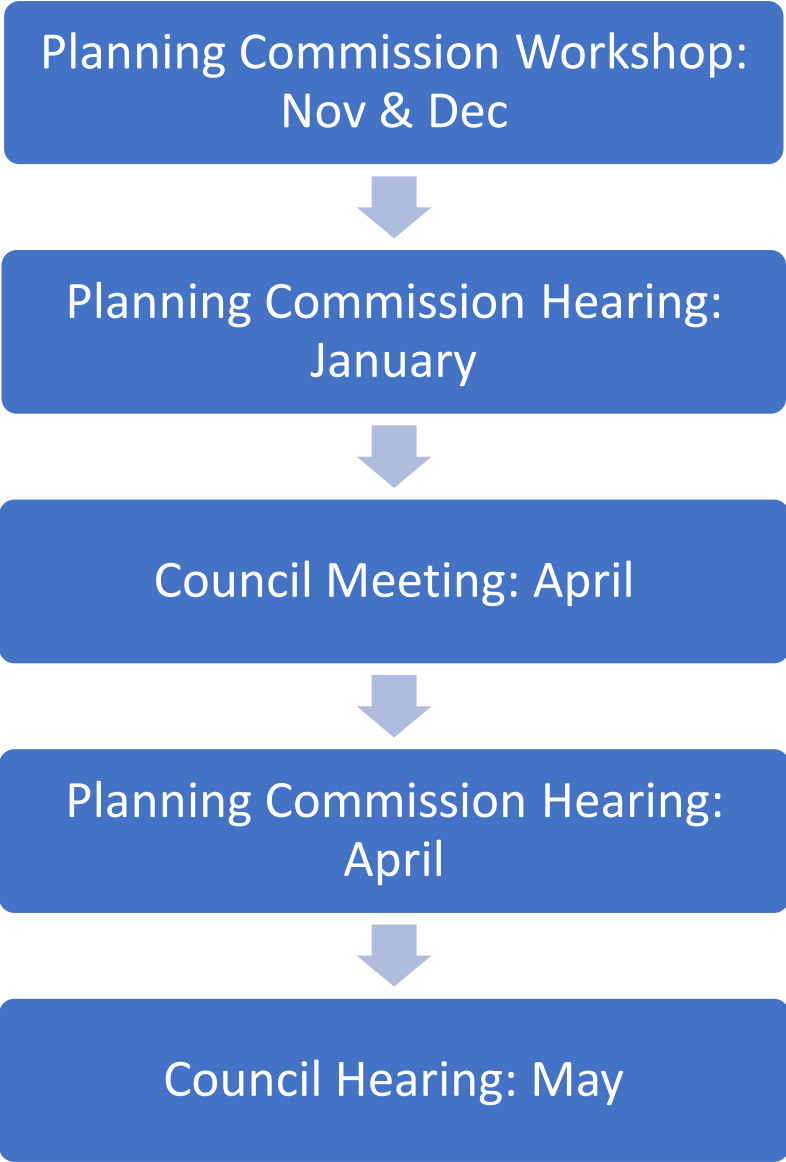




Annual Code Amendments

(File No. MC21-01)

City Council Public Hearing
May 2, 2022





Attachments

- 
- Staff Report
 - Exhibit 1 –Recommended Amendments
 - Exhibit 2 –Memo from City Attorney
 - Exhibit 3-5 – Public Comments
 - Additional comments:
 - Dept of Commerce
 - CC Association of Realtors

Overview

- Update retaining wall application submittals
- Clarify pedestrian connection requirements
- Regulate Residential Treatment Facilities
- Temporary signs in roundabouts
- Update the permit process for code interpretation



