

ORDINANCE NO. [REDACTED]

**AN ORDINANCE OF THE CITY OF SNOQUALMIE, WASHINGTON,
AMENDING VARIOUS SECTIONS OF CHAPTER 17.10 AND CHAPTER
17.55 OF THE SNOQUALMIE MUNICIPAL CODE FOR COMPLIANCE
WITH THE REQUIREMENTS OF RCW 35A.21.430 AND HB 1220**

WHEREAS, during its 2021 session, the Washington State Legislature passed and the Governor signed HB 1220, codified as RCW 35A.21.430, with the intent of “[s]upporting emergency shelters and housing through local planning and development regulations”; and

WHEREAS, the requirements of RCW 35A.21.430 became effective on July 25, 2021; and

WHEREAS, the Snoqualmie Municipal Code does not specifically define or regulate permanent supportive housing, transitional housing, emergency housing, or emergency shelters as district land uses; and

WHEREAS, the Snoqualmie Municipal Code currently provides definitions for and regulates shelters for temporary placement and special needs housing, which alone are insufficient to satisfy the requirements of RCW 35A.21.430; and

WHEREAS, Comprehensive Plan Policy 4.2.4 directs the City to assure that land use regulations allow for the siting and operating of emergency, transitional and permanent special needs housing, and ensure that sufficient land is zoned to allow their location near shops, services and transit; and

WHEREAS, the required 60-day notice was sent to the State of Washington Department of Commerce on February 6, 2024; and

WHEREAS, a SEPA DNS was issued for this non-project action on April 3, 2024; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 15, 2024, to receive testimony on the proposed code amendments; and

WHEREAS, the Planning Commission, by motion on May 3, 2024, recommended approval of the proposed amendments; and

WHEREAS, the Community Development Committee of the Snoqualmie City Council reviewed the Planning Commission’s recommendation on May 6, 2024; and

WHEREAS, the Snoqualmie City Council has considered the recommendations of the Community Development Committee, the Planning Commission, and City Administration and has determined to take the actions set forth in this ordinance:

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Snoqualmie, Washington, as follows:

Section 1. Amendment of SMC 17.10.040. Snoqualmie Municipal Code section 17.10.040 is hereby amended to add a new definition for the term “Emergency Housing or Shelter” as shown in Exhibit A, attached hereto.

Section 2. Amendment of SMC 17.10.095. Snoqualmie Municipal Code section 17.10.095 is hereby amended to add a new definition for the term “Permanent supportive housing” as shown in Exhibit A, attached hereto.

Section 3. Amendment of SMC 17.10.110. The definition of “Special needs housing” in Snoqualmie Municipal Code section 17.10.110 is hereby amended as shown in Exhibit A, attached hereto.

Section 4. Amendment of SMC 17.10.115. The definition of “Transitional housing facilities” in Snoqualmie Municipal Code section 17.10.115 is hereby amended as shown in Exhibit A, attached hereto.

Section 5. Amendment of SMC 17.55.020 SMC. Snoqualmie Municipal Code section 17.55.020, Table 1 is hereby amended as shown in Exhibit A, attached hereto.

Section 6. Severability. If any one or more section, subsection, or sentence of this ordinance or the Snoqualmie Municipal Code amendments adopted in Section 1 herein is held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance or the Snoqualmie Municipal Code sections, and the same shall remain in full force and effect.

Section 7. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk, and either the Community Development Department Director or the Parks and Public Works Department Director, as applicable, code revisers are authorized to make necessary corrections to this ordinance and Snoqualmie Municipal Code sections, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance or Snoqualmie Municipal Code section numbering and section/subsection numbering.

Section 8. Effective Date. This ordinance shall be effective five (5) days after passage and publication, as provided by law.

PASSED by the City Council of the City of Snoqualmie, Washington, this 27th day of May 2024.

Katherine Ross, Mayor

Attest:

Approved as to form:

Deana Dean, City Clerk

David Linehan, Interim City Attorney

EXHIBIT A

SMC 17.10.040 “E” Definition

“Emergency Housing or Shelter” means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing or shelter may or may not require occupants to enter into a lease or an occupancy agreement. These facilities may include day and warming centers that do not provide overnight accommodations.

