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August 20, 2021

Sarah Fox
City of Camas Community Development Department
616 NE Fourth Avenue
Camas, WA 98607

RE: Sessions Code Amendment Supplemental Memorandum

Please allow this memorandum, along with the attached exhibits, to serve as a supplement to the previously submitted request to amend Camas Municipal Code to allow residential uses in the Neighborhood Commercial (NC), Community Commercial (CC) and Regional Commercial (RC) zones above the first floor of a commercial building.

Original Submittal

The original application for the zoning code amendment was submitted on behalf of Chad and Hollie Sessions, owners of Real Living, The Real Estate Group. They live at property located at 5410 NW 38th Avenue, Camas, Washington in the RC zoning district. They approached RSV Building Solutions (RSV) with a proposal to build an approximately 20,000 square foot building with a 10,000 square foot first floor for commercial uses and a 10,000 square foot second floor with 6 multi-family units ranging in size from 1,400 square feet to 1,700 square feet so that they could place their business on the ground floor and reside in one of the apartments on the second floor. Upon review of the Camas Municipal Code, it was determined that residential uses in commercial zones (except for the Downtown Commercial zone) were not permitted except on parcels 10 acres and larger with approval of a Mixed-Use Master Plan, Development Agreement, and City Council approval. Discussions between RSV and City of Camas planning staff resulted in guidance to proceed with a request to amend Camas Municipal Code to allow residential uses in commercial zones (except for the Downtown Commercial [DC] zoning district where they are currently permitted) above the ground floor.

The proposed zoning code amendment would revise Camas Municipal Code (CMC) 18.07.030 Table 1 to allow residential uses as an outright permitted use if part of a mixed-use building where the residential use is not located on the ground level. This would mean that residential uses would be required to be above the first floor of a building that has commercial uses on the first floor but would preclude live/work units that contain what would essentially be an apartment or townhome with an office use combined with a residence.

As evidenced with the original submittal, this code amendment would be in compliance with several goals and policies of the City of Camas Comprehensive Plan including, but not limited to, the following:

- Encouraging mixed-use developments (residential and commercial) to support adjacent uses and reduce car trips;
- Encouraging small business development and a mix of housing types to ensure affordability and pedestrian and transit connections;
- Encouraging the use of optional development codes in order to create a variety of housing types within new developments;

- Ensuring that housing in mixed-use buildings or developments will complement the commercial and retail portion of developments and increase local family-wage jobs;
- Encouraging a wide variety of housing types throughout the City to provide a choice, diversity, and affordability.

The original submittal for the amendment also provided a comparison of ALL other local jurisdictions located in Clark County (Clark County, City of Vancouver, City of Ridgefield, City of Battle Ground, City of Washougal, City of La Center) that allow residential uses in commercial zones, primarily above the first floor, as part of a mixed-use building. The City of Camas is the only jurisdiction in Clark County that does not currently allow this type of mixed-use development in commercial zoning districts (with the exception for the DC zoning district as indicated above).

Discussion with City Staff and Subsequent Email

Following a discussion with Sarah Fox, Senior Planner, regarding the potential impacts to transportation, parks and school planning, a subsequent email was sent to Ms. Fox which provided information from long range planning staff from the City of Vancouver and Clark County. Long range planners from both jurisdictions indicated that neither jurisdiction has taken the potential of residential uses in commercial zones into consideration when addressing transportation, park or school planning. Staff indicated that impacts to parks, schools and transportation is part of the development review process with those impacts being addressed through the collection of impact fees. It could also be assumed that these impacts were not contemplated because of the very limited amount of mixed-use development having taken place in either jurisdiction.

Another staff concern was how residential density would be addressed. An analysis was provided in the same email of a typical development showing that with the commercial and residential uses, residential density would be limited by the amount of parking that would be required. The analysis showed that a residential analysis would be in the 7-8 units per acre range, which would be similar to the R6 or MF-10 zoning designations, with the MF-10 zoning designation (the lowest density multi-family zone) having a density range of 6-10 dwelling units per net acre.

Another area of staff's concern, as indicated in the Staff Report in advance of the Planning Commission Hearing, was that an analysis was not provided in the original submittal demonstrating that 20 jobs per acre would still be achieved, which is the assumption the City uses for commercially zoned lands. It should be noted that this proposed code amendment would continue to require ground floor commercial uses. The residential uses would be *in addition to* the commercial uses. Most commercial uses are one-story in nature. The only non-first floor commercial uses are typically office uses or, in the rare instance, restaurant uses. As such, there would not be any impact to the number of jobs that would be realized, nor would there be a loss of potential jobs with this proposed code amendment.

The last item indicated in the Staff Report was that an analysis of potential incompatible commercial uses with residential uses was not originally provided. The use chart in CMC 18.07.030 – Table 1 indicates those uses that are permitted, conditional or prohibited in the NC, CC and RC zoning districts. A review of the use table indicates very few commercial uses that are permitted outright that might be incompatible with residential uses including the following:

- Automobile repair (garage);
- Automobile service station;

- Boat repair and sales;
- Cabinet and carpentry shop;
- Event center;
- Hospital;
- Laundry/dry cleaning (industrial);
- Manufactured home sales lot;
- Auditorium;
- Golf course/driving range;
- Sports fields;
- Schools (college, elementary, junior and senior high);

It should be noted that all of the above uses, while they may not be compatible with residential uses, would most likely not be part of a mixed-use development anyway. Additionally, the uses listed above are only permitted in the RC zone and are either conditional or prohibited uses in the NC and CC zones (except for hospitals, auditoriums, golf courses/driving ranges and schools). Again, those uses would most likely never be part of a mixed-use building or development. However, in order to ensure that these incompatible uses would not be part of a mixed-use development, a footnote to the original code amendment may be added indicating that these uses are prohibited from being part of a mixed-use development.

Planning Commission Hearing

A Planning Commission hearing was held on this proposed zoning code amendment on June 15, 2021. At the hearing and following a presentation by Sarah Fox of the proposed amendment, commissioners proceeded with a discussion regarding the merits of the proposed zoning code amendment. One of the first questions by Commissioner Hein to Ms. Fox centered around why this was not allowed in the first place. Her explanation focused on Camas' Euclidian-type zoning structure which is based on a separation of uses. Following a short internal discussion among the commissioners, applicant testimony was then provided. During the presentation, I answered several questions regarding the merits of allowing residential uses in commercial zones including, but not limited to, achieving housing goals by providing a diversification of housing types and additional housing options, integration of uses to reduce travel times for commuters, and limiting density based on parking requirements. However, commissioners also had concerns regarding the potential impacts to infrastructure (roads, utilities and parks), worries about building height, and other long-term ramifications of a blanket allowance of residential uses in the above-mentioned commercial zones. In response to the Planning Commission's unanimous denial of the submitted amendment, provided below is a modification to the proposed zoning code amendment to allay concerns raised by the commissioners at the Planning Commission hearing.

Zoning Code Amendment Modification

At the Planning Commission hearing, Ms. Fox indicated that there are approximately 992 acres of commercially zoned property in the City of Camas, with approximately 845 acres contained within the NC, CC and RC zones. Commissioners were concerned about the impacts of a blanket allowance of residential uses in all 845 acres. As such, on behalf of the Applicant, this code amendment is being revised to limit residential uses above the ground floor per the original proposal to **parcels 2.5 acres and smaller**. This will provide for the following:

- The total acreage of NC, CC and RC zoned parcels in the City of Camas under 2.5 acres is approximately 79.42 acres according to Clark County GIS. Please refer to the spreadsheet provided with this memorandum regarding the parcel number, owner, acreage and zoning.
- Limiting residential uses on NC, CC and RC zoned parcels as originally proposed will affect *less than 10%* of the total NC, CC and RC zoned parcel acreage in the City of Camas. This will further assuage staff and commissioner concerns about the impacts of a blanket allowance of residential uses on all 845 acres of NC, CC and RC zoned parcels.
- By limiting the parcel size, this will reduce any potential negative impacts to infrastructure including, but not limited to, sanitary sewer, water, transportation, schools and parks.
- A benefit of the smaller parcel size will be more compact development similar to those included with this memorandum and explained in further detail later.
- A density range concurrent with the density range of the MF-10 zoning district of 6-10 units per acre is proposed to limit the allowed density of any particular development. Should all 79.42 acres of NC, CC and RC zoned parcels 2.5 acres and smaller in size develop to the maximum density of 10 units per acre, a total of 794 multi-family units could be realized as opposed to 8,450 multi-family units should there not be a limitation on parcel size permitting mixed-use developments.
- A building height limit of 35 feet is now proposed consistent with the MF-10 zoning district. This will limit buildings to three stories, with only two stories maximum for multi-family residential units.

Impacts to Infrastructure

Much of the discussion at the Planning Commission hearing focused around the potential impacts to utilities and infrastructure. The Staff Report to the Planning Commission indicates the following:

Camas 2035 did not anticipate providing services (utilities, transportation, parks, schools, or public safety) to the commercial areas at levels that are required within residential areas. The demand for public services such as parks, schools and emergency services vary between areas developed residentially than those areas developed for employment uses.

Provided below is a further analysis of how existing utilities, transportation, parks and schools might be affected by allowing residential uses in commercial zones.

Sanitary Sewer

A review of the City of Camas General Sewer/Wastewater Facility Plan, as prepared by Gray & Osborne, Inc., dated May 2007 and revised November 2009 and November 2011, is such that it is based on a proposed population projections, planning and land use. However, it is the proposed population projection that provides the basis for sanitary sewer and wastewater planning (except for industrial uses). While land use was contemplated in the analysis, it was the population growth component that the analysis focused on in determining current and future wastewater needs for the city. As such, and with what would be anticipated to be a low percentage of the commercially zoned parcels under 2.5 acres including residential uses in future development, the impact to the City's sanitary sewer system would be de minimis. Additionally, sanitary sewer

system development charges would be assessed, as with any development, to offset the impacts from any particular use.

It should be noted that while there would be a slight increase in sewerage effluent from multi-family residential uses vs. general office uses, there would be a slight decrease in sewerage effluent from multi-family residential uses vs. restaurant uses as typical non-ground floor commercial uses.

Schools

A study provided by the National Association of Home Builders, dated February 1, 2017, included with this submittal indicates that there would be an average of 33.5 children per 100 units of renter-occupied multi-family units. Should all NC, CC and RC zoned parcels 2.5 acres and smaller in size develop to the maximum density of 10 units per acre, this would result in an approximate average of 266 new students. The Camas School District Capital Facilities Plan 2015-2021 indicates that a total projected enrollment in K-12 for the 2021 school year would be 7,614 students. This would only result in an increase of 3.5% of the previously projected Camas School District enrollment for the past year. This would be a worst case scenario and it is highly unlikely that all NC, CC and RC zoned parcels 2.5 acres and smaller in size would develop with a full density multi-family residential component, so the actual percentage would be significantly less than 3.5%.

School districts consider existing and proposed development when planning for future schools. The districts also make decisions as to where to allocate school impact fee funds. Based on the anticipated low percentage of the vacant or underutilized commercially zoned parcels under 2.5 acres including residential uses in future development, and based on the even smaller percentage of these multi-family units containing school aged children as indicated above, the impact to schools and school planning would be de minimis. As with any residential development, school impact fees would be assessed to any residential use, regardless of what zone they are located in, to offset those impacts.

Parks

During the Planning Commission hearing, staff's concerns regarding how this code amendment might affect park planning was addressed. In the Staff Report, staff indicates the following:

Per the city's 2014 Parks, Recreation and Open Space Comprehensive Plan, "Locate neighborhood parks convenient to all residents of Camas. Residents should have a neighborhood park or connection to the trail system available within about ½ mile of their homes?"

Testimony was provided at the Planning Commission hearing that the Clark County Parks, Recreation & Open Space Plan (page 18) and the Vancouver Comprehensive Parks, Recreation and Natural Areas Plan (page 45) have the same requirement for the placement of neighborhood parks. Yet, based on discussions with long range planning staff at both jurisdictions (as previously submitted), the potential residential uses that could potentially be developed in commercial zones was not taken into consideration for parks planning purposes. Based on the anticipated low percentage of the vacant or underutilized commercially zoned parcels under 2.5 acres including residential uses with new development, the impact to parks and parks planning would be de minimis.

Transportation

Please find below a trip comparison of second plus story multi-family uses compared with general office or restaurant uses as typical non-first floor commercial uses as provided by Todd Mobley, PE, with Lancaster Mobley, a local transportation engineering firm:

Trip Characteristics

Providing a mix of residential and commercial uses can benefit the transportation system significantly. Mixed-use projects introduce an "internal capture" of trips by allowing patronage of multiple land uses without ever leaving the site. This serves to reduce external trip generation. Depending on the size and mix of uses, this reduction can be approximately 20 percent. Even compared to neighborhood-scale retail in a walkable residential neighborhood, mixed-use projects can offer significant benefits relative to land-use efficiency and reduced trip impacts.

Number of Trips

In comparing the trip generation of residential and commercial uses in this context, it is helpful to compare multi-family trip rates with office uses, which are commonly what would be constructed for projects of this nature. To the extent there were second-floor restaurants or similar uses, the commercial trip generation would be higher than what is compared here.

As on-site parking requirements become a limiting factor for sites that are 2.5 acres or less, residential density becomes limited to approximately seven to eight dwelling units per acre, with a potential maximum of 10 units per acre. Assuming a building on a two-acre site and the upper end of residential density, that would equate to 16-20 dwelling units. With a 25 percent lot coverage, this building would have a footprint, and therefore an approximate area of second-floor office, of 21,780 sf.

Using land-use codes 220 Multifamily Housing (Low-Rise), and 710 General Office Building from the ITE Trip Generation Manual, the commercial use of the second floor would generate over twice as many trips as a multi-family use, with an increase of approximately 107% over the course of a typical weekday and an increase of 125% during the evening peak hour.

Proposed Projects

As indicated earlier, the proposed zoning code amendment is being submitted on behalf of Chad and Hollie Sessions for their ability to develop a mixed-use building on their existing RC zoned parcel where they currently reside in a single-family residence. Provided with this memorandum are plans showing how their property would be developed (Exhibits 4-10). As you can see, the project would still be commercial in nature and aesthetic, with the proposed building located adjacent to NW 38th Avenue.

Another proposed project this would affect would be a proposed mixed-use development at the northwest corner of the intersection of NW Brady Road and NW 16th Avenue. This site would be developed with pedestrian-

friendly mixed-use buildings that would include commercial uses on the ground floor and multi-family residential uses on the second story located along the road frontages (Exhibits 11-24). This type of development, similar to the one proposed by Chad and Hollie Sessions, would allow for business owners or employees to reside within the same building in which they work, would reduce vehicular trips, and would meet many of the Land Use and Housing goals and policies of the City of Camas Comprehensive Plan. Alternatively, Exhibits 22-24 show how the Brady Road site would develop as a standard commercial center with a fueling facility, drive through restaurant and multi-tenant retail building as allowed under current zoning. Should the proposed zoning code amendment not be approved by the City Council, a development reflecting those uses may be sought for this site.

Code Amendment Proposal Request

Based on the above, it is respectfully requested that the City of Camas City Council approve the proposed zoning code amendment subject to the following:

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.
- Add Footnote 12 indicating that residential uses may only be permitted above the ground floor of a mixed-use building.
- Add Footnote 13 indicating that mixed-use buildings containing multi-family residential uses shall only be permitted on site 2.5 acres and smaller.
- Add Footnote 14 indicating that the following uses shall not be part of a mixed-use development:
 - Automobile repair (garage);
 - Automobile service station;
 - Boat repair and sales;
 - Cabinet and carpentry shop;
 - Event center;
 - Hospital;
 - Laundry/dry cleaning (industrial);
 - Manufactured home sales lot;
 - Auditorium;
 - Golf course/driving range;
 - Sports fields;
 - Schools (college, elementary, junior and senior high);

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- Add Footnote 15 indicating that the residential density shall not exceed that of the MF-10 zoning district, or 10 dwelling units per acre.
- Add Footnote 16 indicating that the maximum building height shall be 35 feet, matching that of the MF-10 zoning district.
- Add Footnote 17 indicating that live/work units are not permitted.

Please let me know if you have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael Odren". The signature is fluid and cursive, with a prominent initial "M" and "O".

Michael Odren, RLA
Landscape Architect, Land Use Planner
Associate Principal

Attachments:

- Exhibit 1 – CMC 18.07.030 – Table 1 – Commercial and industrial land uses
- Exhibit 2 – National Association of Home Builders Study
- Exhibit 3 – Sessions Zoning Code Amendment NC, CC & RC Zoned Parcels <2.5 Acres Table
- Exhibits 4-10 – Real Living Mixed Use Development Plans and Renderings
- Exhibits 11-24 - Brady Road Development Plans and Renderings

18.07.030 - Table 1—Commercial and industrial land uses.

