Staff Report

April 4, 2022, Council Workshop Meeting

Annual Amendments to the Camas Municipal Code
Presenter: Madeline Sutherland, Planner
Time Estimate: 15

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BACKGROUND: Annual Amendments to the Camas Municipal Code.

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."

The inclusion of some additional terms within the definition as recommended may create issues of compliance with the Fair Housing Act. As such, staff and the City Attorney's office have reviewed language with 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. Staff is recommending City Council move forward with Exhibit 1, with the exception of the edits relating to CMC 18.03.030 – Residential Treatment Facility, CMC 18.07.040 Commercial and Industrial Land Uses, and CMC 18.07.040 – Residential Land Uses, and remand Exhibit 2 back to the Planning Commission for further discussion.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? To correct typos, citations, punctuation and clarify sections of the Camas Municipal Code.

What's the data? What does the data tell us? N/A

How have communities been engaged? Are there opportunities to expand engagement? Public notices have been posted in the Post Record and the City website.

Who will benefit from, or be burdened by this agenda item? The code amendments will add clarity to development sections of the CMC which will benefit the public and City staff.

What are the strategies to mitigate any unintended consequences? N/A

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. N/A

Will this agenda item improve ADA accessibilities for people with disabilities? N/A

What potential hurdles exists in implementing this proposal (include both operational and political)? N/A

How will you ensure accountabilities, communicate, and evaluate results? N/A

How does this item support a comprehensive plan goal, policy or other adopted resolution? The code amendments align with the comprehensive plan and other adopted resolutions.

BUDGET IMPACT: The code amendments do not impact the budget.

RECOMMENDATION:

Planning Commission Recommendation
Planning Commission unanimously approved the amendments as provided in Exhibit 1 at a public hearing on January 19, 2022, and is recommending City Council approve the amendments as proposed in Exhibit 1.

Staff Recommendation
Staff recommends City Council review the exhibits and move forward with Exhibit 1, with the exception of the edits relating to CMC 18.03.030 – Definitions- Residential Treatment Facility, CMC 18.07.030 Commercial and Industrial Land Uses, and CMC 18.07.040 – Residential Land Uses, and remand Exhibit 2 back to the Planning Commission for further discussion.