SMC 17.10.095 “P” Definitions

“Permanent supportive housing” is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident’s health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

SMC 17.10.110 “S” Definitions

“Special needs housing” means housing that is provided for persons and, where applicable, their dependents who, by virtue of disability or other personal factors, face impediments to independent living and who require special assistance and services in order to sustain appropriate housing on a permanent, long-term or transitional basis. Special needs housing includes shelters for temporary placement and group homes, for up to six residents in care, that function as a single housekeeping unit and provide supportive services, including but not limited to counseling, rehabilitation and medical supervision.

SMC 17.10.115 “T” Definitions

“Transitional housing facilities” means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

SMC 17.55.020 Table of Uses

Table 1 lists uses that are regulated by the zoning code, except unclassified uses in Chapter 17.60 SMC, and uses within the mixed use district, Chapter 17.30 SMC. The uses are listed and a corresponding letter is printed for each zoning district. The letter “X” means the use is prohibited for that particular district. The letter “P” designates uses that are permitted in a particular district. The letter “C” means that a use may be permitted in a particular district, subject to a conditional use permit. The presumption established by this chapter is that all legitimate uses of land are permissible within at least one zoning district. Therefore, because the list of permissible uses set forth cannot be all-inclusive, those uses that are listed shall be interpreted liberally to include other uses that have similar impacts to the listed uses.

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Deleted: , transitional housing facilities and

Deleted: housing units within the city owned by public housing authorities, nonprofit organizations or other public interest groups that provide housing to persons on a temporary basis for a duration not to exceed 24 months in conjunction with job training, self-sufficiency training, and human services counseling; the purpose of which is to help persons make the transition from homelessness to placement in permanent housing.

Table 1. Table of Uses

Land Use Descriptions		R-C	R-1	R-2	PR	BR-1	BR-2	FBM-U	BO	BG	OP	PCI	II	OS-1	OS-2	OS-3	UP
1.0	Residential																
1.1	Single-Family Dwellings																
	1.1.1 Site-Built, Modular and Designated Manufactured Home	P	P	P ⁶	P	X	X	P ⁶	X	X	X	X	X	X	X	X	X
	1.1.2 Accessory Dwelling Unit	P	P	P	P	X	X	P	X	X	X	X	X	X	X	X	X
	1.1.3 Co-Housing	C	C	C	P	X	X	C	X	X	X	X	X	X	X	X	X
1.2	Multiple-Family Dwellings	X	X	P	P	X	X	P	X	X	X	X	X	X	X	X	X
1.3	Homes Emphasizing Special Services or Supervision																
	1.3.1 Day Care I	P	P	P	P	X	X	P	P	P	X	X	X	X	X	X	X
	1.3.2 Day Care II	C	C	X	C	P ¹	P	P	P	P	P	P	X	X	X	X	X
	1.3.3 Special Needs Housing	C	C	C	C	X	X	C	X	X	P	X	X	X	X	X	X
	1.3.4 Permanent Supportive Housing	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X
	1.3.5 Transitional Housing	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X
	1.3.6 Emergency Housing or Shelter	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X
1.4	Miscellaneous Rooms for Rent Situations																
	1.4.1 Bed and Breakfast	C	C	X	C	C ¹	C	C	P	P	X	X	X	X	X	X	X
	1.4.2 Boarding Houses	X	X	X	C	C ¹	C	C	C	C	C	X	X	X	X	X	X