KEY: P = Permitted Use

C = Conditional Use

X = Prohibited Use

T = Temporary Use

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI
Commercial Uses									
Animal kennel, commercial boarding ⁶	X	X	X	P ₁₁	X	P ₁₁	X	P ₁₁	P ₁₁
Animal shelter ⁶	X	X	X	C	X	C	X	C	P
Antique shop ⁶	P	P	P	P	P	C	X	X	P
Appliance sales and service ⁶	X	P	P	P	P	P	X	C	P
Automobile repair (garage) ⁶	X	P	C	P	X	P	X	P	P
Automobile sales, new or used ⁶	X	P	X	P	X	P	X	P	P
Automobile service station ⁶	X	P	C	P	X	P	X	P	P
Automobile wrecking ⁶	X	X	X	X	X	X	X	X	C
Bakery (wholesale) ⁶	X	X	X	P	X	P	P ⁵	P	P
Bakery (retail) ⁶	P	P	P	P	P	P	P ⁵	P	P
Banks, savings and loan	X	P	P	P	P	P	P ⁵	P	P
Barber and beauty shops ⁶	P	P	P	P	P	P	P ⁵	P	P
Boat building ⁶	X	X	X	C	X	C	X	C	P
Boat repair and sales ⁶	X	P	X	P	X	P	X	P	P

Book store ⁶	C	P	P	P	P	P	P ⁵	P	P
Bowling alley/billiards ⁶	X	P	X	P	P	P	X	P	P
Building, hardware and garden supply store ⁶	X	P	C	P	P	P	X	P	P
Bus station ⁶	X	C	C	P	C	P	X	P	P
Cabinet and carpentry shop ⁶	X	P	C	P	C	P	P ⁵	P	P
Candy; confectionery store ⁶	P	P	P	P	P	P	P ⁵	P	P
Cemetery ⁶	X	X	X	C	X	X	X	C	P
Clothing store ⁶	C	P	P	P	P	P	X	P	P
Coffee shop, cafe ⁶ or kiosk	P	P	P	P	P	P	P ⁵	P	P
Convention center ⁶	X	P	X	C	C	P	P	C	X
Day care center ⁶	C	P	P	C	P	C	P ⁵	C	C
Day care, adult	P	P	P	P	P	P	P	P	P
Day care, family home ⁶	P	P	P	P	P	X	P ⁵	P	X
Day care, mini-center ⁶	P	P	P	P	P	P	P ⁵	P	X
Delicatessen (deli) ⁶	P	P	P	P	P	P	P ⁵	P	P
Department store ⁶	X	P	C	P	P	P	X	P	X
Electric vehicle battery charging station and rapid charging stations	P	P	P	P	P	P	P	P	P
Equipment rental ⁶	C	P	C	C	C	P	P ⁵	P	P

Event center	X	P	C	P	C	P	P	P	P
Feed store ⁶	X	X	X	P	X	C	X	P	P
Fitness center/sports club ⁶	X	P	P	P	P	P	P ⁵	P	P
Florist shop ⁶	P	P	P	P	P	P	P ⁵	P	X
Food cart/food truck/ food delivery business ⁶	C	P	C	P	C	P	C	P	X
Furniture repair; upholstery ⁶	X	P	C	P	P	P	X	P	P
Furniture store ⁶	X	P	C	P	P	P	X	P	X
Funeral home ⁶	X	P	C	P	P	X	X	X	X
Gas/fuel station ⁶	X	P	C	P	X	P	X	P	P
Gas/fuel station with mini market ⁶	X	P	C	P	X	P	X	P	P
Grocery, large scale ⁶	X	P	C	P	P	C ⁸	X	P	P
Grocery, small scale ⁶	P	P	C	P	P	P	X	P	P
Grocery, neighborhood scale ⁶	P	P	P	P	P	P	P ⁵	P	X
Hospital, emergency care ⁶	X	C	P	P	P	P	X	P	X
Hotel, motel ⁶	X	C	C	P	P	P	X	P	X
Household appliance repair ⁵	X	P	C	P	P	P	X	P	P
Industrial supplies store ⁶	X	P	X	C	C	C	X	C	P
Laundry/dry cleaning (industrial)	X	X	X	P	X	X	X	P	P
Laundry/dry cleaning (retail) ⁶	P	P	P	P	P	P	P ⁵	P	P

Laundry (self-serve)	P	P	P	P	P	P	X	P	P
Liquor store ⁶	X	P	C	P	C	C	X	C	C
Machine shop ⁶	X	X	C	C	C	C	P ⁵	C	P
Marijuana processor	X	X	X	X	X	X	X	X	X
Marijuana producer	X	X	X	X	X	X	X	X	X
Marijuana retailer	X	X	X	X	X	X	X	X	X
Medical or dental clinics (outpatient) ⁶	C	P	P	P	P	P	P ⁵	P	P
Mini-storage/vehicular storage ⁶	X	X	X	X	X	X	X	P	P
Manufactured home sales lot ⁶	X	X	X	P	X	X	X	P	P
Newspaper printing plant ⁶	X	P	C	C	X	X	X	P	P
Nursery, plant ⁶	X	P	C	C	C	C	X	C	P
Nursing, rest, convalescent, retirement home ⁶	C	P	P	P	P	X	X	X	X
Office supply store ⁶	X	P	P	P	P	X	P ⁵	P	P
Pawnshop ⁶	X	X	X	X	X	X	X	C	C
Parcel freight depots ⁶	X	P	X	P	X	P	P ⁵	P	P
Permanent supportive housing	C	P	X/P ₁₀	X/P ₁₀	P	X	X	X	X
Pet shops ⁶	X	P	P	P	P	P	X	P	C
Pharmacy ⁶	X	P	P	P	P	P	P ⁵	P	P

Photographic/electronics store ⁶	X	P	P	P	P	P	P ⁵	P	P
Plumbing, or mechanical service ⁶	X	X	X	P	C	P	X	P	P
Printing, binding, blue printing ⁶	C	P	P	P	P	P	P ⁵	P	P
Professional office(s) ⁶	C	P	P	P	P	P	P	P	P
Public agency ⁶	C	P	P	P	P	P	P	P	P
Real estate office ⁶	C	P	P	P	P	P	T	P	P
Recycling center ⁶	X	X	X	X	X	X	X	P	P
Recycling collection point ⁶	T or C	P	T or C	T or C	C	C	P ⁵	P	P
Recycling plant ⁶	X	X	X	X	X	X	X	C	P
Research facility ⁶	X	P	C	C	X	P	P	P	P
Restaurant ⁶	C	P	P	P	C	P	P ⁵	P	P
Restaurant, fast food ⁶	X	P	C	P	C	P	P ⁵	P	P
Roadside produce stand ⁶	T	T	T	T	C	X	T	T	T
Sand, soil, gravel sales and storage ⁶	X	X	X	X	X	X	X	C	P
Second-hand/consignment store ⁶	C	P	P	P	P	P	X	P	P
Sexually oriented business ^{1,5}	X	X	X	X	X	X	P	X	X
Shoe repair and sales ⁶	P	P	P	P	P	P	X	P	P
Smoke shop/head shop ⁹	X	X	P	P	X	X	X	X	X

Stock broker, brokerage firm	P	P	P	P	P	P	P	P	P
Specialty goods production (e.g. brew pub)	P	P	P	P	P	P	P	P	P
Taverns ⁶	X	P	C	P	C	P	X	P	P
Theater, except drive-in ⁶	X	P	C	P	P	P	X	P	P
Truck terminals ⁶	X	C	X	C	X	X	X	C	P
Veterinary clinic ⁶	X	P	C	P	P	P	X	P	P
Warehousing, wholesale and trade ⁶	X	X	X	C	C	P	P ⁵	P	P
Warehousing, bulk retail ⁶	X	X	X	C	C	X	X	P	P
Manufacturing and/or processing of the following:									
Cotton, wool, other fibrous material	X	X	X	X	X	P	X	P	P
Food production or treatment	X	X	X	C	C	P	X	P	C
Foundry	X	X	X	X	X	X	X	C	C
Furniture manufacturing	X	P	X	X	C	C	X	P	P
Gas, all kinds (natural, liquefied)	X	X	X	X	X	X	X	X	C
Gravel pits/rock quarries	X	X	X	X	X	X	X	C	P
Hazardous waste treatment—Off-site	X	X	X	X	X	X	X	X	P
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	P
Junkyard/wrecking yard	X	X	X	X	X	X	X	X	C
Metal fabrication and assembly	X	X	X	X	X	C	X	X	P

Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	P
Paper, pulp or related products	X	X	X	X	X	X	X	X	P
Signs or other advertising structures	X	X	X	C	C	C	P	C	P
Electronic equipment	X	P	X	X	X	X	P	P	P
Industrial Uses									
High-tech industry	X	P	X	X	P	P	P ²	X	X
Manufacturing of miscellaneous goods (e.g. musical instruments, toys, vehicle parts)	X	X	X	X	C	X	X	P	P
Optical goods	X	C	C	C	C	P	P ⁵	P	P
Packaging of prepared materials	X	X	C	P	C	C	P ⁵	C	P
Scientific and precision instruments	X	P	X	X	X	P	P	P	P
Recreational, Religious, Cultural Uses									
Auditorium ⁶	C	P	P	P	P	P	X	P	P
Community club ⁶	C	P	P	P	P	P	X	P	P
Church ⁶	P	P	P	P	P	P	X	P	P
Golf course/driving range ⁶	P	X	P	P	X	P	P ⁵	P	P
Library ⁶	C	P	P	P	P	P	X	P	P
Museum ⁶	C	P	P	P	P	P	X	P	P
Recreational vehicle park ⁶	X	X	X	C	X	X	X	P	P

Open space ⁶	P	P	P	P	P	P	P	P	P
Park or playground	P	P	P	P	P	P	P	P	P
Sports fields ⁶	C	X	P	P	P	P	X	P	P
Trails	P	P	P	P	P	P	P	P	P
Educational Uses									
College/university ⁶	P	P	P	P	P	P	X	P	P
Elementary school ⁶	P	P	P	P	P	P	X	P	P
Junior or senior high school ⁶	P	P	P	P	P	P	X	P	P
Private, public or parochial school ⁶	P	P	P	P	P	P	X	P	P
Trade, technical or business college ⁶	P	P	P	P	P	P	P	P	P
Residential Uses									
Adult family home	C	P	P	X	P	X	X	X	X
Assisted living	C	P	P	X/P 10	P	X	X	X	X
Bed and breakfast	P	P	P	X	P	X	X	X	X
Designated manufactured home	X	X	X	X	P	X	X	X	X
Duplex or two-family dwelling	X	C/P	X	X	P	X	X	X	X
Group home	C	P	P	X	P	X	X	X	X
Home occupation	P	P	P	X/P 10	P	X	X	X	X
Housing for the disabled	P	P	P	X/P 10	P	X	X	X	X

Apartment, multifamily development, row houses	X	C/P	X/P	X/P	C	X	X	X	X
Residence accessory to and connected with a business	P	P	P	X/P	P	X	X	X	X
Single-family dwelling	X	X	X	X	P	X	X	X	X
Communication, Utilities and Facilities									
Electrical vehicle infrastructure	P	P	P	P	P	P	P	P	P
Wireless communications facility	Refer to <u>Chapter 18.35</u>								
Facilities, minor public	P	P	P	P	C	P	P	C	P
Facility, essential ⁶	X	X	C	C	C	C	P	C	C
Railroad tracks and facilities ⁶	C	X	C	C	C	X	X	C	C
Temporary Uses									
Temporary sales office for a development ⁴	T	T	T	T	T	T	T	T	T

Notes:

1. See CMC Chapter 5.36 Sexually Oriented Businesses for additional regulations for siting sexually oriented business facilities.
2. Similar uses are permitted in the zone district only at the discretion of the community development director or designee.
3. Reserved.
4. See CMC Chapter 18.47 "Temporary Uses" for additional regulations.
5. See secondary use provisions of LI/BP zone.

6. See CMC Chapter 18.19 "Design Review" for additional regulations. CMC Chapter 18.19 is not applicable to development in the LI/BP zone.
7. 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.
8. If grocery store is less than one hundred thousand square feet then use is outright permitted. If one hundred thousand square feet or over then a conditional use permit is required.
9. A. Must be sited a minimum one thousand feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or game arcade to which is not restricted to persons twenty-one years or older as defined in WAC 314-55-010 on June 20, 2015;
- B. The business shall post clear signage in a conspicuous location near each public entrance stating no person under the age of twenty-one may enter the premises; and
- C. No smoke shop/head shop subject to this note shall be located within five miles of an existing lawfully established smoke shop/head shop. All measurements under (A) and (C) shall be measured from the nearest property line of the property on which the use is proposed to the nearest property line of an existing business utilizing Clark County GIS.
10. 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.
11. Conditional use permit is required if facilities for kennels are proposed outdoors.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § IV(Exh. D), 5-18-2009; Ord. No. 2584, § II, 5-3-2010; Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2656, § I(Exh. A), 7-16-2012; Ord. No. 2667, § III, 12-17-2012; Ord. No. 2672, § II(Exh. B), 1-22-2013; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 2712, § 2, 10-20-2014; Ord. No. 2720, § I(Exh. A), 12-15-2014; Ord. No. 15-012, § II(Exh. B), 8-17-2015; Ord. No. 15-023, § II, 11-16-2015; Ord. No. 15-024, § II, 11-16-2015; Ord. No. 17-013, § I(Exh. A), 10-2-2017; Ord. No. 19-012, § II(Exh. A), 11-4-2019; Ord. No. 21-004, § II(Exh. A), 3-15-2021)

Only 41 Children for Every 100 Housing Units in the U.S., on Average

February Special Study for HousingEconomics.com

By Carmel Ford

BACKGROUND

In discussions regarding new residential development, a longstanding misconception often arises: these developments attract households with many school age children, which can result in overcrowded schools and inflated local education budgets.

In the US, some local governments charge builders impact fees to cover infrastructure costs associated with the estimated number of children in new developments entering the public education system. Twenty-nine out of the 50 states have legislation allowing for local governments to impose fees based on this criteria.¹ For this reason, builders have an interest in ensuring that the number of children associated with each residential development type is accurately estimated. Producing estimates of the number of children in new developments is also beneficial for local governments so they can better reconcile local education costs.²

Using the US Census Bureau's 2015 American Community Survey, The National Association of Home Builders' (NAHB) calculated, on average, how many school age children (defined as children between the ages of 5 and 18) live in different types of residential developments, including single-family and multifamily developments. Calculations of the average number of children in different residential units is also analyzed by household characteristics, such as mobility and tenure. The data findings are described throughout this special study.

¹ http://www.impactfees.com/publications%20pdf/state_enabling_acts.pdf

² <http://www.capenet.org/facts.html>. Data from the 2013-2014 school year shows that on average, about 10 percent of US children are enrolled in private school. This should be accounted for when calculating the marginal cost of a school age child entering a local public school system.

FINDINGS

Table 1 shows the tabulation of the number of school age children by residential development type and by different household characteristics. Most evident from the data is that, on average, there is less than one child in homes of all types: 41.1 children per 100 housing units. The following are other key findings from **Table 1**.

- Owner-occupied units have fewer children than renter-occupied units: 45.6 children per 100 owner-occupied units compared to 49.6 children per 100 renter-occupied units.
- For most residential types, there are fewer children in new construction compared to in existing units. In newly constructed single-family attached units there is an average of only 30.2 children per 100 units, compared to 45.2 per 100 existing units. In newly constructed multifamily developments, there is an average of 21.9 children per 100 units, compared to 26.3 per 100 existing units.
- Large multifamily developments have fewer children: for multifamily developments with 20+ units, the average number of children living in them is only 16.7 per 100 units, compared to multifamily developments with 2 to 4 units, which have 35.7 children per 100 units.

Other findings from this study show that:

- Multifamily units with 1 bedroom or less have the least amount of children compared to multifamily units with more bedrooms: 7.7 children per 100 one bedroom multifamily units, compared to 71.6 children per 100 three or more bedroom multifamily units.
- A regional breakdown shows that, on average, many states in the Northeast region, including Vermont, Maine, and New Hampshire, have the fewest number of children living in housing units.

