

Staff Report

October 4, 2021

Regular Meeting

Amendments to Camas Municipal Code (File No. MC20-02 Sessions)

Presenter: Robert Maul, Planning Manager on behalf of Planning Commission

Time Estimate: 15 min.

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APPLICANT:	Chad and Hollie Sessions, 5410 NW 38 th Avenue, Camas, WA 98607	Applicant's Representative:	Mike Odren, Olson Engineering
Compliance with State Agencies:	The city issued a State Environmental Policy Act (SEPA) determination of Non-Significance Non-Project Action with a deadline of September 9, 2021 (Legal publication No. 590300). No comments were received and the decision is final. Notice of Intent to Adopt Amendment was filed with the Department of Commerce (Submittal ID 2021-S-3131) on 9/16/21 with request for an expedited review (14 days).		
Notices:	A public hearing notice was previously published in the Camas Post Record for the Planning Commission hearing on June 3, 2021.		
Public Meetings:	Planning Commission October 20, 2020 and June 15, 2021		

Summary:

The applicants, Chad and Hollie Sessions, submitted a proposal on September 30, 2020 to amend commercial zoning districts (RC, CC, and NC) to allow residential units for upper levels of a mixed use building where the ground floor is for commercial uses. This amendment would not apply to the Downtown Commercial (DC) and Mixed Use (MX) zones as they currently allow residential units as proposed.

Planning Commission held a public hearing on June 15. At the hearing the applicant proposed a modification to their original proposal to limit the size of parcels that the new change would affect. It would limit the amendment to parcels that are 1.5 acres or less (Attachment 2, email dated May 18, 2021). **At the conclusion of the hearing and deliberation, Planning Commission unanimously forward a recommendation of denial to Council (Attachment 5).**

On August 20, the applicant provided a revised proposal and 24 exhibits (refer to Attachment 3). The new proposal requests that the City amend commercial zoning regulations to allow residential uses on upper stories for parcels 2.5 acres and smaller. **The following amendments are the current proposal by the applicant (1 to 9):**

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

1. 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); and Change X to P with Footnote 7a (see below) under Regional Commercial (RC).

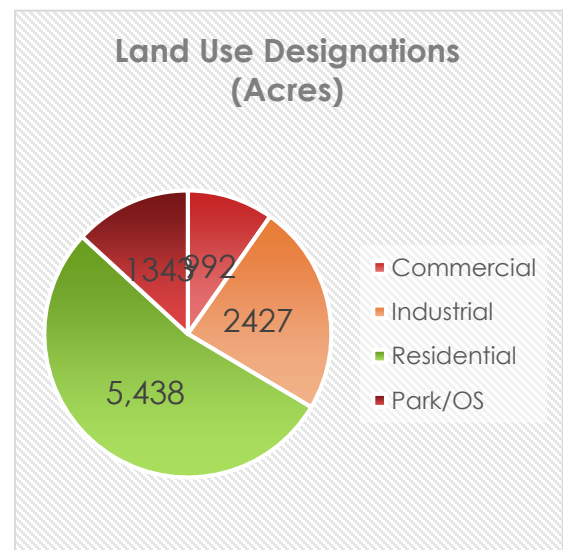
2. Footnote 7a would state the following: Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level.
3. Keep Footnote 10 for the Community Commercial (CC) and Regional Commercial (RC) zoning districts to allow for larger mixed-use developments.
4. Add Footnote 12 indicating that residential uses may only be permitted above the ground floor of a mixed-use building.
5. Add Footnote 13 indicating that mixed-use buildings containing multi-family residential uses shall only be permitted on site 2.5 acres and smaller.
6. 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);
7. Add Footnote 15 indicating that the residential density shall not exceed that of the MF-10 zoning district, or 10 dwelling units per acre.
8. Add Footnote 16 indicating that the maximum building height shall be 35 feet, matching that of the MF-10 zoning district.
9. Add Footnote 17 indicating that live/work units are not permitted.

