



Community Development Department

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MEMORANDUM

To: Planning Commission
From: Jonathan Kesler, AICP, Senior Planner
Date: August 7, 2023
Subject: Public Hearing - Accessory Dwelling Units (ADUs) Changes to the Development Regulations

Changes to state law will require cities to allow two ADU per residential parcel.

BACKGROUND:

Accessory Dwelling Units, or ADUs, are small housing units attached to or separate from and accessory to a single-family home. ADUs are commonly used as affordable or no-cost housing for renters or relatives of a property's primary dwelling unit.

During its 2023 session, the Washington State Legislature passed and the Governor signed [HB 1337](#), "which intends to ease barriers to the construction and use of ADUs." HB 1337 restricts a jurisdiction's ability to enact regulations that inhibit the construction of ADUs, including those related to impact fees, owner occupancy requirements, lot size restrictions, lot size, and parking.

ANALYSIS:

The City's approved Housing Strategy Plan identifies ADUs as promising ways of "providing basic, affordable accommodations for households that do not need much space while potentially providing a source of rental income for homeowners." ADUs could serve as an accessible option for renters below 120% area median income.

The Snoqualmie Municipal Code currently allows ADUs with some restrictions. Please see attached "crosswalk" which analyzes the City of Snoqualmie's development regulations with the new legislation, HB 1337. The strikeout of the invalid sections, along with the underlined additions to regulations are included, as well.

Although the City is required to update its ADU regulations within six months after the city's next periodic comprehensive plan update as required under RCW 36.70A.130, the Community Development Committee asked for it to be done sooner. For further detailed information, see the state Department of Commerce's webpage, Implementing HB 1337: Guidance for Accessory Dwelling Units, here:

[Title Chg 5-15-2023 HB 1337 Final Draft ADU Guidance.pdf | Powered by Box](#)

NEXT STEPS:

Public Hearing on August 7, 2023, Community Development (CD) Committee review on August 21, 2023; then first Public Hearing, tentatively scheduled for the City Council meeting of September 11, 2023.

Please see the annotations on the following page that go with the amendment language underlines and strikeouts, which are shown on the accompanying document.

Accessory Dwelling Units (ADUs) Updates to the Snoqualmie Municipal Code

Chapter 17.10., Definitions

The entire 17.10.020, Definitions section should abandon the uses of letters to locate the definitions. Instead, a combination of numerical/alphabetical listings of definitions should be adopted, in the following manner:

17.10.025, “A Definitions”; 17.10.030, “B Definitions”; 17.10.035, “C Definitions”; etc. This would allow for unlimited additions within each alphabetical section, rather than the awkward use of AAA, BBB, CCC, DDD etc., now used that does not allow for the addition of any new definitions within the list. (See attached document).

In addition, the following new definitions need to be inserted into the Definitions Section to bring it into compliance with state law: “attached accessory dwelling unit”, “detached accessory dwelling unit”, “gross floor area”, “major transit stop”, “owner”, “principal unit” and “short term rental”.

The following definition need to be modified: “Accessory dwelling unit”.

Chapter 17.15 Residential District Regulations.

Chapter 17.15.040 Residential District Regulations. After Table 1, add footnote 10 at the end (see attached).

Chapter 17.32.070 Site Design. See revision to: F. Accessory Dwelling Units.

Chapter 17.55.070 Accessory Dwelling Units (ADUs). See deletions and additions throughout the entire section.