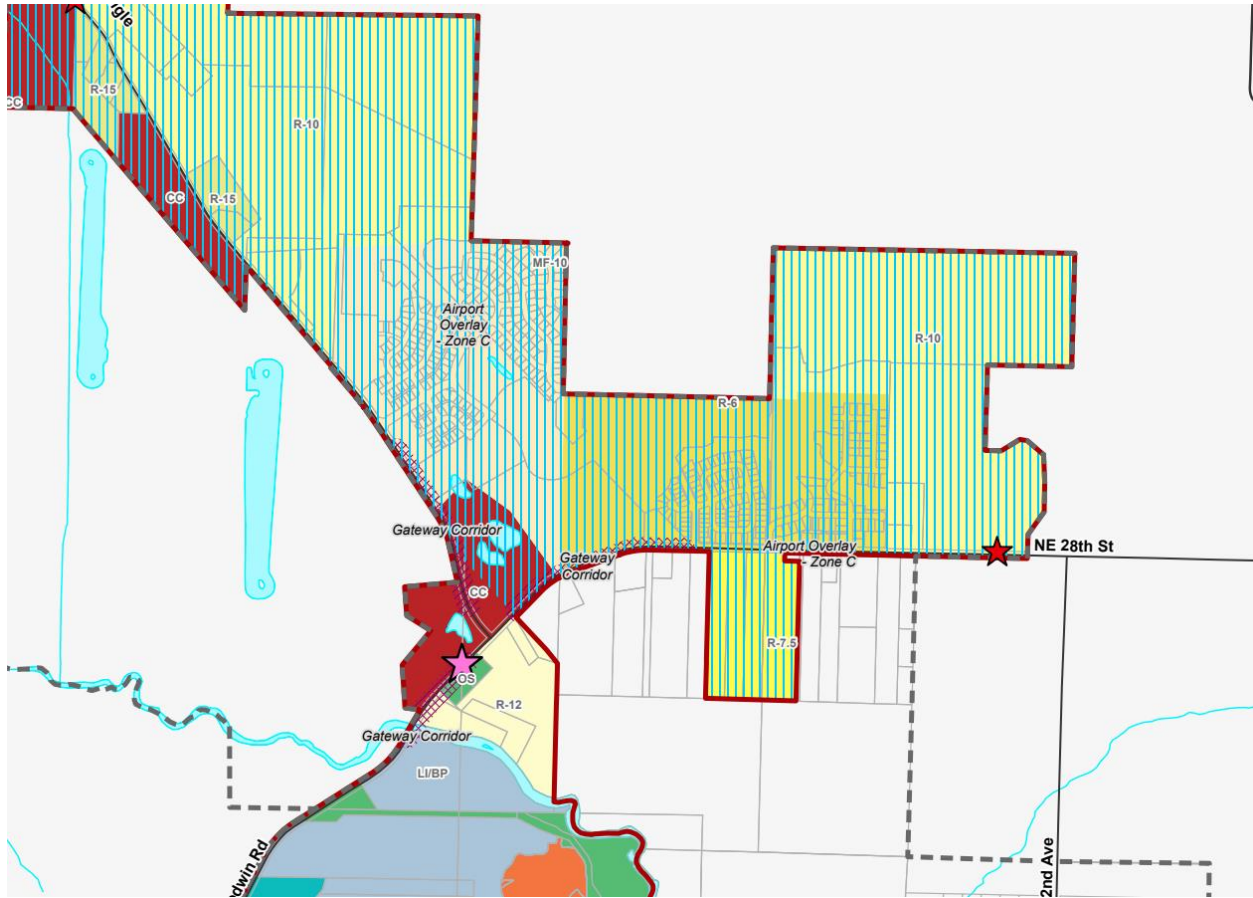
Table 18.05.020

| 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 Planning Commission consider R-7.5 as the implementing zoning designation for the NE Goodwin/NE 28th Street Annexation.

Figure 3 Current Zoning Map





Community Development Department | Planning
616 NE Fourth Avenue | Camas, WA 98607
(360) 817-1568
communitydevelopment@cityofcamas.us

Item 2.

