



# Annual Code Amendments

(File No. MC21-01)

City Council  
April 4, 2022



# Background

- Purpose: To correct typos, citations and provide clarity to challenging code sections
- Planning Commission
  - Workshop: Nov. & Dec.
  - Hearing: Jan.



# Attachments

- Staff Report
- Exhibit 1 – Planning Commission Recommendation
- Exhibit 2 – Staff Recommendation
- Exhibit 3 – Memo from City Attorney

# 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

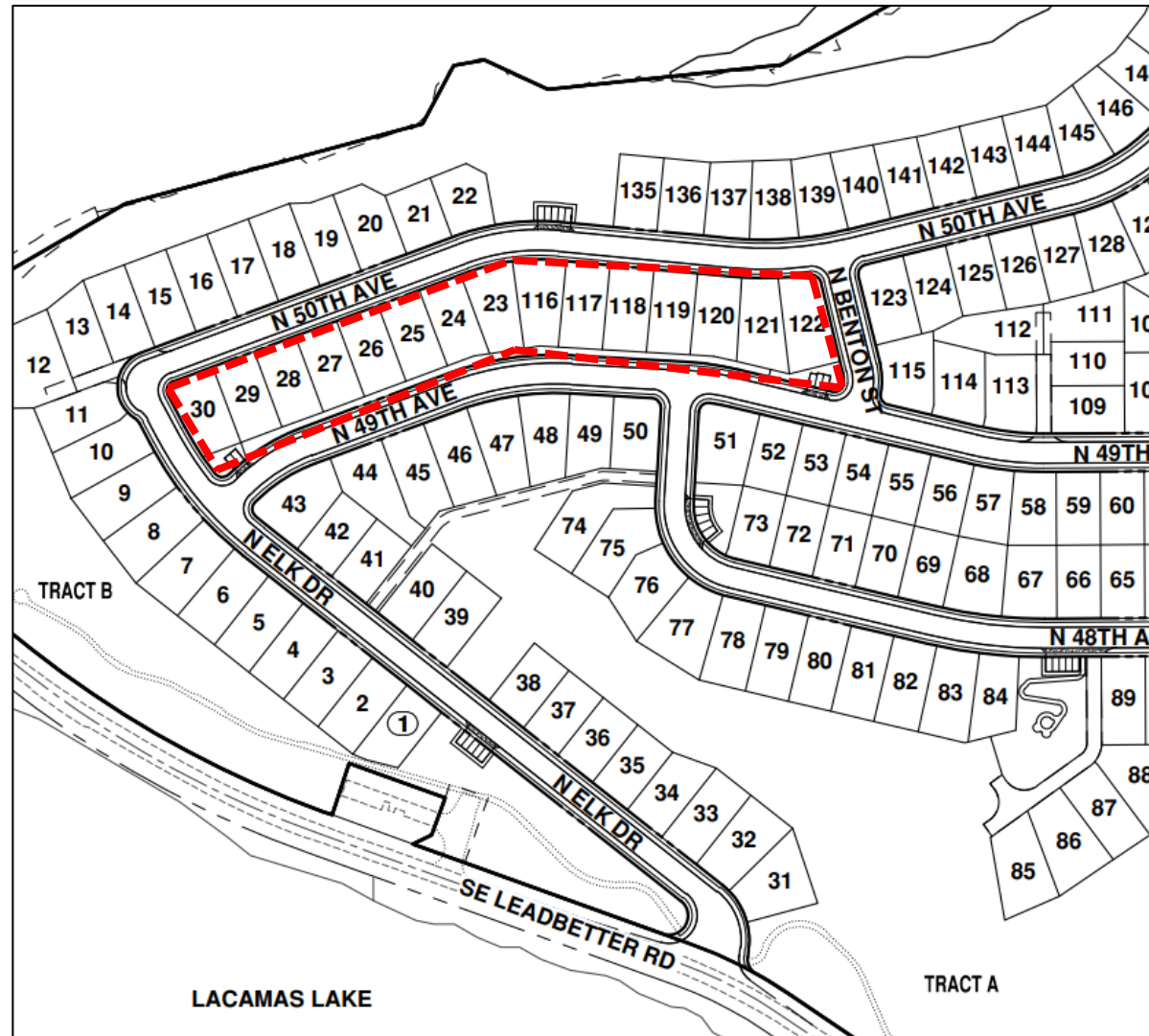
- Require cross-sections for walls over 4 feet
  - To prevent walls that exceed the maximum height permitted



