



**Planning Commission Meeting Agenda**  
**Tuesday, August 19, 2025, 7:00 PM**  
**Council Chambers, 616 NE 4th AVE**

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*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](http://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](mailto: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. [July 15, 2025 Planning Commission Meeting Minutes](#)

**MEETING ITEMS**

2. [Draft Accessory Dwelling Unit Code Amendments](#)  
[Presenter: Alan Peters, Community Development Director](#)  
[Time Estimate: 45 minutes](#)
3. [Gillas Annexation – Public Hearing for Zoning](#)  
[Presenter: Robert Maul, Planning Manager](#)  
[Time Estimate: 10 minutes](#)

**MISCELLANEOUS UPDATES**

**NEXT MEETING DATE**

**CLOSE OF MEETING**



**Planning Commission Meeting Minutes**  
**Tuesday, July 15, 2025, 7:00 PM**  
**Council Chambers, 616 NE 4th AVE**

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**CALL TO ORDER**

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

**ROLL CALL**

Planning Commissioners Present: Geoerl Niles, Mahsa Eshghi, Shawn High, Joe Walsh and Paul Anderson

Commissioners Excused: Marlo Maroon and Troy Hull

Staff Present: Alan Peters, Robert Maul and Carey Certo

**PUBLIC COMMENT**

There was no public comment.

**MINUTES**

1. May 20, 2025 Planning Commission Meeting Minutes

**It was moved by Commissioner High and seconded by Commissioner Eshghi, to approve the minutes of the May 20, 2025, Planning Commission Meeting. The motion passed unanimously**

**MEETING ITEMS**

2. Gillas Annexation – 10% Notice of Intent

Robert Maul reviewed the Gillis annexation and responded to Commissioners questions.

3. Draft Middle Housing Code Amendments

Alan Peters reviewed the draft Middle Housing Code Amendments and responded to Commissioners questions.

**MISCELLANEOUS UPDATES**

The planning department will have a booth at Camas Days.

**NEXT MEETING DATE**

The next meeting is scheduled for August 19, 2025.

## **CLOSE OF MEETING**

The meeting closed at 7:57 p.m.



## Staff Report

August 19, 2025 Planning Commission Meeting

Draft Accessory Dwelling Unit Code Amendments

Presenter: Alan Peters, Community Development Director

Time Estimate: 45 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

**BACKGROUND:** Washington’s HB 1337 adopted during the 2023 legislative session established new requirements for local jurisdictions’ regulation of accessory dwelling units (ADUs.) The bill primarily requires that cities allow at least two ADUs per lot, but also includes requirements to relax development standards, prohibits owner-occupancy requirements, and allows for ADUs to be sold as independent units.

City staff have prepared draft code amendments to comply with HB 1337’s requirements ahead of the December 31, 2025, state deadline. The draft ordinance is informed by the *Our Camas 2045* comprehensive plan update in process and Department of Commerce guidance.

**SUMMARY:** ADUs are secondary housing units on the same lot as a primary residence. They are self-contained units with their own kitchens, bathrooms, and sleeping areas, but are usually smaller and subordinate to a primary dwelling. In Camas currently, one ADU is allowed per lot, provided the lot is owner-occupied and certain design requirements are met.

HB 1337 requires all GMA municipalities to allow at least two ADUs per lot in all urban growth areas for lots that meet the minimum lot size required for the principal housing unit. Local regulations must also permit ADUs to be attached, detached or a combination of both types. The bill also includes several other requirements for ADUs, as follows:

- Maximum ADU size standard: Cities must allow ADUs to be at least 1,000 square feet in size and cannot set a maximum height of less than 24 ft. (ADUs in Camas are currently limited to 40% of the size of the principal unit, up to a maximum of 1000 sq. ft.)
- Owner occupancy: A local government may not require owner occupancy for a principal unit or ADUs. (Owner occupancy is a current requirement in Camas)
- Allow separate sale of ADUs: Local governments may not prohibit the sale or other conveyance of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an ADU.
- Development standards and design review: Local governments may not impose aesthetic standards or requirements for design review, or setback requirements, yard coverage limits, tree retention mandates, or restrictions on entry door location that are more restrictive than those required for the principal unit.

- Impact fees: Impact fees for ADUs are limited to no more than 50% of those assessed to the principal housing unit.

The proposed draft code amends CMC Chapter 18.27 to implement the requirements of HB 1337.

