



Community Development Department

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MEMORANDUM

To: Planning Commission
From: David Goodman, Senior Planner
Date: June 20, 2023
Subject: State Legislative Session Overview

Background

The Washington State Legislature recently completed its 2023 session, which included passage of several significant bills related to local planning that may have direct or indirect impacts on the City of Snoqualmie. Coined “the year of housing” by lawmakers, many of these bills that passed during this session are intended to eliminate permitting and policy barriers to the construction of housing in attempt to respond to the ongoing housing affordability and availability crisis. These include:

- HB 1337 – Requires cities to allow at least two accessory dwelling units (ADU) on all lots that otherwise allow for single-family homes; cities may not require the owner of a lot on which there is an ADU to reside in or occupy the ADU or the primary home.
- HB 1110 – Requires cities of more than 75,000 people to allow duplexes, triplexes, and fourplexes throughout all residential zones; cities of 25,000 to 75,000 and cities with a population of less than 25,000 that are within a contiguous urban growth area people must allow duplexes throughout all residential zones. Snoqualmie is exempt from this requirement because it is not within a contiguous urban growth area.
- HB 1293 - Counties and cities may apply in any design review process only clear and objective development regulations governing the exterior design of new development; does not apply to development regulations that apply only to designated landmarks or historic districts established under a local preservation ordinance. No design review process may include more than one public meeting.
- ESHB 5258 - improves access to the condominium market by improving the process to repair condominium defects (“Right to Cure”), streamlines the process for construction of smaller condominium projects, ensures reasonable impact fees for condominiums, and provides a condominium tax incentive for certain qualified first-time homebuyers.
- 2SSB 5290 - exclude permits for certain interior alterations from site plan review; creates grant programs for local governments to digitize their permitting systems; shortens the maximum allowable review time for certain types of permits (45 days for permits not needing public notice, 70 days for

permits that need public notice and 120 days for those that need public notice and a public hearing).

- ESHB 1042 – restricts the ability of cities to impose restrictions on new housing units if housing is constructed within an existing building.
- 2SSB 5412 – exempts certain residential projects from State Environmental Policy Act (SEPA) review.

State legislators also allocated over \$400 million for affordable homeownership, which is anticipated to build approximately 3,000 new affordable homes across the state.