Retaining Wall Application Submittals

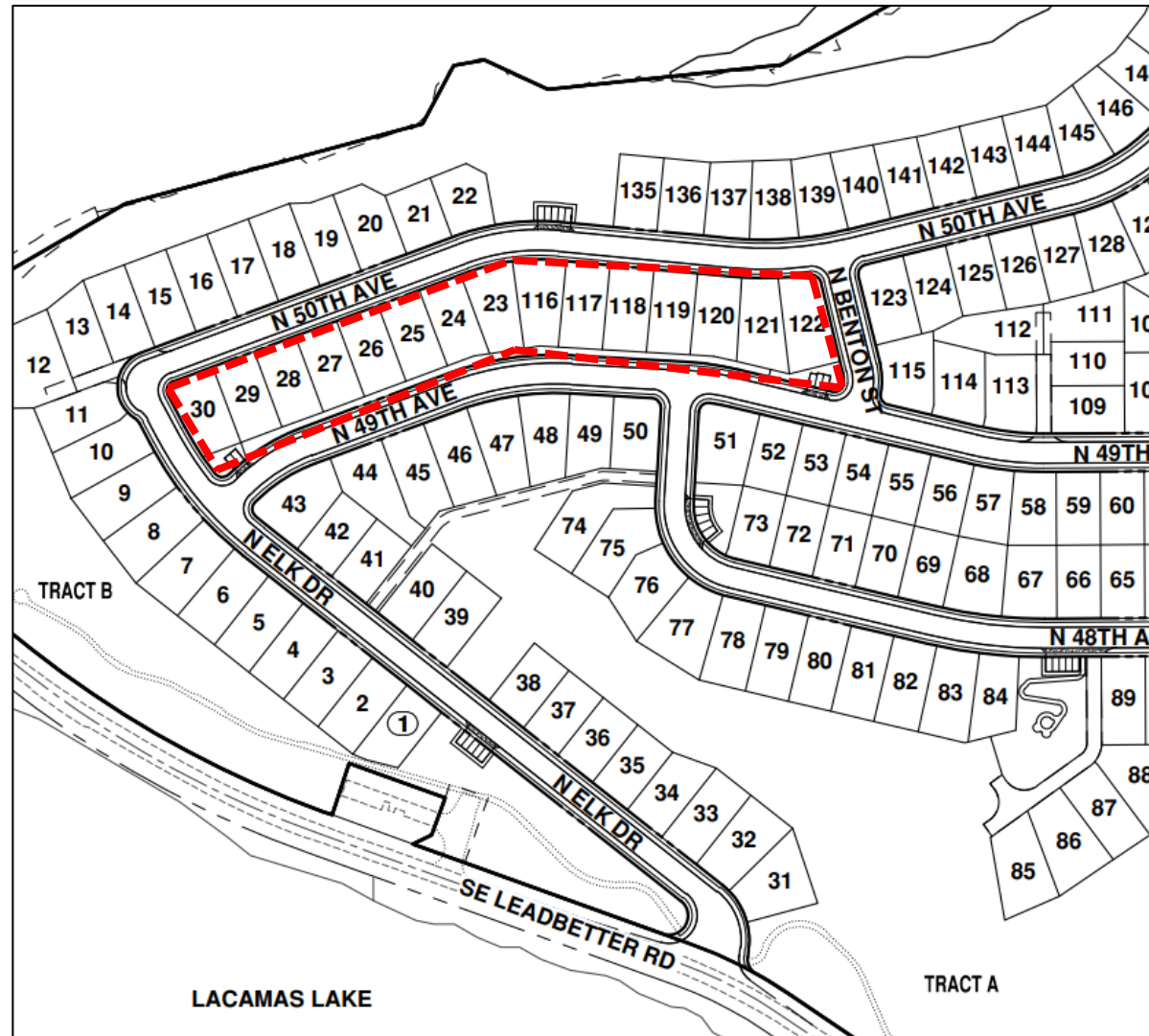
- Require cross-sections for walls over 4 feet
 - To prevent walls that exceed the maximum height permitted



Pedestrian Connection – Block Lengths

CMC 17.19.040.B.10.b. - Infrastructure standards.

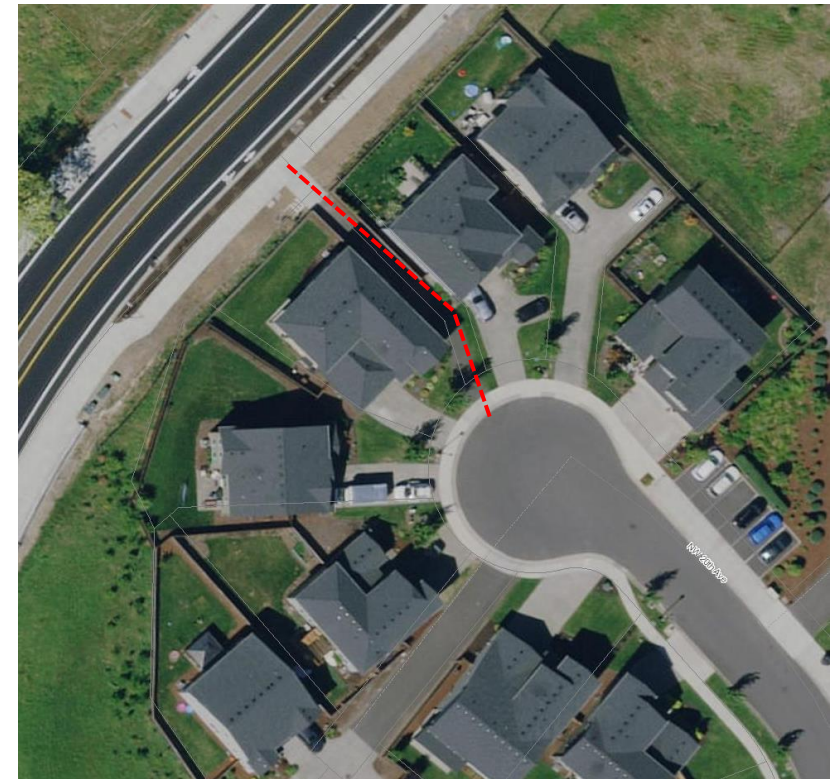
- i. Block lengths shall not exceed the maximum access spacing standards for the roadway class per the city's design standards manual. If block lengths greater than 600-feet are approved pursuant to CMC 17.19.040.B.10.b.iii., a midway pedestrian connection shall be provided.



Pedestrian Connection - Cul-de-sacs

CMC 17.19.040.B.10.b. - Infrastructure standards.

