



CITY COUNCIL ROUNDTABLE HYBRID MEETING, 6:00 PM
CITY COUNCIL REGULAR HYBRID MEETING, 7:00 PM
Monday, February 26, 2024
Snoqualmie City Hall, 38624 SE River Street & Zoom

MAYOR & COUNCIL MEMBERS

Mayor Katherine Ross

Councilmembers: Ethan Benson, Cara Christensen,
Catherine Cotton, Bryan Holloway, Jo Johnson,
Louis Washington, and Robert Wotton

This meeting will be conducted in person and remotely using teleconferencing technology provided by Zoom.

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Press *9 to raise your hand to speak. Raising your hand signals the meeting moderator that you have a comment.
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ROUNDTABLE AGENDA, 6 PM

CALL TO ORDER & ROLL CALL

AGENDA APPROVAL

SPECIAL BUSINESS

- [1.](#) Comprehensive Plan - Housing
- [2.](#) Comprehensive Plan - Transportation Elements

ADJOURNMENT

REGULAR AGENDA, 7 PM

CALL TO ORDER & ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

PUBLIC HEARINGS, PRESENTATIONS, PROCLAMATIONS, AND APPOINTMENTS

Public Hearings

Appointments

3. **AB24-031:** Re-Appointments to the Human Services Advisory Committee and Parks & Events Commission.

Proposed Action: Move to confirm the Mayor's recommendation to reappoint Mandeep Walia, Sara Weisel, and Jennifer Bragg to the Human Services Advisory Committee, and Scott Vermeulen to the Parks & Events Commission.

Presentations

Proclamations

4. **AB24-032:** Resilience Month, Proclamation No. 24-04

Proposed Action: Mayor proclaims March 2024, as Resilience Month in the City of Snoqualmie.

PUBLIC COMMENTS AND REQUESTS FOR ITEMS NOT ON THE AGENDA

CONSENT AGENDA

5. Approve the City Council Meeting Minutes dated February 12, 2024.
6. Approve the Claims Approval Report dated February 26, 2024.

ORDINANCES

7. **AB24-025:** Proposed Amendment to SMC Title 15 Building and Construction, Chapter 15.04A and 15.04B

Proposed Action: First reading of Ordinance No. 1289.

8. **AB24-027:** Ordinance Amending SMC Chapters 5.04 and 5.08 Regarding Business Licenses and Business and Occupation Tax. Second Reading of Ordinance No. 1288.

Proposed Action: Move to adopt Ordinance No. 1288 Amending SMC Chapters 5.04 and 5.08 Regarding Business Licenses and Business and Occupation Tax.

COMMITTEE REPORTS

Public Safety Committee:

Community Development Committee:

9. **AB24-033:** Draft Land Use Element

Proposed Action: Move to approve Council edits on the draft Land Use Element Goal and Policies.

Parks & Public Works Committee:

Finance & Administration Committee:

10. Public Safety Tax Legal Discussion

Committee of the Whole:

11. Council Retreat Discussion

REPORTS

- 12. Mayor's Report
- 13. Commission/Committee Liaison Reports

EXECUTIVE SESSION

- 14. Possible Executive Session pursuant to RCW 42.30.110(1)(i) Potential Litigation.
- 15. Possible Closed Session pursuant to RCW 42.30.140(4)(b) Collective Bargaining Proceedings.

ADJOURNMENT



Community Development Department

Item 1.

Emily Arteche, Director
38624 SE River St. | P.O. Box 987
Snoqualmie, Washington 98065
(425) 888-5337 | earteche@snoqualmiewa.gov

MEMORANDUM

To: City Council
From: Emily Arteche, Community Development Director
Date: February 26, 2024
Subject: Comprehensive Plan – Housing Element Policy Review

Introduction

The Washington Growth Management Act (GMA) requires King County and cities within King County to update their comprehensive plans on or before December 31, 2024. The housing chapter (sometimes referred to as an “element”) is a core required element of the Comprehensive Plan and must incorporate updated growth targets¹ including King County Countywide and Jurisdictional Housing Needs 2019-2044. As part of the update cities will plan for an accommodate the jurisdiction’s allocated share. The Element also must be compliant with all the legislative changes at the State, Regional and County level since the previous Comprehensive Plan completed over 8 years.

To facilitate the review and approval of the draft Element a roundtable discussion will be held on the recommended draft goals and policies, (see Attachment 1, PC Recommendation with Community Development Council Committee Recommended Edits, dated February 5, 2024). The roundtable will be followed by a City Council motion on the Element at an upcoming Council meeting.

Background

The Housing Element draft goals and policies were discussed at a series of meetings with the public, Planning Commission, and the Community Development Council Committee on the following dates:

- On April 6, 2023, City Staff and consultants held a Comprehensive Plan Open House and received input from the public on the Element.
- On September 5, 2023, City Staff and consultants introduced the Housing Element, (provisions of RCW 36.70A.070 and House Bills 1220 and 1337) and presented on draft polices on Diverse Housing, Affordable Housing, and Sustainable Design and Construction for the Planning Commission to review and discuss.
- On September 18, 2023, City Staff and consultants presented revised and new draft policies on Diverse Housing, Affordable Housing, and Sustainable Design and Construction as well as draft Housing goals.
- On October 2, 2023, the Planning Commission completed work on the draft Housing Use Element, with recommended draft goals and policies (see Attachment 2).

¹ Resolution No. 1680, Revised 2044 Growth Target, dated February 12, 2024

- On October 16, 2023, the Community Development Council Committee reviewed the recommended Element at a regularly scheduled meeting.
- On October 18, 2023, City Staff and consultants held a Comprehensive Plan Open House and received input from the public on the Element.
- On November 11, 2023, the Community Development Council Committee reviewed the recommended Element at a regularly scheduled meeting.
- On November 20, 2023, the Community Development Council Committee reviewed the recommended Element at a regularly scheduled meeting.
- On December 4, 2023, the Community Development Council Committee reviewed the recommended Element.
- On February 5, 2024, the Community Development Council Committee reviewed the recommended Element at a regularly scheduled meeting including amendments to the draft Housing goals and policies based on comments received from Puget Sound Regional Council, PSRC.

The draft recommended goals and policies were solicited for early review at the state and regional level for GMA and Vision 2050 consistency. Review comments were received from the Puget Sound Regional Council, Liz Underwood-Bultmann Principal Planner, Growth Management Planning on December 21, 2023, (see Attachment 3, PSRC Comments Snoqualmie transportation housing). Recommended edits to the Planning Commission recommended goals and policies shown below were approved by the Community Development Council Committee on February 5, 2024.

Draft Goal 1. A sufficient mix of housing types, sizes, costs and densities enables current and future citizens ~~from a wide range of~~ all economic levels, age groups and household make-ups to live within the City and provides housing to meet the needs of local employees.

And,

Draft Policy 2a. Work towards meeting ~~the targets established and defined in the Countywide Planning Policies for moderate, low, very low, and extremely low-income housing as a percentage of projected overall household inventory~~ and for emergency housing, emergency shelters, and permanent supportive housing.

Analysis

A part of the review processes the Element was expanded to include policies on HB 1220 – Housing requirements for all income levels, equity and displacement risk, supporting emergency shelters and housing through local planning and development regulations and HB 1337 – Expanding housing options by easing barriers to the construction and use of accessory dwelling units. Technical housing reports and analysis including a Valleywide Housing Needs Analysis, Citywide Housing Needs Analysis, Middle Housing, Housing Strategy will be supporting documentation to the Element (see Attachment 4, 2044 Snoqualmie Comprehensive Plan Outline).

The updates to this Element are intended to improve clarity, remove duplicative language, update terminology, reflect the values of the community and meet recent changes to the Growth Management

Act and other laws. Approximately 46 bills related to the Comprehensive Plan were passed during the timespan since the last Comprehensive Plan was adopted (see Attachment 5, GMA-amendments-1995-2023). As a result, total of 13 new housing definitions were formed of the new legislation (see Attachment 6, Key Housing Definitions). Such terms include but not limited to:

- Vulnerable Populations,
- Permanent Supportive Housing,
- Green Infrastructure.

The Housing Evolution Spreadsheet, (see Attachment 7) demonstrates the evolution of goals and policies, i.e., when policies were combined, moved, updated to address public comment, eliminated to reflect current conditions and/or adapted to fit the PSRC Vision 2050. This Element is rewritten and will fit into a reorganized Plan.

The Housing Element recommendation was developed with information from the Tribe and reflects public comments received during the planning process. Tribal coordination began in the Fall of 2022 and included early review before the completion of the legislative process. The Two public open house events with dozens of attendees were held on April 6 and October 16, 2023. A “Take the Comp Plan Update Survey” provides an active -ongoing way for the public to share thoughts on our community. Combined public outreach efforts generated 46 public comments related to this Element since the launch of the Plan update in January 2023, (see Attachment 8: Housing Element Public Comment Table). Comments received emphasize affordability including but limited to the follow:

Affordability

- “affordable housing is beyond reach”,
- “It seems like we need more affordable housing. But nobody wants it.”,
- “appreciate it if there were more affordable housing options available..”,
- “Housing is unaffordable for any middle-class person or family”,
- “biggest concern is being priced out of Snoqualmie”,
- “...include plans for senior housing”,
- “need for Affordable & alternative housing needs to be addressed.”.

Next Steps

Discuss the draft Housing Element as recommended by the Community Development Committee shown in Attachment 1.

Attachment 1: PC Recommendation with Community Development Committee Recommended Edits

Attachment 2: Signed PC Recommendation

Attachment 3: PSRC Comments on Snoqualmie Draft Housing Element

Attachment 4: 2044 Snoqualmie Comprehensive Plan Outline

Attachment 5: GMA-amendments-1995-2023

Attachment 6, Key Housing Definitions

Attachment 7: Housing Element Evolution Spreadsheet

1. A sufficient mix of housing types, sizes, costs and densities enables current and future citizens all economic levels, age groups and household make-ups to live within the City and provides housing to meet the needs of local employees.

- a. Create a supportive environment for innovative housing that promotes City goals for affordability and housing to meet diverse household sizes, types and age ranges by considering flexibility in density and design standards.
- b. Allow accessory dwelling units and small-lot housing with regulations that minimize procedural requirements and address neighborhood compatibility.
- c. In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.
- d. Support the siting and operating of emergency, transitional and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services and transit, prioritizing locations near historically underserved populations.
- e. Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities to increase opportunities for seniors to live in accessible housing with nearby services.
- f. Consider allowing more senior housing in the City, where appropriate, with existing incentives.
- g. Support the development of rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities.

2. Maintain a sufficient amount of quality affordable housing with healthy living environments.

- a. Work towards meeting the Countywide Planning Policies for moderate, low, very low, and extremely low-income housing and for emergency housing, emergency shelters, and permanent supportive housing.
- b. Work with the community to plan for, create, and retain affordable housing.
- c. Apply for housing funds available to assist in the development or improvement of affordable housing.
- d. To the maximum extent feasible, require affordable housing to be provided in new Mixed Use, Planned Residential and Innovative Development district projects that include a mix of rental and owner-occupied units, that are made available to people with low-, very low-, and extremely low incomes.
- e. Offer strategies and mechanisms such as density bonuses and, where allowed by law, tax waivers and relief from development fees, to encourage low, very low, and extremely low-income housing development.
- f. Utilize Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs. Consider offering favorable ground lease terms on city-owned land to CLTs.
- g. Continue to support low-income housing with exempt impact fees for development types, for example:
 - i. ADU's,
 - ii. transitional housing facilities,
 - iii. shelters for temporary placement,
 - iv. community residential facilities,
 - v. senior housing, and

- vi. tiny homes
- h. Consider recommendations from the Snoqualmie Valley Housing Taskforce to further promote affordable housing.
- i. Support the local workforce (educational employees, first responders, retail clerks, casino employees) with housing.
- j. Cooperate with other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels.

3. Support sustainable housing design through construction regulations, education, and partnerships.

- a. Support the use of high quality, durable, and low-maintenance building materials, high-efficiency energy systems, and environmentally responsible building principles in all new housing and renovation projects to reduce housing operation and maintenance costs, energy use and impact on natural resources.
- b. Promote and raise public awareness of options for lower daily housing expenses, available tax incentives for green housing renovations and energy conservation practices.
- c. Consider keeping short subdivisions and small redevelopments more affordable by providing alternative streetscape improvement, open space, and recreation amenities requirements.
- d. Consider making affordable housing types exempt from Floor Area Ratio (FAR) regulations and adding minimum density to areas where affordable housing is allowed.
- e. Promote awareness of green housing renovation options and energy conservation practices that lower the cost of daily housing expenses.

The Planning Commission unanimously recommends that the Community Development Committee APPROVE the proposed goals, and policies for the Housing Element for the 2044 Snoqualmie Comprehensive Plan and transmit them to the City Council for consideration.

It is the recommendation of the Planning Commission to approve proposed goals and policies for the Housing Element as presented in Attachment A.

RECOMMENDED BY THE CITY OF SNOQUALMIE PLANNING COMMISSION ON THE 2ND OF OCTOBER 2023.

<u><i>Luke Marusiak</i></u> <small>Luke Marusiak (Oct 9, 2023 21:00 PDT)</small>	Oct 9, 2023
Luke Marusiak	Date
Planning Commission Chair	
Attest by:	
<u><i>Ashley Wragge</i></u> <small>Ashley Wragge (Oct 6, 2023 14:01 PDT)</small>	Oct 6, 2023
Ashley Wragge	Date
Planning Technician	

1. A sufficient mix of housing types, sizes, costs and densities enables current and future citizens from a wide range of economic levels, age groups and household make-ups to live within the City and provides housing to meet the needs of local employees.

- a. Create a supportive environment for innovative housing that promotes City goals for affordability and housing to meet diverse household sizes, types and age ranges by considering flexibility in density and design standards.
- b. Allow accessory dwelling units and small-lot housing with regulations that minimize procedural requirements and address neighborhood compatibility.
- c. In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.
- d. Support the siting and operating of emergency, transitional and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services and transit, prioritizing locations near historically underserved populations.
- e. Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities to increase opportunities for seniors to live in accessible housing with nearby services.
- f. Consider allowing more senior housing in the City, where appropriate, with existing incentives.
- g. Support the development of rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities.

2. Maintain a sufficient amount of quality affordable housing with healthy living environments.

- a. Work towards meeting the targets established and defined in the Countywide Planning Policies for moderate, low, very low, and extremely low-income housing as a percentage of projected overall household inventory.
- b. Work with the community to plan for, create, and retain affordable housing.
- c. Apply for housing funds available to assist in the development or improvement of affordable housing.
- d. To the maximum extent feasible, require affordable housing to be provided in new Mixed Use, Planned Residential and Innovative Development district projects that include a mix of rental and owner-occupied units, that are made available to people with low-, very low-, and extremely low incomes.
- e. Offer strategies and mechanisms such as density bonuses and, where allowed by law, tax waivers and relief from development fees, to encourage low, very low, and extremely low-income housing development.
- f. Utilize Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs. Consider offering favorable ground lease terms on city-owned land to CLTs.
- g. Continue to support low-income housing with exempt impact fees for development types, for example:
 - i. ADU's,
 - ii. transitional housing facilities,
 - iii. shelters for temporary placement,
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 - vi. tiny homes
- h. Consider recommendations from the Snoqualmie Valley Housing Taskforce to further promote affordable housing.
- i. Support the local workforce (educational employees, first responders, retail clerks, hospitality employees) with housing.
- j. Cooperate with other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels.

3. Support sustainable housing design through construction regulations, education, and partnerships.

- a. Promote the use of high quality, durable, and low-maintenance building materials, high-efficiency energy systems, and environmentally responsible building principles in all new housing and renovation projects to reduce housing operation and maintenance costs, energy use and impact on natural resources.
- b. Raise awareness of the benefits of green housing renovations, including: waste reduction and recycling, energy efficiency, using salvaged or local materials as well as tax incentives.
- c. Promote the reduction of daily housing cost through energy conservation practices.
- d. Consider keeping short subdivisions and small redevelopments more affordable by providing alternative streetscape improvement, open space, and recreation amenities requirements.
- e. Consider making affordable housing types exempt from Floor Area Ratio (FAR) regulations and adding minimum density to areas where affordable housing is allowed.



Puget Sound Regional Council

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Ashley Wragge, Planning Technician
City of Snoqualmie
38624 SE River St
Snoqualmie, WA 98065

Subject: PSRC Comments on Snoqualmie Draft Housing and Transportation Policies

Dear Ms. Wragge,

Thank you for providing an opportunity for the Puget Sound Regional Council (PSRC) to review a draft of the City of Snoqualmie's housing and transportation element goals and policies. We appreciate all the work of the city developing these drafts and the chance to review goals and policies while they are in draft form. This timely collaboration provides an opportunity to review key plan elements for the 2024 comprehensive plan.

The transportation and housing goals and policies advance many regional goals in VISION 2050 and requirements under the Growth Management Act. We suggest the city consider the following comments as further work is completed for the transportation and housing elements to align with [VISION 2050](#) and the Growth Management Act:

- The city should review the housing goals and policies to ensure they expressly address new state requirements under HB 1220. Specifically, those key policy areas from 1220 that may need to be further addressed include:
 - Removing barriers to affordable housing
 - Addressing racially-disparate impacts, displacement, and exclusion
 - Providing sufficient capacity to address housing needs at all income levels
 - Development of middle density housing types
- Please also consider revising some existing policies to better reflect updated state law and regional policy:
 - Policy1 – consider updating “a wide range” of economic levels to “all” economic levels or segments
 - Policy 2a – consider updating the language to better match state law to plan for and accommodate the jurisdiction’s allocated share of future housing needs. Housing needs include moderate-, low-, very low- and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing.

- As the city completes the housing element, it will need to include supporting background information. The Racial Equity and Displacement Analysis, Regional Housing Needs Assessment, and Snoqualmie Housing Strategy Plan provide important data and cover many components that will be required in the housing element. There are some areas these documents don't fully address that should be elaborated in the housing element. These areas include:
 - Documenting existing and projected housing need as adopted through the King County countywide process.
 - Documenting land use capacity to address housing need for all economic segments. Commerce provides [comprehensive guidance](#) on identifying zones to accommodate each income segment. The city's housing needs assessment discusses that the city does not currently have the capacity to accommodate the full housing target. The city should continue to review zoned densities to accommodate the growth targets within its current boundaries and engage with the county. PSRC staff are available to participate in those discussions as needed. PSRC recently published additional guidance on [Planning for Housing Needs & Growth Targets](#).
 - The Housing Strategy Plan includes several specific and actionable recommendations but does not describe the process undertaken to consider barriers to affordable housing and evaluate existing programs. Commerce's [Adequate Provisions](#) checklist is a helpful guide to document what policies, programs, and regulations may serve as barriers to affordable housing.
 - The Racial Equity and Displacement Analysis includes limited information of what historical documents were reviewed to understand the local history and context. Several resources may provide additional information on racially-disparate impacts and exclusion in housing, including King County's [Resources for Documenting the Local History of Racially Exclusive and Discriminatory Land Use and Housing Practices](#), PSRC's [Legacy of Structural Racism](#), and Commerce [Guidance to Address Racially-Disparate Impacts](#) (see Appendix A on race and zoning).

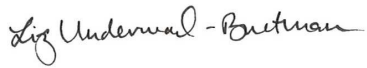
The transportation goals and policies are clearly informed by the multicounty planning policies but do not yet include data and analysis. We look forward to seeing a draft of the complete transportation element with required inventories, land use assumptions, travel demand analysis, financing plan, etc. The transportation section of the [Comprehensive Plan Consistency Tool](#) outlines these requirements. We are happy to review the draft element once all the required analysis is available.

- The region's multicounty planning policies (MPP-DP-52-53) call for addressing multimodal level of service standards in transportation planning. Given the policy focus on vehicle LOS standards in the draft goals and policies, the transportation element should also discuss how LOS for bicycle, pedestrian, and transit modes are addressed. More information is available in PSRC's [Transportation Element Guidance](#)

PSRC has resources available to assist the city in addressing these comments and inform development of other draft plan elements on the [Planning Resources](#) page.

We appreciate the opportunity to review and provide comments and look forward to reviewing the rest of the draft comprehensive plan. If you have any questions or need additional information, please contact me at LUnderwood-Bultmann@psrc.org

Thanks,



Liz Underwood-Bultmann
Principal Planner, Growth Management Planning
Puget Sound Regional Council

cc: Review Team, Growth Management Services, Department of Commerce

Snoqualmie 2044 Draft Comprehensive Plan Outline

Volume 1.		IV.	Transportation
I.	Cover		<ul style="list-style-type: none"> Functional Classifications TIP LOS Traffic Volume Non-Motorized Future Transportation Network Inventory and Classification of Streets TAZ
II.	Acknowledgements		
III.	Introduction: (Elk, Meadowbrook Farm, Train Museum, Falls, Riverwalk, Historic Downtown, Neighborhoods Overview and, Snoqualmie Events Overview)		
IV.	History and Background: Weyerhaeuser Mill Site, Snoqualmie Tribe, Town of Meadowbrook, 1990/2009 Floods		
V.	Snoqualmie Vision	V.	Utilities/Capital Facilities
VI.	Public Engagement Summary		<ul style="list-style-type: none"> 6 Year Facility Plans Summary CIP Stormwater/Surface Water Reference
VII.	Elements	VI.	Parks and Recreation
	<ul style="list-style-type: none"> Land Use Housing Transportation Utilities/Capital Facilities Parks and Recreation Environment/Climate Change Economic Development 		<ul style="list-style-type: none"> PRO Plan
VIII.	Implementation	VII.	Environment/Climate Change
Volume 2. Background Information and Appendices			<ul style="list-style-type: none"> Elk Flood History Critical Area Summary Urban Forestry Strategic Plan Reference Flood Control Plan Reference Riverwalk Plan Reference Shoreline Master Plan, Reference Critical Area Maps Tree Canopy Map
I.	Public Engagement Plan	VIII.	Economic Development
II.	Land Use/Neighborhoods		<ul style="list-style-type: none"> Tourism Target Industries Local Centers Local Partners Retail Opportunities Map
	<ul style="list-style-type: none"> Land Capacity Analysis Growth Targets Planning Areas and Maps Neighborhood Profiles Viewsheds Historic Sites Map Annexations 		
III.	Housing		
	<ul style="list-style-type: none"> Housing Needs Analysis Housing Strategy Plan Middle Housing Affordable Housing Opportunities 		

Tuesday, June 13, 2023



Growth Management Act Amendments 1995-2023

The Washington State Growth Management Act (GMA) has been amended numerous times since originally enacted in 1990. To help local governments with evaluating whether their adopted comprehensive plans and development regulations comply with the GMA, Department of Commerce, Growth Management Services, has developed a list of annual amendments to the GMA. This list summarizes amendments to Chapter 36.70A RCW ("The Growth Management Act" or "GMA"), as well as other related statutory amendments, enacted by the Washington State Legislature from 1995 to 2023.

Each amendment is listed below, by RCW citation and original bill number, according to the year of adoption, and it includes a brief description of the legislation and identification of the local jurisdictions affected.

Please note: This list has been prepared to briefly summarize legislative amendments to the GMA and to assist local governments with their periodic update process under RCW 36.70A.130 and for general research. This summary is not intended to provide a complete interpretation of all GMA amendments. Other related statutes may also help implement the GMA, and this summary is not a definitive legal guide for all planning requirements.

2023 Legislative Session

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.060 <i>SB 5374 – Relating to the adoption of county critical area ordinances by small cities</i></p> <p>Brief Description:</p> <p>The bill allows cities under 25,000 to adopt the county’s critical area ordinance by reference as long as the CAO is not under appeal. Once adopted by reference, the city is not required to take further action during future GMA periodic updates. Counties are entitled to a portion of the city’s grant funding that otherwise would have been used to update their CAOs.</p>	Counties and cities
<p>RCW 36.70A.130 <i>SB 5457 – Relating to implementing growth management task force legislative recommendations regarding small cities</i></p> <p>Brief Description:</p> <p>The bill allows cities and towns to opt out of the full comprehensive plan update process, but still must update critical areas regulations and the capital facilities and transportation elements, if the following are met:</p> <ul style="list-style-type: none"> • Has a population fewer than 500 • Is not located within 10 miles of a city with a population over 100,000 • Experienced a population growth rate of fewer than 10 percent in the preceding 10 years 	Cities and towns

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> Has provided the department of Commerce with notice of its intent to participate in a partial review and revision of its comprehensive plan <p>Ch. 36.70A (GMA), Ch. 43.21C (SEPA), Chs. 64.34, .32, .38, and .90 RCW. <i>HB 1337 – Expanding housing options by easing barriers to the construction and use of ADUs</i></p> <p>Brief Description:</p> <p>All GMA cities and counties must allow at least two ADUs per lot within urban growth areas in zones that allow for single-family homes. The ADUs may be attached, detached, or a combination of both, or may be conversions of existing structures. Cities must implement the bill’s requirements 6 months after their next comprehensive plan periodic update, or else the provisions in the bill will control.</p> <p>The bill places certain restrictions on local governments, including:</p> <ul style="list-style-type: none"> Local governments may not charge more than 50% of impact fees charged for the principal unit. Local governments may not require the owner to occupy the property. Local governments may not prohibit the ADU’s sale as independent units. Local governments must allow an ADU of at least 100 square feet and must adjust zoning to be consistent with the bill with respect to bulk and scale regulations. Local governments must set consistent parking requirements based on distance from transit and lot size. <p>Local governments are protected from HOAs seeking to enforce private covenants against ADUs in conflict with the bill.</p>	
<p>RCW 36.70A.030 and .280; adding new sections to the GMA and amending SEPA. <i>HB 1110 – Creating more homes for Washington by increasing middle housing in areas traditionally dedicated to single-family detached housing.</i></p> <p>Brief description:</p> <p>The bill requires cities of over 25,000 in population or that are within a contiguous UGA with the largest city in county with a population of more than 275,000 to allow two housing units per lot, four if one is affordable, or it is located within ¼ mile of transit, unless higher densities are already permitted.</p> <p>For cities over 75,000 in population, the requirement is four and six units, respectively. Extensions and exemptions are available for areas with critical areas, risk of displacement, infrastructure deficiencies, and when certain transportation safety conditions exist.</p>	Cities
<p>RCW 36.70A.020, .030, .070, .130, .190, .280, .320, and .480 <i>HB 1181 – Improving the state’s climate response through updates to the state’s planning framework</i></p> <p>Brief Description:</p> <p>The bill adds Climate Change and Resiliency as the 14th goal to the Growth Management Act and includes the following key changes to the GMA:</p>	Counties and cities

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> • Adds a greenhouse gas emissions reduction sub-element that would be mandatory for 11 of the largest counties and their cities. The sub-element and implementing development regulations must identify actions the jurisdiction will take that will: <ul style="list-style-type: none"> ○ Result in reductions in overall GHG emissions generated by the transportation and land use systems within the jurisdiction but without increasing emissions elsewhere. ○ Result in reductions in vehicle miles traveled within the jurisdictions but without increasing emissions elsewhere. ○ Prioritize reductions that would benefit overburdened communities in order to maximize the co-benefits of reduced air pollution and environmental justice. • Adds a resiliency sub-element that would be mandatory for all jurisdictions planning under RCW 36.70A.040. This requirement can be satisfied by adopting by reference a FEMA natural hazard mitigation plan that is in substantial conformance with this sub-element. • The land use, capital facilities, park and recreation, utilities, and transportation elements must be updated to include certain climate change related topics, including a prohibition for denying a development permit because a project may cause the transportation level of service to fall below the minimum standard where multimodal mitigation is possible. • Requires consideration of environmental justice in order to avoid worsening environmental health disparities. • Creates a new grant program for community-based organizations to advance participation of vulnerable populations in the planning process. • Requires the Department of Ecology to update its Shoreline Master Program (SMP) guidelines to require that SMPs address the impact of sea level rise and increased storm severity. • Requires the Department of Transportation to maintain a summary of the per capita vehicle miles traveled for cities and unincorporated portions of counties; adds multimodal concurrency. 	
<p>Ch. 36.70A RCW (GMA) and Ch. 36.70B RCW (Local Project Review Act) <i>HB 1293 – Streamlining development regulations</i></p> <p>Brief description:</p> <ul style="list-style-type: none"> • Effective six months after its next periodic comprehensive plan update, GMA cities and counties must have in place clear, objective, and understandable design review procedures and standards governing the exterior design of all new development. The term “design review” is further defined in statute. • Design review of development projects must be reviewed concurrently with two or more project permits associated with the proposal and are limited to one public meeting. • The bill adds language to ch. 36.70B RCW (Local Project Review Act) encouraging jurisdictions to consider prompt, coordinated, and expedited project review of general project permits and specifically projects that include affordable housing. 	Counties and cities
<p>Ch. 36.70B RCW (Local Project Review Act) <i>SB 5290 – Consolidating local permit review</i></p> <p>Brief description:</p>	Counties and cities

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<p>The bill amends chapter 36.70B RCW, the Local Project Review Act, for jurisdictions planning under the GMA. The bill includes the following provisions:</p> <ul style="list-style-type: none"> • Establishes a consolidated permit review grant program for local governments that commit to issuing final decisions for residential permit applications within specified time frames. • Creates a new grant program to support local governments' transition to digital permit application systems. • Requires the department of commerce to convene a work group to study statewide license and permitting software for local governments. • Removes building permits for the types of project permits in the covered types of land use permits. • Amends the process for jurisdictions to provide a written determination of completeness for project permit applications. • Beginning January 1, 2025, jurisdictions must set certain permit decision timelines at 65, 100, and 170 days depending on the permit and other factors. When timelines are not met a portion of the permit fees must be refunded. Jurisdictions can set other deadlines but lose administrative appeal safe harbor protection. Certain jurisdictions must also submit annual performance reports to commerce, which will report to the legislature. • Provides additional measures that jurisdictions can take to facilitate prompt coordinate permit review. • Requires commerce to provide guidance to local governments with respect to appropriate fee structures, staffing-up residential permit processing, and other topics. 	
<p>Ch. 43.21C RCW (SEPA) <i>SB 5412 – Decreasing local government workload</i></p> <p>Brief description:</p> <p>The bill allows for a SEPA categorical exemption for residential development projects within incorporated UGAs and middle housing projects within unincorporated UGAs if:</p> <ul style="list-style-type: none"> • The local government finds the proposed development is consistent with its development regulations; and • The local government has prepared environmental analysis that considers the project in the area proposed for the exemption and analyzes certain multimodal transportation impacts. <p>The environmental analysis must include documentation that the requirements for environmental analysis, protection, and mitigation for impacts have been adequately addressed for the exempted project. The local government must also document its consultation with the department of transportation regarding certain transportation impacts. Before finalizing the environmental analysis, the local government must provide at least 60 days public notice and the exemption is effective 30 days following adoptive action. Residential projects in Seattle are exempt from these requirements until September 30, 2025.</p>	Counties and cities
<p>Ch. 90.58 RCW (Shoreline Management Act) <i>HB 1544 – SMP review schedules</i></p> <p>Brief description:</p>	Counties and cities

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<p>This bill changes the Shoreline Master Program update schedule from eight years to ten years to align with local governments' comprehensive plan periodic update schedule. The bill also extends by one year the date by which the next round of SMP reviews and revisions are due.</p>	
<p>Ch. 44.39 RCW (Joint Committee on Energy Supply and Energy Conservation), Ch. 80.50 RCW (Energy Facilities), Ch. 43.21C RCW (SEPA), and Ch. 36.70B RCW (Local Project Review Act)</p> <p><i>HB 1216 – Clean Energy Siting</i></p> <p>Brief description:</p> <p>The bill establishes a new type of project designation by Commerce: Clean Energy Projects of Statewide Significance (CEPSS). The department of Ecology is responsible for coordinating an optional coordinated permitted process for CEPSS projects. Cities and counties with development projects determined as eligible for the coordinated permit process within their jurisdiction must enter into an agreement with Ecology or the project proponent for expediting the completion of projects, including expedited permit process and environmental review processing.</p> <p>The bill also directs lead agencies to complete an EIS for CEPSS projects within 24 months of a threshold determination and requires them to work collaboratively with agencies that have actions requiring SEPA review for the project to develop a schedule that includes a list of agency responsibilities, actions, and deadlines. The bill makes other SEPA changes related to the process of environmental review for CEPSS projects.</p> <p>During a review of a project to construct or improve electric generation, transmission, or distribution facilities, a local government may not require a project applicant to demonstrate the necessity or utility of the project, other than to require as part of the completed project application the submission of documentation required by the Federal Energy Regulatory Commission or other federal agencies with regulatory authority over electric power transmission and distribution needs, or the Utilities and Transportation Commission.</p> <p>A county may not prohibit the installation of wind and solar resource evaluation equipment necessary for the design and environmental planning of a renewable energy project.</p>	Counties and cities
<p>RCW 36.70A.710 and .740</p> <p><i>SB 5353 – Relating to the Voluntary Stewardship Program</i></p> <p>Brief description:</p> <p>The bill removes the date by which counties must join the VSP, opening it up to currently non-participating jurisdictions. A county that elects to join the VSP is not required to implement the program in a participating watershed until new adequate funding is provided. The Conservation Commission is required to determine every two years which watersheds in the new participating counties received adequate funding. If adequate funding is not provided, the county must take one of four options:</p> <ul style="list-style-type: none"> • Develop, adopt, and implement a work plan in the watershed that protects critical areas used for agricultural activities; • Adopt development regulations that have previously been adopted by another local government for the purpose of protecting critical areas used for agricultural activities; 	Counties

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> • Adopt development regulations certified by commerce as protective as critical areas in areas used for agricultural activities; or • Review, and if necessary, update development regulations adopted under the GMA to protect critical areas as they related to agricultural activities. 	
<p>Ch. 43.21C RCW (SEPA), Ch. 35.21 RCW (cities and towns), Ch. 35A.21 RCW (code cities), and Ch. 19.27A RCW (Energy-Related Building Standards)</p> <p><i>HB 1042 – The creation of additional housing units in existing buildings</i></p> <p>Brief description:</p> <p>The bill prohibits cities from denying a permit application for the addition of housing units within an existing building due to nonconformity with height, setback, parking, modulation, or elevator size unless it is a building code of life safety issue. When new residential units are proposed completely within an existing building, cities must allow a density bonus of 50% more than the zone otherwise allows. Cities may not require the addition of parking spaces, permitting requirements, or design standards not applied to all residential development in the zone, and may not impose exterior design or architectural requirements to the building. Cities also may not require a transportation concurrency study or SEPA review based on the addition of housing units within an existing building.</p> <p>The changes to city codes necessary to implement the bill are categorically exempt from SEPA.</p> <p>The state building code council is required to adopt an amendment to the energy code that waives the requirement for the unchanged portions of an existing building to comply with the current energy code when additional housing units are added to the building.</p>	Cities
<p>RCW 35.13.470 and RCW 82.14.415</p> <p><i>HB 1425 – Facilitating municipal annexations</i></p> <p>Brief description:</p> <p>The bill requires that if an interlocal agreement is used for a sales and use tax credit for annexed areas, the interlocal agreement must address:</p> <ul style="list-style-type: none"> • The balancing of annexations of commercial, industrial, and residential properties; • Development, ownership, and maintenance of infrastructure; and • The potential for revenue-sharing agreements. <p>The bill removes the requirements that a city be within a county with a population of at least 600,000 to impose the tax and that an annexation area must have a population of at least 10,000 or 4,000. The bill also removes the eligibility timeline.</p> <p>The bill requires that to impose the tax, a city must have entered into an interlocal agreement with the county regarding the proposed annexation area. The bill also updates the maximum levy amounts that may be imposed based on population.</p>	Counties and cities
<p>Title 64 RCW (Real Property and Conveyances), RCW 58.17.060, RCW 82.02.060, Ch. 82.45 RCW (Real Estate Excise Tax)</p> <p><i>SB 5258 – Increasing the supply and affordability of condominium units and townhouses as an option for homeownership</i></p>	

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<p>Brief description:</p> <p>This bill imposes new requirements on condo associations seeking to bring a construction defect claim and imposes additional pre-litigation procedural requirements with the intent to better resolve disputes and encourage the construction of more housing. The bill also created a Down Payment Assistance Account funded by the REET. Impact fee schedules must now reflect the proportionate impact of new housing units based on the square footage and number of bedrooms, or trips generated, in the housing unit, to produce a proportionally lower impact fee for smaller housing units.</p> <p>All cities, towns, and counties must include in their short plat regulations procedures for unit lot subdivisions allowing division of a parent lot into separately owned unit lots.</p>	

2022 Legislative Session

RCW, Bill Number, Brief Description for 2022 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.130 <i>HB 1241 – Relating to planning under the GMA. (Ch. 192 Laws 2022)</i> Effective date: June 9, 2022</p> <p>Brief Description:</p> <p>This bill changes the comprehensive plan periodic update from every eight years to every ten years and established the next deadline being December 31, 2024 for King, Kitsap, Pierce, and Snohomish counties and the cities within them. In addition, counties meeting certain population or growth thresholds, and certain cities within them, must provide the Department of Commerce with an implementation progress report five years after the periodic comprehensive plan adoption. Commerce must develop guidelines for the report, including:</p> <ul style="list-style-type: none"> • The implementation of previously adopted changes to the housing element and the effect of those changes on housing affordability and availability within the jurisdiction; • Permit processing timelines; and • Progress toward implementing actions required to achieve reductions to meet greenhouse gas and vehicle miles traveled requirements as provided for in any element of the comprehensive plan. <p>If a covered jurisdiction has yet to implement any changes that were included in the most recent period update or has not taken legislative or administrative actions necessary to implement the changes by the implementation progress report due date, then that jurisdiction must identify the need for changes or action in its report, adopt a work plan to implement the changes, and complete all work necessary for implementation within two years of the report's submission.</p>	<p>Counties and cities</p>
<p>RCW 36.70A.040 - .210. <i>HB 1717 – Relating to tribal participation in GMA planning. (Ch. 252 Laws 2022)</i> Effective date: June 9, 2022</p>	<p>Counties, Cities, regional planning authorities, and tribes.</p>

RCW, Bill Number, Brief Description for 2022 Legislative Session	Counties/Cities Other interested parties affected
<p>Brief description:</p> <p>Federal agencies and tribes with a reservation or ceded lands within a county are required to be invited to participate in the countywide planning process. A federally recognized Indian tribe may voluntarily choose to participate in the county or regional planning process and coordinate with the counties and cities required to plan under the GMA. Once a local government receives notice from a tribe whose reservations or ceded land are in the county that the tribe has or will have a parallel planning process, the local government must enter into good faith negotiations with the tribe to attempt to reach a mutually acceptable memorandum of agreement regarding collaboration and participation in the planning process, including coordinating planning for urban growth. If such agreement cannot be reached, the local government and tribe must enter mediation. A tribe may also request that Commerce provide facilitation services to resolve issues that it has with a local government's comprehensive planning. Delay of adoption of a local government's comprehensive plan or development regulations due to this dispute resolution are not subject to GMHB appeal regarding the delay.</p> <p>Countywide planning policies must include policies that address the protection of tribal cultural resources in collaboration with tribes that choose to participate in the planning process. When a city's comprehensive plan includes a port element, the city must develop the element collaboratively with the port and any tribe that is participating in the planning process through a MOA.</p>	
<p>RCW 36.70A.540 <i>HB 2001 – Relating to expanding the ability to build tiny houses. (Ch. 275 Laws 2002)</i> Effective date: June 9, 2022</p> <p>Brief Description:</p> <p>The bill adds tiny house communities, which were legislatively authorized in 2017, to the type of housing eligible for affordable housing incentive programs established by local governments under the GMA through comprehensive plans and development regulations.</p>	Counties and cities
<p>RCW 36.70A.067 <i>SB 5042 – Relating to the effective date of certain actions taken under the GMA. (Ch. 218 Laws 2022).</i> Effective date: June 9, 2022</p> <p>Brief Description:</p> <p>The bill establishes the effective date of an action that expands a UGA; removes the designation of agricultural, forest, or mineral resource lands; creates or expands a LAMIRD; establishes a new fully contained community; or creates or expands a master planned resort is the later of the following:</p> <ul style="list-style-type: none"> • 60 days after the date of public notice of adoption of the comprehensive plan, development regulation, or amendment to the plan or regulation, implementing the action; or • If a petition for review to the Growth Management Hearings Board is timely filed, upon issuance of the board's final order. <p>This eliminates a vesting loophole that previously allowed these actions to proceed due to Washington's early vesting law, even when an action is subsequently invalidated by the GMHB.</p>	Counties

RCW, Bill Number, Brief Description for 2022 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.070 <i>SB 5275 – Relating to enhancing opportunity in LAMIRDs. (Ch. 220 Laws 2022).</i> Effective date: June 9, 2022</p> <p>Brief Description:</p> <p>The bill amends current LAMIRD requirements by allowing for:</p> <ul style="list-style-type: none"> • Development and redevelopment within a LAMIRD with confirmation that existing providers of public facilities and services have sufficient capacity to serve new or additional demand from the development or redevelopment. • Changes to land use designations on vacant land if new development and redevelopment is consistent with the county definition of local rural character. • Commercial development or redevelopment within mixed-use areas to serve existing and projected rural populations with a footprint limitation of up to a maximum of 5,000 square feet. New uses of retail or food service space cannot exceed 2,500 square feet. 	Counties
<p>RCW 36.70A.130 <i>SB 5593 – Relating to UGA boundaries. (Ch. 287 Laws 2022).</i> Effective date: June 9, 2022</p> <p>Brief Description:</p> <p>Each county that designates UGAs must review the patterns of development within the UGA during the periodic comprehensive plan update. If, during this review, the county determines the patterns of development have created pressure in areas that exceed the available and developable lands within the UGA, the county may revise the UGA to accommodate identified patterns of development and future development pressure for the succeeding 20-year period. Areas added to the UGA must not be designated as natural resource lands or contain more than 15 percent critical areas. The areas added must be suitable for urban growth and contiguous. The revision may not result in an increase in the total surface area of the existing UGA.</p> <p>A jurisdiction's transportation element and capital facility plan element must identify the transportation facilities, public facilities, and related services needed to serve the added areas to the UGA, including funding sources.</p>	Counties, cities, and service providers.
<p>RCW 36.70A.600, .070 and Ch. 43.21C RCW (SEPA) <i>SB 5818 – Relating to promoting housing construction in cities through amendments to and limiting appeals under SEPA and the GMA.</i> Effective date: June 9, 2022</p> <p>Brief Description:</p> <p>Any nonproject action taken by a fully planning city to implement certain optional planning actions to increase residential building capacity is permanently exempt from administrative and judicial appeal under SEPA. The adoption of ordinances, development regulations, and amendments to such regulations and other nonproject actions taken by a fully planning city that increases housing capacity and affordability and mitigates displacement, outside of critical areas, are exempt from</p>	

RCW, Bill Number, Brief Description for 2022 Legislative Session	Counties/Cities Other interested parties affected
<p>administrative and judicial appeals under SEPA, except for nonproject actions having a probable significant adverse impact on fish habitat.</p> <p>The SEPA exemption for project actions related to a residential, multifamily, or mixed-use development on the basis of or impacts to the transportation elements of the environment only applies if WSDOT has not found that the project will present significant adverse impacts to the state-owned transportation system. Impacts to aesthetics or light and glare are exempt from SEPA if the project is subject to adopted design review requirements.</p> <p>Ecology must undergo expedited rulemaking to modify rule-based SEPA categorical exemptions to SEPA as follows:</p> <ul style="list-style-type: none"> • Add four attached single-family residential units to the current exemption for certain types of construction. • Create a new exemption level for single-family residential project types with a total square footage of fewer than 1500 square feet in incorporated UGAs of at least 100 units. • Increase the exemption level for multifamily residential project types in incorporated UGAs from 60 units to 200 units. • Add the following sentence to the categorical exemptions for minor new construction: "The city, town, or county must document the result of its outreach with the department of transportation on impacts to state-owned transportation facilities, including consideration of whether mitigation is necessary for impacts to state-owned transportation facilities." <p>Any applicant whose project qualifies as exempt under SEPA is not required to file an environmental checklist if other information is available to establish that a project qualifies for an exemption.</p>	
<p>Title 70A RCW (Environmental Health and Safety), Ch. 36.70A RCW (GMA), Ch. 36.70 RCW (Planning Enabling Act), and related statutes HB 1799 – Relating to organic materials management Effective date: June 9, 2022</p> <p>Brief description:</p> <p>Beginning January 1, 2027, each county or city that implements a local solid waste plan must provide source-separated organic waste collection services at least either biweekly or 26 weeks annually to all residents and non-residential customers that generate at least 0.25 cubic yards of organic materials per week, and must provide for organic materials management of collected organic materials. Cities and counties may charge and collect fees or rates for these services, consistent with existing authority to impose fees and rates for solid waste collection services. These requirements do not apply to certain jurisdictions and certain areas described in the bill.</p> <p>Jurisdictions implementing local solid waste management plans may not site the increase or expansion of an existing organic materials management facility that processed more than 200,000 tons of material relative to 2019 levels, except that this limitation does not apply to anaerobic digesters.</p> <p>By January 1, 2023, cities and counties with a population of at least 25,000 or in which organic material collection services are provided must adopt a compost procurement ordinance to implement the 2020 requirement for local governments to consider the use of compost products in projects and to use compost products in a project except when availability, health, quality, safety, or price-competitive criteria are not met. They must develop strategies to inform residents</p>	Counties and cities

RCW, Bill Number, Brief Description for 2022 Legislative Session	Counties/Cities Other interested parties affected
regarding the jurisdiction's use of compost and the value of compost and give priority to purchasing compost products that produce compost locally, are certified by a nationally recognized organization, the product products derived from municipal solid waste compost programs, and that meet quality standards. The bill creates additional procurement options for local governments.	

