



Contact: Olson Engineering, Inc. Attn: Mike Odren
 222 E. Evergreen Blvd.
 Vancouver, WA 98660
 (360) 695-1385
 mikeo@olsonengr.com
 Community Development Department | Planning
 616 NE Fourth Avenue | Camas, WA 98607
 (360) 817-1568
communitydevelopment@cityofcamas.us

General Application Form

Case Number: MC20-02

Applicant Information

Applicant/Contact: Chad and Hollie Sessions Phone: (360) 921-2423

Address: 5410 NW 38th Avenue chad@rlregroup.com
Street Address E-mail Address
 Camas WA 98607
City State ZIP Code

Property Information

Property Address: Application is non-site specific.
Street Address County Assessor # / Parcel #

City State ZIP Code

Zoning District Site Size

Description of Project

Brief description: The Applicant requests a City of Camas Municipal Code amendment to allow second-story residential uses in the Neighborhood Commercial, Community Commercial and Regional Commercial zoning districts.

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

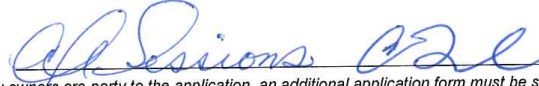
Owner's Name: Application is non-site specific. Phone: ()
Last First

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:  Date: 9/30/20

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: 10/6/2020 Pre-Application Date:	pd. ✓ 3,289.00 Validation of Fees
Staff: Sutherland Related Cases # <input type="checkbox"/> Electronic Copy Submitted	

Revised: 01/22/2019

Application Checklist and Fees (updated on January 1, 2020)

◊ Annexation	\$849 - 10% petition; \$3,608 - 60% petition	001-00-345-890-00	\$
◊ Appeal Fee		001-00-345-810-00	\$392.00
◊ Archaeological Review		001-00-345-810-00	\$135.00
◊ Binding Site Plan	\$1,848. + \$24 per unit	001-00-345-810-00	\$
◊ Boundary Line Adjustment		001-00-345-810-00	\$101.00
◊ Comprehensive Plan Amendment		001-00-345-810-00	\$5,729.00
◊ Conditional Use Permit			
Residential	\$3,360 + \$103 per unit	001-00-345-810-00	\$
Non-Residential		001-00-345-810-00	\$4,256.00
◊ Continuance of Public Hearing		001-00-345-810-00	\$515.00
◊ Critical or Sensitive Areas (fee per type)		001-00-345-810-00	\$762.00
(wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat)			
◊ Design Review			
Minor		001-00-345-810-00	\$426.00
Committee		001-00-345-810-00	\$2,335.00
◊ Development Agreement	\$82 first hearing; \$530 ea. add'l hearing/continuance	001-00-345-810-00	\$
◊ 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)		\$415.00
Single Family Residence (SFR) - Stormwater Plan Review	(fee shown for information only)		\$205.00
Gates/Barrier on Private Street Plan Review	(fee shown for information only)		\$1,024.00
◊ Fire Department Review			
Short Plat or other Development Construction Plan Review & Insp.		115-09-345-830-10	\$280.00
Subdivision or PRD Construction Plan Review & Inspection		115-09-345-830-10	\$348.00
Commercial Construction Plan Review & Inspection		115-09-345-830-10	\$416.00
◊ Home Occupation			
Minor - Notification (No fee)			\$0.00
Major		001-00-321-900-00	\$68.00
◊ LI/BP Development	\$4,256+ \$40.00 per 1000 sf of GFA	001-00-345-810-00	\$
◊ Minor Modifications to approved development		001-00-345-810-00	\$340.00
◊ Planned Residential Development	\$34 per unit + subdivision fees	001-00-345-810-00	\$
◊ Plat, Preliminary			
Short Plat	4 lots or less: \$1,904 per lot	001-00-345-810-00	\$
Short Plat	5 lots or more: \$7,055 + \$246 per lot	001-00-345-810-00	\$
Subdivision	\$7,055 + \$246 per lot	001-00-345-810-00	\$
◊ Plat, Final			
Short Plat		001-00-345-810-00	\$197.00
Subdivision		001-00-345-810-00	\$2,335.00
◊ Plat Modification/Alteration		001-00-345-810-00	\$1,176.00
◊ Pre-Application [Type III or IV Permits]			
No fee for Type I or II			
General		001-00-345-810-00	\$348.00
Subdivision (Type III or IV)		001-00-345-810-00	\$896.00
◊ SEPA		001-00-345-890-00	\$796.00
◊ Shoreline Permit		001-00-345-890-00	\$1,176.00
◊ Sign Permit			
General Sign Permit (Exempt if building permit is required)		001.00.322.400.00	\$40.00
Master Sign Permit		001.00.322.400.00	\$124.00
◊ Site Plan Review			
Residential	\$1,132 + \$33 per unit	001-00-345-810-00	\$
Non-Residential	\$2,828 + \$67 per 1000 sf of GFA	001-00-345-810-00	\$
Mixed Residential/Non Residential (see below)		001-00-345-810-00	\$
	\$3,987 + \$33 per res unit + \$67 per 1000 sf of GFA		
◊ Temporary Use Permit		001-00-321-990-00	\$79.00
◊ Variance (Minor)		001-00-345-810-00	\$683.00
◊ Variance (Major)		001-00-345-810-00	\$1,273.00
◊ Zone Change (single tract) Code Amendment		001-00-345-810-00	\$3,289.00