- ii. Cul-de-sacs and permanent dead-end streets over three hundred feet in length may be denied unless topographic or other physical constraints prohibit achieving this standard. ~~When cul-de-sacs or dead-end streets are permitted, a direct pedestrian or bicycle connection shall be provided to the nearest available street or pedestrian-oriented use.~~
- iii. When cul-de-sacs or dead-end streets are permitted that are over 300 feet, a direct pedestrian and bicycle connection shall be provided to the nearest available street or pedestrian oriented use. Pedestrian connections need to meet Design Standards Manual for ADA accessibility in accordance with PROWAG and ADAAG.
- iv. The city engineer may recommend approval of a deviation to the design standards of this section based on findings that the deviation is the minimum necessary to address the constraint and the application of the standard if impracticable due to topography, environmental sensitive lands, or existing adjacent development patterns.



Overview

- Residential Treatment Facilities (RTFs)
- Sober Living Homes
- Transitional Housing





Essential Public Facility

- RCW 36.70A.200:
 - A RTF is considered an Essential Public Facility and may not be a prohibited



Fair Housing Act

- Disability/Handicap: Includes individuals recovering from drug or alcohol addiction
- No city may treat *“a residential structure occupied by persons of handicaps differently than a similar residential structure”*

Sober Living Homes

- Houses “persons with handicaps”
- Similar to an “Adult Family Home”
 - Treat as Single-Family Home
 - No more than 8 beds allowed to differentiate between an RTF
- Allow in same zones as Hotels and Single-Family Homes



Transitional Housing

- Separate from RTFs and Sober Living Homes
- Cannot prohibit in any zones that allow for Single-Family Homes or Hotels
- Allow in same zones as “Permanent Supportive Housing”



Residential Treatment Facilities (RTFs)

- More commercial in nature than Sober Living Home
- Requires more services than Sober Living
- 1,000-ft spatial distancing



RTFs, Sober Living Homes, & Transitional Housing

“Residential treatment facility (RTF)” means a facility meeting applicable state and federal standards that provides support services including, but not limited to, counseling, rehabilitation and medical supervision for the need of drug or alcohol treatment. An RTF may function as a residence, day-treatment facility, or a combination thereof. An RTF may be staffed by resident or nonresident staff and may include more than eight unrelated individuals. An RTF shall not be located within 1,000 feet of public and private schools, public parks, public libraries, other RTFs, or similar uses.

“Sober Living Homes” means a home-like environment that promotes healthy recovery from a substance use disorder and supports persons recovering from a substance use disorder through the use of peer recovery support. Sober living homes are limited to no more than eight unrelated individuals.

“Transitional housing” means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.



RTFs, Sober Living Homes, & Transitional Housing

CMC 18.07.030 - Table 1—Commercial and industrial land uses.

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI
Group Home	C	P	P	X	P	X	X	X	X
Adult Family Home	C	P	P	X	P	X	X	X	X
Single Family Dwelling	X	X	X	X	P	X	X	X	X
<u>Sober Living Homes</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Permanent Supportive Housing	C	P	X/P ¹⁰	X/P ¹⁰	P	X	X	X	X
Hotel/motel	X	C	C	P	P	P	X	P	X
<u>Transitional Housing</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>
Nursing, rest, convalescent, retirement home	C	P	P	P	P	X	X	X	X
<u>Residential Treatment Facility¹²</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

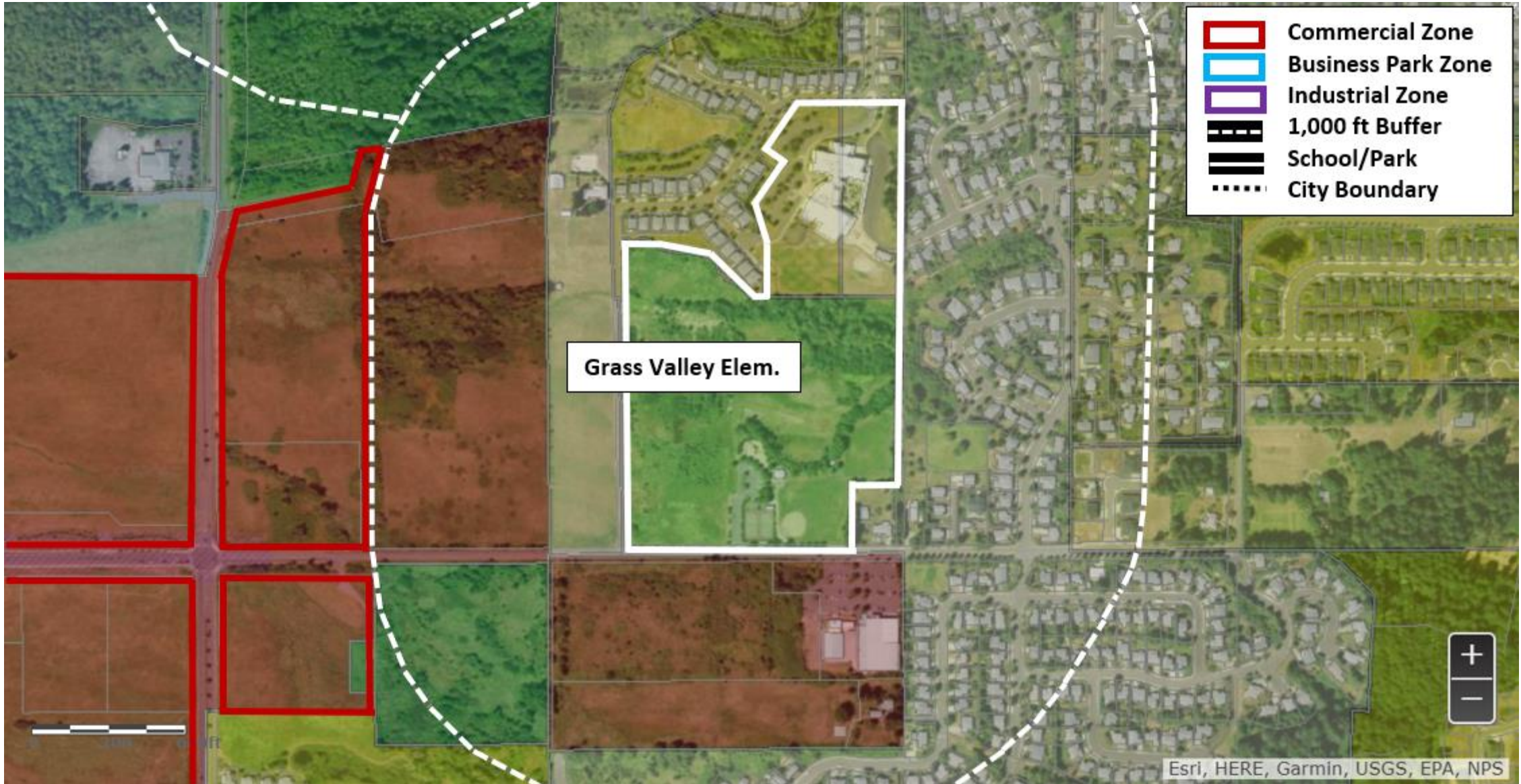
Footnote 12: A Residential Treatment Facility shall not be located within 1,000 feet of public and private schools, public parks, public libraries, other RTFs or similar uses.