2021 Legislative Session

RCW, Bill Number, Brief Description for 2021 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.020, .030, .070, .390; chapter 35A.21 RCW; chapter 35.21 RCW <i>HB 1220 – Relating to supporting emergency shelters and housing through local planning and development regulations. (Ch. 254 Laws 2021)</i> Effective date: July 25, 2021</p> <p>Brief Description:</p> <p>Commerce will provide jurisdictions with existing and projected housing needs that identify the number of housing units necessary to manage projected growth, including units for moderate, low, very low, and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing.</p> <p>The housing element of comprehensive plans is updated to require GMA planning counties and cities to do the following:</p> <ul style="list-style-type: none"> • Include moderate density housing options within the UGA and include mandatory provisions for the preservation, improvement, and development of housing. • Identify sufficient land and zoning capacities for the following housing types based on the housing needs provided by Commerce: moderate, low, very low, and extremely low-income households; emergency housing, emergency shelters, and permanent supportive housing; and within the UGA, consideration of duplexes, triplexes, and townhomes. • Plan for and accommodate, rather than just encourage the availability of, affordable housing for the economic segments described above by doing the following: <ul style="list-style-type: none"> ○ Incorporate special consideration for low, very low, extremely low, and moderate-income households; ○ Document programs and actions needed to achieve housing availability, including gaps in local funding, barriers such as development regulations, and other limitations; ○ Consider housing locations in relation to employment locations; ○ Consider the role of ADUs in meeting housing needs. • Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing and implement policies and regulations to address and being to undo them. • Identify areas at high risk of displacement from market forces that occur with changes to zoning, development regulations, and capital investments. • Establish anti-displacement policies <p>Cities may not prohibit transitional housing or permanent supportive housing in any zones where residential dwelling units or hotels are allowed. Cities may not prohibit indoor emergency shelters or indoor emergency housing in any zones where hotels are allowed, except for cities that have</p>	Counties and cities

RCW, Bill Number, Brief Description for 2021 Legislative Session	Counties/Cities Other interested parties affected
<p>adopted an ordinance authorizing such shelters and housing in a majority of zones within a 1-mile proximity to transit. Cities may impose reasonable occupancy and use regulations on such shelters and housing but those regulations may not prevent the siting of a sufficient number to accommodate the need.</p>	
<p>RCW 36.70A.330 and RCW 43.155.070; chapters 35A.14 RCW, 36.70A RCW, 43.160 RCW, 80.36 RCW, and 43.330 RCW. <i>SB 5368 – Relating to encouraging rural economic development. (Ch. 312 Laws 2021)</i> Effective date: July 25, 2021</p> <p>Brief Description:</p> <p>This bill allows code cities and counties to enter into an interlocal agreement for the purpose of facilitating city annexation of unincorporated UGA territory, including collaborating on the jurisdictional transfer of commercial, industrial, and residential properties and facilities.</p> <p>The bill also authorizes the Growth Management Hearings Board to refer a finding of noncompliance to Commerce to facilitate a speedy resolution.</p>	Counties and Cities

2020 Legislative Session

RCW, Bill Number, Brief Description for 2020 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.130 <i>HB 2342 – Relating to aligning the timing of comprehensive plan updates required by the growth management act with the timing of shoreline master program updates required by the shoreline management act. (Ch. 113 Laws 2020)</i> Effective date: 6/11/2020 Effective date (Section 2): 7/1/2025</p> <p>Brief Description:</p> <p>This amendment updated the GMA periodic update schedule to better align the GMA update cycle with the census and makes associated changes to the Shoreline Management Act (SMA) schedule. The new GMA schedule took effect June 11, 2020. (The new SMA schedule changes, RCW 90.58.080, changes take effect July 1, 2025.)</p> <p><u>New GMA periodic update schedule:</u></p> <ul style="list-style-type: none"> • The following counties, and the cities within them, are required to review and, if needed, revise their comprehensive plans and development regulations by June 30, 2024, and every eight years thereafter: King, Kitsap, Pierce, and Snohomish. • The following counties, and the cities within them, are required to review and, if needed, revise their comprehensive plans and development regulations by June 30, 2025, and every eight years thereafter: Clallam, Clark, Island, Jefferson, Lewis, Mason, San Juan, Skagit, Thurston, and Whatcom. • The following counties, and the cities within them, are required to review and, if needed, revise their comprehensive plans and development regulations by June 30, 2026, and every 	Counties and cities

RCW, Bill Number, Brief Description for 2020 Legislative Session	Counties/Cities Other interested parties affected
<p>eight years thereafter: Benton, Chelan, Cowlitz, Douglas, Franklin, Kittitas, Skamania, Spokane, Walla Walla, and Yakima.</p> <ul style="list-style-type: none"> The following counties, and the cities within them, are required to review and, if needed, revise their comprehensive plans and development regulations by June 30, 2027, and every eight years thereafter: Adams, Asotin, Columbia, Ferry, Garfield, Grant, Grays Harbor, Klickitat, Lincoln, Okanogan, Pacific, Pend Oreille, Stevens, Wahkiakum, and Whitman. 	
<p>RCW 36.70A.600 through .620, and RCW 36.70A.030. <i>HB 2343 – Relating to urban housing supply. (Ch. 173 Laws 2020)</i> Effective date: 6/11/2020</p> <p>Brief Description:</p> <ul style="list-style-type: none"> Adds to provisions of E2SHB 1923 (2019), extending timelines and adding to the list of activities that cities are encouraged to take in order to increase residential building capacity. The date by which cities must take certain planning actions to increase residential building capacity in order for those actions to be exempt from administrative or judicial appeal under the GMA and the State Environmental Policy Act (SEPA) is changed from April 1, 2021, to April 1, 2023. Reduces requirements for bus frequency from four times an hour to two times an hour for very or extremely low income (30-50% AMI) relating to parking reductions. Adds parking reductions for market rate housing: <i>“For market rate multifamily housing units that are located within one-quarter mile of a transit stop that receives transit service at least four times per hour for twelve or more hours per day, minimum residential parking requirements may be no greater than one parking space per bedroom or .75 space per unit. A city may establish a requirement for the provision of more than one parking space per bedroom or .75 space per unit if the jurisdiction has determined a particular housing unit to be in an area with a lack of access to street parking capacity, physical space impediments, or other reasons supported by evidence that would make on-street parking infeasible for the unit.”</i> The GMA definition of "permanent supportive housing" is modified. 	Cities
<p>RCW 36.70A.696 through .699 <i>SB 6617 – Relating to accessory dwelling unit regulation. (Ch. 217 Laws 2020)</i> Effective date: 6/11/2020</p> <p>Brief Description:</p> <ul style="list-style-type: none"> Requires, by July 1, 2021, any city within a GMA county must adopt or amend regulations so as to not require off-street parking for accessory dwelling units (ADUs) within 0.25 mile of a “major transit stop” unless the city determines the ADU is in an area with a lack of access to street parking capacity, physical space impediments, or other reasons that would make on-street parking infeasible for the ADU. A city that has adopted or substantively amended its ADU regulations within the previous four years is exempt from the new ADU requirements regarding off-street parking. “Major transit stop” is defined as: <ul style="list-style-type: none"> A stop on certain high capacity transportation systems; Commuter rail stops; Stops on rail or fixed guideway systems, including transit-ways; 	Cities

RCW, Bill Number, Brief Description for 2020 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> ○ Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or ○ Stops for a bus or other transit mode providing fixed route service at intervals of at least 15 minutes during the peak hours of operation. 	
<p>RCW 36.70A.200 <i>HB 2640 – Relating to clarifying that facilities that are operated by a private entity in which persons are detained in custody under process of law pending the outcome of legal proceedings are not essential public facilities under the growth management act. (Ch. 128 Laws 2020)</i> Effective date: 3/25/2020</p> <p>Brief Description: This bill updates the GMA provision governing the siting of essential public facilities, and exclude private detention facilities from the definition of essential public facilities. It further clarifies that this exclusions does not apply to mental health facilities. Those facilities remain essential public facilities. It applies to only facilities for pretrial detention. It applies retroactively as well as prospectively.</p>	Counties and cities
<p>RCW 36.70A.250 through .280 <i>SB 6574 – Relating to clarifying the respective administrative powers, duties, and responsibilities of the growth management hearings board and the environmental land use and hearings office. (Ch. 214 Laws 2020)</i> Effective date: 6/11/2020</p> <p>Brief Description: This bill is governor request legislation designed to align the structure and practice of the Growth Management Hearings Board (GMHB) with the rest of the Environmental and Land Use Hearings Office to improve administration. The bill changes the size of the board, adjusts the qualifications of board members and the procedures for appointing board members and makes other miscellaneous changes to the composition and operations of the GMHB.</p>	Counties, cities and members of the public
<p>RCW 43.21C.229 <i>HB 2673 – Relating to exemptions for infill development under the state environmental policy act. (Ch. 87 Laws 2020)</i> Effective date: 6/11/2020</p> <p>Brief Description: This bill amends RCW 43.21C.229, and changes the standard for use of optionally SEPA categorical exemption for infill development to include development in areas where population is roughly equal to projections in comprehensive plan and development regulations, rather than limiting it to areas where it is less than such projections.</p>	Counties and cities
<p>RCW 84.14.020 <i>HB 2950 – Relating to addressing affordable housing needs through the multifamily housing tax exemption by providing an extension of the exemption until January 1, 2022, for certain properties currently receiving a twelve-year exemption and by convening a work group. (Ch. 237 Laws 2020)</i> Governor partial veto – Section 3 not approved. Effective date: 6/11/2020</p>	Counties and cities

RCW, Bill Number, Brief Description for 2020 Legislative Session	Counties/Cities Other interested parties affected
<p>Brief Description: This bill extends the multifamily property tax exemption (MFTE) for certain properties through December 31, 2021.</p> <p><u>Governor's partial veto:</u> <i>Section 3 directs the Department of Commerce to contract with a nonprofit facilitator to convene a work group to study and make recommendations on certain aspects of the multifamily property tax exemption program. The department is also required to provide a follow-up report to the Legislature and the Joint Legislative Audit and Review Committee by December 1, 2020. However, the work required under Section 3 is not funded in the budget. For these reasons I have vetoed Section 3 of Substitute House Bill 2950.</i></p>	

2019 Legislative Session

RCW, Bill Number, Brief Description for 2019 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.545 (and RCW 35A.63.300, and RCW 35.63.280) HB 1377 – Relating to affordable housing development on religious organization property. (Ch. 218 Laws 2019) Effective date: 7/28/2019</p> <p>Brief Description:</p> <ul style="list-style-type: none"> • A city planning under certain planning enabling statutes, or a city or county fully planning under the GMA, must allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization if the affordable housing development under certain conditions outlined under RCW 36.70A.545. • A city or town, code city, or county may develop policies to implement the increased density bonus if it receives a request from a religious organization for the increased density bonus. • The religious organization developing the qualifying affordable housing must pay all fees, mitigation costs, and other charges required and, if applicable, should work with local transit agencies to ensure appropriate transit services are provided to the affordable housing development. • An affordable housing development created by a religious institution within a city or county fully planning under the GMA must be located within an urban growth area. 	Counties and cities
<p>RCW 36.70A.600 through 620; and RCW 36.70A.030 HB 1923 – Relating to increasing urban residential building capacity. (Ch. 348 Laws 2019) Effective date: 7/28/2019 Effective date (Section 11): 7/1/2019</p> <p>Brief Description: This is a multifaceted bill designed to increase residential capacity in larger cities.</p>	Cities

RCW, Bill Number, Brief Description for 2019 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> • Encourages fully planning cities to take certain actions designed to increase residential building capacity. The bill lists twelve qualifying measures they are encouraged to adopt. If a city intends to adopt actions before July 30, 2021 they can apply to Commerce for a grant of up to \$100,000 to support the effort. Implementation actions taken before this deadline are also shielded from SEPA and GMA appeal. Cities may also gain eligibility through development of a housing action plan. A housing action plan is an expanded version of the housing needs analysis. • The bill also directs the Washington Center for Real Estate Research to produce a report every two years that compiles housing supply and affordability metrics for all fully planning cities. This data is designed for use with drafting the housing action plan. • The bill also contains two mandatory requirements designed to reduce pressure on housing supply. The first is a requirement to all permanent supportive housing in all multifamily areas. The second is limitations on minimum parking requirements. • In order to fund the grants and the production of the housing data profiles, the bill establishes a \$2.50 increase in the document-recording fee. 	
<p>RCW 43.330.515 and .520 <i>SB 5748 – Relating to creating an account to support necessary infrastructure nearby military installations. (Ch. 404 Laws 2019)</i> Effective date: 7/28/2019</p> <p>Brief Description: The bill creates the defense community compatibility account. The account funds grants to local governments, or entities who have an agreement with a military installation under the Readiness and Environmental Protection Integration (REPI) program. Eligible projects include:</p> <ul style="list-style-type: none"> • Acquisition of real property or real property interests to eliminate an existing incompatible use; • Projects to jointly assist in the recovery or protection of endangered species dependent on military installation property for habitat; • Projects or programs to increase the availability of housing affordable to enlisted military personnel and nonmilitary residents in the local community. • Projects to retrofit existing uses to increase their compatibility with existing military operations. • Projects to enable local communities heavily dependent on a nearby military installation to diversify the local economy so as to reduce the economic dependence on the military base; • Projects that aid communities to replace jobs lost in the event of a reduction of the military presence; • Local infrastructure or facilities necessary to help a community accommodate an expanded military presence in their community; • Projects that improve or enhance aspects of the local economy, environment, or quality of life impacted by the presence of military activities. <p>Commerce must produce a biennial report with a prioritized list of projects, and may develop rules to implement this section.</p>	<p>Counties and cities, and certain entities also identified in this bill.</p>
<p>RCW 36.70A.270 <i>SB 5151 – Relating to requiring the growth management hearings board to topically index the rulings, decisions, and orders it publishes. (Ch. 452 Laws 2019)</i> Effective date: 7/28/2019</p>	<p>Counties, cities, and members of the public.</p>

RCW, Bill Number, Brief Description for 2019 Legislative Session	Counties/Cities Other interested parties affected
<p>Brief Description: Environmental & Land Use Hearings Office must coordinate with the Growth Management Hearings Board, the Department of Commerce, and other interested stakeholders to develop and maintain a rational system of categorizing rulings, decisions, and orders. The website must allow a user to search GMHB decisions and orders by topic, party, and geographic location or by natural language. All rulings, decisions, and orders issued before January 1, 2019, must be published by June 30, 2021.</p>	

2018 Legislative Session

RCW, Bill Number, Brief Description for 2018 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.590 <i>SB 6091 - Relating to ensuring that water is available to support development.</i> (Ch.1 Laws 2018) Effective date 1/19/2018</p> <p>Brief Description: Addresses the availability of water to support development. For the purposes of complying with the GMA relating to surface and groundwater resources, a county or city may rely on or refer to applicable minimum instream flow rules adopted by Ecology. Development regulations must ensure that proposed water uses are consistent with the permit-exempt groundwater statute and with applicable rules when making building permit and subdivision decisions.</p>	Counties and cities

2017 Legislative Session

RCW, Bill Number, Brief Description for 2017 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.211 and .212 <i>HB 1017 – Relating to the siting of schools and school facilities.</i> (Ch. 129 Laws 17) Governor vetoed Section 1. Effective date 7/23/2017</p> <p>Brief Description (Sections 2-3):</p> <ul style="list-style-type: none"> Pierce County may authorize the siting of a school in a rural area to serve students from an urban area, even when otherwise prohibited by multicounty policies if the county has adopted a comprehensive plan policy concerning the siting of schools in rural areas. Such a school may not collect impact fees. Vision 2040, the multicounty planning policy document is to be amended at its next update (2020) to include a policy addressing the siting of schools in rural areas. (This policy would cover all four PSRC counties). Each school district that sites schools under Section 2 must participate in the county's next GMA update (due in 2023 for Pierce County), to: <ul style="list-style-type: none"> Coordinate on enrollment forecasts and projections Identify school siting criteria, with the county, cities and PSRC 	Pierce County

RCW, Bill Number, Brief Description for 2017 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> ○ Identify suitable school sites with the county and cities with priority to siting urban serving schools in existing cities and towns in locations where students can safely walk and bicycle to school from the homes, and can effectively served by transit ○ Identify schools costs and include this in the capital facilities plan element. <p><u>Governors' partial veto (Section 1)**: First, any extension of urban services to serve a rural school must be limited to the size and scale needed to support the long-term needs of the school. Second, the land surrounding a new rural school must maintain its rural character and housing density as specified in RCW 36.70A.070(5). Finally, in order for schools to be sited outside the Urban Growth Boundary Line, school districts must demonstrate that there is no suitable land available within the Urban Growth Area. For these reasons I have vetoed Section 1 of Engrossed Substitute House Bill 1017.</u></p> <p>** Note: See HB 2243 (2017) below.</p>	
<p>RCW 37.70A.690 <i>HB 1503 – Relating to preventing unfunded mandates involving on-site sewage systems from affecting local governments and property owners. (Ch. 105 Laws 17)</i> Effective date 7/23/2017</p> <p>Brief Description:</p> <ul style="list-style-type: none"> • Declares that the Growth Management Act (GMA) does not preclude counties from certifying homeowners, or their family members or tenants, to inspect their on-site sewage systems (OSS). • Declares that counties are not relived of the obligation to protect water quality under the GMA. Governor signed 	<p>Counties and cities. Property owners (pertaining to self-inspection of septic systems)</p>
<p>RCW 36.70A.030, .060, .070, and .108 <i>SB 5517 – Concerning rail dependent uses for purposes of the growth management act and related development regulations. Governor vetoed</i></p> <p>Brief Description:</p> <ul style="list-style-type: none"> • Adds definitions of “freight rail dependent uses” and “short line railroad” to the Growth Management Act (GMA). • Direct the Department of Commerce to submit a report to the Legislature by November 15 of each-even numbered year, beginning in 2022 and ending in 2032, that describes any job gains, tax impact, and impacts to resource lands resulting from freight rail dependent uses sited under the GMA. • Authorized Clark and Okanogan counties to allow rail dependent industrial uses on resource lands adjacent to short line railroads. • Authorizes Clark and Okanogan counties to include development of freight rail dependent uses on land adjacent to railroad lines and infrastructure in the transportation element of their comprehensive plan. 	<p>Clark, Okanogan</p>
<p>RCW 36.70A.110 <i>HB 1683 – Addressing sewer service within urban growth areas.</i> (Chapter 305 Laws 2017) Effective date 7/23/2017</p>	<p>Counties and cities. Utility districts and Property owners.</p>

RCW, Bill Number, Brief Description for 2017 Legislative Session	Counties/Cities Other interested parties affected
<p>Brief Description: Specifies that GMA fully planning counties, cities, and utilities are not obligated to install sanitary sewer systems to certain properties within urban growth areas served by on-site sewage systems.</p>	
<p>HB 2243-Concerning the siting of schools and school facilities Governor signed C32 L 2017 3rd Special Session. Effective date 10/19/2017</p> <p>Brief Description:</p> <ul style="list-style-type: none"> • Provides that the Growth Management Act (GMA) does not prohibit a county planning fully under the GMA from authorizing the extension of public facilities and utilities to serve a school located in a rural area that serves students from a rural area and an urban area, so long as certain requirements are met. • Authorizes the extension of public facilities and utilities extended to a school located outside an Urban Growth Area (UGA),. • Provides that the GMA does not prohibit the expansion, modernization, or placement of portable classrooms at an existing school in a rural area. • Directs the Department of Commerce to submit a report to the Legislature in 2023 that reports on the schools built under this legislation. <p>Note: how this is related to ESHB 1017: During the 2017 Legislative Session, the Legislature passed Engrossed Substitute House Bill (ESHB) 1017, which dealt with the topic of siting schools in rural areas under the GMA. Governor signed ESHB 1017 into law, but in so doing, vetoed section 1 of ESHB 1017. The vetoed provisions were signed into law as part of HB 2243.</p>	Counties and cities
<p>SB 5254—Relating to ensuring adequacy of buildable lands and zoning in urban growth areas and providing funding for low-income housing and homeless programs Governor signed C16, L 2017 3rd Special Session, Effective date 10/19/2017</p> <p>Brief Description:</p> <ul style="list-style-type: none"> • Extends the \$40 local homeless housing and assistance surcharge to 2023. • Allows revenue from the local real estate excise tax (REET II) to be used for homeless housing development through 2019, subject to certain conditions. • Makes certain changes to the Growth Management Act's buildable lands program through 2030, including making Whatcom County subject to buildable lands program requirements and requiring that county buildable land reports be completed at least two years prior to scheduled comprehensive plan updates. • Requires the Department of Commerce to contract for the development of buildable lands program guidance for use by local governments. • Exempts projects with environmental impacts that have been addressed in a planned actions designated by local governments that encompass areas located near transit stops from further environmental review under the State Environmental Policy Act (SEPA). 	<p>Buildable Lands Counties: Clark, King, Kitsap, Pierce, Snohomish, Thurston, and Whatcom counties.</p> <p>Note: Portions of the bill only affect newly added Whatcom County.</p>

RCW, Bill Number, Brief Description for 2017 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A, .070 SSB 5790 – Concerning the economic development element of the growth management act. Governor partial veto – Section 3 not approved. Chapter 331, 2017 Laws PV, Effective date 7/23/2017</p> <p>Brief Description:</p> <p>The bill amends the rural element requirement to allow innovative techniques that will accommodate appropriate rural economic advancement, densities, and uses. It also removes the following provisions from the economic development element:</p> <ul style="list-style-type: none"> • A summary of the local economy • A summary of the strengths and weaknesses of the local economy, and • An identification of policies, programs, and projects to foster economic growth and development and to address future needs. <p>The Governor partially vetoed a section of the bill that would have allowed smaller counties to identify stagnate or deteriorating economic industries in rural areas and “seize economic opportunities that may deviate” from the GMA in order to encourage economic development. The vetoed section would have required the GMHB to afford deference to local development choices that prioritize economic development in rural areas for certain jurisdictions.</p>	<p>Cities, Counties</p>
<p>SB 5806-Concerning preliminary work to develop a process for planning for a new interstate 5 bridge spanning the Columbia river. Governor signed. C288 L2017. Effective date 7/23/2017</p> <p>The process for designating a project of statewide significance is modified to allow for a legislative designation. Projects of statewide significance that are designated by the Legislature are exempted from the application requirements.</p>	<p>Cities and Counties</p>

2016 Legislative Session

No Growth Management Act Amendments for 2016 Legislative Session	Cities/Counties Affected
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2015 Legislative Session

RCW, Bill Number, Brief Description for 2015 Legislative Session	Cities/Counties Affected
<p>RCW 36.70A.035 SB 5238 – Concerning public water systems’ public participation notice provisions.</p> <p>Brief Description:</p> <ul style="list-style-type: none"> The list of persons and entities that public participation requirements of GMA must, through notice procedures, must also be reasonably calculated to provide notice of proposed amendments to comprehensive plans and development regulations is expanded to include Group A public water systems that are required to develop water system plans. Group A water systems either have 15 or more service connections, regularly serve 25 or more people 60 or more days per year, or serve 1,000 or more people for two or more consecutive days. 	Counties, Cities
<p>RCW 37.70A.070 ESB 5923 – Promoting economic recovery in the construction industry</p> <p>Brief Description:</p> <ul style="list-style-type: none"> Obligates counties, cities, and towns that collect impact fees to, by September 1, 2016, adopt and maintain a system for the deferred collection of impact fees for single-family detached and attached residential construction. Delays the starting of the six-year frame for satisfying transportation concurrency provisions of the Growth Management Act until deferred impact fees are due. Establishes impact fee deferral reporting requirements for the Joint Legislative Audit and Review Committee and the Department of Commerce. Makes all provisions effective September 1, 2016. 	Counties, cities, and towns that collect impact fees

Legislative Session 2014

RCW, Bill Number, Brief Description for Legislative Session 2014	Cities/Counties Affected
<p>RCW 36.70A.040, .060, .280 EHB 1224 – Providing a process for county legislative authorities to withdraw from voluntary planning under the GMA</p> <p>Brief Description:</p> <ul style="list-style-type: none"> Allows a county that elected to fully plan under the Growth Management Act (GMA) and that has 20,000 or fewer inhabitants to reduce the planning obligations that it and the cities within must satisfy under the GMA. Expires the authority of a county to reduce planning obligations for it and the cities within on December 31, 2015. Establishes that a county action to reduce the planning obligations for it and the cities within may be invalidated if the county is not in compliance with certain planning requirements of 	Counties, Cities

RCW, Bill Number, Brief Description for Legislative Session 2014	Cities/Counties Affected
<p>GMA at the time of the county's reduction action, and if the county does not received a determination of compliance from the Department of Commerce (Commerce).</p> <ul style="list-style-type: none"> • Makes compliance determinations by Commerce subject to review by the Growth Management Hearings Board. • Specifies that a county that reduces the planning obligations for it and the cities within must satisfy requirements for natural resource lands, critical areas, the use of best available science and the requirements established in the rural element of a comprehensive plan and the associated development regulations. 	
<p>RCW 36.70A.367</p> <p>HB 1360 – Extending the deadline to designate one or more Industrial land banks</p> <p>Brief Description:</p> <ul style="list-style-type: none"> • Extends the deadline for certain counties planning under the Growth Management Act and with the authority to designate industrial land banks to identify and approve locations and then adopt regulations for industrial land banks until December 31, 2016, rather than December 31, 2014. 	Counties, Cities
<p>RCW 36.70A.460 2SHB 2251 – Fish barrier removals</p> <p>Brief Description:</p> <ul style="list-style-type: none"> • Adds three new categories of fish habitat enhancement projects to the list of projects eligible for streamlined permitting under the Department of Fish and Wildlife's hydraulic project approval process. • Directs WDFW to convene a fish passage barrier removal board, with representatives from state agencies, local and tribal governments, and other interested entities to coordinate removal projects. 	Counties, Cities
<p>RCW 84.14.007, .010, .040, .060 2SSB 6330 – Promoting affordable housing in unincorporated areas of rural counties within urban growth areas</p> <p>Brief Description:</p> <ul style="list-style-type: none"> • Rural counties may offer a property tax exemption for multi-family housing projects within unincorporated urban growth areas. • The Joint Legislative Audit and Review Committee must assess the performance of the tax preference with reference to the intent and public policy objective. • The property tax exemption for properties located in rural counties expires on January 1, 2020. 	Counties

Legislative Session 2013

RCW, Bill Number, Brief Description for Legislative Session 2013	Cities/Counties Affected
<p>RCW 36.70A.340 SHB 1883– Simplifying and updating statutes related to fuel tax administration..</p>	Counties, Cities

RCW, Bill Number, Brief Description for Legislative Session 2013	Cities/Counties Affected
<p>Brief Description: Amends various statutes to reflect the consolidation of the fuel tax statutes, including a change in the reference to the RCW chapter addressing fuel tax revenues that may be withheld from a city or county by the Governor upon a notification by the Growth Management Hearings Board of continued non-compliance with the GMA by that city or county.</p>	
<p>RCW 36.70A.070 ESHB 1652 – Impact fee payment Governor vetoed bill in its entirety http://apps.leg.wa.gov/documents/billdocs/2013-14/Pdf/Bills/Vetoed/House/1652-S.VTO.pdf</p> <p>Brief Description: Would have required counties and cities to provide for deferred payment of impact fees, and would have delayed the starting of the six-year time frame for satisfying concurrency provisions for the Growth Management Act until after the county or city received full payment of all deferred impact fees.</p>	Counties, Cities
<p>RCWs 36.70A.200, 36.70A.300, 43.17.250, 43.155.070, 70.146.070 SSB 5399– Addressing the timing of penalties under the growth management act.</p> <p>Brief Description:</p> <ul style="list-style-type: none"> Establishes that, state agencies, commissions, and governing boards may not penalize jurisdictions during the period of remand following a finding of noncompliance by the Growth Management Hearings Board (GMHB) and the pendency of an appeal before GMHB or subsequent judicial appeals, unless GMHB makes a determination of invalidity, <u>IF</u>: <ul style="list-style-type: none"> the local government has delayed the effective date of the action subject to the petition until after GMHB issues a final determination; or, within 30 days of receiving notice of a petition for review by GMHB, the local government delays or suspends the effective date of the action until after GMHB issues a final determination in order to not be penalized. A local jurisdiction may not be deemed ineligible or otherwise penalized, in the award of a state agency grant or loan during the pendency of the appeal before GMHB, or during any subsequent judicial appeals under certain circumstances. 	Counties; Cities; state agencies, commissions, and governing boards
<p>RCWs 35.91, 35.91.020, 43.21C, 82.02.020 ESHB 1717– Up-front environmental planning</p> <p>Brief Description:</p> <ul style="list-style-type: none"> Authorizes local governments to recover reasonable expenses incurred in the preparation of non-project environmental impact statements (EIS) for infill actions that are categorically exempt from requirements of the State Environmental Policy Act, and for development or redevelopment actions that qualify as planned actions. Requires that a county, city, or town enact an ordinance, prior to the collection of fees to cover reasonable expenses incurred in the preparation of the EIS, which establishes the total amount of expenses to be recovered through fees, and provides objective standards for determining the fee amount imposed upon each development proposal; provides a procedure by which an applicant may pay the fees under protest; and makes information available about the amount of the expenses designated for recovery. Modifies provisions governing contracting between qualifying municipalities and real estate owners for the construction or improvement of water or sewer facilities by making the 	Counties, Cities

RCW, Bill Number, Brief Description for Legislative Session 2013	Cities/Counties Affected
contracts mandatory, at the owner's request, and by allowing municipalities to collect associated fees.	
RCW 34.05 HB 1112– Concerning standards for the use of Science to support public policy Brief Description: Directs the Department of Fish and Wildlife to identify the sources of information reviewed and relied on before taking a significant agency action. The requirement applies to actions including those resulting in species recovery plans, certain types of rulemaking, and guidance to support implementation of a rule or statute.	Department of Fish and Wildlife
RCW 34.05 HB 1113 – Concerning standards for the use of Science to support public policy Brief Description: Requires the Department of Ecology to identify peer-reviewed science, scientific literature, and other sources of information being relied upon before taking significant agency actions related to certain agency programs.	Department of Ecology
RCWs 39.102, 39.102.020, 39.102.140, 39.102.150, 39.102.904, 82.14.475 E2SHB 1306 – Extending the expiration dates of the local infrastructure financing tool program Brief Description: <ul style="list-style-type: none"> • Extends the expiration date of the Local Infrastructure Financing Tool program from June 30, 2039, to June 30, 2044. • Requires local jurisdictions to commence construction by June 30, 2017, to impose the state shared local sales and use tax. • Removes the requirement that a sponsoring local government issue indebtedness to receive a state sales and use tax credit. 	Counties, Cities
RCWs 39.102, 39.102.020, 39.102.140, 39.102.150, 39.102.904, 82.14.475 HB 1644 – Concerning transportation planning objectives and performance measures for local and regional agencies. Brief Description: <ul style="list-style-type: none"> • Allows local or regional agencies to establish transportation objectives and performance measures that correspond with state transportation objectives and performance measures. • Applies the same liability protection to the local or regional agencies that is currently available to the state. 	Counties, Cities, Regional Transportation Planning Organizations

Legislative Session 2012

RCW, Bill Number, Brief Description for Legislative Session 2012	Cities/Counties Affected
RCW 36.70A.180 HB 2834 – Relating to providing cost savings for local governments by reducing a limited number of reporting requirements. Brief Description: Eliminates a requirement obligating jurisdictions that fully plan under the Growth Management Act (GMA) to submit reports to the Department of Commerce every five years regarding the progress by that jurisdiction in implementing the GMA is eliminated. Other county and city reporting requirements are also eliminated.	Counties, Cities

RCW, Bill Number, Brief Description for Legislative Session 2012	Cities/Counties Affected
<p>RCW 90.58.190 EHB 2671 – Clarifying procedures for appealing department of ecology final action on a local shoreline master program by ensuring consistency with existing procedural provisions of the growth management act, chapter 36.70A RCW, the administrative procedure act, chapter 34.50 RCW, and the state environmental policy act, chapter 43.21C RCW.</p> <p>Brief Description: Amends certain standards and procedures relating to the review of shoreline master programs by the Growth Management Hearings Board, Shoreline Hearings Board, and Superior courts.</p>	<p>Counties, Cities</p>
<p>RCW 36.70A.030 SB 5292 – Exempting irrigation and drainage ditches from the definition of critical areas.</p> <p>Brief Description: Within the definition of critical areas, fish and wildlife habitat conservation areas do not include artificial features or constructs, including irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.</p>	<p>Counties, Cities</p>
<p>RCW 36.70A, 36.70A.130 SB 5995 – Authorizing urban growth area boundary modifications for industrial land.</p> <p>Brief Description: A city planning under the GMA may request that a county amend the UGA within which the city is located. A city's request to the county to amend the UGA should be done as part of the county's annual comprehensive plan amendment process and must meet the county's application deadline for that year's comprehensive plan amendment process. The requests are subject to certain conditions.</p>	<p>Counties located east of the crest of the Cascade Mountains with a population of more than 100,000 and less than 200,000. (Benton County)</p>
<p>RCW 43.21C SB 6082 – Regarding the preservation and conservation of agricultural resource lands.</p> <p>Brief Description: Department of Ecology will conduct rulemaking by December 31, 2013, to review and consider whether the current environmental checklist ensures consideration of potential impacts to agricultural lands of long-term commercial significance.</p>	<p>Counties, Cities planning under the GMA are to designate and protect agricultural lands of long term commercial significance.</p>
<p>RCW 36.70A.490, 36.70A.500 2ESSB 6406 – Modifying programs that provide for the protection of the state's natural resources.</p> <p>Brief Description: By December 31, 2013, DOE must update the thresholds for all other project actions, create categorical exemptions for minor code amendments that do not lessen environmental protection, and propose methods for more closely integrating SEPA with the Growth Management Act. Other changes to SEPA and local development provisions include authorizing money in the Growth Management Planning and Environmental Review Fund to be used to make loans, in addition to grants, to local governments for specified purposes; and authorizing lead agencies to identify within an environmental checklist items that are adequately covered by other legal authorities, although a lead entity may not ignore or delete a question.</p>	<p>Counties, Cities</p>

Legislative Session 2011

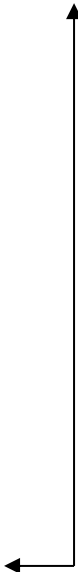
RCW, Bill Number, Brief Description for Legislative Session 2011	Cities/Counties Affected
<p>RCW 36.70A, 36.70A.130, 36.70A.280 ESHB 1886 - Implementing Recommendations of the Ruckelshaus Center process.</p> <p>Brief Description: The Voluntary Stewardship Program is established as an alternative to protecting critical areas on lands used for agricultural activities through development regulations adopted under RCW 36.60A.060. The Program must be designed to protect and enhance critical areas on lands used for agricultural activities through voluntary actions by agricultural operators. The Washington State Conservation Commission (Commission) is charged with administering the Program.</p> <p>Click here to view a description of the timelines in the Program.</p>	<p>All counties must decide if they are going to opt-in by January 22, 2012.</p> <p>Does not apply to incorporated cities or towns.</p>
<p>RCW 36.70A.080 ESSB 5253 - Concerning tax increment financing for landscape conservation and local infrastructure.</p> <p>Brief Description: Provides financing tool for certain cities in King, Pierce, and Snohomish Counties to invest in infrastructure in designated receiving areas for transfers of development rights (TDR). Eligible cities are cities with a population of 22,500 or more in the three counties. Consistent with the regional TDR program in Chapter 43.362, transfers must be from county sending areas to incorporated city receiving areas.</p>	<p>King, Pierce, and Snohomish Counties, and the Cities within.</p>
<p>RCW 36.70A.130, 36.70A.215 ESHB 1478 Delaying or modifying certain regulatory and statutory requirements affecting cities and counties.</p> <p>Brief Description: Extends timeframes within which local government entities must comply with requirements pertaining to reviews, revisions, and evaluations under the Growth Management Act.</p> <p>The comprehensive plan and development regulation/critical areas ordinance review and revision schedule of the Growth Management Act is modified to require counties and cities to take such action every eight years, rather than every seven years, and to reallocate review and revision years for some jurisdictions.</p> <p>An additional two years for meeting the review and requirements is granted to smaller and slow growing counties and cities. The date by which the initial review and revision requirements must be completed for the first bloc of counties and cities is June 30, 2015, rather than December 1, 2014. County reviews of designated urban growth areas must also be completed according to this schedule, and evaluation requirements for the buildable lands program must be completed by counties and cities one year before the applicable review and revision deadline.</p> <p>Also included are extensions for the timelines for expending and encumbering impact fees; and shoreline master programs.</p>	<p>Counties, Cities</p>
<p>RCW 36.70A.290</p>	<p>Counties and Cities</p>

RCW, Bill Number, Brief Description for Legislative Session 2011	Cities/Counties Affected
<p>SSB 5192 - Concerning provisions for notifications and appeals timelines under the shoreline management act.</p> <p>Brief Description: Makes numerous technical changes to effective date provisions for shoreline master programs and to notification and timing requirements governing appeals under the Shoreline Management Act.</p>	
<p>RCW 36.70A.340 SSB 5797 - Eliminating the urban arterial trust account.</p> <p>Brief Description: Merges the Urban Arterial Trust Account into the Transportation Improvement Account.</p>	None

Legislative Session 2010

RCW, Bill Number, Brief Description for Legislative Session 2010	Cities/Counties Affected
<p>RCW 36.70A.480 EHB 1653 - Clarifying the Integration of Shoreline Management Act policies with the Growth Management Act.</p> <p>Brief Description: Modifies provisions in the Growth Management Act (GMA) pertaining to the integration of the GMA and the Shoreline Management Act. Establishes new provisions in the GMA pertaining to the regulation and protection of critical areas that are located within shorelines of the state. Declares an emergency and establishes a July 27, 2003, application date. Clarifies that, with certain exceptions, critical area regulations adopted under the GMA apply within Shoreline areas. These regulations apply until Ecology approves either a comprehensive, new shoreline management program (SMP) that meets Ecology's guidelines, or a SMP amendment specifically related to critical areas. The new law specifies that legally existing structures and uses in shoreline areas that are within protection zones created by local critical areas ordinances (CAOs) may continue as conforming uses. The law also provides criteria about how these structures and uses may be redeveloped or modified. In addition, the bill also addresses existing and ongoing farming practices.</p>	All counties and cities with shorelines.
<p>RCW 36.70A ESHB 2538 - Regarding High-Density Urban Development - Encourages certain cities that plan under the GMA to include compact development in their comprehensive plans.</p> <p>Brief Description: Requires the development of a non-project environmental impact statement for a compact development plan included in a comprehensive plan. Provides for immunity of appeals for proposals that are covered by a non-project environmental impact statement for the compact development area. Encourages establishment of a transfer of development rights program for cities that include compact development in their comprehensive plans. Provides funding incentives to assist with the cost of developing a non-project environmental impact statement for a compact development plan.</p>	A city with a population greater than 5,000 that is required to plan under the GMA. A city of any size required to comply with the GMA and is located on the east side of the Cascade Mountain in a county with a population of 230,000 or less may elect to adopt subarea

RCW, Bill Number, Brief Description for Legislative Session 2010	Cities/Counties Affected
	development elements.
<p>Referenced throughout the RCW</p> <p>E2SHB 2658</p> <p>Brief Description: The "Department of Commerce" is created to replace the Department of Community, Trade and Economic Development. By November 1, 2009, the Director is to develop a report, with analysis and recommendations for the Governor and appropriate legislative committees, on statutory changes for effective operation of the department. This is to be done in collaboration with the Office of Financial Management, the Governor's Office, the Economic Development Commission, and legislators from policy and fiscal committees. Input from a broad range of stakeholders is required. The Code Reviser is directed to prepare legislation for the 2010 legislative session that changes all statutory references from the "Department of Community, Trade, and Economic Development" to the "Department of Commerce."</p>	None.
<p>RCW 36.70C.020 HB 2740 - Regarding the definition of Land Use Decision in the Land Use Petition Act</p> <p>Brief Description: Amends the Land Use Petition Act (LUPA) to clarify when the 21-day time limit for the filing of judicial appeals to local land use decisions begins.</p>	A county or city processing motions for reconsideration under LUPA.
<p>RCW 36.70A SHB 2935 - Regarding Environmental and Land Use Hearings Boards</p> <p>Brief Description: Creates the Environmental and Land Use Hearings Office by consolidating the powers, duties, and functions of the Environmental Hearings Office and the Growth Management Hearings Boards. Reduces the number of state boards that conduct administrative review of environmental and land use decisions.</p>	None.
<p>RCW 36.70A.110, .130, .172, .250, .260, .270, .280, .290 SSB 6214 - Restructuring the three Growth Management Hearings Boards into one Board</p> <p>Brief Description: Consolidates the powers, duties, and functions of the three regional Growth Management Hearings Boards into a single, seven-member Growth Management Hearings Board. Specifies that petitions for review before the consolidated board must be heard and decided by a regional panel of three board members. Specifies provisions for the adjudicative and operational functioning of the consolidated board.</p>	None.
<p>RCW 36.70A.200 SB 6279 - Clarifying Regional Transit Authority Facilities as Essential Public Facilities.</p> <p>Brief Description: Adds regional transit authority facilities to the list of essential public facilities delineated under the GMA.</p>	A county or city planning under GMA.
<p>RCW 36.70A.5601</p>	A county or city that intends to amend or

RCW, Bill Number, Brief Description for Legislative Session 2010	Cities/Counties Affected
<p>SSB 6520 - Extending time to complete recommendations under RCW 36.70A.5601 conducted by the William D. Ruckelshaus Center</p> <p>Brief Description: Extends a provision that temporarily prohibits counties and cities from amending or adopting certain changes to critical areas ordinances (CAOs) by one additional year to July 1, 2011. Specifies that counties and cities subject to the temporary prohibition are required to review and, if necessary, revise their applicable CAOs between July 1, 2011 and December 1, 2012. Grants the William D. Ruckelshaus Center, in completing its examination of the conflicts between agricultural activities and CAOs, one additional year to conclude certain examination tasks and a final report by September 1, 2010.</p>	<p>adopt a CAO affecting agricultural lands.</p>
<p>RCW 36.70A.130 SSB 6611 - Extending the deadlines for the review and evaluation of comprehensive land use plan and development regulations for three years and addressing the timing for adopting certain subarea plans.</p> <p>Brief Description: Establishes a new recurring seven-year review and revision schedule for comprehensive plans and development regulations adopted under the GMA, which includes jurisdictions that had a December 1, 2007 deadline that qualified for and used a former three year extension. (Note: These new deadlines take effect following the existing requirement by jurisdictions to complete the review of comprehensive plans and development regulations between December 1, 2004 and December 1, 2007).</p> <p>Establishes and modifies requirements applicable to subarea plans in provisions of the GMA that generally prohibit comprehensive plan amendments from occurring more frequently than annually. Such subarea plans must clarify, supplement, or implement jurisdiction-wide comprehensive plan policies, and may only be adopted after appropriate environmental review under SEPA.</p> <p>In addition, amendment of a comprehensive plan to take place more than once per year when the amendment is for a subarea plan for economic development located outside a 100-year floodplain in a county that completed a state-funded pilot project based on watershed characterization and local habitat assessment.</p> <p>Cities/Counties Affected: On or before December 1, 2014, and every seven years thereafter, for Clallam, Clark, Jefferson, King, Kitsap, Pierce, Snohomish, Thurston, and Whatcom counties and the cities within those counties;</p> <p>On or before December 1, 2015, and every seven years thereafter, for Cowlitz, Island, Lewis, Mason, San Juan, Skagit, and Skamania counties and the cities within those counties;</p> <p>On or before December 1, 2016, and every seven years thereafter, for Benton, Chelan, Douglas, Grant, Kittitas, Spokane, and Yakima counties and the cities within those Counties;</p> <p>On or before December 1, 2017, and every seven years thereafter, for Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grays Harbor, Klickitat, Lincoln, Okanogan, Pacific, Pend Oreille, Stevens, Wahkiakum, Walla Walla, and Whitman counties and the cities within those counties.</p>	<p>See below first column Brief Description on SSB 6611 for Cities/Counties Affected for this bill.</p> 

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<p>Exceptions include a three-year extension for qualifying counties with fewer than 50,000 residents, qualifying cities with fewer than 5,000 residents, and provisions for jurisdictions making substantial progress with certain regulatory requirements.</p>	

Legislative Session 2009

RCW, Bill Number, Brief Description for Legislative Session 2009	Cities/Counties Affected
<p>RCW 36.70A 2SHB 1481 - Regarding Electric Vehicles, add section or chapter</p> <p>Brief Description: Specifies that local government regulations of areas in the I-5 corridor from Snohomish County to Thurston County and the King County areas around SR- 520, I-405, and I-90 must allow for electric vehicle infrastructure, except in residential areas, by July of 2010. Requires the state, to the extent practicable, to install charging outlets capable of charging electric vehicles in each of the state's fleet parking and maintenance facilities, as well as in all state operated highway rest stops. Specifies that the Puget Sound Regional Council must seek federal or private funding related to planning for electric vehicle infrastructure deployment.</p>	<p>Snohomish, King, Pierce, and Thurston Counties and their cities, if within I-5, I-405, SR520, or I-90 corridors.</p>
<p>RCW 36.70A ESHB 1959 –Concerning land use and transportation planning for marine container ports, add section or chapter.</p> <p>Brief Description: Requires cities with a qualifying marine container port in their jurisdiction to include a container port element in their comprehensive plans. Authorizes cities with a qualifying port district to include a marine industrial port element in their comprehensive plans. Requires the Department of Community, Trade and Economic Development to provide matching grant funds</p>	<p>Cities of Seattle and Tacoma.</p>

RCW, Bill Number, Brief Description for Legislative Session 2009	Cities/Counties Affected
to cities to support development of the container port elements. Declares key freight transportation corridors that serve qualifying marine port facilities to be transportation facilities and services of statewide significance.	
<p>RCW 36.70A.030 EHB 2242 – Creating a Department of Commerce, amend section</p> <p>Brief Description: A Department of Commerce is created to replace the Department of Community, Trade and Economic Development. By November 1, 2009, the Director is to develop a report, with analysis and recommendations for the Governor and appropriate legislative committees, on statutory changes for effective operation of the department. This is to be done in collaboration with the Office of Financial Management, the Governor's Office, the Economic Development Commission, and legislators from policy and fiscal committees. Input from a broad range of stakeholders is required. The Code Reviser is directed to prepare legislation for the 2010 session that changes all statutory references from the "Department of Community, Trade, and Economic Development" to the "Department of Commerce."</p>	None.
<p>RCW 36.70A.110 EHB 1967 – One hundred year floodplains</p> <p>Brief Description: Prohibiting expansions of urban growth areas into one hundred year floodplains. A county, city, or town is generally prohibited from expanding an urban growth area into the 100-year floodplain of any river or river segment that is located west of the crest of the Cascade Mountains and has a mean annual flow of 1,000 or more cubic feet per second, except under certain specified circumstances.</p>	Counties and cities west of Cascade Crest, if expanding urban growth areas into 100-year floodplains.
<p>RCW 36.70A.110, .115, .210 SHB 1825 –Identifying specific facilities planning requirements under the growth management act, amend section</p> <p>Brief Description: Each city within a county fully planning under the Growth Management Act must identify areas sufficient to accommodate the full range of needs and uses that will accompany projected urban growth. The land uses that must be identified include facilities for medical, governmental, institutional, commercial, service, retail, and other nonresidential uses. Countywide economic development and employment policies must include consideration of the future development of commercial and industrial facilities. A county or city that chooses to amend their comprehensive plan to accommodate projected housing and employment growth must also include sufficient land capacity to accommodate commercial and industrial uses.</p>	Cities and counties fully planning under the Growth Management Act.
<p>EHB 1464 – Concerning affordable housing incentive programs.</p> <p>Brief Description: Clarifies provisions governing affordable housing incentive programs that may be enacted or expanded in jurisdictions planning under the Growth Management Act</p>	Cities and counties fully planning under the Growth Management Act. (optional)

Legislative Session 2008

RCW, Bill Number, Brief Description for Legislative Session 2008	Cities/Counties Affected
<p>RCW 36.70A ESSB 6580- Add section or chapter – Governor partially vetoed in 2008 relating to mitigating the impacts of climate change through the growth management act; amending 36.70A.280; adding a new section to chapter 36.70A RCW</p> <p>Brief Description: Requires the Department of Community, Trade and Economic Development (CTED) to develop and provide counties and cities with advisory climate change response methodologies, a computer modeling program, and estimates of greenhouse gas emission reductions resulting from specific measures. Establishes a local government global warming mitigation and adaptation program. Prohibits Growth Management Hearings Boards from hearing petitions alleging non-compliance with the mitigation and adaptation program. Requires CTED to provide a climate change report to the Governor and the Legislature by December 1, 2008</p>	None.

