



**Planning Commission Meeting Agenda  
Tuesday, September 19, 2023, 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 – 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](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. [August 16, 2023 Planning Commission Meeting Minutes](#)

**MEETING ITEMS**

2. [Goodwin & 28<sup>th</sup> 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, August 15, 2023, 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, Joe Walsh, Marlo Maroon,  
and Warren Montgomery

Commissioners Excused: Mahsa Eshghi, Troy Hull, and Shawn High

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

## **PUBLIC COMMENT**

Renee Bernazzani, Alex Berlin, Kyle Lief, and Marty Snell offered public testimony.

## **MINUTES**

1. June 21, 2023 Planning Commission Meeting Minutes

**It was moved by Commissioner Walsh and seconded by Commissioner Montgomery, to approve the minutes of the June 21, 2023, Planning Commission Meeting. The motion passed unanimously.**

## **MEETING ITEMS**

2. Mackay Annual Review Comprehensive Plan Amendment Request (CPA23-01)  
Presenter: Robert Maul, Planning Manager

Robert Maul and Ethan Spoo reviewed the MacKay Annual Review Comprehensive Plan Amendment Request and responded to Commissioners questions.

**It was moved by Commissioner Walsh and seconded by Commissioner Maroon, to approve and forward on to City Council, the Mackay Annual Review Comprehensive Plan Amendment Request. The motion passed unanimously.**

## **MISCELLANEOUS UPDATES**

There were no miscellaneous updates.

## **NEXT MEETING DATE**

The next meeting is scheduled for September 19, 2023, at 7:00 p.m.

## **CLOSE OF MEETING**

The meeting closed at 8:20 p.m.



# Staff Report

September 19<sup>th</sup>, 2023 Planning Commission Workshop

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

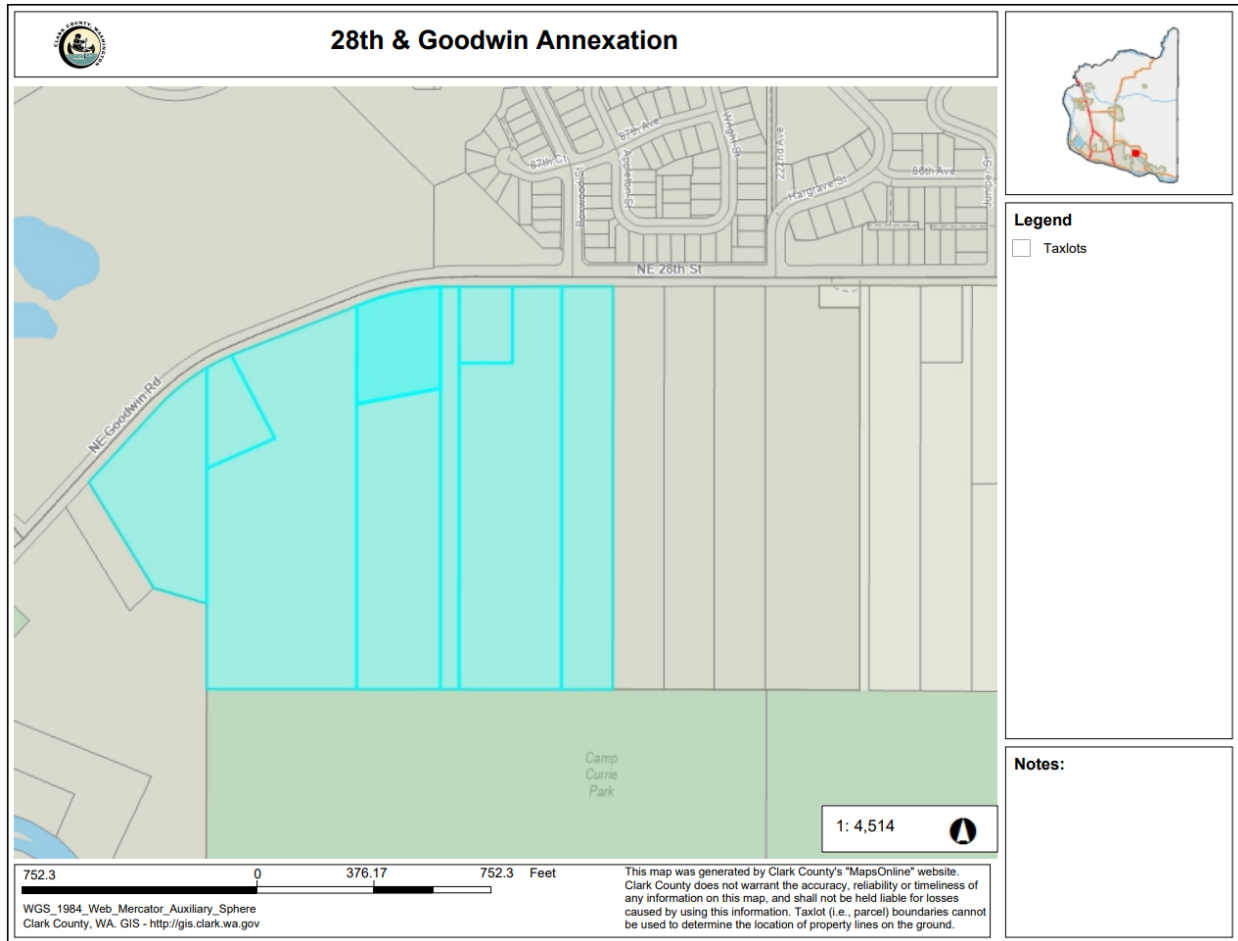
Phone	Email
360.817.1568	rmaul@cityofcamas.us