### Two ADUs per lot

The draft code allows up to two ADUs per lot in conjunction with a principal unit. ADUs would count towards the new middle housing unit densities, meaning that two ADUs are allowable only if a lot is improved with only one principal dwelling unit.

### Configurations

The draft code establishes the configurations and conditions in which ADUs can be developed, including attached ADUs, detached ADUs, or a combination thereof. It also establishes that ADUs can be converted from existing legal accessory structures and that they can be sold as individual units as condominiums or through a unit lot subdivision process.

### Owner occupancy

The draft code removes any owner occupancy requirement.

### Size, Height, and Setbacks

The draft code establishes a maximum size of 1,000 sq. ft. and removes the requirement that ADUs be no more than 40% of the size of the principal unit. It also provides an option for the Community Development Director to approve an increase to this size when the ADU is completely located on a single floor within a building in order to allow for efficient use of existing floor area within an established structure.

Height is limited to 24 ft. for detached ADUs.

The draft code establishes the following setback requirements for detached ADUs.

- Front yard: ADUs must match meet the front yard setback for a property. Under the current code, ADUs cannot project in front of the front building line.
- Side and rear yard: ADUs must comply with the setbacks for accessory buildings. Where there is a public alley there is no rear lot setback required.

The code also allows ADUs to be established in existing buildings that are nonconforming as to setback and lot coverage requirements.

### Parking

The draft code requires one off-street parking space per unit.

## Design

- The draft code regulates design compatibility by requiring that ADUs incorporate design elements from the principal unit. ADUs would be required to include at least two items from a menu of the following elements. Roof overhang of the same depth
- Same roof pitch
- Trim of the same dimension and style
- Matching window proportions, grille patterns, and color
- Same primary paint color
- Same roofing material and color
- Similar porch or entryway detailing
- Same primary siding material

The ADU code carries over new privacy standards that were established with the current interim ADU ordinance which requires ADUs to be designed and located to minimize disruption of privacy and outdoor activities on adjacent properties.

## Chapter 18.27 ACCESSORY DWELLING UNITS

### 18.27.010 Purpose.

Accessory dwelling units (ADUs) are intended to:

- A. Provide for a range of housing choices in the city, including rental and ownership options;
- B. Provide additional dwelling units, thereby increasing densities with minimal cost and disruption to existing neighborhoods;
- C. Allow individuals and smaller households to retain large houses as residences;
- D. Enhance options for families by providing opportunities for older or younger relatives to live in close proximity while maintaining a degree of privacy; and
- E. Ensure that the development of an ADU does not cause unanticipated impact on the character or stability of single-family neighborhoods.

### 18.27.020 Scope.

ADUs shall meet the requirement of this chapter and may be allowed in all zones where residential uses are permitted.

### 18.27.030 Configurations.

ADUs are allowed in the following configurations and conditions:

- A. Attached ADUs, such as in a basement, attic, or garage; or
- B. Detached ADUs, which may be comprised of either one or two detached structures; or
- C. A combination of one attached ADU and one detached ADU.
- D. ADUs may be converted from existing legal accessory structures.
- E. Individual ADUs can be conveyed separately as condominium units per Chapter 64.34 RCW or can be divided into unit lots.

### 18.27.040 Development standards.

- A. Number. No more than two ADUs in any configuration shall be allowed in residential zoning districts with a principal unit. ADUs count towards the unit densities of Chapter 18.25 Middle Housing, so that two ADUs are allowable only if a lot is improved with only one principal dwelling unit.
- B. Building Permit. The applicant must apply for a building permit for an ADU. An ADU shall comply with applicable building, fire, health, and safety codes. Addressing of the ADU shall be assigned by the building department. An ADU cannot be occupied until a certificate of occupancy is issued by the building department.
- C. Conformance to Zoning. The addition of an ADU shall not make any lot, structure or use nonconforming within the development site. An ADU shall conform to existing requirements for the primary residence, unless stated otherwise in this chapter. ADUs converted from existing accessory structures may be nonconforming to current setback and lot coverage requirements.