Legislative Session 2007

RCW, Bill Number, Brief Description for Legislative Session 2007	Cities/Counties Affected
<p>RCW 36.70A SHB 1135: AN ACT Relating to aquifer conservation zones in qualifying island cities without access to potable water sources outside their jurisdiction; and adding a new section to chapter 36.70A RCW.</p> <p>Brief Description: Allows any qualifying island city to designate one or more aquifer conservation zone to conserve and protect potable water sources.</p> <p>Specifies that conservation zones may not be considered critical areas except to the extent that specific areas located within zones qualify for critical area designation and have been designated as such. Allows a city declaring one or more conservation zone to consider whether an area is within a zone when determining the residential density of that area.</p> <p>Specifies that residential densities within conservation zones, in combination with other densities of the city, must be sufficient to accommodate projected population growth.</p>	Any qualifying island city that meets specified criteria.
<p>RCW 36.70A Amending RCW 76.09.240 SHB 1409: AN ACT Relating to the transfer of jurisdiction over conversion-related forest practices to local governments.</p> <p>Brief Description: The process for transferring authority to approve or disapprove forest practices applications is repealed. A new mechanism with new dates is established. Some counties and cities are required to adopt forest practices approval ordinances by the end of 2008, while the other counties and cities retain the discretion to not assume the responsibility for approving forest practices. The requirements on local governments vary depending on whether a county plans under the Growth Management Act (GMA), although the path for transferring jurisdiction remains constant across all counties.</p> <p>The trigger for determining if a county or city is required to adopt these ordinances is the number of forest practices applications that have been submitted within the county for the</p>	Counties and cities meeting qualifying criteria.

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<p>time period between January 1, 2003, and December 31, 2005, and whether the county plans under the GMA.</p> <p>For counties planning under the GMA, if more than 25 Class IV applications had been filed to the DNR between those dates for properties within a specific county, then that county, and the cities within it, are required to adopt forest practices approval ordinances.</p> <p>If the number is less than 25, or if the county does not plan under the GMA, then the transfer of jurisdiction for approvals is optional for the county and its cities.</p> <p>Counties that do plan under the GMA, and their cities, are required to adopt ordinances covering Class IV forest practices applications on the same lands that non-GMA counties may address. They must also adopt ordinances for the approval of all four class types of forest practices when those applications are submitted for land located within an urban growth area.</p> <p>The only land over which the GMA-planning counties and cities are not required to assume jurisdiction are ownerships of 20 contiguous acres or more.</p> <p>A county or city may not assume the jurisdiction for forest practices approvals without bringing their critical areas and development regulations in compliance with the current requirements and notifying both the DNR and the DOE at least 60 days before adoption of the necessary ordinances.</p>	
<p>RCW 36.70A SSB 5248: Preserving the viability of agricultural lands.</p> <p>Brief Description: Counties and cities may not amend or adopt critical areas ordinances (CAOs) as they specifically apply to agricultural activities until July 1, 2010. This does not limit obligations of a county or city to comply with requirements pertaining to critical areas not associated with agricultural activities nor limit the ability of a county or city to adopt or employ voluntary measures or programs to protect or enhance critical areas associated with agricultural activities.</p> <p>Counties and cities subject to deferral requirements should implement voluntary programs to enhance public resources and the viability of agriculture, and must include measures to evaluate their success. By December 1, 2011, counties and cities subject to deferral are to review and revise CAOs to comply with the requirements of this chapter.</p> <p>Subject to the availability of funds, the Ruckelshaus Center is directed to commence, by July 1, 2007, a two-phase examination of the conflicts between agricultural activities and CAOs.</p> <p>The Center is to issue two reports of its fact-finding efforts and stakeholder discussions to the Governor and the appropriate legislative committees by December 1, 2007, and December 1, 2008. A report on the second phase including findings and legislative recommendations is to be issued to the Governor and to the Legislature by September, 1, 2009.</p> <p>The Center is to work to achieve agreement among participating stakeholders and to develop a coalition that can be used to support agreed upon changes or new approaches to protecting critical areas during the 2010 Legislative Session.</p>	<p>All cities and counties, if proposing critical areas ordinance amendments.</p>

RCW, Bill Number, Brief Description for Legislative Session 2007	Cities/Counties Affected
<p>RCW 36.70A SB 6014: Authorizing industrial development on reclaimed surface coal mine sites.</p> <p>Brief Description: Certain qualified counties planning under the GMA may designate a master planned location for major industrial activity outside UGAs on lands formerly used or designated for surface coal mining and supporting uses. Counties authorized to designate major industrial development on former surface coal mining uses must have had a surface coal mining operation in excess of 3,000 acres that ceased operation after July 1, 2006, and that is located within 15 miles of the I-5 corridor.</p> <p>Designation of a master planned location for major industrial activities is an amendment to the comprehensive plan of the county. The master planned location must be located on land formerly used or designated for surface coal mining and supporting uses, that consist of an aggregation of land of at least 1,000 acres, and that is suitable for manufacturing, industrial, or commercial business. The master planned location must include criteria for the provision of new infrastructure and an environmental review must be done at the programmatic level.</p> <p>Approval of a specific major industrial activity is conducted through a local master plan process and does not require comprehensive plan amendment. The development regulations adopted must provide that the site consist of 100 or more acres of land formerly used or designated for surface coal mining; must prevent urban growth in the adjacent nonurban areas; and limit commercial development.</p>	<p>Lewis County</p>
<p>36.70A.367 SHB 1965: Authorizing major industrial development within industrial land banks.</p> <p>Brief Description: The requirements for designating master planned locations for major industrial developments outside Urban Growth Areas are revised. A master planned location for major industrial developments may be approved through a two-step process: designation of a land bank area in the applicable comprehensive plan; and subsequent approval of specific major industrial developments through a local master plan process.</p> <p>The applicable comprehensive plan must identify locations suited to major industrial development because of proximity to transportation or resource assets. The comprehensive plan must identify the maximum size of the land bank area and any limitations on major industrial developments based on local factors, but the plan need not specify particular parcels or identify any specific use or user.</p> <p>In selecting locations for the land bank area, priority must be given to locations that are adjacent or in close proximity to a UGA. The environmental review for amendment of the comprehensive plan must be at the programmatic level and, in addition to a threshold determination, must include:</p> <ul style="list-style-type: none"> ➤ a county-conducted inventory of developable land indicating that land suitable to site qualifying industrial development is unavailable within the UGA; and ➤ an analysis of the availability of alternative sites within UGAs and the long-term annexation feasibility of sites outside UGAs. <p>Final approval of a land bank area must be by amendment to the comprehensive plan, but the amendment may be considered at any time. Approval of a specific major industrial</p>	<p>Counties meeting qualifying criteria.</p>

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<p>development within the land bank area requires no further amendment of the comprehensive plan.</p> <p>Development Regulations Amendments In concert with the designation of a land bank area, a county must also adopt development regulations for review and approval of specific major industrial developments through a master plan process. The regulations governing the master plan process must ensure, at a minimum, that specific criteria, including the following, are met:</p> <ul style="list-style-type: none"> ➤ urban growth will not occur in adjacent nonurban areas; ➤ development is consistent with development regulations adopted for protection of critical areas; ➤ required infrastructure is identified and provided concurrent with development. <p>Such infrastructure, however, may be phased in with development; and an open record public hearing is held before either the planning commission or hearing examiner with notice published at least 30 days before the hearing date and mailed to all property owners within one mile of the site.</p> <p>Termination and Eligibility Provisions Separate eligibility criteria pertaining to population, unemployment, and geographic requirements for counties choosing to identify and approve locations for major industrial development in land banks are specified. Termination provisions with dates certain are deleted and replaced with provisions requiring, in part, that a county choosing to identify and approve locations for land banks must take action to designate one or more of these banks and adopt regulations meeting certain requirements on or before the last date to complete the county's next periodic comprehensive plan and development regulations review that occurs before December 31, 2014. The authority of a county to designate a land bank area in its comprehensive plan expires if not acted upon within these time limitations.</p> <p>Once a land bank area has been identified in a county's comprehensive plan, the authority of the county to process a master plan or site projects within an approved master plan does not expire.</p> <p>Public Notification and Determination Requirements New notification and written determination requirements are specified. Counties seeking to designate an industrial land bank must:</p> <ul style="list-style-type: none"> ➤ Provide countywide notice, in conformity with specific public participation and notification provisions of the GMA, of the intent to designate an industrial land bank. These notices must be published in one or more newspapers of general circulation that are reasonably likely to reach subscribers throughout the applicable county at least 30 days before the county legislative body begins the consideration process for siting a land bank; and ➤ Make written determinations of the criteria and rationale used by the county legislative body for siting a land bank. 	
<p>36.70A.450 SB 5952 – Family day-care providers’ home facility-County or city may not prohibit in residential or commercial area</p> <p>Brief Description:</p>	<p>All cities and counties.</p>

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Except as provided in subsections (2) and (3) of this section, no county or city may enact, enforce, or maintain an ordinance, development regulation, zoning regulation, or official control, policy, or administrative practice that prohibits the use of a residential dwelling, located in an area zoned for residential or commercial use, as a family day-care provider's home facility.	

Legislative Session 2006

RCW, Bill Number, Brief Description for Legislative Session 2006	Cities/Counties Affected
<p>RCW 36.70A ESHB 2984: Authorizing cities, towns, and counties to implement affordable housing incentive programs</p> <p>Brief Description: The amendments: Authorize jurisdictions fully planning under the GMA to enact or expand affordable housing incentive programs.</p> <p>Establish optional provisions for enacted or expanded the programs. Specify that excise tax imposition limits do not limit local government authorities in the implementation of programs or the enforcement of related agreements.</p> <p>Local governments fully planning under the GMA may enact or expand affordable housing incentive programs, providing for the development of low-income housing units. Incentive programs may include, but are not limited to, provisions pertaining to: density bonuses within the urban growth area (UGA); height and bulk bonuses; mixed-use projects; fee waivers or exemptions; parking reductions; or expedited permitting, conditioned on the provision of low-income housing units.</p>	Counties and cities fully planning under the Growth Management Act (optional).
<p>RCW 36.70A.130 ESSB 6427: Relating to schedules for comprehensive plan and development regulation review for certain cities and counties</p> <p>Brief Description: The timelines bill has two main features. First, it provides a time extension to small and slow-growing jurisdictions for updates to their comprehensive plans, development regulations, and critical areas ordinances. The bill contains qualifying criteria and clarification that jurisdictions making progress on their updates will be eligible for state grants, loans, pledges, and financial guarantees. Second, it clarifies that amendments to comprehensive plans necessary to enact planned actions may occur more frequently than annually, provided that pursuit of the amendments are consistent with the jurisdictions adopted public participation program and notification is given to agencies that may comment on the proposed amendments. Part of the Governor's Land Use Agenda. CTED request legislation.</p>	Counties and cities meeting qualifying criteria.
<p>RCW 36.70A.117 SHB 2917: Identifying Accessory Uses on Agricultural Lands</p> <p>Brief Description: The amendments:</p>	Counties and cities with designated agricultural lands of long-term

RCW, Bill Number, Brief Description for Legislative Session 2006	Cities/Counties Affected
<p>Revise GMA requirements regarding the use of agricultural lands of long-term commercial significance by creating more permissive guidelines governing the range of accessory uses permitted on such lands.</p> <p>Provide counties and cities with greater flexibility in implementing innovative zoning techniques related to accessory uses of agricultural lands of long-term commercial significance.</p> <p>SHB 2917 clarifies that any accessory use a city or county may allow on designated agricultural lands of long-term significance must not interfere with and must support continuation of the overall agricultural use of the property and neighboring properties. It provides policy guidepost; requiring any nonagricultural accessory use to (1) be consistent with the size, scale, and intensity of the agricultural use of the property, (2) be located within the general area already developed, and (3) not convert more than one acre of land. Part of the Governor's Land Use Agenda. Washington State Department of Agriculture request legislation.</p> <p>Limit to one acre the amount of agricultural land that may be converted to nonagricultural accessory uses.</p>	<p>commercial significance.</p>

Legislative Session 2005

RCW, Bill Number, Brief Description for Legislative Session 2005	Cities/Counties Affected
<p>RCW 36.70A 2SHB 1565: Addressing transportation concurrency strategies</p> <p>Brief Description: The amendments specify that concurrency compliance improvements or strategies may include qualifying multimodal transportation improvements or strategies. They:</p> <ul style="list-style-type: none"> • Require regional transportation plans that include provisions for regional growth centers to address concurrency strategies, measurements for vehicle level of service, and total multimodal capacity. • Require the Washington State Department of Transportation (WSDOT) to administer a study to examine multimodal transportation improvements or strategies to comply with the concurrency requirements of the GMA. • Require the study to be completed by one or more regional transportation planning organizations (RTPOs) electing to participate in the study. <p>Require WSDOT, in coordination with participating RTPOs, to submit a report of findings and recommendations to the appropriate committees of the Legislature by December 31, 2006.</p>	<p>RTPOs</p>
<p>RCW 36.70A.130 ESHB 2171: Allowing counties and cities one additional year to comply with certain requirements of RCW 36.70A.130.</p> <p>Brief Description: Counties and cities required to satisfy the review and revision requirements of the GMA by December 1, 2005, December 1, 2006, or December 1, 2007, may comply with the requirements for development regulations that protect critical areas (critical areas regulations) one year after the applicable deadline provided in the statutory schedule. Jurisdictions complying with the review and revision requirements for critical areas regulations one year after the deadline must be deemed in compliance with such requirements.</p>	<p>Counties and cities meeting qualifying criteria.</p>

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<p>Except as otherwise provided, only those counties and cities in compliance with the statutory review and revision schedule of the GMA, and those counties and cities demonstrating substantial progress towards compliance with the schedule for critical areas regulations, may receive financial assistance from the public works assistance and water quality accounts. A county or city that is fewer than 12 months out of compliance with the schedule is deemed to be making substantial progress towards compliance. Additionally, notwithstanding other provisions, only those counties and cities in compliance with the review and revision schedule of the GMA may receive preferences for financial assistance from the public works assistance and water quality accounts.</p> <p>Until December 1, 2005, a county or city required to satisfy the review and revision requirements of the GMA by December 1, 2004, that is demonstrating substantial progress towards compliance with applicable requirements for its comprehensive plan and development regulations may receive financial assistance from the public works assistance and water quality accounts. A county or city that is fewer than 12 months out of compliance with the GMA review and revision schedule for its comprehensive plan and development regulations is deemed to be making substantial progress towards compliance.</p>	
<p>RCW 36.70A, 36.70A.030, 36.70A.060, 36.70A.130 EHB 2241: Authorizing limited recreational activities, playing fields, and supporting facilities</p> <p>Brief Description: The amendments:</p> <ul style="list-style-type: none"> • Authorize the legislative authority of counties planning under RCW 36.70A.040 and meeting specified criteria (Snohomish) to, until June 30, 2006, designate qualifying agricultural lands as recreational lands. • Establish designation criteria, including specifying that qualifying agricultural lands must have playing fields and supporting facilities existing before July 1, 2004, and must not be in use for commercial agricultural production. • Specify activities that may be allowed on designated recreational lands. 	Snohomish County
<p>RCW 36.70A.200 ESSB 5121: Assessing long-term air transportation needs.</p> <p>Brief Description: The amendments: Require WSDOT to conduct a statewide airport capacity and facilities assessment and report results by July 1, 2006.</p> <p>Require WSDOT to conduct a 25-year capacity and facilities market analysis, forecasting demands for passengers and air cargo, and report results by July 1, 2007. After completion of the reports, the Governor is to appoint a ten member Aviation Planning Council to make recommendations on future aviation and capacity needs. The council expires July 1, 2009.</p>	None
<p>RCW 36.70A.070 SSB 5186: Increasing the physical activity of the citizens of Washington State</p> <p>Brief Description: Land use elements of comprehensive plans are encouraged to consider using approaches to urban planning that promote physical activity. The Transportation Element of a comprehensive plan must contain a pedestrian and bicycle component that includes identified planned improvements for pedestrian and bicycle facilities and corridors to</p>	Counties and cities fully planning under the Growth Management Act.

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<p>enhance community access and promote healthy lifestyles. Comprehensive transportation programs must include any new or enhanced bicycle or pedestrian facilities identified in the Transportation Element.</p> <p>The Washington State Parks and Recreation Commission is to maintain policies that increase access to free or low-cost recreational opportunities for physical activities, within allowable resources.</p> <p>The Health Care Authority, in coordination with other agencies, is authorized to create a work-site health promotion program for state employees to increase physical activity and engage individuals in their health care decision-making. The Health Care Authority must report on progress by December 1, 2006.</p>	
<p>RCW 35A.15 SB 5589: Providing for proceedings for excluding agricultural land from the boundaries of a charter or non-charter code city</p> <p>Brief Description: The amendments create a method for property owners of agricultural land located within a code city to petition for exclusion from the incorporated area of that code city that does not require the issue to be submitted to the voters for approval.</p> <p>Property owners of agricultural land may petition the legislative body of a code city for exclusion from the incorporated area of that city. The petition must be signed by 100 percent of the owners of the land. In addition, if non-agricultural landowner residents reside within the subject area, the petition must also be signed by a majority of those residents who are registered voters in the subject area. The petition must also set forth a legal description of the territory to be excluded and be accompanied by a drawing that outlines the boundaries of the territory sought to be excluded.</p> <p>After such a petition is filed, the legislative body must set a date for public hearing on the petition within 60 days. Notice of the hearing must be published in at least one newspaper of general circulation in the city as well as in three public places within the territory proposed for exclusion. Interested persons are invited to appear and voice approval or disapproval of the exclusion.</p> <p>If the legislative body decides to grant the petition following the hearing, they must do so by ordinance. The ordinance may exclude all or any portion of the proposed territory but may not include in the exclusion any territory not described in the petition. The petition is not submitted to the voters for approval.</p> <p>The GMA defines “agricultural land” as land that has long-term commercial significance for agricultural production and is primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products; or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to certain excise taxes, finfish in upland hatcheries, or livestock.</p>	<p>Charter or non-charter code city.</p>
<p>RCW 36.70A.070 SB 6037: Changing provisions relating to limited development of rural areas</p> <p>Brief Description: The amendments modify GMA provisions for public services and facilities in qualifying limited areas of more intensive rural development (LAMIRDs). Until August 31, 2005, an example of a public service or facility that is permitted within recreational and tourist use LAMIRDs is a connection to an existing sewer line where the connection serves only the</p>	<p>Counties with qualifying LAMIRDs.</p>

RCW, Bill Number, Brief Description for Legislative Session 2005	Cities/Counties Affected
recreational or tourist use and is not available to adjacent non-recreational or non-tourist use parcels.	

Legislative Session 2004

RCW, Bill Number, Brief Description for Legislative Session 2004	Cities/Counties Affected
<p>RCW 36.70A ESSB 6401: Protecting military installations from encroachment of incompatible land uses</p> <p>Brief Description: Legislative findings in the amendments recognize the importance of the United States military as a vital component of the Washington State economy, and it is identified as a priority of the state to protect the land surrounding military installations from incompatible development.</p> <p>Comprehensive plans, development regulations, and amendments to either should not allow development in the vicinity of a military installation that is incompatible with the installation's ability to carry out its mission requirements. A consultation procedure is established whereby counties and cities must notify base commanders during the process of adopting or amending comprehensive plans or development regulations that will affect lands adjacent to the installations.</p>	Counties and cities with land adjacent to military installations.
<p>RCW 35.61.160 SB 6593: Prohibiting Discrimination Against Consumers' Choices in Housing</p> <p>Brief Description: Cities, code cities, and counties generally are required to regulate manufactured homes in the same manner as all other homes. They may require new manufactured homes to meet requirements such as the following: (1) the foundation must meet the manufacturer's design standard, (2) the placement of concrete or a concrete product between the base of the home and the ground, and (3) thermal standards must be consistent with the standards for manufactured homes.</p>	All counties and cities.
<p>RCW 36.70A.170 SB 6488: Ordering a study of the designation of agricultural lands in four counties</p> <p>Brief Description: By December 1, 2004, CTED will prepare a report on designation of agricultural resource land in King, Lewis, Chelan, and Yakima counties. The report will cover how much land is designated, how much is in production, changes in these amounts since 1990, comparison with other uses, effects on tax revenue, threats to the agriculture land base, and measures to better maintain the base and the agriculture industry.</p>	King, Lewis, Chelan, and Yakima counties are studied.
<p>RCW 36.70A .070 ESHB 2905: Modifying provisions for type 1 limited areas of more intensive rural development</p> <p>Brief Description:</p>	Counties that have designated Type 1 LAMIRDs.

RCW, Bill Number, Brief Description for Legislative Session 2004	Cities/Counties Affected
<p>Any development or redevelopment within one category of existing LAMIRDs must be principally designed to serve the existing and projected rural population. Building size, scale, use, or intensity of the LAMIRD development or redevelopment must be consistent with the character of the existing areas.</p> <p>Development or redevelopment may include changes in use from vacant land or a previously existing use if the new development conforms to certain requirements.</p>	
<p>RCW 36.70A.106 SHB 2781: Changing provisions relating to expedited state agency review of development regulations</p> <p>Brief Description: Proposed changes to development regulations by jurisdictions that plan under the GMA can receive expedited review by CTED and be adopted immediately thereafter, if timely comments regarding GMA compliance or other matters of state interest can be provided.</p>	<p>All counties and cities (optional).</p>
<p>RCW 36.70A.110 SSB 6367: Protecting the integrity of national historical reserves in the UGA planning process</p> <p>Brief Description: The existing requirement that cities and counties must include areas and densities sufficient to permit the urban growth projected for the succeeding 20-year period does not apply to those UGAs contained totally within a national historical reserve. When a UGA is contained totally within a national historical reserve, a city may restrict densities, intensities, and forms of urban growth as it determines necessary and appropriate to protect the physical, cultural, or historic integrity of the reserve</p>	<p>Cities that are totally within a national historic reserve.</p>
<p>RCW 36.70A.177 SB 6237: Providing nonagricultural commercial and retail uses that support and sustain agricultural operations on designated agricultural lands of long-term significance</p> <p>Brief Description: Agricultural zoning can allow accessory uses that support, promote, or sustain agricultural operations and production, including compatible commercial and retail uses that involve agriculture or agricultural products or provide supplemental farm income.</p>	<p>Counties. (optional)</p>
<p>RCW 36.70A.367 SSB 6534: Designating processes and siting of industrial land banks</p> <p>Brief Description: The requirements for including master planned locations within industrial land banks and for siting specific development projects are separated so that designation of master planned locations may occur during the comprehensive planning process before a specific development project has been proposed.</p> <p>Some of the current criteria for designating a master planned location within an industrial land bank may be delayed until the process for siting specific development projects within a land bank occurs.</p> <p>Designating master planned locations within an industrial land bank is considered an adopted amendment to a comprehensive plan, and approval of a specific development project does not require any further amendment to a comprehensive plan.</p>	<p>Counties meeting qualifying criteria.</p>

RCW, Bill Number, Brief Description for Legislative Session 2004	Cities/Counties Affected
<p>RCW 36.70B.080 HB 2811: Modifying local government permit processing provisions</p> <p>Brief Description: Existing requirements for timely and predictable procedures for processing permit applications by local governments are clarified. For the buildable lands jurisdictions, performance-reporting requirements are reinstated and changed to an annual basis. A report on the projected costs of this reporting with recommendations for state funding must be provided to the Governor and the Legislature by January 1, 2005.</p>	<p>Buildable Lands Counties: Clark, King, Kitsap, Pierce, Snohomish, Thurston and their cities with population > 20,000.</p>
<p>RCW 36.70 SB 6476: Designating manufactured housing communities as nonconforming uses</p> <p>Brief Description: Elimination of existing manufactured housing communities on the basis of their status as a nonconforming use is prohibited.</p>	<p>Cities and counties.</p>
<p>SSCR 8418: Creating a joint select legislative task force to evaluate permitting processes</p> <p>Brief Description: A joint select legislative task force is established to make recommendations regarding permitting processes by January 1, 2006, after evaluating local development regulations of selected jurisdictions among the “buildable lands” counties and their cities over 50,000.</p> <p>The task force is composed of the chairs and ranking minority members of the Senate Committee on Land Use and Planning and the House Local Government Committee. The Governor will be invited to participate and form a Five Corners Task Force.</p> <p>An advisory committee is also established to assist the task force and is composed of CTED, the Department of Ecology, the Office of Regulatory Assistance, a county, a city, the business community, the environmental community, agriculture, labor, the property rights community, the construction industry, ports, and federally recognized Indian tribes.</p>	<p>None.</p>

Legislative Session 2003

RCW, Bill Number, Brief Description for Legislative Session 2003	Cities/Counties Affected
<p>RCW 36.70A SSB 5602: Concerning the accommodation of housing and employment growth under local comprehensive plans</p> <p>Brief Description: Counties and cities subject to the GMA are required to ensure that, taken collectively, actions to adopt or amend their comprehensive plans or development regulations provide sufficient capacity of land suitable for development within their jurisdictions.</p> <p>The requirement for sufficient capacity refers to accommodating a jurisdiction’s allocated housing and employment growth as adopted in the applicable county-wide planning policies and consistent with the 20-year population forecast from the Office of Financial Management.</p>	<p>Counties and cities fully planning under the Growth Management Act.</p>

RCW, Bill Number, Brief Description for Legislative Session 2003	Cities/Counties Affected
<p>RCW 36.70A.070 SSB 5786: Clarifying the scope of industrial uses allowed in rural areas under the GMA</p> <p>Brief Description: Industrial uses are permitted under the GMA in both industrial and mixed-use areas in certain types of LAMIRDs. Industrial uses within specified LAMIRDs are not required to be principally designed to serve the existing and projected rural population in order to be lawfully zoned</p>	<p>Counties with qualifying LAMIRDs.</p>
<p>RCW 36.70A.110 S HB 1755: Creating alternative means for annexation of unincorporated islands of territory</p> <p>Brief Description: The amendments create an alternative method of annexation allowing jurisdictions subject to the buildable lands review and evaluation program of the GMA to enter into interlocal agreements to annex qualifying territory meeting specific contiguity requirements. It creates an alternative method of annexation allowing GMA buildable lands counties to enter into interlocal agreements with multiple municipalities to conduct annexation elections for qualifying territory contiguous to more than one city or town.</p>	<p>Snohomish, King, Pierce, Kitsap, Thurston, and Clark Counties and their cities.</p>
<p>RCW 36.70A.280 SB 5507: Clarifying who has standing regarding growth management hearings board hearings</p> <p>Brief Description: The requirement under the GMA for participation standing before a growth management hearings board is that a petitioner must have participated orally or in writing before the local government. An additional requirement to obtain participation standing is added and provides that only issues “reasonably relate” to issues that the aggrieved person previously raised at the local level can be considered by the board</p>	<p>Counties and cities fully planning under the Growth Management Act.</p>
<p>RCW 36.70A.367 SB 5651: Authorizing land banks in certain counties with low population densities</p> <p>Brief Description: The industrial land bank program under the GMA is amended to provide that counties meeting certain geographic requirements are eligible for the program based on population density criteria, rather than unemployment criteria. The amendments clarify that Jefferson and Clallam counties are eligible for the program under this provision.</p>	<p>Counties meeting qualifying criteria.</p>
<p>RCW 36.70A.450 HB 1170: Limiting restrictions on residential day-care facilities</p> <p>Brief Description: A county cannot zone against or otherwise prohibit the use of a residential dwelling as a family day-care facility in a residential or commercial zone. The county can require the family day-care facility to comply with safety and licensing regulations and zoning conditions that are imposed on other dwellings in the same zone.</p>	<p>Counties, cities and towns.</p>
<p>RCW 36.70A.480 ESHB 1933: Integrating Shoreline Management Act and Growth Management Act provisions</p>	<p>Counties and cities subject to the</p>

RCW, Bill Number, Brief Description for Legislative Session 2003	Cities/Counties Affected
<p>Brief Description: The goals of the GMA, including the goals and policies of the Shoreline Management Act (SMA), continue to be listed without priority. Shorelines of statewide significance may include critical areas as designated by the GMA, but shorelines of statewide significance are not critical areas simply because they are shorelines of statewide significance. Within shoreline jurisdiction, the Shoreline Master Program (SMP) will protect critical areas and regulations will be reviewed for compliance with the SMA. However, SMP regulations must provide a level of protection of critical areas at least equal to that provided by the county or city's adopted or thereafter amended critical areas ordinances.</p>	<p>Shoreline Management Act.</p>
<p>RCW 90.58.080 SSB 6012: Establishing limits on the adoption of state shoreline guidance and setting a schedule for local adoption</p> <p>Brief Description: The Washington State Department of Ecology (Ecology) may adopt amendments to the shorelines guidelines no more than once per year and the amendments must be related to technical, procedural, or compliance issues. A staggered statutory schedule for the update of shoreline master programs, running from 2005 to 2014 and every seven years after the initial deadline, is established. Limits on grants from Ecology to local governments for master program reviews are removed and new requirements for the receipt of such grants are created</p>	<p>None.</p>

Legislative Session 2002

RCW 36.70A.011: Findings – Rural lands

The amendment adds a new section containing legislative finds to support the amendment to the Rural Element requirements in RCW 36.70A.070.

RCW 36.70A.020: Planning goals

The amendments change the economic development goal to add the underlined words: Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

The open space goal is amended to read as follows: Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

RCW 36.70A.070: Comprehensive plans – Mandatory elements

The amendments:

Change the requirements for the Rural Element of comprehensive plans to (1) authorize limited expansion of small-scale businesses in the rural area, and (2) authorize new businesses in the rural area to use sites previously occupied by rural businesses.

Change the Housing Element to require the inventory of housing needs to include the number of housing units necessary to manage projected population growth.

Change the Capital Facilities Element to require the inclusion of parks and recreation facilities.

Require comprehensive plans to include an Economic Development Element and a Parks and Recreation Facilities Element if money to implement these requirements is appropriated by the Legislature.

RCW 36.70A.103: State agencies required to comply with comprehensive plans

The law is amended to cross-reference new provisions for siting secure community transition facilities for sex offenders.

RCW 36.70A.130: Comprehensive plans – Review amendments

The amendments change the deadlines for reviewing and updating comprehensive plans and development regulations adopted under the GMA and clarify the requirements relating to the reviews and updates.

RCW 36.70A.200: Siting of essential public facilities – Limitation on liability

The amendments clarify that the deadline for adopting a process for siting secure community transition facilities for sex offenders must be adopted by September 1, 2002, even though deadlines for GMA reviews and updates were changed in amendments to RCW 36.70A.130. It exempts noncompliance with the September 1, 2002, deadline from challenge before the growth management hearings boards and from economic sanctions under the GMA's enforcement provisions.

RCW 36.70A.367: Major industrial developments – Master planned locations

The amendment establishes a pilot program authorizing the designation of industrial land banks outside urban growth areas if specified requirements are satisfied.

Legislative Session 2001

RCW 36.70A.103: State agencies required to comply with comprehensive plans

The amendment authorizes the Department of Social and Health Services (DSHS) to site and operate a Special Commitment Center and a secure community transition facility to house persons conditionally released to a less restrictive alternative on McNeil Island. The state's authority to site an essential public facility under RCW 36.70A.200, in conformance with comprehensive plans and development regulations, is not affected, and with the exception of these two facilities, state agencies must comply with those plans and regulations.

RCW 36.70A.200: Siting of essential public facilities

The amendments add secure community transition facilities, as defined in RCW 71.09.020, to the list of essential public facilities typically difficult to site. Each city and county planning under RCW 36.70A.040 is required to establish a process, or amend its existing process, for identifying and siting essential public facilities, and to adopt and amend its development regulations as necessary to provide for the siting of secure community transition facilities. Local governments are required to complete this no later than the deadline set in RCW 36.70A.130. Any city or county not planning under RCW 36.70A.040 is required to establish a process for siting secure community transition facilities and amend or adopt development regulations necessary to provide the siting of these facilities.

RCW 36.70A.367: Major industrial developments – Master planned locations

The amendment extends the deadline for counties eligible to use the industrial land bank authority. Currently, Grant County and Lewis County satisfy all three criteria. Until December 2002 eligible counties may establish a process for designating a bank of no more than two master planned locations for major industrial activity outside a UGA. Eligible counties must meet statutory criteria initially specified for the authority terminating on December 1999.

Legislative Session 2000

RCW 36.70A.520: National historic towns

The amendment allows counties planning under RCW 36.70A.040 to authorize and designate national historic towns that may constitute urban growth outside UGAs, if specified conditions are satisfied. A GMA county may allocate a portion of its 20-year population projection to the national historic town to correspond to the projected number of permanent town residents.

RCW 36.70A.040: Who must plan – Summary of requirements – Development regulations must implement comprehensive plans

The amendment adds language stating that for the purposes of being required to conform to the requirements of the GMA, no county is required to include in its population count those persons confined in a correctional facility under the jurisdiction of the state Department of Corrections that is located in the county.

Legislative Session 1999

RCW 36.70A.035: Public participation – Notice provisions

The amendment adds school districts to list of entities and affected individuals to be provided with notice of comprehensive plan and development regulation amendment.

Legislative Session 1998

RCW 36.70A.040: Who must plan – Summary of requirements – Development regulations must implement comprehensive plans

The amendment adds the requirement for cities or counties to amend the Transportation Element to be in compliance with Chapter 47.80 RCW no later than December 31, 2000.

RCW 36.70A.060: Natural resource lands and critical areas – Development regulations

The requirement for notice on plats and permits issued for development activities near designated resource lands is expanded to activities within 500 feet, instead of 300 feet, of the resource lands. The notice for mineral lands is required to include information that an application might be made for mining-relating activities. Land Use Study Commission recommendation

RCW 36.70A.070: Comprehensive plans – Mandatory elements

The amendment requires cities or counties to include level of service standards for state highways in local comprehensive plans in order to monitor the performance of the system, to evaluate improvement strategies, and to facilitate coordination between the county's or city's six-year street, road, or transit program and WSDOT six-year investment program. Inventories of transportation are required to include state-owned transportation facilities.

RCW 36.70A.131: Mineral resource lands – Review of related designations and development regulations

A county or city is required to take into consideration new information available since the adoption of its designations and development regulations, including new or modified model development regulations for mineral resource lands prepared by the Washington State Department of Natural Resources, CTED, or the Washington Association of Counties.

RCW 36.70A.200: Siting of essential public facilities

State or regional facilities and services of statewide significance as defined in Chapter 47.06 RCW are added to the list of essential public facilities under the GMA. Included in the definition, among others, are high speed rail, inter-city high speed ground transportation, and the Columbia/Snake navigable river system.

RCW 36.70A.210 County-wide planning policies

Transportation facilities of state-wide significance are added to the minimums that county-wide planning policies are to address.

RCW 36.70A.360: Master planned resorts

Master planned resorts are expressly authorized to use capital facilities, utilities, and services (including sewer, water, stormwater, security, fire suppression, and emergency medical) from outside service providers. Any capital facilities, utilities, and services provided on-site are limited to those meeting the needs of master planned resorts. Master planned resorts are required to bear the full costs related to service extensions and capacity increases directly attributable to the resorts.

RCW 36.70A.367: Major industrial developments

Additional counties (Lewis, Grant, and Clallam) are authorized to establish industrial land banks for two master planned locations by December 31, 1999. Sunset dates are extended for Clark and Whatcom counties to December 31, 1999.

RCW 36.70A.395: Environmental planning pilot projects

Technical corrections are made to eliminate references concerning reports to the Legislature that are no longer necessary or have expired.

RCW 36.70A.460: Watershed restoration projects – Permit processing – Fish habitat enhancement project

A fish habitat enhancement project meeting the criteria of this law is not subject to local government permits, inspections, or fees. Such projects, when approved and a hydraulic permit has been issued, are not required to complete a substantial development permit under the SMA. Fish habitat enhancement projects that meet the criteria of this act are considered to be consistent with local shoreline master programs.

Legislative Session 1997

RCW 36.70A.030: Definitions

The definition of urban growth is amended to expand the listed incompatible primary uses of land to include the following: rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. Additionally, the following is added: A pattern of more intense rural development, as provided in RCW 36.70A.070(5)(d), is not urban growth.

The following terms “rural character,” “rural development,” and “rural governmental services” are defined.

The following: or “urban services” is added to the definition of “urban governmental services.” (ESB 6094 amendments)

RCW 36.70A.035: Public participation – Notice provisions

Requirements for GMA counties and cities to adopt procedures for notifying property owners and other affected or interested parties of proposed amendments to comprehensive plans and development regulations are added. The procedures generally follow the notice requirements currently in the State Environmental Policy Act (SEPA). (ESB 6094 amendments)

The requirement is added that a county or city considering an amendment to a comprehensive plan or a development regulation needs to allow for public comment on the proposed change before adoption. (ESB 6094 amendments)

RCW 36.70A.070: Comprehensive plans – Mandatory elements

Provisions that are to apply to the Rural Element are specified. (ESB 6094 amendments.)

RCW 36.70A.110: Comprehensive plans – Urban growth areas

“Urban growth areas” is deleted from subsection (2) and the following is added: “and each city within the county” so it now reads: based on OFM projections, “...the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected...” (ESB 6094 amendments)

RCW 36.70A.130: Comprehensive plans – Review – Amendments

Language related to the 2002 review requirement is added to the GMA: No later than September 1, 2002, and at least every five years thereafter, a county or city shall take action to review and, if needed, revise its comprehensive land use plan and development regulations to ensure that the plan and regulations are complying with the requirements of this chapter. The review and evaluation required by this subsection may be combined with the review required by subsection (3) of this section. (ESB 6094 amendments)

An amendment to the Capital Facilities Element of the comprehensive plan is allowed if it occurs concurrent with the adoption or amendment of a county or city budget.

RCW 36.70A.165: Property designated as greenbelt or open space – Not subject to adverse possession

Adverse possession is prohibited on property designated as open space to a public agency or homeowner’s association. (ESB 6094 amendments)

RCW 36.70A.177: Agricultural lands – Innovative zoning techniques

The amendment allows a variety of innovative zoning techniques in designated agriculture lands of long-term commercial significance. (ESB 6094 amendments)

RCW 36.70A.215: Review and evaluation program

The Buildable Lands Program is created. Six Western Washington counties and the cities located within their boundaries are to establish a monitoring and evaluation program to determine if the actual growth and development is consistent with what was planned for in the county-wide planning policies and comprehensive plans. Measures, other than expanding UGAs, must be taken to correct any inconsistencies. (ESB 6094 amendments)

RCW 36.70A.270: Growth management hearings boards – Conduct, procedure, and compensation

It amends the boards' procedures for distribution of rules and decisions to follow the Administrative Procedures Act, Chapter 34.05 RCW, specifically including the provisions of RCW 34.05.455 governing ex parte communications. (ESB 6094 amendments)

RCW 36.70A.290: Petitions to the growth management hearings boards – Evidence

The board is to render written decisions articulating the basis for its holdings. The board is not to issue advisory opinions on issues not presented to the board in the statement of issues, as modified by any prehearing order. (ESB 6094 amendments)

RCW 36.70A.295: Direct judicial review

The superior court is allowed to directly review a petition for review if all parties to a case before a board agreed to direct review in the superior court. (ESB 6094 amendments)

RCW 36.70A.300: Growth management hearings boards – Final orders

The boards may extend the time for issuing a decision beyond the 180-day period to allow settlement negotiations to proceed if the parties agree to the extension. The boards may: (1) allow up to 90-day extensions that may be renewed; (2) establish a compliance schedule that goes beyond 180 days for a plan or development regulation that does not comply with the GMA if the complexity of the case justifies it; and (3) require periodic updates on progress towards compliance as part of the compliance order. (ESB 6094 amendments)

RCW 36.70A.302: Determination of invalidity – Vesting of development permits – Interim controls

A clarification is made on which permits invalidity orders apply to. (ESB 6094 amendments)

RCW 36.70A.320: Presumption of validity – Burden of proof – Plans and regulations

The burden is shifted to the petitioner to demonstrate that any action by a respondent is not in compliance with the requirements of the GMA. The board is required to find compliance unless it determines that the action by the state agency, county, or city is clearly erroneous in view of the entire record before the board and in light of the goals and requirements of the GMA. (ESB 6094 amendments)

RCW 36.70A.3201: Intent – Finding

Local comprehensive plans and development regulations require counties and cities to balance priorities and consider local circumstances. The ultimate responsibility for planning and implementing a county's or city's future rests with that community. The boards are to apply a more deferential standard of review to actions of counties and cities than the previous "preponderance of the evidence" standard. (ESB 6094 amendments)

RCW 36.70A.330: Noncompliance

The board is enabled to modify a compliance order and allow additional time for compliance in the appropriate circumstances. The board is directed to take into account a county's or city's progress toward compliance in making its decision as to whether to recommend the imposition of sanctions by the Governor. (ESB 6094 amendments)

RCW 36.70A.335: Order of invalidity issued before July 27, 1997

A county or city subject to an order of invalidity issued prior to the effective date of the act may request the board to review its order in light of the changes to the invalidity provisions. If requested, the board is required to rescind or modify an order to make it consistent with the act's changes. (ESB 6094 amendments)

RCW 36.70A.362: Master planned resorts – Existing resort may be included

Counties planning under the GMA may include some existing resorts as master planned resorts under a GMA provision that allows counties to permit master planned resorts as urban growth outside of UGAs. An existing resort is defined as a resort that was in existence on July 1, 1990, and developed as a significantly self-contained and integrated development that includes various types of accommodations and facilities.

