



BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

AB23-073
May 15, 2023
Ordinance

AGENDA BILL INFORMATION

TITLE:	Accessory Dwelling Unit Regulation Update	<input checked="" type="checkbox"/> Discussion Only
PROPOSED ACTION:	None; discussion only	<input type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

REVIEW:	Department Director/Peer	Emily Arteche	5/12/2023
	Finance	n/a	5/11/2023
	Legal	n/a	Click or tap to enter a date.
	City Administrator	Michael Chambless	Click or tap to enter a date.

DEPARTMENT:	Community Development		
STAFF:	Emily Arteche, Community Development Director		
COMMITTEE:	Community Development	COMMITTEE DATE: May 15, 2023	
	CARA CHRISTENSEN	JO JOHNSON	JAMES MAYHEW
EXHIBITS:	1. Snoqualmie Accessory Dwelling Unit / HB 1337 Crosswalk		

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

SUMMARY

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 ADUs, including those related to impact fees, owner occupancy requirements, lot size restrictions, lot size, and parking.

ANALYSIS

The City's draft 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 at or below 120 percent area median income.

The Snoqualmie Municipal Code currently allows ADUs with some restrictions. Please see attached an “crosswalk” which analyzes the City of Snoqualmie’s development regulations with the new legislation, HB 1337.

The City must consider updating its ADU regulations within six months after the city’s next periodic comprehensive plan update as required under RCW 36.70A.130.

PROPOSED ACTION

None; discussion only.