RTFs, Sober Living Homes, and Transitional Housing

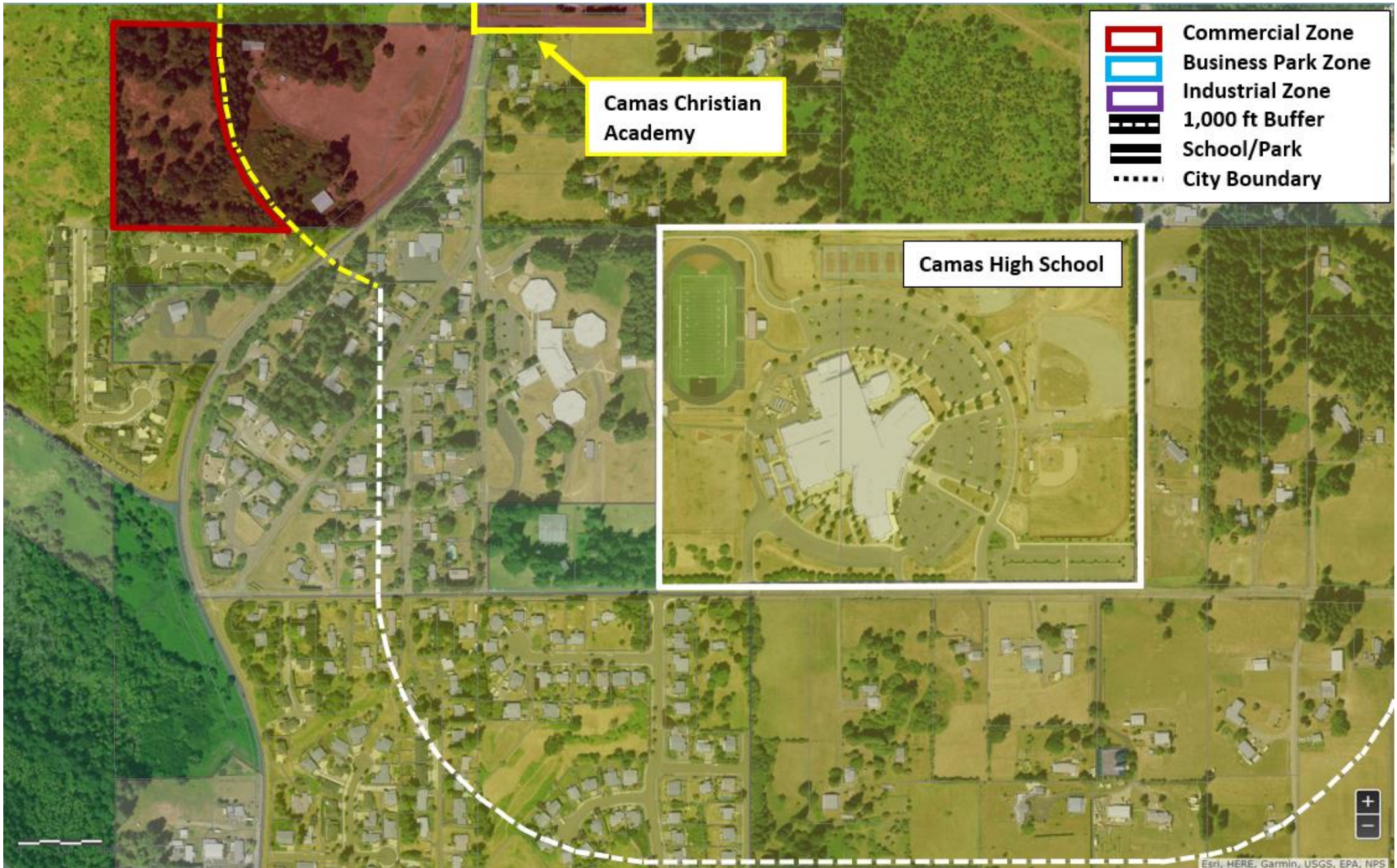
CMC 18.07.040 Table 2—Residential and multifamily land uses.