RCW 36.70A.367: Major industrial developments – Master planned locations

Whatcom County is authorized, in consultation with its cities, to establish a process for designating land to be in an industrial land bank, according to certain conditions.

RCW 36.70A.500: Growth management planning and environmental review fund – Awarding of grants – Procedures

CTED is directed to encourage participation in the Planning and Environmental Review Fund (PERF) by other public agencies through the provision of grant funds. CTED is required to develop the grant criteria, monitor the grant program, and select grant recipients in consultation with state agencies participating in the grant program. Grants from PERF are to be provided for proposals designed to improve the project review process and which encourage the use of GMA plans to meet the requirements of other state programs. (ESB 6094 amendments)

Legislative Session 1996

RCW 36.70A.070: Comprehensive plans – Mandatory elements

General aviation airports are added to subsection (6)(i) relating to required subelements of a Transportation Element as defined by this section.

RCW 36.70A.270: Growth management hearings boards – Conduct, procedure, and compensation

The boards are required to publish their decisions and arrange for reasonable distribution of them. The Administrative Procedures Act (APA) is to be used for the boards' procedures, unless it conflicts with RCW 36.70A. The APA also is to be used to determine whether a board member or hearing examiner will be disqualified.

RCW 36.70A.280: Matters subject to board review

A clarification is made on who may file petitions with the boards (i.e., standing).

RCW 36.70A.305: Expedited review

Courts are to expedite reviews on invalidity determinations made by the boards. Hearings on the issues are to be scheduled within 60 days of the date set for submitting the board's record.

RCW 36.70A.367: Major industrial developments – Master planned locations

The GMA is amended to allow a pilot project to designate an urban industrial bank outside UGAs. A county is allowed to establish the pilot project if it has a population of more than 250,000 and if it is part of a metropolitan area that includes a city in another state with a population of more than 250,000 (Clark County). The urban industrial land banks are to consist of no more than two master planned locations. Priority is to be given to locations that are adjacent to or in close proximity to a UGA. The same criteria are to be met that are required under the existing major industrial development process in the GMA, except that specific businesses to locate on the site(s) need not be identified ahead of the designation. The pilot project terminates on December 31, 1998.

RCW 36.70A.510: General aviation airports

General aviation airports are added to the list of items that all local governments must include in the land use elements of their comprehensive plans. General aviation airports include all airports in the state (i.e., public use facilities).

Legislative Session 1995

RCW 36.70A.030: Definitions

A definition of "wetlands" is added to the Shoreline Management Act that is identical to the definition under the GMA. Excluded from the wetlands definitions under both acts are wetlands created after July 1, 1990, that were unintentionally created as the result of road construction.

RCW 36.70A.040: Who must plan – Summary of requirements – Development regulations must implement comprehensive plans

The percentage of population increase required to trigger planning under the GMA is changed from 10 percent to 17 percent for a ten-year period for counties with a population of 50,000 or more.

RCW 36.70A.070: Comprehensive Plans – Mandatory elements

The following underlined text is added in subsection (5): The Rural Element shall permit appropriate land uses that are compatible with the rural character of such lands and provide for a variety of rural densities and uses and may also provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate rural uses not characterized by urban growth.

The word “recognizing” is changed to “ensuring” for what the Housing Element must do as noted in the act so it now reads: “...ensuring the vitality and character of established residential neighborhoods.” “Mandatory provisions” and “single-family residences” are added to the following: “...include a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences.

RCW 36.70A.110: Comprehensive Plans – Urban growth areas

Counties are allowed to designate UGAs outside of cities. A UGA determination may include a reasonable land market supply factor and is to permit a range of urban densities. The term “in general” was added to the GMA statement that indicates urban services are to be provided by cities.

RCW 36.70A.130: Comprehensive plans – Review

Cities and counties are to broadly disseminate to the public, a public participation program.

The provision is added that amendments may be considered more than once a year under the following circumstances: (1) emergency compliance with a growth management hearings board order, (2) the initial adoption of a subarea plan, and (3) the adoption or amendment of a Shoreline Master Program according to chapter 90.58 RCW.

The requirement of public participation is added to the emergency amendment process already permitted by the GMA and the resolution of a growth management hearings board or court order as an amendment permitted outside of the comprehensive plan amendment cycle. (ESHB 1724 amendments)

RCW 36.70A.140: Comprehensive Plans – Ensure public participation

The requirement of a public participation program that identifies procedures is added. Local governments must also provide public participation that is effective when responding to a board order of invalidity. (ESHB 1724 amendments)

RCW 36.70A.172: Critical areas – Designation and protection – Best available science to be used

The state’s goals and policies for protecting critical areas functions and values are clarified. Local governments are required to include the “best available science” in developing policies and development regulations to protect the functions and values of critical areas as defined in the GMA and must give special consideration to preserving or enhancing anadromous fisheries.

RCW 36.70A.175: Wetlands to be delineated in accordance with manual

Ecology is directed to adopt by a rule a manual for the delineation of wetlands regulated under the SMA and GMA. The manual is based on the 1987 U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency manual as amended through January 1, 1995.

RCW 36.70A.280: Matters subject to board review

Shoreline master programs or amendments adopted under Chapter 90.58 RCW are added as subjects for growth management hearings board review. (ESHB 1724 amendments)

RCW 36.70A.290: Petitions to growth management hearings boards – Evidence

The publication date for a Shoreline Master Program or amendment is established to be the date when the Shoreline Master Program or amendment is approved or disapproved by Ecology.

RCW 36.70A.300: Growth management hearings boards – Final orders
The Shoreline Master Program and amendments are added to final order procedures.

A finding of noncompliance is not to affect the validity of comprehensive plans or development regulations. The parameters of an invalidity determination by the boards, including vesting issues, are established.

RCW 36.70A.320: Presumption of validity
The Shoreline Element of a comprehensive plan and applicable development regulations adopted by a city or county are governed by Chapter 90.58 RCW and are not presumed valid upon adoption in the same manner as comprehensive plan and development regulations in general. (ESHB 1724 amendments)

RCW 36.70A.330: Noncompliance
Invalidity text is added. The board is allowed to reconsider its final order and decide: (a) if a determination of invalidity has been made, whether to rescind or modify its determination as provided by RCW 36.70A.300(2), or (b) if no invalidity determination has been made, whether to issue a determination as provided by RCW 36.70A.300(2).

Language is added that a person with standing may participate in a hearing of compliance or noncompliance. (ESHB 1724 amendments)

RCW 36.70A.365: Major industrial developments
Counties planning under the GMA are allowed to establish, in consultation with cities, a process for authorizing the siting of major industrial developments outside UGAs. Such a development may be approved if certain criteria are met.

RCW 36.70A.385: Environmental planning pilot projects
References for the “Department of Community Development” to changed to “department.”

RCW 36.70A.450: Family day-care provider’s home facility – City may not prohibit in residential or commercial area
The agency responsible for certifying that a family day-care provider’s facility provides a safe passenger loading area is changed from the Washington State Department of Licensing to the Office of Child Care Policy of DSHS.

RCW 36.70A.460: Watershed restoration projects – Permit processing – Fish habitat enhancement project
The Washington Conservation Commission is directed to develop a single application process by which all permits for watershed restoration projects may be obtained by a sponsoring agency for its project, to be completed by January 1, 1996. Each agency is required to name an office or official as a designated recipient of project applications and inform the commission of the designation. All agencies of state and local government are required to accept the single application developed by the commission.

RCW 36.70A.470: Project review – Amendment suggestion procedure – Definitions - GMA integrated project and environmental review is to be conducted under the newly created provisions of Chapter 36.70B RCW.

RCW 36.70A.480: Shorelines of the state
Under the GMA, (1) the goals and policies of the SMA become one of the goals of the GMA under RCW 36.70A.020, and (2) the goals and policies of a Shoreline Master Program for a county or city are required to become an element of the jurisdiction’s comprehensive plan. All other portions of the Shoreline Master Program including regulations are required to become part of the county’s or city’s development regulations. Additionally, shoreline master programs are to continue to be amended or adopted under the procedures of the SMA (Chapter 90.58 RCW).

RCW 36.70A.481: Construction
Nothing in RCW 36.70A.480 (shorelines of the state) is to be construed to authorize a county or city to adopt regulations applicable to shorelands as defined in RCW 90.58.030 that are inconsistent with the provisions of Chapter 90.58 RCW. (ESHB 1724 amendments)

Growth Management Act Amendments 1995-2023

Item 1.

RCW 36.70A.490: Growth Management Planning and Environmental Review Fund – Established
Moneys in the fund are required to be used to make grants to local governments for the purposes set forth in RCW 43.21C.031. (ESHB 1724 amendments)

RCW 36.70A.500: Growth Management Planning and Environmental Review Fund – Awarding of grants –
Procedures

Procedures are established for dispersing funds. (ESHB 1724 amendments)

Chapter 36.70B RCW: Regulatory reform - Regulatory reform amendments are made to streamline permitting
procedures in the state. (ESHB 1724 amendments)

Definitions:

Affordable Housing (RCW [36.70A.030](#) (5): "Affordable housing" means, unless the context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed thirty percent of the monthly income of a household whose income is:

(a) For rental housing, 60 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development; or

(b) For owner-occupied housing, 80 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

Transitional Housing: RCW 84.36.043, transitional housing is a facility that provides housing and supportive services to homeless individuals or families for up to two years. The primary purpose is facilitating the movement of homeless persons and families into dependent living.

Emergency Housing: RCW 84.36.043, Provides housing and supportive services to homeless person or families for up to 60 days

Emergency Shelter: RCW 36.70A.030, a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

Permanent Supportive Housing: RCW 36.70A.030, subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

Impact Fee: RCW 82.02.090 means a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. "Impact fee" does not include a reasonable permit or application fee.

Green Infrastructure: RCW 36.70A.030, a wide array of natural assets and built structures within an urban growth area boundary, including parks and other areas with protected tree

canopy, and management practices at multiple scales that manage wet weather and that maintain and restore natural hydrology by storing, infiltrating, evapotranspiring, and harvesting and using stormwater.

Workforce Housing: WAC 365-196-410: housing affordable to households earning between 80 to 120 percent of the median household income. Typically targets middle-income workers which includes professions such as police officers, firefighters, teachers, health care workers, retail clerks, etc.

Vulnerable populations: RCW 36.70A.030, population groups that are more likely to be at higher risk for poor health outcomes in response to environmental harms, due to: (i) Adverse socioeconomic factors, such as unemployment, high housing and transportation costs relative to income, limited access to nutritious food and adequate health care, linguistic isolation, and other factors that negatively affect health outcomes and increase vulnerability to the effects of environmental harms; and (ii) sensitivity factors, such as low birth weight and higher rates of hospitalization. Vulnerable populations" includes, but is not limited to:

- (i) Racial or ethnic minorities;
- (ii) Low-income populations; and
- (iii) Populations disproportionately impacted by environmental harms.

Affordable Workforce Housing: affordable housing development for households at 50-80% of the area median income

Jobs-to-housing balance: WAC 365-196-410: the number of jobs in a city or county relative to the number of housing units

Income Band

Low-Income: RCW 84.14.010 (8) Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median family income adjusted for family size, for the county, city, or metropolitan statistical area, where the project is located, as reported by the United States department of housing and urban development.

Extremely low: RCW 36.70A.030 (17) Extremely low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below thirty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

#	Text
	GOAL HO 2: A sufficient mix of housing types, sizes, costs and densities enables current and future citizens from all economic levels, age groups and household make-ups to live within the City and provides housing to meet the needs of local employees.
	GOAL HO 3: Maintain a sufficient amount of quality affordable housing with healthy living environments
	GOAL HO 4: Support sustainable housing design through construction regulations, education, and partnerships.

#	Text	Related Existing Policy	LDC Comments
Diverse Housing Section	Create a supportive environment for innovative housing that promotes City goals for affordability and housing to meet diverse household sizes, types and age ranges by considering flexibility in density and design standards.	4.2.1	
Diverse Housing Section	Allow accessory dwelling units and small-lot housing with regulations that minimize procedural requirements and address neighborhood compatibility.	4.2.2	
Diverse Housing Section	In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.	4.2.3	
Diverse Housing Section	Support the siting and operating of emergency, transitional and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services and transit, prioritizing locations near historically underserved populations.	4.2.4	
Diverse Housing Section	Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities to increase opportunities for seniors to live in accessible housing with nearby services.	4.2.5	
Diverse Housing Section	Consider allowing more senior housing in the City, where appropriate, with existing incentives.	4.2.5	
Diverse Housing Section	Support the development of rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities.	4.2.7	
Affordable Housing Section	Work towards meeting the targets established and defined in the Countywide Planning Policies for moderate, low, very low, and extremely low-income housing as a percentage of projected overall household inventory.	4.3.1	
Affordable Housing Section	Work towards meeting the targets established and defined in the Countywide Planning Policies for emergency housing, emergency shelters, and permanent supportive housing.	NEW	
Affordable Housing Section	Work with the community to plan for, create, and retain affordable housing.	4.3.2	
Affordable Housing Section	Apply for housing funds available to assist in the development or improvement of affordable housing.	4.3.2	

#	Text	Related Existing Policy	LDC Comments
Affordable Housing Section	To the maximum extent feasible, require affordable housing to be: provided in new Mixed Use, Planned Residential and Innovative Development district projects that include an appropriate mix of rental and owner-occupied units that are made available to people with low-, very low-, and extremely low-incomes.	4.3.4	
Affordable Housing Section	Offer strategies and mechanisms such as density bonuses and, where allowed by law, tax waivers and relief from development fees, to encourage low, very low, and extremely low-income housing development.	4.3.6	
Affordable Housing Section	Utilize Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs. Consider offering favorable ground lease terms on city-owned land to CLTs.	4.3.8	
Sustainable Design and Construction	Support the use of high quality, durable, and low-maintenance building materials, high-efficiency energy systems, and environmentally responsible building principles in all new housing and renovation projects to reduce housing operation and maintenance costs, energy use and impact on natural resources.	4.4.1	
Sustainable Design and Construction	Lower the cost of daily housing expenses by raising public awareness on green housing renovation options and energy conservation practices.	4.4.2	
Sustainable Design and Construction	Promote awareness of green housing renovation options and energy conservation practices that lower the cost of daily housing expenses.	4.4.2	
Sustainable Design and Construction	Consider keeping short subdivision and small redevelopments more affordable by providing alternative streetscape improvement, open space and recreation amenities requirements.	4.4.3	
Sustainable Design and Construction	Consider exempting affordable housing types from FAR regulations and adding a minimum density where those housing types are allowed.	4.4.4	
Sustainable Design and Construction	Consider keeping short subdivision and small redevelopments more affordable by providing alternative streetscape improvement, open space and recreation amenities requirements.	4.4.3	

GOAL HO 2: A sufficient mix of housing types, sizes, costs and densities enables current and future citizens from a wide range of economic levels, age groups and household make-ups to live within the City and provides housing to meet the needs of local employees.	GOAL HO 3: Maintain a sufficient amount of quality affordable housing with healthy living environments	GOAL HO 4: Support sustainable housing design through construction regulations, education, and partnerships.
Create a supportive environment for innovative housing that promotes City goals for affordability and housing to meet diverse household sizes, types and age ranges by considering flexibility in density and design standards.	Work towards meeting the targets established and defined in the Countywide Planning Policies for moderate, low, very low, and extremely low-income housing as a percentage of projected overall household inventory.	Support the use of high quality, durable, and low-maintenance building materials, high-efficiency energy systems, and environmentally responsible building principles in all new housing and renovation projects to reduce housing operation and maintenance costs, energy use and impact on natural resources.
Allow accessory dwelling units and small-lot housing with regulations that minimize procedural requirements and address neighborhood compatibility.	Work with the community to plan for, create, and retain affordable housing.	Promote and raise public awareness of options for lower daily housing expenses, available tax incentives for green housing renovations and energy conservation practices.
In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.	Apply for housing funds available to assist in the development or improvement of affordable housing.	Consider keeping short subdivisions and small redevelopments more affordable by providing alternative streetscape improvement, open space, and recreation amenities requirements.
Support the siting and operating of emergency, transitional and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services and transit, prioritizing locations near historically underserved populations.	To the maximum extent feasible, require affordable housing to be provided in new Mixed Use, Planned Residential and Innovative Development district projects that include a mix of rental and owner-occupied units, that are made available to people with low-, very low-, and extremely low incomes.	Consider making affordable housing types exempt from Floor Area Ratio (FAR) regulations and adding minimum density to areas where affordable housing is allowed.
Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities to increase opportunities for seniors to live in accessible housing with nearby services.	Offer strategies and mechanisms such as density bonuses and, where allowed by law, tax waivers and relief from development fees, to encourage low, very low, and extremely low-income housing development.	Promote awareness of green housing renovation options and energy conservation practices that lower the cost of daily housing expenses.
Consider allowing more senior housing in the City, where appropriate, with existing incentives.	Utilize Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs. Consider offering favorable ground lease terms on city-owned land to CLTs	
Support the development of rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities.	Continue to support low-income housing with exempt impact fees for development types, for example: <ul style="list-style-type: none"> • ADU's, • transitional housing facilities, • shelters for temporary placement, • community residential facilities, • senior housing, and • tiny homes 	
	Consider recommendations from the Snoqualmie Valley Housing Taskforce to further promote affordable housing.	
	Support the local workforce (educational employees, first responders, retail clerks, casino employees) with housing.	
	Cooperate with other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels.	

#	Text
Diverse Housing Section	Create a supportive environment for innovative housing that promotes City goals for affordability and housing to meet diverse household sizes, types and age ranges by considering flexibility in density and design standards.
Diverse Housing Section	Allow accessory dwelling units and small-lot housing with regulations that minimize procedural requirements and address neighborhood compatibility.
Diverse Housing Section	In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.
Diverse Housing Section	Support the siting and operating of emergency, transitional and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services and transit, prioritizing locations near historically underserved populations.
Diverse Housing Section	Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities to increase opportunities for seniors to live in accessible housing with nearby services.
Diverse Housing Section	Consider allowing more senior housing in the City, where appropriate, with existing incentives.
Diverse Housing Section	Support the development of rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities.
Affordable Housing Section	Continue to support low-income housing with exempt impact fees for development types, for example: <ul style="list-style-type: none"> • ADU's, • transitional housing facilities, • shelters for temporary placement, • community residential facilities, • senior housing, and • tiny homes
Affordable Housing Section	Consider recommendations from the Snoqualmie Valley Housing Taskforce to further promote affordable housing.
Affordable Housing Section	Support the local workforce (educational employees, first responders, retail clerks, casino employees) with housing.
Affordable Housing Section	Work towards meeting the targets established and defined in the Countywide Planning Policies for moderate, low, very low, and extremely low-income housing as a percentage of projected overall household inventory.
Affordable Housing Section	Work with the community to plan for, create, and retain affordable housing.
Affordable Housing Section	Apply for housing funds available to assist in the development or improvement of affordable housing.
Affordable Housing Section	To the maximum extent feasible, require affordable housing to be: provided in new Mixed Use, Planned Residential and Innovative Development district projects that include an appropriate mix of rental and owner-occupied units that are made available to people with low-, very low-, and extremely low-incomes.

#	Text
	GOAL HO 2: A sufficient mix of housing types, sizes, costs and densities enables current and future citizens from a wide range of economic levels, age groups and household make-ups to live within the City and provides housing to
Housing Goal - 4	meet the needs of local employees.
	GOAL HO 3: Maintain a sufficient amount of quality affordable housing with
Housing Goal - 4	healthy living environments
	GOAL HO 4: Support sustainable housing design through
Housing Goal - 4	construction regulations, education, and partnerships.

#	Text	Related Existing Policy	LDC Comments
Diverse Housing Section	Create a supportive environment for innovative housing that promotes City goals for affordability and housing to meet diverse household sizes, types and age ranges by considering flexibility in density and design standards.	4.2.1	
Diverse Housing Section	Allow accessory dwelling units and small-lot housing with regulations that minimize procedural requirements and address neighborhood compatibility.	4.2.2	
Diverse Housing Section	In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.	4.2.3	
Diverse Housing Section	Support the siting and operating of emergency, transitional and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services and transit, prioritizing locations near historically underserved populations.	4.2.4	
Diverse Housing Section	Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities to increase opportunities for seniors to live in accessible housing with nearby services.	4.2.5	
Diverse Housing Section	Consider allowing more senior housing in the City, where appropriate, with existing incentives.	4.2.5	
Diverse Housing Section	Support the development of rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities.	4.2.7	
Affordable Housing Section	Work towards meeting the targets established and defined in the Countywide Planning Policies for moderate, low, very low, and extremely low-income housing as a percentage of projected overall household inventory.	4.3.1	
Affordable Housing Section	Work with the community to plan for, create, and retain affordable housing.	4.3.2	
Affordable Housing Section	Apply for housing funds available to assist in the development or improvement of affordable housing.	4.3.2	
Affordable Housing Section	To the maximum extent feasible, require affordable housing to be: provided in new Mixed Use, Planned Residential and Innovative Development district projects that include an appropriate mix of rental and owner-occupied units that are made available to people with low-, very low-, and extremely low-incomes.	4.3.4	

#	Text	Related Existing Policy	LDC Comments
Affordable Housing Section	Offer strategies and mechanisms such as density bonuses and, where allowed by law, tax waivers and relief from development fees, to encourage low, very low, and extremely low-income housing development.	4.3.6	
Affordable Housing Section	Utilize Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs. Consider offering favorable ground lease terms on city-owned land to CLTs.	4.3.8	
Sustainable Design and Construction	Support the use of high quality, durable, and low-maintenance building materials, high-efficiency energy systems, and environmentally responsible building principles in all new housing and renovation projects to reduce housing operation and maintenance costs, energy use and impact on natural resources.	4.4.1	
Sustainable Design and Construction	Lower the cost of daily housing expenses by raising public awareness on green housing renovation options and energy conservation practices.	4.4.2	
Sustainable Design and Construction	Promote awareness of green housing renovation options and energy conservation practices that lower the cost of daily housing expenses.	4.4.2	
Sustainable Design and Construction	Consider keeping short subdivision and small redevelopments more affordable by providing alternative streetscape improvement, open space and recreation amenities requirements.	4.4.3	
Sustainable Design and Construction	Consider exempting affordable housing types from FAR regulations and adding a minimum density where those housing types are allowed.	4.4.4	
Sustainable Design and Construction	Consider keeping short subdivision and small redevelopments more affordable by providing alternative streetscape improvement, open space and recreation amenities requirements.	4.4.3	

#	Text	Related Existing Policy	LDC Comments
Diverse Housing Section	Create a supportive environment for innovative housing that promotes City goals for affordability and housing to meet diverse household sizes, types and age ranges by considering flexibility in density and design standards.	4.2.1	
Diverse Housing Section	Support the siting and operating of emergency, transitional and permanent special needs housing, and ensure that sufficient land is zoned to allow their location near shops, services and transit, prioritizing locations near historically underserved populations.	4.2.4	
Diverse Housing Section	Support the development of rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities.	4.2.7	
Affordable Housing Section	Work towards meeting the targets established and defined in the Countywide Planning Policies for moderate, low, very low, and extremely low-income housing as a percentage of projected overall household inventory.	4.3.1	
Affordable Housing Section	Work with the community to plan for, create, and retain affordable housing.	4.3.2	
Affordable Housing Section	Apply for housing funds available to assist in the development or improvement of affordable housing.		
Affordable Housing Section	Cooperate with other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels.	4.3.5	
Affordable Housing Section	Offer strategies and mechanisms such as density bonuses and, where allowed by law, tax waivers and relief from development fees, to encourage low, very low, and extremely low-income housing development.	4.3.6	
Affordable Housing Section	Exempt impact fees for development types with little to no impact on surrounding public schools, for example: <ul style="list-style-type: none"> •ADU's, •transitional housing facilities, •shelters for temporary placement, •community residential facilities, •senior housing, and •tiny homes 	4.3.7	
Sustainable Design and Construction Section	Support the use of high quality, durable, and low-maintenance building materials, high-efficiency energy systems, and environmentally responsible building principles in all new housing and renovation projects to reduce housing operation and maintenance costs, energy use and impact on natural resources.	4.4.1	
Sustainable Design and Construction Section	Lower the cost of daily housing expenses by raising public awareness on green housing renovation options and energy conservation practices.	4.4.2	

Goal HO 4.2: A sufficient mix of housing types, sizes, costs and densities enables current and future citizens from a wide range of economic levels, age groups and household make-ups to live within the City and provides housing to meet the needs of local employees.

Goal HO 4.3: A sufficient amount of quality affordable housing with healthy living environments is available to meet the needs of low and moderate-income residents, and provide the opportunity for our business' lower-wage employees to live within the City.

Goal HO 4.4: The City supports sustainable housing design through applicable code, programs, partnerships and educational efforts.

Existing Section	Existing Policy #	Text	Action
Diverse Housing	4.2.1	Encourage innovative housing that helps promote City goals for affordability, high-quality sustainable design, and housing to meet diverse household sizes, types and age ranges, and consider flexibility in density and design standards to support such projects.	Revise
Diverse Housing	4.2.2	Encourage accessory dwelling units and small-lot housing through appropriate regulation and incentive programs, with regulations that minimize procedural requirements and address neighborhood compatibility.	Revise
Diverse Housing	4.2.3	In residential areas with alley access, encourage and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility, such as reduced or aggregated parking areas, streetscape orientation, common amenities and open space.	Revise
Diverse Housing	4.2.4	Assure that land use regulations allow for the siting and operating of emergency, transitional and permanent special needs housing, and ensure that sufficient land is zoned to allow their location near shops, services and transit.	Revise
Diverse Housing	4.2.5	To increase opportunities for seniors to live in accessible housing with nearby services, allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities, and provide incentives for developing senior housing such as reduced or waived permit fees, density bonuses and reduced parking requirements.	Revise
Diverse Housing	4.2.6	Require some number of living units in Planned Residential zones to be designed with Universal Design principles, so that there is at least one no-step entrance, the master bedroom suite or all bedrooms are on the ground floor and the floor plan is wheelchair-friendly.	Implementation Item
Diverse Housing	4.2.7	Support the development of rental apartments that are appropriate for families with children, including the provision of services, recreation and other amenities as feasible.	Revise

Existing Section	Existing Policy #	Text	Action
Affordable Housing	4.3.1	Strive to meet the targets established and defined in the Countywide Planning Policies for low- and moderate-income housing as a percentage of projected overall household inventory.	Revise
Affordable Housing	4.3.2	Work with County, State, Federal and non-profit organizations to create and retain affordable housing, and apply for federal and state housing funds available to assist in the development or improvement of affordable housing.	Revise
Affordable Housing	4.3.3	Evaluate the supply and condition of affordable housing in the City every five years to measure the effectiveness of City housing policies, regulations and incentives and provide assistance to retain low income units where feasible.	Revise
Affordable Housing	4.3.4	To the maximum extent feasible, require affordable housing to be: provided in new Mixed Use, Planned Residential and Innovative Development district projects; either proximal to services or dispersed throughout new developments; and include an appropriate mix of rental and owner-occupied units that are made available to people with qualifying incomes	Revise
Affordable Housing	4.3.5	With the cooperation of other government entities, non-profit housing organizations, and housing developers, investigate alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels.	Revise
Affordable Housing	4.3.6	Consider strategies and mechanisms such as density bonuses, expedited permit processes, and where allowed by law, tax waivers and relief from development fees, to encourage very low- and low-income housing development.	Revise

Existing Section	Existing Policy #	Text	Action
Affordable Housing	4.3.7	Grant priority in the development review process for projects providing 15 percent or more of the proposed residential units as affordable units.	Revise
Affordable Housing	4.3.8	Encourage development and utilization of Community Land Trusts as one tool for addressing the community's affordable housing needs.	Revise
Sustainable Design and Construction	4.4.1	To reduce housing operation and maintenance costs, energy use and impact on natural resources, encourage the use of high quality, durable, and low-maintenance building materials, high-efficiency energy systems, and environmentally responsible building principles in all new housing and renovation projects.	Revise
Sustainable Design and Construction	4.4.2	Provide education to citizens on green housing renovation options and energy conservation.	Revise
Sustainable Design and Construction	4.4.3	Require new housing developments to provide streetscape improvements, open space, and recreation amenities to support the City's urban forest goals, establish a sense of neighborhood cohesion and permanence, and promote community distinctiveness.	Revise
Sustainable Design and Construction	4.4.4	Utilize floor area ratio and other standards as appropriate to promote housing that is affordable, in-scale with the lot, and has reduced environmental impacts over its lifetime.	Revise
Sustainable Design and Construction	4.4.5	Maintain a Housing Inspection and Code Enforcement Program to ensure the continued safety and viability of rental housing, with annual Building Department inspections.	Revise

Date	Source	Comment	Category
6-Apr	Open House	1. Incorporate access to services, including transportation, near new housing.	Housing
6-Apr	Open House	2. I own, but am worried other people can't afford to buy anywhere.	Housing
6-Apr	Open House	3. Encourage creation/development of mixed neighborhoods with a mix of housing (townhomes, multifamily) with business in walking distance. For example, another business district on the ridge.	Housing
6-Apr	Open House	4. Consider natural disasters and emergency evacuation routes when planning+allow all residents an evacuation routes (casino)+more	Housing
6-Apr	Open House	5. Reverse the past administration's extremely strong push at PSRC to <u>increase</u> growth targets for Snoqualmie -the people of the city generally do <u>not</u> want a bigger city -we moved here to be in a <u>small</u> city.	Housing
7-Apr	Online Survey	We are missing more "middle housing" options. These are important vs. single family homes. However, they must meet the design character of Snoqualmie & be blended into neighborhoods. I do not think we should build more Panorama-sized complexes. They are too large. We should focus more on townhomes, cottages, duplexes, four-plexes, etc. We MUST keep building height to a min. & not change existing codes for taller buildings. No exceptions. Ideally, 3-4 stories tall, max. No modern "box" development like Issaquah. Development must properly account for needed parking-not Pollyanna visions of 1 car per 2+ bedroom unit is Ok b/c they'll use transit... And, unlike Panorama-shame on city council approving such a large development w/o enough parking! We desperately need housing for retirement. Don't increase property taxes to pay for reduced dev fees to incent affordable housing development. Find another way so the rest of us don't have to pay more when we're using the same level of services.	Housing
7-Apr	Online Survey	I would prefer if we had more green space retained in the newer development areas. I suspect we need more affordable housing, mixed use housing options, and fewer giant houses, i.e., more first-time home buyer options.	Housing
8-Apr	Online Survey	I would like to see more senior housing. Like senior apartments, low income especially. There is a huge lack of that type of housing in Snoqualmie. A few in North Bend. With the older population of baby boomers retiring, it would be helpful if the snoqualmie valley could offer some resources in that area.	Housing
8-Apr	Online Survey	there is need for one floor homes/condos without steps. way too few of such homes in the area.	Housing
8-Apr	Online Survey	Please don't turn us into Issaquah. No big, multi-story apartment complexes. If we need more low-income housing, please be creative and consider duplexes, town-homes, etc. Housing that fits in with the landscape. While we're on the topic of housing: it's clear that the city council didn't properly account for the parking at Panorama. We now have residential streets with tons of overflow parking from that complex and no solution in sight. This is a massive oversight. Developers keep lying to you saying that households "only need one car...". With the current housing market, many households include multiple families just to be able to afford a roof over their heads. This means that there could be 3-4 cars for each household. PLEASE make sure future housing construction includes the ability to store 3-4 cars per house and not just one.	Housing
8-Apr	Online Survey	This is a fragile area; don't relax SEPA rules, don't build in the floodplain. Even "affordable housing" is beyond reach for minimum wage jobs (the most common job in our tourist economy); consider ADUs, allowing houses to turn into duplexes, Habitat for Humanity-type groups , etc to create low cost, small, efficient housing. Don't depend on developers; don't subsidize them with tax breaks. Make sure it stays low cost after the 1st sale, by size/simplicity or covenant. Most young people (our kids), long-time residents, retirees, etc. can't/ couldn't afford to live here. Everyone doesn't need a mega-house, but that's mainly what is currently built. Consider quads of small houses/duplexes etc. with shared lawn.	Housing
10-Apr	Online Survey	It seems like we need more affordable housing. But nobody wants it. I've lived in the valley for a long time, but it seems like when new people move here they think they should be the last ones to be able to have done that and they argue against anyone else coming here. Affordable housing is really important if we don't want our kids living with us until they are 40 years old. And we need low-income senior housing. The seniors who have lived here their whole lives are being taxed out of their homes and off their land. I would prefer to see four-plex style apartments rather than townhouses and condos. they use the space better for apartments, look better, are smaller/shorter.	Housing
11-Apr	Online Survey	I would appreciate it if there were more affordable housing options available in our area. Currently, it is quite challenging to recruit local retail staff, and many individuals have to commute from outside of our region.	Housing
11-Apr	Online Survey	Need an over 55 development like Trilogy in Redmond-	Housing
11-Apr	Online Survey	Housing development is unavoidable, of course everyone wants the small town look, but Seattle surroundings will not stop growing, so I'm in favor of development, just needs to be done with appropriate school zoning (i.e. do not bus Middle Schoolers from Carmichael St. all the way to Fall City!	Housing
11-Apr	Online Survey	Housing is unaffordable for any middle class person or family. The Cottage's were built for low income people but after a year you could sell and now the go for over half a million dollars. Plus, only around 150 were built.	Housing
11-Apr	Online Survey	I think Snoqualmie should consider joining the Network of Age Friendly Communities and States as you update the comprehensive plan. They go hand in hand and cover the eight domains of livability. https://www.aarp.org/livable-communities/network-age-friendly-communities/	Housing
11-Apr	Online Survey	My biggest concern is being priced out of Snoqualmie. When I can no longer afford the house I love because of taxes and just the cost to live here.	Housing
14-Apr	Online Survey	Please include plans for senior housing in Snoqualmie that contains single level homes 1500 square feet or less or condos that have an elevator. We've owned a home over 20 years, live our community and there's no place to downsize into.	Housing
14-Apr	Online Survey	Snoqualmie is a great place to live. Please keep in mind, senior, friendly facilities, and housing as you do your planning.	Housing
18-Apr	Online Survey	Tiny homes an ADU's should be allowed in as many places as possible in the City. smaller mortgages mean more folks hae a place to lie and work in the city.	Housing
18-Apr	Online Survey	more lower cost condominiums and apartments up in the ridge needed.	Housing

18-Apr	Online Survey	The need for Affordable & alternative housing needs to be addressed. I suggest more lenient guidelines for ADU's, duplexes, triplexes; as boomers age multigenerational housing options need to be considered	Housing
19-Apr	Online Survey	Valley needs to have an improved mix of housing. Green spaces should be retained and more focus on recreation.	Housing
19-Apr	Online Survey	Affordable housing needs to be a priority. Not everyone needs or wants a 2 story 4000 square foot house. Ramblers with no stairs, more apartments	Housing
20-Apr	Online Survey	I think we'd want to be careful to expand housing (especially making sure there are adequate affordable types of housing for both low wage workers and seniors) without putting a strain on local resources (water or roads, for example). A lot of the appeal of Snoqualmie is it being a nice mountain town with lots of nature and wilderness, I think we should be careful to preserve that with any building or land use choices. For example, make sure any commercial addition still has a lot of green space built into the land use plan (lots of trees in parking, between buildings, etc) rather than fully clearing a space for concrete parking lots. Essentially I support some moderate and smart growth plans that also emphasize us being a mountain town where the green spaces are valued and important. I also saw that at one point there was a plan to add a middle school to the Ridge? That seems like it would be worth revisiting.	Housing
26-Apr	Online Survey	Snoqualmie needs more affordable housing. Starter homes and homes that a teacher or nurse working locally could afford. Yes we want green space and private space for home owners but making sure that everyone that supports the economy of Snoqualmie can afford to live here is important. What isn't needed is more homeless beds. The problems that arise from the homeless shelter do not need to increased by making easier to be a non-contributing member of society.	Housing
8-May	Online Survey	Has gotten too crowded.	Housing
9-May	Online Survey	There should be more housing and old town should allow taller apartments and buildings - so should the ridge, same as millpond area. We are limited in growth and housing by the mountains and the snoqualmie tree farm. All new housing should be high quality and diverse in looks. Snoqualmie ridge is much more uniform that it could have been.	Housing
9-May	Online Survey	Master bedroom on the main floor should be included in any more developments. Stairs and elderly do not mix well. If there is a medical issue then stairs become a big issue .	Housing
10-May	Online Survey	I think that housing is getting too dense.	Housing
10-May	Online Survey	I'd like to see more affordable housing for working families.	Housing
13-May	Online Survey	We should have more mixed-use high-density housing on the Ridge	Housing
15-May	Online Survey	need to keep open space protected, establish more open space areas and build a budget to support and maintain these spaces. Housing is hard. My concern as a life long valley resident is vertical multi housing units obstructing sightlines (north bend as an example - near chinook lumber and cedar falls roundabout on north bend way) and tract housing development creating more sprawl and density. The big question really boils down to how is "enough" defined? What does that mean to future, sustainability and preserving why folks live here. If we continue to be an additive model (building and growing) we are also subtracting and taking away. Density goes up, parking is an issue, safety concerns, water and housing and businesses... we don't want to be an issaquah ridge... lets set boundaries and decide how to define "enough". Capacity and potential can be mis-leading, let us drive the car and decide what that is.	Housing
18-May	Online Survey	I'm concerned about all the trees being plowed down and all the new housing. I understand the housing shortage but please make the most of development so as not to destroy more forests. The forests are vital to this area.	Housing
27-May	Online Survey	I feel like Snoqualmie is built out. I'm not sure there's anymore room for houses...	Housing
1-Jul	Online Survey	Have lived here for over 20 overs and the growth has been expected and part of our ever growing community. What I see happening in downtown North Bend with various condos/townhouses is that the future for downtown Snoqualmie?	Housing
12-Oct	Online Survey	Snoqualmie is uniquely blessed with some of the highest incomes in the US and a gorgeous setting with the majority of the city population contained on the now built out ridge. One area that I would like to see developed is more housing for seniors both within the existing zoning as well as in a range of options like we see in Arizona. They have continuing care communities (privately developed but sometimes on donated land) that include independent, assisted living all the way through to nursing care and memory care.	Housing
12-Oct	Online Survey	We need more housing across the income spectrum to help accommodate the growth in the region.	Housing
22-Jul	Online Survey	I believe we need a stronger approach to homelessness and support in our community. There are such limited services that do not meet the demand. We have so much space and should have more transitional housing and entry level. Let's not let developers destroy every small home, let's remember some of us don't need McMansions and may want smaller homes on > 4000sf. We could repurpose some of those older smaller homes into small cottage communities that are affordable with common green space and within character. For example there is an amazing community in Redmond of smaller cottages, common gardens and alleys that allow for ample living by multiple generations and are not cookie-cutter. Please think about street design, runoff, and impact to utilities more critically as opposed to just density as the answer. Keep the character of our valley in tact. Also, we really need to invest in better winter preparedness. We do not have sufficient snow equipment for the streets and storms.	Housing
12-Oct	Online Survey	We are such a small community that is becoming increasingly tribal without a shared culture or values. We have wealthy techies from India in single family homes sending their kids to school with the lower income single parents with six kids in apartments as well as people who have lived here for over 20 years to those that come and go in a year or two but no real sense of community or ways to learn from each other or the history of our community. I hope that the city will look beyond "developing" the physical space to developing an actual sense of community during the next 10 years.	Housing
18-Oct	Open House	Place a very high priority on price of new housing matching wages of people who work in the city - store clerks, landscapers, etc.	Housing
18-Apr	Online Survey	No other concerns. Would love to help in any way possible.	Nice Comment

9-May	Online Survey	We moved here 2 yrs ago and think it's paradise. The people are so friendly. And it's beautiful.	Nice Comment
11-May	Online Survey	This is the best place to live - we love it	Nice Comment
7-Apr	Online Survey	I would LOVE if the William's addition can be put on city sewer!	
24-May	Online Survey	Would like to see some infill density added to downtown and across the River in the Mill district.	
12-Jul	Online Survey	We are very happy with our choice to move out of the city of Seattle and live in Snoqualmie. We are looking forward to being lifelong residents and active members of the community.	Nice Comment
18-Oct	Open House	Creating infrastructure to include transit-oriented development for underserved and low-income families	Housing
18-Oct	Open House	Not intersted in building more buildings in this area to accommodate more people and take away the natural beauty/outdoor feel here. There is always Issaquah.	Housing
18-Oct	Open House	Affordable housing is necessary, but where will this happen? How many units? How will this impact our already taxed roads, services, schools. The water displacement must be a concern and a priority.	Housing
18-Oct	Open House	Are there cost-effective ways to build affordable housing? Its becoming a challenge for people to move here.	Housing



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MEMORANDUM

To: City Council
From: Emily Arteche, Community Development Director
Date: February 26, 2024
Subject: Comprehensive Plan – Transportation Element Policy Review

Introduction

The Washington Growth Management Act (GMA) requires King County and cities within King County to update their comprehensive plans on or before December 31, 2024. The transportation chapter (sometimes referred to as an “element”) is a core required element of the Growth Management Act and must be balanced by growth targets¹ established in the King County Countywide Planning Policies Table DP-1. The Element also must be compliant with all the legislative changes at the State, Regional and County level since the previous Comprehensive Plan completed over 8 years.

To facilitate the review and approval of the draft Element a roundtable discussion will be held on the recommended draft goals and policies, (see Attachment 1, PC Recommendation with Public Works Council Committee Recommended Edits, dated February 6, 2024). The roundtable will be followed by a City Council motion on the Element at an upcoming Council meeting.

Background

The Transportation Element draft goals and policies were discussed at a series of meetings with the public, Planning Commission, and the Parks and Public Works Council Committee on the following dates:

- On April 6, 2023, City Staff and consultants held a Comprehensive Plan Open House and received input from the public on the Element.
- On October 2, 2023, City Staff and consultants introduced the Transportation Element, (provisions of RCW 36.70A.070(6) including overviews of: level of service, (LOS); transportation facilities and services; traffic forecasting; local system needs to meet current and future demands; a multiyear financing plan; traffic demand management strategies; and a pedestrian and bicycle facilities for review and discussion.
- On October 16, 2023, City Staff and consultants presented draft policies on land use and transportation coordination, intergovernmental transportation planning, street system, bicycle and pedestrian system for review and discussion.

¹ Resolution No. 1680, Revised 2044 Growth Target, dated February 12, 2024

- On October 18, 2023, City Staff and consultants held a Comprehensive Plan Open House and received input from the public on the Element.
- On November 6, 2023, City Staff and consultants presented draft policies on Travel Demand and Environmental Stewardship, Planning, Design and Maintenance and draft goals.
- On November 11, 2023, the Planning Commission completed work on the draft Transportation Element with recommended draft goals and policies (see Attachment 2).
- On December 5, 2023, the Parks and Public Works Council Committee reviewed the recommended Element at a regularly scheduled meeting.
- On February 6, 2024, the Parks and Public Works Council Committee reviewed the recommended Element at a regularly scheduled meeting including amendments to the draft Transportation goals and policies based on comments received from Puget Sound Regional Council, PSRC.

The draft recommended goals and policies were solicited for early review at the state and regional level for GMA and Puget Sound Regional Council, (PSRC) Vision 2050 consistency. Review comments were received from the Puget Sound Regional Council, Liz Underwood-Bultmann Principal Planner, Growth Management Planning on December 21, 2023, (see Attachment 3). Recommended additional policies shown below were approved by the Parks and Public Works Council Committee on February 6, 2024.

- For vehicular and all transportation methods, including transit, bicycles, pedestrian planning and development review, use level of service (LOS) measures to evaluate system performance and needs that reflects the community's expectations for transportation performance.
- For multimodal levels of service apply consider frequency, presence and span of services to evaluate system performance and need including deficiencies.
- Identify projects, programs or strategies that will address existing and all future transportation deficiencies including transit, bicycles and pedestrian.

Analysis

Approximately 46 bills related to the Comprehensive Plan were passed during the time span, (see Attachment 5, GMA-amendments-1995-2023). In 2023, the Legislature passed HB 1181, which identified several new expectations for transportation elements including specific levels of service standards for multimodal and nonmotorized planning, as well as impacts and costs for state facilities. A part of the agency review process the draft Transportation Element was expanded to include new multimodal LOS policies for vehicular, as well as pedestrian and bicycle modes.