Table 1.
Average Number of School Age Children per 100 Housing Units
By Structure Type

	Type of Structure			
	All	Single-Family Detached	Single-Family Attached	Manufactured Housing
All Housing Units	41.1	47.8	38.3	38.3
All Occupied Units	46.9	53.5	42.7	48.6
Recent Movers	42.9	62.4	44.9	53.4
Into New Construction	47.1	61.5	30.2	59.8
Into Existing Units	42.8	62.4	45.2	53.2
Non-Movers	47.5	52.7	42.3	48.0
Owner Occupied Units	45.6	48.7	29.8	43.0
Recent Movers	46.4	52.1	24.7	44.3
Into New Construction	56.0	60.8	24.4	54.3
Into Existing Units	45.9	51.6	24.7	43.9
Non-Movers	45.6	48.5	30.2	42.9
Renter Occupied Units	49.6	82.1	64.2	66.0
Recent Movers	41.7	76.2	54.7	59.7
Into New Construction	30.4	71.7	49.1	73.2
Into Existing Units	41.8	76.2	54.8	59.6
Non-Movers	52.5	84.0	67.6	68.1

	Type of Structure			
	Multifamily (All)	2-4 Unit Multifamily	5-19 Unit Multifamily	20+ Unit Multifamily
All Housing Units	27.0	35.7	29.1	16.7
All Occupied Units	31.5	42.0	33.8	19.4
Recent Movers	26.3	36.1	28.6	15.3
Into New Construction	21.9	34.1	31.6	11.3
Into Existing Units	26.3	36.1	28.5	15.4
Non-Movers	33.3	43.6	35.9	20.8
Owner Occupied Units	18.5	28.9	15.0	9.4
Recent Movers	16.5	24.8	16.9	9.4
Into New Construction	25.4	38.6	14.4	***
Into Existing Units	16.4	24.5	16.9	9.4
Non-Movers	18.7	29.3	14.8	9.4
Renter Occupied Units	33.5	44.8	35.8	21.0
Recent Movers	26.7	36.7	29.0	15.5
Into New Construction	21.5	33.4	32.4	11.0
Into Existing Units	26.7	36.7	28.9	15.6
Non-Movers	36.1	47.5	38.7	23.0

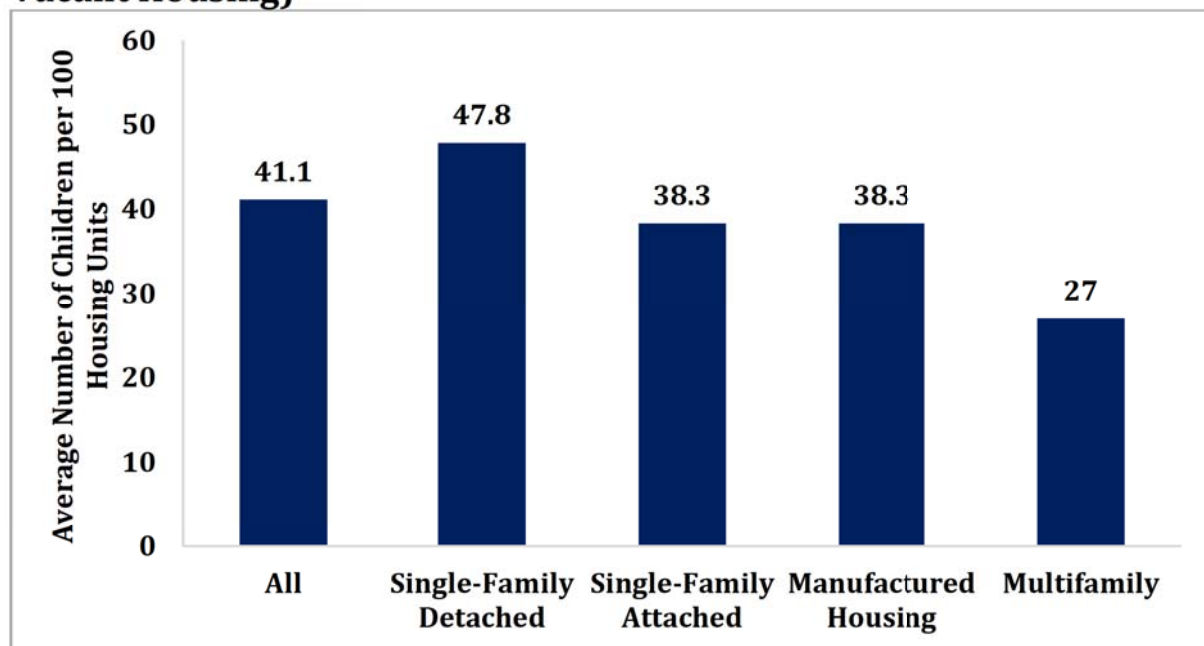
*** The number for this cell is suppressed because it is based on a small number of observations.

Average of Under One Child in Homes of All Types

Table 1 displays the number of children in all housing units, or occupied units combined with vacant units. The most prominent finding from the data is that, on average, there is less than one child per housing unit: 41.1 per 100 housing units. When excluding vacant housing, the average number of children increases, but only slightly, to 46.9 children per 100 occupied units.

Among residential development types, single-family detached units have an average of 47.8 children per 100 housing units, compared to 38.3 for both single-family attached and manufactured housing units, and 27 children per 100 multifamily housing units (**Figure 1**).

Figure 1: Average Number of Children per 100 Housing Units (Includes Vacant Housing)



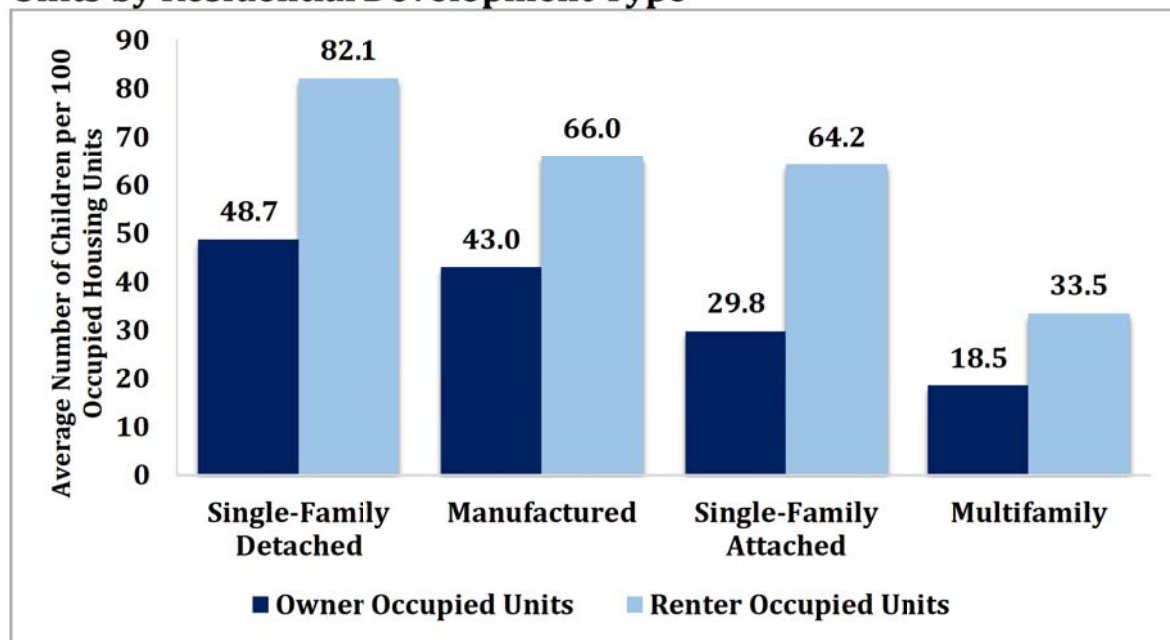
Home Owners Have Fewer Children

It is well documented that households in renter-occupied units and owner-occupied units have different demographic characteristics, such as age and income.³ In this case, households in owner-occupied units have fewer children compared to those in renter-occupied units for all residential types.

Figure 2 displays the number of children in owner- and renter-occupied units by residential development type. The difference between the number of children in renter versus occupied units is most significant for single-family units (detached and attached).

For single family-detached, there are only 48.7 children per 100 owner-occupied units, compared to 82.1 children per 100 renter-occupied units. For single-family attached, there are only 29.8 for every 100 owner-occupied units, compared to 64.2 for every 100 renter-occupied units.

Figure 2: Average Number of Children in Renter- and Owner-Occupied Units by Residential Development Type



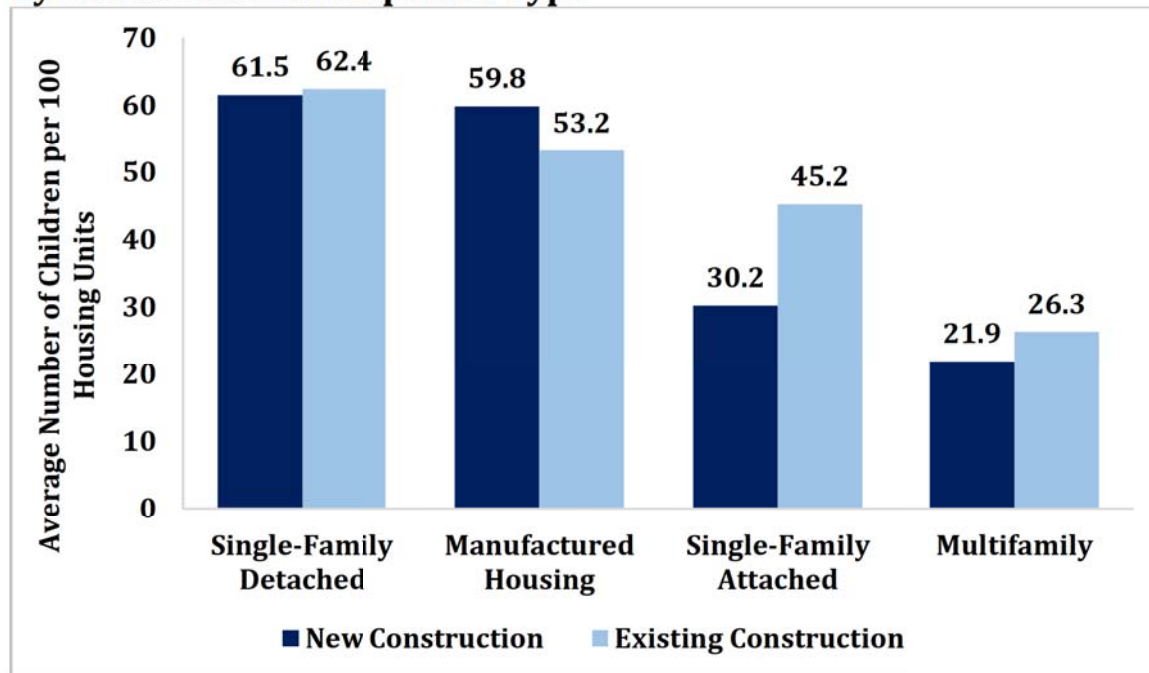
³ <http://eyeonhousing.org/2014/04/characteristics-of-owners-and-renters/>

For Most Residential Types, There Are Fewer Children in New Construction Compared to in Existing Units

Differences in the number of children in housing units can also be observed by structure age. **Figure 3** displays the number of children in both new construction (units built in either 2014 or 2015), and existing construction (units built before 2014). For most residential development types, there are fewer children in new construction compared to in existing construction.

For single-family detached, there are slightly more children in existing units at 62.4 per 100 units, compared to 61.5 per 100 in new units. For single-family attached, there are only 30.2 children per 100 new units, compared to 45.2 in existing units. For multifamily units, there are 21.9 children per 100 new units, compared to 26.3 per 100 existing units. The only residential type with more children in new construction compared to in existing is manufactured housing: 59.8 children in 100 new units compared to 53.2 in existing units.

Figure 3: Average Number of Children in New and Existing Construction by Residential Development Type



Fewest Number of Children in One Bedroom Apartments

Table 2 displays a breakdown of the number of children in multifamily units by the number of bedrooms. On average, units with 1 bedroom or less have the least number of children at 7.7 children per 100 units, followed by 2 bedrooms units with 31.4 children per 100 units, and three or more bedroom units with 71.6 children per 100 units.

When further examining multifamily units with three or more bedrooms, it is clear that significantly fewer children live in owner-occupied units compared to in renter-occupied units: 40.2 children versus 98 children per 100 units, respectively.

On average, multifamily units with 3 or more bedrooms have more children, but it is important to note that the share of multifamily unit completions with 3 or more bedrooms is small, [representing only 12 percent](#) of total multifamily completions in 2014.⁴

Table 2.
Average Number of School Age Children per 100 Housing Units

	By Number of Bedrooms in Housing Unit			
	Multifamily (All)	1 bedroom or less	2 bedrooms	3 or more bedrooms
All Housing Units	27.0	7.7	31.4	71.6
All Occupied Units	31.5	9.1	36.7	83.3
Recent Movers	26.3	6.6	31.9	81.0
Into New Construction	21.9	3.8	22.3	83.8
Into Existing Units	26.3	6.6	32.0	81.0
Non-Movers	33.3	10.0	38.3	83.8
Owner Occupied Units	18.5	11.4	13.2	40.2
Recent Movers	16.5	9.7	14.0	38.6
Into New Construction	25.4	23.1	13.3	29.9
Into Existing Units	16.4	9.6	14.0	38.9
Non-Movers	18.7	11.6	13.2	40.4
Renter Occupied Units	33.5	8.8	41.2	98.0
Recent Movers	26.7	6.4	33.1	84.6
Into New Construction	21.5	3.5	22.1	100.6
Into Existing Units	26.7	6.5	33.2	84.4
Non-Movers	36.1	9.8	44.3	102.6

⁴ <http://eyeonhousing.org/2015/10/rising-construction-share-of-one-bedroom-apartments/>

Among States (and District), Fewest Number of Children in Vermont, Maine, and District of Columbia

In addition to national level data, **Appendix I** (available in the “Additional Resources” box that appears at the top of the online version of this article) provides detailed tabulations of the number of children in housing units in each state (including the District of Columbia). **Table 3** displays the states with the fewest number of children per 100 housing units.

Table 3: States with the Fewest Average Number of Children in Housing Units

Rank	State	Average Number of School Age Children per 100 Housing Units
1	Vermont	25.8
1	Maine	25.8
3	District of Columbia	26.5
4	Florida	31.9
5	Montana	32.3
6	New Hampshire	33.1
6	West Virginia	33.1
8	South Carolina	34.4
9	Rhode Island	34.9
10	Alabama	35.8

When observing the ranking, it is evident that several New England states are among the states with the fewest number of children in housing units, including Vermont, Maine, New Hampshire, and Rhode Island.

Vermont and Maine have the fewest at 25.8 children per 100 housing units, followed by the District of Columbia, which has only 26.5 children per 100 housing units. **Figure 4** is a heat map showing differences in the number of children in all housing units by state.

Figure 4: US Map of the Average Number of Children per 100 Housing Units

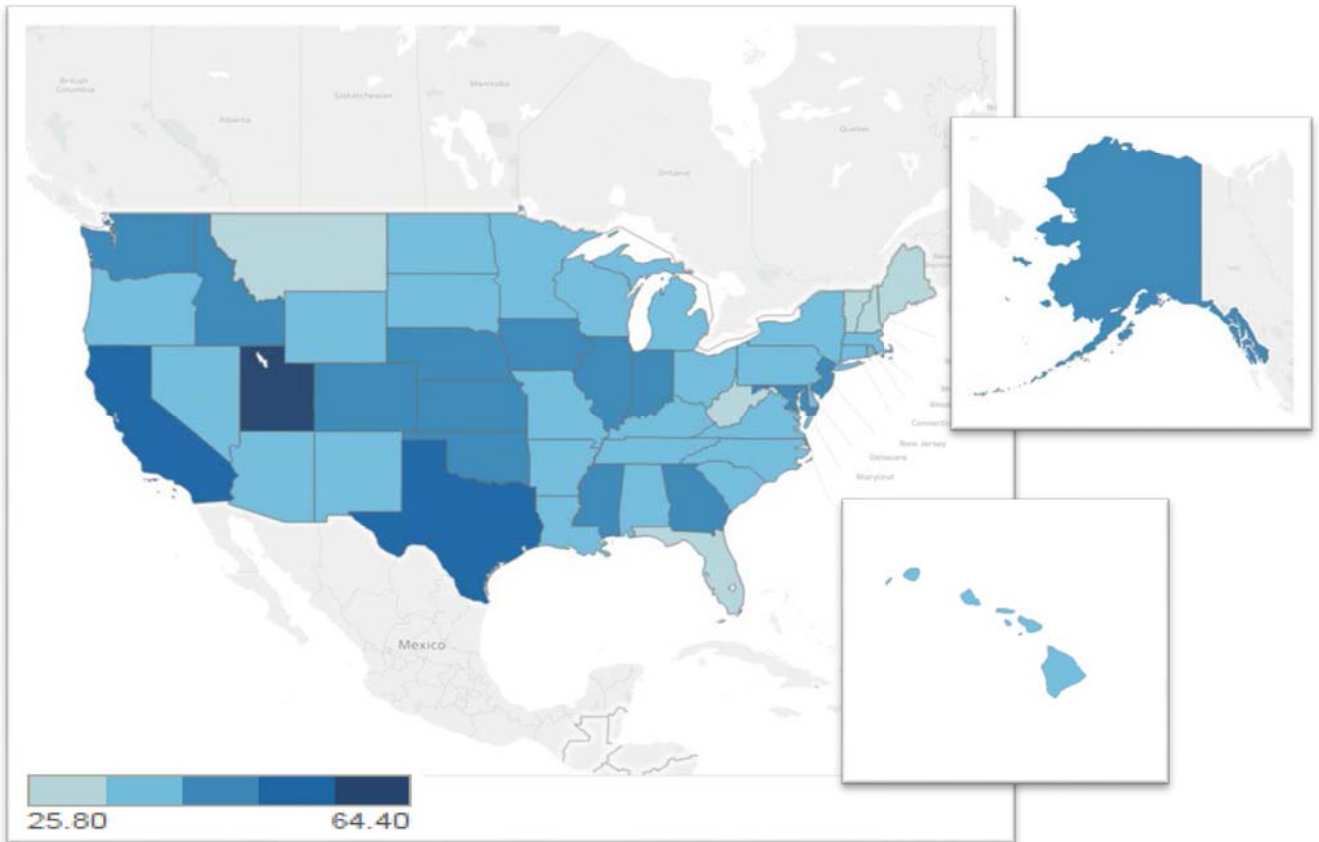


Table 4 shows the states with the fewest number of children in single-family detached units. Maine has the fewest per 100 housing units: 28.4, followed by Vermont (28.5), and West Virginia (34.5). These states were also among the states with the fewest number of children in all housing units (**Table 3**).