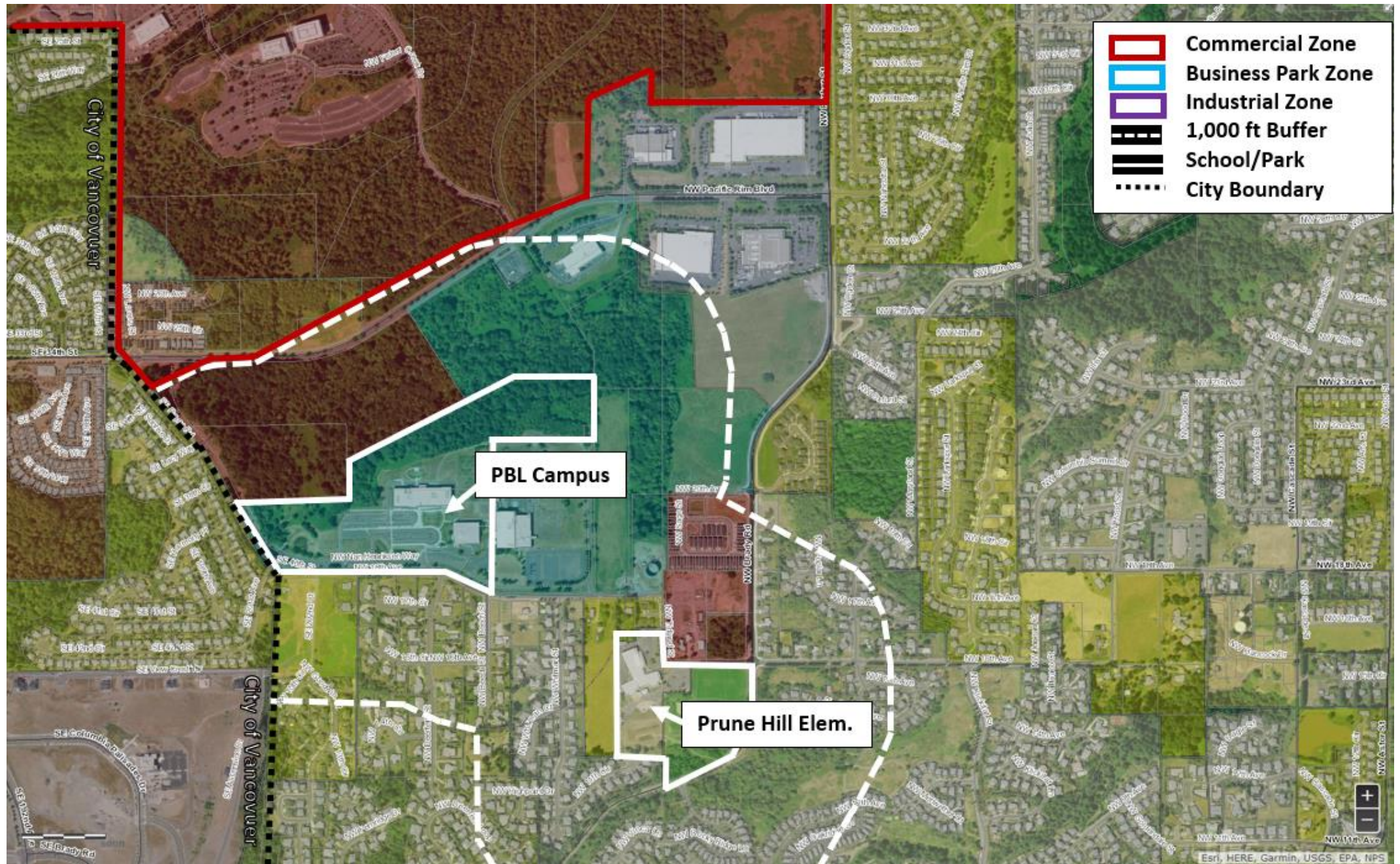
Zoning Districts	R	MF
Adult family home, residential care facility, supported living arrangement, or housing for the disabled	P	P
Group Home	P	P
Single Family Dwelling	P	P
<u>Sober Living Homes</u>	<u>P</u>	<u>P</u>
Permanent Supportive Housing	C/P ²	P
<u>Transitional Housing</u>	<u>P</u>	<u>P</u>
Nursing, rest, convalescent, retirement home	C	P
<u>Residential Treatment Facility⁵</u>	<u>X</u>	<u>C</u>

