



BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

AB24-054
May 13, 2024
Ordinance

AGENDA BILL INFORMATION

TITLE:	AB24-054: Text Amendments for House Bill 1220 Compliance	☐ Discussion Only
PROPOSED ACTION:	Move to adopt Ordinance No. 1291 amending various sections of Ch. 17.10 and 17.55 of the Snoqualmie Municipal Code to satisfy the requirements of HB 1220.	☒ Action Needed: ☐ Motion ☒ Ordinance ☐ Resolution

REVIEW:	Department Director	Emily Arteche	Click or tap to enter a date.
	Finance	n/a	Click or tap to enter a date.
	Legal	David Linehan	5/2/2024
	City Administrator	Mike Chambless	5/6/2024

DEPARTMENT:	Community Development		
	STAFF: Andrew Levins, Contract Land Use Planner		
	COMMITTEE: Community Development		DATE: May 6, 2024
	EXHIBITS: 1. AB24-054x1 Ordinance and Code Amendment Emergency Housing 2. Emergency Housing Crosswalk		

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUESTED	\$ n/a

SUMMARY

INTRODUCTION

HB 1220 requires that cities define several specific types of supportive housing and shelter uses in their land use code, and specifies what zones those uses must be allowed in. The proposed text amendments would bring the SMC into compliance with the requirements of House Bill ("HB") 1220.

LEGISLATIVE HISTORY

On April 15, 2024 the Planning Commission recommended the draft code amendments for approval to the City Council. On May 6, 2024: The Community Development Committee reviewed the draft code amendments and forwarded them to the City Council for action.

BACKGROUND

In 2021, the Washington State Legislature and the Governor signed HB 1220, amending the RCW to require cities plan for and accommodate housing affordable to all segments of the population as part of their comprehensive plans. HB 1220 also requires that cities define several types of supportive housing and shelter land uses in their code, and allow those uses within specific zones.

The deadline for cities to amend their municipal codes is September 30, 2021. These requirements have not been incorporated into the SMC; therefore, the SMC is currently out of compliance with the requirements of HB 1220.

ANALYSIS

The Snoqualmie Municipal Code currently defines “shelters for temporary placement” and “special needs housing” as uses that provide housing to persons on a temporary basis or for a duration not to exceed four weeks. These uses alone are insufficient to meet the minimum State requirements, which mandate that the City of Snoqualmie specifically address emergency housing or shelter, permanent supportive housing, and transitional housing facilities, as defined by the State. Consistent with this requirement, the proposed amendment defines three new land use classifications: “Emergency Housing or Shelter,” “Permanent Supportive Housing,” and “Transitional Housing Facilities,” and modifies the City’s land use table to incorporate these uses as follows:

- Emergency Housing or Shelter uses must be allowed in any zone within the City where motels are allowed.
- Permanent Supportive Housing and Transitional Housing uses must be allowed in any zone within the City where motels or residential dwelling units are allowed.

HB 1220 also requires that the City of Snoqualmie update its Comprehensive Plan Housing Element to “plan for and accommodate” housing affordable to all income levels and the required changes to the SMC demonstrate the City’s ability to do this. The Comprehensive Plan update is part of a separate effort and not under consideration as part of this current amendments to the SMC. Please see the attached Exhibit 2, Emergency Housing Crosswalk for a complete analysis of how these new regulations fit into the existing SMC.

BUDGET IMPACTS

N/A

NEXT STEPS

Discussion and first reading of Ordinance No. 1291 amending the Snoqualmie Municipal Code for emergency housing, permanent supportive housing, and transitional housing.

PROPOSED ACTION

Move to adopt Ordinance No. 1291 amending various sections of Ch. 17.10 and 17.55 of the Snoqualmie Municipal Code to satisfy the requirements of HB 1220.