Table 4: States with Fewest Average Number of Children in Single-Family Detached Units

Rank	State	Average Children Per 100 Single-Family Detached Units
1	Maine	28.4
2	Vermont	28.5
3	West Virginia	34.5
4	Montana	35.9
5	South Carolina	37.9
6	Alabama	38.4
7	New Hampshire	38.8
8	Rhode Island	40.2
9	Florida	40.5
10	Louisiana	41.0

States with the fewest average number of children in multifamily units differs from those with the fewest in single-family detached. **Table 5** shows that several states with the fewest number of children in multifamily developments are in the West North Central Region (South Dakota, North Dakota, and Nebraska) and the upper Mountain Region (Montana, and Idaho). South Dakota has the fewest average number of children in multifamily units: 13.9 per 100 units, followed by Montana (14.4) and North Dakota (15.8).

Table 5: States with Fewest Average Number of Children in Multifamily Units

Rank	State	Average Children Per 100 Multifamily Units
1	South Dakota	13.9
2	Montana	14.4
3	North Dakota	15.8
4	Vermont	15.9
5	Nebraska	16.1
6	Idaho	16.1
7	Maine	16.7
8	Missouri	16.8
9	Pennsylvania	17.0
10	Michigan	17.2

Conclusion

The estimate of the number of children in housing units is an important statistic for both builders and local governments because, in many cases, it is a factor in determining the cost of impact fees. The NAHB analysis revealed the following findings:

- On average, there is less than one child per housing unit in the US.
- There are fewer children in owner-occupied units, compared to in renter-occupied units.
- For most types of residential development, there are fewer children in new construction compared to in existing units.
- In multifamily developments, fewer children reside in units with 1 bedroom or less, compared to units with 2 or more bedrooms.
- There are fewer children living in housing units in many Northeast states compared to states in other regions of the country.

**Session Zoning Code Ammendment
NC, CC & RC Zoned Parcels < 2.5 Acres**

Parcel No.	Owner	Acreage	Zoning
175939-000	Jerry Sewell	0.48	RC
175942-000	Long Lake Commercial LLC	2.20	RC
175941-000	Rod Schwiebert	1.00	RC
175938-000	Kluka Patnership	0.96	RC
175949-000	Long Lake Commercial LLC	1.50	RC
175937-000	Long Lake Commercial LLC	0.72	RC
178226-000	Latter Day Saints	1.26	CC
178226-002	Latter Day Saints	1.25	CC
178226-004	Latter Day Saints	1.25	CC
178122-001	Foresquare Church	0.71	CC
178112-000	Foresquare Church	2.20	CC
986028-022	Foresquare Church	1.97	CC
124502-000	Camaslakeland LLC	1.09	NC
124524-000	Camaslakeland LLC	0.22	NC
91045-562	Lechner LLC	0.09	RC
91045-561	Lechner LLC	0.09	RC
91045-563	Lechner LLC	0.09	RC
91045-567	Lechner LLC	0.09	RC
91045-564	Nan Henricksen	0.56	RC
91045-565	Sonia Shold	0.44	RC
91045-568	Sonia Shold	0.39	RC
91045-566	Sonia Shold	0.04	RC
91045-560	Lechner Property LLC	0.39	RC
91045-558	Hector Pelay et al.	0.39	RC
91045-556	Gordon French et al.	0.29	RC
91045-554	Gordon French et al.	0.27	RC
91045-552	Gordon French et al.	0.24	RC
91045-550	Lillie Wong Trustees	0.02	RC
91045-551	Lillie Wong Trustees	0.19	RC
91045-548	Lillie Wong Trustees	0.18	RC
91045-570	Perseverance LLC	1.69	RC
91045-652	O-R Camas LLC	0.04	RC
91045-650	Wing Chao et al.	0.30	RC
91045-666	Robert & Nancy Fountain	0.22	RC
91045-664	Wasabi LLC	0.24	RC
91045-662	Wasabi LLC	0.24	RC
91045-660	Wasabi LLC	0.19	RC
91045-656	Eileen Morgan	0.21	RC
91045-658	Daniel Vilhauer	0.17	RC
91045-592	Thomas Brandt et al.	0.13	RC
91045-591	Dirk & Petra Sullivan	0.13	RC
91045-589	Gabrielle Witt	0.13	RC

91045-590	Joseph Matthews	0.13	RC
91045-586	OSMS LLC	0.24	RC
91045-573	OSMS LLC	0.42	RC
91045-572	David Sweitzer	0.13	RC
91045-574	Kristopher Asleson	0.20	RC
91045-570	OSMS LLC	0.16	RC
91045-580	OSMS LLC	0.23	RC
91045-584	OSMS LLC	0.11	RC
91045-582	OSMS LLC	0.09	RC
91045-585	Celia Privrat et al.	0.20	RC
91045-583	Clint Price et al.	0.21	RC
91045-008	McDonalds Corporation	0.70	RC
91045-001	Lacamas LLC	1.49	RC
91045-668	Siu Ho Chan et al.	0.31	RC
91045-670	Siu Ho Chan et al.	0.29	RC
91045-012	Jonathan & Christina Lee	0.04	RC
91045-005	Wallowa Mountain Memories LLC	0.72	RC
91045-167	Sonderen Enterprises LLC	2.13	RC
89901-000	Marwan Bahu et al.	0.85	RC
89921-000	Marwan Bahu et al.	1.25	RC
89882-000	Bramble Acres LLC	0.50	RC
89925-000	Lucky 7 Equity LLC	0.88	RC
89889-000	Lucky 7 Equity LLC	0.37	RC
89886-000	Lucky 7 Equity LLC	0.36	RC
89863-000	Lucky 7 Equity LLC	1.37	RC
89879-000	Gregg Mortimer	0.25	RC
89863-005	Arlene & Charles Conaway	0.79	RC
89910-000	City of Camas	1.75	RC
87530-000	3rd Loop LC	0.64	RC
87500-000	2016 NE 3rd LLC	0.48	RC
87510-000	South Summer LLC	0.16	RC
87526-000	South Summer LLC	0.38	RC
87461-000	Thomas Foley et al.	0.25	RC
87460-000	Oregon Motor Services LLC	0.25	RC
87452-000	Oregon Motor Services LLC	0.25	RC
87451-000	Oregon Motor Services LLC	0.20	RC
87440-000	Ed Allyn Enterprises Inc.	0.51	RC
87430-000	1806 NE 3rd LLC	0.11	RC
87532-00	Camas Riverside Apartments LLC	1.04	RC
87536-000	Camas Riverside Apartments LLC	0.52	RC
87537-000	Ed Allyn Enterprises Inc.	0.13	RC
87432-000	Ed Allyn Enterprises Inc.	0.09	rc
87431-000	Ed Allyn Enterprises Inc.	0.01	RC
90950-000	Cacade Instrument Design Inc.	0.55	CC
90965-000	Li-Ye Chen et al.	0.11	CC
90973-000	Northwest Gospel Church	0.38	CC
90975-000	Northwest Gospel Church	0.26	CC

91044-006	Northwest Gospel Church	0.24	CC
90974-000	Northwest Gospel Church	0.29	CC
88850-000	Dennis Kaz	0.09	RC
88860-000	Erin Eaton	0.07	RC
88865-000	Kyle Kelly et al.	0.07	RC
81038-000	Thomas Youngers et al.	0.18	NC
81039-000	G & S Property LLC	0.05	NC
81042-000	G & S Property LLC	0.23	NC
82911-000	F & R Enterprises Inc.	0.19	RC
86360-000	7-Up Building LLC	0.25	NC
85168-000	Curtis Pasa et al.	0.37	CC
85163-000	Curtis Pasa et al.	0.35	CC
85156-000	Curtis Pasa et al.	0.39	CC
81958-101	Pacwest Energy LLC	0.72	RC
81958-116	Frey Properties LLC	0.25	RC
81958-117	Frey Properties LLC	0.30	RC
84520-000	Skyworth LLC	0.55	CC
84118-000	Skyworth LLC	0.76	CC
84117-000	Skyworth LLC	0.83	CC
83015-000	5953 SW Terwillerger LLC	2.00	NC
73134-117	Wiliam Dodge et al.	0.33	RC
127372-000	Mackay Family Prop LLC	2.39	RC/CC
123757-000	Leona Dewitt	2.16	CC
125196-000	Kates Heath LLC	2.16	RC
126249-000	Chad Session et al.	0.90	RC
126247-000	Dental Specialists Investments LLC	0.87	RC
126250-000	Martha Doner	1.03	RC
126251-000	Charles Batten	0.52	RC
177437-015	Camas Crossing LLC	1.32	RC
177451-000	Camas Crossing LLC	1.22	RC
177437-010	Camas Crossing LLC	1.39	RC
177451-005	Camas Crossing LLC	1.29	RC
177451-010	Camas Crossing LLC	1.29	RC
177480-002	Camas Crossing LLC	1.10	RC
177472-000	Camas Crossing LLC	1.54	RC
177472-005	Camas Crossing LLC	1.46	RC
177472-010	Camas Crossing LLC	1.28	RC
177472-015	Camas Crossing LLC	1.36	RC
177489-000	Camas Crossing LLC	0.88	RC
	Does not include Parker Village Subdivision		
	Total Acres	79.42	



REAL LIVING
MIXED USE DEVELOPMENT
NW 38TH AVENUE
CAMAS, WASHINGTON

A1.1

SHEET NUMBER

SITE PLAN

SHEET TITLE

DRAWN BY: JAL

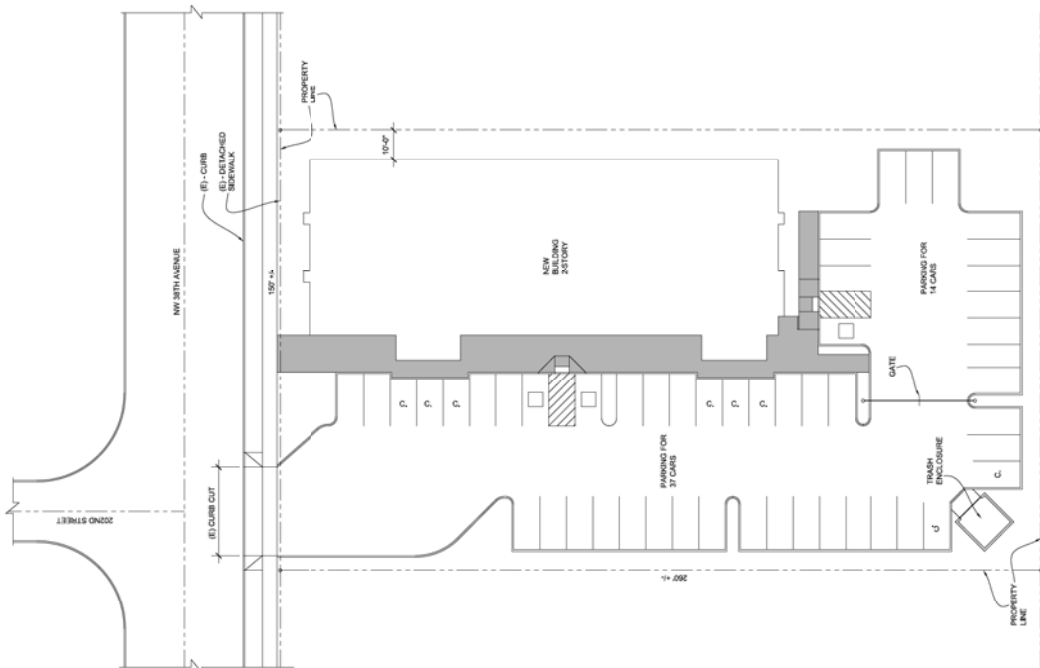
JOB NUMBER:

DATE: AUGUST 12, 2021

REAL LIVING
MIXED USE DEVELOPMENT
NW 38TH AVENUE
CAMAS, WASHINGTON

LLB ARCHITECTURE
1115 ESTHER ST SUITE 8P
VANCOUVER, WA

REVISIONS



NORTH
SITE PLAN
1" = 20'-0"

SHEET NUMBER

APARTMENTS

SECOND LEVEL

DATE: AUGUST 12, 2021

JAL

DRAWN BY

JOB NUMBER:

REAL LIVING
MIXED USE DEVELOPMENT
NW 38TH AVENUE
CAMAS, WASHINGTON

LLB ARCHITECTURE
1115 ESTHER ST SUITE 9F
VANCOUVER, WA

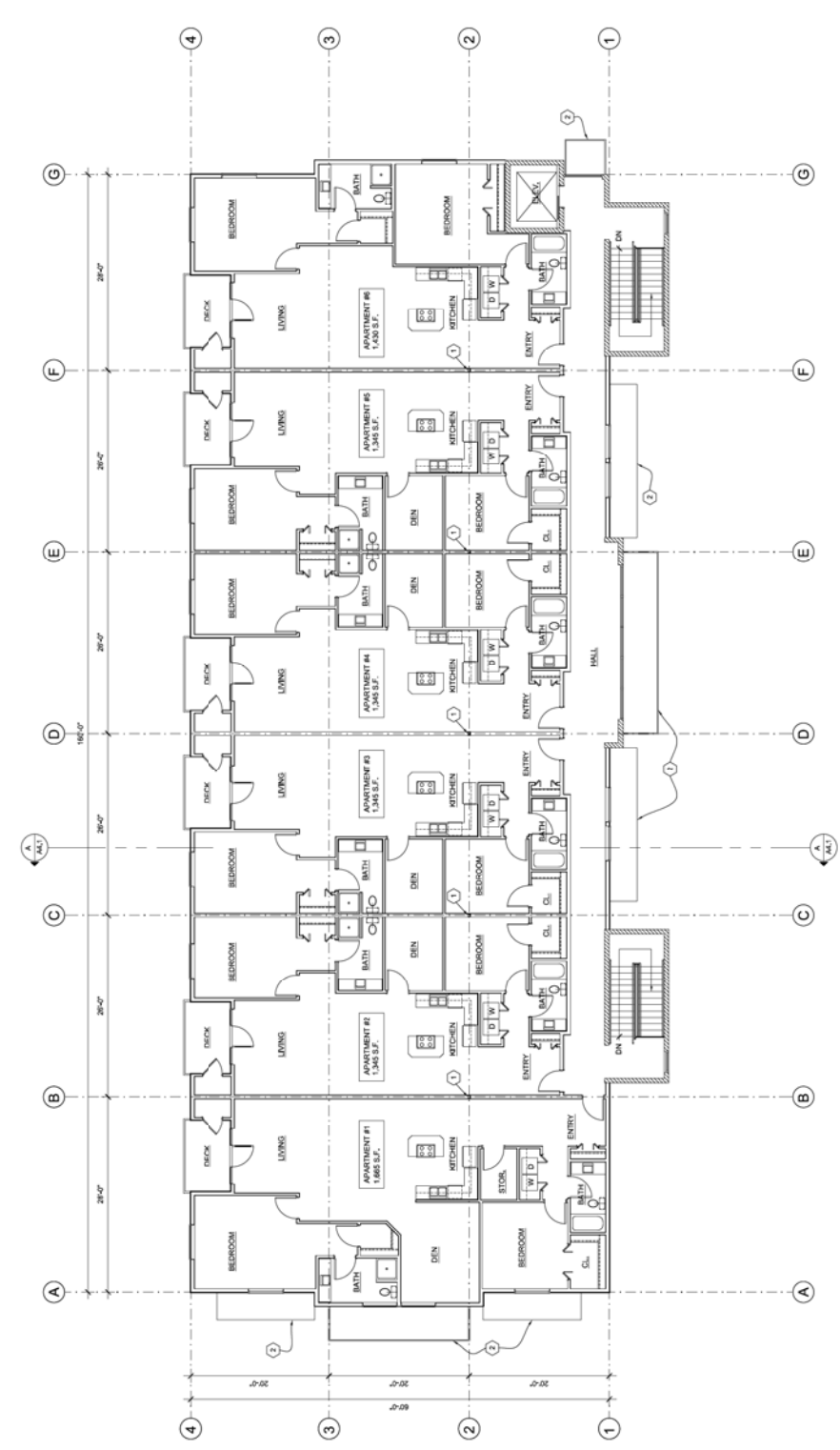
REVISIONS

SECOND LEVEL
APARTMENTS
FLOOR PLAN
1/8" = 1'-0"