**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 will meet formally on Monday, September 18<sup>th</sup> to consider the 10% notice of intent. Given the timing of the Planning Commission agenda process, staff has prepared this staff report in anticipation of Council accepting the notice of intent for the NE 28<sup>th</sup> Street Annexation. Should they not accept the notice of intent, then the Planning Commission workshop will be cancelled.

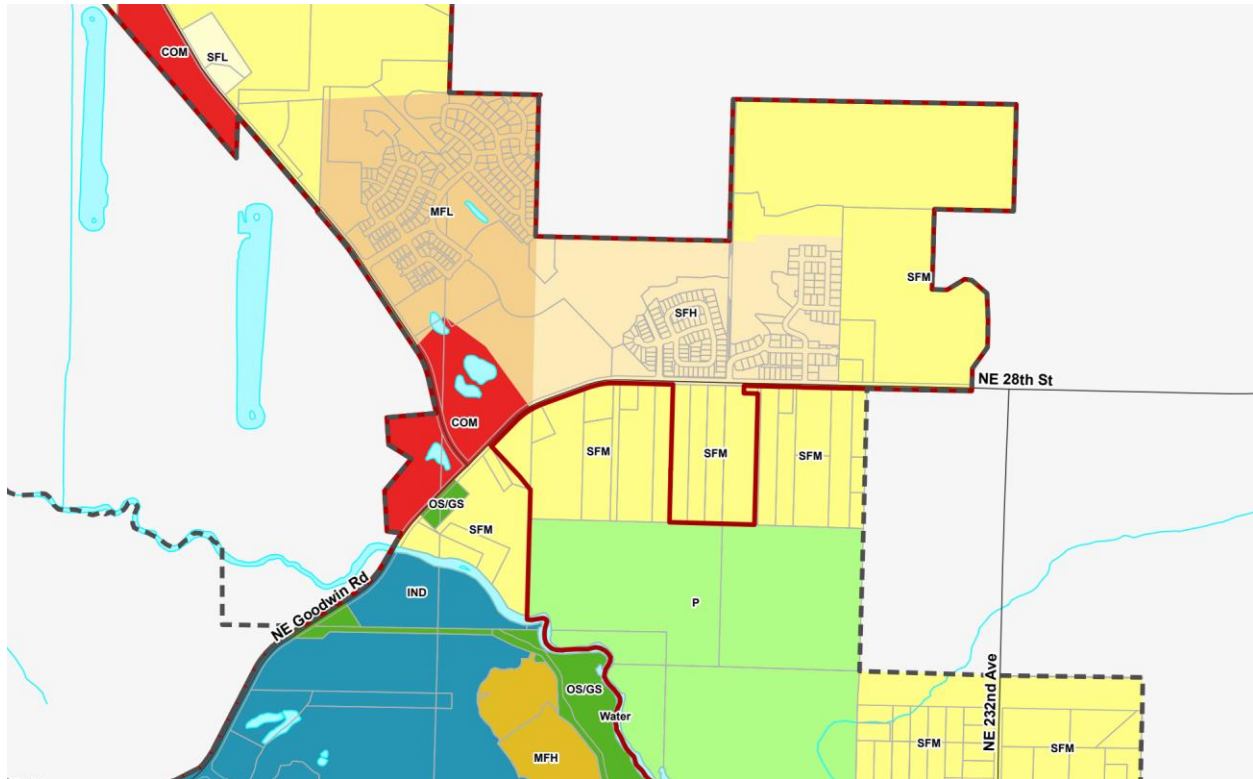
Figure 1: Proposed Annexation Area



**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 28<sup>th</sup> 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.