The Transportation Element will be supported by the following technical documentation (see Attachment 4, 2044 Snoqualmie Comprehensive Plan Outline):

- Land use assumptions used for estimating travel demand;
- Inventory of air, water and ground transportation facilities;
- Level of Service standards for all local and state transportation facilities;
- Forecasts of traffic based on land use and growth projections;
- Requirements of bringing transportation facilities that fall below LOS based upon forecast;
- Financing analysis – 20 year and 6 year;
- Demand Management Strategies;
- Pedestrian and Bicycle component.

The Transportation Evolution Spreadsheet, (see Attachment 7) demonstrates the evolution of goals and policies, i.e., when policies were combined, moved, updated to support new requirements, modified to address public comment, eliminated to reflect current conditions and/or adapted to fit the PSRC Vision 2050. This Element is rewritten and will fit into a reorganized Plan. The updated Element is intended to improve clarity, remove duplicative language, update terminology, reflect the values of the community and meet recent changes to the Growth Management Act and other laws.

The Transportation Element recommendation was developed with information from the Tribe and reflects numerous public comments received during the planning process. Tribal coordination began in the Fall of 2022 and included early review before the completion of the legislative process. Two public open house events, with dozens of attendees were held on April 6 and October 16, 2023. A “Take the Comp Plan Update Survey” provides an active -ongoing way for the public to share thoughts on our community. Combined public outreach efforts generated 107 public comments related to this Element since the launch of the Plan update in January 2023, (see Attachment 8: Transportation Element Public Comment Table). This Element is the most commented Element of the Comprehensive Plan. Many of the comments received emphasize transit, the Snoqualmie Parkway, Railroad Avenue and bike lanes:

Transit

- “direct bus service to Issaquah and Seattle and parks and ride areas”,
- “we have no transit”,
- “needs to be more options for public transportation to and from Snoqualmie”,
- “More public transit please!!”,
- “Bring back express busses...”,
- “I wish we had a park and ride...next to I-90”,
- “Fund and expand SVT”.

Parkway

- “stop treating Snoqualmie Parkway like a highway”,
- “logging trucks at 3 AM.. and “impose weight limit!”.

Railroad Avenue

- “We need more roundabouts in the downtown core”,
- “Traffic...dangerous to turn left on Railroad Avenue”,
- “roads...more crowded... especially on Railroad Avenue”.

Bike Lanes

- “improve bike lanes throughout the valley”,
- “...our area would be well suited with a bike path system”,
- “Better bike connections”.

Next Steps

Discuss the draft Transportation Element as recommended by the Parks and Public Works Council Committee.

Attachment 1: PC Recommendation with Parks and Public Works Council Committee Recommended Edits

Attachment 2: Signed PC Recommendation

Attachment 3: PSRC Comments on Snoqualmie Draft Transportation Element

Attachment 4: 2044 Snoqualmie Comprehensive Plan Outline

Attachment 5: GMA-amendments-1995-2023

Attachment 6: Transportation Element Evolution Spreadsheet

Attachment 7: Transportation Element Public Comment Table

1. Provide for safe and efficient transportation system for vehicle, pedestrian, bicycle and transit travel within the City, that supports the City's planned land use pattern.

- a) Plan and preserve transportation system routes and capacity to support planned growth based on projected travel demands.
- b) Ensure that street infrastructure projects are designed to harmonize with and enhance the distinctive character and visual identity of each city area.
- c) Ensure transportation improvements or strategies address development impacts in a manner concurrent with the city's adopted levels of service standards, as required by the GMA.
- d) Connect streets, sidewalks, trails, bicycle facilities, and transit routes and facilities to neighborhoods, shopping and services, schools, transit, parks and trails whenever feasible with existing rights of way to form an integrated, balanced and convenient multi-modal system.
- e) Maintain a transportation capital improvement plan that balances and coordinates system improvements for all modes and supports economic development.
- f) Encourage multiple connections between new development and historic parts of the city when feasible.
- g) Monitor and prepare for changes in transportation technologies and mobility patterns.
- h) Increase the resilience of the City's transportation system and support strategies for security and emergency management responses.

2. Ensure regional coordination and consistency with the State, PSRC, King County and adjacent jurisdictions' transportation plans.

- a) Coordinate with WSDOT on the transfer of the Snoqualmie Parkway to state operational and maintenance responsibility.
- b) Coordinate with local and regional entities when traffic generated outside Snoqualmie could impact City levels of service.
- c) Support and participate in cooperative regional transportation planning processes to ensure that City interests are reflected in regional transportation plans while supporting the Regional Growth Strategy.
- d) Support safe movement of freight by establishing clear signage, on routes that service trucks, hazardous material transport, and oversized load routes.

3. Promote an equitable and accessible transportation system through services, facilities and improvements.

- a) For vehicular transportation planning and development review, use level of service (LOS) measures to evaluate system performance and needs to apply a peak-hour LOS D standard for arterial intersections. A LOS E at side-street stop locations is acceptable unless a signal is warranted or required by the City Traffic Engineer. The LOS shall be calculated with the delay method described in the most recent edition of the Highway Capacity Manual.
- b) Plan street development and redevelopment to create complete streets, that accommodate pedestrians, cyclists and transit users within right of way aligning with street classification and projected travel volumes where feasible.

- c) Support access, connections and mobility for all and vulnerable populations through investment of equitable modes of transportation.
- d) Recognize and accommodate the special transportation needs of the elderly, children, and persons with disabilities in all aspects of transportation planning, programming, and implementation.
- e) Ensure safety enhancements and maintenance of infrastructure in transportation improvement projects for all modes.

4. Encourage a system of safe trails and corridors including lighting, that supports non-motorized travel for commuting, local trips and healthy physical activity.

- a) Encourage new development to provide pedestrian and bicycle pathways that safely connect residential neighborhoods, commercial areas, schools, transit routes, parks, regional trails and other destinations within the City.
- b) Consider opportunities for multi-use trails (separated from vehicle lanes) on principal and minor arterial corridors, and shared bicycle facilities on select collector arterials.
- c) Collaborate with the School District to identify pedestrian safety improvements on school walk routes.
- d) Ensure adequate bicycle parking provisions in historic downtown, Snoqualmie Ridge neighborhood center, public parks, and large offices and industrial developments to meet demand, promote bicycle travel and multimode commuting.
- e) Evaluate the use of e-bikes and e-scooters on City sidewalks, trails and parks, considering safety and potential conflicts with pedestrians and other users.

5. Strive to improve air quality by reducing vehicular greenhouse gas emissions and supporting alternative options to single-occupant vehicle travel.

- a) Collaborate with Metro and other organizations to improve service and increase transit ridership within the City and between Snoqualmie, regional destinations and adjacent communities.
- b) Collaborate with the Snoqualmie Valley School District to develop and implement demand management strategies to reduce traffic and parking problems around schools.
- c) Consider additional opportunities including leveraging grants for the installation of electric vehicle recharge and alternate fuel refueling stations to actively encourage and promote the use of electric and alternatively-fueled vehicles.
- d) Support public education on the social and environmental impacts of travel choices to encourage the use of alternatives to single-occupancy travel.
- e) Engage with regional sustainability organizations to promote eco-friendly transportation initiatives.
- f) Explore the feasibility of establishing mobility hubs at suitable locations in the City to facilitate use of mass transit and carpooling accessibility.

- g) Seek to improve air quality and reduce greenhouse gas emissions, employ and encourage strategies to reduce vehicle use, promote single occupant vehicle alternatives, and improve the transportation system's operating efficiency.
- h) Design transportation facilities improvements consistent with City stormwater regulations which minimize impacts and encourages fish passage and wildlife habitat areas and corridors.
- i) Incorporate environmental factors into transportation decision-making that minimizes impacts to natural and cultural resources.
- j) For vehicular and all transportation methods, including transit, bicycles, pedestrian planning and development review, use level of service (LOS) measures to evaluate system performance and needs that reflects the community's expectations for transportation performance.
- k) For multimodal levels of service apply consider frequency, presence and span of services to evaluate system performance and need including deficiencies.
- l) Identify projects, programs or strategies that will address existing and all future transportation deficiencies including transit, bicycles and pedestrian.

6. Provide for maintaining and preserving the life and utility of the City's transportation system and investments.

- a) Ensure consistent and equitable system improvements throughout the City.
- b) Encourage design of new developments to provide efficient pedestrian friendly traffic circulation.
- c) Systematically and objectively prioritizes paving projects in accordance with a Pavement Management Plan.
- d) Employ Best Management Practices (BMPs) for storm water management, including low-impact development (LID) strategies, effective street cleaning, and other measures to alleviate major pollution sources from roadway uses.
- e) Support local transit partnerships for better regional connections and to support tourism within Snoqualmie.
- f) Reduce need for new capital improvements through investments in operations, demand management strategies and system management activities to improve the efficiency of the City's current transportation system and facilities.
- g) Identify stable and adequate funding mechanisms for transportation facilities.
- h) Ensure that the land use element, transportation element, and financing plan are coordinated and consistent for the 6 and 20-year planning period.

The Planning Commission unanimously recommends the Parks and Public Works Committee APPROVE proposed goals and policies for the Transportation Element of the 2044 Snoqualmie Comprehensive Plan and transmit them to the City Council for consideration.

It is the recommendation of the Planning Commission to approve proposed goals and policies for the Transportation Element as presented in Attachment A.

**RECOMMENDED BY THE CITY OF SNOQUALAMIE PLANNING COMMISSION
ON THE 20th of NOVEMBER 2023.**

Luke Marusiak
Luke Marusiak (Nov 29, 2023 15:59 PST) Date Nov 29, 2023
Luke Marusiak
Commission Chair

Attest by:
Ashley Wragge
Ashley Wragge (Nov 29, 2023 14:16 PST)
Ashley Wragge
Planning Technician

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- d) Support public education on the social and environmental impacts of travel choices to encourage the use of alternatives to single-occupancy travel.
- e) Engage with regional sustainability organizations to promote eco-friendly transportation initiatives.
- f) Explore the feasibility of establishing mobility hubs at suitable locations in the City to facilitate use of mass transit and carpooling accessibility.
- g) Seek to improve air quality and reduce greenhouse gas emissions, employ and encourage strategies to reduce vehicle use, promote single occupant vehicle alternatives, and improve the transportation system's operating efficiency.
- h) Design transportation facilities improvements consistent with City stormwater regulations which minimize impacts and encourages fish passage and wildlife habitat areas and corridors.

- i) Incorporate environmental factors into transportation decision-making that minimizes impacts to natural and cultural resources.

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- e) Support local transit partnerships for better regional connections and to support tourism within Snoqualmie.
- f) Reduce need for new capital improvements through investments in operations, demand management strategies and system management activities to improve the efficiency of the City's current transportation system and facilities.
- g) Identify stable and adequate funding mechanisms for transportation facilities.
- h) Ensure that the land use element, transportation element, and financing plan are coordinated and consistent for the 6 and 20-year planning period.



Puget Sound Regional Council

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Ashley Wragge, Planning Technician
City of Snoqualmie
38624 SE River St
Snoqualmie, WA 98065

Subject: PSRC Comments on Snoqualmie Draft Housing and Transportation Policies

Dear Ms. Wragge,

Thank you for providing an opportunity for the Puget Sound Regional Council (PSRC) to review a draft of the City of Snoqualmie's housing and transportation element goals and policies. We appreciate all the work of the city developing these drafts and the chance to review goals and policies while they are in draft form. This timely collaboration provides an opportunity to review key plan elements for the 2024 comprehensive plan.

The transportation and housing goals and policies advance many regional goals in VISION 2050 and requirements under the Growth Management Act. We suggest the city consider the following comments as further work is completed for the transportation and housing elements to align with [VISION 2050](#) and the Growth Management Act:

- The city should review the housing goals and policies to ensure they expressly address new state requirements under HB 1220. Specifically, those key policy areas from 1220 that may need to be further addressed include:
 - Removing barriers to affordable housing
 - Addressing racially-disparate impacts, displacement, and exclusion
 - Providing sufficient capacity to address housing needs at all income levels
 - Development of middle density housing types
- Please also consider revising some existing policies to better reflect updated state law and regional policy:
 - Policy1 – consider updating “a wide range” of economic levels to “all” economic levels or segments
 - Policy 2a – consider updating the language to better match state law to plan for and accommodate the jurisdiction’s allocated share of future housing needs. Housing needs include moderate-, low-, very low- and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing.

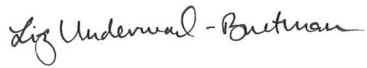
- As the city completes the housing element, it will need to include supporting background information. The Racial Equity and Displacement Analysis, Regional Housing Needs Assessment, and Snoqualmie Housing Strategy Plan provide important data and cover many components that will be required in the housing element. There are some areas these documents don't fully address that should be elaborated in the housing element. These areas include:
 - Documenting existing and projected housing need as adopted through the King County countywide process.
 - Documenting land use capacity to address housing need for all economic segments. Commerce provides [comprehensive guidance](#) on identifying zones to accommodate each income segment. The city's housing needs assessment discusses that the city does not currently have the capacity to accommodate the full housing target. The city should continue to review zoned densities to accommodate the growth targets within its current boundaries and engage with the county. PSRC staff are available to participate in those discussions as needed. PSRC recently published additional guidance on [Planning for Housing Needs & Growth Targets](#).
 - The Housing Strategy Plan includes several specific and actionable recommendations but does not describe the process undertaken to consider barriers to affordable housing and evaluate existing programs. Commerce's [Adequate Provisions](#) checklist is a helpful guide to document what policies, programs, and regulations may serve as barriers to affordable housing.
 - The Racial Equity and Displacement Analysis includes limited information of what historical documents were reviewed to understand the local history and context. Several resources may provide additional information on racially-disparate impacts and exclusion in housing, including King County's [Resources for Documenting the Local History of Racially Exclusive and Discriminatory Land Use and Housing Practices](#), PSRC's [Legacy of Structural Racism](#), and Commerce [Guidance to Address Racially-Disparate Impacts](#) (see Appendix A on race and zoning).

The transportation goals and policies are clearly informed by the multicounty planning policies but do not yet include data and analysis. We look forward to seeing a draft of the complete transportation element with required inventories, land use assumptions, travel demand analysis, financing plan, etc. The transportation section of the [Comprehensive Plan Consistency Tool](#) outlines these requirements. We are happy to review the draft element once all the required analysis is available.

- The region's multicounty planning policies (MPP-DP-52-53) call for addressing multimodal level of service standards in transportation planning. Given the policy focus on vehicle LOS standards in the draft goals and policies, the transportation element should also discuss how LOS for bicycle, pedestrian, and transit modes are addressed. More information is available in PSRC's [Transportation Element Guidance](#)

PSRC has resources available to assist the city in addressing these comments and inform development of other draft plan elements on the [Planning Resources](#) page. We appreciate the opportunity to review and provide comments and look forward to reviewing the rest of the draft comprehensive plan. If you have any questions or need additional information, please contact me at LUnderwood-Bultmann@psrc.org

Thanks,



Liz Underwood-Bultmann
Principal Planner, Growth Management Planning
Puget Sound Regional Council

cc: Review Team, Growth Management Services, Department of Commerce

Snoqualmie 2044 Draft Comprehensive Plan Outline

Volume 1.		IV.	Transportation
I.	Cover		<ul style="list-style-type: none"> Functional Classifications TIP LOS Traffic Volume Non-Motorized Future Transportation Network Inventory and Classification of Streets TAZ
II.	Acknowledgements		
III.	Introduction: (Elk, Meadowbrook Farm, Train Museum, Falls, Riverwalk, Historic Downtown, Neighborhoods Overview and, Snoqualmie Events Overview)		
IV.	History and Background: Weyerhaeuser Mill Site, Snoqualmie Tribe, Town of Meadowbrook, 1990/2009 Floods		
V.	Snoqualmie Vision	V.	Utilities/Capital Facilities
VI.	Public Engagement Summary		<ul style="list-style-type: none"> 6 Year Facility Plans Summary CIP Stormwater/Surface Water Reference
VII.	Elements	VI.	Parks and Recreation
	<ul style="list-style-type: none"> Land Use Housing Transportation Utilities/Capital Facilities Parks and Recreation Environment/Climate Change Economic Development 		<ul style="list-style-type: none"> PRO Plan
VIII.	Implementation	VII.	Environment/Climate Change
Volume 2. Background Information and Appendices			<ul style="list-style-type: none"> Elk Flood History Critical Area Summary Urban Forestry Strategic Plan Reference Flood Control Plan Reference Riverwalk Plan Reference Shoreline Master Plan, Reference Critical Area Maps Tree Canopy Map
I.	Public Engagement Plan	VIII.	Economic Development
II.	Land Use/Neighborhoods		<ul style="list-style-type: none"> Tourism Target Industries Local Centers Local Partners Retail Opportunities Map
	<ul style="list-style-type: none"> Land Capacity Analysis Growth Targets Planning Areas and Maps Neighborhood Profiles Viewsheds Historic Sites Map Annexations 		
III.	Housing		
	<ul style="list-style-type: none"> Housing Needs Analysis Housing Strategy Plan Middle Housing Affordable Housing Opportunities 		

Tuesday, June 13, 2023



Growth Management Act Amendments 1995-2023

The Washington State Growth Management Act (GMA) has been amended numerous times since originally enacted in 1990. To help local governments with evaluating whether their adopted comprehensive plans and development regulations comply with the GMA, Department of Commerce, Growth Management Services, has developed a list of annual amendments to the GMA. This list summarizes amendments to Chapter 36.70A RCW ("The Growth Management Act" or "GMA"), as well as other related statutory amendments, enacted by the Washington State Legislature from 1995 to 2023.

Each amendment is listed below, by RCW citation and original bill number, according to the year of adoption, and it includes a brief description of the legislation and identification of the local jurisdictions affected.

Please note: This list has been prepared to briefly summarize legislative amendments to the GMA and to assist local governments with their periodic update process under RCW 36.70A.130 and for general research. This summary is not intended to provide a complete interpretation of all GMA amendments. Other related statutes may also help implement the GMA, and this summary is not a definitive legal guide for all planning requirements.

2023 Legislative Session

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.060 <i>SB 5374 – Relating to the adoption of county critical area ordinances by small cities</i></p> <p>Brief Description:</p> <p>The bill allows cities under 25,000 to adopt the county's critical area ordinance by reference as long as the CAO is not under appeal. Once adopted by reference, the city is not required to take further action during future GMA periodic updates. Counties are entitled to a portion of the city's grant funding that otherwise would have been used to update their CAOs.</p>	Counties and cities
<p>RCW 36.70A.130 <i>SB 5457 – Relating to implementing growth management task force legislative recommendations regarding small cities</i></p> <p>Brief Description:</p> <p>The bill allows cities and towns to opt out of the full comprehensive plan update process, but still must update critical areas regulations and the capital facilities and transportation elements, if the following are met:</p> <ul style="list-style-type: none"> • Has a population fewer than 500 • Is not located within 10 miles of a city with a population over 100,000 • Experienced a population growth rate of fewer than 10 percent in the preceding 10 years 	Cities and towns

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> Has provided the department of Commerce with notice of its intent to participate in a partial review and revision of its comprehensive plan 	
<p>Ch. 36.70A (GMA), Ch. 43.21C (SEPA), Chs. 64.34, .32, .38, and .90 RCW. <i>HB 1337 – Expanding housing options by easing barriers to the construction and use of ADUs</i></p> <p>Brief Description:</p> <p>All GMA cities and counties must allow at least two ADUs per lot within urban growth areas in zones that allow for single-family homes. The ADUs may be attached, detached, or a combination of both, or may be conversions of existing structures. Cities must implement the bill’s requirements 6 months after their next comprehensive plan periodic update, or else the provisions in the bill will control.</p> <p>The bill places certain restrictions on local governments, including:</p> <ul style="list-style-type: none"> Local governments may not charge more than 50% of impact fees charged for the principal unit. Local governments may not require the owner to occupy the property. Local governments may not prohibit the ADU’s sale as independent units. Local governments must allow an ADU of at least 100 square feet and must adjust zoning to be consistent with the bill with respect to bulk and scale regulations. Local governments must set consistent parking requirements based on distance from transit and lot size. <p>Local governments are protected from HOAs seeking to enforce private covenants against ADUs in conflict with the bill.</p>	
<p>RCW 36.70A.030 and .280; adding new sections to the GMA and amending SEPA. <i>HB 1110 – Creating more homes for Washington by increasing middle housing in areas traditionally dedicated to single-family detached housing.</i></p> <p>Brief description:</p> <p>The bill requires cities of over 25,000 in population or that are within a contiguous UGA with the largest city in county with a population of more than 275,000 to allow two housing units per lot, four if one is affordable, or it is located within ¼ mile of transit, unless higher densities are already permitted.</p> <p>For cities over 75,000 in population, the requirement is four and six units, respectively. Extensions and exemptions are available for areas with critical areas, risk of displacement, infrastructure deficiencies, and when certain transportation safety conditions exist.</p>	Cities
<p>RCW 36.70A.020, .030, .070, .130, .190, .280, .320, and .480 <i>HB 1181 – Improving the state’s climate response through updates to the state’s planning framework</i></p> <p>Brief Description:</p> <p>The bill adds Climate Change and Resiliency as the 14th goal to the Growth Management Act and includes the following key changes to the GMA:</p>	Counties and cities

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> • Adds a greenhouse gas emissions reduction sub-element that would be mandatory for 11 of the largest counties and their cities. The sub-element and implementing development regulations must identify actions the jurisdiction will take that will: <ul style="list-style-type: none"> ○ Result in reductions in overall GHG emissions generated by the transportation and land use systems within the jurisdiction but without increasing emissions elsewhere. ○ Result in reductions in vehicle miles traveled within the jurisdictions but without increasing emissions elsewhere. ○ Prioritize reductions that would benefit overburdened communities in order to maximize the co-benefits of reduced air pollution and environmental justice. • Adds a resiliency sub-element that would be mandatory for all jurisdictions planning under RCW 36.70A.040. This requirement can be satisfied by adopting by reference a FEMA natural hazard mitigation plan that is in substantial conformance with this sub-element. • The land use, capital facilities, park and recreation, utilities, and transportation elements must be updated to include certain climate change related topics, including a prohibition for denying a development permit because a project may cause the transportation level of service to fall below the minimum standard where multimodal mitigation is possible. • Requires consideration of environmental justice in order to avoid worsening environmental health disparities. • Creates a new grant program for community-based organizations to advance participation of vulnerable populations in the planning process. • Requires the Department of Ecology to update its Shoreline Master Program (SMP) guidelines to require that SMPs address the impact of sea level rise and increased storm severity. • Requires the Department of Transportation to maintain a summary of the per capita vehicle miles traveled for cities and unincorporated portions of counties; adds multimodal concurrency. 	
<p>Ch. 36.70A RCW (GMA) and Ch. 36.70B RCW (Local Project Review Act) <i>HB 1293 – Streamlining development regulations</i></p> <p>Brief description:</p> <ul style="list-style-type: none"> • Effective six months after its next periodic comprehensive plan update, GMA cities and counties must have in place clear, objective, and understandable design review procedures and standards governing the exterior design of all new development. The term “design review” is further defined in statute. • Design review of development projects must be reviewed concurrently with two or more project permits associated with the proposal and are limited to one public meeting. • The bill adds language to ch. 36.70B RCW (Local Project Review Act) encouraging jurisdictions to consider prompt, coordinated, and expedited project review of general project permits and specifically projects that include affordable housing. 	Counties and cities
<p>Ch. 36.70B RCW (Local Project Review Act) <i>SB 5290 – Consolidating local permit review</i></p> <p>Brief description:</p>	Counties and cities

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<p>The bill amends chapter 36.70B RCW, the Local Project Review Act, for jurisdictions planning under the GMA. The bill includes the following provisions:</p> <ul style="list-style-type: none"> • Establishes a consolidated permit review grant program for local governments that commit to issuing final decisions for residential permit applications within specified time frames. • Creates a new grant program to support local governments' transition to digital permit application systems. • Requires the department of commerce to convene a work group to study statewide license and permitting software for local governments. • Removes building permits for the types of project permits in the covered types of land use permits. • Amends the process for jurisdictions to provide a written determination of completeness for project permit applications. • Beginning January 1, 2025, jurisdictions must set certain permit decision timelines at 65, 100, and 170 days depending on the permit and other factors. When timelines are not met a portion of the permit fees must be refunded. Jurisdictions can set other deadlines but lose administrative appeal safe harbor protection. Certain jurisdictions must also submit annual performance reports to commerce, which will report to the legislature. • Provides additional measures that jurisdictions can take to facilitate prompt coordinate permit review. • Requires commerce to provide guidance to local governments with respect to appropriate fee structures, staffing-up residential permit processing, and other topics. 	
<p>Ch. 43.21C RCW (SEPA) <i>SB 5412 – Decreasing local government workload</i></p> <p>Brief description:</p> <p>The bill allows for a SEPA categorical exemption for residential development projects within incorporated UGAs and middle housing projects within unincorporated UGAs if:</p> <ul style="list-style-type: none"> • The local government finds the proposed development is consistent with its development regulations; and • The local government has prepared environmental analysis that considers the project in the area proposed for the exemption and analyzes certain multimodal transportation impacts. <p>The environmental analysis must include documentation that the requirements for environmental analysis, protection, and mitigation for impacts have been adequately addressed for the exempted project. The local government must also document its consultation with the department of transportation regarding certain transportation impacts. Before finalizing the environmental analysis, the local government must provide at least 60 days public notice and the exemption is effective 30 days following adoptive action. Residential projects in Seattle are exempt from these requirements until September 30, 2025.</p>	Counties and cities
<p>Ch. 90.58 RCW (Shoreline Management Act) <i>HB 1544 – SMP review schedules</i></p> <p>Brief description:</p>	Counties and cities

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<p>This bill changes the Shoreline Master Program update schedule from eight years to ten years to align with local governments' comprehensive plan periodic update schedule. The bill also extends by one year the date by which the next round of SMP reviews and revisions are due.</p>	
<p>Ch. 44.39 RCW (Joint Committee on Energy Supply and Energy Conservation), Ch. 80.50 RCW (Energy Facilities), Ch. 43.21C RCW (SEPA), and Ch. 36.70B RCW (Local Project Review Act)</p> <p><i>HB 1216 – Clean Energy Siting</i></p> <p>Brief description:</p> <p>The bill establishes a new type of project designation by Commerce: Clean Energy Projects of Statewide Significance (CEPSS). The department of Ecology is responsible for coordinating an optional coordinated permitted process for CEPSS projects. Cities and counties with development projects determined as eligible for the coordinated permit process within their jurisdiction must enter into an agreement with Ecology or the project proponent for expediting the completion of projects, including expedited permit process and environmental review processing.</p> <p>The bill also directs lead agencies to complete an EIS for CEPSS projects within 24 months of a threshold determination and requires them to work collaboratively with agencies that have actions requiring SEPA review for the project to develop a schedule that includes a list of agency responsibilities, actions, and deadlines. The bill makes other SEPA changes related to the process of environmental review for CEPSS projects.</p> <p>During a review of a project to construct or improve electric generation, transmission, or distribution facilities, a local government may not require a project applicant to demonstrate the necessity or utility of the project, other than to require as part of the completed project application the submission of documentation required by the Federal Energy Regulatory Commission or other federal agencies with regulatory authority over electric power transmission and distribution needs, or the Utilities and Transportation Commission.</p> <p>A county may not prohibit the installation of wind and solar resource evaluation equipment necessary for the design and environmental planning of a renewable energy project.</p>	Counties and cities
<p>RCW 36.70A.710 and .740</p> <p><i>SB 5353 – Relating to the Voluntary Stewardship Program</i></p> <p>Brief description:</p> <p>The bill removes the date by which counties must join the VSP, opening it up to currently non-participating jurisdictions. A county that elects to join the VSP is not required to implement the program in a participating watershed until new adequate funding is provided. The Conservation Commission is required to determine every two years which watersheds in the new participating counties received adequate funding. If adequate funding is not provided, the county must take one of four options:</p> <ul style="list-style-type: none"> • Develop, adopt, and implement a work plan in the watershed that protects critical areas used for agricultural activities; • Adopt development regulations that have previously been adopted by another local government for the purpose of protecting critical areas used for agricultural activities; 	Counties

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> • Adopt development regulations certified by commerce as protective as critical areas in areas used for agricultural activities; or • Review, and if necessary, update development regulations adopted under the GMA to protect critical areas as they related to agricultural activities. 	
<p>Ch. 43.21C RCW (SEPA), Ch. 35.21 RCW (cities and towns), Ch. 35A.21 RCW (code cities), and Ch. 19.27A RCW (Energy-Related Building Standards)</p> <p><i>HB 1042 – The creation of additional housing units in existing buildings</i></p> <p>Brief description:</p> <p>The bill prohibits cities from denying a permit application for the addition of housing units within an existing building due to nonconformity with height, setback, parking, modulation, or elevator size unless it is a building code of life safety issue. When new residential units are proposed completely within an existing building, cities must allow a density bonus of 50% more than the zone otherwise allows. Cities may not require the addition of parking spaces, permitting requirements, or design standards not applied to all residential development in the zone, and may not impose exterior design or architectural requirements to the building. Cities also may not require a transportation concurrency study or SEPA review based on the addition of housing units within an existing building.</p> <p>The changes to city codes necessary to implement the bill are categorically exempt from SEPA.</p> <p>The state building code council is required to adopt an amendment to the energy code that waives the requirement for the unchanged portions of an existing building to comply with the current energy code when additional housing units are added to the building.</p>	Cities
<p>RCW 35.13.470 and RCW 82.14.415</p> <p><i>HB 1425 – Facilitating municipal annexations</i></p> <p>Brief description:</p> <p>The bill requires that if an interlocal agreement is used for a sales and use tax credit for annexed areas, the interlocal agreement must address:</p> <ul style="list-style-type: none"> • The balancing of annexations of commercial, industrial, and residential properties; • Development, ownership, and maintenance of infrastructure; and • The potential for revenue-sharing agreements. <p>The bill removes the requirements that a city be within a county with a population of at least 600,000 to impose the tax and that an annexation area must have a population of at least 10,000 or 4,000. The bill also removes the eligibility timeline.</p> <p>The bill requires that to impose the tax, a city must have entered into an interlocal agreement with the county regarding the proposed annexation area. The bill also updates the maximum levy amounts that may be imposed based on population.</p>	Counties and cities
<p>Title 64 RCW (Real Property and Conveyances), RCW 58.17.060, RCW 82.02.060, Ch. 82.45 RCW (Real Estate Excise Tax)</p> <p><i>SB 5258 – Increasing the supply and affordability of condominium units and townhouses as an option for homeownership</i></p>	

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<p>Brief description:</p> <p>This bill imposes new requirements on condo associations seeking to bring a construction defect claim and imposes additional pre-litigation procedural requirements with the intent to better resolve disputes and encourage the construction of more housing. The bill also created a Down Payment Assistance Account funded by the REET. Impact fee schedules must now reflect the proportionate impact of new housing units based on the square footage and number of bedrooms, or trips generated, in the housing unit, to produce a proportionally lower impact fee for smaller housing units.</p> <p>All cities, towns, and counties must include in their short plat regulations procedures for unit lot subdivisions allowing division of a parent lot into separately owned unit lots.</p>	

2022 Legislative Session

RCW, Bill Number, Brief Description for 2022 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.130 <i>HB 1241 – Relating to planning under the GMA. (Ch. 192 Laws 2022)</i> Effective date: June 9, 2022</p> <p>Brief Description:</p> <p>This bill changes the comprehensive plan periodic update from every eight years to every ten years and established the next deadline being December 31, 2024 for King, Kitsap, Pierce, and Snohomish counties and the cities within them. In addition, counties meeting certain population or growth thresholds, and certain cities within them, must provide the Department of Commerce with an implementation progress report five years after the periodic comprehensive plan adoption. Commerce must develop guidelines for the report, including:</p> <ul style="list-style-type: none"> • The implementation of previously adopted changes to the housing element and the effect of those changes on housing affordability and availability within the jurisdiction; • Permit processing timelines; and • Progress toward implementing actions required to achieve reductions to meet greenhouse gas and vehicle miles traveled requirements as provided for in any element of the comprehensive plan. <p>If a covered jurisdiction has yet to implement any changes that were included in the most recent period update or has not taken legislative or administrative actions necessary to implement the changes by the implementation progress report due date, then that jurisdiction must identify the need for changes or action in its report, adopt a work plan to implement the changes, and complete all work necessary for implementation within two years of the report's submission.</p>	Counties and cities
<p>RCW 36.70A.040 - .210. <i>HB 1717 – Relating to tribal participation in GMA planning. (Ch. 252 Laws 2022)</i> Effective date: June 9, 2022</p>	Counties, Cities, regional planning authorities, and tribes.

RCW, Bill Number, Brief Description for 2022 Legislative Session	Counties/Cities Other interested parties affected
<p>Brief description:</p> <p>Federal agencies and tribes with a reservation or ceded lands within a county are required to be invited to participate in the countywide planning process. A federally recognized Indian tribe may voluntarily choose to participate in the county or regional planning process and coordinate with the counties and cities required to plan under the GMA. Once a local government receives notice from a tribe whose reservations or ceded land are in the county that the tribe has or will have a parallel planning process, the local government must enter into good faith negotiations with the tribe to attempt to reach a mutually acceptable memorandum of agreement regarding collaboration and participation in the planning process, including coordinating planning for urban growth. If such agreement cannot be reached, the local government and tribe must enter mediation. A tribe may also request that Commerce provide facilitation services to resolve issues that it has with a local government's comprehensive planning. Delay of adoption of a local government's comprehensive plan or development regulations due to this dispute resolution are not subject to GMHB appeal regarding the delay.</p> <p>Countywide planning policies must include policies that address the protection of tribal cultural resources in collaboration with tribes that choose to participate in the planning process. When a city's comprehensive plan includes a port element, the city must develop the element collaboratively with the port and any tribe that is participating in the planning process through a MOA.</p>	
<p>RCW 36.70A.540 <i>HB 2001 – Relating to expanding the ability to build tiny houses. (Ch. 275 Laws 2002)</i> Effective date: June 9, 2022</p> <p>Brief Description:</p> <p>The bill adds tiny house communities, which were legislatively authorized in 2017, to the type of housing eligible for affordable housing incentive programs established by local governments under the GMA through comprehensive plans and development regulations.</p>	Counties and cities
<p>RCW 36.70A.067 <i>SB 5042 – Relating to the effective date of certain actions taken under the GMA. (Ch. 218 Laws 2022).</i> Effective date: June 9, 2022</p> <p>Brief Description:</p> <p>The bill establishes the effective date of an action that expands a UGA; removes the designation of agricultural, forest, or mineral resource lands; creates or expands a LAMIRD; establishes a new fully contained community; or creates or expands a master planned resort is the later of the following:</p> <ul style="list-style-type: none"> • 60 days after the date of public notice of adoption of the comprehensive plan, development regulation, or amendment to the plan or regulation, implementing the action; or • If a petition for review to the Growth Management Hearings Board is timely filed, upon issuance of the board's final order. <p>This eliminates a vesting loophole that previously allowed these actions to proceed due to Washington's early vesting law, even when an action is subsequently invalidated by the GMHB.</p>	Counties

RCW, Bill Number, Brief Description for 2022 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.070 <i>SB 5275 – Relating to enhancing opportunity in LAMIRDs. (Ch. 220 Laws 2022).</i> Effective date: June 9, 2022</p> <p>Brief Description:</p> <p>The bill amends current LAMIRD requirements by allowing for:</p> <ul style="list-style-type: none"> • Development and redevelopment within a LAMIRD with confirmation that existing providers of public facilities and services have sufficient capacity to serve new or additional demand from the development or redevelopment. • Changes to land use designations on vacant land if new development and redevelopment is consistent with the county definition of local rural character. • Commercial development or redevelopment within mixed-use areas to serve existing and projected rural populations with a footprint limitation of up to a maximum of 5,000 square feet. New uses of retail or food service space cannot exceed 2,500 square feet. 	Counties
<p>RCW 36.70A.130 <i>SB 5593 – Relating to UGA boundaries. (Ch. 287 Laws 2022).</i> Effective date: June 9, 2022</p> <p>Brief Description:</p> <p>Each county that designates UGAs must review the patterns of development within the UGA during the periodic comprehensive plan update. If, during this review, the county determines the patterns of development have created pressure in areas that exceed the available and developable lands within the UGA, the county may revise the UGA to accommodate identified patterns of development and future development pressure for the succeeding 20-year period. Areas added to the UGA must not be designated as natural resource lands or contain more than 15 percent critical areas. The areas added must be suitable for urban growth and contiguous. The revision may not result in an increase in the total surface area of the existing UGA.</p> <p>A jurisdiction's transportation element and capital facility plan element must identify the transportation facilities, public facilities, and related services needed to serve the added areas to the UGA, including funding sources.</p>	Counties, cities, and service providers.
<p>RCW 36.70A.600, .070 and Ch. 43.21C RCW (SEPA) <i>SB 5818 – Relating to promoting housing construction in cities through amendments to and limiting appeals under SEPA and the GMA.</i> Effective date: June 9, 2022</p> <p>Brief Description:</p> <p>Any nonproject action taken by a fully planning city to implement certain optional planning actions to increase residential building capacity is permanently exempt from administrative and judicial appeal under SEPA. The adoption of ordinances, development regulations, and amendments to such regulations and other nonproject actions taken by a fully planning city that increases housing capacity and affordability and mitigates displacement, outside of critical areas, are exempt from</p>	

RCW, Bill Number, Brief Description for 2022 Legislative Session	Counties/Cities Other interested parties affected
<p>administrative and judicial appeals under SEPA, except for nonproject actions having a probable significant adverse impact on fish habitat.</p> <p>The SEPA exemption for project actions related to a residential, multifamily, or mixed-use development on the basis of or impacts to the transportation elements of the environment only applies if WSDOT has not found that the project will present significant adverse impacts to the state-owned transportation system. Impacts to aesthetics or light and glare are exempt from SEPA if the project is subject to adopted design review requirements.</p> <p>Ecology must undergo expedited rulemaking to modify rule-based SEPA categorical exemptions to SEPA as follows:</p> <ul style="list-style-type: none"> • Add four attached single-family residential units to the current exemption for certain types of construction. • Create a new exemption level for single-family residential project types with a total square footage of fewer than 1500 square feet in incorporated UGAs of at least 100 units. • Increase the exemption level for multifamily residential project types in incorporated UGAs from 60 units to 200 units. • Add the following sentence to the categorical exemptions for minor new construction: "The city, town, or county must document the result of its outreach with the department of transportation on impacts to state-owned transportation facilities, including consideration of whether mitigation is necessary for impacts to state-owned transportation facilities." <p>Any applicant whose project qualifies as exempt under SEPA is not required to file an environmental checklist if other information is available to establish that a project qualifies for an exemption.</p>	
<p>Title 70A RCW (Environmental Health and Safety), Ch. 36.70A RCW (GMA), Ch. 36.70 RCW (Planning Enabling Act), and related statutes HB 1799 – Relating to organic materials management Effective date: June 9, 2022</p> <p>Brief description:</p> <p>Beginning January 1, 2027, each county or city that implements a local solid waste plan must provide source-separated organic waste collection services at least either biweekly or 26 weeks annually to all residents and non-residential customers that generate at least 0.25 cubic yards of organic materials per week, and must provide for organic materials management of collected organic materials. Cities and counties may charge and collect fees or rates for these services, consistent with existing authority to impose fees and rates for solid waste collection services. These requirements do not apply to certain jurisdictions and certain areas described in the bill.</p> <p>Jurisdictions implementing local solid waste management plans may not site the increase or expansion of an existing organic materials management facility that processed more than 200,000 tons of material relative to 2019 levels, except that this limitation does not apply to anaerobic digesters.</p> <p>By January 1, 2023, cities and counties with a population of at least 25,000 or in which organic material collection services are provided must adopt a compost procurement ordinance to implement the 2020 requirement for local governments to consider the use of compost products in projects and to use compost products in a project except when availability, health, quality, safety, or price-competitive criteria are not met. They must develop strategies to inform residents</p>	Counties and cities

RCW, Bill Number, Brief Description for 2022 Legislative Session	Counties/Cities Other interested parties affected
regarding the jurisdiction's use of compost and the value of compost and give priority to purchasing compost products that produce compost locally, are certified by a nationally recognized organization, the product products derived from municipal solid waste compost programs, and that meet quality standards. The bill creates additional procurement options for local governments.	