Discussion:

The city's comprehensive plan, Camas 2035, demonstrates that the city will meet the housing and employment needs for a projected population growth of 1.26 percent per year. Based on an analysis of the capacity of the city for redevelopment and new development, the plan confirmed that we could accommodate a projected population increase of 11,255 persons with 11,182 jobs and 3,868 residential units within our current urban growth limits by 2035. This projection assumes that commercially zoned lands provide at least 20 jobs per acre. Employment lands comprise only 34% of the city's total acreage (Commercial 10% and Industrial 24%). The application did not include information to demonstrate that 20 jobs per acre would still be achieved with their proposed change.

In several commercial zones residential development such as apartments, live/work units, and residences associated with a business are currently allowed with limitations. [CMC 18.07.030-Table 1](#), provides a list of allowed residential types in each of the five commercial zones, with some zones prohibiting a particular type where others allow it. The exception to this jumble of allowances is the MX Zone, which permits all residential development types, with only apartments/multifamily requiring conditional use approval. With that said, the mixed use zone is also the only commercial zone that limits residential density (refer to [CMC 18.09.030](#)). The applicant's original proposal to commercial zones did not limit residential units per acre. The current proposal recommends adding a footnote 15 to limit residential density to 10 dwelling units per acre.

Prior to code amendments in 2017 (Ord. 17-013) residential development in commercial zones were largely limited to Mixed Use Planned Developments or in the Downtown Commercial zone. In 2017, Footnote 10 allowed mixed



use development on properties over 10 acres with an approved development agreement. In most part, the city’s commercial and industrial zones (employment areas) continue to limit residential uses in favor of protecting those lands for jobs.

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. For example, the city’s 2014 Parks, Recreation and Open Space Comprehensive Plan has goals and policies that are focused on serving residential areas and does not include a goal for serving industrial and commercial areas. *“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”* (PROS Plan, Goal 2).

The application proposed additional use limitations with a new Footnote 14. Staff has not analyzed the effects of this new proposal. The City must ensure that the uses currently allowed (CMC Ch. 18.07 Use Authorization) within the RC, CC, and NC zoning that would be compatible with residential development. It is also unknown whether the expansion of mixed use residential developments would deter future employers from locating in the city without outreach and discussion with area employers.

CRITERIA OF APPROVAL – CMC 18.51.030	Finding
A. Impact upon the city of Camas comprehensive plan and zoning code;	Residential development above the ground floor is allowed in the DC and MX zones (110 acres). The amendment would allow residential development on upper floors in the remaining commercial zones (RC, NC, CC) for parcels that are 2.5 acres or less.
B. Impact upon surrounding properties, if applicable;	The applicant did not address the impacts to adjacent employment lands, as not all businesses are compatible with residential uses. It is unknown whether this change would deter businesses from locating in Camas.
C. Alternatives to the proposed amendment; and	<p>The original proposed amendment would have affected 845 acres of commercially zoned land. The alternative will potentially affect 79 acres (commercial properties under 2.5 acres).</p> <p>Applicant was advised throughout process and at the Planning Commission public hearing that a zone change request for an individual property would be more suitable than amending the zoning rules for all commercial properties.</p>
D. Relevant code citations and other adopted documents that may be affected by the proposed change.	The proposal would change CMC 18.07.030 along with the following comprehensive plan documents: City of Camas Transportation Plan; Camas Park, Recreation and Open Space Plan; and the applicable School District Capital Facilities Plans.

Planning Commission Recommendation

Planning Commission conducted a public hearing and forwarded a recommendation of denial to City Council.

Deliberation and Decision

Council must consider the application and criteria established therein; the staff report and recommendation; the planning commission recommendation; and the public interest.

Under CMC 18.55.320.D, City Council upon a recommendation from the planning commission, may hold a public hearing on the proposal or consider the proposal at a regular meeting. The City may adopt, modify, or reject the proposal, or it may remand the matter to the planning commission for further consideration.

In accordance with CMC 18.51.050-B, Council may decide one of the following:

1. Approve as recommended;
2. Approve with additional conditions;
3. Modify, with or without the applicant's concurrence;
4. Deny;
5. Remand the proposal back to the planning commission for further proceedings.