General Application Form NE Goodwin & NE 28th Properties

Case Number: ANNEX23-04

Applicant Information

Applicant/Contact: Monica Gruher Phone: 503 349-8888
Address: 21917 NE 28th St m.gruher@comcast.net
Street Address E-mail Address
Camas WA 98607
City State ZIP Code

Property Information

Property Address: See attached Goodwin/28th Street Annexation
Street Address County Assessor # / Parcel #
City State ZIP Code
Zoning District Site Size

Description of Project

Brief description:
10% Notice of Intent Approval
Are you requesting a consolidated review per CMC 18.55.020(B)? YES ☐ NO ☐
Permits Requested: ☐ Type I ☐ Type II ☐ Type III ☐ Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: See attached signature page Phone: ()
Last First
Street Address Apartment/Unit #
E mail Address: City State Zip

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature: Monica Gruher Date: 7/31/2023
Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

| | | | |
|-------------------------|-----------------------|--|---|
| Date Submitted: 7/31/23 | Pre-Application Date: | <input type="checkbox"/> Electronic Copy Submitted | Receipt # 766776 7/31/23 By: CK Validation of Fees |
| Staff: Robert Maul | Related Cases # | | |

Revised: 01/22/2019

Application Checklist and Fees [updated on January 1, 2023]

Item 2.

| | | | | |
|--|--|-------------------|------------|-----|
| ◊ Annexation | \$944 - 10% petition; \$4,013 - 60% petition | 001-00-345-890-00 | \$ | 944 |
| ◊ Appeal Fee | | 001-00-345-810-00 | \$436.00 | \$ |
| ◊ Archaeological Review | | 001-00-345-810-00 | \$150.00 | \$ |
| ◊ Binding Site Plan | \$2,055 + \$24 per unit | 001-00-345-810-00 | \$ | |
| ◊ Boundary Line Adjustment | | 001-00-345-810-00 | \$113.00 | \$ |
| ◊ Comprehensive Plan Amendment | | 001-00-345-810-00 | \$6,373.00 | \$ |
| ◊ Conditional Use Permit | | | | |
| Residential | \$3,738 + \$105 per unit | 001-00-345-810-00 | \$ | |
| Non-Residential | | 001-00-345-810-00 | \$4,734.00 | \$ |
| ◊ Continuance of Public Hearing | | 001-00-345-810-00 | \$573.00 | \$ |
| ◊ Critical or Sensitive Areas (fee per type) | | 001-00-345-810-00 | \$848.00 | \$ |
| (wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat) | | | | |
| ◊ Design Review | | | | |
| Minor | | 001-00-345-810-00 | \$474.00 | \$ |
| Committee | | 001-00-345-810-00 | \$2,598.00 | \$ |
| ◊ Development Agreement | \$959 first hearing; \$590 ea. add'l hearing/continuance | 001-00-345-810-00 | \$ | |
| ◊ Director's Interpretation | | | \$350.00 | \$ |
| ◊ Engineering Department Review - Fees Collected at Time of Engineering Plan Approval | | | | |
| Construction Plan Review & Inspection | (3% of approved estimated construction costs) | | | |
| Modification to Approved Construction Plan Review | (Fee shown for information only) | | \$459.00 | |
| Single Family Residence (SFR) - Stormwater Plan Review | (Fee shown for information only) | | \$228.00 | |
| Gates/Barrier on Private Street Plan Review | (Fee shown for information only) | | \$1,139.00 | |
| ◊ Fire Department Review | | | | |
| Short Plat or other Development Construction Plan Review & Insp. | | 115-09-345-830-10 | \$308.00 | \$ |
| Subdivision or PRD Construction Plan Review & Inspection | | 115-09-345-830-10 | \$384.00 | \$ |
| Commercial Construction Plan Review & Inspection | | 115-09-345-830-10 | \$460.00 | \$ |
| ◊ Franchise Agreement Administrative Fee | | | \$5,696.00 | \$ |
| ◊ Home Occupation | | | | |
| Minor - Notification (No fee) | | | \$0.00 | |
| Major | | 001-00-321-900-00 | \$75.00 | \$ |
| ◊ LI/BP Development | \$4,734 + \$41.00 per 1000 sf of GFA | 001-00-345-810-00 | \$ | |
| ◊ Minor Modifications to approved development | | 001-00-345-810-00 | \$378.00 | \$ |
| ◊ Planned Residential Development | \$38 per unit + subdivision fees | 001-00-345-810-00 | \$ | |
| ◊ Plat, Preliminary | | | | |
| Short Plat | 4 lots or less: \$2,118 per lot | 001-00-345-810-00 | \$ | |
| Short Plat | 5 lots or more: \$7,848 + \$250 per lot | 001-00-345-810-00 | \$ | |
| Subdivision | \$7,848 + \$250 per lot | 001-00-345-810-00 | \$ | |
| ◊ Plat, Final: | | | | |
| Short Plat | | 001-00-345-810-00 | \$219.00 | \$ |
| Subdivision | | 001-00-345-810-00 | \$2,598.00 | \$ |
| ◊ Plat Modification/Alteration | | 001-00-345-810-00 | \$1,308.00 | \$ |
| ◊ Pre-Application (Type III or IV Permits) | | | | |
| No fee for Type I or II | | | | |
| General | | 001-00-345-810-00 | \$387.00 | \$ |
| Subdivision (Type III or IV) | | 001-00-345-810-00 | \$996.00 | \$ |
| ◊ SEPA | | 001-00-345-890-00 | \$886.00 | \$ |
| ◊ Shoreline Permit | | 001-00-345-890-00 | \$1,308.00 | \$ |
| ◊ Sign Permit | | | | |
| General Sign Permit | (Exempt if building permit is required) | 001.00.322.400.00 | \$45.00 | \$ |
| Master Sign Permit | | 001.00.322.400.00 | \$138.00 | \$ |
| ◊ Site Plan Review | | | | |
| Residential | \$1,259 + \$34 per unit | 001-00-345-810-00 | \$ | |
| Non-Residential | \$3,146 + \$68 per 1000 sf of GFA | 001-00-345-810-00 | \$ | |
| Mixed Residential/Non Residential | (see below) | 001-00-345-810-00 | \$ | |
| | \$4,435 + \$34 per res unit + \$68 per 1000 sf of GFA | | | |
| ◊ Temporary Use Permit | | 001-00-321-990-00 | \$88.00 | \$ |
| ◊ Variance (Minor) | | 001-00-345-810-00 | \$760.00 | \$ |
| ◊ Variance (Major) | | 001-00-345-810-00 | \$1,417.00 | \$ |
| ◊ Zone Change (single tract) | | 001-00-345-810-00 | \$3,659.00 | \$ |

