

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF SNOQUALMIE,
WASHINGTON REPEALING AND REPLACING CHAPTER
3.10 OF THE SNOQUALMIE MUNICIPAL CODE WITH A
NEW CHAPTER 3.10**

WHEREAS, Chapter 84.14 of the Revised Code of Washington provides for exemptions from ad valorem property tax valuation for qualifying multi-family housing located in designated target areas within urban centers; and

WHEREAS, Chapter 84.14 authorizes the City to designate target areas and to adopt necessary procedures to implement RCW 84.14; and

WHEREAS, in 2013, the City Council passed Ordinance 1115 that established a multifamily property tax exemption to encourage multi-family housing development in designated residential targeted areas; and

WHEREAS, since the passage of Ordinance 1115, the City has not implemented the multifamily property tax exemption, nor has it designated any residential target areas; and

WHEREAS, in 2021, the State Legislature adopted Engrossed Second Substitute Senate Bill (ESSB) 5287, amending chapter 84.14 RCW to, among other things, authorize local jurisdictions to extend multifamily property tax exemptions for an additional 12 years if certain conditions are met, and provide for 20-year exemptions for qualifying housing; and

WHEREAS, the City seeks to encourage and promote increased opportunity for low-income multifamily housing within the City, and to increase the supply of such housing; and

WHEREAS, the City seeks to incorporate the amendments to Chapter 84.14 RCW by repealing SMC Chapter 3.10 and replacing it with a new Chapter 3.10.

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

Section 1. Chapter 3.10 of the Snoqualmie Municipal Code is hereby repealed in its entirety and replaced with a new Chapter 3.10 as shown in Exhibit A attached hereto.

Section 2. 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 3. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, or the City Clerk, 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 4. 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 ____ day of _____, 2023.

City of Snoqualmie

Katherine Ross, Mayor

Attest:

Deana Dean, City Clerk

Approved as to form:

Interim City Attorney