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Land Use Descriptions		R-C	R-1	R-2	PR	BR-1	BR-2	FBM-U	BO	BG	OP	PCI	II	OS-1	OS-2	OS-3	UP
1.5	Second Story SF or MF Dwelling Units above Nonresidential Uses	X	X	X	C	P	P	P	P	P	C	C	X	X	X	X	X
1.6	Home Occupations	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X
2.0	Commercial/Business																
2.1	Retail/Service																
	2.1.1 Groceries/Supermarket	X	X	X	X	P	P	P	X	P	C	P	X	X	X	X	X
	2.1.2 Convenience Stores	X	X	X	P	P	P	P	X	P	C	P	X	X	X	X	X
	2.1.3 Retail Sales	X	X	X	P ⁴	P	P	P	P ⁵	P	X	P	X	X	X	X	X
	2.1.4 Retail Services	X	X	X	P ⁴	P	P	P	P	P	X	P	X	X	X	X	X
	2.1.4a Hair/Beauty/Nail Salon	X	X	X	P ⁴	P	P	P	P	P	X	P	X	X	X	X	X
	2.1.4b Tattoo Parlor	X	X	X	X	P ¹	P	P	P	P	X	P	X	X	X	X	X
	2.1.4c Shoe Repair	X	X	X	X	P ¹	P	P	P	P	X	P	X	X	X	X	X
	2.1.4d Copy/Print/Photo Shop	X	X	X	X	P ¹	P	P	P	P	P	P	P	X	X	X	X
	2.1.5 Commercial Services	X	X	X	X	P ¹	P	P	P	P	X	P	X	X	X	X	X
	2.1.5a Banks	X	X	X	X	X	P	P	P	P	X	P	X	X	X	X	X
	2.1.5b Check Cashing/Quick Loan Stores	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X
	2.1.5c Pawn Shops	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X
	2.1.5d Dry Cleaner	X	X	X	X	X	P	P	P	P	X	P	X	X	X	X	X
	2.1.6 Art Galleries	X	X	X	P	P	P	P	P ⁵	P	X	P	X	X	X	X	X

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		2.1.7 Restaurants and Taverns	X	X	X	P	P	P	C/P ⁷	P ⁵	P	X	C	X	X	X	X
		2.1.8 Formula Take-Out Food Restaurants	X	X	X	X	P ³	X	P ⁵	P ⁵	X	X	X	X	X	X	X
		2.1.9 Espresso/Snack Stands	X	X	X	X	P	X	P ⁵	P ⁵	P	P	P	X	X	X	X
		2.1.10 Drive-Through Associated with Restaurant or Espresso/Snack Stand	X	X	X	X	X	P	X	X	P	X	C	X	X	X	X
2.	2.	Office/Professional															
		2.2.1 Professional Services	X	X	X	P	P ¹	P	P	P	P	P	P	X	X	X	X
		2.2.2 Corporate Offices	X	X	X	X	P ¹	P	P	P	P	P	P	C	X	X	X
		2.2.3 Call Centers	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X
		2.2.4 Data Centers	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X
2.	3.	Entertainment Uses															
		2.3.1 Theater, Auditorium	X	X	X	P	P	P	P	P	P	C	P	C	X	X	X
		2.3.2 Enclosed Commercial Recreation (bowling, arcades, etc.)	X	X	X	P	P	P	P	X	P	X	X	X	X	X	X
		2.3.3 Unenclosed Commercial Recreation (mini-golf, batting cages, amusement rides, etc.)	X	X	X	X	X	X	X	X	P	C	C	C	X	X	X
2.	4.	Hotels and Motels	X	X	X	X	C	C	C	C	C	C	X	X	X	X	X

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2.5	Wholesale Sales		X	X	X	X	X	C	C	C	P	P	P	C	X	X	X	X
2.6	Small Animal Veterinarian Clinic		X	X	X	C	X	P	P	P	P	C	P	X	X	X	X	X
2.7	Automotive Uses																	
	2.7.1 Vehicle Sales		X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X
	2.7.2 Gas Stations		X	X	X	X	X	X	X	X	X	X	P ²	P ²	X	X	X	X
	2.7.3 Vehicle Service/Repair		X	X	X	X	X	X	X	X	P	X	P	P	X	X	X	X
	2.7.4 Autobody/Painting		X	X	X	X	X	X	X	X	C	X	P	P	X	X	X	X
	2.7.5 Car Wash		X	X	X	X	X	X	X	X	P	X	P	P	X	X	X	X
	2.7.6 Towing Services		X	X	X	X	X	X	X	X	C	C	X	P	X	X	X	X
2.8	Funeral Home/Crematory		X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X
2.9	Cemetery		C	C	X	C	X	X	X	C	C	C	C	X	X	X	X	X
3.0	Industrial Uses																	
3.1	Light Industrial/Manufacturing		X	X	X	X	X	X	X	X	C	X	P	P	X	X	X	X
3.2	Commercial Warehouse		X	X	X	X	X	X	X	X	C	X	P	P	X	X	X	X
3.3	Resource Extraction		X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X

