



CDC Meeting Date:	January 4, 2023	
Name of Agenda Item:	Update on Ord 1654 – Community Residential Facilities and Short-Term Rentals	
Section of Agenda:	Discussion	
Next Steps Proposed by Staff:		Legal Review:
<input type="checkbox"/> Staff revisions	<input type="checkbox"/> Planning Commission	<input type="checkbox"/> Completed
<input type="checkbox"/> Return to CDC	<input type="checkbox"/> Other Committees	<input type="checkbox"/> Recommended
<input checked="" type="checkbox"/> Schedule for full Council	<input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Not Required
Attachments:		
Draft of LMC 19.49 – Community Residential Facilities (CRF), Draft minutes of the 12-15-22 Planning Commission meeting, Public information flyer re CRFs and Ord 1654		
Summary Statement:		
<p>New code language related to Community Residential Facilities (CRFs) will be assigned to LMC 19.49. Subsequently the existing contents of LMC 19.49 are proposed to shift to be combined with the contents of LMC 19.57. LMC 19.57 will now include Conditional Use Permits, Home Occupation Permits, and provisions related to Short-Term Rentals such as vacation rentals and Bed and Breakfast establishments. Updates to this portion of code include:</p> <ol style="list-style-type: none"> 1. A revised approval process for short-term rentals. Rather than requiring a Conditional Use Permit an operator would seek a Home Occupation Permit – a less arduous process. 2. Short-term rentals would no longer need to be owner-occupied. That is, an entire home could be rented out rather than just a portion of the home. <p>These revisions are policy questions that should be discussed and considered by the City Council prior to approval.</p> <p>The new contents of LMC 19.49 are also included in the attached draft ordinance. This language responds to the House Bill 1220 (“E2SHB 1220”). It requires that municipalities allow supportive housing in residential zones as well as those zones that permit lodging and hotels. E2SHB 1220 makes provisions for cities to “establish reasonable standards for the safe operation and appropriate siting of these facilities”. The facilities addressed by the State include emergency housing and shelters, transitional housing, and permanent supportive housing. Beyond the housing types identified in E2SHB 1220, this ordinance also includes other facilities such as group housing and adult care facilities so that it acts as a comprehensive reference for Community Residential Facilities within the City.</p> <p>The proposed ordinance has received a recommendation of approval by the Planning Commission and will be heard by the City Council in March of 2023 after review by the Department of Commerce.</p>		
Recommended Action:		
Review and provide feedback.		