Adopted by RES 1023 AUG 2005; Revised by RES 1113 SEPT 2007; Revised by RES 1163 OCT 2009; Revised by RES 1204 NOV 2010;
Revised by RES 15-001 JAN 2015; Revised by RES 15-007 MAY 2015; Revised by RES 15-018 DEC 2015; Revised by RES 16-019 NOV 2016;
Revised by RES 17-015 NOV 2017; Revised by RES 18-003 APRIL 2018; Revised by RES 18-013 NOV 2018; Revised by RES 19-018 DEC 2019

Fees reviewed & approved by Planner:

Approved by R. Maul
Initial Date

For office use only

G:\DEV\PLANNING\FORMS & HANDOUTS\FORMS\Planning Fee Schedule 010120

Total Fees Due: \$ 3,289.00



Practical expertise. Exceptional results.

PROPOSED CITY OF CAMAS CODE AMENDMENT ALLOWING RESIDENTIAL USES IN COMMERCIAL ZONING DISTRICTS

Current Conditions

The City of Camas currently does not allow residential uses within all its commercial zoning districts. The exceptions are as follows:

- Apartment, multifamily development and row houses are permitted in the Downtown Commercial (DC) zoning district pursuant to Footnote 7 as found in CMC 18.07.030 – Table 1 – Commercial and Industrial Land Uses. Footnote 7 states:
Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level; otherwise it shall be a conditional use.
- Apartment, multifamily development and row houses are permitted in the Community Commercial (CC) and Regional Commercial (RC) zoning districts pursuant to Footnote 10 as found in CMC 18.07.030 – Table 1 – Commercial and Industrial Land Uses. Footnote 10 states:
On tracts ten acres or more, subject to approval by city council of a master plan and development agreement, a mixed use development may be approved provided no less than fifty-one percent of the net developable acreage is committed to commercial uses.
- A residence accessory to and connected with a business is permitted in the Downtown Commercial (DC), Community Commercial (CC) and Regional Commercial (RC) zoning districts.
- Other residential uses, such as adult family homes, assisted living facilities, bed and breakfasts, duplex or two-family dwellings, group homes, home occupation, and housing for the disabled are other housing uses/types that are either permitted or conditional uses within the commercial zoning districts.

Proposal

This proposal is to permit residential uses in the Neighborhood Commercial (NC), Community Commercial (CC), Regional Community (RC) and Downtown Commercial (DC) zoning districts outright, provided that residential uses would be required to be located above the commercial use(s), or as otherwise designed through a Conditional Use Permit. The proposal does not change Footnote 10 in order to allow a larger, mixed-use development such as the Grass Valley Development located on NW 38th Avenue. Allowing residential uses as indicated above meets several goals and policies of the Camas Comprehensive Plan as indicated below.

Compliance with City of Camas Comprehensive Plan

The following is a discussion how allowing residential uses in commercial zoning districts as indicated above furthers the goals and policies of the City of Camas 2035 Comprehensive Plan, Ordinance 16-010, dated June 2016 and the Growth Management Act RCW 36.70A.

Camas Vision Statement

- *Vital, Stable and Livable Neighborhoods indicates providing for a wide range of housing for all ages and income levels.*

Allowing residential uses in commercial zoning districts will further the Camas Vision Statement by providing for additional housing options for all ages and income levels.

