**MEMORANDUM**

To: Honorable Mayor Coffey and Members of the Yakima City Council

From: Joan Davenport, Community Development Director

Date: June 5, 2018

Subj: Congregate, Motel and Hotel Definitions Next Steps

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On May 1, 2018, the City Council conducted a public hearing to consider the Planning Commission's recommendation concerning definition or text amendments to YMC Title 15 Yakima Urban Zoning Ordinance to address congregate living regulations.

During staff presentation, it was noted that the focus of the amendment was to add new and specific definitions to Hotel/Motel and Congregate Housing. Neither of these two uses are currently defined in our zoning ordinance. One of the example of congregate living was a dorm like setting, which the Planning commission recommended as "congregate housing". These changes were recommended by the Planning Commission, primarily, to limit allowable uses in the Central Business District so that Congregate Housing would be restrictive in this District.

These recommended changes would have allowed either motels/hotels or congregate housing in the General Commercial zoning district which include North 1st Street. No congregate housing was proposed in the Central Business District. Along with the new definitions were changes to Table 4-1 which is the Permitted Use Table that defines the allowable uses in each zoning district.

On May 1, 2018, Council rejected the Planning Commission's recommendation to amend the above mentioned definitions. Furthermore, Council voted to hold a study session on this matter. Recently there have been informal conversations about next steps. On May 24, 2018, the Economic Development Committee requested that these definitions (hotel, motel, congregate living) be discussed with the full Council. In addition, several Council members have suggested that an Ad Hoc committee be empaneled to further analyze this issue.

**Clarification on Next Steps**

Staff seeks clarification on next steps related to this matter and direction on how Council would like the study session be conducted. Specifically:

- How and when would Council like to review definitions of hotel, motel and congregate living?

- Is there Council consensus about empaneling an Ad Hoc committee to review this matter? And if so:
    - How would you like the committee to be selected?
    - What would the charge for this committee be?
    - Should this committee complete its work before the study session is scheduled?
- Once the study session is scheduled, who should be invited to speak?
- Would you expect Planning Commission members to be present should you have questions about their recommendation?
- Any other direction from Council?