



Staff Report

May 6, 2024, City Council Meeting

Public Hearing – Ordinance No. 24-007 Interim Accessory Dwelling Unit Code Amendments

Presenter: Alan Peters, Community Development Director and Madeline Sutherland, Planner

Time Estimate: 20 minutes

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BACKGROUND: Accessory dwelling units (ADUs) are small, self-contained residential units located on the same lot as an existing single-family home. ADUs are regulated in Camas by CMC Chapter 18.27 and are allowed in all zones where residential uses are permitted.

In 2023 the Washington State Legislature passed HB 1337, a bill limiting how cities can regulate ADUs. Staff discussed these new requirements with Council at a December 2023 workshop where concern was raised about a couple of larger ADUs recently constructed within the community. After a follow up presentation at the annual Council planning meeting in January, it was requested that staff present recommendations for code amendments to mitigate concerns about neighborhood compatibility. A workshop was held at a City Council meeting on March 18, 2024, where Council recommended staff move forward with amendments regulating ADU building height, building size, and neighborhood compatibility and privacy. Staff brought these amendments to the Planning Commission workshop on March 28, 2024, and received additional feedback.

SUMMARY: RCW 35A.63.220 and RCW 36.70A.390 allow a city to adopt emergency interim regulations associated with zoning matters, on certain conditions. The purpose of the proposed interim ordinance is to address developmental standards for ADUs related to building height, building size, and neighborhood compatibility and privacy while the City of Camas completes its comprehensive plan periodic update and develops permanent ADU regulations consistent with the new requirements of HB 1337 and RCW 36.70A. HB 1337 limits the ways in which cities can regulate ADUs and introduces substantial changes to how ADUs will be developed and used in the future. The City will need to comply with HB 1337 by May 2025, six months after our comprehensive plan periodic review deadline, and at that time will need to allow for at least two ADUs per lot, the selling of individual ADUs as independent units, and will need to remove the owner occupancy requirement.

This interim zoning ordinance must be adopted to be effective immediately in order to ensure that new ADUs do not cause unanticipated impacts on the character or stability of single-family neighborhoods while the City reviews and revises, as appropriate and necessary according to state

law, its comprehensive plan and development regulations relating to ADUs, and to prevent new permit applicants from potentially establishing vested rights inconsistent with the City's future ADU regulations to be considered and adopted while the interim ordinance is effective.

The interim ordinance is proposed to be in effect for one year (the maximum allowed by statute) but may be extended by Council. The proposed ordinance does not include any changes to the existing ADU design guidelines, as these can remain in effect until the City's May 2025 compliance deadline for HB 1337.

BENEFITS TO THE COMMUNITY: The identified code amendments would support the stated purpose of the City's ADU regulations in CMC 18.27:

- A. *Provide for a range of choices of housing in the city;*
- B. *Provide additional dwelling units, thereby increasing densities with minimal cost and disruption to existing neighborhoods;*
- C. *Allow individuals and smaller households to retain large houses as residences; and*
- D. *Enhance options for families by providing opportunities for older or younger relatives to live in close proximity while maintaining a degree of privacy.*
- E. *Ensure that the development of an ADU does not cause unanticipated impact on the character or stability of single-family neighborhoods.*

POTENTIAL CHALLENGES: The City is currently undergoing a comprehensive plan update that will address new state requirements related to ADUs and middle housing. ADU regulations must be compliant with HB 1337 within six months of the comprehensive plan update deadline. Any ADU amendments should align with HB 1337.

RECOMMENDATION: Staff recommends that City Council hold a Public Hearing, duly advertised according to law, on May 6, 2024, for consideration of this interim ordinance.