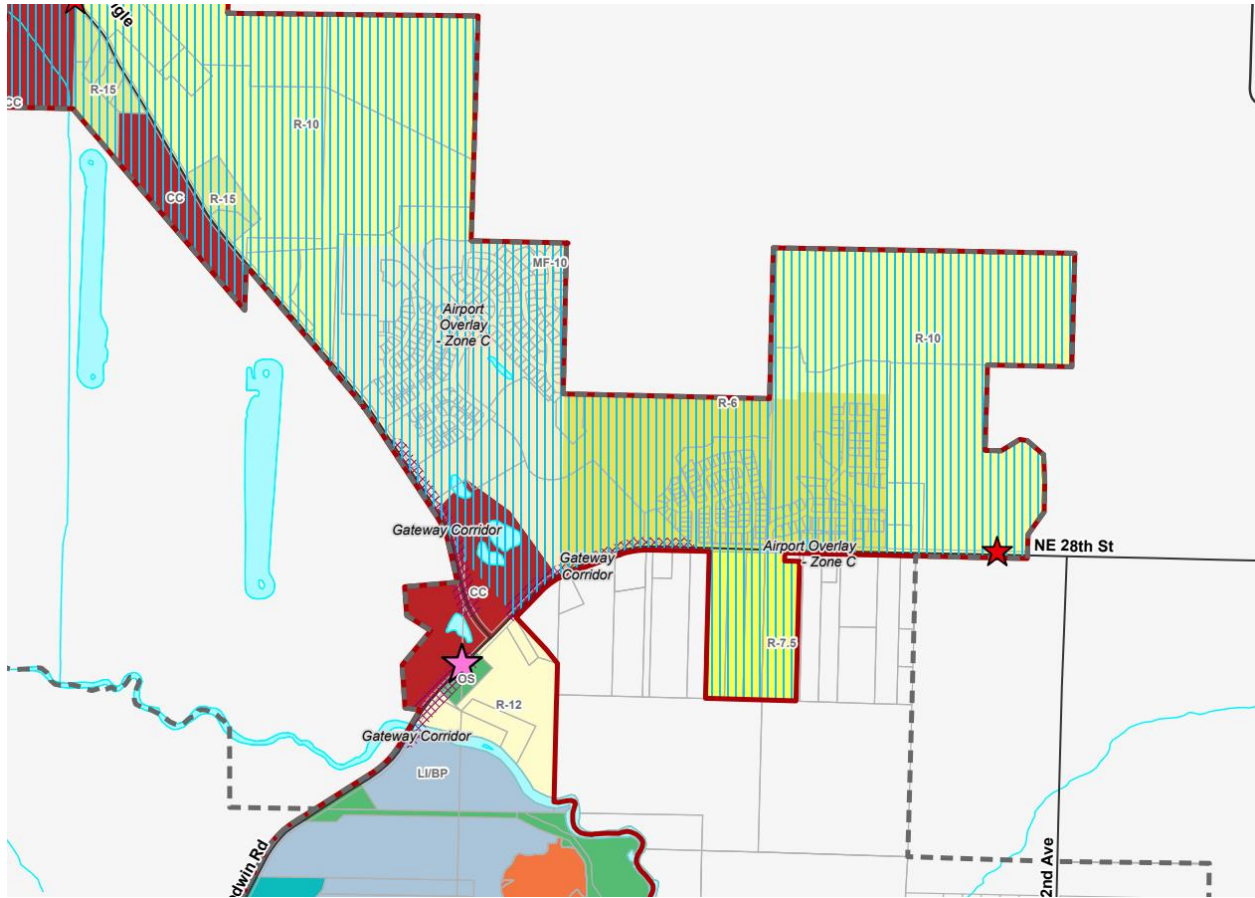
**Table 18.05.020**

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:** This is for discussion purposes only. No action to be taken at this workshop.

