

STAFF REPORT

Annual Amendments to Camas Municipal Code (CMC)

File No. MC21-01

TO	Troy Hull, Chair Planning Commission
FROM	Madeline Sutherland, Planner
DATE	April 13, 2022

Summary

As part of the city's annual code improvement project, the amendments include corrections to typos, citations, or punctuation, and to clarify sections of the Camas Municipal Code (CMC) that were challenging to administer over the past review cycle. This report includes an evaluation of each amendment in accordance with the review criteria at CMC Section 18.51.030.

Planning Commission held a public hearing on January 19, 2022, and received public testimony on several of the proposed code changes. Some of the suggestions from the public were then incorporated in the recommendation from the Planning Commission to the City Council (See exhibit 1). Specifically, the suggested language changes included changing the definition of "Substance Abuse Treatment Facilities" to "Residential Treatment Facility" thereby matching up with State definitions. The other addition to the definition included the terms "Sober Living Home" and "Transitional Housing."

Upon the closure of the Planning Commission Public Hearing, staff found that the inclusion of some additional terms within the definition as recommended had created issues of compliance with the Fair Housing Act. As such, staff and the City Attorney's office have reviewed language with the Municipal Research and Services Center and the Washington State Department of Commerce to draft language that is compliant with State and Federal requirements on fair housing (See City Attorney Memorandum, Exhibit 3).

Staff recommends that these new terms be added as separate definitions to comply with state law as shown in Exhibit 2.

DISCUSSION

The following is a list of proposed amendments to sections of the CMC in numerical order and includes a brief description of the changes.

- CMC 18.03.030- Definitions for land uses/ CMC 18.07 - Table 1—Commercial and industrial land uses/ CMC 18.07 Table 2—Residential and multifamily land uses.
 - Staff is recommending creating separate definitions for "Sober Living Homes" and "Transitional Housing" to comply with state law.

- People in Sober Living Homes are considered “persons with handicaps” and therefore may not be treated differently than a single-family residence. The bed count for a Sober Living Home will be limited to no more than eight unrelated people to be consistent with an Adult Family Home, which houses “persons of handicap” as well. Sober Living Homes are also proposed to be permitted in the same zones as an Adult Family Home. Staff is proposing additional language to the Residential Treatment Facility definition to require more than 8 unrelated individuals to differentiate the use from a Sober Living Home.
- Transitional Housing was a part of a state legislative update that requires this type of housing to be permitted in all zones where residential dwelling units and hotels are permitted. The definition proposed is from RCW 84.36.043.2.c.

CRITERIA OF APPROVAL – CMC 18.51.030	Finding
A. Impact upon the city of Camas comprehensive plan and zoning code;	The proposed changes consist of edits to typos or adding clarity to the zoning code. No substantive changes are proposed at this time.
B. Impact upon surrounding properties, if applicable;	The proposed changes will have minor impacts on future development citywide.
C. Alternatives to the proposed amendment; and	No alternatives are proposed at this time.
D. Relevant code citations and other adopted documents that may be affected by the proposed change.	No citations or documents will be affected beyond what has been provided within Exhibit 1 and 2.

Recommendation

Staff recommends that the Commission discuss the proposed amendments, conduct a public hearing, and forward a recommendation to City Council.