Fees reviewed & approved by Planner: _____

Initial

Date

Total Fees Due:

\$

944

City of Camas
616 NE 4th Avenue
Camas, WA 98607
360-834-2462

Item 2.

Finance Office Hours:
Monday-Friday 9:00 - 5:00 p.m.

Date/Time 07/31/2023 02:58 PM
Receipt No. 00766776
Receipt Date 07/31/2023
CR plan 944.00
annex
annexation 944.00

Cash: 0.00
Other: 944.00
0.00
Check: 944.00

Total: 944.00
Change: 0.00

Check No: #3599,
GOODWIN/28TH ST ANNEXATION

MONICA GRUHER
Customer #: 000000

Cashier: ckafourous
Station: IS02475

10

July 30, 2023

Robert Maul
City of Camas Planning Office
616 NE 4th Ave
Camas, WA 98607

Dear Mr. Maul,

Attached is our Intent for Annexation, submitted by residents representing eight contiguous properties that are adjacent to the Camas city limits (see map). These properties have been in the Urban Holding designation by the County for a number of years.

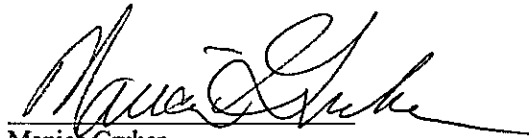
As you can see from the area map enclosed, our properties have been inadvertently "islanded" by prior annexations, creating confusion for emergency services, postal services, and others. The recent Green Mountain development across the street has already brought city services to the area. This development, along with an adjacent group of properties to our east, that have already been annexed into the city, make it obvious that our properties should be similarly annexed. This will create a contiguous area, eliminating confusion, and providing for more efficient city planning.

Therefore, we respectfully submit this application for your consideration. This request already includes 85% of the property valuations, although only 10% of property valuations are necessary for intent approval. We thank you and the Council for considering our request.