- D. Height. Building height is limited to twenty-four feet for a detached ADU. Building height requirements of the underlying zone apply to the ADU for internal conversion, or structural addition to the existing primary dwelling.
- E. Setbacks. An ADU unit shall comply with the front yard setback. A detached ADU shall not be located closer than five feet to a side or rear lot line, or not closer than ten feet to a side lot line along a flanking street of a corner lot. A detached ADU does not require a setback from any rear lot line that abuts a public alley.
- F. Total Floor Area. The total gross floor area of an ADU shall not exceed one thousand square feet. The Director may allow an increase in floor area when an ADU is completely located on a single floor within the footprint of an existing residential unit or accessory structure in order to allow for efficient use of existing floor area.
- G. Parking. An ADU shall have a minimum of one off-street parking space, in addition to the off-street parking required for the other residential units on the same lot. This requirement does not apply to ADUs located within one-half mile of a major transit stop.
- H. Utilities. An ADU shall connect to public sewer and water. A home or lot not connected to public sewer and water, which adds an ADU, shall connect to public sewer and water.

### **18.27.050 Design standards.**

- A. Architectural Design. Detached ADUs must incorporate at least two of the following elements found on the principal dwelling unit(s):
  - 1. Roof overhang of the same depth
  - 2. Same roof pitch
  - 3. Trim of the same dimension and style
  - 4. Matching window proportions, grille patterns, and color
  - 5. Same primary paint color
  - 6. Same roofing material and color
  - 7. Similar porch or entryway detailing
  - 8. Same primary siding material
- B. Privacy. ADUs shall be designed and located to minimize disruption of privacy and outdoor activities on adjacent properties. Strategies to accomplish this include, but are not limited to:
  - 1. Stagger windows and doors to not align with such features on abutting properties.
  - 2. Avoid upper-level windows, entries and decks that face common property lines to reduce overlook of a neighboring property.
  - 3. Install landscaping as necessary to provide for the privacy and screening of abutting property.
- C. Any and all design requirements, limits, or restriction that apply to the principal unit shall also apply to ADUs.

## Chapter 18.27 ACCESSORY DWELLING UNITS

### 18.27.010 Purpose.

Accessory dwelling units (ADUs) are intended to:

- A. Provide for a range of ~~choices of~~ housing ~~choices~~ in the city, ~~including rental and ownership options~~;
- B. Provide additional dwelling units, thereby increasing densities with minimal cost and disruption to existing neighborhoods;
- C. Allow individuals and smaller households to retain large houses as residences; ~~and~~
- D. Enhance options for families by providing opportunities for older or younger relatives to live in close proximity while maintaining a degree of privacy; ~~and~~;
- E. Ensure that the development of an ADU does not cause unanticipated impact on the character or stability of single-family neighborhoods.

### 18.27.020 Scope.

~~Accessory dwelling units~~ADUs shall meet the requirement of this chapter, and may be allowed in all zones where residential uses are permitted.

### ~~18.27.030 Definition.~~

~~An "accessory dwelling unit (ADU)" means an additional smaller, subordinate dwelling unit on a lot with or in an existing or new house. These secondary units contain a private bath and kitchen facilities comprising an independent, self-contained dwelling unit. An ADU is not a duplex because the intensity of use is less due to the limitations of size.~~

### ~~18.27.040-030 Establishing an accessory dwelling unit.~~Configurations.

~~An accessory dwelling unit may be created through:~~

- ~~A. Internal conversion within an existing dwelling;~~
- ~~B. The addition of new square footage to the existing house, or to a garage;~~
- ~~C. Conversion of an existing garage provided it is not larger than the primary residence.~~
- ~~D. Inclusion in the development plans for, or as part of, the construction of a new single-family detached dwelling unit; or~~
- ~~A. E. A separate detached dwelling unit on the same lot as the primary dwelling unit. ADUs are~~  
allowed in the following configurations and conditions:

- A. Attached ADUs, such as in a basement, attic, or garage; or
- B. Detached ADUs, which may be comprised of either one or two detached structures; or
- C. A combination of one attached ADU and one detached ADU.

D. ADUs may be converted from existing legal accessory structures.

E. Individual ADUs can be conveyed separately as condominium units per Chapter 64.34 RCW or can be divided into unit lots.