WALL LEGEND
APARTMENTS
STRUCTURAL BRICK
WOOD STUDS

SECOND LEVEL
COORDINATE NOTES
1 STEEL COLUMN
2 LINE OF FINISH ABOVE



SHEET NUMBER

COMMERCIAL

MAIN LEVEL

DATE: AUGUST 12, 2021

JOB NUMBER:

DRAWN BY:

JAL

PROJECT:

MIXED USE DEVELOPMENT

CAMAS, WASHINGTON

NW 38TH AVENUE

1115 ESTHER ST SUITE 90

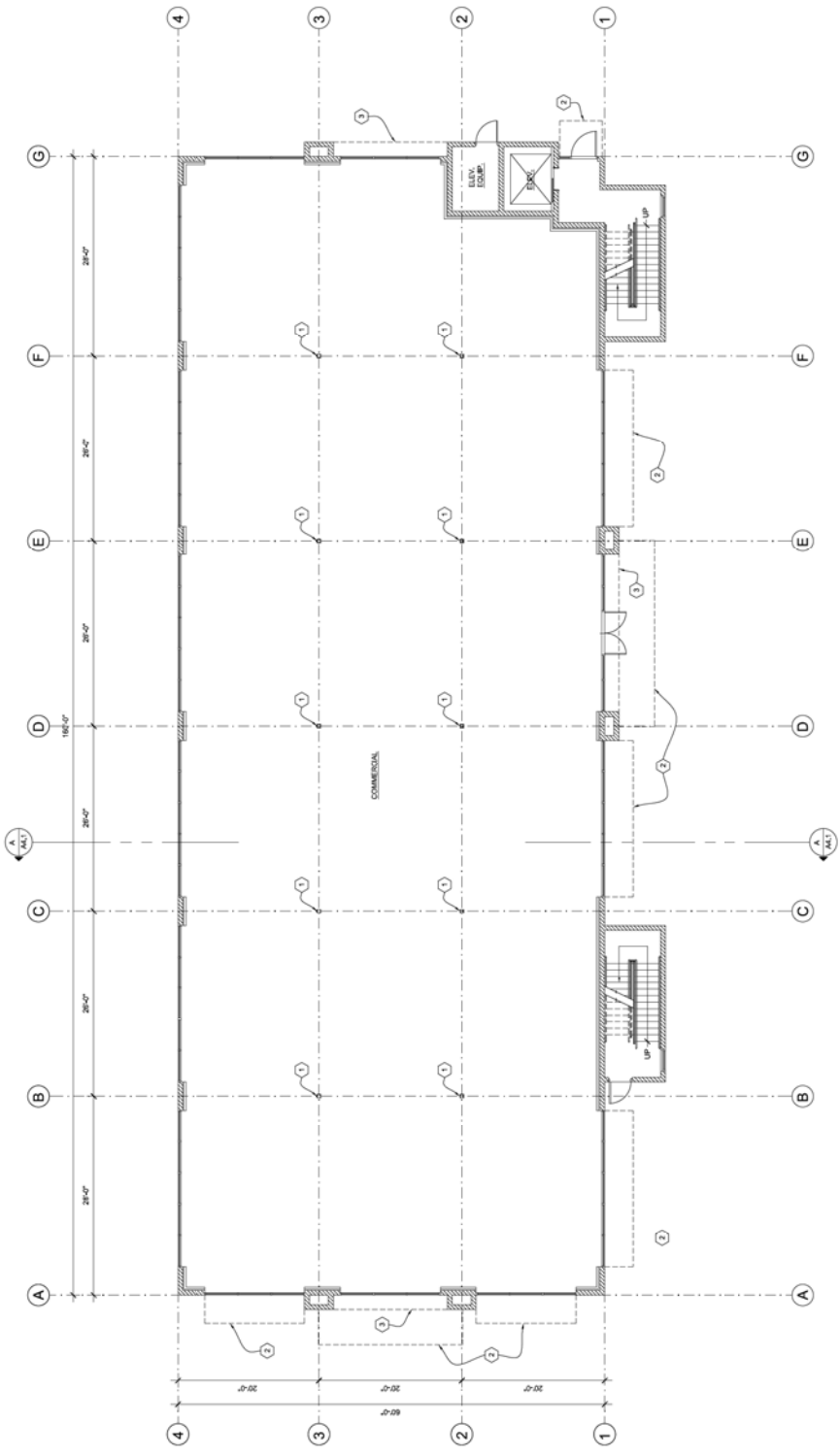
VANCOUVER, WA

ARCHITECTURE

LLB

REVISIONS

MAIN LEVEL
COMMERCIAL
FLOOR PLAN
1/8" = 1'-0"



WALL LEGEND
 [Symbol] STRUCTURAL BRICK
 [Symbol] WOOD STUDS

MAIN LEVEL FLOOR PLAN NOTES
 1 STEEL COLUMN
 2 LINE OF AIRING ABOVE
 3 LINE OF FLOOR ABOVE

CODE SUMMARY
 2018 IBC WITH WASHINGTON AMENDMENTS
 VS
 IBC
 OCCUPANCY GROUP: COMMERCIAL
 BUILDING AREA: 18,780 TOTAL S.F.

SHEET NUMBER

EXTERIOR

SHEET TITLE

DRAWN BY: JAL

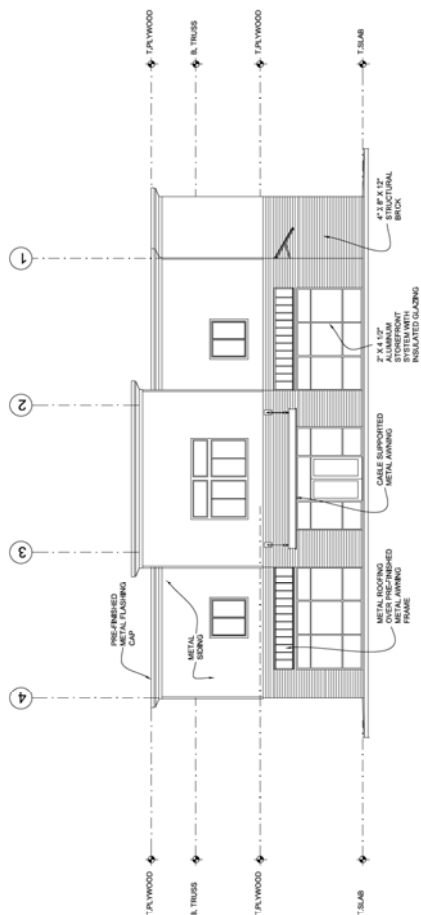
JOB NUMBER:

DATE: AUGUST 12, 2021

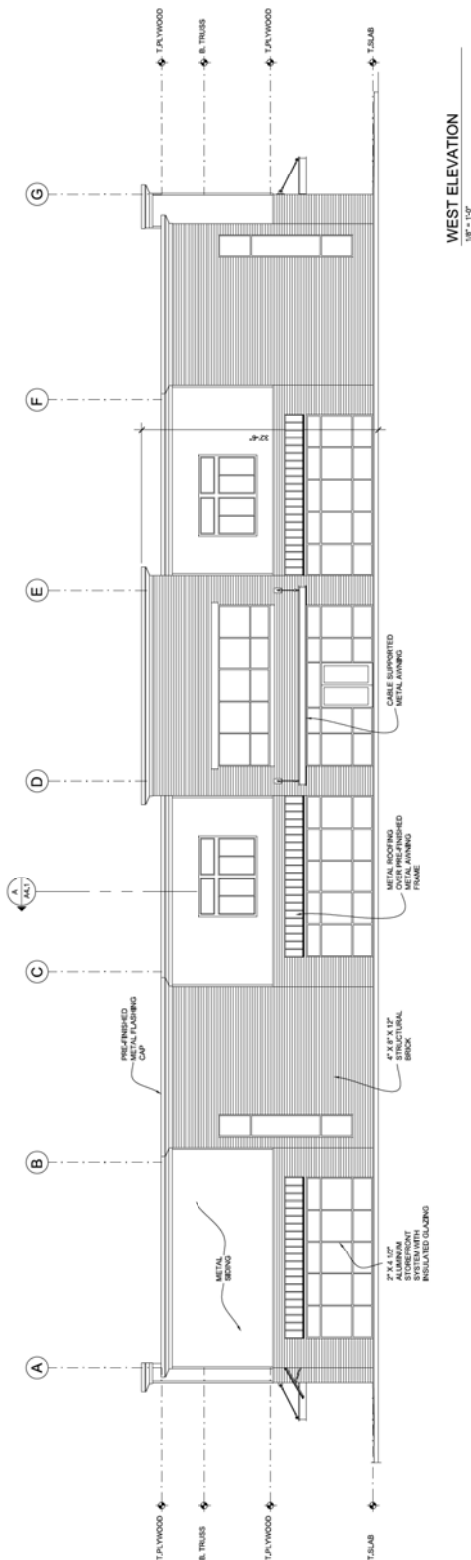
REAL LIVING
MIXED USE DEVELOPMENT
NW 38TH AVENUE
CAMAS, WASHINGTON

LLB ARCHITECTURE
1115 ESTHER ST SUITE 8
VANCOUVER, WA

REVISIONS



NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

SHEET NUMBER:
A4.1

BUILDING SECTION
A

DRAWN BY:
JAL

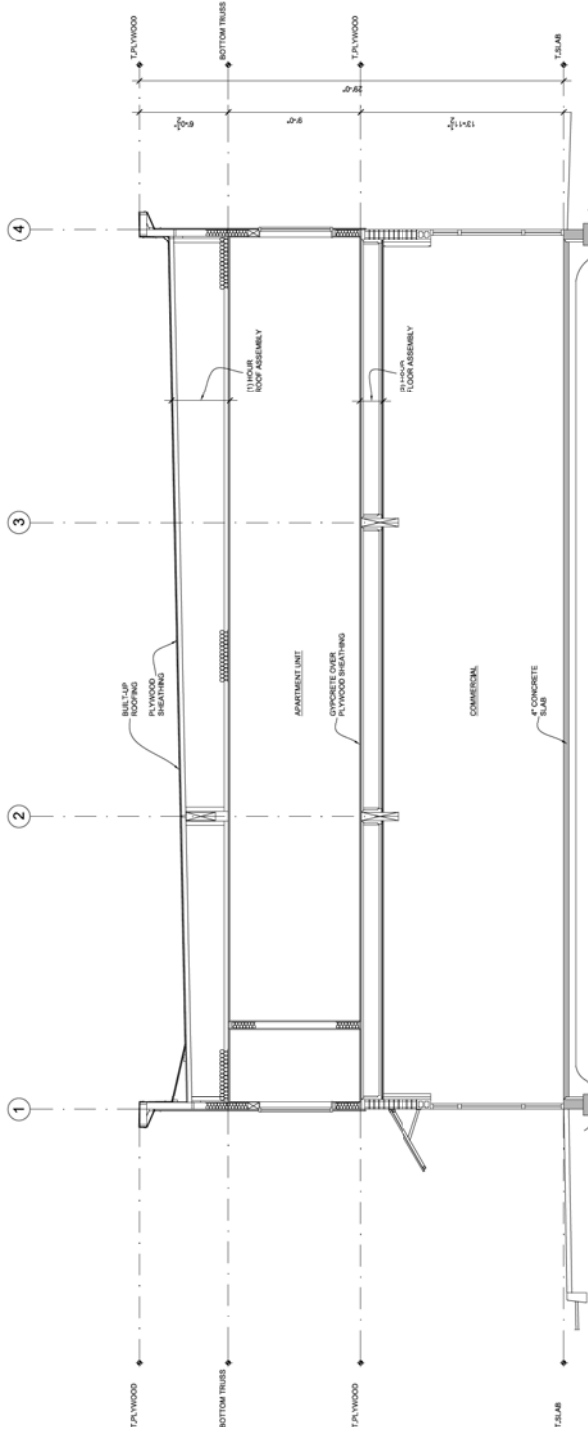
JOB NUMBER:

DATE:
AUGUST 12, 2021

REAL LIVING
MIXED USE DEVELOPMENT
NW 38TH AVENUE
CAMAS, WASHINGTON

LLB ARCHITECTURE
1115 ESTHER ST SUITE 9
VANCOUVER, WA

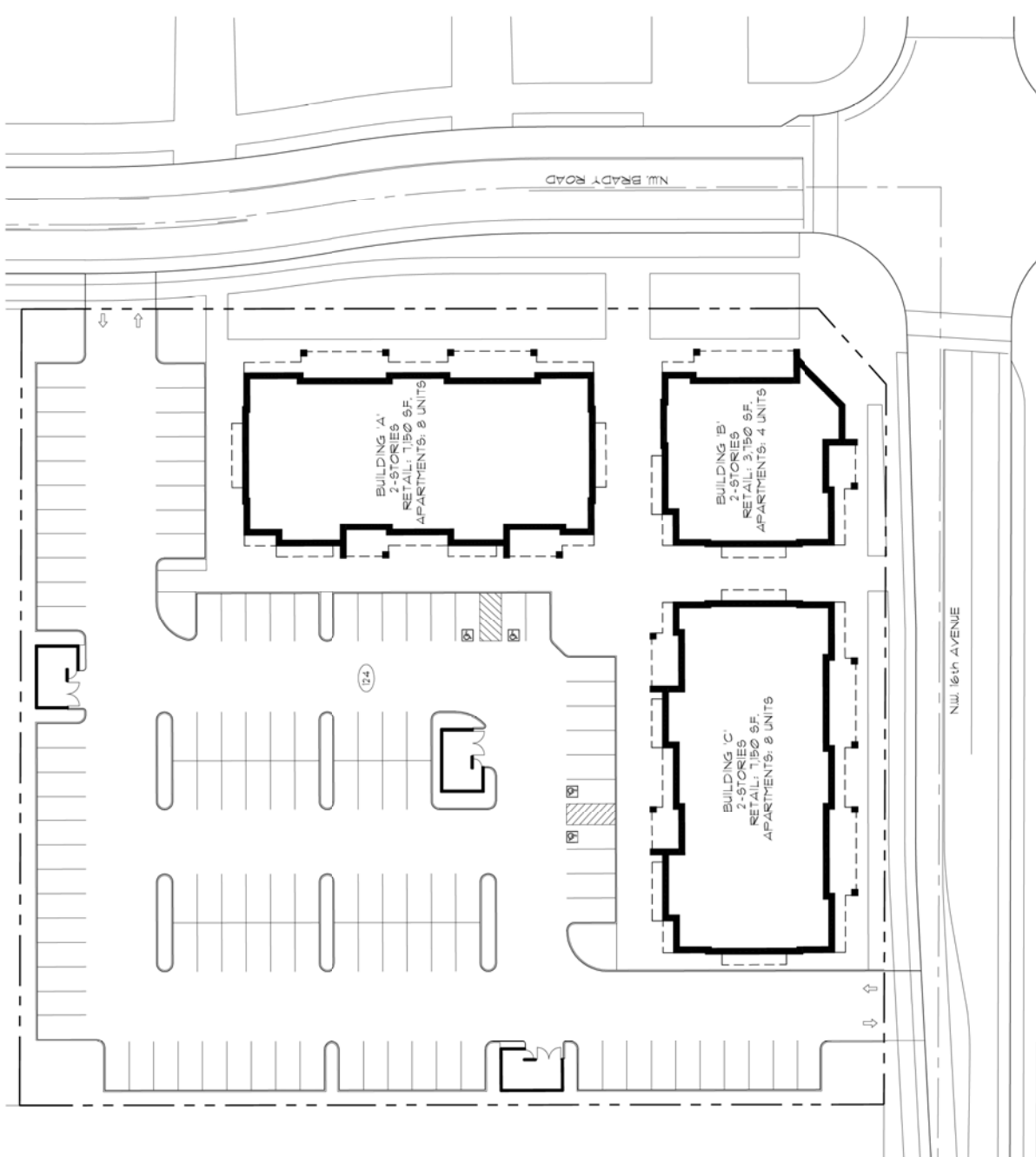
REVISIONS



A BUILDING SECTION
A4.1 1/8" = 1'-0"



EXHIBIT 10



APARTMENTS

1	SECONDORY / 15A1H
1	APARTMENT / 15A1H
18	TOTAL

SITE PLAN

0' 20' 40' 80'