Statutory Goals Identified in the Growth Management Act (GMA) RCW 36.70A

- *Housing - Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

Residential uses in commercial zoning districts will further the GMA goal of promoting a variety of residential densities and housing types.

- *Economic Development- Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.*

Residential uses in commercial zoning districts will provide for additional economic opportunities not currently allowed under current City of Camas code by providing the following: smaller mixed-use developments conducive for smaller parcels; additional development potential on parcels in areas experiencing insufficient economic growth; and promoting new business prospects.

Land Use

- *1.4 Goals and Policies*
 - *1.4.1 Citywide Land Use*
 - *LU-1.5: Where compatible with surrounding uses, encourage redevelopment or infill development to support the efficient use of urban land.*

Permitting residential uses in commercial zoning districts, in conjunction with commercial (retail/commercial/office) uses, will encourage both redevelopment and infill of undeveloped or underdeveloped parcels, further supporting the efficient use of urban land.

- *1.4.2 Employment Land (Commercial, Industrial, and Business Park)*
 - *LU-2.4: Encourage mixed-use developments (residential and commercial) in order to support adjacent uses and reduce car trips, but not at the expense of job creation.*

Combined commercial and residential uses will further support adjacent stand-alone commercial or residential uses, will reduce car trips, and will provide additional opportunities to further job creation.

- *1.4.5 Residential Mixed-Use Areas*
 - *LU-5.1: Mixed-use developments should be unique to the area in which they are located and encourage small business development, a mix of housing types to ensure affordability, and pedestrian and transit connections, and designed to be sensitive to the natural environment.*

Commercial uses will be further enhanced with the addition of residential uses. This will further promote live-work projects that will supplement small business development, will provide for additional housing types, and will promote direct pedestrian connectivity to both on-site and adjacent commercial uses.

Housing

- *2.4 Goals and Policies*
 - *2.4.1 Citywide Housing Policies*
 - *H-1.3: Encourage use of the optional development codes (e.g., PRD, MXPDP) in order to create a variety of housing types within new developments.*

Residential uses will supplement this policy by further promoting a variety of housing types with new commercial development.

- *H-1.5: Ensure that housing in mixed-use buildings (or developments) will complement the commercial and retail portion of the development and increase local family-wage jobs.*

Housing provided in commercial zoning districts will complement the commercial and retail portion of the development.

- 2.4.2 Affordable Housing
 - H-2.1: Support and encourage a wide variety of housing types throughout the City to provide choice, diversity, and affordability and promote homeownership.

With the allowance for residential uses within commercial zoning districts, the City will further this policy by providing additional choices for housing, a diversification of housing types, and provide affordability options.

Residential Uses in Commercial Zoning Districts in Other Local Jurisdictions

Other local jurisdictions allow residential uses within commercial zoning districts as follows:

- Clark County – Residential uses are permitted uses within the Neighborhood Commercial (NC), Community Commercial (CC) and General Commercial (GC) zones subject to the following:
 - Per CCC Table 40.230.010-1. Uses: *Residential uses are only permitted above the ground floor in commercial zones except for an accessory caretaker, security or manager, or owner residence. The residential uses must be constructed following or in conjunction with the commercial aspects of the proposal. For the purposes of subsection (1)(a) of this table, “commercial uses” are those uses listed in subsections (2), (3), (4), (7), (8), (9), (10), (11), (12), (13), (14), (15) and (18) of this table.* The numbered subsections above include the following:
 - Retail Sales – Food
 - Retail Sales – Restaurants, Drinking Places
 - Retail Sales – Products (Retailers of products created or assembled on-site within an entirely enclosed building)
 - Services – Personal
 - Services – General
 - Services – Lodging Places
 - Services – Medical and Health
 - Services – Professional Office
 - Services – Amusement
 - Services – Educational
 - Services – Membership Organizations
 - Public Services and Facilities

Uses where this is not allowed are as follows:

- Retail Sales and Services – Automotive and Related
- Retail Sales – Building Material and Farm Equipment
- Services – Animal-Related
- Distribution Facilities
- Resource Activities
- Accessory Uses and Activities

