



BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

AB24-055
October 14, 2024
Ordinance

AGENDA BILL INFORMATION

TITLE:	AB24-054: Snoqualmie Municipal Code, SMC Amendments to Titles 14 and 15 Implementing SB 5290	<input type="checkbox"/> Discussion Only
PROPOSED ACTION:	Move to adopt Ordinance No. xxxx 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

REVIEW:	Department Director	Emily Arteche	9/6/2024
	Finance	n/a	9/6/2024
	Legal	David Linehan	9/6/2024
	City Administrator	Mike Chambless	Click or tap to enter a date.

DEPARTMENT:	Community Development		
STAFF:	Andrew Levins, Contract Land Use Consultant		
COMMITTEE:	Community Development	DATE: September 16, 2024	
CITY COUNCIL	City Council, First Reading	DATE: September 23, 2024	
EXHIBITS:	1. AB24-05Xx1 Draft Ordinance and Code Amendment 2. AB24-05Xx2 SB 5290 Crosswalk		

AMOUNT OF EXPENDITURE \$ n/a

AMOUNT BUDGETED \$ n/a

APPROPRIATION REQUESTED \$ 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 at the City Council is scheduled for September 23, 2024.

PROPOSED ACTION

Motion to approve the requirements of Senate Bill 5290 and recommend City Council adopt Ordinance No. XXX amending the Snoqualmie Municipal Code.