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Community Development Department | Planning

616 NE Fourth Avenue | Camas, WA 98607

(360) 817-1568

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General Application Form

Case Number: MC 20-02

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: [Handwritten 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.

Form with fields: Date Submitted: 10/6/2020, Pre-Application Date, Staff: Sutherland, Related Cases #, Electronic Copy Submitted, Validation of Fees: 3,289.00

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	\$862 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
Gales/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 \$ 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

Total Fees Due: \$ 3,289.00

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.