- Other Uses – Temporary uses, private use heliports, solid waste handling and disposal sites, marijuana retailer facilities.
 - They are allowed as part of an integrated multi-family/commercial or mixed use structure.
- City of Vancouver - Residential uses are considered limited uses within the Neighborhood Commercial (CN), Community Commercial (CC), General Commercial (CG), City Center (CX), Waterfront Mixed-Use (WX), and Mixed-Use (MX) zoning districts subject to the following:
 - Per VMC Table 20.430.030-1. Commercial and Mixed-Use Districts Use Table Footnote 4: *All or part of residential uses must be located above the ground floor of the structure as specified by VMC [20.430.060\(B\)\(2\)](#) with exception of Community Commercial (CC) zoned properties fronting Broadway Street and located within the Uptown Village District of the Vancouver City Center Subarea Plan (refer to VMC [20.430.020\(B\)](#)).*
 - The housing types allowed are as follows per VMC Table 20.430.030-1:
 - Single Dwelling Units, Attached
 - Duplexes
 - Multi-Dwelling Units
- City of Ridgefield – Multi-family residential uses are limited conditional or limited permitted uses within the Commercial Neighborhood Business (CNB), Commercial Community Business (CCB) and Central Mixed Use (CMU) zoning districts subject to the following:
 - Per RMC 18.205.030 – Limitations:
 - *In the CNB, CCB, and OFF zones, residential uses are allowed conditionally. Residential uses are limited to upper stories and shall achieve a minimum density of eight dwelling units per acre and a maximum density of sixteen dwelling units per acre.*
 - *In the CMU zone ground floor residential is only permitted as part of a horizontal mixed use development. Ground floor residential uses are not permitted for buildings with frontage on Pioneer Street or Main Avenue.*
- City of Battle Ground – Residences of all types are permitted uses within the Regional Center (RC), Downtown (D) Community Center (CC) and Neighborhood Center (NC) zoning districts subject to the following:
 - Per BGMC Table 17.118-1: *Residences of all types, when located on upper floors of commercial buildings.*
 - Per BGMC Table 17.118-1, Footnote 1: *Where residences are located on upper floors, the ground floor must consist of one hundred percent commercial use.*
- City of Washougal – Residential uses are permitted uses within the Convenience Commercial (CV), Community Commercial (CC) and Highway Commercial (CH) zoning districts subject to the following:
 - Per WMC Table 18.32-1 – Uses:
 - *High density multifamily residential within a mixed use development (10 to 16 units/acre, including condominiums and townhouses*), up to 30 units/acre with retail/commercial on first floor and residential above*

- **Townhouses shall also comply with WMC 18.46.200*
- *Mixed commercial and residential use, including professional offices*
- City of La Center – Residential uses are a conditional use within the Downtown Commercial (C-1) zoning district subject to the following:
 - Per LCMC Table 18.150.020 – Uses: *Medium density (integrated multifamily/commercial or mixed-use structure not to exceed 22 residential units per acre)*

While there are a few differences as to whether residential uses are permitted outright, limited or conditional, as well as some requirements for housing density, all the other major jurisdictions in Clark County allow residential uses within their commercial zoning districts.

Proposed Code Language

The following is proposed code language that will allow residential uses within all City of Camas commercial zoning districts:

Revise CMC 18.07.030 – Table 1 – Commercial and industrial land uses to the following:

- Under *Apartment, multifamily development, row houses*, change the following:
 - Change X to P with Footnote 7a (see below) under Neighborhood Commercial (NC).
 - Change X to P with Footnote 7a (see below) under Community Commercial (CC).
 - Change X to P with Footnote 7a (see below) under Regional Commercial (RC).
- Footnote 7a would state the following:

Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level.
- Keep Footnote 10 for the Community Commercial (CC) and Regional Commercial (RC) zoning districts to allow for larger mixed-use developments.

A density requirement as indicated in a few jurisdictions above would not be proposed nor encouraged, as the City's requirement for meeting GMA for housing has already been contemplated in the Comprehensive Plan and zoning map.

Summary

As evidenced above, the City of Camas can further several Comprehensive Plan goals and policies by permitting, either outright or conditionally, residential uses within all commercial zoning districts. Additionally, this would align with other local jurisdictions that allow residential uses in commercial zoning districts. Third, this will provide another tool in the belt of the development community to provide unique, smaller-scale mixed-use development opportunities not currently present in the City of Camas.