# Pedestrian Connection – Block Lengths

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

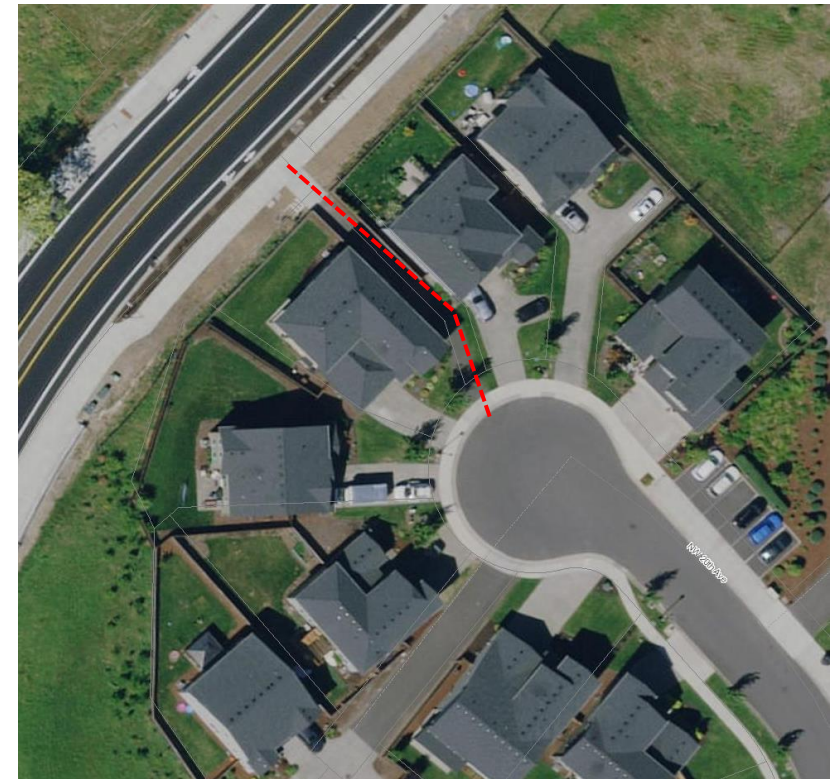
- i. Block lengths shall not exceed the maximum access spacing standards for the roadway class per the city's design standards manual. If block lengths greater than 600-feet are approved pursuant to CMC 17.19.040.B.10.b.iii., a midway pedestrian connection shall be provided.



# 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.



# RTFs, Sober Living Homes, & Transitional Housing

## **CMC 18.03.030 – Definitions for land uses**

“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 shall 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.



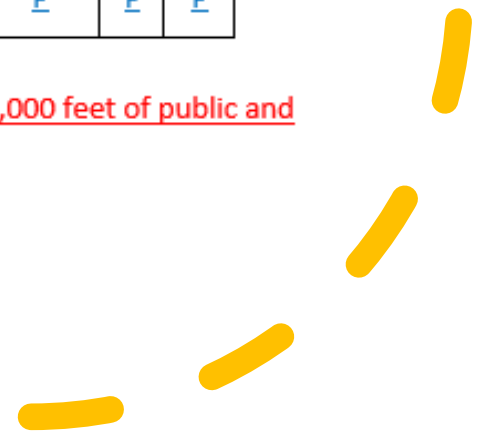


# RTFs, Sober Living Homes, & Transitional Housing

**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 <sup>10</sup>	X/P <sup>10</sup>	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>
<u>Residential Treatment Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</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.