TILANDT / SCHMIDT ARCHITECTS, P.C.
 1641 SW 17th AVENUE
 PORTLAND, OR 97214
 (503) 228-4071
 FAX: (503) 228-6263

MAY @ 16th & BRADY RD.
 CAMAS, WASHINGTON
 MAY DEVELOPMENT

PROJECT NO.
2021-154

DATE: 10/20/21
 DRAWN BY: [blank]
 GAPP / CT
 CHECKED BY: [blank]
 [blank]

REVISIONS

SP
 4

EXHIBIT 11

TILANDT / SCHMIDT ARCHITECTS, P.C.
1401 84 7TH AVENUE
PORTLAND, OR 97224
(503) 228-4071
FAX: (503) 228-0268

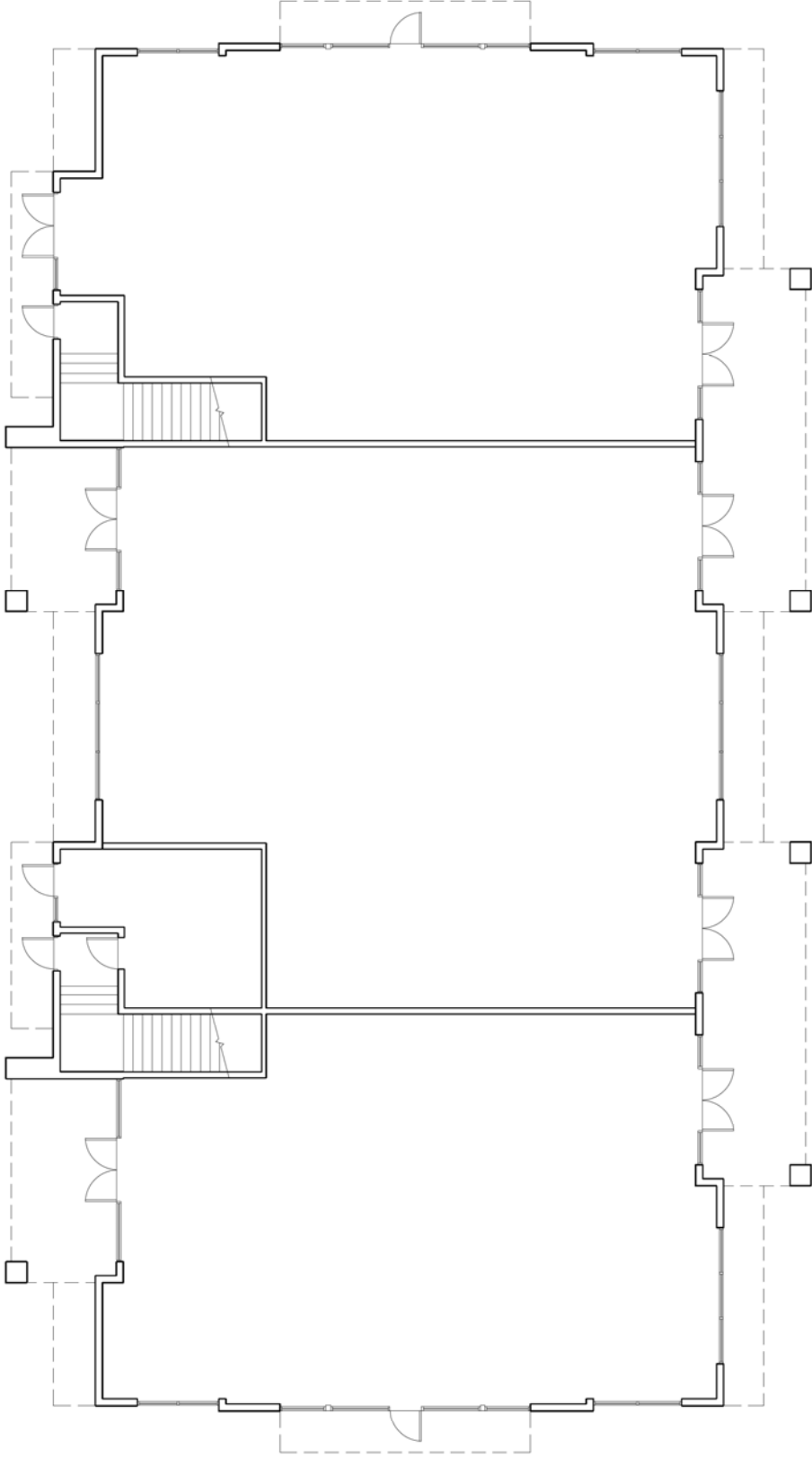
MAJ @ 16th & BRADY B.
CAMAS, WASHINGTON
MAJ DEVELOPMENT

PROJECT NO.
2021-154
DATE: _____
DRAWN BY: _____
CHECKED BY: _____
NO. REVISIONS

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
NO. REVISIONS

A 1

EXHIBIT 12



FIRST FLOOR PLAN

TILANDT / SCHMIDT ARCHITECTS, P.C.
 1401 SW 13th AVENUE
 PORTLAND, OR 97204
 (503) 228-4871
 FAX: (503) 228-6263

MAY & BRADY P.C.
 CAMAS, WASHINGTON
 MAJ DEVELOPMENT

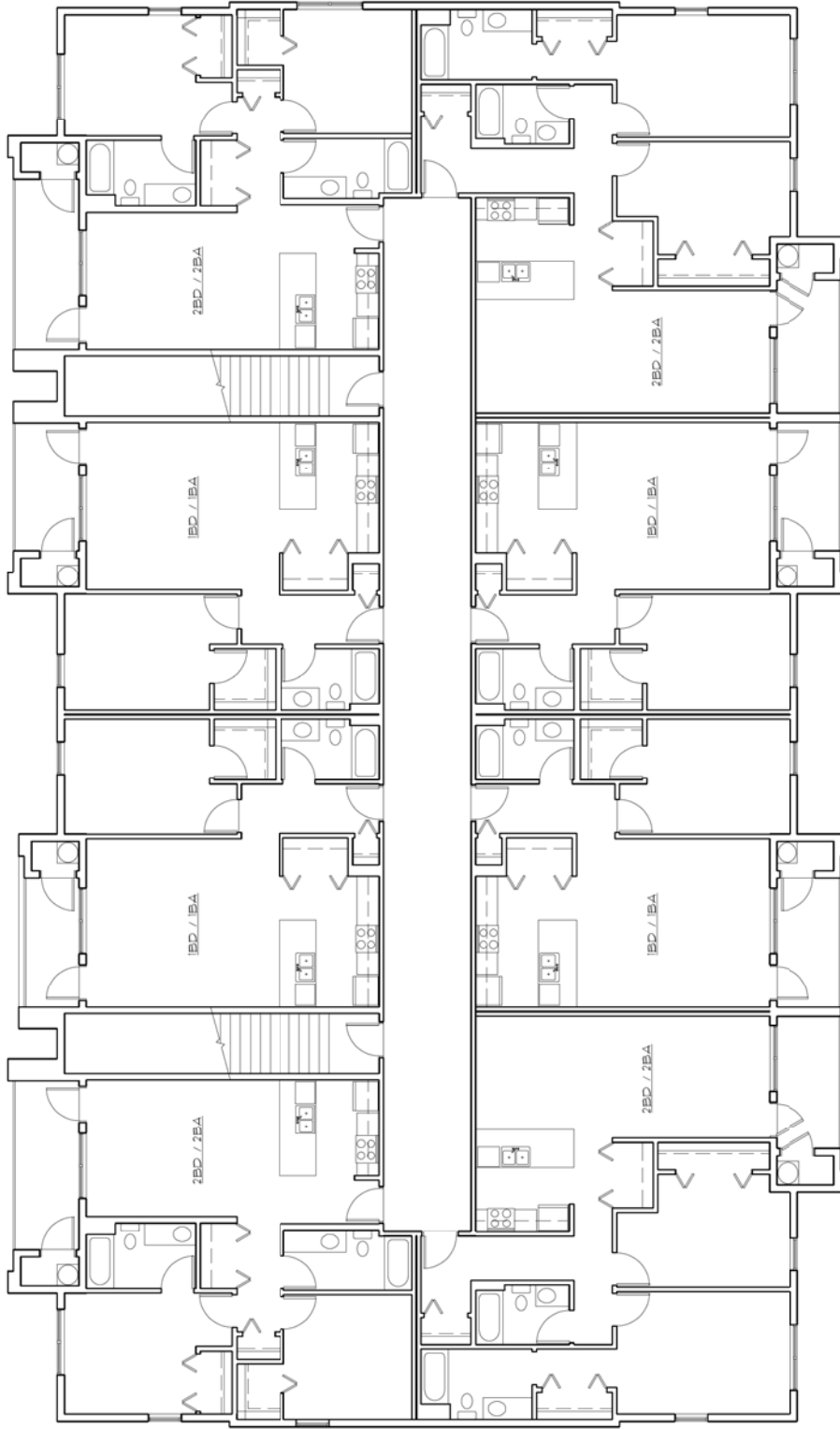
PROJECT NO.
2021-154

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 REVISIONS

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 REVISIONS

A / 2

EXHIBIT 13



SECOND FLOOR PLAN

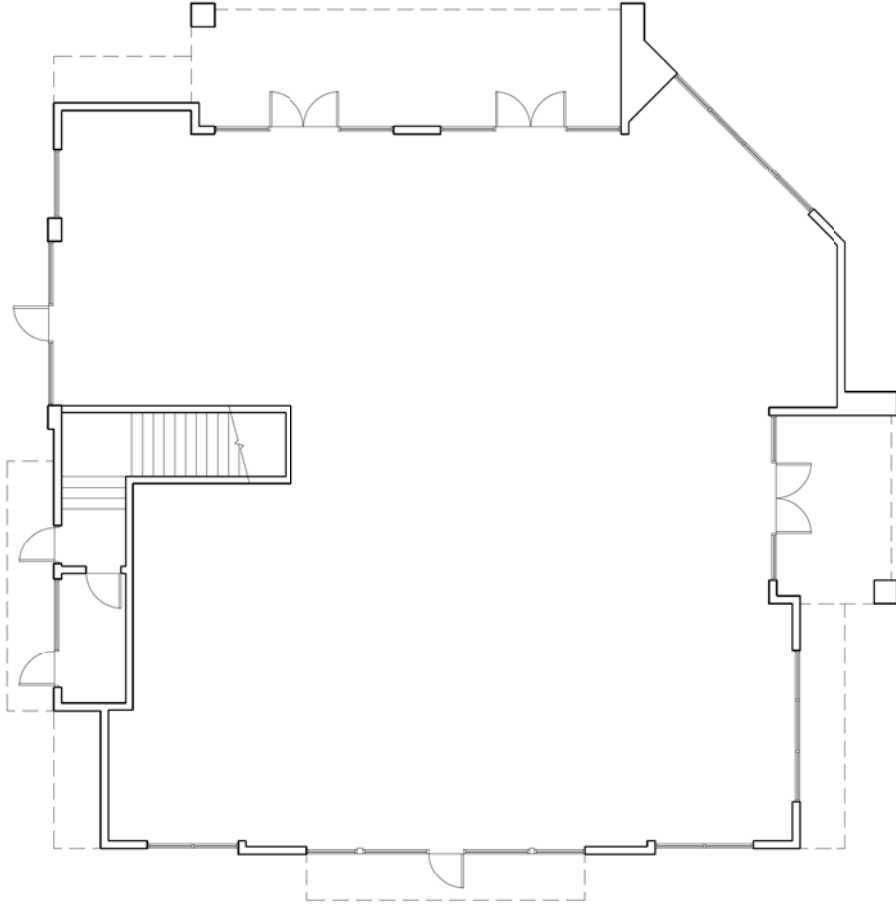
TILANDT / SCHMIDT
 ARCHITECTS, P.C.
 1841 SW 7TH AVENUE
 PORTLAND, OR 97204
 (503) 228-4871
 FAX: (503) 228-6268

MAY @ 16th & BRADY RD.
 CAMAS, WASHINGTON
 MAJ DEVELOPMENT

PROJECT NO. 2021-154
DATE: _____ DRAWN BY: _____ CHECKED BY: _____ REVISIONS



EXHIBIT 14



1 | **FIRST FLOOR PLAN**

TILANDT / SCHMIDT ARCHITECTS, P.C.
 1401 SW 7TH AVENUE
 PORTLAND, OR 97204
 (503) 228-6071
 FAX: (503) 228-6068

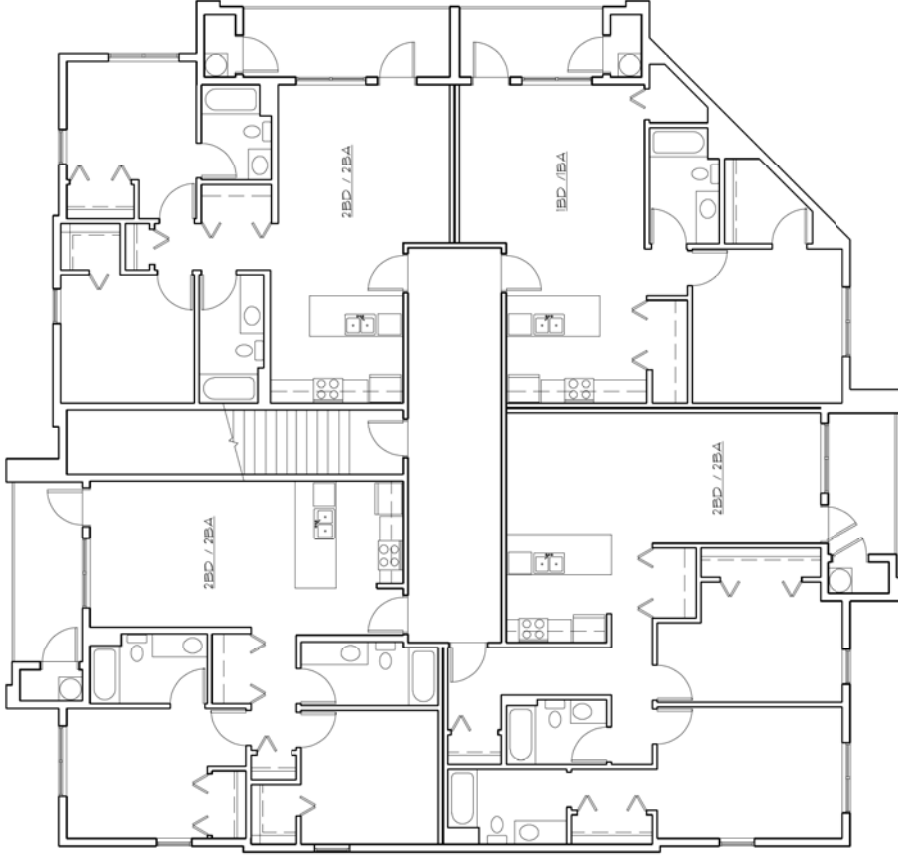
MAY @ 16th & BRADY RD.
 CAMAS, WASHINGTON
 MAJ DEVELOPMENT

PROJECT NO.
2021-154
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 REVISIONS