From: Mike Odren <mikeo@olsonengr.com>
Sent: Tuesday, May 18, 2021 10:08 AM
To: Sarah Fox
Cc: Mike Odren
Subject: Sessions Code Amendment
Attachments: Fwd: Residential Uses in Commercial Zones.eml; Fwd: Residential Uses in Commercial Zones.eml

Good morning, Sarah.

I am following up to our previous conversation regarding amending Camas Municipal Code to allow residential uses in commercial zones. In our discussion, you indicated that an analysis of the affect residential uses would have on schools and parks would be necessary. I have conferred with long range planning staff at both the City of Vancouver (Bryan Snodgrass) and Clark County (Jose Alvarez and Colete Anderson) regarding whether either of those jurisdictions contemplate permitted residential uses in commercial zones in parks or school planning. They both responded that, based on the very small residential development taking place in commercial zones, neither consider the potential impact on schools or parks significant enough to include any analysis in park or school planning. I have provided excerpts from each below and attached the email responses:

Bryan Snodgrass:

Mike

Our last official assumptions in our 2011 Comprehensive Plan are fairly outdated, and did not include assumptions for the amount of residential development occurring on commercial lands per se, but did include redevelopment assumptions citywide, a decent percentage of which are mixed use projects with a significant residential component. See appendix C of the [Plan](#)

*More recently, the County committee process to update the buildable lands assumptions is trying to address this issue head on. The group isn't done with its recommendations and we'll see what the County Council ends up adopting, but as part of that I looked at recent residential development on commercial lands in Vancouver, and included it in my [comments](#) back in June, and also included the raw data. I assume the Camas market isn't close to Vancouver in terms of demand for mixed use and apartment development, but I'd also assume its more than in the past.
Hope this helps. BRS*

Jose Alvarez:

The VBLM currently doesn't assume any residential development on commercial land unless its Mixed Use. So to the extent that parks, schools and transportation rely on the VBLM there is no data that shows any residential growth or capacity on that land.

Colete Anderson:

The county has had limited multifamily in commercial for over 20 years. The Hwy 99 subarea plan has allowed multifamily outright since 2010. In the Hwy 99 area, all new development is subject to design standards that allows development to provide amenities for the increase in population. The city of Vancouver currently allows a percentage of multifamily in commercially zoned areas that function like a type of horizontal mixed use. Similar to Camas, the county has launched a housing study to determine housing need at a variety of income levels. The scope of this project includes the possibility of allowing the Hwy 99 approach to all county commercial areas in the future.

Forecasting project specific impacts to parks, schools and transportation is part of development review and the collection of fees etc. Schools for example, are notified of a potential development, provide comment, and adjust their capital facility plans.

As can be seen above and further explained in the attached emails, neither jurisdiction has ever really contemplated potential residential uses in commercial zones from a parks, schools or transportation planning standpoint. As you know, impacts from *all* residential uses, regardless of what zone they are in, are addressed through the payment of park, school and transportation impact fees. Additionally, school districts are advised of new residential development through either advisory letters sent to them by developers/developer consultants or through SEPA, so they have advanced notice of new residential development, regardless of zone.

We also discussed limiting the parcel size that would allow second+ story residential uses in commercial zones. This makes sense in that by limiting the parcel size the amount of residential uses would also be limited while also preserving the City's goal of achieving 20 jobs per acre. This goal could be addressed through Site Plan Review for individual projects by providing an analysis of the proposed commercial uses and number of jobs proposed to ensure this goal is preserved.

I performed an analysis of the residential density that might be achieved on a 1.5 acre parcel. The limiting factor in this analysis is meeting the minimum parking requirements for both the commercial and residential uses. The assumptions would be an industry standard of a building footprint generally 25% of the parcel size, which would be an approximately 16,335 square foot building footprint (1.5 acres x 43,560 sf = 65,340 x 25% = 16,335). By basing the parking on 1 stall per 250 square feet of commercial use and 2 stalls per residential unit, only 7-8 units per acre was realized, which would be similar to the R6 zoning district. This falls way short of other Mixed Use development density requirements of 12 units per acre in the City of Vancouver and Clark County for mixed use developments. As such, while the ability to provide a wider range of housing opportunities would be realized, density would be limited by parking.