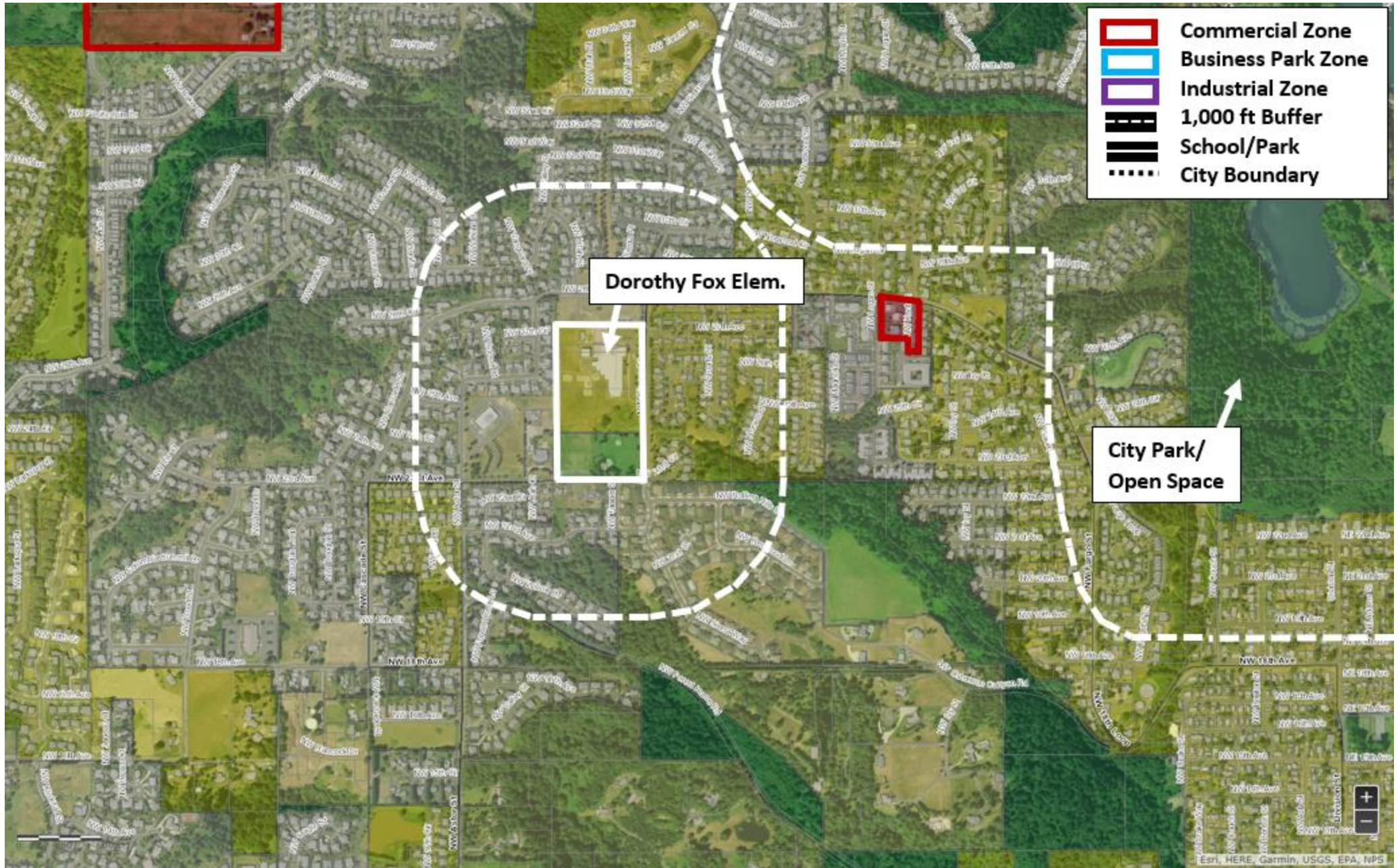
Footnote 5: A Residential Treatment Facility shall not be located within 1,000 feet of public and private schools, public parks, public libraries, other RTFs, or similar uses.