2021 Legislative Session

RCW, Bill Number, Brief Description for 2021 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.020, .030, .070, .390; chapter 35A.21 RCW; chapter 35.21 RCW HB 1220 – Relating to supporting emergency shelters and housing through local planning and development regulations. (Ch. 254 Laws 2021) Effective date: July 25, 2021</p> <p>Brief Description:</p> <p>Commerce will provide jurisdictions with existing and projected housing needs that identify the number of housing units necessary to manage projected growth, including units for moderate, low, very low, and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing.</p> <p>The housing element of comprehensive plans is updated to require GMA planning counties and cities to do the following:</p> <ul style="list-style-type: none"> • Include moderate density housing options within the UGA and include mandatory provisions for the preservation, improvement, and development of housing. • Identify sufficient land and zoning capacities for the following housing types based on the housing needs provided by Commerce: moderate, low, very low, and extremely low-income households; emergency housing, emergency shelters, and permanent supportive housing; and within the UGA, consideration of duplexes, triplexes, and townhomes. • Plan for and accommodate, rather than just encourage the availability of, affordable housing for the economic segments described above by doing the following: <ul style="list-style-type: none"> ○ Incorporate special consideration for low, very low, extremely low, and moderate-income households; ○ Document programs and actions needed to achieve housing availability, including gaps in local funding, barriers such as development regulations, and other limitations; ○ Consider housing locations in relation to employment locations; ○ Consider the role of ADUs in meeting housing needs. • Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing and implement policies and regulations to address and being to undo them. • Identify areas at high risk of displacement from market forces that occur with changes to zoning, development regulations, and capital investments. • Establish anti-displacement policies <p>Cities may not prohibit transitional housing or permanent supportive housing in any zones where residential dwelling units or hotels are allowed. Cities may not prohibit indoor emergency shelters or indoor emergency housing in any zones where hotels are allowed, except for cities that have</p>	Counties and cities

RCW, Bill Number, Brief Description for 2021 Legislative Session	Counties/Cities Other interested parties affected
<p>adopted an ordinance authorizing such shelters and housing in a majority of zones within a 1-mile proximity to transit. Cities may impose reasonable occupancy and use regulations on such shelters and housing but those regulations may not prevent the siting of a sufficient number to accommodate the need.</p>	
<p>RCW 36.70A.330 and RCW 43.155.070; chapters 35A.14 RCW, 36.70A RCW, 43.160 RCW, 80.36 RCW, and 43.330 RCW. <i>SB 5368 – Relating to encouraging rural economic development. (Ch. 312 Laws 2021)</i> Effective date: July 25, 2021</p> <p>Brief Description:</p> <p>This bill allows code cities and counties to enter into an interlocal agreement for the purpose of facilitating city annexation of unincorporated UGA territory, including collaborating on the jurisdictional transfer of commercial, industrial, and residential properties and facilities.</p> <p>The bill also authorizes the Growth Management Hearings Board to refer a finding of noncompliance to Commerce to facilitate a speedy resolution.</p>	Counties and Cities

2020 Legislative Session

RCW, Bill Number, Brief Description for 2020 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.130 <i>HB 2342 – Relating to aligning the timing of comprehensive plan updates required by the growth management act with the timing of shoreline master program updates required by the shoreline management act. (Ch. 113 Laws 2020)</i> Effective date: 6/11/2020 Effective date (Section 2): 7/1/2025</p> <p>Brief Description:</p> <p>This amendment updated the GMA periodic update schedule to better align the GMA update cycle with the census and makes associated changes to the Shoreline Management Act (SMA) schedule. The new GMA schedule took effect June 11, 2020. (The new SMA schedule changes, RCW 90.58.080, changes take effect July 1, 2025.)</p> <p><u>New GMA periodic update schedule:</u></p> <ul style="list-style-type: none"> • The following counties, and the cities within them, are required to review and, if needed, revise their comprehensive plans and development regulations by June 30, 2024, and every eight years thereafter: King, Kitsap, Pierce, and Snohomish. • The following counties, and the cities within them, are required to review and, if needed, revise their comprehensive plans and development regulations by June 30, 2025, and every eight years thereafter: Clallam, Clark, Island, Jefferson, Lewis, Mason, San Juan, Skagit, Thurston, and Whatcom. • The following counties, and the cities within them, are required to review and, if needed, revise their comprehensive plans and development regulations by June 30, 2026, and every 	Counties and cities

RCW, Bill Number, Brief Description for 2020 Legislative Session	Counties/Cities Other interested parties affected
<p>eight years thereafter: Benton, Chelan, Cowlitz, Douglas, Franklin, Kittitas, Skamania, Spokane, Walla Walla, and Yakima.</p> <ul style="list-style-type: none"> The following counties, and the cities within them, are required to review and, if needed, revise their comprehensive plans and development regulations by June 30, 2027, and every eight years thereafter: Adams, Asotin, Columbia, Ferry, Garfield, Grant, Grays Harbor, Klickitat, Lincoln, Okanogan, Pacific, Pend Oreille, Stevens, Wahkiakum, and Whitman. 	
<p>RCW 36.70A.600 through .620, and RCW 36.70A.030. <i>HB 2343 – Relating to urban housing supply. (Ch. 173 Laws 2020)</i> Effective date: 6/11/2020</p> <p>Brief Description:</p> <ul style="list-style-type: none"> Adds to provisions of E2SHB 1923 (2019), extending timelines and adding to the list of activities that cities are encouraged to take in order to increase residential building capacity. The date by which cities must take certain planning actions to increase residential building capacity in order for those actions to be exempt from administrative or judicial appeal under the GMA and the State Environmental Policy Act (SEPA) is changed from April 1, 2021, to April 1, 2023. Reduces requirements for bus frequency from four times an hour to two times an hour for very or extremely low income (30-50% AMI) relating to parking reductions. Adds parking reductions for market rate housing: <i>“For market rate multifamily housing units that are located within one-quarter mile of a transit stop that receives transit service at least four times per hour for twelve or more hours per day, minimum residential parking requirements may be no greater than one parking space per bedroom or .75 space per unit. A city may establish a requirement for the provision of more than one parking space per bedroom or .75 space per unit if the jurisdiction has determined a particular housing unit to be in an area with a lack of access to street parking capacity, physical space impediments, or other reasons supported by evidence that would make on-street parking infeasible for the unit.”</i> The GMA definition of "permanent supportive housing" is modified. 	Cities
<p>RCW 36.70A.696 through .699 <i>SB 6617 – Relating to accessory dwelling unit regulation. (Ch. 217 Laws 2020)</i> Effective date: 6/11/2020</p> <p>Brief Description:</p> <ul style="list-style-type: none"> Requires, by July 1, 2021, any city within a GMA county must adopt or amend regulations so as to not require off-street parking for accessory dwelling units (ADUs) within 0.25 mile of a “major transit stop” unless the city determines the ADU is in an area with a lack of access to street parking capacity, physical space impediments, or other reasons that would make on-street parking infeasible for the ADU. A city that has adopted or substantively amended its ADU regulations within the previous four years is exempt from the new ADU requirements regarding off-street parking. “Major transit stop” is defined as: <ul style="list-style-type: none"> A stop on certain high capacity transportation systems; Commuter rail stops; Stops on rail or fixed guideway systems, including transit-ways; 	Cities

RCW, Bill Number, Brief Description for 2020 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> ○ Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or ○ Stops for a bus or other transit mode providing fixed route service at intervals of at least 15 minutes during the peak hours of operation. 	
<p>RCW 36.70A.200 <i>HB 2640 – Relating to clarifying that facilities that are operated by a private entity in which persons are detained in custody under process of law pending the outcome of legal proceedings are not essential public facilities under the growth management act. (Ch. 128 Laws 2020)</i> Effective date: 3/25/2020</p> <p>Brief Description: This bill updates the GMA provision governing the siting of essential public facilities, and exclude private detention facilities from the definition of essential public facilities. It further clarifies that this exclusions does not apply to mental health facilities. Those facilities remain essential public facilities. It applies to only facilities for pretrial detention. It applies retroactively as well as prospectively.</p>	Counties and cities
<p>RCW 36.70A.250 through .280 <i>SB 6574 – Relating to clarifying the respective administrative powers, duties, and responsibilities of the growth management hearings board and the environmental land use and hearings office. (Ch. 214 Laws 2020)</i> Effective date: 6/11/2020</p> <p>Brief Description: This bill is governor request legislation designed to align the structure and practice of the Growth Management Hearings Board (GMHB) with the rest of the Environmental and Land Use Hearings Office to improve administration. The bill changes the size of the board, adjusts the qualifications of board members and the procedures for appointing board members and makes other miscellaneous changes to the composition and operations of the GMHB.</p>	Counties, cities and members of the public
<p>RCW 43.21C.229 <i>HB 2673 – Relating to exemptions for infill development under the state environmental policy act. (Ch. 87 Laws 2020)</i> Effective date: 6/11/2020</p> <p>Brief Description: This bill amends RCW 43.21C.229, and changes the standard for use of optionally SEPA categorical exemption for infill development to include development in areas where population is roughly equal to projections in comprehensive plan and development regulations, rather than limiting it to areas where it is less than such projections.</p>	Counties and cities
<p>RCW 84.14.020 <i>HB 2950 – Relating to addressing affordable housing needs through the multifamily housing tax exemption by providing an extension of the exemption until January 1, 2022, for certain properties currently receiving a twelve-year exemption and by convening a work group. (Ch. 237 Laws 2020)</i> Governor partial veto – Section 3 not approved. Effective date: 6/11/2020</p>	Counties and cities

RCW, Bill Number, Brief Description for 2020 Legislative Session	Counties/Cities Other interested parties affected
<p>Brief Description: This bill extends the multifamily property tax exemption (MFTE) for certain properties through December 31, 2021.</p> <p><u>Governor's partial veto:</u> <i>Section 3 directs the Department of Commerce to contract with a nonprofit facilitator to convene a work group to study and make recommendations on certain aspects of the multifamily property tax exemption program. The department is also required to provide a follow-up report to the Legislature and the Joint Legislative Audit and Review Committee by December 1, 2020. However, the work required under Section 3 is not funded in the budget. For these reasons I have vetoed Section 3 of Substitute House Bill 2950.</i></p>	

2019 Legislative Session

RCW, Bill Number, Brief Description for 2019 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.545 (and RCW 35A.63.300, and RCW 35.63.280) HB 1377 – Relating to affordable housing development on religious organization property. (Ch. 218 Laws 2019) Effective date: 7/28/2019</p> <p>Brief Description:</p> <ul style="list-style-type: none"> • A city planning under certain planning enabling statutes, or a city or county fully planning under the GMA, must allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization if the affordable housing development under certain conditions outlined under RCW 36.70A.545. • A city or town, code city, or county may develop policies to implement the increased density bonus if it receives a request from a religious organization for the increased density bonus. • The religious organization developing the qualifying affordable housing must pay all fees, mitigation costs, and other charges required and, if applicable, should work with local transit agencies to ensure appropriate transit services are provided to the affordable housing development. • An affordable housing development created by a religious institution within a city or county fully planning under the GMA must be located within an urban growth area. 	Counties and cities
<p>RCW 36.70A.600 through 620; and RCW 36.70A.030 HB 1923 – Relating to increasing urban residential building capacity. (Ch. 348 Laws 2019) Effective date: 7/28/2019 Effective date (Section 11): 7/1/2019</p> <p>Brief Description: This is a multifaceted bill designed to increase residential capacity in larger cities.</p>	Cities

RCW, Bill Number, Brief Description for 2019 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> • Encourages fully planning cities to take certain actions designed to increase residential building capacity. The bill lists twelve qualifying measures they are encouraged to adopt. If a city intends to adopt actions before July 30, 2021 they can apply to Commerce for a grant of up to \$100,000 to support the effort. Implementation actions taken before this deadline are also shielded from SEPA and GMA appeal. Cities may also gain eligibility through development of a housing action plan. A housing action plan is an expanded version of the housing needs analysis. • The bill also directs the Washington Center for Real Estate Research to produce a report every two years that compiles housing supply and affordability metrics for all fully planning cities. This data is designed for use with drafting the housing action plan. • The bill also contains two mandatory requirements designed to reduce pressure on housing supply. The first is a requirement to all permanent supportive housing in all multifamily areas. The second is limitations on minimum parking requirements. • In order to fund the grants and the production of the housing data profiles, the bill establishes a \$2.50 increase in the document-recording fee. 	
<p>RCW 43.330.515 and .520 <i>SB 5748 – Relating to creating an account to support necessary infrastructure nearby military installations. (Ch. 404 Laws 2019)</i> Effective date: 7/28/2019</p> <p>Brief Description: The bill creates the defense community compatibility account. The account funds grants to local governments, or entities who have an agreement with a military installation under the Readiness and Environmental Protection Integration (REPI) program. Eligible projects include:</p> <ul style="list-style-type: none"> • Acquisition of real property or real property interests to eliminate an existing incompatible use; • Projects to jointly assist in the recovery or protection of endangered species dependent on military installation property for habitat; • Projects or programs to increase the availability of housing affordable to enlisted military personnel and nonmilitary residents in the local community. • Projects to retrofit existing uses to increase their compatibility with existing military operations. • Projects to enable local communities heavily dependent on a nearby military installation to diversify the local economy so as to reduce the economic dependence on the military base; • Projects that aid communities to replace jobs lost in the event of a reduction of the military presence; • Local infrastructure or facilities necessary to help a community accommodate an expanded military presence in their community; • Projects that improve or enhance aspects of the local economy, environment, or quality of life impacted by the presence of military activities. <p>Commerce must produce a biennial report with a prioritized list of projects, and may develop rules to implement this section.</p>	<p>Counties and cities, and certain entities also identified in this bill.</p>
<p>RCW 36.70A.270 <i>SB 5151 – Relating to requiring the growth management hearings board to topically index the rulings, decisions, and orders it publishes. (Ch. 452 Laws 2019)</i> Effective date: 7/28/2019</p>	<p>Counties, cities, and members of the public.</p>

RCW, Bill Number, Brief Description for 2019 Legislative Session	Counties/Cities Other interested parties affected
<p>Brief Description: Environmental & Land Use Hearings Office must coordinate with the Growth Management Hearings Board, the Department of Commerce, and other interested stakeholders to develop and maintain a rational system of categorizing rulings, decisions, and orders. The website must allow a user to search GMHB decisions and orders by topic, party, and geographic location or by natural language. All rulings, decisions, and orders issued before January 1, 2019, must be published by June 30, 2021.</p>	

2018 Legislative Session

RCW, Bill Number, Brief Description for 2018 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.590 <i>SB 6091 - Relating to ensuring that water is available to support development.</i> (Ch.1 Laws 2018) Effective date 1/19/2018</p> <p>Brief Description: Addresses the availability of water to support development. For the purposes of complying with the GMA relating to surface and groundwater resources, a county or city may rely on or refer to applicable minimum instream flow rules adopted by Ecology. Development regulations must ensure that proposed water uses are consistent with the permit-exempt groundwater statute and with applicable rules when making building permit and subdivision decisions.</p>	Counties and cities

2017 Legislative Session

RCW, Bill Number, Brief Description for 2017 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.211 and .212 <i>HB 1017 – Relating to the siting of schools and school facilities.</i> (Ch. 129 Laws 17) Governor vetoed Section 1. Effective date 7/23/2017</p> <p>Brief Description (Sections 2-3):</p> <ul style="list-style-type: none"> Pierce County may authorize the siting of a school in a rural area to serve students from an urban area, even when otherwise prohibited by multicounty policies if the county has adopted a comprehensive plan policy concerning the siting of schools in rural areas. Such a school may not collect impact fees. Vision 2040, the multicounty planning policy document is to be amended at its next update (2020) to include a policy addressing the siting of schools in rural areas. (This policy would cover all four PSRC counties). Each school district that sites schools under Section 2 must participate in the county's next GMA update (due in 2023 for Pierce County), to: <ul style="list-style-type: none"> Coordinate on enrollment forecasts and projections Identify school siting criteria, with the county, cities and PSRC 	Pierce County

RCW, Bill Number, Brief Description for 2017 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> ○ Identify suitable school sites with the county and cities with priority to siting urban serving schools in existing cities and towns in locations where students can safely walk and bicycle to school from the homes, and can effectively served by transit ○ Identify schools costs and include this in the capital facilities plan element. <p><u>Governors' partial veto (Section 1)**: First, any extension of urban services to serve a rural school must be limited to the size and scale needed to support the long-term needs of the school. Second, the land surrounding a new rural school must maintain its rural character and housing density as specified in RCW 36.70A.070(5). Finally, in order for schools to be sited outside the Urban Growth Boundary Line, school districts must demonstrate that there is no suitable land available within the Urban Growth Area. For these reasons I have vetoed Section 1 of Engrossed Substitute House Bill 1017.</u></p> <p>** Note: See HB 2243 (2017) below.</p>	
<p>RCW 37.70A.690 <i>HB 1503 – Relating to preventing unfunded mandates involving on-site sewage systems from affecting local governments and property owners. (Ch. 105 Laws 17)</i> Effective date 7/23/2017</p> <p>Brief Description:</p> <ul style="list-style-type: none"> • Declares that the Growth Management Act (GMA) does not preclude counties from certifying homeowners, or their family members or tenants, to inspect their on-site sewage systems (OSS). • Declares that counties are not relived of the obligation to protect water quality under the GMA. Governor signed 	<p>Counties and cities. Property owners (pertaining to self-inspection of septic systems)</p>
<p>RCW 36.70A.030, .060, .070, and .108 <i>SB 5517 – Concerning rail dependent uses for purposes of the growth management act and related development regulations. Governor vetoed</i></p> <p>Brief Description:</p> <ul style="list-style-type: none"> • Adds definitions of “freight rail dependent uses” and “short line railroad” to the Growth Management Act (GMA). • Direct the Department of Commerce to submit a report to the Legislature by November 15 of each-even numbered year, beginning in 2022 and ending in 2032, that describes any job gains, tax impact, and impacts to resource lands resulting from freight rail dependent uses sited under the GMA. • Authorized Clark and Okanogan counties to allow rail dependent industrial uses on resource lands adjacent to short line railroads. • Authorizes Clark and Okanogan counties to include development of freight rail dependent uses on land adjacent to railroad lines and infrastructure in the transportation element of their comprehensive plan. 	<p>Clark, Okanogan</p>
<p>RCW 36.70A.110 <i>HB 1683 – Addressing sewer service within urban growth areas.</i> (Chapter 305 Laws 2017) Effective date 7/23/2017</p>	<p>Counties and cities. Utility districts and Property owners.</p>

RCW, Bill Number, Brief Description for 2017 Legislative Session	Counties/Cities Other interested parties affected
<p>Brief Description: Specifies that GMA fully planning counties, cities, and utilities are not obligated to install sanitary sewer systems to certain properties within urban growth areas served by on-site sewage systems.</p>	
<p>HB 2243-Concerning the siting of schools and school facilities Governor signed C32 L 2017 3rd Special Session. Effective date 10/19/2017</p> <p>Brief Description:</p> <ul style="list-style-type: none"> • Provides that the Growth Management Act (GMA) does not prohibit a county planning fully under the GMA from authorizing the extension of public facilities and utilities to serve a school located in a rural area that serves students from a rural area and an urban area, so long as certain requirements are met. • Authorizes the extension of public facilities and utilities extended to a school located outside an Urban Growth Area (UGA),. • Provides that the GMA does not prohibit the expansion, modernization, or placement of portable classrooms at an existing school in a rural area. • Directs the Department of Commerce to submit a report to the Legislature in 2023 that reports on the schools built under this legislation. <p>Note: how this is related to ESHB 1017: During the 2017 Legislative Session, the Legislature passed Engrossed Substitute House Bill (ESHB) 1017, which dealt with the topic of siting schools in rural areas under the GMA. Governor signed ESHB 1017 into law, but in so doing, vetoed section 1 of ESHB 1017. The vetoed provisions were signed into law as part of HB 2243.</p>	Counties and cities
<p>SB 5254—Relating to ensuring adequacy of buildable lands and zoning in urban growth areas and providing funding for low-income housing and homeless programs Governor signed C16, L 2017 3rd Special Session, Effective date 10/19/2017</p> <p>Brief Description:</p> <ul style="list-style-type: none"> • Extends the \$40 local homeless housing and assistance surcharge to 2023. • Allows revenue from the local real estate excise tax (REET II) to be used for homeless housing development through 2019, subject to certain conditions. • Makes certain changes to the Growth Management Act's buildable lands program through 2030, including making Whatcom County subject to buildable lands program requirements and requiring that county buildable land reports be completed at least two years prior to scheduled comprehensive plan updates. • Requires the Department of Commerce to contract for the development of buildable lands program guidance for use by local governments. • Exempts projects with environmental impacts that have been addressed in a planned actions designated by local governments that encompass areas located near transit stops from further environmental review under the State Environmental Policy Act (SEPA). 	<p>Buildable Lands Counties: Clark, King, Kitsap, Pierce, Snohomish, Thurston, and Whatcom counties.</p> <p>Note: Portions of the bill only affect newly added Whatcom County.</p>

RCW, Bill Number, Brief Description for 2017 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A, .070 SSB 5790 – Concerning the economic development element of the growth management act. Governor partial veto – Section 3 not approved. Chapter 331, 2017 Laws PV, Effective date 7/23/2017</p> <p>Brief Description:</p> <p>The bill amends the rural element requirement to allow innovative techniques that will accommodate appropriate rural economic advancement, densities, and uses. It also removes the following provisions from the economic development element:</p> <ul style="list-style-type: none"> • A summary of the local economy • A summary of the strengths and weaknesses of the local economy, and • An identification of policies, programs, and projects to foster economic growth and development and to address future needs. <p>The Governor partially vetoed a section of the bill that would have allowed smaller counties to identify stagnate or deteriorating economic industries in rural areas and “seize economic opportunities that may deviate” from the GMA in order to encourage economic development. The vetoed section would have required the GMHB to afford deference to local development choices that prioritize economic development in rural areas for certain jurisdictions.</p>	<p>Cities, Counties</p>
<p>SB 5806-Concerning preliminary work to develop a process for planning for a new interstate 5 bridge spanning the Columbia river. Governor signed. C288 L2017. Effective date 7/23/2017</p> <p>The process for designating a project of statewide significance is modified to allow for a legislative designation. Projects of statewide significance that are designated by the Legislature are exempted from the application requirements.</p>	<p>Cities and Counties</p>

2016 Legislative Session

No Growth Management Act Amendments for 2016 Legislative Session	Cities/Counties Affected
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2015 Legislative Session

RCW, Bill Number, Brief Description for 2015 Legislative Session	Cities/Counties Affected
<p>RCW 36.70A.035 SB 5238 – Concerning public water systems’ public participation notice provisions.</p> <p>Brief Description:</p> <ul style="list-style-type: none"> The list of persons and entities that public participation requirements of GMA must, through notice procedures, must also be reasonably calculated to provide notice of proposed amendments to comprehensive plans and development regulations is expanded to include Group A public water systems that are required to develop water system plans. Group A water systems either have 15 or more service connections, regularly serve 25 or more people 60 or more days per year, or serve 1,000 or more people for two or more consecutive days. 	Counties, Cities
<p>RCW 37.70A.070 ESB 5923 – Promoting economic recovery in the construction industry</p> <p>Brief Description:</p> <ul style="list-style-type: none"> Obligates counties, cities, and towns that collect impact fees to, by September 1, 2016, adopt and maintain a system for the deferred collection of impact fees for single-family detached and attached residential construction. Delays the starting of the six-year frame for satisfying transportation concurrency provisions of the Growth Management Act until deferred impact fees are due. Establishes impact fee deferral reporting requirements for the Joint Legislative Audit and Review Committee and the Department of Commerce. Makes all provisions effective September 1, 2016. 	Counties, cities, and towns that collect impact fees

Legislative Session 2014

RCW, Bill Number, Brief Description for Legislative Session 2014	Cities/Counties Affected
<p>RCW 36.70A.040, .060, .280 EHB 1224 – Providing a process for county legislative authorities to withdraw from voluntary planning under the GMA</p> <p>Brief Description:</p> <ul style="list-style-type: none"> Allows a county that elected to fully plan under the Growth Management Act (GMA) and that has 20,000 or fewer inhabitants to reduce the planning obligations that it and the cities within must satisfy under the GMA. Expires the authority of a county to reduce planning obligations for it and the cities within on December 31, 2015. Establishes that a county action to reduce the planning obligations for it and the cities within may be invalidated if the county is not in compliance with certain planning requirements of 	Counties, Cities

RCW, Bill Number, Brief Description for Legislative Session 2014	Cities/Counties Affected
<p>GMA at the time of the county's reduction action, and if the county does not received a determination of compliance from the Department of Commerce (Commerce).</p> <ul style="list-style-type: none"> • Makes compliance determinations by Commerce subject to review by the Growth Management Hearings Board. • Specifies that a county that reduces the planning obligations for it and the cities within must satisfy requirements for natural resource lands, critical areas, the use of best available science and the requirements established in the rural element of a comprehensive plan and the associated development regulations. 	
<p>RCW 36.70A.367</p> <p>HB 1360 – Extending the deadline to designate one or more Industrial land banks</p> <p>Brief Description:</p> <ul style="list-style-type: none"> • Extends the deadline for certain counties planning under the Growth Management Act and with the authority to designate industrial land banks to identify and approve locations and then adopt regulations for industrial land banks until December 31, 2016, rather than December 31, 2014. 	Counties, Cities
<p>RCW 36.70A.460 2SHB 2251 – Fish barrier removals</p> <p>Brief Description:</p> <ul style="list-style-type: none"> • Adds three new categories of fish habitat enhancement projects to the list of projects eligible for streamlined permitting under the Department of Fish and Wildlife's hydraulic project approval process. • Directs WDFW to convene a fish passage barrier removal board, with representatives from state agencies, local and tribal governments, and other interested entities to coordinate removal projects. 	Counties, Cities
<p>RCW 84.14.007, .010, .040, .060 2SSB 6330 – Promoting affordable housing in unincorporated areas of rural counties within urban growth areas</p> <p>Brief Description:</p> <ul style="list-style-type: none"> • Rural counties may offer a property tax exemption for multi-family housing projects within unincorporated urban growth areas. • The Joint Legislative Audit and Review Committee must assess the performance of the tax preference with reference to the intent and public policy objective. • The property tax exemption for properties located in rural counties expires on January 1, 2020. 	Counties

Legislative Session 2013

RCW, Bill Number, Brief Description for Legislative Session 2013	Cities/Counties Affected
<p>RCW 36.70A.340 SHB 1883– Simplifying and updating statutes related to fuel tax administration..</p>	Counties, Cities

RCW, Bill Number, Brief Description for Legislative Session 2013	Cities/Counties Affected
<p>Brief Description: Amends various statutes to reflect the consolidation of the fuel tax statutes, including a change in the reference to the RCW chapter addressing fuel tax revenues that may be withheld from a city or county by the Governor upon a notification by the Growth Management Hearings Board of continued non-compliance with the GMA by that city or county.</p>	
<p>RCW 36.70A.070 ESHB 1652 – Impact fee payment Governor vetoed bill in its entirety http://apps.leg.wa.gov/documents/billdocs/2013-14/Pdf/Bills/Vetoed/House/1652-S.VTO.pdf</p> <p>Brief Description: Would have required counties and cities to provide for deferred payment of impact fees, and would have delayed the starting of the six-year time frame for satisfying concurrency provisions for the Growth Management Act until after the county or city received full payment of all deferred impact fees.</p>	Counties, Cities
<p>RCWs 36.70A.200, 36.70A.300, 43.17.250, 43.155.070, 70.146.070 SSB 5399– Addressing the timing of penalties under the growth management act.</p> <p>Brief Description:</p> <ul style="list-style-type: none"> Establishes that, state agencies, commissions, and governing boards may not penalize jurisdictions during the period of remand following a finding of noncompliance by the Growth Management Hearings Board (GMHB) and the pendency of an appeal before GMHB or subsequent judicial appeals, unless GMHB makes a determination of invalidity, <u>IF</u>: <ul style="list-style-type: none"> the local government has delayed the effective date of the action subject to the petition until after GMHB issues a final determination; or, within 30 days of receiving notice of a petition for review by GMHB, the local government delays or suspends the effective date of the action until after GMHB issues a final determination in order to not be penalized. A local jurisdiction may not be deemed ineligible or otherwise penalized, in the award of a state agency grant or loan during the pendency of the appeal before GMHB, or during any subsequent judicial appeals under certain circumstances. 	Counties; Cities; state agencies, commissions, and governing boards
<p>RCWs 35.91, 35.91.020, 43.21C, 82.02.020 ESHB 1717– Up-front environmental planning</p> <p>Brief Description:</p> <ul style="list-style-type: none"> Authorizes local governments to recover reasonable expenses incurred in the preparation of non-project environmental impact statements (EIS) for infill actions that are categorically exempt from requirements of the State Environmental Policy Act, and for development or redevelopment actions that qualify as planned actions. Requires that a county, city, or town enact an ordinance, prior to the collection of fees to cover reasonable expenses incurred in the preparation of the EIS, which establishes the total amount of expenses to be recovered through fees, and provides objective standards for determining the fee amount imposed upon each development proposal; provides a procedure by which an applicant may pay the fees under protest; and makes information available about the amount of the expenses designated for recovery. Modifies provisions governing contracting between qualifying municipalities and real estate owners for the construction or improvement of water or sewer facilities by making the 	Counties, Cities

RCW, Bill Number, Brief Description for Legislative Session 2013	Cities/Counties Affected
contracts mandatory, at the owner's request, and by allowing municipalities to collect associated fees.	
RCW 34.05 HB 1112– Concerning standards for the use of Science to support public policy Brief Description: Directs the Department of Fish and Wildlife to identify the sources of information reviewed and relied on before taking a significant agency action. The requirement applies to actions including those resulting in species recovery plans, certain types of rulemaking, and guidance to support implementation of a rule or statute.	Department of Fish and Wildlife
RCW 34.05 HB 1113 – Concerning standards for the use of Science to support public policy Brief Description: Requires the Department of Ecology to identify peer-reviewed science, scientific literature, and other sources of information being relied upon before taking significant agency actions related to certain agency programs.	Department of Ecology
RCWs 39.102, 39.102.020, 39.102.140, 39.102.150, 39.102.904, 82.14.475 E2SHB 1306 – Extending the expiration dates of the local infrastructure financing tool program Brief Description: <ul style="list-style-type: none"> • Extends the expiration date of the Local Infrastructure Financing Tool program from June 30, 2039, to June 30, 2044. • Requires local jurisdictions to commence construction by June 30, 2017, to impose the state shared local sales and use tax. • Removes the requirement that a sponsoring local government issue indebtedness to receive a state sales and use tax credit. 	Counties, Cities
RCWs 39.102, 39.102.020, 39.102.140, 39.102.150, 39.102.904, 82.14.475 HB 1644 – Concerning transportation planning objectives and performance measures for local and regional agencies. Brief Description: <ul style="list-style-type: none"> • Allows local or regional agencies to establish transportation objectives and performance measures that correspond with state transportation objectives and performance measures. • Applies the same liability protection to the local or regional agencies that is currently available to the state. 	Counties, Cities, Regional Transportation Planning Organizations

Legislative Session 2012

RCW, Bill Number, Brief Description for Legislative Session 2012	Cities/Counties Affected
RCW 36.70A.180 HB 2834 – Relating to providing cost savings for local governments by reducing a limited number of reporting requirements. Brief Description: Eliminates a requirement obligating jurisdictions that fully plan under the Growth Management Act (GMA) to submit reports to the Department of Commerce every five years regarding the progress by that jurisdiction in implementing the GMA is eliminated. Other county and city reporting requirements are also eliminated.	Counties, Cities

RCW, Bill Number, Brief Description for Legislative Session 2012	Cities/Counties Affected
<p>RCW 90.58.190 EHB 2671 – Clarifying procedures for appealing department of ecology final action on a local shoreline master program by ensuring consistency with existing procedural provisions of the growth management act, chapter 36.70A RCW, the administrative procedure act, chapter 34.50 RCW, and the state environmental policy act, chapter 43.21C RCW.</p> <p>Brief Description: Amends certain standards and procedures relating to the review of shoreline master programs by the Growth Management Hearings Board, Shoreline Hearings Board, and Superior courts.</p>	<p>Counties, Cities</p>
<p>RCW 36.70A.030 SB 5292 – Exempting irrigation and drainage ditches from the definition of critical areas.</p> <p>Brief Description: Within the definition of critical areas, fish and wildlife habitat conservation areas do not include artificial features or constructs, including irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.</p>	<p>Counties, Cities</p>
<p>RCW 36.70A, 36.70A.130 SB 5995 – Authorizing urban growth area boundary modifications for industrial land.</p> <p>Brief Description: A city planning under the GMA may request that a county amend the UGA within which the city is located. A city's request to the county to amend the UGA should be done as part of the county's annual comprehensive plan amendment process and must meet the county's application deadline for that year's comprehensive plan amendment process. The requests are subject to certain conditions.</p>	<p>Counties located east of the crest of the Cascade Mountains with a population of more than 100,000 and less than 200,000. (Benton County)</p>
<p>RCW 43.21C SB 6082 – Regarding the preservation and conservation of agricultural resource lands.</p> <p>Brief Description: Department of Ecology will conduct rulemaking by December 31, 2013, to review and consider whether the current environmental checklist ensures consideration of potential impacts to agricultural lands of long-term commercial significance.</p>	<p>Counties, Cities planning under the GMA are to designate and protect agricultural lands of long term commercial significance.</p>
<p>RCW 36.70A.490, 36.70A.500 2ESSB 6406 – Modifying programs that provide for the protection of the state's natural resources.</p> <p>Brief Description: By December 31, 2013, DOE must update the thresholds for all other project actions, create categorical exemptions for minor code amendments that do not lessen environmental protection, and propose methods for more closely integrating SEPA with the Growth Management Act. Other changes to SEPA and local development provisions include authorizing money in the Growth Management Planning and Environmental Review Fund to be used to make loans, in addition to grants, to local governments for specified purposes; and authorizing lead agencies to identify within an environmental checklist items that are adequately covered by other legal authorities, although a lead entity may not ignore or delete a question.</p>	<p>Counties, Cities</p>

Legislative Session 2011

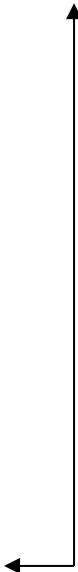
RCW, Bill Number, Brief Description for Legislative Session 2011	Cities/Counties Affected
<p>RCW 36.70A, 36.70A.130, 36.70A.280 ESHB 1886 - Implementing Recommendations of the Ruckelshaus Center process.</p> <p>Brief Description: The Voluntary Stewardship Program is established as an alternative to protecting critical areas on lands used for agricultural activities through development regulations adopted under RCW 36.60A.060. The Program must be designed to protect and enhance critical areas on lands used for agricultural activities through voluntary actions by agricultural operators. The Washington State Conservation Commission (Commission) is charged with administering the Program.</p> <p>Click here to view a description of the timelines in the Program.</p>	<p>All counties must decide if they are going to opt-in by January 22, 2012.</p> <p>Does not apply to incorporated cities or towns.</p>
<p>RCW 36.70A.080 ESSB 5253 - Concerning tax increment financing for landscape conservation and local infrastructure.</p> <p>Brief Description: Provides financing tool for certain cities in King, Pierce, and Snohomish Counties to invest in infrastructure in designated receiving areas for transfers of development rights (TDR). Eligible cities are cities with a population of 22,500 or more in the three counties. Consistent with the regional TDR program in Chapter 43.362, transfers must be from county sending areas to incorporated city receiving areas.</p>	<p>King, Pierce, and Snohomish Counties, and the Cities within.</p>
<p>RCW 36.70A.130, 36.70A.215 ESHB 1478 Delaying or modifying certain regulatory and statutory requirements affecting cities and counties.</p> <p>Brief Description: Extends timeframes within which local government entities must comply with requirements pertaining to reviews, revisions, and evaluations under the Growth Management Act.</p> <p>The comprehensive plan and development regulation/critical areas ordinance review and revision schedule of the Growth Management Act is modified to require counties and cities to take such action every eight years, rather than every seven years, and to reallocate review and revision years for some jurisdictions.</p> <p>An additional two years for meeting the review and requirements is granted to smaller and slow growing counties and cities. The date by which the initial review and revision requirements must be completed for the first bloc of counties and cities is June 30, 2015, rather than December 1, 2014. County reviews of designated urban growth areas must also be completed according to this schedule, and evaluation requirements for the buildable lands program must be completed by counties and cities one year before the applicable review and revision deadline.</p> <p>Also included are extensions for the timelines for expending and encumbering impact fees; and shoreline master programs.</p>	<p>Counties, Cities</p>
<p>RCW 36.70A.290</p>	<p>Counties and Cities</p>

RCW, Bill Number, Brief Description for Legislative Session 2011	Cities/Counties Affected
<p>SSB 5192 - Concerning provisions for notifications and appeals timelines under the shoreline management act.</p> <p>Brief Description: Makes numerous technical changes to effective date provisions for shoreline master programs and to notification and timing requirements governing appeals under the Shoreline Management Act.</p>	
<p>RCW 36.70A.340 SSB 5797 - Eliminating the urban arterial trust account.</p> <p>Brief Description: Merges the Urban Arterial Trust Account into the Transportation Improvement Account.</p>	None

Legislative Session 2010

RCW, Bill Number, Brief Description for Legislative Session 2010	Cities/Counties Affected
<p>RCW 36.70A.480 EHB 1653 - Clarifying the Integration of Shoreline Management Act policies with the Growth Management Act.</p> <p>Brief Description: Modifies provisions in the Growth Management Act (GMA) pertaining to the integration of the GMA and the Shoreline Management Act. Establishes new provisions in the GMA pertaining to the regulation and protection of critical areas that are located within shorelines of the state. Declares an emergency and establishes a July 27, 2003, application date. Clarifies that, with certain exceptions, critical area regulations adopted under the GMA apply within Shoreline areas. These regulations apply until Ecology approves either a comprehensive, new shoreline management program (SMP) that meets Ecology's guidelines, or a SMP amendment specifically related to critical areas. The new law specifies that legally existing structures and uses in shoreline areas that are within protection zones created by local critical areas ordinances (CAOs) may continue as conforming uses. The law also provides criteria about how these structures and uses may be redeveloped or modified. In addition, the bill also addresses existing and ongoing farming practices.</p>	All counties and cities with shorelines.
<p>RCW 36.70A ESHB 2538 - Regarding High-Density Urban Development - Encourages certain cities that plan under the GMA to include compact development in their comprehensive plans.</p> <p>Brief Description: Requires the development of a non-project environmental impact statement for a compact development plan included in a comprehensive plan. Provides for immunity of appeals for proposals that are covered by a non-project environmental impact statement for the compact development area. Encourages establishment of a transfer of development rights program for cities that include compact development in their comprehensive plans. Provides funding incentives to assist with the cost of developing a non-project environmental impact statement for a compact development plan.</p>	A city with a population greater than 5,000 that is required to plan under the GMA. A city of any size required to comply with the GMA and is located on the east side of the Cascade Mountain in a county with a population of 230,000 or less may elect to adopt subarea

RCW, Bill Number, Brief Description for Legislative Session 2010	Cities/Counties Affected
	development elements.
<p>Referenced throughout the RCW</p> <p>E2SHB 2658</p> <p>Brief Description: The "Department of Commerce" is created to replace the Department of Community, Trade and Economic Development. By November 1, 2009, the Director is to develop a report, with analysis and recommendations for the Governor and appropriate legislative committees, on statutory changes for effective operation of the department. This is to be done in collaboration with the Office of Financial Management, the Governor's Office, the Economic Development Commission, and legislators from policy and fiscal committees. Input from a broad range of stakeholders is required. The Code Reviser is directed to prepare legislation for the 2010 legislative session that changes all statutory references from the "Department of Community, Trade, and Economic Development" to the "Department of Commerce."</p>	None.
<p>RCW 36.70C.020 HB 2740 - Regarding the definition of Land Use Decision in the Land Use Petition Act</p> <p>Brief Description: Amends the Land Use Petition Act (LUPA) to clarify when the 21-day time limit for the filing of judicial appeals to local land use decisions begins.</p>	A county or city processing motions for reconsideration under LUPA.
<p>RCW 36.70A SHB 2935 - Regarding Environmental and Land Use Hearings Boards</p> <p>Brief Description: Creates the Environmental and Land Use Hearings Office by consolidating the powers, duties, and functions of the Environmental Hearings Office and the Growth Management Hearings Boards. Reduces the number of state boards that conduct administrative review of environmental and land use decisions.</p>	None.
<p>RCW 36.70A.110, .130, .172, .250, .260, .270, .280, .290 SSB 6214 - Restructuring the three Growth Management Hearings Boards into one Board</p> <p>Brief Description: Consolidates the powers, duties, and functions of the three regional Growth Management Hearings Boards into a single, seven-member Growth Management Hearings Board. Specifies that petitions for review before the consolidated board must be heard and decided by a regional panel of three board members. Specifies provisions for the adjudicative and operational functioning of the consolidated board.</p>	None.
<p>RCW 36.70A.200 SB 6279 - Clarifying Regional Transit Authority Facilities as Essential Public Facilities.</p> <p>Brief Description: Adds regional transit authority facilities to the list of essential public facilities delineated under the GMA.</p>	A county or city planning under GMA.
<p>RCW 36.70A.5601</p>	A county or city that intends to amend or

RCW, Bill Number, Brief Description for Legislative Session 2010	Cities/Counties Affected
<p>SSB 6520 - Extending time to complete recommendations under RCW 36.70A.5601 conducted by the William D. Ruckelshaus Center</p> <p>Brief Description: Extends a provision that temporarily prohibits counties and cities from amending or adopting certain changes to critical areas ordinances (CAOs) by one additional year to July 1, 2011. Specifies that counties and cities subject to the temporary prohibition are required to review and, if necessary, revise their applicable CAOs between July 1, 2011 and December 1, 2012. Grants the William D. Ruckelshaus Center, in completing its examination of the conflicts between agricultural activities and CAOs, one additional year to conclude certain examination tasks and a final report by September 1, 2010.</p>	<p>adopt a CAO affecting agricultural lands.</p>
<p>RCW 36.70A.130 SSB 6611 - Extending the deadlines for the review and evaluation of comprehensive land use plan and development regulations for three years and addressing the timing for adopting certain subarea plans.</p> <p>Brief Description: Establishes a new recurring seven-year review and revision schedule for comprehensive plans and development regulations adopted under the GMA, which includes jurisdictions that had a December 1, 2007 deadline that qualified for and used a former three year extension. (Note: These new deadlines take effect following the existing requirement by jurisdictions to complete the review of comprehensive plans and development regulations between December 1, 2004 and December 1, 2007).</p> <p>Establishes and modifies requirements applicable to subarea plans in provisions of the GMA that generally prohibit comprehensive plan amendments from occurring more frequently than annually. Such subarea plans must clarify, supplement, or implement jurisdiction-wide comprehensive plan policies, and may only be adopted after appropriate environmental review under SEPA.</p> <p>In addition, amendment of a comprehensive plan to take place more than once per year when the amendment is for a subarea plan for economic development located outside a 100-year floodplain in a county that completed a state-funded pilot project based on watershed characterization and local habitat assessment.</p> <p>Cities/Counties Affected: On or before December 1, 2014, and every seven years thereafter, for Clallam, Clark, Jefferson, King, Kitsap, Pierce, Snohomish, Thurston, and Whatcom counties and the cities within those counties;</p> <p>On or before December 1, 2015, and every seven years thereafter, for Cowlitz, Island, Lewis, Mason, San Juan, Skagit, and Skamania counties and the cities within those counties;</p> <p>On or before December 1, 2016, and every seven years thereafter, for Benton, Chelan, Douglas, Grant, Kittitas, Spokane, and Yakima counties and the cities within those Counties;</p> <p>On or before December 1, 2017, and every seven years thereafter, for Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grays Harbor, Klickitat, Lincoln, Okanogan, Pacific, Pend Oreille, Stevens, Wahkiakum, Walla Walla, and Whitman counties and the cities within those counties.</p>	<p>See below first column Brief Description on SSB 6611 for Cities/Counties Affected for this bill.</p> 

RCW, Bill Number, Brief Description for Legislative Session 2010	Cities/Counties Affected
<p>Exceptions include a three-year extension for qualifying counties with fewer than 50,000 residents, qualifying cities with fewer than 5,000 residents, and provisions for jurisdictions making substantial progress with certain regulatory requirements.</p>	

Legislative Session 2009

RCW, Bill Number, Brief Description for Legislative Session 2009	Cities/Counties Affected
<p>RCW 36.70A 2SHB 1481 - Regarding Electric Vehicles, add section or chapter</p> <p>Brief Description: Specifies that local government regulations of areas in the I-5 corridor from Snohomish County to Thurston County and the King County areas around SR- 520, I-405, and I-90 must allow for electric vehicle infrastructure, except in residential areas, by July of 2010. Requires the state, to the extent practicable, to install charging outlets capable of charging electric vehicles in each of the state's fleet parking and maintenance facilities, as well as in all state operated highway rest stops. Specifies that the Puget Sound Regional Council must seek federal or private funding related to planning for electric vehicle infrastructure deployment.</p>	<p>Snohomish, King, Pierce, and Thurston Counties and their cities, if within I-5, I-405, SR520, or I-90 corridors.</p>
<p>RCW 36.70A ESHB 1959 –Concerning land use and transportation planning for marine container ports, add section or chapter.</p> <p>Brief Description: Requires cities with a qualifying marine container port in their jurisdiction to include a container port element in their comprehensive plans. Authorizes cities with a qualifying port district to include a marine industrial port element in their comprehensive plans. Requires the Department of Community, Trade and Economic Development to provide matching grant funds</p>	<p>Cities of Seattle and Tacoma.</p>

RCW, Bill Number, Brief Description for Legislative Session 2009	Cities/Counties Affected
to cities to support development of the container port elements. Declares key freight transportation corridors that serve qualifying marine port facilities to be transportation facilities and services of statewide significance.	
<p>RCW 36.70A.030 EHB 2242 – Creating a Department of Commerce, amend section</p> <p>Brief Description: A Department of Commerce is created to replace the Department of Community, Trade and Economic Development. By November 1, 2009, the Director is to develop a report, with analysis and recommendations for the Governor and appropriate legislative committees, on statutory changes for effective operation of the department. This is to be done in collaboration with the Office of Financial Management, the Governor's Office, the Economic Development Commission, and legislators from policy and fiscal committees. Input from a broad range of stakeholders is required. The Code Reviser is directed to prepare legislation for the 2010 session that changes all statutory references from the "Department of Community, Trade, and Economic Development" to the "Department of Commerce."</p>	None.
<p>RCW 36.70A.110 EHB 1967 – One hundred year floodplains</p> <p>Brief Description: Prohibiting expansions of urban growth areas into one hundred year floodplains. A county, city, or town is generally prohibited from expanding an urban growth area into the 100-year floodplain of any river or river segment that is located west of the crest of the Cascade Mountains and has a mean annual flow of 1,000 or more cubic feet per second, except under certain specified circumstances.</p>	Counties and cities west of Cascade Crest, if expanding urban growth areas into 100-year floodplains.
<p>RCW 36.70A.110, .115, .210 SHB 1825 –Identifying specific facilities planning requirements under the growth management act, amend section</p> <p>Brief Description: Each city within a county fully planning under the Growth Management Act must identify areas sufficient to accommodate the full range of needs and uses that will accompany projected urban growth. The land uses that must be identified include facilities for medical, governmental, institutional, commercial, service, retail, and other nonresidential uses. Countywide economic development and employment policies must include consideration of the future development of commercial and industrial facilities. A county or city that chooses to amend their comprehensive plan to accommodate projected housing and employment growth must also include sufficient land capacity to accommodate commercial and industrial uses.</p>	Cities and counties fully planning under the Growth Management Act.
<p>EHB 1464 – Concerning affordable housing incentive programs.</p> <p>Brief Description: Clarifies provisions governing affordable housing incentive programs that may be enacted or expanded in jurisdictions planning under the Growth Management Act</p>	Cities and counties fully planning under the Growth Management Act. (optional)

Legislative Session 2008

RCW, Bill Number, Brief Description for Legislative Session 2008	Cities/Counties Affected
<p>RCW 36.70A ESSB 6580- Add section or chapter – Governor partially vetoed in 2008 relating to mitigating the impacts of climate change through the growth management act; amending 36.70A.280; adding a new section to chapter 36.70A RCW</p> <p>Brief Description: Requires the Department of Community, Trade and Economic Development (CTED) to develop and provide counties and cities with advisory climate change response methodologies, a computer modeling program, and estimates of greenhouse gas emission reductions resulting from specific measures. Establishes a local government global warming mitigation and adaptation program. Prohibits Growth Management Hearings Boards from hearing petitions alleging non-compliance with the mitigation and adaptation program. Requires CTED to provide a climate change report to the Governor and the Legislature by December 1, 2008</p>	None.