## **18.27.050-040 Development standards.**

- A. Number. ~~No more than one accessory dwelling unit per legal lot is permitted, and it must be accessory to a single family residence. A lot of record lawfully occupied by two or more single family residences shall not be permitted to have an accessory dwelling unit, unless the lot is short platted under Title 17 of this code. If a short plat is approved, an accessory dwelling unit for each dwelling unit is permitted only if all dimensional standards of the underlying zone, and all other provisions of this chapter are met. No more than two ADUs in any configuration shall be allowed in residential zoning districts with a principal unit. ADUs count towards the unit densities of Chapter 18.25 Middle Housing, so that two ADUs are allowable only if a lot is improved with only one principal dwelling unit.~~
- B. Building Permit. The applicant must apply for a building permit for an accessory dwelling unit ADU. An ADU shall comply with applicable building, fire, health, and safety codes. Addressing of the ADU shall be assigned by the building department, ~~with approval by the fire department~~. An ADU cannot be occupied until a certificate of occupancy is issued by the building department.
- C. Conformance to Zoning. The addition of an accessory dwelling unit ADU shall not make any lot, structure or use nonconforming within the development site. An accessory dwelling unit ADU shall conform to existing requirements for the primary residence, unless stated otherwise in this chapter. ADUs converted from existing accessory structures may be nonconforming to current setback and lot coverage requirements.
- D. Height. Building height is limited to ~~twenty-four~~twenty-four feet for a detached ADU. Building height requirements of the underlying zone apply to the ADU for internal conversion, or structural addition to the existing primary dwelling.
- ~~DE.~~ Placement Setbacks. An accessory dwelling ADU unit shall ~~not project beyond the front building line comply with the front yard setback.~~ A detached ADU shall not be located closer than five feet to a side or rear lot line, or not closer than ~~twenty-ten~~ feet to a side lot line along a flanking street of a corner lot. A detached ADU does not require a setback from any rear lot line that abuts a public alley.
- ~~EF.~~ Total Floor Area. The total gross floor area of an accessory dwelling unit ADU shall not exceed ~~forty percent of the primary unit, up to a maximum of one thousand square feet. The living area of the primary unit excludes uninhabitable floor area and garage or other outbuilding square footage whether attached or detached. The~~ Director may allow an increase in floor area when an ADU is completely located on a single floor within the footprint of an existing residential unit or accessory structure in order to allow for efficient use of existing floor area.
- ~~FG.~~ Parking. An accessory dwelling unit ADU shall have a minimum of one ~~on-site~~off-street parking space, in addition to ~~the primary dwelling unit's designated parking spaces if there is not on street parking allowed, the~~ off-street parking required for the other residential units on the same lot. This requirement does not apply to ADUs located within one-half mile of a major transit stop.
- ~~G.~~ Architectural Design. The exterior appearance of an addition or detached accessory dwelling unit shall be architecturally compatible with the primary residence. Compatibility includes coordination of architectural style, exterior building materials and color, roof material, form and pitch, window style and placement, other architectural features, and landscaping.
- ~~H.~~ Entrances. For an accessory dwelling unit created by internal conversion or by an addition to an existing primary dwelling, only one entrance may be located on the front of the house, unless the house contained

~~additional front doors before the conversion. Secondary entrances should be located on the side or rear of the primary residence to the extent possible.~~

- ~~I. Privacy. ADUs shall be designed and located to minimize disruption of privacy and outdoor activities on adjacent properties. Strategies to accomplish this include, but are not limited to:~~
  - ~~a. Stagger windows and doors to not align with such features on abutting properties.~~
  - ~~b. Avoid upper level windows, entries and decks that face common property lines to reduce overlook of a neighboring property.~~
  - ~~c. Install landscaping as necessary to provide for the privacy and screening of abutting property.~~
- ~~J.H. Utilities. An accessory dwelling unit ADU shall connect to public sewer and water. A home or lot not connected to public sewer and water, which adds an accessory dwelling unit ADU, shall connect to public sewer and water.~~
- ~~K. Nonconformity. A home or lot which has an accessory dwelling unit which was established prior to adoption of this chapter may be approved for a building permit, subject to the provisions of Chapter 18.41 "Nonconforming Lots, Structures and Uses."~~
- ~~L. Owner Occupancy. Prior to the issuance of a building permit establishing an accessory dwelling unit, the applicant shall record the ADU as a deed restriction with the Clark County auditor's office. Forms shall be provided by the city stating that one of the dwelling units is and will continue to be occupied by the owner of the property as the owner's principal and permanent residence for as long as the other unit is being rented or otherwise occupied. The owner shall show proof of ownership, and shall maintain residency for at least six months out of the year, and at no time receive rent for the owner occupied unit. Falsely certifying owner occupancy shall be considered a violation of the zoning ordinance, and is subject to the enforcement actions.~~