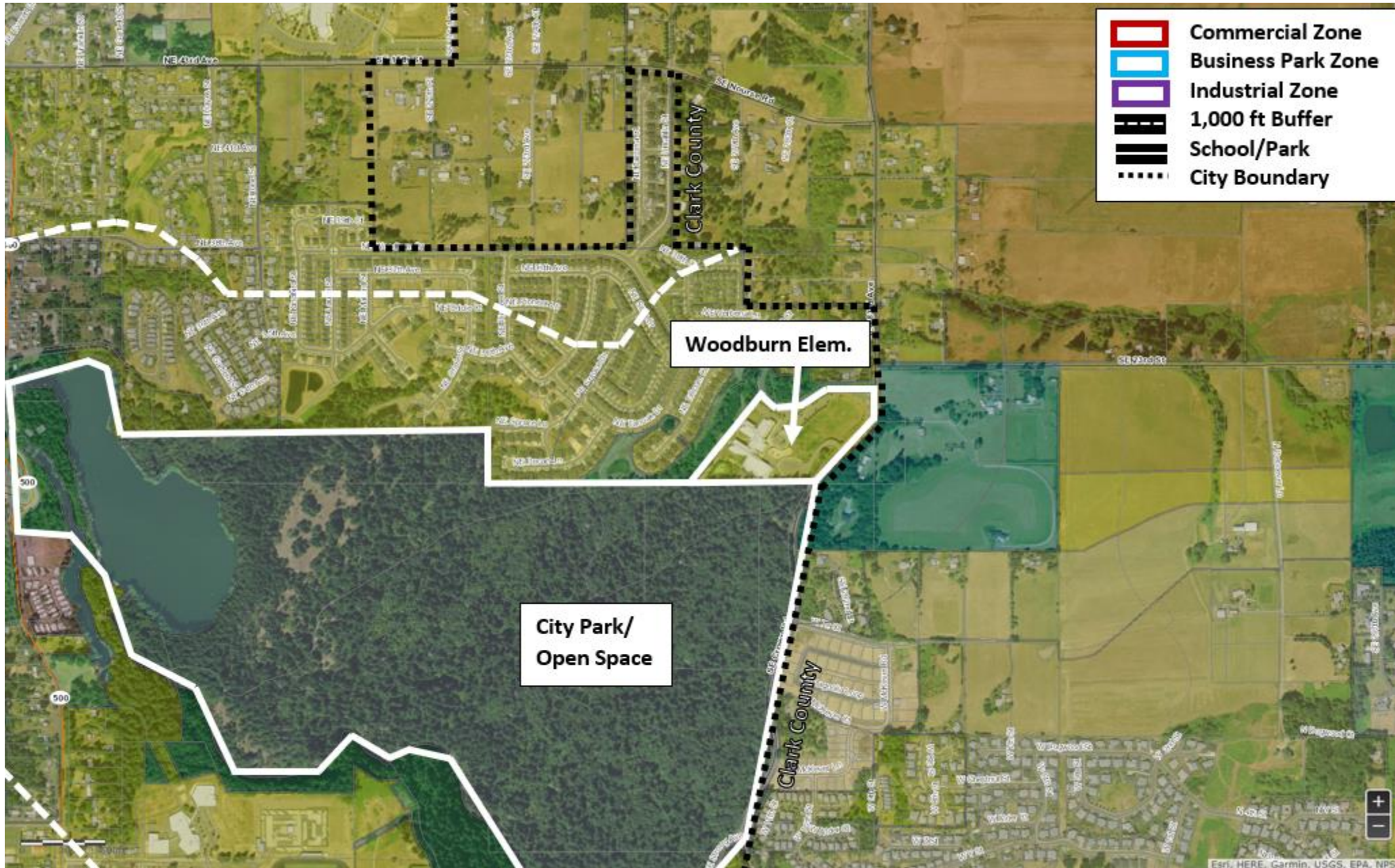


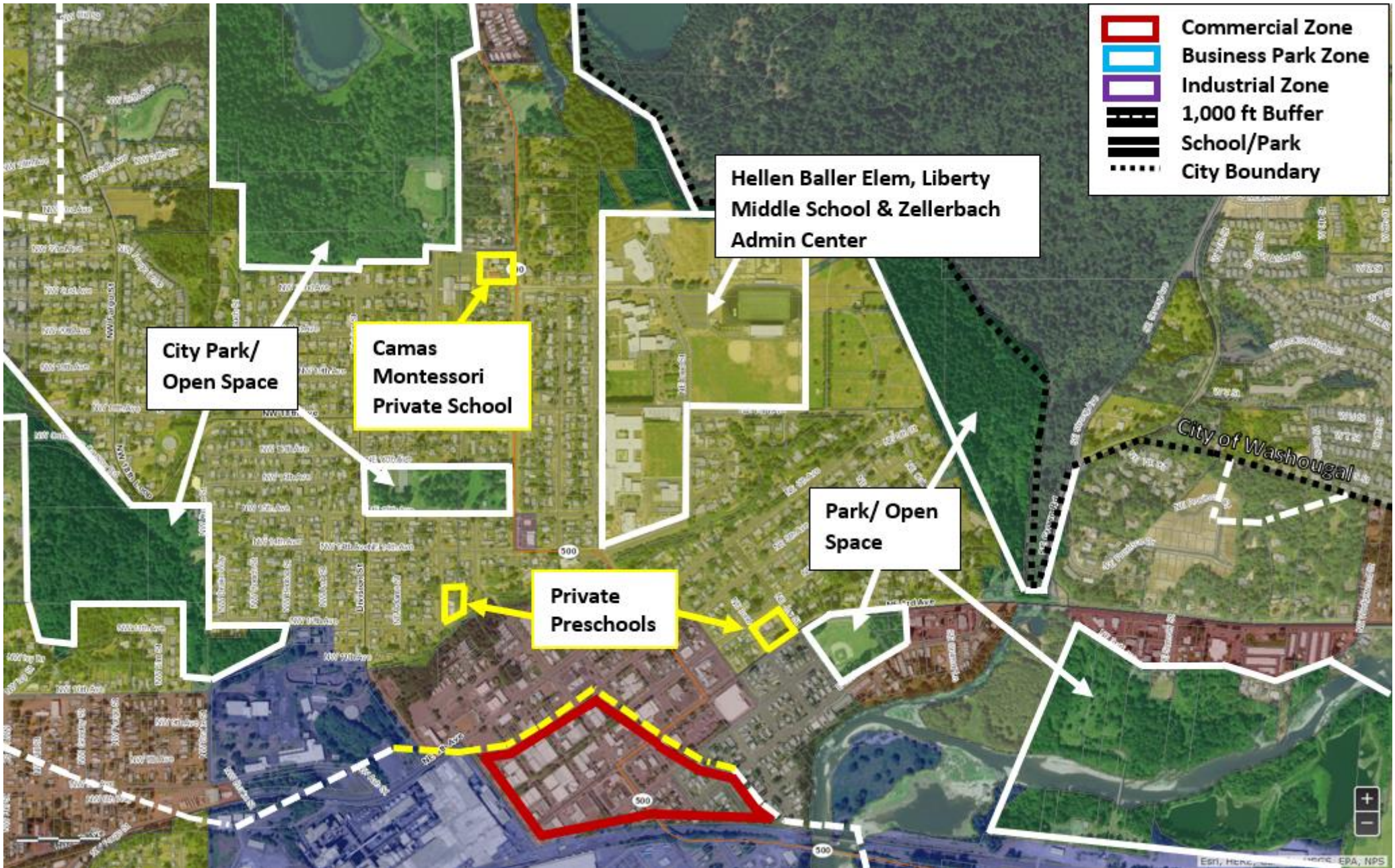












-  Commercial Zone
-  Business Park Zone
-  Industrial Zone
-  1,000 ft Buffer
-  School/Park
-  City Boundary

City Park/
Open Space

Camas
Montessori
Private School

Hellen Baller Elem, Liberty
Middle School & Zellerbach
Admin Center

Private
Preschools

Park/ Open
Space

City of Washougal



Development Sign

“Not to be less than 6 sf”