Sincerely,

On behalf of the Goodwin/28th Street Annexation

By:



Monica Gruher
21917 NE 28th St.
Camas, WA 98607

**10% NOTICE OF INTENT
ANNEXATION TO THE CITY OF CAMAS**

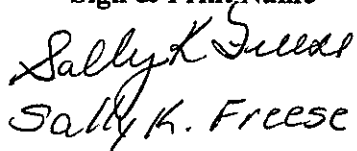
We the undersigned hereby give notice of intent to the City of Camas to have our property located as described below annexed to the City of Camas. We certify that we are the legal owners of property representing at least ten percent (10%) or more of the total value of all property within the area we are asking to be annexed.

Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

The legal description is as follows:

Freese #5 THOMAS J FLETCHER DLC 3.6A M/L
 Chadwick #15 SEC 21 T2N R3EWM 1.13A
 Bahu #36 SEC 21 T2N R3EWM 11.67A
 Sheldon #50 SEC 21 T2N R3EWM 6 A M/L
 Coburn #17 SEC 21 T2N R3EWM 2.18A
 Mouser #14 SEC 21 T2N R3EWM .95A
 Gruher #30 SEC 21 T2N R3EWM 8.84A
 Hertenstein #55 SEC 21 T2N R3EWM 5A

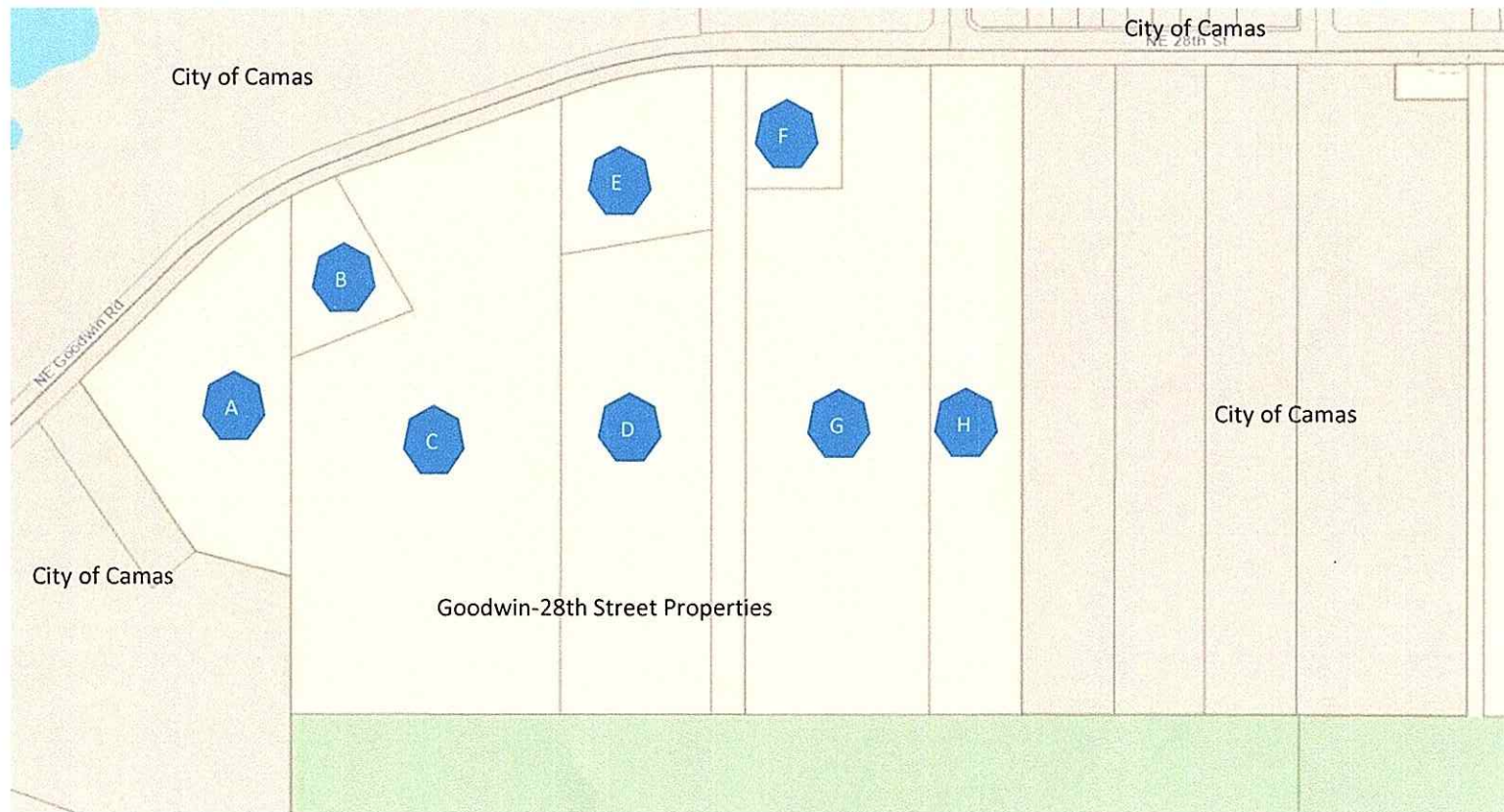
The undersigned hereby certifies that all information submitted with this application is complete and true under penalty of perjury under the laws of the State of Washington. The undersigned also understands that any errors and omissions may lengthen the time to process this request.