A few takeaways from the recent Planning Commission work session on the City of Camas' Housing Study are as follows:

- There is a need for a wider variety of housing opportunities.
- Mixed use development could be an option to provide these housing opportunities. Additionally, they would allow for walkability and access to transportation options while still preserving natural areas by combining uses (residential and commercial).
- Camas needs a wider variety of the types of housing they provide, such as vertical housing.
- New strategies should be employed to improve the variety of housing the city provides.
- Housing should focus on reducing commute distances.
- Overly restrictive codes can negatively impact housing affordability and the diversity of housing options.

By allowing limited residential uses in commercial zones (only above the first floor where commercial uses would still be required, no live/work units, limiting the size of the parcel to 1.5 acres), many of these findings from the housing study could be easily realized with just a simple code amendment. Additionally, the limited density that would be realized from such a development would have a de minimis effect on parks, schools and transportation, with each element's impacts addressed through the payment of impact fees. As such, it is respectfully requested that further transportation, school and park analysis not be required as part of the proposed code amendment. Should the city be amenable to this, I will complete the non-project SEPA checklist.

Respectfully,

Mike

Michael Odren, RLA

Landscape Architect, Land Use Planner

Associate Principal

Olson Engineering, Inc.

222 E. Evergreen Boulevard

Vancouver, WA 98660

Office (360) 695-1385

Cell (360) 921-6890

From: Mike Odren <mikeo@olsonengr.com>
Date: Tuesday, May 4, 2021 7:59 AM
To: Mike Odren
Subject: Fwd: Residential Uses in Commercial Zones

----- Forwarded message -----

From: Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Date: Wed, Nov 18, 2020 at 11:44 AM
Subject: RE: Residential Uses in Commercial Zones
To: Mike Odren <mikeo@olsonengr.com>, Colete Anderson <Colete.Anderson@clark.wa.gov>

Mike,

The VBLM currently doesn't assume any residential development on commercial land unless its Mixed Use. So to the extent that parks, schools and transportation rely on the VBLM there is no data that shows any residential growth or capacity on that land.

Through our Buildable Lands update process we are recommending accounting for the commercial development that is occurring within the City of Vancouver. The City has had significant residential development downtown where the CX zoning allows for residential outright, and commercial zones outside of downtown allow for a broader interpretation of mixed use (horizontal, live/work), they have also allowed low-income/affordable housing to be developed in the commercial zones as well.

As Colete mentioned most jurisdictions allow residential above commercial in most of their commercial zones it just doesn't happen so we have not accounted for that in the VBLM. Minimum and maximum densities do not seem to be addressed in those codes.

One of the challenges of assessing impacts is not knowing how much or where the residential will occur on commercial land, specifically.

Why the interest in allowing residential in commercial?



Planner III
COMMUNITY PLANNING

564.397.4898

Jose Alvarez



From: Mike Odren <mikeo@olsonengr.com>
Sent: Wednesday, November 18, 2020 9:46 AM
To: Colete Anderson <Colete.Anderson@clark.wa.gov>
Cc: Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Mike Odren <mikeo@olsonengr.com>
Subject: RE: Residential Uses in Commercial Zones

Thanks, Colete. I look forward to hearing from Jose regarding same.

Best,

Mike

Michael Odren, RLA

Landscape Architect, Land Use Planner

Associate Principal

Olson Engineering, Inc.

222 E. Evergreen Boulevard

Vancouver, WA 98660

Office (360) 695-1385

Cell (360) 921-6890

OR (503) 289-9936

Fax (360) 695-8117

Please note that I am currently working from home as our office is currently closed due to the current COVID-19 situation. However, Olson Engineering, Inc. is still open for business! If you need to call, please use my cell number listed above.

Confidentiality Notice: This e-mail message may contain confidential or privileged information. If you have received this message by mistake, please do not review, disclose, copy, or distribute the e-mail. Instead, please notify us immediately by replying to this message or telephoning us. Thank you.

From: Colete Anderson <Colete.Anderson@clark.wa.gov>
Sent: Wednesday, November 18, 2020 9:17 AM
To: Mike Odren <mikeo@olsonengr.com>
Cc: Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Subject: RE: Residential Uses in Commercial Zones

Hi Mike,

Good questions and very complicated as jurisdictions are reevaluating housing needs along with other vital uses.