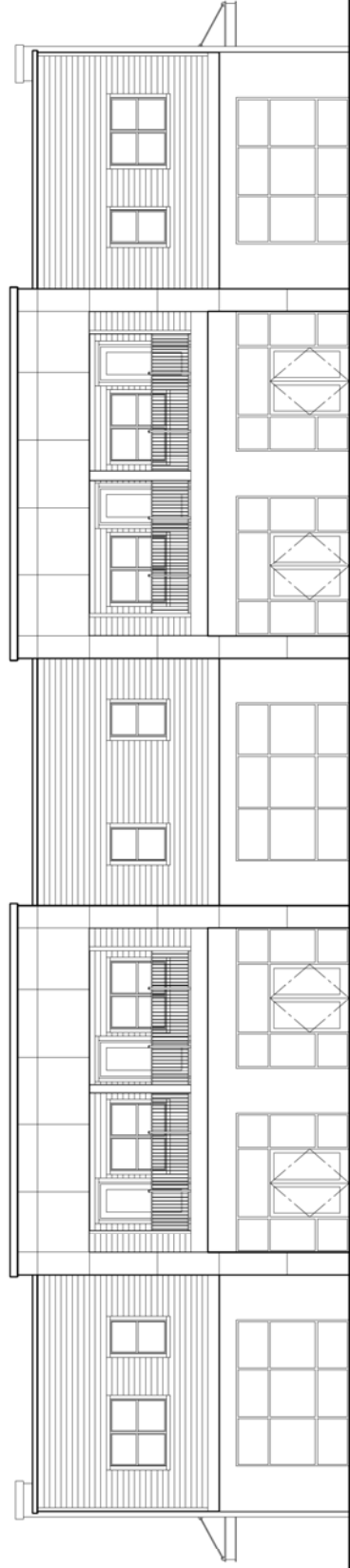
2021-154-0001-0001

A / 2

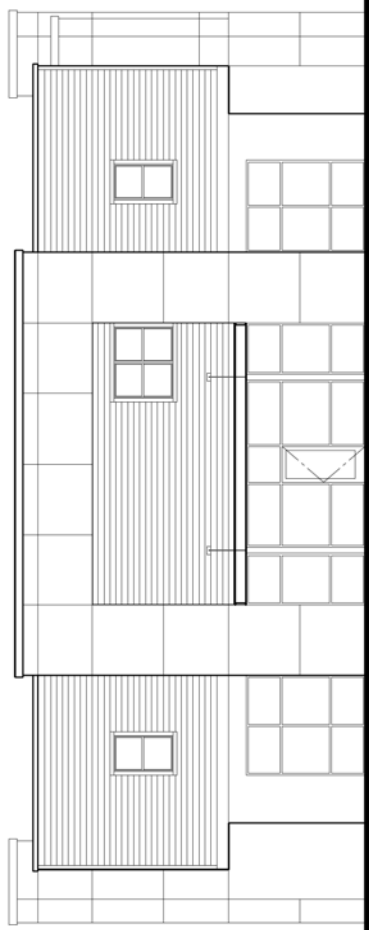
EXHIBIT 15



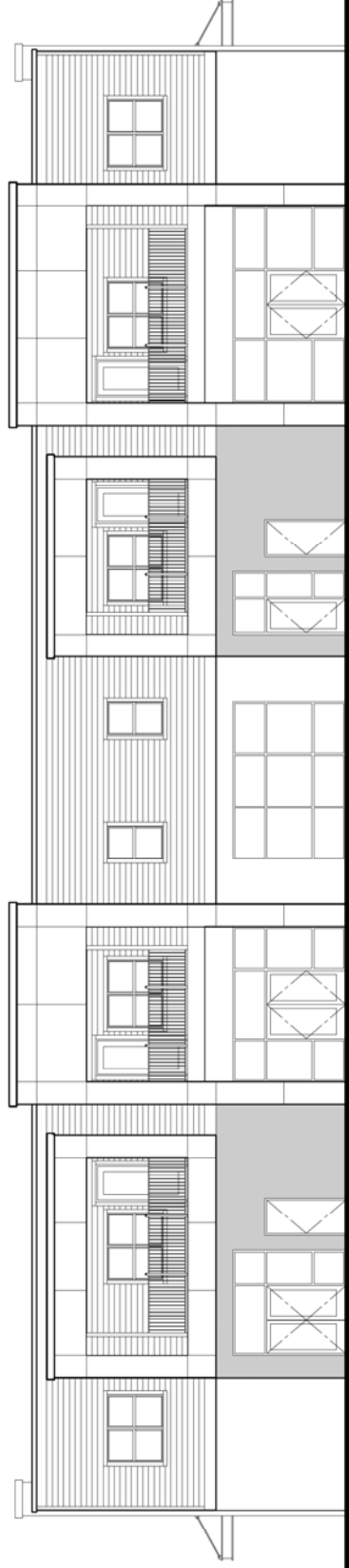
| SECOND FLOOR PLAN



1 STREET ELEVATION



2 SIDE ELEVATION



3 PARKING ELEVATION

TILAND /
SCHMIDT
ARCHITECTS, PC
300 1ST AVENUE, SUITE 105
PORTLAND, OR 97224
PHONE: (503) 225-8999
FAX: (503) 225-8998

MAY @ 16th & BRADY RD,
CAMAS, WASHINGTON
MAJ DEVELOPMENT

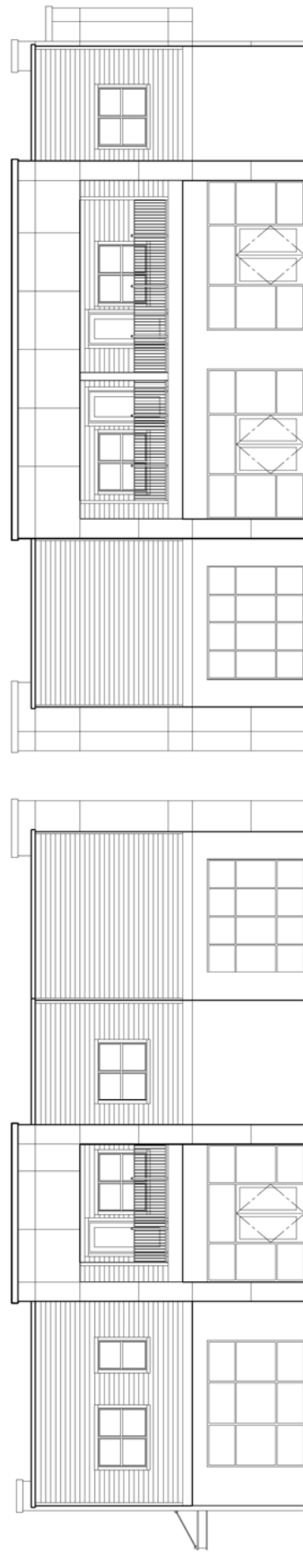
PROJECT NO.
2021-154
DATE:
08-18-2021
DRAWN BY:
CY
CHECKED BY:
PHB

REVISIONS

300-154-01-01.dwg

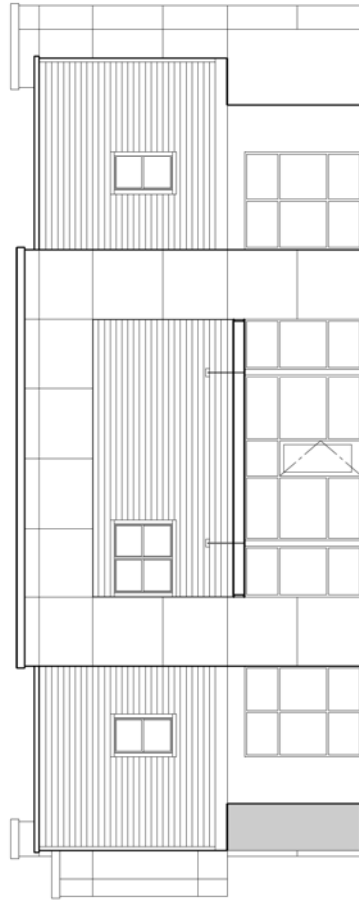


EXHIBIT 16

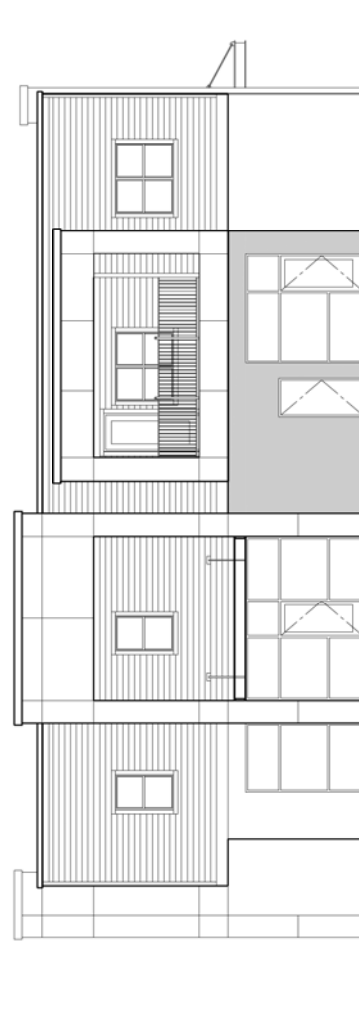


1 SOUTH STREET ELEVATION

2 EAST STREET ELEVATION



3 WEST SIDE ELEVATION



4 NORTH SIDE ELEVATION

TILANDT / SCHMIDT ARCHITECTS, P.C.
 1401 8th Avenue
 Portland, OR 97232
 (503) 228-4071
 FAX: (503) 228-0263

MAJ @ 16th & BRADY D.
 CAMAS, WASHINGTON
 MAJ DEVELOPMENT

PROJECT NO.
 2021-154
 DATE:
 DRAWN BY:
 CITY:
 CHECKED BY:
 NO. REVISIONS

100% BUILDING PERMITS

A 3

EXHIBIT 17

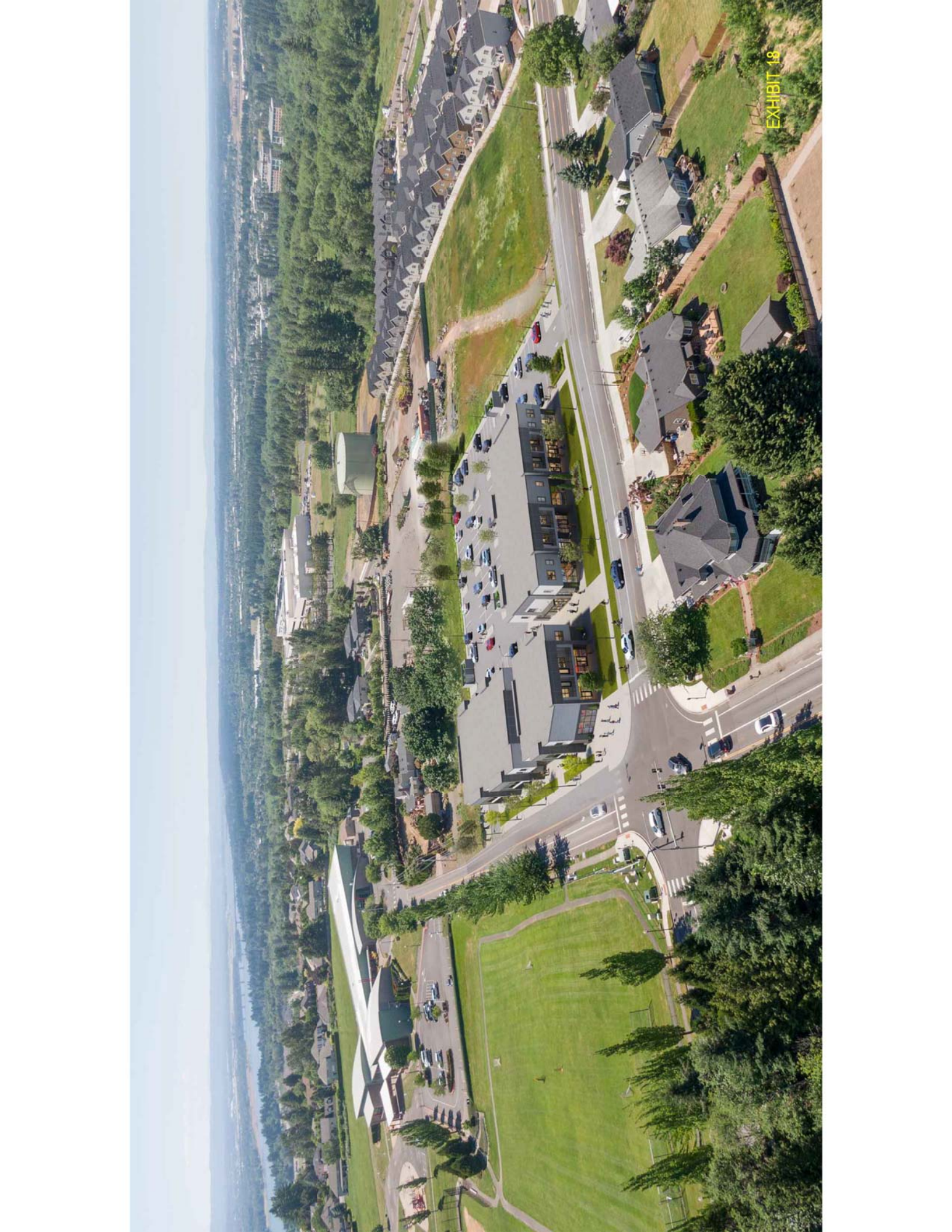
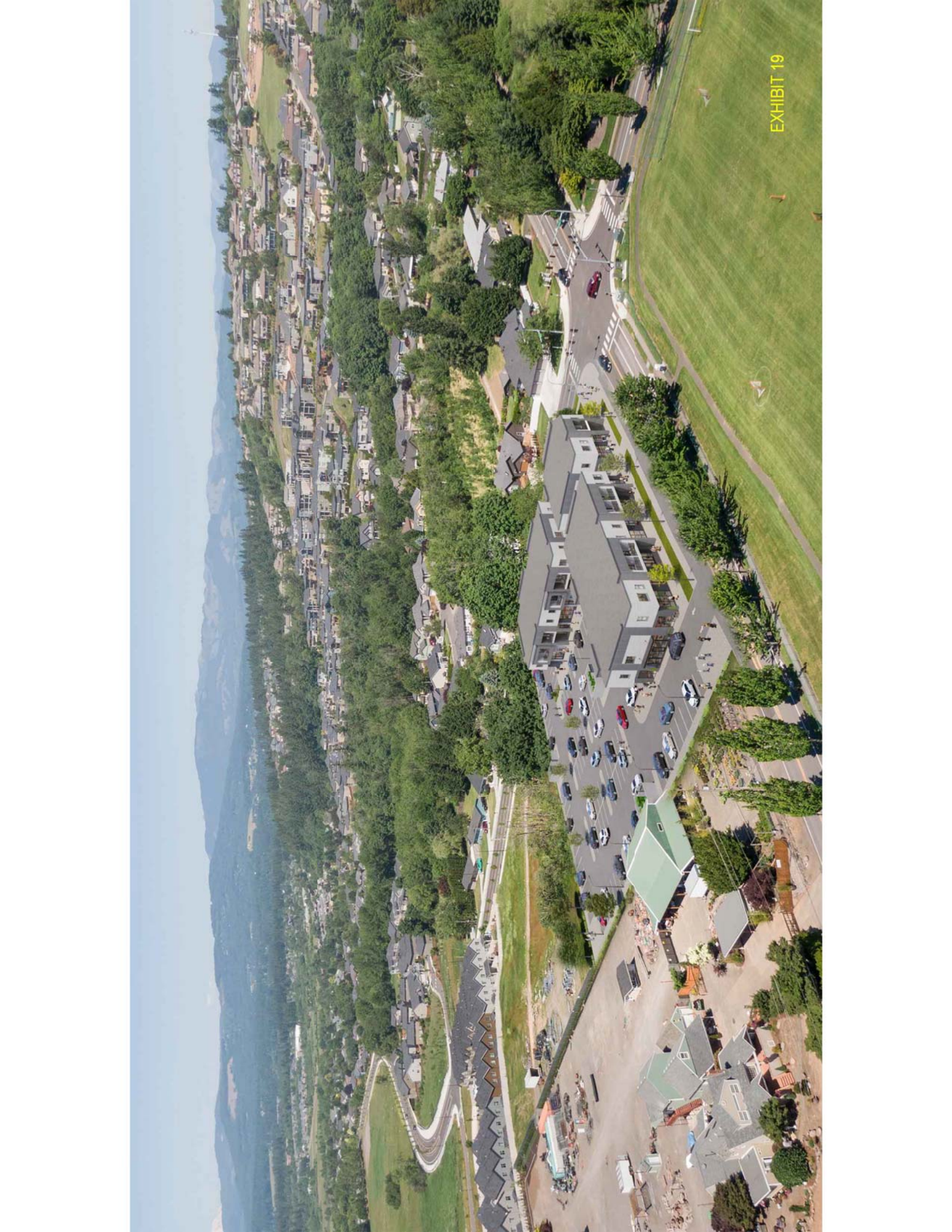