## **18.27.060-050 Design guidelinesstandards.**

- ~~A. Exterior Finish Materials. Exterior finish materials must duplicate or reflect the exterior finish material on the primary dwelling unit.~~
- ~~B. Roof Slopes. For buildings over fifteen feet in height, the slope of the accessory dwelling unit roof must be the same as that of the predominate slope of the primary dwelling structure.~~
- ~~C. Historic Structures. If an accessory dwelling unit is on the same lot as, or within an historic structure which has been designated on the national, state, or local historic register, the following design guidelines are applicable:~~
  - ~~1. Exterior materials shall be of the same type, size, and placement as those of the primary dwelling structure.~~
  - ~~2. Trim on edges of elements of an ADU shall be the same as those of the primary structure in type, size, and placement.~~
  - ~~3. Windows in any elevation which faces a street shall match those in the primary structure in proportion, i.e., same height, width, and orientation (horizontal or vertical).~~
  - ~~4. Pediment and Dormers. Each accessory dwelling unit over twenty feet in height shall have either a roof pediment or dormer, if one or the other of these architectural features are present on the primary dwelling.~~
- A. Architectural Design. Detached ADUs must incorporate at least two of the following elements found on the principal dwelling unit(s):
  - 1. Roof overhang of the same depth

- 
- [2. Same roof pitch](#)
  - [3. Trim of the same dimension and style](#)
  - [4. Matching window proportions, grille patterns, and color](#)
  - [5. Same primary paint color](#)
  - [6. Same roofing material and color](#)
  - [7. Similar porch or entryway detailing](#)
  - [8. Same primary siding material](#)
- B. [Privacy. ADUs shall be designed and located to minimize disruption of privacy and outdoor activities on adjacent properties. Strategies to accomplish this include, but are not limited to:](#)
- [1. Stagger windows and doors to not align with such features on abutting properties.](#)
  - [2. Avoid upper-level windows, entries and decks that face common property lines to reduce overlook of a neighboring property.](#)
  - [3. Install landscaping as necessary to provide for the privacy and screening of abutting property.](#)
- C. [Any and all design requirements, limits, or restriction that apply to the principal unit shall also apply to ADUs.](#)

## ACCESSORY DWELLING UNIT CHECKLIST

This checklist provides the framework Commerce regional planners and local jurisdictions will use to review periodic update submissions. **This checklist is NOT required to be completed by each jurisdiction;** it is an additional tool to help meet the intent of the statute.

Allow two ADUs per lot within urban growth areas (UGAs) with the next periodic update due date.

*If a city or county does not amend its rules to be consistent with the law, the statute will "supersede, preempt and invalidate any conflicting local development regulations. HB 1337, passed in 2023.*

See Commerce's [Guidance for Accessory Dwelling Units](#). **Questions?** Contact Lilith Vespier at [Lilith.Vespier@commerce.wa.gov](mailto:Lilith.Vespier@commerce.wa.gov) 360-890-5100.

Accessory dwelling units (ADU)s		
Code requirements	Consistent? Yes/No	Comment
a. ADU means <i>a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome or other housing unit.</i> <a href="#">RCW 36.70A.696(6)</a>	Yes	Revised CMC definitions and ADU code are consistent with this definition.
b. Dwelling unit means <i>a residential living unit that provides complete independent living facilities for one or more persons and that includes permanent provisions for living, sleeping, eating, cooking and sanitation.</i> <a href="#">RCW 36.70A.696(1)</a>	Yes	Revised CMC definitions and ADU code are consistent with this definition.
c. [WITHIN UGAs] Allows at least two ADUs on all lots that meet the minimum lot size in zoning districts that allow for single-family homes. <a href="#">RCW 36.70A.681(1)(c)</a>	Yes	Draft Section 18.27.040(A) allows two ADUs on all residential lots with no lot size requirement.
d. Allows ADUs in the following configurations and conditions:	Yes	Draft Section 18.27.030