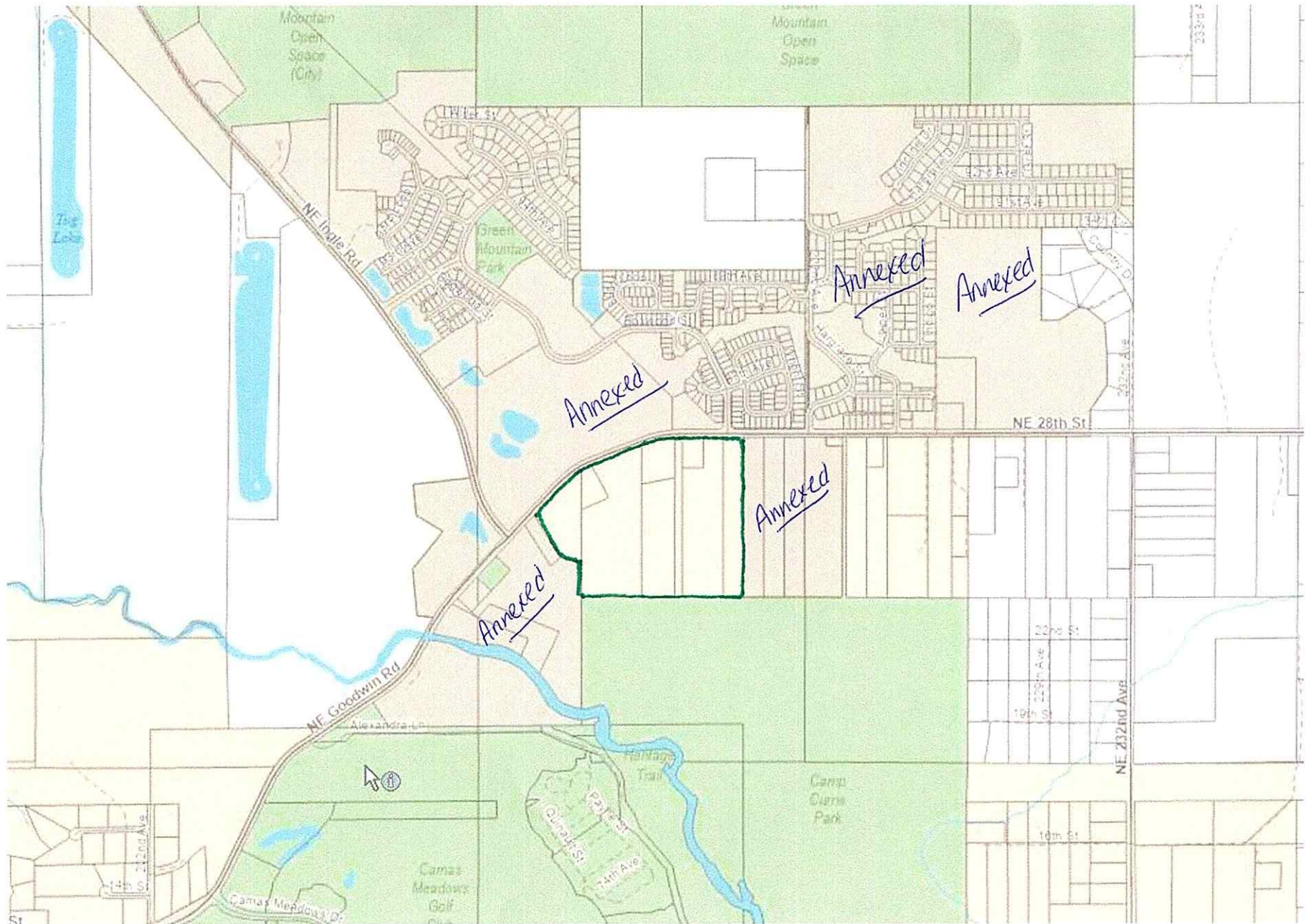
| Parcel # | Sign & Print Name | Address | Date Signed |
|-----------|--|-------------------------------|-------------|
| 172546000 |  Sally K. Freese | 2521 NE Goodwin Rd, Camas, WA | 7/23/23 |