Figure 3 Current Zoning Map





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



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

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Total: 944.00  
Change: 0.00

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

MONICA GRUHER  
Customer #: 000000

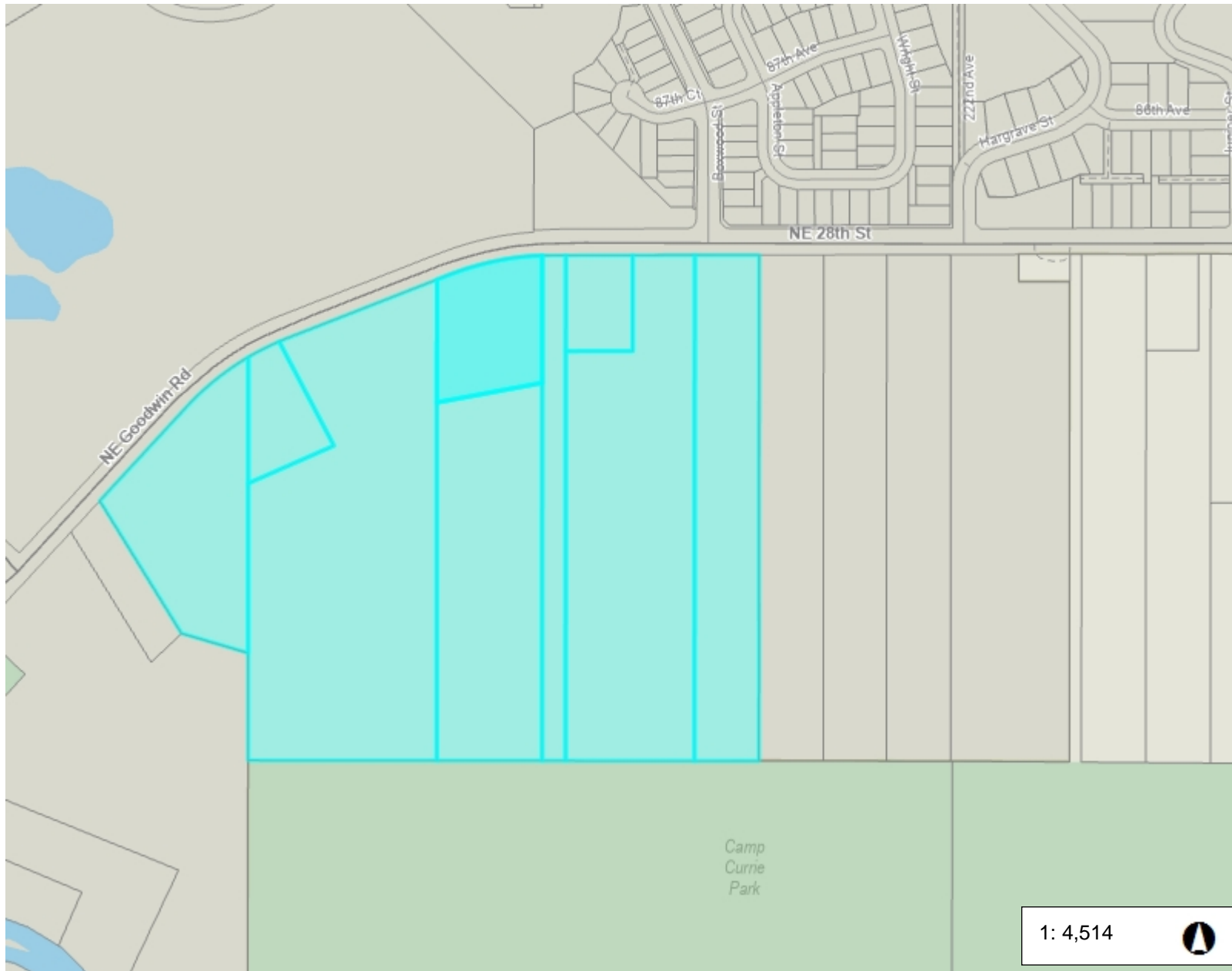
Cashier: ckafouros  
Station: IS02475

10



# 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.

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/28<sup>th</sup> Street Annexation

By:



Monica Gruher  
21917 NE 28<sup>th</sup> 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.