Legislative Session 2007

RCW, Bill Number, Brief Description for Legislative Session 2007	Cities/Counties Affected
<p>RCW 36.70A SHB 1135: AN ACT Relating to aquifer conservation zones in qualifying island cities without access to potable water sources outside their jurisdiction; and adding a new section to chapter 36.70A RCW.</p> <p>Brief Description: Allows any qualifying island city to designate one or more aquifer conservation zone to conserve and protect potable water sources.</p> <p>Specifies that conservation zones may not be considered critical areas except to the extent that specific areas located within zones qualify for critical area designation and have been designated as such. Allows a city declaring one or more conservation zone to consider whether an area is within a zone when determining the residential density of that area.</p> <p>Specifies that residential densities within conservation zones, in combination with other densities of the city, must be sufficient to accommodate projected population growth.</p>	Any qualifying island city that meets specified criteria.
<p>RCW 36.70A Amending RCW 76.09.240 SHB 1409: AN ACT Relating to the transfer of jurisdiction over conversion-related forest practices to local governments.</p> <p>Brief Description: The process for transferring authority to approve or disapprove forest practices applications is repealed. A new mechanism with new dates is established. Some counties and cities are required to adopt forest practices approval ordinances by the end of 2008, while the other counties and cities retain the discretion to not assume the responsibility for approving forest practices. The requirements on local governments vary depending on whether a county plans under the Growth Management Act (GMA), although the path for transferring jurisdiction remains constant across all counties.</p> <p>The trigger for determining if a county or city is required to adopt these ordinances is the number of forest practices applications that have been submitted within the county for the</p>	Counties and cities meeting qualifying criteria.

RCW, Bill Number, Brief Description for Legislative Session 2007	Cities/Counties Affected
<p>time period between January 1, 2003, and December 31, 2005, and whether the county plans under the GMA.</p> <p>For counties planning under the GMA, if more than 25 Class IV applications had been filed to the DNR between those dates for properties within a specific county, then that county, and the cities within it, are required to adopt forest practices approval ordinances.</p> <p>If the number is less than 25, or if the county does not plan under the GMA, then the transfer of jurisdiction for approvals is optional for the county and its cities.</p> <p>Counties that do plan under the GMA, and their cities, are required to adopt ordinances covering Class IV forest practices applications on the same lands that non-GMA counties may address. They must also adopt ordinances for the approval of all four class types of forest practices when those applications are submitted for land located within an urban growth area.</p> <p>The only land over which the GMA-planning counties and cities are not required to assume jurisdiction are ownerships of 20 contiguous acres or more.</p> <p>A county or city may not assume the jurisdiction for forest practices approvals without bringing their critical areas and development regulations in compliance with the current requirements and notifying both the DNR and the DOE at least 60 days before adoption of the necessary ordinances.</p>	
<p>RCW 36.70A SSB 5248: Preserving the viability of agricultural lands.</p> <p>Brief Description: Counties and cities may not amend or adopt critical areas ordinances (CAOs) as they specifically apply to agricultural activities until July 1, 2010. This does not limit obligations of a county or city to comply with requirements pertaining to critical areas not associated with agricultural activities nor limit the ability of a county or city to adopt or employ voluntary measures or programs to protect or enhance critical areas associated with agricultural activities.</p> <p>Counties and cities subject to deferral requirements should implement voluntary programs to enhance public resources and the viability of agriculture, and must include measures to evaluate their success. By December 1, 2011, counties and cities subject to deferral are to review and revise CAOs to comply with the requirements of this chapter.</p> <p>Subject to the availability of funds, the Ruckelshaus Center is directed to commence, by July 1, 2007, a two-phase examination of the conflicts between agricultural activities and CAOs.</p> <p>The Center is to issue two reports of its fact-finding efforts and stakeholder discussions to the Governor and the appropriate legislative committees by December 1, 2007, and December 1, 2008. A report on the second phase including findings and legislative recommendations is to be issued to the Governor and to the Legislature by September, 1, 2009.</p> <p>The Center is to work to achieve agreement among participating stakeholders and to develop a coalition that can be used to support agreed upon changes or new approaches to protecting critical areas during the 2010 Legislative Session.</p>	<p>All cities and counties, if proposing critical areas ordinance amendments.</p>

RCW, Bill Number, Brief Description for Legislative Session 2007	Cities/Counties Affected
<p>RCW 36.70A SB 6014: Authorizing industrial development on reclaimed surface coal mine sites.</p> <p>Brief Description: Certain qualified counties planning under the GMA may designate a master planned location for major industrial activity outside UGAs on lands formerly used or designated for surface coal mining and supporting uses. Counties authorized to designate major industrial development on former surface coal mining uses must have had a surface coal mining operation in excess of 3,000 acres that ceased operation after July 1, 2006, and that is located within 15 miles of the I-5 corridor.</p> <p>Designation of a master planned location for major industrial activities is an amendment to the comprehensive plan of the county. The master planned location must be located on land formerly used or designated for surface coal mining and supporting uses, that consist of an aggregation of land of at least 1,000 acres, and that is suitable for manufacturing, industrial, or commercial business. The master planned location must include criteria for the provision of new infrastructure and an environmental review must be done at the programmatic level.</p> <p>Approval of a specific major industrial activity is conducted through a local master plan process and does not require comprehensive plan amendment. The development regulations adopted must provide that the site consist of 100 or more acres of land formerly used or designated for surface coal mining; must prevent urban growth in the adjacent nonurban areas; and limit commercial development.</p>	<p>Lewis County</p>
<p>36.70A.367 SHB 1965: Authorizing major industrial development within industrial land banks.</p> <p>Brief Description: The requirements for designating master planned locations for major industrial developments outside Urban Growth Areas are revised. A master planned location for major industrial developments may be approved through a two-step process: designation of a land bank area in the applicable comprehensive plan; and subsequent approval of specific major industrial developments through a local master plan process.</p> <p>The applicable comprehensive plan must identify locations suited to major industrial development because of proximity to transportation or resource assets. The comprehensive plan must identify the maximum size of the land bank area and any limitations on major industrial developments based on local factors, but the plan need not specify particular parcels or identify any specific use or user.</p> <p>In selecting locations for the land bank area, priority must be given to locations that are adjacent or in close proximity to a UGA. The environmental review for amendment of the comprehensive plan must be at the programmatic level and, in addition to a threshold determination, must include:</p> <ul style="list-style-type: none"> ➤ a county-conducted inventory of developable land indicating that land suitable to site qualifying industrial development is unavailable within the UGA; and ➤ an analysis of the availability of alternative sites within UGAs and the long-term annexation feasibility of sites outside UGAs. <p>Final approval of a land bank area must be by amendment to the comprehensive plan, but the amendment may be considered at any time. Approval of a specific major industrial</p>	<p>Counties meeting qualifying criteria.</p>

RCW, Bill Number, Brief Description for Legislative Session 2007	Cities/Counties Affected
<p>development within the land bank area requires no further amendment of the comprehensive plan.</p> <p>Development Regulations Amendments In concert with the designation of a land bank area, a county must also adopt development regulations for review and approval of specific major industrial developments through a master plan process. The regulations governing the master plan process must ensure, at a minimum, that specific criteria, including the following, are met:</p> <ul style="list-style-type: none"> ➤ urban growth will not occur in adjacent nonurban areas; ➤ development is consistent with development regulations adopted for protection of critical areas; ➤ required infrastructure is identified and provided concurrent with development. <p>Such infrastructure, however, may be phased in with development; and an open record public hearing is held before either the planning commission or hearing examiner with notice published at least 30 days before the hearing date and mailed to all property owners within one mile of the site.</p> <p>Termination and Eligibility Provisions Separate eligibility criteria pertaining to population, unemployment, and geographic requirements for counties choosing to identify and approve locations for major industrial development in land banks are specified. Termination provisions with dates certain are deleted and replaced with provisions requiring, in part, that a county choosing to identify and approve locations for land banks must take action to designate one or more of these banks and adopt regulations meeting certain requirements on or before the last date to complete the county's next periodic comprehensive plan and development regulations review that occurs before December 31, 2014. The authority of a county to designate a land bank area in its comprehensive plan expires if not acted upon within these time limitations.</p> <p>Once a land bank area has been identified in a county's comprehensive plan, the authority of the county to process a master plan or site projects within an approved master plan does not expire.</p> <p>Public Notification and Determination Requirements New notification and written determination requirements are specified. Counties seeking to designate an industrial land bank must:</p> <ul style="list-style-type: none"> ➤ Provide countywide notice, in conformity with specific public participation and notification provisions of the GMA, of the intent to designate an industrial land bank. These notices must be published in one or more newspapers of general circulation that are reasonably likely to reach subscribers throughout the applicable county at least 30 days before the county legislative body begins the consideration process for siting a land bank; and ➤ Make written determinations of the criteria and rationale used by the county legislative body for siting a land bank. 	
<p>36.70A.450 SB 5952 – Family day-care providers’ home facility-County or city may not prohibit in residential or commercial area</p> <p>Brief Description:</p>	<p>All cities and counties.</p>

RCW, Bill Number, Brief Description for Legislative Session 2007	Cities/Counties Affected
Except as provided in subsections (2) and (3) of this section, no county or city may enact, enforce, or maintain an ordinance, development regulation, zoning regulation, or official control, policy, or administrative practice that prohibits the use of a residential dwelling, located in an area zoned for residential or commercial use, as a family day-care provider's home facility.	

Legislative Session 2006

RCW, Bill Number, Brief Description for Legislative Session 2006	Cities/Counties Affected
<p>RCW 36.70A ESHB 2984: Authorizing cities, towns, and counties to implement affordable housing incentive programs</p> <p>Brief Description: The amendments: Authorize jurisdictions fully planning under the GMA to enact or expand affordable housing incentive programs.</p> <p>Establish optional provisions for enacted or expanded the programs. Specify that excise tax imposition limits do not limit local government authorities in the implementation of programs or the enforcement of related agreements.</p> <p>Local governments fully planning under the GMA may enact or expand affordable housing incentive programs, providing for the development of low-income housing units. Incentive programs may include, but are not limited to, provisions pertaining to: density bonuses within the urban growth area (UGA); height and bulk bonuses; mixed-use projects; fee waivers or exemptions; parking reductions; or expedited permitting, conditioned on the provision of low-income housing units.</p>	Counties and cities fully planning under the Growth Management Act (optional).
<p>RCW 36.70A.130 ESSB 6427: Relating to schedules for comprehensive plan and development regulation review for certain cities and counties</p> <p>Brief Description: The timelines bill has two main features. First, it provides a time extension to small and slow-growing jurisdictions for updates to their comprehensive plans, development regulations, and critical areas ordinances. The bill contains qualifying criteria and clarification that jurisdictions making progress on their updates will be eligible for state grants, loans, pledges, and financial guarantees. Second, it clarifies that amendments to comprehensive plans necessary to enact planned actions may occur more frequently than annually, provided that pursuit of the amendments are consistent with the jurisdictions adopted public participation program and notification is given to agencies that may comment on the proposed amendments. Part of the Governor's Land Use Agenda. CTED request legislation.</p>	Counties and cities meeting qualifying criteria.
<p>RCW 36.70A.117 SHB 2917: Identifying Accessory Uses on Agricultural Lands</p> <p>Brief Description: The amendments:</p>	Counties and cities with designated agricultural lands of long-term

RCW, Bill Number, Brief Description for Legislative Session 2006	Cities/Counties Affected
<p>Revise GMA requirements regarding the use of agricultural lands of long-term commercial significance by creating more permissive guidelines governing the range of accessory uses permitted on such lands.</p> <p>Provide counties and cities with greater flexibility in implementing innovative zoning techniques related to accessory uses of agricultural lands of long-term commercial significance.</p> <p>SHB 2917 clarifies that any accessory use a city or county may allow on designated agricultural lands of long-term significance must not interfere with and must support continuation of the overall agricultural use of the property and neighboring properties. It provides policy guidepost; requiring any nonagricultural accessory use to (1) be consistent with the size, scale, and intensity of the agricultural use of the property, (2) be located within the general area already developed, and (3) not convert more than one acre of land. Part of the Governor's Land Use Agenda. Washington State Department of Agriculture request legislation.</p> <p>Limit to one acre the amount of agricultural land that may be converted to nonagricultural accessory uses.</p>	<p>commercial significance.</p>

Legislative Session 2005

RCW, Bill Number, Brief Description for Legislative Session 2005	Cities/Counties Affected
<p>RCW 36.70A 2SHB 1565: Addressing transportation concurrency strategies</p> <p>Brief Description: The amendments specify that concurrency compliance improvements or strategies may include qualifying multimodal transportation improvements or strategies. They:</p> <ul style="list-style-type: none"> • Require regional transportation plans that include provisions for regional growth centers to address concurrency strategies, measurements for vehicle level of service, and total multimodal capacity. • Require the Washington State Department of Transportation (WSDOT) to administer a study to examine multimodal transportation improvements or strategies to comply with the concurrency requirements of the GMA. • Require the study to be completed by one or more regional transportation planning organizations (RTPOs) electing to participate in the study. <p>Require WSDOT, in coordination with participating RTPOs, to submit a report of findings and recommendations to the appropriate committees of the Legislature by December 31, 2006.</p>	<p>RTPOs</p>
<p>RCW 36.70A.130 ESHB 2171: Allowing counties and cities one additional year to comply with certain requirements of RCW 36.70A.130.</p> <p>Brief Description: Counties and cities required to satisfy the review and revision requirements of the GMA by December 1, 2005, December 1, 2006, or December 1, 2007, may comply with the requirements for development regulations that protect critical areas (critical areas regulations) one year after the applicable deadline provided in the statutory schedule. Jurisdictions complying with the review and revision requirements for critical areas regulations one year after the deadline must be deemed in compliance with such requirements.</p>	<p>Counties and cities meeting qualifying criteria.</p>

RCW, Bill Number, Brief Description for Legislative Session 2005	Cities/Counties Affected
<p>Except as otherwise provided, only those counties and cities in compliance with the statutory review and revision schedule of the GMA, and those counties and cities demonstrating substantial progress towards compliance with the schedule for critical areas regulations, may receive financial assistance from the public works assistance and water quality accounts. A county or city that is fewer than 12 months out of compliance with the schedule is deemed to be making substantial progress towards compliance. Additionally, notwithstanding other provisions, only those counties and cities in compliance with the review and revision schedule of the GMA may receive preferences for financial assistance from the public works assistance and water quality accounts.</p> <p>Until December 1, 2005, a county or city required to satisfy the review and revision requirements of the GMA by December 1, 2004, that is demonstrating substantial progress towards compliance with applicable requirements for its comprehensive plan and development regulations may receive financial assistance from the public works assistance and water quality accounts. A county or city that is fewer than 12 months out of compliance with the GMA review and revision schedule for its comprehensive plan and development regulations is deemed to be making substantial progress towards compliance.</p>	
<p>RCW 36.70A, 36.70A.030, 36.70A.060, 36.70A.130 EHB 2241: Authorizing limited recreational activities, playing fields, and supporting facilities</p> <p>Brief Description: The amendments:</p> <ul style="list-style-type: none"> • Authorize the legislative authority of counties planning under RCW 36.70A.040 and meeting specified criteria (Snohomish) to, until June 30, 2006, designate qualifying agricultural lands as recreational lands. • Establish designation criteria, including specifying that qualifying agricultural lands must have playing fields and supporting facilities existing before July 1, 2004, and must not be in use for commercial agricultural production. • Specify activities that may be allowed on designated recreational lands. 	Snohomish County
<p>RCW 36.70A.200 ESSB 5121: Assessing long-term air transportation needs.</p> <p>Brief Description: The amendments: Require WSDOT to conduct a statewide airport capacity and facilities assessment and report results by July 1, 2006.</p> <p>Require WSDOT to conduct a 25-year capacity and facilities market analysis, forecasting demands for passengers and air cargo, and report results by July 1, 2007. After completion of the reports, the Governor is to appoint a ten member Aviation Planning Council to make recommendations on future aviation and capacity needs. The council expires July 1, 2009.</p>	None
<p>RCW 36.70A.070 SSB 5186: Increasing the physical activity of the citizens of Washington State</p> <p>Brief Description: Land use elements of comprehensive plans are encouraged to consider using approaches to urban planning that promote physical activity. The Transportation Element of a comprehensive plan must contain a pedestrian and bicycle component that includes identified planned improvements for pedestrian and bicycle facilities and corridors to</p>	Counties and cities fully planning under the Growth Management Act.

RCW, Bill Number, Brief Description for Legislative Session 2005	Cities/Counties Affected
<p>enhance community access and promote healthy lifestyles. Comprehensive transportation programs must include any new or enhanced bicycle or pedestrian facilities identified in the Transportation Element.</p> <p>The Washington State Parks and Recreation Commission is to maintain policies that increase access to free or low-cost recreational opportunities for physical activities, within allowable resources.</p> <p>The Health Care Authority, in coordination with other agencies, is authorized to create a work-site health promotion program for state employees to increase physical activity and engage individuals in their health care decision-making. The Health Care Authority must report on progress by December 1, 2006.</p>	
<p>RCW 35A.15 SB 5589: Providing for proceedings for excluding agricultural land from the boundaries of a charter or non-charter code city</p> <p>Brief Description: The amendments create a method for property owners of agricultural land located within a code city to petition for exclusion from the incorporated area of that code city that does not require the issue to be submitted to the voters for approval.</p> <p>Property owners of agricultural land may petition the legislative body of a code city for exclusion from the incorporated area of that city. The petition must be signed by 100 percent of the owners of the land. In addition, if non-agricultural landowner residents reside within the subject area, the petition must also be signed by a majority of those residents who are registered voters in the subject area. The petition must also set forth a legal description of the territory to be excluded and be accompanied by a drawing that outlines the boundaries of the territory sought to be excluded.</p> <p>After such a petition is filed, the legislative body must set a date for public hearing on the petition within 60 days. Notice of the hearing must be published in at least one newspaper of general circulation in the city as well as in three public places within the territory proposed for exclusion. Interested persons are invited to appear and voice approval or disapproval of the exclusion.</p> <p>If the legislative body decides to grant the petition following the hearing, they must do so by ordinance. The ordinance may exclude all or any portion of the proposed territory but may not include in the exclusion any territory not described in the petition. The petition is not submitted to the voters for approval.</p> <p>The GMA defines “agricultural land” as land that has long-term commercial significance for agricultural production and is primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products; or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to certain excise taxes, finfish in upland hatcheries, or livestock.</p>	<p>Charter or non-charter code city.</p>
<p>RCW 36.70A.070 SB 6037: Changing provisions relating to limited development of rural areas</p> <p>Brief Description: The amendments modify GMA provisions for public services and facilities in qualifying limited areas of more intensive rural development (LAMIRDs). Until August 31, 2005, an example of a public service or facility that is permitted within recreational and tourist use LAMIRDs is a connection to an existing sewer line where the connection serves only the</p>	<p>Counties with qualifying LAMIRDs.</p>

RCW, Bill Number, Brief Description for Legislative Session 2005	Cities/Counties Affected
recreational or tourist use and is not available to adjacent non-recreational or non-tourist use parcels.	

Legislative Session 2004

RCW, Bill Number, Brief Description for Legislative Session 2004	Cities/Counties Affected
<p>RCW 36.70A ESSB 6401: Protecting military installations from encroachment of incompatible land uses</p> <p>Brief Description: Legislative findings in the amendments recognize the importance of the United States military as a vital component of the Washington State economy, and it is identified as a priority of the state to protect the land surrounding military installations from incompatible development.</p> <p>Comprehensive plans, development regulations, and amendments to either should not allow development in the vicinity of a military installation that is incompatible with the installation's ability to carry out its mission requirements. A consultation procedure is established whereby counties and cities must notify base commanders during the process of adopting or amending comprehensive plans or development regulations that will affect lands adjacent to the installations.</p>	Counties and cities with land adjacent to military installations.
<p>RCW 35.61.160 SB 6593: Prohibiting Discrimination Against Consumers' Choices in Housing</p> <p>Brief Description: Cities, code cities, and counties generally are required to regulate manufactured homes in the same manner as all other homes. They may require new manufactured homes to meet requirements such as the following: (1) the foundation must meet the manufacturer's design standard, (2) the placement of concrete or a concrete product between the base of the home and the ground, and (3) thermal standards must be consistent with the standards for manufactured homes.</p>	All counties and cities.
<p>RCW 36.70A.170 SB 6488: Ordering a study of the designation of agricultural lands in four counties</p> <p>Brief Description: By December 1, 2004, CTED will prepare a report on designation of agricultural resource land in King, Lewis, Chelan, and Yakima counties. The report will cover how much land is designated, how much is in production, changes in these amounts since 1990, comparison with other uses, effects on tax revenue, threats to the agriculture land base, and measures to better maintain the base and the agriculture industry.</p>	King, Lewis, Chelan, and Yakima counties are studied.
<p>RCW 36.70A .070 ESHB 2905: Modifying provisions for type 1 limited areas of more intensive rural development</p> <p>Brief Description:</p>	Counties that have designated Type 1 LAMIRDs.

RCW, Bill Number, Brief Description for Legislative Session 2004	Cities/Counties Affected
<p>Any development or redevelopment within one category of existing LAMIRDs must be principally designed to serve the existing and projected rural population. Building size, scale, use, or intensity of the LAMIRD development or redevelopment must be consistent with the character of the existing areas.</p> <p>Development or redevelopment may include changes in use from vacant land or a previously existing use if the new development conforms to certain requirements.</p>	
<p>RCW 36.70A.106 SHB 2781: Changing provisions relating to expedited state agency review of development regulations</p> <p>Brief Description: Proposed changes to development regulations by jurisdictions that plan under the GMA can receive expedited review by CTED and be adopted immediately thereafter, if timely comments regarding GMA compliance or other matters of state interest can be provided.</p>	<p>All counties and cities (optional).</p>
<p>RCW 36.70A.110 SSB 6367: Protecting the integrity of national historical reserves in the UGA planning process</p> <p>Brief Description: The existing requirement that cities and counties must include areas and densities sufficient to permit the urban growth projected for the succeeding 20-year period does not apply to those UGAs contained totally within a national historical reserve. When a UGA is contained totally within a national historical reserve, a city may restrict densities, intensities, and forms of urban growth as it determines necessary and appropriate to protect the physical, cultural, or historic integrity of the reserve</p>	<p>Cities that are totally within a national historic reserve.</p>
<p>RCW 36.70A.177 SB 6237: Providing nonagricultural commercial and retail uses that support and sustain agricultural operations on designated agricultural lands of long-term significance</p> <p>Brief Description: Agricultural zoning can allow accessory uses that support, promote, or sustain agricultural operations and production, including compatible commercial and retail uses that involve agriculture or agricultural products or provide supplemental farm income.</p>	<p>Counties. (optional)</p>
<p>RCW 36.70A.367 SSB 6534: Designating processes and siting of industrial land banks</p> <p>Brief Description: The requirements for including master planned locations within industrial land banks and for siting specific development projects are separated so that designation of master planned locations may occur during the comprehensive planning process before a specific development project has been proposed.</p> <p>Some of the current criteria for designating a master planned location within an industrial land bank may be delayed until the process for siting specific development projects within a land bank occurs.</p> <p>Designating master planned locations within an industrial land bank is considered an adopted amendment to a comprehensive plan, and approval of a specific development project does not require any further amendment to a comprehensive plan.</p>	<p>Counties meeting qualifying criteria.</p>

RCW, Bill Number, Brief Description for Legislative Session 2004	Cities/Counties Affected
<p>RCW 36.70B.080 HB 2811: Modifying local government permit processing provisions</p> <p>Brief Description: Existing requirements for timely and predictable procedures for processing permit applications by local governments are clarified. For the buildable lands jurisdictions, performance-reporting requirements are reinstated and changed to an annual basis. A report on the projected costs of this reporting with recommendations for state funding must be provided to the Governor and the Legislature by January 1, 2005.</p>	<p>Buildable Lands Counties: Clark, King, Kitsap, Pierce, Snohomish, Thurston and their cities with population > 20,000.</p>
<p>RCW 36.70 SB 6476: Designating manufactured housing communities as nonconforming uses</p> <p>Brief Description: Elimination of existing manufactured housing communities on the basis of their status as a nonconforming use is prohibited.</p>	<p>Cities and counties.</p>
<p>SSCR 8418: Creating a joint select legislative task force to evaluate permitting processes</p> <p>Brief Description: A joint select legislative task force is established to make recommendations regarding permitting processes by January 1, 2006, after evaluating local development regulations of selected jurisdictions among the “buildable lands” counties and their cities over 50,000.</p> <p>The task force is composed of the chairs and ranking minority members of the Senate Committee on Land Use and Planning and the House Local Government Committee. The Governor will be invited to participate and form a Five Corners Task Force.</p> <p>An advisory committee is also established to assist the task force and is composed of CTED, the Department of Ecology, the Office of Regulatory Assistance, a county, a city, the business community, the environmental community, agriculture, labor, the property rights community, the construction industry, ports, and federally recognized Indian tribes.</p>	<p>None.</p>

Legislative Session 2003

RCW, Bill Number, Brief Description for Legislative Session 2003	Cities/Counties Affected
<p>RCW 36.70A SSB 5602: Concerning the accommodation of housing and employment growth under local comprehensive plans</p> <p>Brief Description: Counties and cities subject to the GMA are required to ensure that, taken collectively, actions to adopt or amend their comprehensive plans or development regulations provide sufficient capacity of land suitable for development within their jurisdictions.</p> <p>The requirement for sufficient capacity refers to accommodating a jurisdiction’s allocated housing and employment growth as adopted in the applicable county-wide planning policies and consistent with the 20-year population forecast from the Office of Financial Management.</p>	<p>Counties and cities fully planning under the Growth Management Act.</p>

RCW, Bill Number, Brief Description for Legislative Session 2003	Cities/Counties Affected
<p>RCW 36.70A.070 SSB 5786: Clarifying the scope of industrial uses allowed in rural areas under the GMA</p> <p>Brief Description: Industrial uses are permitted under the GMA in both industrial and mixed-use areas in certain types of LAMIRDs. Industrial uses within specified LAMIRDs are not required to be principally designed to serve the existing and projected rural population in order to be lawfully zoned</p>	<p>Counties with qualifying LAMIRDs.</p>
<p>RCW 36.70A.110 S HB 1755: Creating alternative means for annexation of unincorporated islands of territory</p> <p>Brief Description: The amendments create an alternative method of annexation allowing jurisdictions subject to the buildable lands review and evaluation program of the GMA to enter into interlocal agreements to annex qualifying territory meeting specific contiguity requirements. It creates an alternative method of annexation allowing GMA buildable lands counties to enter into interlocal agreements with multiple municipalities to conduct annexation elections for qualifying territory contiguous to more than one city or town.</p>	<p>Snohomish, King, Pierce, Kitsap, Thurston, and Clark Counties and their cities.</p>
<p>RCW 36.70A.280 SB 5507: Clarifying who has standing regarding growth management hearings board hearings</p> <p>Brief Description: The requirement under the GMA for participation standing before a growth management hearings board is that a petitioner must have participated orally or in writing before the local government. An additional requirement to obtain participation standing is added and provides that only issues “reasonably relate” to issues that the aggrieved person previously raised at the local level can be considered by the board</p>	<p>Counties and cities fully planning under the Growth Management Act.</p>
<p>RCW 36.70A.367 SB 5651: Authorizing land banks in certain counties with low population densities</p> <p>Brief Description: The industrial land bank program under the GMA is amended to provide that counties meeting certain geographic requirements are eligible for the program based on population density criteria, rather than unemployment criteria. The amendments clarify that Jefferson and Clallam counties are eligible for the program under this provision.</p>	<p>Counties meeting qualifying criteria.</p>
<p>RCW 36.70A.450 HB 1170: Limiting restrictions on residential day-care facilities</p> <p>Brief Description: A county cannot zone against or otherwise prohibit the use of a residential dwelling as a family day-care facility in a residential or commercial zone. The county can require the family day-care facility to comply with safety and licensing regulations and zoning conditions that are imposed on other dwellings in the same zone.</p>	<p>Counties, cities and towns.</p>
<p>RCW 36.70A.480 ESHB 1933: Integrating Shoreline Management Act and Growth Management Act provisions</p>	<p>Counties and cities subject to the</p>

RCW, Bill Number, Brief Description for Legislative Session 2003	Cities/Counties Affected
<p>Brief Description: The goals of the GMA, including the goals and policies of the Shoreline Management Act (SMA), continue to be listed without priority. Shorelines of statewide significance may include critical areas as designated by the GMA, but shorelines of statewide significance are not critical areas simply because they are shorelines of statewide significance. Within shoreline jurisdiction, the Shoreline Master Program (SMP) will protect critical areas and regulations will be reviewed for compliance with the SMA. However, SMP regulations must provide a level of protection of critical areas at least equal to that provided by the county or city's adopted or thereafter amended critical areas ordinances.</p>	<p>Shoreline Management Act.</p>
<p>RCW 90.58.080 SSB 6012: Establishing limits on the adoption of state shoreline guidance and setting a schedule for local adoption</p> <p>Brief Description: The Washington State Department of Ecology (Ecology) may adopt amendments to the shorelines guidelines no more than once per year and the amendments must be related to technical, procedural, or compliance issues. A staggered statutory schedule for the update of shoreline master programs, running from 2005 to 2014 and every seven years after the initial deadline, is established. Limits on grants from Ecology to local governments for master program reviews are removed and new requirements for the receipt of such grants are created</p>	<p>None.</p>

Legislative Session 2002

RCW 36.70A.011: Findings – Rural lands

The amendment adds a new section containing legislative finds to support the amendment to the Rural Element requirements in RCW 36.70A.070.

RCW 36.70A.020: Planning goals

The amendments change the economic development goal to add the underlined words: Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

The open space goal is amended to read as follows: Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

RCW 36.70A.070: Comprehensive plans – Mandatory elements

The amendments:

Change the requirements for the Rural Element of comprehensive plans to (1) authorize limited expansion of small-scale businesses in the rural area, and (2) authorize new businesses in the rural area to use sites previously occupied by rural businesses.

Change the Housing Element to require the inventory of housing needs to include the number of housing units necessary to manage projected population growth.

Change the Capital Facilities Element to require the inclusion of parks and recreation facilities.

Require comprehensive plans to include an Economic Development Element and a Parks and Recreation Facilities Element if money to implement these requirements is appropriated by the Legislature.

RCW 36.70A.103: State agencies required to comply with comprehensive plans

The law is amended to cross-reference new provisions for siting secure community transition facilities for sex offenders.

RCW 36.70A.130: Comprehensive plans – Review amendments

The amendments change the deadlines for reviewing and updating comprehensive plans and development regulations adopted under the GMA and clarify the requirements relating to the reviews and updates.

RCW 36.70A.200: Siting of essential public facilities – Limitation on liability

The amendments clarify that the deadline for adopting a process for siting secure community transition facilities for sex offenders must be adopted by September 1, 2002, even though deadlines for GMA reviews and updates were changed in amendments to RCW 36.70A.130. It exempts noncompliance with the September 1, 2002, deadline from challenge before the growth management hearings boards and from economic sanctions under the GMA's enforcement provisions.

RCW 36.70A.367: Major industrial developments – Master planned locations

The amendment establishes a pilot program authorizing the designation of industrial land banks outside urban growth areas if specified requirements are satisfied.

Legislative Session 2001

RCW 36.70A.103: State agencies required to comply with comprehensive plans

The amendment authorizes the Department of Social and Health Services (DSHS) to site and operate a Special Commitment Center and a secure community transition facility to house persons conditionally released to a less restrictive alternative on McNeil Island. The state's authority to site an essential public facility under RCW 36.70A.200, in conformance with comprehensive plans and development regulations, is not affected, and with the exception of these two facilities, state agencies must comply with those plans and regulations.

RCW 36.70A.200: Siting of essential public facilities

The amendments add secure community transition facilities, as defined in RCW 71.09.020, to the list of essential public facilities typically difficult to site. Each city and county planning under RCW 36.70A.040 is required to establish a process, or amend its existing process, for identifying and siting essential public facilities, and to adopt and amend its development regulations as necessary to provide for the siting of secure community transition facilities. Local governments are required to complete this no later than the deadline set in RCW 36.70A.130. Any city or county not planning under RCW 36.70A.040 is required to establish a process for siting secure community transition facilities and amend or adopt development regulations necessary to provide the siting of these facilities.

RCW 36.70A.367: Major industrial developments – Master planned locations

The amendment extends the deadline for counties eligible to use the industrial land bank authority. Currently, Grant County and Lewis County satisfy all three criteria. Until December 2002 eligible counties may establish a process for designating a bank of no more than two master planned locations for major industrial activity outside a UGA. Eligible counties must meet statutory criteria initially specified for the authority terminating on December 1999.

Legislative Session 2000

RCW 36.70A.520: National historic towns

The amendment allows counties planning under RCW 36.70A.040 to authorize and designate national historic towns that may constitute urban growth outside UGAs, if specified conditions are satisfied. A GMA county may allocate a portion of its 20-year population projection to the national historic town to correspond to the projected number of permanent town residents.

RCW 36.70A.040: Who must plan – Summary of requirements – Development regulations must implement comprehensive plans

The amendment adds language stating that for the purposes of being required to conform to the requirements of the GMA, no county is required to include in its population count those persons confined in a correctional facility under the jurisdiction of the state Department of Corrections that is located in the county.

Legislative Session 1999

RCW 36.70A.035: Public participation – Notice provisions

The amendment adds school districts to list of entities and affected individuals to be provided with notice of comprehensive plan and development regulation amendment.

Legislative Session 1998

RCW 36.70A.040: Who must plan – Summary of requirements – Development regulations must implement comprehensive plans

The amendment adds the requirement for cities or counties to amend the Transportation Element to be in compliance with Chapter 47.80 RCW no later than December 31, 2000.

RCW 36.70A.060: Natural resource lands and critical areas – Development regulations

The requirement for notice on plats and permits issued for development activities near designated resource lands is expanded to activities within 500 feet, instead of 300 feet, of the resource lands. The notice for mineral lands is required to include information that an application might be made for mining-relating activities. Land Use Study Commission recommendation

RCW 36.70A.070: Comprehensive plans – Mandatory elements

The amendment requires cities or counties to include level of service standards for state highways in local comprehensive plans in order to monitor the performance of the system, to evaluate improvement strategies, and to facilitate coordination between the county's or city's six-year street, road, or transit program and WSDOT six-year investment program. Inventories of transportation are required to include state-owned transportation facilities.

RCW 36.70A.131: Mineral resource lands – Review of related designations and development regulations

A county or city is required to take into consideration new information available since the adoption of its designations and development regulations, including new or modified model development regulations for mineral resource lands prepared by the Washington State Department of Natural Resources, CTED, or the Washington Association of Counties.

RCW 36.70A.200: Siting of essential public facilities

State or regional facilities and services of statewide significance as defined in Chapter 47.06 RCW are added to the list of essential public facilities under the GMA. Included in the definition, among others, are high speed rail, inter-city high speed ground transportation, and the Columbia/Snake navigable river system.

RCW 36.70A.210 County-wide planning policies

Transportation facilities of state-wide significance are added to the minimums that county-wide planning policies are to address.

RCW 36.70A.360: Master planned resorts

Master planned resorts are expressly authorized to use capital facilities, utilities, and services (including sewer, water, stormwater, security, fire suppression, and emergency medical) from outside service providers. Any capital facilities, utilities, and services provided on-site are limited to those meeting the needs of master planned resorts. Master planned resorts are required to bear the full costs related to service extensions and capacity increases directly attributable to the resorts.

RCW 36.70A.367: Major industrial developments

Additional counties (Lewis, Grant, and Clallam) are authorized to establish industrial land banks for two master planned locations by December 31, 1999. Sunset dates are extended for Clark and Whatcom counties to December 31, 1999.

RCW 36.70A.395: Environmental planning pilot projects

Technical corrections are made to eliminate references concerning reports to the Legislature that are no longer necessary or have expired.

RCW 36.70A.460: Watershed restoration projects – Permit processing – Fish habitat enhancement project

A fish habitat enhancement project meeting the criteria of this law is not subject to local government permits, inspections, or fees. Such projects, when approved and a hydraulic permit has been issued, are not required to complete a substantial development permit under the SMA. Fish habitat enhancement projects that meet the criteria of this act are considered to be consistent with local shoreline master programs.

Legislative Session 1997

RCW 36.70A.030: Definitions

The definition of urban growth is amended to expand the listed incompatible primary uses of land to include the following: rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. Additionally, the following is added: A pattern of more intense rural development, as provided in RCW 36.70A.070(5)(d), is not urban growth.

The following terms “rural character,” “rural development,” and “rural governmental services” are defined.

The following: or “urban services” is added to the definition of “urban governmental services.” (ESB 6094 amendments)

RCW 36.70A.035: Public participation – Notice provisions

Requirements for GMA counties and cities to adopt procedures for notifying property owners and other affected or interested parties of proposed amendments to comprehensive plans and development regulations are added. The procedures generally follow the notice requirements currently in the State Environmental Policy Act (SEPA). (ESB 6094 amendments)

The requirement is added that a county or city considering an amendment to a comprehensive plan or a development regulation needs to allow for public comment on the proposed change before adoption. (ESB 6094 amendments)

RCW 36.70A.070: Comprehensive plans – Mandatory elements

Provisions that are to apply to the Rural Element are specified. (ESB 6094 amendments.)

RCW 36.70A.110: Comprehensive plans – Urban growth areas

“Urban growth areas” is deleted from subsection (2) and the following is added: “and each city within the county” so it now reads: based on OFM projections, “...the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected...” (ESB 6094 amendments)

RCW 36.70A.130: Comprehensive plans – Review – Amendments

Language related to the 2002 review requirement is added to the GMA: No later than September 1, 2002, and at least every five years thereafter, a county or city shall take action to review and, if needed, revise its comprehensive land use plan and development regulations to ensure that the plan and regulations are complying with the requirements of this chapter. The review and evaluation required by this subsection may be combined with the review required by subsection (3) of this section. (ESB 6094 amendments)

An amendment to the Capital Facilities Element of the comprehensive plan is allowed if it occurs concurrent with the adoption or amendment of a county or city budget.

RCW 36.70A.165: Property designated as greenbelt or open space – Not subject to adverse possession

Adverse possession is prohibited on property designated as open space to a public agency or homeowner’s association. (ESB 6094 amendments)

RCW 36.70A.177: Agricultural lands – Innovative zoning techniques

The amendment allows a variety of innovative zoning techniques in designated agriculture lands of long-term commercial significance. (ESB 6094 amendments)

RCW 36.70A.215: Review and evaluation program

The Buildable Lands Program is created. Six Western Washington counties and the cities located within their boundaries are to establish a monitoring and evaluation program to determine if the actual growth and development is consistent with what was planned for in the county-wide planning policies and comprehensive plans. Measures, other than expanding UGAs, must be taken to correct any inconsistencies. (ESB 6094 amendments)

RCW 36.70A.270: Growth management hearings boards – Conduct, procedure, and compensation

It amends the boards' procedures for distribution of rules and decisions to follow the Administrative Procedures Act, Chapter 34.05 RCW, specifically including the provisions of RCW 34.05.455 governing ex parte communications. (ESB 6094 amendments)

RCW 36.70A.290: Petitions to the growth management hearings boards – Evidence

The board is to render written decisions articulating the basis for its holdings. The board is not to issue advisory opinions on issues not presented to the board in the statement of issues, as modified by any prehearing order. (ESB 6094 amendments)

RCW 36.70A.295: Direct judicial review

The superior court is allowed to directly review a petition for review if all parties to a case before a board agreed to direct review in the superior court. (ESB 6094 amendments)

RCW 36.70A.300: Growth management hearings boards – Final orders

The boards may extend the time for issuing a decision beyond the 180-day period to allow settlement negotiations to proceed if the parties agree to the extension. The boards may: (1) allow up to 90-day extensions that may be renewed; (2) establish a compliance schedule that goes beyond 180 days for a plan or development regulation that does not comply with the GMA if the complexity of the case justifies it; and (3) require periodic updates on progress towards compliance as part of the compliance order. (ESB 6094 amendments)

RCW 36.70A.302: Determination of invalidity – Vesting of development permits – Interim controls

A clarification is made on which permits invalidity orders apply to. (ESB 6094 amendments)

RCW 36.70A.320: Presumption of validity – Burden of proof – Plans and regulations

The burden is shifted to the petitioner to demonstrate that any action by a respondent is not in compliance with the requirements of the GMA. The board is required to find compliance unless it determines that the action by the state agency, county, or city is clearly erroneous in view of the entire record before the board and in light of the goals and requirements of the GMA. (ESB 6094 amendments)

RCW 36.70A.3201: Intent – Finding

Local comprehensive plans and development regulations require counties and cities to balance priorities and consider local circumstances. The ultimate responsibility for planning and implementing a county's or city's future rests with that community. The boards are to apply a more deferential standard of review to actions of counties and cities than the previous "preponderance of the evidence" standard. (ESB 6094 amendments)

RCW 36.70A.330: Noncompliance

The board is enabled to modify a compliance order and allow additional time for compliance in the appropriate circumstances. The board is directed to take into account a county's or city's progress toward compliance in making its decision as to whether to recommend the imposition of sanctions by the Governor. (ESB 6094 amendments)

RCW 36.70A.335: Order of invalidity issued before July 27, 1997

A county or city subject to an order of invalidity issued prior to the effective date of the act may request the board to review its order in light of the changes to the invalidity provisions. If requested, the board is required to rescind or modify an order to make it consistent with the act's changes. (ESB 6094 amendments)

RCW 36.70A.362: Master planned resorts – Existing resort may be included

Counties planning under the GMA may include some existing resorts as master planned resorts under a GMA provision that allows counties to permit master planned resorts as urban growth outside of UGAs. An existing resort is defined as a resort that was in existence on July 1, 1990, and developed as a significantly self-contained and integrated development that includes various types of accommodations and facilities.

RCW 36.70A.367: Major industrial developments – Master planned locations

Whatcom County is authorized, in consultation with its cities, to establish a process for designating land to be in an industrial land bank, according to certain conditions.

RCW 36.70A.500: Growth management planning and environmental review fund – Awarding of grants – Procedures

CTED is directed to encourage participation in the Planning and Environmental Review Fund (PERF) by other public agencies through the provision of grant funds. CTED is required to develop the grant criteria, monitor the grant program, and select grant recipients in consultation with state agencies participating in the grant program. Grants from PERF are to be provided for proposals designed to improve the project review process and which encourage the use of GMA plans to meet the requirements of other state programs. (ESB 6094 amendments)

Legislative Session 1996

RCW 36.70A.070: Comprehensive plans – Mandatory elements

General aviation airports are added to subsection (6)(i) relating to required subelements of a Transportation Element as defined by this section.

RCW 36.70A.270: Growth management hearings boards – Conduct, procedure, and compensation

The boards are required to publish their decisions and arrange for reasonable distribution of them. The Administrative Procedures Act (APA) is to be used for the boards' procedures, unless it conflicts with RCW 36.70A. The APA also is to be used to determine whether a board member or hearing examiner will be disqualified.

RCW 36.70A.280: Matters subject to board review

A clarification is made on who may file petitions with the boards (i.e., standing).

RCW 36.70A.305: Expedited review

Courts are to expedite reviews on invalidity determinations made by the boards. Hearings on the issues are to be scheduled within 60 days of the date set for submitting the board's record.

RCW 36.70A.367: Major industrial developments – Master planned locations

The GMA is amended to allow a pilot project to designate an urban industrial bank outside UGAs. A county is allowed to establish the pilot project if it has a population of more than 250,000 and if it is part of a metropolitan area that includes a city in another state with a population of more than 250,000 (Clark County). The urban industrial land banks are to consist of no more than two master planned locations. Priority is to be given to locations that are adjacent to or in close proximity to a UGA. The same criteria are to be met that are required under the existing major industrial development process in the GMA, except that specific businesses to locate on the site(s) need not be identified ahead of the designation. The pilot project terminates on December 31, 1998.

RCW 36.70A.510: General aviation airports

General aviation airports are added to the list of items that all local governments must include in the land use elements of their comprehensive plans. General aviation airports include all airports in the state (i.e., public use facilities).

Legislative Session 1995

RCW 36.70A.030: Definitions

A definition of "wetlands" is added to the Shoreline Management Act that is identical to the definition under the GMA. Excluded from the wetlands definitions under both acts are wetlands created after July 1, 1990, that were unintentionally created as the result of road construction.

RCW 36.70A.040: Who must plan – Summary of requirements – Development regulations must implement comprehensive plans

The percentage of population increase required to trigger planning under the GMA is changed from 10 percent to 17 percent for a ten-year period for counties with a population of 50,000 or more.

RCW 36.70A.070: Comprehensive Plans – Mandatory elements

The following underlined text is added in subsection (5): The Rural Element shall permit appropriate land uses that are compatible with the rural character of such lands and provide for a variety of rural densities and uses and may also provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate rural uses not characterized by urban growth.

The word “recognizing” is changed to “ensuring” for what the Housing Element must do as noted in the act so it now reads: “...ensuring the vitality and character of established residential neighborhoods.” “Mandatory provisions” and “single-family residences” are added to the following: “...include a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences.

RCW 36.70A.110: Comprehensive Plans – Urban growth areas

Counties are allowed to designate UGAs outside of cities. A UGA determination may include a reasonable land market supply factor and is to permit a range of urban densities. The term “in general” was added to the GMA statement that indicates urban services are to be provided by cities.

RCW 36.70A.130: Comprehensive plans – Review

Cities and counties are to broadly disseminate to the public, a public participation program.

