

ORDINANCE NO. 25-005

AN ORDINANCE extending for an additional six-month period the interim ordinance amending Section 18.27.050 of the Camas Municipal Code relating to Development Standards for Accessory Dwelling Units adopted under Ordinance No. 24-007, and adopting findings in support of the extension

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 allow a City to adopt emergency interim regulations associated with zoning matters, on certain conditions; and

WHEREAS, Ordinance No. 24-007, passed by the City Council on May 6, 2024, imposed twelve-month development regulations related to accessory dwelling units (ADUs); and

WHEREAS, during the 2023 Washington State Legislature, the Legislature approved and Governor Inslee signed into law Engrossed House Bill 1337, amending RCW 36.70A which requires local jurisdictions to enact significant changes to how ADUs are regulated; and

WHEREAS, the City of Camas must amend its ADU regulations to comply with RCW 36.70A within six months of its comprehensive plan update deadline of December 31, 2025; and

WHEREAS, City staff are preparing amendments to the City's ADU regulations, but those amendments will not be ready for review and consideration until the City completes its comprehensive plan update later this year; AND

WHEREAS, the City Council finds that extending the interim changes to Camas Municipal Code Chapter 18.27 originally established under Ordinance No. 24-007 while City staff completes preparation of amendments to the City's ADU regulations is necessary for the preservation of the public peace, health, and safety, and for the support of City government and its existing public institutions; and

WHEREAS, RCW 36.70A.390 and RCW 35A.63.220 authorizes the City to extend the interim development regulation for additional six-month periods as long as a public hearing is held prior to the extension and findings are made justifying the continuing imposition of the interim development regulation; and

WHEREAS, the City Council held a Public Hearing, duly advertised according to law, on May 5, 2025 for consideration of this interim ordinance.

NOW, WHEREFORE, THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

I

The findings of the City Council in Ordinance No. 24-007 are hereby re-adopted as justification for the extension of the interim development regulation established by that ordinance. The recitals set forth above in this Ordinance are hereby adopted as additional findings of the Camas City Council in support of the extension.

II

Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the emergency interim regulations of the Camas Municipal Code made by Ordinance No. 24-007 are hereby extended for an additional six months from the current expiration date through November 6, 2025.

III

This interim ordinance shall be effective upon adoption by the Council, by a vote of a majority of the Council plus one, and shall be in effect until November 6, 2025, unless extended or cancelled pursuant to the work plan described herein. While this interim ordinance is in effect, the City will continue working on its comprehensive plan periodic update and receive public input on what measures of this interim ordinance should be made permanent and/or how to implement the new

requirements of EHB 1337 and RCW 36.70A.

Work Plan:

The City of Camas is now undergoing a periodic review and update of its comprehensive plan with a completion date of December 31, 2025, pursuant to RCW 36.70A.130. The City is required to comply with the new requirements of EHB 1337 and RCW 36.70A within six months of December 31, 2025, and as part of the update process will develop permanent revisions to Camas Municipal Code Chapter 18.27 to comply with these requirements and will consider whether the measures of this interim ordinance should be made permanent.

IV

The City adopts the following work plan:

1. Housing Needs Assessment – Completed May 2024

2. Public Participation – Ongoing

Review public input related to housing received during the comprehensive plan update process.

3. Draft Comprehensive Plan Policies – Draft completed April 2025

4. Draft Accessory Dwelling Unit Regulations – May 2025 – December 2025

Staff will draft new ADU regulations based on new comprehensive plan housing policies and review of Department of Commerce guidance related to EHB 1337.

5. Planning Commission Review – April 2025 – December 2025

6. City Council Review – June 2025 – December 2025

7. Adoption of permanent Accessory Dwelling Unit Regulations – December 2025

VI

This ordinance has been passed by a majority plus one vote of the whole membership of

the City Council, shall take force and be in effect immediately upon passage.

PASSED by the Council and APPROVED by the Mayor this ____ day of _____,
2025.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney