



Staff Report

October 17th, 2023 Planning Commission Public Hearing

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

Presenter: Robert Maul, Planning Manager

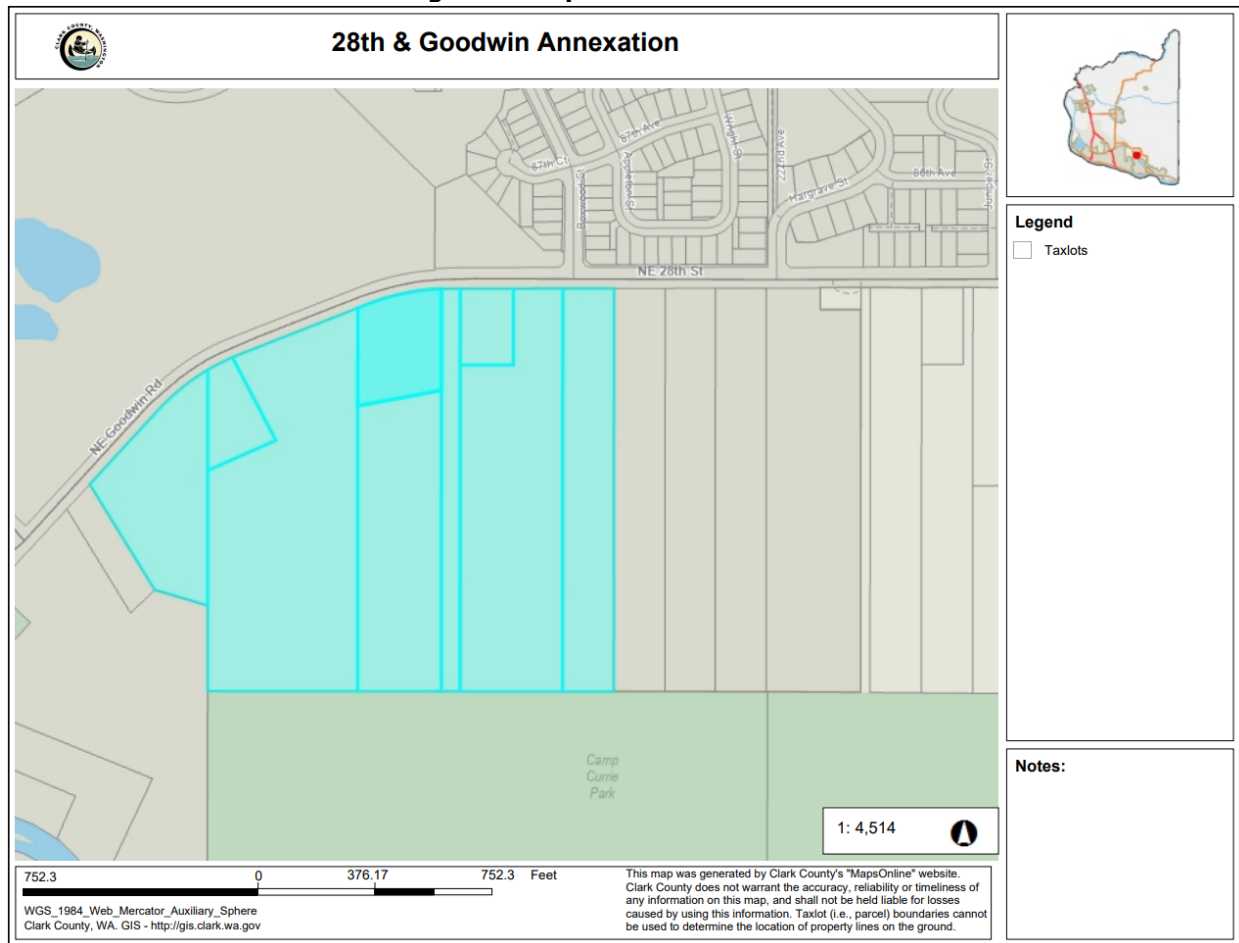
Phone	Email
360.817.1568	rmaul@cityofcamas.us

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.

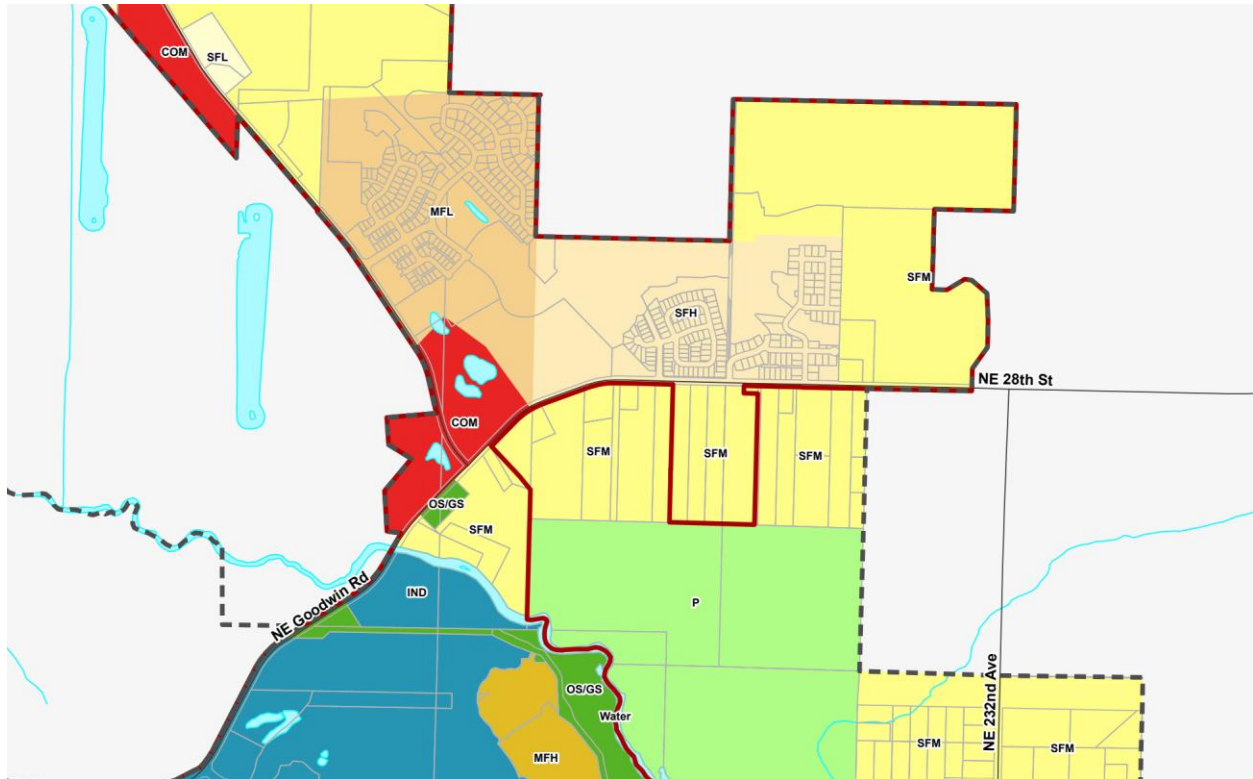
Figure 1: Proposed Annexation Area



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