The county has had limited multifamily in commercial for over 20 years. The Hwy 99 subarea plan has allowed multifamily outright since 2010. In the Hwy 99 area, all new development is subject to design standards that allows of multifamily in commercially zoned areas that function like a type of horizontal mixed use. Similar to Camas, the county has launched a housing study to determine housing need at a variety of income levels. The scope of this project includes the possibility of allowing the Hwy 99 approach to all county commercial areas in the future.

Forecasting project specific impacts to parks, schools and transportation is part of development review and the collection of fees etc. Schools for example, are notified of a potential development, provide comment, and adjust their capital facility plans.

The 20-year periodic update of the comprehensive plan and estimating future needs through the Vacant Buildable Lands Model is at a 300,000 foot level. The county is currently in the process of reviewing the model parameters to establish a better residential/jobs estimate for commercial property based on recent trends. Detailed model specific questions are Jose's to address.

Best regards,
Colete



Colete Anderson
Program Manager II
COMMUNITY PLANNING

564.397.4516



From: Mike Odren <mikeo@olsonengr.com>
Sent: Wednesday, November 18, 2020 7:38 AM
To: Colete Anderson <Colete.Anderson@clark.wa.gov>
Cc: Mike Odren <mikeo@olsonengr.com>
Subject: Residential Uses in Commercial Zones

Good morning, Colete.

I am working on a possible zoning code amendment in the City of Camas to allow limited residential uses in their commercial zones, similar to what Clark County allows in their zoning code. One question that has come up is the impact of allowing residential uses in commercial zones and the possible impact to parks, school and transportation planning. Did/does the county contemplate a certain number of residential units/uses in commercial zones when considering parks plans, proximity to schools/school planning or transportation planning? If so, what are the assumptions Clark County uses when figuring in the number of possible residential units (i.e. units per acre of commercially-zoned parcels)? Or does the county figure any residential uses in commercial zones as a de minimis number that doesn't rise to the level of needing to be considered? Or something in between?

Any assistance you can provide in this regard would be greatly appreciated!

Thanks in
advance!

Mike

-

Michael Odren, RLA

Landscape Architect, Land Use Planner
Associate Principal
Olson Engineering, Inc.
22 E. Evergreen Blvd.
Vancouver, WA 98660
(360) 695-1385

From: Mike Odren <mikeo@olsonengr.com>
Sent: Tuesday, May 4, 2021 7:57 AM
To: Mike Odren
Subject: Fwd: Residential Uses in Commercial Zones

----- Forwarded message -----

From: Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>
Date: Fri, Nov 20, 2020 at 4:45 PM
Subject: RE: Residential Uses in Commercial Zones
To: Mike Odren <mikeo@olsonengr.com>

Mike

Our last official assumptions in our 2011 Comprehensive Plan are fairly outdated, and did not include assumptions for the amount of residential development occurring on commercial lands per se, but did include redevelopment assumptions citywide, a decent percentage of which are mixed use projects with a significant residential component. See appendix C of the [Plan](#)

More recently, the County committee process to update the buildable lands assumptions is trying to address this issue head on. The group isn't done with its recommendations and we'll see what the County Council ends up adopting, but as part of that I looked at recent residential development on commercial lands in Vancouver, and included it in my [comments](#) back in June, and also included the raw data. I assume the Camas market isn't close to Vancouver in terms of demand for mixed use and apartment development, but I'd also assume its more than in the past.

Hope this helps. BRS

From: Mike Odren <mikeo@olsonengr.com>
Sent: Wednesday, November 18, 2020 7:29 AM
To: Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>
Cc: Mike Odren <mikeo@olsonengr.com>
Subject: Residential Uses in Commercial Zones

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Good morning, Bryan.

I am working on a possible zoning code amendment in the City of Camas to allow limited residential uses in their commercial zones, similar to what the City of Vancouver allows in their zoning code. One question that has come up is the impact of allowing residential uses in commercial zones and the possible impact to parks, school and transportation planning. Did/does the city contemplate a certain number of residential units/uses in commercial zones when considering parks plans, proximity to

schools/school planning or transportation planning? If so, what are the assumptions the City of Vancouver uses when figuring the number of possible residential units (i.e. units per acre of commercially-zoned parcels)? Or does the City figure any residential uses in commercial zones as a de minimis number that doesn't rise to the level of needing to be considered? Or something in between?

Any assistance you can provide in this regard would be greatly appreciated!

Thanks in
advance!

Mike

Michael Odren, RLA

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