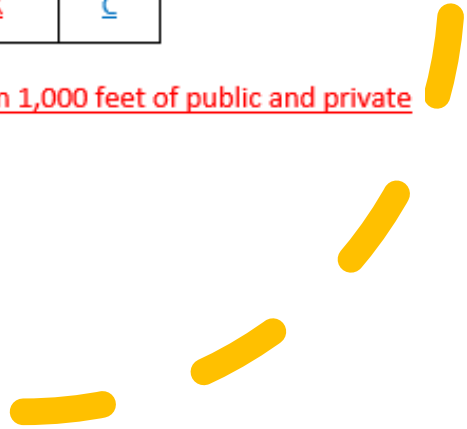


# RTFs, Sober Living Homes, and Transitional Housing

**CMC 18.07.040 Table 2—Residential and multifamily land uses.**

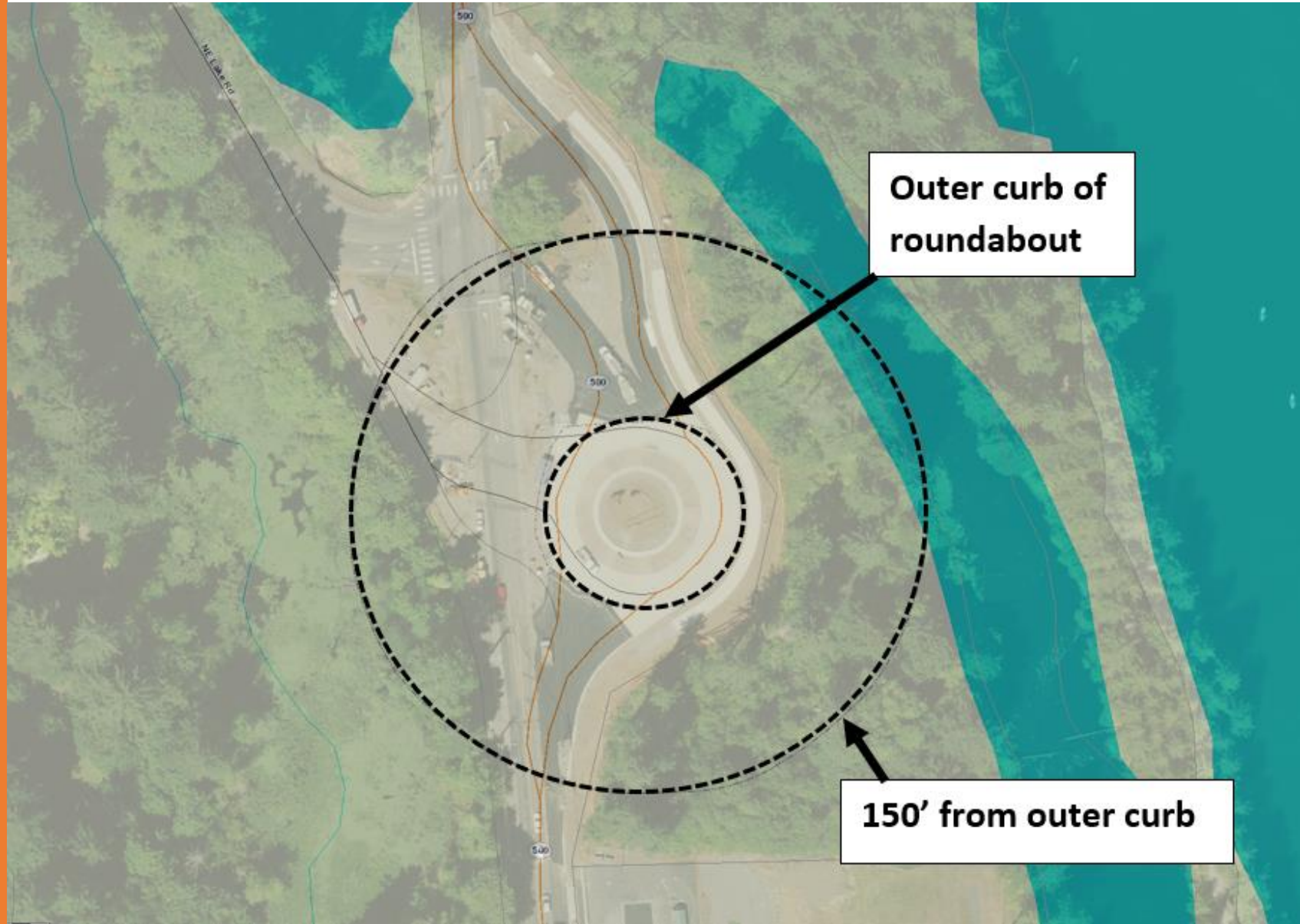
Zoning Districts	R	MF
Adult family home, residential care facility, supported living arrangement, or housing for the disabled	P	P
Group Home	P	P
Single Family Dwelling	P	P
<a href="#">Sober Living Homes</a>	<u>P</u>	<u>P</u>
Permanent Supportive Housing	C/P <sup>2</sup>	P
<a href="#">Transitional Housing</a>	<u>P</u>	<u>P</u>
<a href="#">Residential Treatment Facility</a>	<del>X</del>	<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.



# Temporary Signs

- Preventing signs in roundabouts



# Development Sign



# Code Interpretation Permit Process

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





# Next Steps

- Discuss proposed amendments
- Regular Council Meeting April 4<sup>th</sup>, 7 pm