EXHIBIT 18



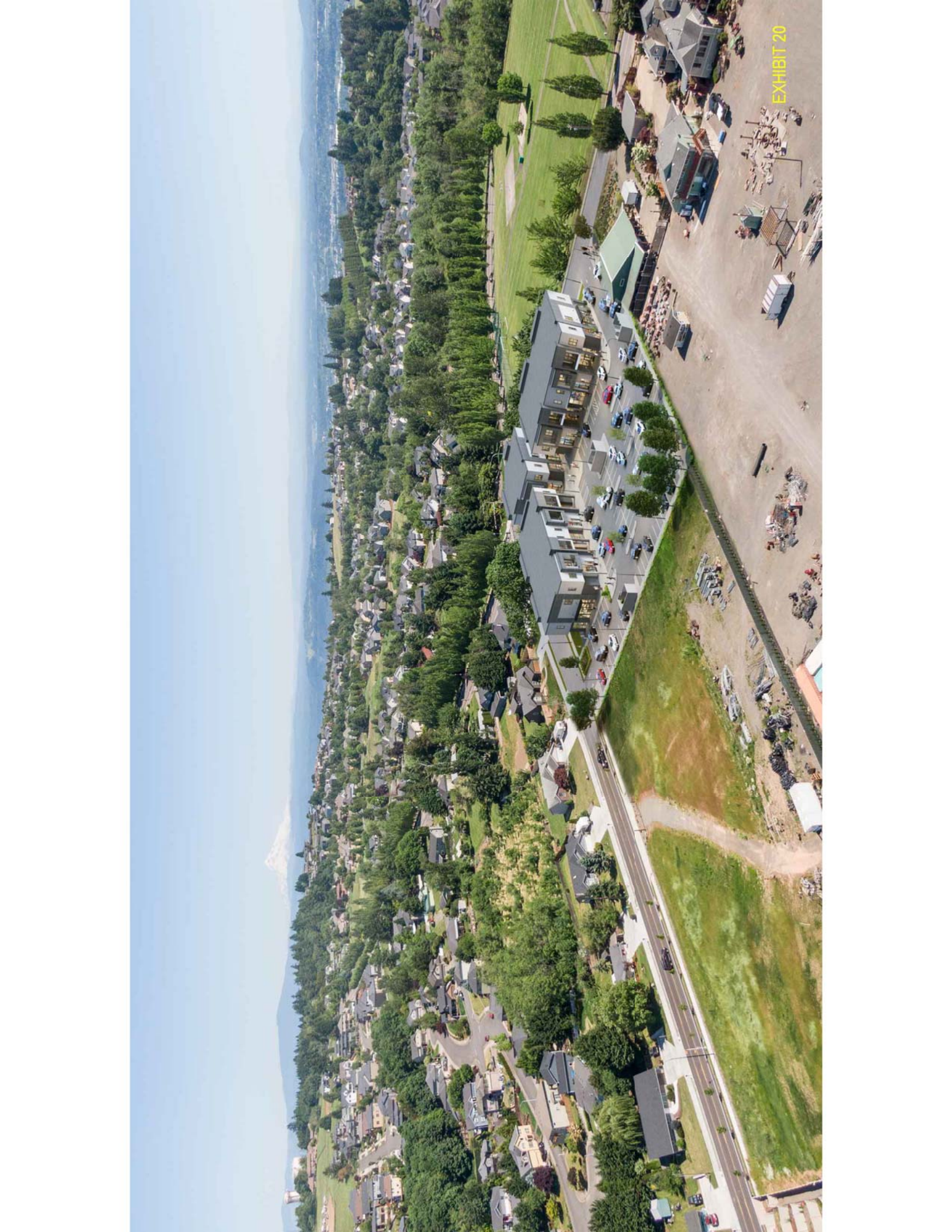


EXHIBIT 20

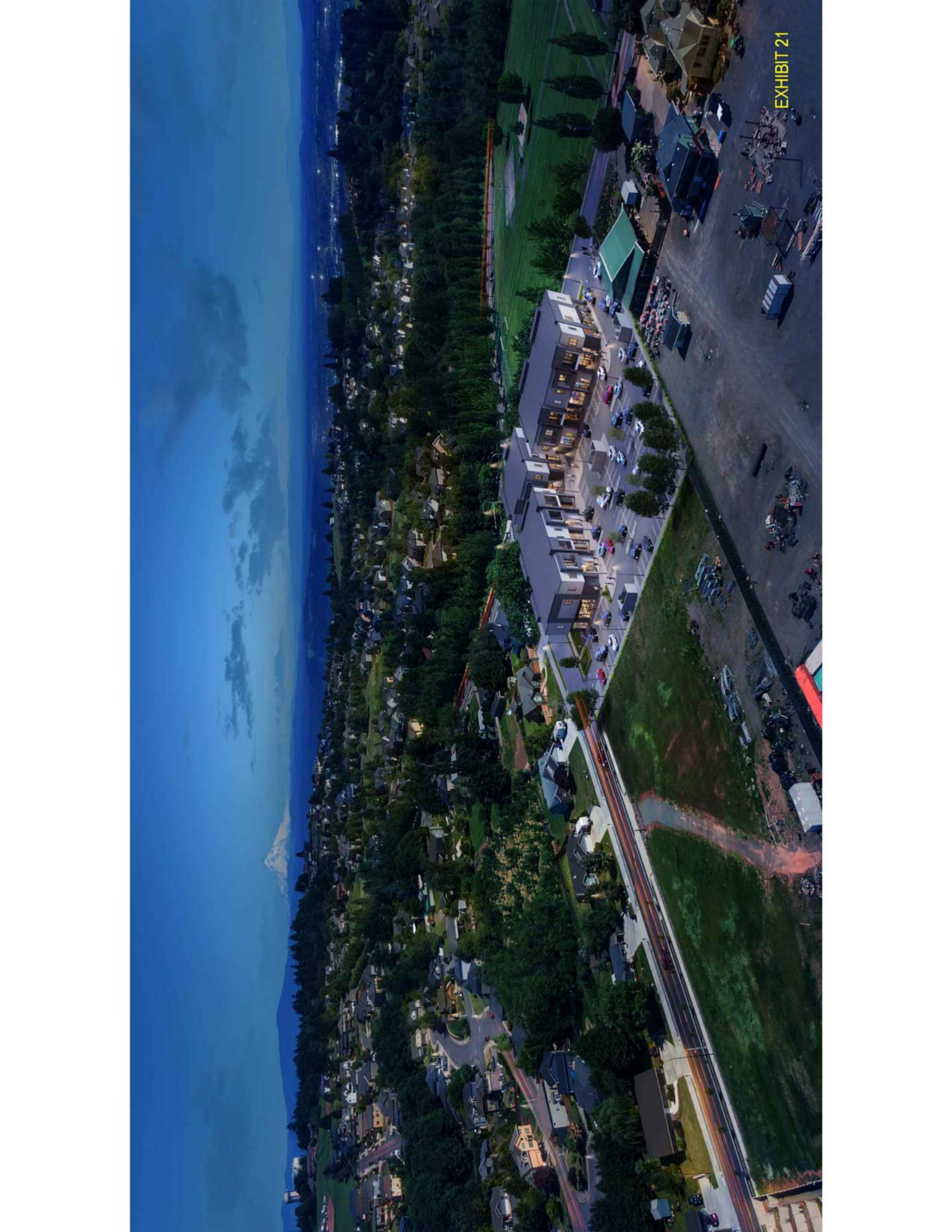


EXHIBIT 21

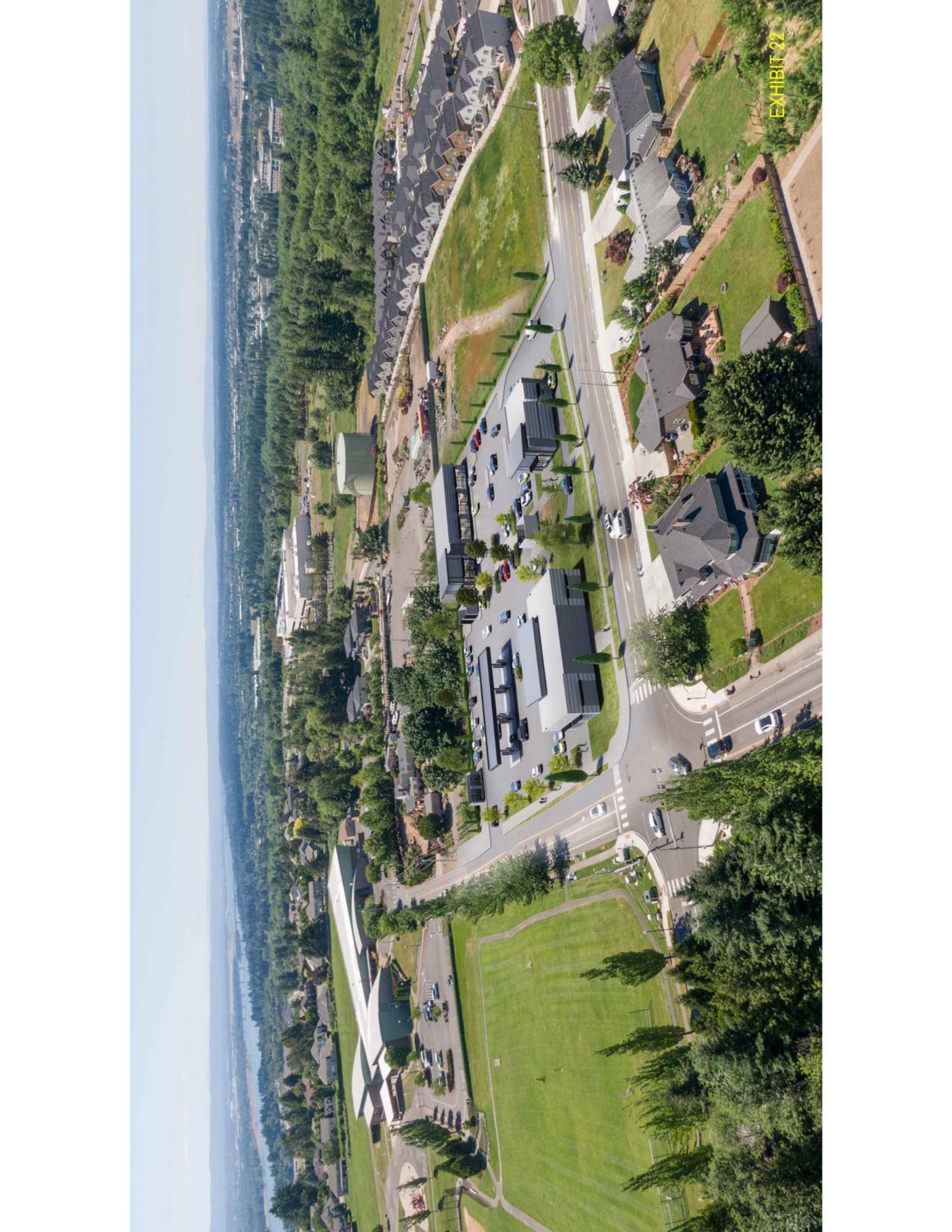


EXHIBIT 22

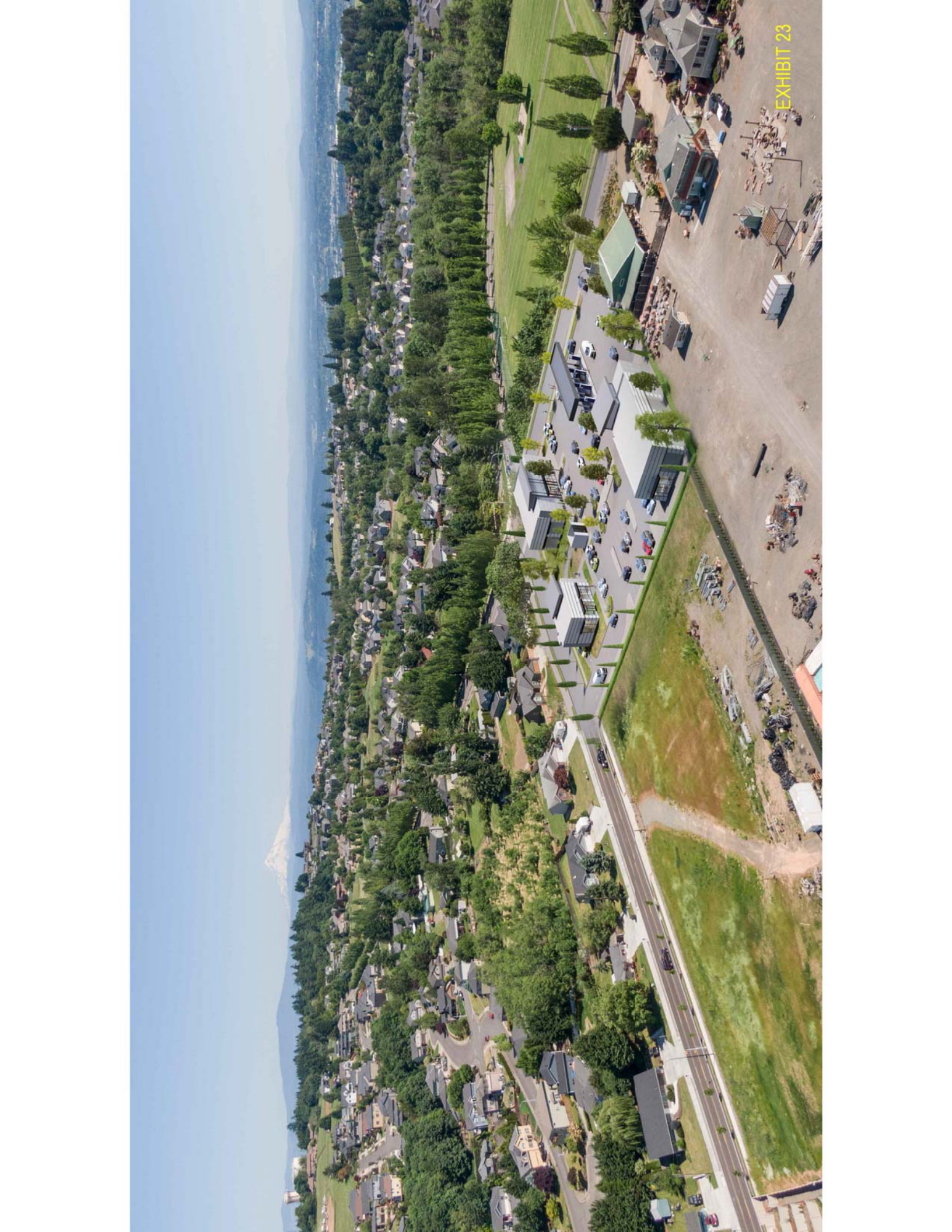


EXHIBIT 23

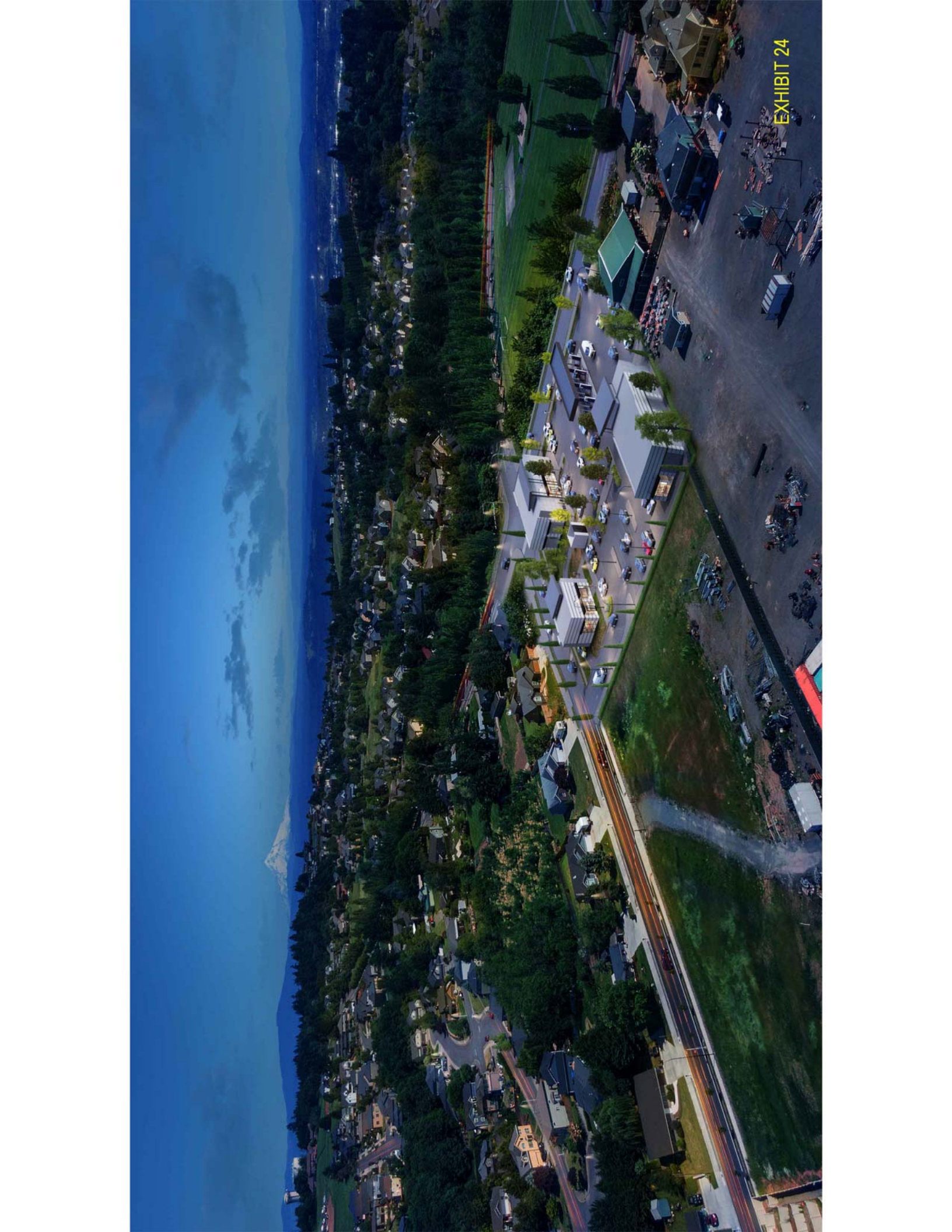


EXHIBIT 24