



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

**AB23-115  
October 9, 2023  
Ordinance**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	AB23-115: Update to Accessory Dwelling Unit (ADU) Regulations	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
	<b>PROPOSED ACTION:</b>	
	Adopt draft amendments to multiple sections within Chapters 17.10, 17.15, 17.32, and 17.55 of the Snoqualmie Municipal Code, pertaining to ADUs	

<b>REVIEW:</b>	Department Director	Emily Arteche	9/14/2023
	Finance	n/a	Click or tap to enter a date.
	Legal	David Linehan	9/14/2023
	City Administrator	Mike Chambless	9/14/2023

<b>DEPARTMENT:</b>	Community Development		
<b>STAFF:</b>	Jonathan Kesler, AICP, Senior Planner		
<b>COMMITTEE:</b>	Community Development	<b>COMMITTEE DATE:</b> September 18, 2023	
<b>EXHIBITS:</b>	1. Ordinance with draft amendments 2. Crosswalk Matrix for ADUs		

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

**SUMMARY**

**INTRODUCTION**

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

**LEGISLATIVE HISTORY**

A Public Hearing that began at the August 7, 2023 Planning Commission meeting, was completed on August 21, 2023 with a recommendation of adoption. Community Development (CD) Committee review occurred on September 18, 2023. The first reading of the Ordinance before City Council occurred in the meeting of September 25, 2023.

Additional amendments include: (Ord. 1198 § 22 (Exh. D), 2017; Ord. 744 § 2, 1995).

**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](#)

#### **BUDGET IMPACTS**

N/A

### **PROPOSED ACTION**

Second reading of Ordinance 1279.

Move to adopt Ordinance 1279 amending the Snoqualmie Municipal Code pertaining to Accessory Dwelling Units (ADU).