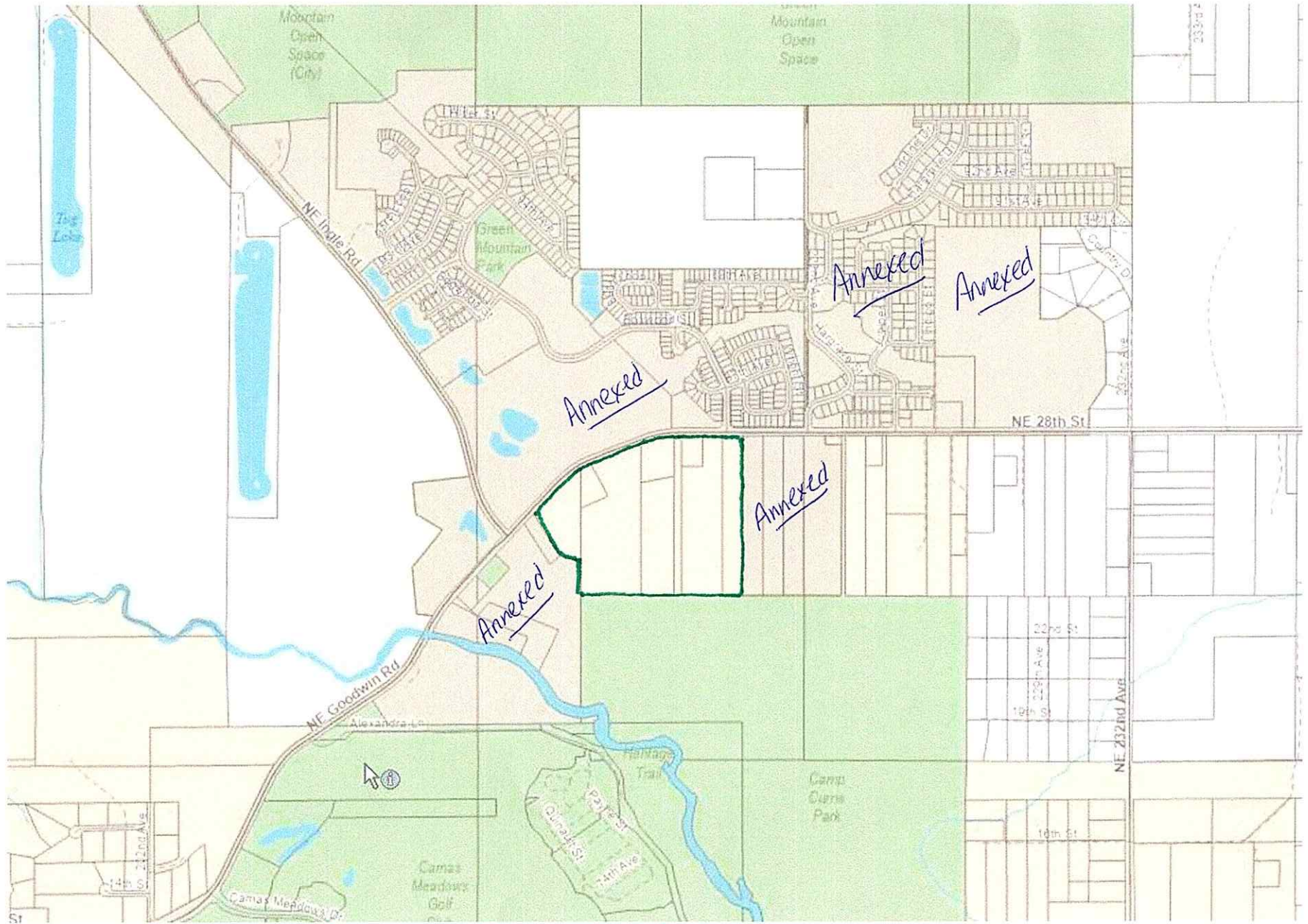
Parcel #	Sign & Print Name	Address	Date Signed
172546000	<i>Sally K. Freese</i> Sally K. Freese	2521 NE Goodwin Rd, Camas, WA	7/23/23

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. Bahi</i> <i>Alh</i>	<del>2615</del> 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 Gruber</i> Monica Gruber	21917 NE 28TH ST, CAMAS, WA 98607	7/11/2023
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%	
				<b>\$8,738,830</b>	<b>100%</b>	<b>86%</b>





Goodwin/28<sup>th</sup> St. Annexation - outlined in green (light tan shading)

Dark Tan shading = existing property already annexed