

STAFF REPORT

Amendments to Camas Municipal Code

File No. MC20-02 (Sessions Code Amendment)

TO: **Tim Hein, Chair
Planning Commission**

FROM: **Sarah Fox, Senior Planner**

DATE: **June 8, 2021**

APPLICANT: **Chad and Hollie Sessions,
5410 NW 38th Avenue,
Camas, WA 98607** Applicant's Representative: **Mike Odren, Olson Engineering**

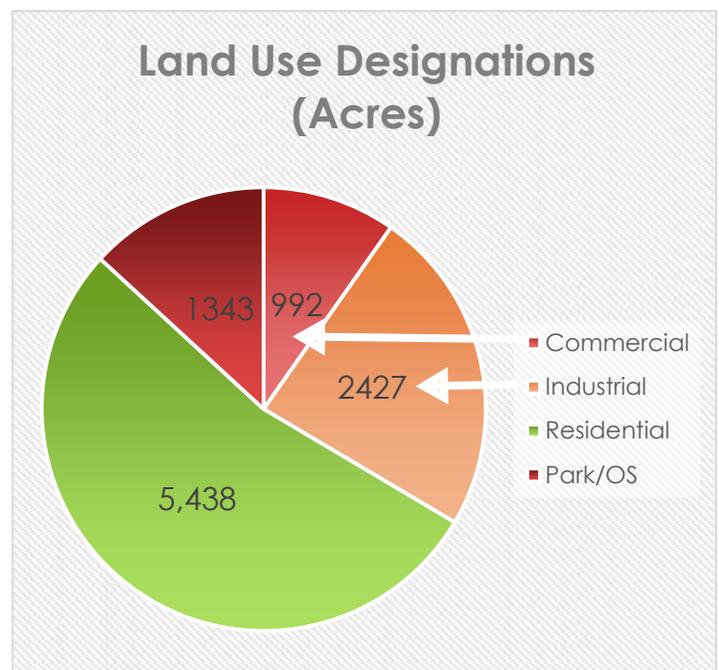
Compliance with State Agencies The city anticipates issuing a State Environmental Policy Act (SEPA) determination of Non-Significance Non-Project Action prior to Council consideration.

Summary:

The applicants, Chad and Hollie Sessions, proposed an amendment to 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.

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.

The applicant described that residential development such as apartments, live/work units, and residences associated with a business are currently allowed within several of the commercial zones 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 proposed change to commercial zones would not limit residential 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 did not analyze the uses currently allowed (CMC Ch. 18.07 Use Authorization) within the RC, CC, and NC zoning that would be incompatible with residential development. It is unknown whether the expansion of mixed use residential developments would deter future employers from locating in the city.

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) that comprise 845 acres.
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	No alternatives discussed at this time.
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.

Finding: The application does not include a full analysis of the impacts of an unspecified number of residential units being outright allowed within 845 acres of commercial land.

Recommendation

Staff recommends that the Commission conduct a public hearing, deliberate and forward a recommendation on the proposed amendments to Camas Municipal Code to City Council.