<ul style="list-style-type: none"> <li>Two attached ADUs such as unit in a basement, attic, or garage; or</li> <li>One attached ADU and one detached ADU; or</li> <li>Two detached ADUs, which may be comprised of either one or two detached structures</li> </ul> <p>Exception: cities and counties may impose a limit of two accessory dwelling units, in addition to the principal unit, on a residential lot of 2,000 square feet or less. <a href="#">RCW 36.70A.681(3)</a></p>		
e. Allows conversion of an existing structure, such as a detached garage. <a href="#">RCW 36.70A.681(1)(j)</a>	Yes	Draft Section 18.27.030
f. Does not allow ADUs in locations where development is restricted under other laws, rules, or ordinances due to physical proximity to on-site sewage system infrastructure, critical areas or other unsuitable physical characteristics of a property. <a href="#">RCW 36.70A.680(4&amp;5)</a> and <a href="#">RCW 36.70A.681</a>	Yes	ADUs are subject to all requirements or restrictions of the CMC applicable to all other development types.
g. [WITHIN UGAs] Allows a gross floor area of at least 1,000 square feet. <a href="#">RCW 36.70A.681(1)(f)</a>	Yes	Draft Section 18.27.040(F)
h. Roof height limits on an ADU are greater than or equal to 24 feet.  Exception: when the height limitation on the principal unit is less than 24 feet. In this case, a city or county may not require the roof height limitation for an ADU to be less than the height limit for the principal unit. <a href="#">RCW 36.70A.681(1)(g)</a>	Yes	Draft Section 18.27.040(D)
i. Requirements for setbacks, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review are not more restrictive for ADUs than those for principal units. <a href="#">RCW 36.70A.681(1)(h)</a>	Yes	Draft Section 18.27.040(E) includes setbacks that are less restrictive than those for principal units.  Draft Section 18.27.050 includes design standards that are no more restrictive than those that apply to principal units.
j. Allows detached ADUs to be sited at a lot line if the lot line abuts a public alley.	Yes	Draft Section 18.27.040(E)

Exception: if the city or county routinely plows snow on the public alley. <a href="#">RCW 36.70A.681(1)(i)</a>		
<p>k. [WITHIN UGAs] Does not require owner occupancy, unless used for short term rentals. <a href="#">RCW 36.70A.680(5)(a)</a></p> <p><i>Note: <a href="#">RCW 36.70A.696(9)</a> defines owner as any person who has at least 50% ownership in a property on which an ADU is located.</i></p>	Yes	Draft Chapter 18.27 includes no owner occupancy requirements.
l. Allows sale by condominium. <a href="#">RCW 36.70A.681(1)(k)</a>	Yes	Draft Section 18.27.030(E) allows for sale as condominiums or as unit lots.
<p>m. Parking limits:</p> <p>Does not require off street parking within one-half mile of a major transit stop. <a href="#">RCW 36.70A.681(2)(a)(i)</a></p> <p>Exceptions:</p> <ul style="list-style-type: none"> <li>• If an empirical parking study showing that meeting these requirements would be significantly less safe to pedestrians, drivers etc. is certified by Commerce. <a href="#">RCW 36.70A.681(2)(b)(i)</a></li> <li>• Areas within a one-mile radius of Seattle-Tacoma International Airport. <a href="#">RCW 36.70A.681(2)(b)(ii)</a></li> </ul>	Yes	Draft Section 18.27.040(G)
<p>n. Parking based on lot size:</p> <p>Does not require more than one off-street parking space per ADU on lots equal to or smaller than 6,000 square feet before any zero lot line subdivisions or lot splits. <a href="#">RCW 36.70A.681(2)(a)(ii)</a></p> <p>o. Does not require more than two off-street parking spaces per ADU on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits. <a href="#">RCW 36.70A.681(2)(a)(iii)</a></p> <p>Exceptions:</p>	Yes	Draft Section 18.27.040(G) requires only one parking space per ADU regardless of lot size.



<ul style="list-style-type: none"> <li>• If an empirical parking study showing that meeting these requirements would be significantly less safe to pedestrians, drivers etc. is certified by Commerce. <a href="#">RCW 36.70A.681(2)(b)(i)</a></li> <li>• Areas within a one-mile radius of Seattle-Tacoma International Airport. <a href="#">RCW 36.70A.681(2)(b)(ii)</a></li> </ul>		
<p>p. Impact fees on the construction of accessory dwelling units are less than or equal to 50 percent of the impact fees that would be imposed on the principal unit. <a href="#">RCW 36.70A.681(1)(a)</a></p>	Yes	CMC Chapter 3.88 will be amended to include this language.



## Staff Report

August 19<sup>th</sup>, 2025, Planning Commission Meeting

Gillas Annexation – Public Hearing for Zoning – 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.

