

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SNOQUALMIE, KING COUNTY, WASHINGTON, AMENDING TITLES 8, 13, 15, AND 17 OF THE MUNICIPAL CODE TO ENABLE RECOUPMENT OF CITY COSTS FOR CODE ENFORCEMENT AND NUISANCE ABATEMENT ACTIONS RELATED TO WATER, SEWER, STORM WATER, AND ZONING REGULATIONS, AND TO HARMONIZE AND CLARIFY APPEAL PROCESSES AND PENALTIES FOR CODE ENFORCEMENT AND NUISANCE ABATEMENT ACTIONS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the Snoqualmie City Council has adopted regulations to promote the health, safety, and general welfare of residents of the City, encourage visually attractive, compatible, and sustainable development of residential and commercial land and the built environment; and protect the water supply and the natural environment from harmful pollutants and ecological damage; and

WHEREAS, these regulations can be found in various parts of the Snoqualmie Municipal Code, including Title 8 (Health and Safety), Title 13 (Water, Sewers and Public Services), Title 15 (Buildings and Construction), and Title 17 (Zoning); and

WHEREAS, code enforcement is an important mechanism for promoting, among other things, the health, safety, welfare, and aesthetic beauty of the City by pursuing significant violations of code, securing voluntary compliance where possible, and taking administrative and judicial measures when necessary to obtain corrective action and abate harmful public nuisances; and

WHEREAS, pursuing code enforcement and nuisance abatement actions can be time-consuming for City staff and can cause the City to incur large costs from outside consultants and attorneys, and frequently generate substantial hearing examiner and/or court costs; and

WHEREAS, the City wishes to increase its ability to recoup costs associated with code enforcement and nuisance abatements, so that, to the extent possible, the costs of such actions do not fall unfairly on innocent citizens and taxpayers; and

WHEREAS, the Snoqualmie Municipal Code currently requires appeals of nuisance abatement matters and sewer system violations to be heard by the City Council, whereas appeals of other types of code violation cases must be appealed to the Hearing Examiner, even if both matters arise out of similar or related factual circumstances, thus creating the likelihood of inefficient, duplicative, unduly burdensome, and expensive adjudication processes that could be avoided by requiring both types of appeals to be heard by the Hearing Examiner; and

WHEREAS, certain code enforcement authorities provided in the Snoqualmie Municipal Code are silent or ambiguous as to the applicable enforcement mechanisms, monetary penalties, and timelines for issuing code violations and pursuing appeals, and thus are in need of clarification to ensure that members of the public are well-informed of their rights and obligations; and

WHEREAS, for the foregoing reasons, the City Council desires to amend Chapters 8.16 (Nuisance Abatement), 13.04 (Sewer Regulation), 13.12 (Water Service Regulations and Rates), 15.18 (Surface Water and Storm Water Management), and 17.05 (General Provisions [Zoning]) to provide additional mechanisms for recouping costs incurred by the City in connection with code enforcement and nuisance abatement actions related to water, sanitary sewer, storm sewer, and zoning regulations; clarify and harmonize processes and procedures for issuing and appealing notices of violation and notices to abate nuisances; and clarify the penalties and enforcement mechanisms that apply to violations of these code chapters;

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

Section 1. Amendments to the Municipal Code. Titles 8, 13, 15, and 17 of the Snoqualmie Municipal Code are hereby amended as shown in Exhibit A attached hereto.

Section 2. Severability. Should any section, paragraph, sentence, clause, or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 3. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five days after publication.

Section 4. Corrections by the City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and Code Reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

PASSED by the City Council of the City of Snoqualmie, Washington this ____ day of _____, 2025.

Katherine Ross, Mayor

ATTEST:

APPROVED AS TO FORM:

Deana Dean, City Clerk

Dena Burke, City Attorney