



**BUSINESS OF THE CITY COUNCIL  
CITY OF SNOQUALMIE**

**AB24-055  
October 28, 2024  
Ordinance**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	<b>AB24-055:</b> Snoqualmie Municipal Code, SMC Amendments to Titles 14 and 15 Implementing SB 5290	<input type="checkbox"/> Discussion Only
<b>PROPOSED ACTION:</b>	Move to adopt Ordinance No. 1293 amending the Snoqualmie Municipal Code to comply with the requirements of SB 5290	<input checked="" type="checkbox"/> Action Needed:
		<input type="checkbox"/> Motion
		<input checked="" type="checkbox"/> Ordinance
		<input type="checkbox"/> Resolution

<b>REVIEW:</b>	Department Director	Emily Arteche	9/6/2024
	Finance	n/a	9/6/2024
	Legal	David Linehan	9/6/2024
	City Administrator	Mike Chambless	10/7/2024

<b>DEPARTMENT:</b>	Community Development		
<b>STAFF:</b>	Emily Arteche & Andrew Levins, Contract Land Use Consultant		
<b>COMMITTEE:</b>	Community Development	<b>DATE:</b> September 16, 2024	
<b>EXHIBITS:</b>	1. Draft Ordinance and Code Amendment 2. SB 5290 Crosswalk		

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUESTED</b>	\$ n/a

**SUMMARY**

**INTRODUCTION**

The requirements of Senate Bill (“SB”) 5290 pertain to the timelines by which local jurisdictions planning under the Growth Management Act must process certain permit applications and encourages those jurisdictions to adopt optional strategies to promote compliance with those timelines. Jurisdictions that do not achieve compliance with permitting deadlines may be required to refund portions of permit fees. The proposed text amendments would bring the SMC into compliance with the requirements of SB 5290. Cities are required to comply SB 5290 as of January 1, 2025, or the deadlines in SB5290 will be imposed on city.

**LEGISLATIVE HISTORY**

The Council Community Development reviewed this item on 5/6/2024 and on 9/16/2024.

**BACKGROUND**

Permits within a local jurisdiction are evaluated against the development regulations that control at the time a complete application is submitted. Since its enactment in the 1990’s, the Growth Management Act has required that these permit decisions be issued within 120 days of receiving a complete application.

During its 2023 session, the Washington State Legislature passed and the Governor signed [SB 5290](#) which is intended to provide prompt and coordinated reviews for project permit applications. SB 5290 is designed to increase predictability in permitting outcomes by standardizing review deadlines for different types of permits. The timeframe required varies depending on whether public notice and/or a public hearing is required. The bill also requires that some cities with a population of greater than 20,000 people conduct an annual performance report describing compliance with these requirements.

**ANALYSIS**

Project permit application time periods are currently regulated under SMC 14.30.120, Time Limitation For Issuance Of Notice Of Decision, which states a notice of decision for a permit application shall be issued within 120 days of receiving a complete application, notwithstanding certain scenarios that may cause that that time limit to be extended. SB 5290 requires local governments to implement review deadlines for different categories of project permit applications in their development regulations. A summary of the timeframes required by SB 5290 is listed below:

Summary of New Permit Processing Timeframes
65 days for permits which do not require public notice;
100 days for permits which require public notice; and
170 days for permits which require public notice and a public hearing.

Other provisions of 5290 that are applicable to local governments include: procedures for temporarily suspending review of a permit application, optional measures that may streamline permitting processes, the amount of refund provided for permits that are not processed in a timely manner, and permit processing timeline compliance reporting. Except for applications for Wireless Communication Facility permits, the City of Snoqualmie does not collect any permit application fees. The City does collect deposits from applicants, which are an estimate of fees the city has incurred or will incur to process the application.

**BUDGET IMPACTS**

This agenda bill does not require the expenditure of any City funds.

**NEXT STEPS**

A first reading is scheduled for the October 14, 2024, City Council meeting.

A second reading and proposed adoption is scheduled for the October 28, 2024, City Council meeting.

**PROPOSED ACTION**

Move to adopt Ordinance No. 1293 amending the Snoqualmie Municipal Code to comply with the requirements of SB 5290.