| Parcel # | Sign & Print Name | Address | Date Signed |
|-----------|---|--|-------------|
| 173171000 | <i>Stephanie Chadwick</i> STEPHANIE CHADWICK | 2619 NE Goodwin Rd, Camas, WA | 7-23-2023 |
| 173192000 | <i>Marwan A. Bahu</i> <i>Uk</i> | 2615 NE Goodwin Rd, Camas, WA | |
| 173206000 | <i>Rob Hill Brian Mullins</i> <i>Barbara J Sheldon Barbara Sheldon</i> | 21731 NE 28TH ST, CAMAS, WA 98607 | 7/3/23 |
| 173173000 | <i>James Coburn</i> JAMES COBURN | 21715 NE 28TH ST, CAMAS, WA 98607 | 7/7/23 |
| 173170000 | | 21715 NE 28TH ST, CAMAS, WA 98607 | |
| 173186000 | <i>Monica Bruher</i> Monica Bruher | 21917 NE 28TH ST, CAMAS, WA 98607 | 7/1/2023 |
| 173211000 | | 21919 NE 28TH ST, CAMAS, WA 98607 | |

RCW 35A.01.040 states: (a) The signature of a record owner, as determined by the records of the county auditor, shall be sufficient without the signature of his or her spouse; (b) In the case of mortgaged property, the signature of the mortgagor shall be sufficient, without the signature of his or her spouse; (c) In the case of property purchased on contract, the signature of the contract purchaser, as shown by the records of the county auditor, shall be deemed sufficient, without the signature of his or her spouse; (d) Any officer of a corporation owning land within the area involved who is duly authorized to execute deeds or encumbrances on behalf of the corporation, may sign on behalf of such corporation, and shall attach to the petition a certified excerpt from the bylaws of such corporation showing such authority; (e) When property stands in the name of a deceased person or any person for whom a guardian has been appointed, the signature of the executor, administrator, or guardian, as the case may be, shall be equivalent to the signature of the owner of the property.

| Ref | Address | Owner Name | Lot Size (Acres) | Total Assessed Value | % of total | Intent Y/N |
|-----|-------------------------------------|--|------------------|----------------------|-------------|------------|
| A | 2521 NE GOODWIN RD, CAMAS, WA 98607 | FREESE THAD V & FREESE SALLY KAYE TRUSTEES | 3.60 | \$1,180,462 | 13.5% | Y |
| B | 2519 NE GOODWIN RD, CAMAS, WA 98607 | CHADWICK STEPHANIE L & CHADWICK SCOTT | 1.13 | \$922,509 | 10.6% | Y |
| C | 2525 NE GOODWIN RD, CAMAS, WA 98607 | BAHU MARWAN A | 11.67 | \$2,122,219 | 24.3% | Y |
| D | 21731 NE 28TH ST, CAMAS, WA 98607 | SHELDON BARBARA J & MULLINS BRIAN K | 6.00 | \$1,263,906 | 14.5% | Y |
| E | 21715 NE 28TH ST, CAMAS, 98607 | COBURN JAMES A | 2.18 | \$541,267 | 6.2% | Y |
| F | 21811 NE 28TH ST, CAMAS, WA 98607 | MOUSER MARC & MOUSER VALERIE V | 0.95 | \$498,873 | 5.7% | |
| G | 21917 NE 28TH ST, CAMAS, WA 98607 | GRUHER JAMES S & GRUHER MONICA M | 8.84 | \$1,446,829 | 16.6% | Y |
| H | 21919 NE 28TH ST, CAMAS, WA 98607 | HERTENSTEIN SKIP & HERTENSTEIN MELISSA | 4.99 | \$762,765 | 8.7% | |
| | | | | \$8,738,830 | 100% | 86% |





