



Community Development Department

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MEMORANDUM

To: Planning Commission
From: Jonathan Kesler, AICP, Senior Planner
Date: June 5, 2023
Subject: Accessory Dwelling Units (ADU) Regulation Update

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

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 at or 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.**

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](#)

Next Steps

Discussion only; staff will bring back the draft changes and an agenda bill at a future meeting, tentatively scheduled for July 17, 2023.