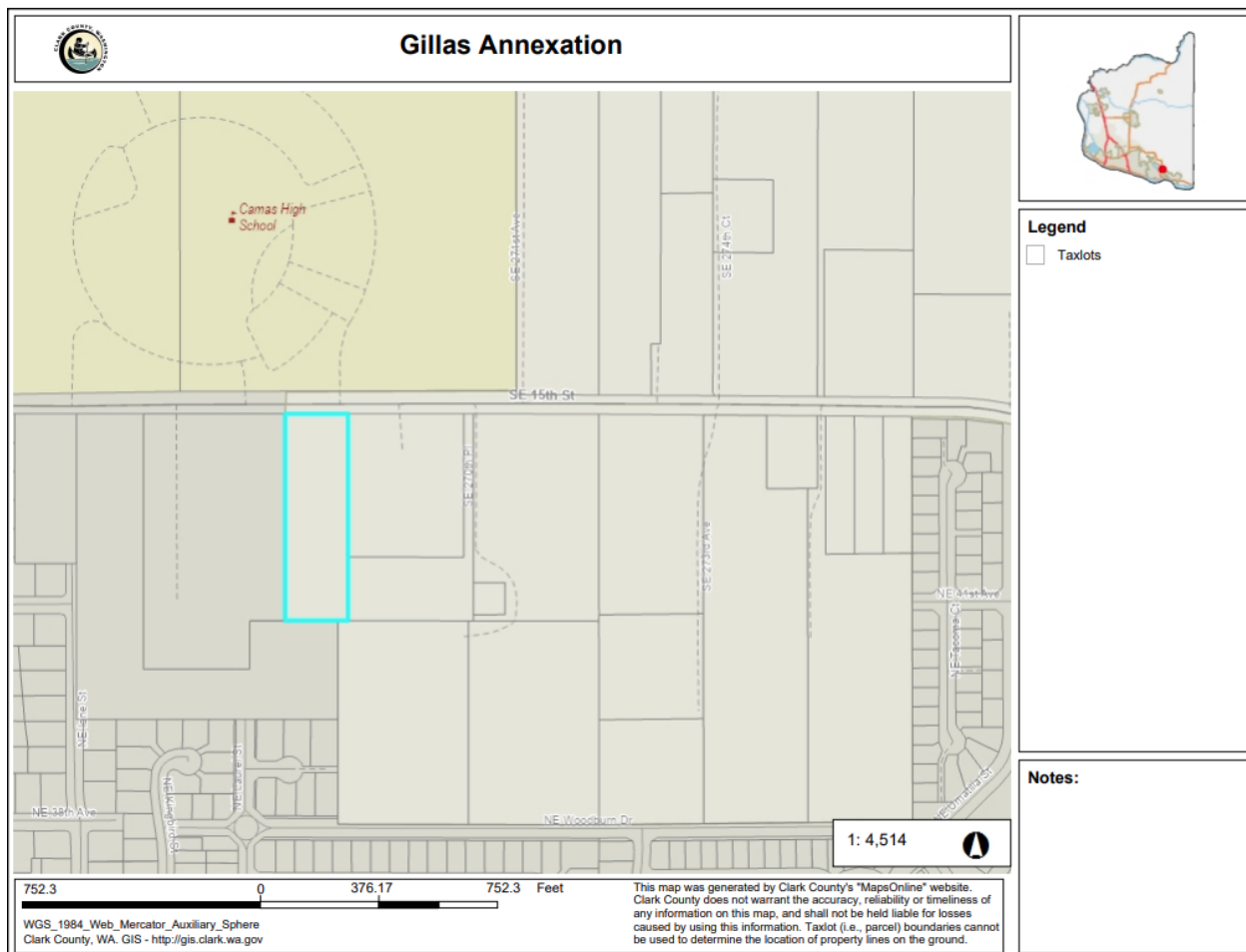
**SUMMARY:** Alyssa Nelson filed a Notice of Intent to annex on behalf of her grandmother, and property owner, Jeanette Gillas (see Figure 1). The annexation area is within the Camas Urban Growth Boundary (UGB) at 26813 SE 15<sup>th</sup> Street, Camas, WA, just south of Camas High School.

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 2<sup>nd</sup>, 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:** Staff recommends that the Planning Commission hold a public hearing, and then provide a formal recommendation of R-6 zoning to the Camas City Council.