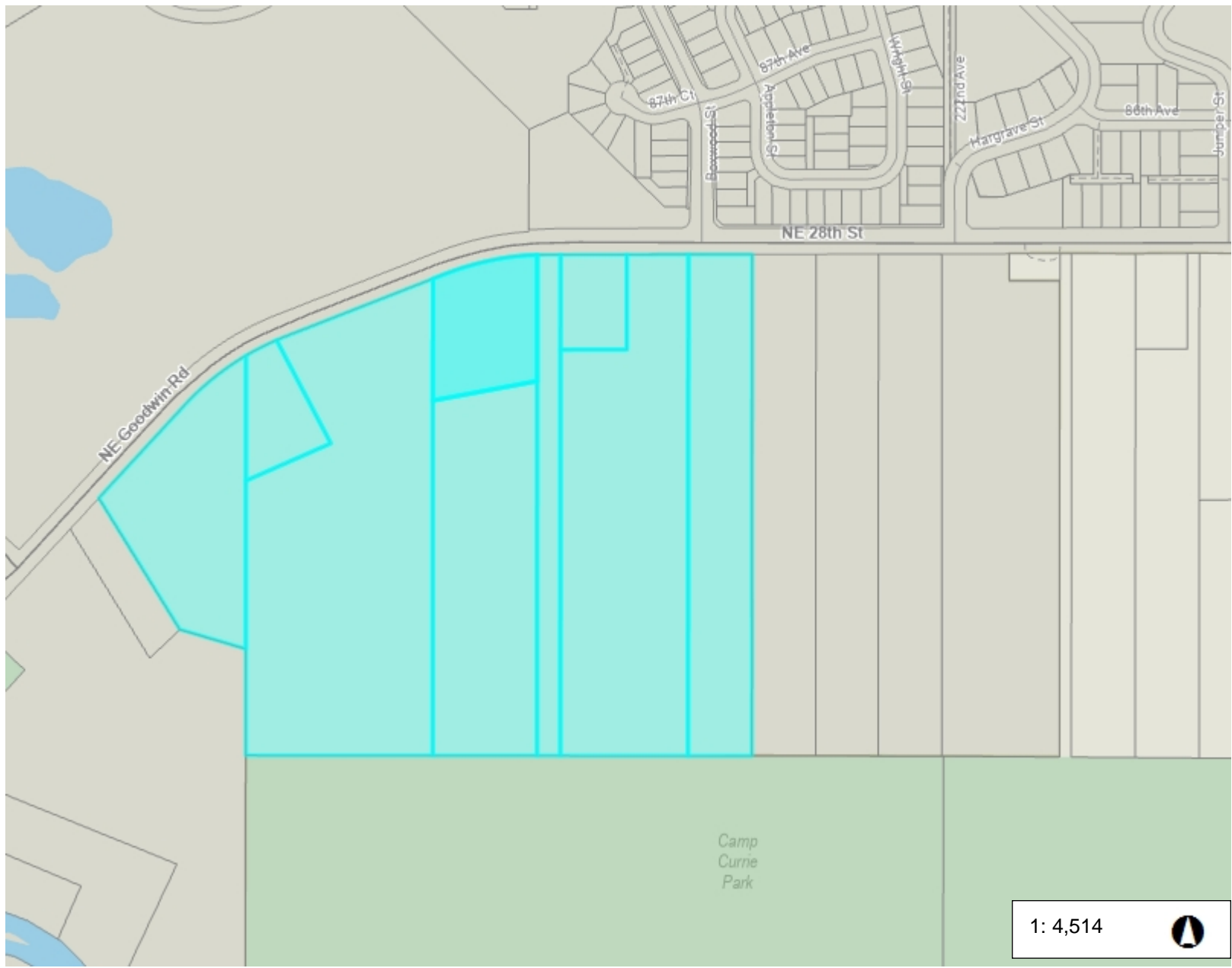
Goodwin/28th St. Annexation – outlined in green (light tan shading)

Dark Tan shading = existing property already annexed



28th & Goodwin Annexation

Item 2.



Legend

Taxlots

Notes:

1: 4,514



752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.