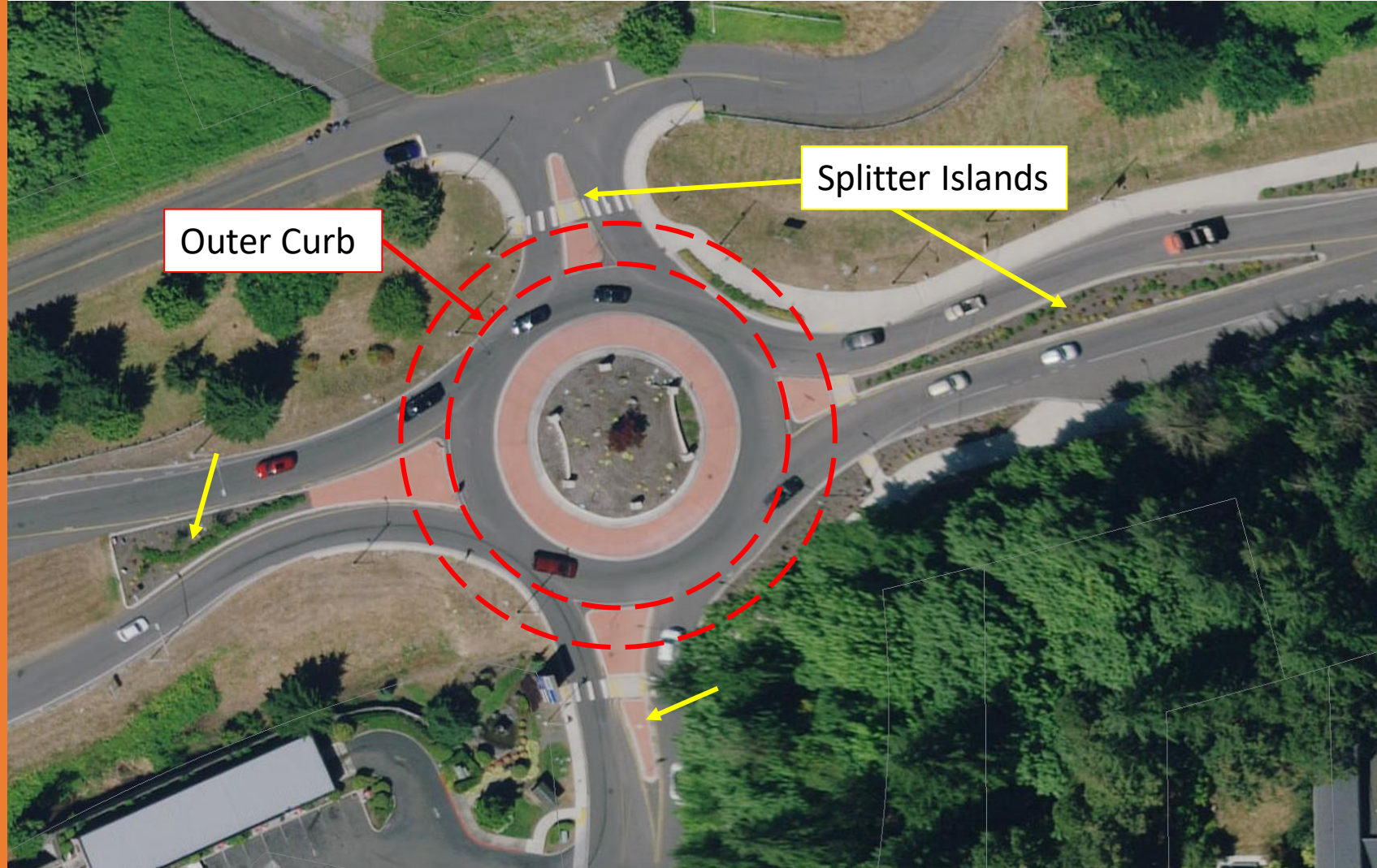
Code Interpretation Permit Process

- Type I: “do not require interpretation...”
- Type II: “involve the exercise of some interpretation and discretion...”



Temporary Signs

- Preventing signs in center islands, splitter islands and 10' of outer curb





Next Steps

- Discuss proposed amendments
- Conduct a public hearing
- Direct City Attorney to return with adoptive ordinance