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3.4	Heavy/Resource-Based Industrial		X	X	X	X	X	X	X	X	X	X	X	C ²	X	X	X	X
3.5	Salvage/Junk Yard		X	X	X	X	X	X	X	X	X	X	X	C ²	X	X	X	X
3.6	Specialty Light Industrial/Manufacturing		X	X	X	X	C	C	C	C	C	X	P	P	X	X	X	X
4.0	Institutional																	
4.1	Schools (elementary, middle, or high school)		C	C	X	C ¹	C ¹	C	C	C	C	C	C	C	X	X	X	X
4.2	Churches and Religious Institutions		C	C	X	P ¹	P ¹	P	P	P	P	X	P	C	X	X	X	X
4.3	Health Services																	
	4.3.1 Hospitals		X	X	X	X	X	X	C	C	C	P	P	C	X	X	X	X
	4.3.2 Extended Care Facilities		X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X
	4.3.3 Assisted Living Quarters		X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	X
4.4	Museums/Interpretive Centers		C	C	X	P	P	P	P	P	P	P	P	C	C	C	P	C
4.5	Community Centers		C	C	X	P	P	P	P	P	P	P	P	C	C	C	X	C
4.6	Social/Fraternal/Youth Clubs, Lodges, Halls		X	X	X	X	P ¹	P	P	P	P	P	P	P	X	X	X	X
5.0	Recreation																	

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5.	1	Golf Course	C	C	X	P	X	X	X	X	X	X	X	C	X	C	X	X
5.	2	Country Club	C	X	X	P	X	P	P	P	P	C	P	C	X	C	X	X
5.	3	Swimming Pool	C	C	X	P	X	P	P	P	P	C	P	C	X	C	X	X
5.	4	Riding Stables	C	X	X	C	X	X	X	X	X	X	P	X	C	C	X	X
6.	0	Public Service																
6.	1	Parks and Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6.	2	Public Utilities	P	P	X	C	C	P	P	P	P	P	P	P	C	C	C	P
6.	3	Municipal Government Facilities																
		6.3.1 Police and Fire	C	C	X	P	P	P	P	P	P	P	P	P	X	X	X	P
		6.3.2 Offices	X	X	C	P	P	P	P	P	P	P	P	P	X	X	X	P
		6.3.3 Library	X	C	C	P	P	P	P	P	P	P	P	P	X	X	X	X
		6.3.4 Wastewater Treatment Plant	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P
7.	0	Agricultural																
7.	1	Commercial Greenhouse	C	C	X	C	X	C	C	C	C	C	P	P	C	C	X	X

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7.2	Commercial Farm/U-Pick		P	C	X	C	X	X	X	X	C	C	P	C	C	C	X	X
7.3	Large Animal Veterinarian Facility		C	X	X	X	X	C	C	C	C	X	P	C	X	X	X	X
7.4	Public/Pea Patch Gardens		P	P	P	P	X	P	P	P	P	P	P	P	P	P	X	P
8.0	Storage and Parking																	
8.1	Commercial/Municipal Parking Lot		X	X	X	C	P	P	P	P	P	C	P	P	X	P	X	X
8.2	Enclosed Commercial Storage Facility		X	X	X	X	X	X	X	X	X	C	P	P	X	X	X	X
8.3	Outdoor Storage Lot		X	X	X	X	X	X	X	X	X	C	P	P	X	X	X	X

51 ¹ Second floor only within downtown retail overlay district per Chapter [17.37](#) SMC.

52 ² Outside floodplain only.

53 ³ Must meet all applicable historic district standards, Chapter [17.35](#) SMC.

54 ⁴ Subject to planned residential standards, SMC [17.15.050](#).

55 ⁵ Allowed as ground floor uses only as part of a vertical mixed use building.

56 ⁶ Must comply with design standards applicable to other residential uses in this zone.

57 ⁷ Conditional for all parcels except those with a storefront block frontage. Permitted for parcels with a storefront block
58 frontage.