The provision is added that amendments may be considered more than once a year under the following circumstances: (1) emergency compliance with a growth management hearings board order, (2) the initial adoption of a subarea plan, and (3) the adoption or amendment of a Shoreline Master Program according to chapter 90.58 RCW.

The requirement of public participation is added to the emergency amendment process already permitted by the GMA and the resolution of a growth management hearings board or court order as an amendment permitted outside of the comprehensive plan amendment cycle. (ESHB 1724 amendments)

RCW 36.70A.140: Comprehensive Plans – Ensure public participation

The requirement of a public participation program that identifies procedures is added. Local governments must also provide public participation that is effective when responding to a board order of invalidity. (ESHB 1724 amendments)

RCW 36.70A.172: Critical areas – Designation and protection – Best available science to be used

The state’s goals and policies for protecting critical areas functions and values are clarified. Local governments are required to include the “best available science” in developing policies and development regulations to protect the functions and values of critical areas as defined in the GMA and must give special consideration to preserving or enhancing anadromous fisheries.

RCW 36.70A.175: Wetlands to be delineated in accordance with manual

Ecology is directed to adopt by a rule a manual for the delineation of wetlands regulated under the SMA and GMA. The manual is based on the 1987 U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency manual as amended through January 1, 1995.

RCW 36.70A.280: Matters subject to board review

Shoreline master programs or amendments adopted under Chapter 90.58 RCW are added as subjects for growth management hearings board review. (ESHB 1724 amendments)

RCW 36.70A.290: Petitions to growth management hearings boards – Evidence

The publication date for a Shoreline Master Program or amendment is established to be the date when the Shoreline Master Program or amendment is approved or disapproved by Ecology.

RCW 36.70A.300: Growth management hearings boards – Final orders
The Shoreline Master Program and amendments are added to final order procedures.

A finding of noncompliance is not to affect the validity of comprehensive plans or development regulations. The parameters of an invalidity determination by the boards, including vesting issues, are established.

RCW 36.70A.320: Presumption of validity
The Shoreline Element of a comprehensive plan and applicable development regulations adopted by a city or county are governed by Chapter 90.58 RCW and are not presumed valid upon adoption in the same manner as comprehensive plan and development regulations in general. (ESHB 1724 amendments)

RCW 36.70A.330: Noncompliance
Invalidity text is added. The board is allowed to reconsider its final order and decide: (a) if a determination of invalidity has been made, whether to rescind or modify its determination as provided by RCW 36.70A.300(2), or (b) if no invalidity determination has been made, whether to issue a determination as provided by RCW 36.70A.300(2).

Language is added that a person with standing may participate in a hearing of compliance or noncompliance. (ESHB 1724 amendments)

RCW 36.70A.365: Major industrial developments
Counties planning under the GMA are allowed to establish, in consultation with cities, a process for authorizing the siting of major industrial developments outside UGAs. Such a development may be approved if certain criteria are met.

RCW 36.70A.385: Environmental planning pilot projects
References for the “Department of Community Development” to changed to “department.”

RCW 36.70A.450: Family day-care provider’s home facility – City may not prohibit in residential or commercial area
The agency responsible for certifying that a family day-care provider’s facility provides a safe passenger loading area is changed from the Washington State Department of Licensing to the Office of Child Care Policy of DSHS.

RCW 36.70A.460: Watershed restoration projects – Permit processing – Fish habitat enhancement project
The Washington Conservation Commission is directed to develop a single application process by which all permits for watershed restoration projects may be obtained by a sponsoring agency for its project, to be completed by January 1, 1996. Each agency is required to name an office or official as a designated recipient of project applications and inform the commission of the designation. All agencies of state and local government are required to accept the single application developed by the commission.

RCW 36.70A.470: Project review – Amendment suggestion procedure – Definitions - GMA integrated project and environmental review is to be conducted under the newly created provisions of Chapter 36.70B RCW.

RCW 36.70A.480: Shorelines of the state
Under the GMA, (1) the goals and policies of the SMA become one of the goals of the GMA under RCW 36.70A.020, and (2) the goals and policies of a Shoreline Master Program for a county or city are required to become an element of the jurisdiction’s comprehensive plan. All other portions of the Shoreline Master Program including regulations are required to become part of the county’s or city’s development regulations. Additionally, shoreline master programs are to continue to be amended or adopted under the procedures of the SMA (Chapter 90.58 RCW).

RCW 36.70A.481: Construction
Nothing in RCW 36.70A.480 (shorelines of the state) is to be construed to authorize a county or city to adopt regulations applicable to shorelands as defined in RCW 90.58.030 that are inconsistent with the provisions of Chapter 90.58 RCW. (ESHB 1724 amendments)

Growth Management Act Amendments 1995-2023

Item 2.

RCW 36.70A.490: Growth Management Planning and Environmental Review Fund – Established
Moneys in the fund are required to be used to make grants to local governments for the purposes set forth in RCW 43.21C.031. (ESHB 1724 amendments)

RCW 36.70A.500: Growth Management Planning and Environmental Review Fund – Awarding of grants –
Procedures

Procedures are established for dispersing funds. (ESHB 1724 amendments)

Chapter 36.70B RCW: Regulatory reform - Regulatory reform amendments are made to streamline permitting
procedures in the state. (ESHB 1724 amendments)

Attachment 6 Transportation Element Evolution Spreadsheet

Item 2.

Attachment 6- Transportation Element Evolution Spreadsheet

	Section	Type	Current Goal/Objective/Policy	Recommendation	Revised Goals/Policies	
Transportation	Land Use and Transportation Coordination	Goal	A local transportation system that provides for a full spectrum of safe, efficient and convenient travel within and through the City and that supports the City's vision for a unified, prosperous and complete community.	Revised	Revised Goal: Provide for safe and efficient transportation system for vehicle, pedestrian, bicycle and transit travel within the City, that supports the City's planned land use pattern.	Concerns if existing infrastructure can support increased growth
Transportation	Land Use and Transportation Coordination	Objective deleted	A multi-modal transportation system that supports the City's planned land use pattern.	Combined into goal	Objectives are not part of the 2044 comp plan and can be inserted as needed into goals.	
Transportation	Land Use and Transportation Coordination	Policy	Plan and preserve transportation system routes and capacity to support planned growth based on projected travel demands.	Keep		
Transportation	Land Use and Transportation Coordination	Policy	Require infrastructure to be aesthetically pleasing and in context with the existing or desired community character of individual City areas, particularly in regard to streets, which are the largest segment of the public realm.	Revised	Revised Policy: Ensure that street infrastructure projects are designed to harmonize with and enhance the distinctive character and visual identity of each city area.	
Transportation	Land Use and Transportation Coordination	Policy	Ensure transportation improvements or strategies accommodate development impacts concurrent with that development, and prohibit development if it causes the levels of service for transportation facilities to decline below adopted standards, as required by the GMA.	Revised	Revised Policy: Ensure transportation improvements or strategies address development impacts in a manner concurrent with the city's adopted levels of service standards, as required by the GMA.	Responds to PSRC and Commerce requirementsIncreased volumes throughout city, concerns if existing infrastructure can support increased growth
Transportation	Land Use and Transportation Coordination	Policy	Connect streets, sidewalks, trails, bicycle facilities, and transit routes and facilities whenever feasible with existing rights of way to form an integrated, balanced and convenient multi-modal system.	Revised	Revised Policy: Connect streets, sidewalks, trails, bicycle facilities, and transit routes and facilities to neighborhoods, shopping and services, schools, transit, parks and trails whenever feasible with existing rights of way to form an integrated, balanced and convenient multi-modal system.	Increased transit service accessibility, frequency, destinations (most frequent comment), Bike path throughout town and connecting to North Bend and Issaquah
Transportation	Land Use and Transportation Coordination	Policy	Maintain a transportation capital improvement plan that balances and coordinates system improvements for all modes and supports economic development.	Keep		Increased volumes throughout city, Congestion in key intersections/destinations (Falls), concerns if existing infrastructure can support increased growth
Transportation	Land Use and Transportation Coordination	Policy	Ensure multiple connections between new and historic parts of the City are planned and required in conjunction with future annexation and development of the Snoqualmie Hills Urban Growth Area.	Revised	Revised Policy: Encourage multiple connections between new development and historic parts of the city when feasible.	
Transportation	Land Use and Transportation Coordination	Policy	Pursue an additional southerly exit from the Snoqualmie Hills Planning area to North Bend Way and Interstate-90.	Removed (programmatic)		
Transportation	Land Use and Transportation Coordination	Policy		New	New Policy: Monitor and prepare for changes in transportation technologies and mobility patterns.	
Transportation	Land Use and Transportation Coordination	Policy		New	New Policy: Increase the resilience of the City's transportation system and support strategies for security and emergency management responses.	
Transportation	Intergovernmental Transportation Planning	Goal		New	New Goal: Ensure regional coordination and consistency with the State, PSRC, King County and adjacent jurisdictions' transportation plans.	
Transportation	Intergovernmental Transportation Planning	Objective	The City's transportation element is coordinated and consistent with the State, King County and North Bend transportation plans.	Combined into goal	Objectives are not part of the 2044 comp plan and can be inserted as needed into goals.	
Transportation	Intergovernmental Transportation Planning	Policy	Coordinate with the Washington State Department of Transportation regarding planning for SR202/Railroad Avenue within the City and for the I-90-SR-18/Snoqualmie Parkway interchange.	Revised	Revised Policy: Coordinate with WSDOT on the transfer of the Snoqualmie Parkway to state operational and maintenance responsibility.	Congestion in key intersections/destinations (Falls)
Transportation	Intergovernmental Transportation Planning	Policy	Coordinate with King County and North Bend for consistent local planning on roadways and trail connections, and where traffic generated outside Snoqualmie could impact City levels of service and improvements.	Revised	Revised Policy: Coordinate with local and regional entities when traffic generated outside Snoqualmie could impact City levels of service.	
Transportation	Intergovernmental Transportation Planning	Policy	Participate in regional transportation planning processes to assure that City interests are reflected in regional transportation plans.	Revised	Revised Policy: Support and participate in cooperative regional transportation planning processes to ensure that City interests are reflected in regional transportation plans while supporting the Regional Growth Strategy.	
Transportation	Intergovernmental Transportation Planning	Policy		New	New Policy: Support safe movement of freight by establishing clear signage, on routes that serve trucks, hazardous material transport, and oversized load routes.	Heavy truck traffic/freight, safety and wear and tear
Transportation	Street System	Goal		New	New Goal: Promote an equitable and accessible transportation system through services, facilities and improvements.	
Transportation	Street System	Objective	The street system provides for safe, pleasant and efficient vehicle, pedestrian, bicycle and transit travel within the City.	Combined into goal	Objectives are not part of the 2044 comp plan and can be inserted as needed into goals.	
Transportation	Street System	Policy	Classify streets by function as shown in Table 8.13 of the Transportation Element, so that needed traffic capacity may be preserved and planned street improvements will be consistent with those functions.	Removed (programmatic)		Streets are clarified and policy is not needed. Element is being rewritten and will no longer have the tables.
Transportation	Street System	Policy	Designate Principal Arterials as truck routes, and ensure those roadways are constructed with appropriate pavement materials and adequate geometry for heavy vehicle traffic.	Removed		
Transportation	Street System	Policy	For vehicular transportation planning and development review, use level of service (LOS) measures to evaluate system performance and needs, and apply a peak-hour LOS D standard for arterial intersections, with LOS E at side-street stop locations acceptable unless a signal is warranted or required by the City Traffic Engineer.	Revised	Revised Policy: For vehicular transportation planning and development review, use level of service (LOS) measures to evaluate system performance and needs to apply a peak-hour LOS D standard for arterial intersections. A LOS E at side-street stop locations is acceptable unless a signal is warranted or required by the City Traffic Engineer. The LOS shall be calculated with the delay method described in the most recent edition of the Highway Capacity Manual.	
Transportation	Street System	Policy	For street development and redevelopment projects, plan for complete streets, which meet the needs of pedestrian, bicycle and transit users within the street right of way wherever feasible, consistent with street classification and projected travel volumes.	Revise	Revised Policy: Plan street development and redevelopment to create complete streets, that accommodate pedestrians, cyclists and transit users within right of way aligning with street classification and projected travel volumes where feasible.	
Transportation	Street System	Policy	Consult the recommendations of the neighborhood profiles in Community Character Element 3, and the 2006 Downtown Master Plan for transportation project planning and implementation.	Remove		
Transportation	Street System	Policy	Annually adopt a Six-Year Transportation Improvement Plan that implements the Comprehensive Plan.	Removed		
Transportation	Street System	Policy		New	New Policy: Support access, connections and mobility for all and vulnerable populations through investment of equitable modes of transportation.	

	Section	Type	Current Goal/Objective/Policy	Recommendation	Revised Goals/Policies	
Transportation	Street System	Policy		New	New Policy: Recognize and accommodate the special transportation needs of the elderly, children, and persons with disabilities in all aspects of transportation planning, programming, and implementation.	
Transportation	Street System	Policy		New	New Policy: Ensure safety enhancements and maintenance of infrastructure in transportation improvement projects for all modes.	Safety - pedestrian, cyclist and vehicular
Transportation	Bicycle and Pedestrian System	Goal		New	New Goal: Encourage a system of safe trails and corridors including lighting, that supports non-motorized travel for commuting, local trips and healthy physical activity.	
Transportation	Bicycle and Pedestrian System	Objective	A system of trails and corridors that encourages and facilitates bicycling and walking for commuting, local travel trips and healthy physical activity.	Combined into goal	Objectives are not part of the 2044 comp plan and can be inserted as needed into goals.	
Transportation	Bicycle and Pedestrian System	Policy	Provide, and require new development to provide pedestrian and bicycle pathways that safely connect residential neighborhoods, commercial areas, schools, transit routes, parks, regional trails and other destinations within the City.	Revised	Revised Policy: Encourage new development to provide pedestrian and bicycle pathways that safely connect residential neighborhoods, commercial areas, schools, transit routes, parks, regional trails and other destinations within the City.	Bike path throughout town, and connecting to North Bend and Issaquah
Transportation	Bicycle and Pedestrian System	Policy	Use the 2012 Pedestrian and Bicycle Network Recommendations Report, and subsequent updated Plans and reports, to prioritize pedestrian and bicycle improvements.	Removed		
Transportation	Bicycle and Pedestrian System	Policy	Consider opportunities for multi-use trails (separated from vehicle lanes) on principal and minor arterial corridors, and shared bicycle facilities on select collector arterials.	Keep		
Transportation	Bicycle and Pedestrian System	Policy	Work with the School District to identify needed pedestrian facility improvements on school walk routes to increase pedestrian safety.	Revised	Revised Policy: Collaborate with the School District to identify pedestrian safety improvements on school walk routes.	
Transportation	Bicycle and Pedestrian System	Policy	Provide sufficient bicycle parking in the Historic Downtown, Snoqualmie Ridge Neighborhood Center and public parks to meet demand and encourage bicycle travel.	Revise	Revised Policy: Ensure adequate bicycle parking provisions in historic downtown, Snoqualmie Ridge neighborhood center, public parks, and large offices and industrial developments to meet demand, promote bicycle travel and multimode commuting.	
Transportation	Bicycle and Pedestrian System	Policy		New	New Policy: Evaluate the use of e-bikes and e-scooters on City sidewalks, trails and parks, considering safety and potential conflicts with pedestrians and other users.	
Transportation	Bicycle and Pedestrian System	Policy	Require large office and industrial development to provide facilities to support employee bicycle commuting.	Removed/Consolidated		
Transportation	Travel Demand Management and Environmental Stewardship	Goal		New	New Goal: Strive to improve air quality by reducing vehicular greenhouse gas emissions and supporting alternative options to single-occupant vehicle travel.	
Transportation	Travel Demand Management and Environmental Stewardship	Objective	Sufficient and convenient opportunities exist to use transit, carpools, vanpools and electric vehicles, supporting improved air quality, reduced vehicular greenhouse gas emissions, and alternative options to single-occupant vehicle travel.	Combined into goal	Objectives are not part of the 2044 comp plan and can be inserted as needed into goals.	
Transportation	Travel Demand Management and Environmental Stewardship	Policy	Work with Metro and other organizations to improve service and increase transit ridership within the City and between Snoqualmie, regional destinations and adjacent communities.	Revised	Revised Policy: Collaborate with Metro and other organizations to improve service and increase transit ridership within the City and between Snoqualmie, regional destinations and adjacent communities.	Increased transit service accessibility, frequency, destinations
Transportation	Travel Demand Management and Environmental Stewardship	Policy	Work with and support the Snoqualmie Valley School District to develop and implement demand management strategies to reduce traffic and parking problems around schools.	Revised	Revised Policy: Collaborate with the Snoqualmie Valley School District to develop and implement demand management strategies to reduce traffic and parking problems around schools.	
Transportation	Travel Demand Management and Environmental Stewardship	Policy	Provide opportunities for electric vehicle recharge and alternate fuel refueling stations to encourage and promote the use of electric and alternatively-fueled vehicles.	Revised	Revised Policy: Consider additional opportunities including leveraging grants for the installation of electric vehicle recharge and alternate fuel refueling stations to encourage and promote the use of electric and alternatively-fueled vehicles.	
Transportation	Travel Demand Management and Environmental Stewardship	Policy	Support public education on the social and environmental impacts of travel choices to encourage the use of alternatives to single-occupancy travel.	Keep		
Transportation	Travel Demand Management and Environmental Stewardship	Policy	Follow Evergreen Fleets policies and actively participate in Clean Cities Coalition and other leading regional green vehicle groups.	Revised	Revised Policy: Engage with regional sustainability organizations to promote eco-friendly transportation initiatives.	
Transportation	Travel Demand Management and Environmental Stewardship	Policy	Actively pursue a park and ride near the Interstate-90 interchange, or at some other suitable location in the City, to facilitate use of mass transit and carpooling.	Revised	Revised Policy: Explore the feasibility of establishing mobility hubs at suitable locations in the City to facilitate use of mass transit and carpooling accessibility.	Increased transit service accessibility, frequency, destinations
Transportation	Travel Demand Management and Environmental Stewardship	Policy	To improve air quality and reduce greenhouse gas emissions, employ and encourage strategies to reduce vehicle use, promote single occupant vehicle alternatives, and improve the transportation system's operating efficiency.	Revised	Revised Policy: Seek to improve air quality and reduce greenhouse gas emissions, employ and encourage strategies to reduce vehicle use, promote single occupant vehicle alternatives, and improve the transportation system's operating efficiency.	
Transportation	Travel Demand Management and Environmental Stewardship	Policy	Encourage voluntary compliance with the Commute Trip Reduction Efficiency Act for those that are not otherwise subject to it.	Removed		
Transportation	Travel Demand Management and Environmental Stewardship	Policy	Encourage the use of single occupant vehicle alternatives, and more energy efficient automobiles, by allowing parking requirement reductions for green vehicles, car-sharing, carpool parking, vanpools, transit passes and extra bicycle employee parking, where supported by a parking demand management program.	Removed	Consolidated	
Transportation	Travel Demand Management and Environmental Stewardship	Policy		New	New Policy: Design transportation facilities improvements consistent with City stormwater regulations which minimize impacts and encourages fish passage and wildlife habitat areas and corridors.	
Transportation	Travel Demand Management and Environmental Stewardship	Policy		New	New Policy: Incorporate environmental factors into transportation decision-making that minimizes impacts to natural and cultural resources.	

	Section	Type	Current Goal/Objective/Policy	Recommendation	Revised Goals/Policies	
Transportation	Planning, Design And Maintenance	Goal		New	New Goal: Provide for maintaining and preserving the life and utility of the City's transportation system and investments.	
Transportation	Planning, Design And Maintenance	Objective	The City's transportation system supports local prosperity and community distinctiveness and enhances the public realm by providing pleasant and convenient access to homes, businesses, schools and other key destinations in the City.	Combined into goal	Objectives are not part of the 2048 comp plan and can be inserted as needed into goals.	
Transportation	Planning, Design And Maintenance	Policy	Ensure consistent and equitable system improvements throughout the City, we employ street design standards guiding driveway access, sidewalks, lighting, on-street parking, landscaping, street trees, and the widths of lanes, right-of-ways, planting strips and medians.	Revise	Revised Policy: Ensure consistent and equitable system improvements throughout the City.	
Transportation	Planning, Design And Maintenance	Policy	Limit the use of cul-de-sacs and dead-end streets in new subdivisions and street improvement proposals wherever feasible to optimize circulation options within and between neighborhoods, and to assist with long-term emergency management needs.	Keep	Revised Policy: Encourage design of new developments to provide efficient pedestrian friendly traffic circulation.	
Transportation	Planning, Design And Maintenance	Policy	Limit driveway access on principal, minor and collector arterials to minimize curb cuts, maximize vehicle carrying capacity, reduce potential vehicle conflicts, and enhance pedestrian safety and comfort.	Removed		
Transportation	Planning, Design And Maintenance	Policy	Maintain and improve alley rights-of-way for public use, require vehicle access by alleys where available, and prevent encroachment from adjacent private property onto public property.	Removed		
Transportation	Planning, Design And Maintenance	Policy	Maintain streets in accordance with our Pavement Management Plan, which systematically and objectively prioritizes projects, and balance the maintenance of newer streets with the needed reconstruction of failed streets.	revise	Revised Policy: Systematically and objectively prioritizes paving projects in accordance with a Pavement Management Plan.	Safety and wear and tear, especially on Parkway, street, sidewalks and bridges existing conditions (poor, potholes)
Transportation	Planning, Design And Maintenance	Policy	Employ Best Management Practices (BMPs) for storm water management, including low-impact development (LID) strategies, effective street cleaning, and other measures to alleviate major pollution sources from roadway uses.	Keep		
Transportation	Planning, Design And Maintenance	Policy	Support local transit partnerships for better intravalley connections and to support tourism within Snoqualmie.	Revised	Revised Policy: Support local transit partnerships for better regional connections and to support tourism within Snoqualmie.	Increased transit service accessibility, frequency, destinations
Transportation	Planning, Design And Maintenance	Policy		New	New Policy: Reduce need for new capital improvements through investments in operations, demand management strategies and system management activities to improve the efficiency of the City's current transportation system and facilities.	Street, sidewalks and bridges existing conditions (poor, potholes)
Transportation	Planning, Design And Maintenance	Policy		New	New Policy: Identify stable and adequate funding mechanisms for transportation facilities.	Concerns if existing infrastructure can support increased growth
Transportation	Planning, Design And Maintenance	Policy		New	New Policy: Ensure that the land use element, transportation element, and financing plan are coordinated and consistent for the 6 and 20-year planning period.	

Date	Source	Comment	Category
6-Apr	Open House	Build access to Lake Alice / Chief Kanim MS from the Ridge	Transportation
6-Apr	Open House	Support SVT x 2 x 10	Transportation
6-Apr	Open House	Saturday rides for the fixed valley route (202-203)	Transportation
6-Apr	Open House	Expanded Seattle Service (or a few options)	Transportation
6-Apr	Open House	Expanded Metro	Transportation
6-Apr	Open House	Fund and expand SVT	Transportation
6-Apr	Open House	Expand access to services with transportation, near new developments	Transportation
6-Apr	Open House	SR 18 Metro Bus service	Transportation
6-Apr	Open House	bus shelters	Transportation
6-Apr	Open House	bus frequency	Transportation
7-Apr	Online Survey	Very much a car-based city. Not many places are walkable on the Ridge for easily getting to businesses. Severely missing transit options. Even getting an Uber can be challenging. You can't go somewhere in Snoqualmie in an Uber and expect to confidently get back home in an Uber in a reasonable timeframe. I wish we had frequent, reliable bus service.	Transportation
7-Apr	Online Survey	A better connection with getting on board the masstransit mindset. The current offerings are to minimal in frequency and stretched over a broad area to be practical or effective as a stable method of daily travel. In 20 years with steady growth the slow response that is typical of smaller communities when addressing transportation and congestion is one where the bottle neck of problems only seem to become important once the whole system has nearly become dysfunctional.	Transportation
7-Apr	Online Survey	The Valley shuttle is a wonderful resource.	Transportation
7-Apr	Online Survey	I am fortunate to not need public transportation, but of what I am aware, we do not offer much. Traffic is not terrible, and the traffic control and road conditions are generally fine.	Transportation
7-Apr	Online Survey	The road conditions in Old Snoqualmie are extremely bad. Tons of potholes that are getting pretty large. I would love to have some focus on this area. I am also concerned about the last house on 202 on the river side as you are heading towards the Salish before you get to the intersection of Parkway. It is one bad storm away from being washed away. Plus, the yard is such an eyesore for locals and visitors.	Transportation
8-Apr	Online Survey	It would be nice to see more shared transportation	Transportation
8-Apr	Online Survey	complete highway 18 as soon as possible--especially the part from I90 to the raging river. bus service to Bellevue and Seattle is very poor--basically not useable. I90 roadway is in terrible shape. It is loud bumpy cracked, the fixes being done don't appear to last more than 3 to 9 months before they break down again. the road is also extremely noisy to drive on. replace it with asphalt.	Transportation
8-Apr	Online Survey	A city funded study determined that 90% of the damage to the Parkway was caused by large commercial trucks (logging trucks, gravel haulers, etc.). The companies that own and operate these trucks are getting more value out of our Parkway than the citizens of the town, and don't have to compensate the city for the damage they cause. Instead, the citizens of this town foot the bill for the damage they cause. Why is this allowed? Why can't we toll them, or block them from using the Parkway entirely? This doesn't even account for the sound pollution these trucks cause at all hours of the night. There are bans on engine brake use, and even signage to indicate so. But right by that sign, these truckers make a point of using their engine brake as an act of defiance because Snoqualmie Police never ticket them for it. If the city's answer to this problem is hand it over to the state for maintenance we will lose our agency over the Pkwy, including the beautification and access control.	Transportation
8-Apr	Online Survey	We need direct bus service to Issaquah and Seattle, and a park and ride area. New flashing lights at cross walks are great. Roundabout at 202/parkway? Make sure Mill pond-generated traffic "improvements" are concurrent and developer funded, not by valley/state taxpayers, and not put off until after build-out. Connect Snoqualmie to the Snoqualmie Valley trail.	Transportation
8-Apr	Online Survey	The public transit is amazing for a small community, however the traffic is noticeably increasing which erodes the natural appeal of living in such a wonderful place.	Transportation
8-Apr	Online Survey	The stop sign at Doone and Newton seems to be a drag race strip for the residents of the apartments nearby. Rarely someone will complain and the police sit in an obvious spot, so everyone obeys the Stop. A week goes by and all night the people race through. The Stop is directly in front of a school.	Transportation
9-Apr	Online Survey	Please consider upgrading the lights at Douglas, Center, and Fairway so they are synched to allow more traffic thru. Not a big problem now but it is getting worse and will be soon.	Transportation
9-Apr	Online Survey	Everything on the ridge is wonderful, however; downtown is neglected. You should make the ridge a city in its self. The city does not represent the downtown very well. I would guess that most members of the city are ridge residents. Roads in old Snoqualmie are poorly maintained, pot holes everywhere. Roads at the ridge are perfect. Personally I rarely see police around old Snoqualmie give a ticket. Friday noon is a joke trying to get thru town with the high school traffic.	Transportation
10-Apr	Online Survey	So grateful for the metro bus system. I am also very pleased about the availability of public charging stations for electric vehicles. However, I have seen many more electric vehicles on the roadways and hope that the charging stations can keep up with demand.	Transportation
10-Apr	Online Survey	We have no transit. Why is that? We are in King County but we only have one super infrequent bus and the white SVT buses. SVT is too small to do what we need and Metro just ignores us and they keep cancelling of our routes. There used to be routes that went to Snoqualmie Pass plus routes that went into Seattle and to the Issaquah highlands park and ride. We need covered bus shelters and buses that connect us to where we need to go. If metro won't do it maybe SVT can but nobody seems to take our area seriously. Snoqualmie does a good job of keeping the pot holes filled and does a good job plowing in the snow.	Transportation
10-Apr	Online Survey	I wish people would truly learn obey the traffic laws. Especially where pedestrians are concerned. I truly think that we should stop treating Snoqualmie Parkway like a highway and understand that a community was purposely built around it to attract people to live around it. We're here! We need more stop lights to help control spreads and make it easier to on/off SP.	Transportation
10-Apr	Online Survey	The stretch of 384th Ave SE between River and King St. is in desperate need of repaving. There are huge potholes that are trip hazards and trying to navigate in a car is like an off-road experience.	Transportation

11-Apr	Online Survey	It seems our area would be well suited with a bike path system that connected North Bend, Snoqualmie and Issaquah.	Transportation
11-Apr	Online Survey	Snoqualmie Pkwy road is in a very bad condition	Transportation
11-Apr	Online Survey	I applaud the Snoqualmie Casino for their assistance in providing inexpensive transportation and going where King County transit doesn't. I don't think we need any more King County buses but should encourage and support the Snoqualmie Tribe.	Transportation
11-Apr	Online Survey	More walking/biking safety on 384th	Transportation
11-Apr	Online Survey	Need to resurface the parkway	Transportation
11-Apr	Online Survey	It's fair the way it is today.	Transportation
11-Apr	Online Survey	I don't use public transportation.	Transportation
11-Apr	Online Survey	Snoqualmie Pkwy road is in a very bad condition	Transportation
11-Apr	Online Survey	Sidewalk repairs last summer on SE Kimball Creek Dr were terrible. Potholes downtown take forever to get repaired. We need sidewalks and speed control on 384th.	Transportation
11-Apr	Online Survey	Maintenance of the bridges on the trails is extremely important. It is a liability to have them in such disrepair. Don't plan projects that keep adding to the heavy trucks on the Parkway.	Transportation
12-Apr	Online Survey	When adding businesses, focus on ones that will employ people who are already residents of Snoqualmie. Currently we have a big outbound commute (people who live here and work in Seattle/Bellevue/Redmond/etc.) and also a big inbound commute (people who work at the businesses but can't afford to live here).	Transportation
12-Apr	Online Survey	Acceptable for local and urban connections.	Transportation
14-Apr	Online Survey	SVT is amazing. Stabilizing that service &/or partnering with larger transportation systems to bring consistent and accessible routes to the valley would be something to work toward.	Transportation
14-Apr	Online Survey	More frequent buses to Seattle and Issaquah would be helpful.	Transportation
18-Apr	Online Survey	Support SVT more.	Transportation
18-Apr	Online Survey	roundabout on 202 by high school versus existing light needed. Major upgrade needed if old lumber mill area is repurposed.	Transportation
18-Apr	Online Survey	Some form of public transportation to get from here to places where the jobs are, like Redmond, would be nice.	Transportation
18-Apr	Online Survey	The roads seem to get more crowded every day especially on Railroad Avenue going through town and the roundabout by the Falls.	Transportation
18-Apr	Online Survey	While we don't use local transportation at this time outside of our kids using school buses, it's been great to see the local transit options, and we hope that continues as long as the transportation is getting used.	Transportation
18-Apr	Online Survey	Fi the potholes when they appear.	Transportation
18-Apr	Online Survey	Picturesque Reing road is ruined by several residents on Indian owned property. If the tribe is really pro-active about the environment and the use of the land - the city should be able to convince them to take action.	Transportation
18-Apr	Online Survey	I have major concerns about the traffic around the old mill if and when it is developed as planned. There is a one lane bridge over Meadowbrook and an already overcrowded roundabout that also serves all of the traffic to/from the Falls and down to Fall City/Redmond etc. This will be hugely disruptive to those of us who have to travel one of these roads to get to our homes.	Transportation
19-Apr	Online Survey	Transportation is poor. Must take car trips for just about everything. Focus should be in improve bike lanes throughout the valley.	Transportation
19-Apr	Online Survey	Between the small community bus and the senior center bus I think it is Metro and not so much a City of Snoqualmie issue	Transportation
19-Apr	Online Survey	Would be nice to have cheaper tabs, gas and pot holes filled. I dont use any of the public transportation.	Transportation
19-Apr	Online Survey	Altho we are still a far cry from traffic issues in Seattle, our roads are becoming too busy. There are big weekday back ups at the traffic light heading east into North Bend. It's hard to make a left turn onto 202 in downtown Snoq. The roundabouts are a really good solution, build more. Keep promoting and funding the Snoq Valley Transport. Build more EV charging infrastructure! Limit population growth.	Transportation
19-Apr	Online Survey	Mill pond rd. repairs needs to be the priority when it comes to road repairs I have officially quit going that way it is absolutely awful	Transportation
19-Apr	Online Survey	I would like to see a decrease in property taxes and to have roads that are in better condition. Quit over populating the area and ruining it's natural beauty.	Transportation
20-Apr	Online Survey	This is a car town except for the vulnerable. No more public transportation is needed as it's just a mechanism for criminals to transit into the area.	Transportation
20-Apr	Online Survey	I would absolutely love to see the light rail extend out to Snoqualmie or North Bend. Having that direct connection with Issaquah and the greater Seattle area would be wonderful.	Transportation
20-Apr	Online Survey	My main concern is industrial traffic on the Parkway, associated wear and tear, and impact on safety, noise and pollution. Logging trucks are dangerous (childhood friend killed walking on a sidewalk when a truck lost its load). Engine break bylaws are not enforced within city limits resulting in many noisy trucks. A logging and gravel company are the main culprits, impacting a large community for a small number of businesses. Speeding on the parkway (esp on the hill down to Swenson) remains a concern.	Transportation
22-Apr	Online Survey	I don't know anything about transportation in Snoqualmie as we have our own vehicles.	Transportation
26-Apr	Online Survey	Worried about traffic increasing without a solid plan to mitigate. The new interchange and widening of 18 will help but for how long? There aren't great public transportation options up here that don't add quite a bit of travel time to your day	Transportation
26-Apr	Online Survey	There should be a light at Railroad and River street with an all cross pedestrian option. The speeds were dropped, but not much effect so far. It is very difficult during peak traffic times to turn left safely at this intersection. Please also fix the Snoqualmie Falls parking mess. There needs to be better signed for out of town visitors showing which lanes they need to be in and where to find overflow parking. Adding an entrance/exit from the upper parking lot to Tokul so that traffic uses it instead of 202 is really necessary. The automated gates on the weekend are ridiculous and I find that I will do business elsewhere just to avoid the mess. The Falls is a fantastic attraction, please just fix the traffic mess.	Transportation
26-Apr	Online Survey	There needs to be more options for public transportation to and from Snoqualmie. King county metro route 208 is the only option and it is barely usable given the time between trips.	Transportation

26-Apr	Online Survey	Sidewalks are dangerous. My friend tripped and broke her ribs. Also, I live on Kinsey street near the retail and the tree's that line the streets have burrowing roots that have damaged our grass and I'm worried they are going to damage our house foundation.	Transportation
26-Apr	Online Survey	I like how the plan for the ridge doesn't have multiple entrances to businesses off the parkway and feel like it was a well-planned community that keeps traffic flowing a little better and is just nicer to look at. We came from Bothell where Bothell- Everett hwy is full of strip mall after strip mall with entrances every few hundred feet and the stores right off the road. It looks terrible and is a nightmare to navigate. I appreciate businesses being set a little off the main road with the entrances off side roads	Transportation
7-May	Online Survey	The I-90 / art 18 interchange work is way overdue. It is a huge safety issue. With the resources we have, it is inexcusable that we let people die for years because of an obvious poor road design.	Transportation
7-May	Online Survey	The amount, frequency, and start times of logging trucks and gravel trucks on the parkway is too many, much, and early. And more importantly, they are ruining the road.	Transportation
8-May	Online Survey	Building has already exceeded what the highways and roads will support. Don't love in Snoqualmie because I want to deal with Seattle type traffic.	Transportation
8-May	Online Survey	Better bike connections. It's dangerous to ride your bike north of the river due to fast cars. It would be best to have designated bike path on that side of the river. On the side of old town there should also be better connections as well. What's the right way to get from downtown to the high school or SES by bike?	Transportation
8-May	Online Survey	I strongly feel that sidewalks are needed along 384th Ave SE from SE Kimball Creek Drive north to River Street. It's a busy road that has only gotten busier with the addition of the Encompass Learning Center and the many cars that arrive and depart from that location each day. Additionally, the expansion of the casino brings with it increased vehicle traffic along that corridor. There is very little shoulder outside of the fog line along 384th, and cars often exceed the speed limits of 25/35 mph. It's a dangerous stretch of road for pedestrians. I realize that the west side is King County jurisdiction but the City needs to push this project to ensure a safe corridor before there is a tragic accident.	Transportation
9-May	Online Survey	Please start tolling the big trucks that enter and exit the mill site. The extra weight and extra trips are not healthy for our roads. Do the trucking companies or gravel pit pay taxes for our roads?	Transportation
9-May	Online Survey	What happened to all the local transit buses . . . Metro busses.	Transportation
9-May	Online Survey	Pretty good but we drive everywhere.	Transportation
10-May	Online Survey	More public transit, please!! Also, please make the entry/exit from Snoqualmie Valley Hospital onto the Parkway safer! We need a light, traffic circle, or at a minimum, better markings.	Transportation
10-May	Online Survey	I don't think that traffic patterns and capacity are taken into account when new projects are planned. Also, the beautiful views are compromised.	Transportation
11-May	Online Survey	Appreciate the work on the interchange. Looking forward to having the parkway paved.	Transportation
11-May	Online Survey	Bring back express busses from Seattle serving snoqualmie and north bend please Looking forward to hwy 18 improvements	Transportation
13-May	Online Survey	I wish we had a park n ride with more metro bus route options next to I-90	Transportation
15-May	Online Survey	Woeful for public transportation. Terrible for infrastructure with present day capacity and users levels. I live next to 202, trying to make a left hand turn can be brutal. Lack of traffic controls to help with flow and capacity overwhelms present day system. Add to that seasonal events and tourists it is understandable why people come here. But we struggle to move them through our community space at times. Then when something unfortunate happens (accident, ems, construction, repair work, etc...) we are plugged up.	Transportation
16-May	Online Survey	Fix 18 interchange and hiway AND Don't route everybody through Snoqualmie ridge	Transportation
17-May	Online Survey	Don't turn the parkway over to the state. It will end up a treeless, soulless highway.	Transportation
18-May	Online Survey	Public transportation isn't good in this area. I don't know if anything can be done about that.	Transportation
19-May	Online Survey	It is lacking. My teenager who doesn't drive is limited with where she can get a job based on the lack of connectivity with surrounding areas. I would like to see bus service to Bellevue and Redmond as well.	Transportation
24-May	Online Survey	Overall good/effective. Would like to see traffic calming measures taken to reduce speeds on 202/Railroad Ave and provide more expansive pedestrian/bike access. Traffic circles, bike lanes and improved street scape designs between Boalch through downtown and to the Parkway would be excellent. Some additional connections/streets between the Ridge and greater Snoqualmie would be great to further create a more unified Snoqualmie.	Transportation
25-May	Online Survey	No concerns. I Don't use public transit but appreciate that some in the community do. Seems like it works okay. I see buses routinely operating on the ridge. Keep snow removal as a priority when those events occur.	Transportation
27-May	Online Survey	I don't personally use public transportation, so I'm not a good candidate to answer this question.	Transportation
3-Jun	Online Survey	It is appropriate.	Transportation
10-Jul	Online Survey	SVT is great for residents and guests who rely or considers this as a convenient source of transportation. Regarding Snoqualmie Parkway, Snoqualmie government officials shall always be of the greatest influence to state officials on design and maintenance of the parkway. Helmet laws must be required for bicycles and scooters. School zone flashing signs should be turned off when school is not in session. Create a Metro Park & Ride near the hospital and the I-90, Hwy 18 interchange.	Transportation
12-Jul	Online Survey	The intersection of Silva, Maple and Fir is a 5 way intersection in downtown that has a lot of safety problems due to blind spots created by the angles in which the roads connect. We live on the corner of Maple and Fir with small children and are increasingly concerned about cars that blow through this intersection or who cannot see around the corner between Maple and Silva. We think it is necessary to, at minimum, get crosswalks painted here similar to the recently updated 5 way intersection one block down on Maple, King, and Olmstead, and even a traffic mirror on the corner where Maple and Silva connect to help with visibility.	Transportation
12-Jul	Online Survey	We need more roundabouts in the downtown core. Weekend/summer traffic is challenging.	Transportation
13-Jul	Online Survey	Seems fine.	Transportation

22-Jul	Online Survey	I find that limited public transport makes it virtually unusable for me as the times are so restricted. The roads are very crowded as it is and I'm concerned with increasing density it will only get worse, however, increasing capacity on what we're country roads will permanently and negatively impact both the character and sustainability of resources in the valley.	Transportation
12-Oct	Online Survey	We are very care dependent obviously and our little bus service does a fairly good job except on Sundays when I recently was unable to get back to Bellevue to pick up a car left at a dealership. It is also difficult to use bikes as car traffic in some areas is too fast to bike in the street but the sidewalks and the paved trails are for people who walk so it would be great to see a dedicated separate bike lane on the Parkway (dream). We probably could benefit by providing education to the large influx of new immigrants and visa holders about the etiquette of bike riding as well as for electric scooters that kids use. We also do NOT support opening up heliports for delivery services in the city (where trucks drop items off and drones take them the last mile) as Amazon is proposing	Transportation
12-Oct	Online Survey	Weekend routes are needed off the ridge into Issaquah	Transportation
5-Aug	Online Survey	Hello. The Road on Snoqualmie. Before you hit the I-90 West freeway. When is the project going to be done. And how many lanes Be added going to be! Thank you kindly,	Transportation
18-Oct	Open House	Is there discussion about road and truck noise on Snoqualmie Parkway before 7am and overnights.	Transportation
18-Oct	Open House	What is the city planning to do about Snoqualmie Parkway road noise, ie: logging trucks at 3am etc - noise bouncing off the high rise hotel back into the neighborhood? And continued road damage from heavy 18 wheelers? Impose weight limit!	Transportation
18-Oct	Open House	Traffic is getting dangerous to turn left on Railroad Ave / Hwy 202. New development will make this problem a nightmare. State NEEDS to step in and add lights or traffic circles.	Transportation
18-Oct	Open House	Traffic along 202 is already difficult - what is the plan to address how people access the new Mill Pond Development?	Transportation
18-Oct	Open House	How do we route traffic around our historic, beautiful downtown Snoqualmie?	Transportation
7-Apr	Online Survey	We are possibly at a fortunate inflection point where are local challenges are not yet exceeding our ability to course correct them. We should be critical about looking at leading indicators of challenges on the horizon and focus there versus chasing shiny objects, like community pools or major shopping centers, when the data says we have other systemic or foundational areas to improve or mature.	Vision
10-May	Online Survey	We are about right sized. Please no more land or housing. Mayor's constant desire for a bigger ego/city should never be the motivation for growth. The city should focus on healthy roads and community services. If the budget does not allow for these things put it up for vote, not more housing.	Vision
10-May	Online Survey	Love what has been created. Don't mess it up by enlarging. Not sure what is missing. I have three kids who are thriving. My neighbors kids are doing well. You have some who's parents are lacking in parental skills and their kids could use drug and alcohol treatment, but a bigger city and more housing would not solve that. This city should not be an economic powerhouse. It is a bedroom community, doing well. Keep it that way. The ridiculous road fix down the parkway should be cleaned up. Those tar lines are pathetic. Where is the tax money going? Get rid of the contracted civil engineer Perreet. The guy is a pain to work with and not a good representative of the city. Hire a civil guy when needed but this guy has gotten rich off of Snoqualmie and for whatever reason he scares the city officials and the cowtow to him. It's embarrassing and not a help to getting things done.	Vision
15-May	Online Survey	Keep u quaint. Keep us small. Keep us what we are known for. Quality lifestyle. Connected caring community members. Stewards of our community preserving it's heritage and future. We have grown tremendously at an astonishing level. Go back 40 years and look at what has transpired from king county master plans to what we see today. Looking ahead to 2044... It boils down to... "what is enough?"	Vision
18-Oct	Open House	Traffic mitigation built into the Transportation Comp Plans	Transportation
18-Oct	Open House	Transportation from downtown to up on Center to benefit businesses here on the Ridge with the 3M+ tourists that come to the Falls and downtown Snoqualmie.	Transportation
18-Oct	Open House	Metro Transit connecting Hwy 18 North and South	Transportation
18-Oct	Open House	As a resident in "old" Snoqualmie - I value the small-town out-doorsey feel and do not want any new retail shops and businesses. I am happy with what is here and to go to Issaquah for other shops.	Vision



BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

AB24-031
February 26, 2024
Appointment

AGENDA BILL INFORMATION

TITLE:	AB24-031: Re-Appointments to the Human Services Advisory Committee and Parks & Events Commission.	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed:
RECOMMENDED ACTION:	Confirm the Mayor's recommendation to reappoint Mandeep Walia, Sara Weisel, and Jennifer Bragg to the Human Services Advisory Committee, and Scott Vermeulen to the Parks & Events Commission.	<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

DEPARTMENT:	Mayor	
STAFF:	Deana Dean, City Clerk	
COMMITTEE:	n/a	Meeting Date: n/a
COUNCIL LIAISON:	n/a	
EXHIBITS:	n/a	

SUMMARY

The purpose of this Agenda Bill is to reappoint Mandeep Walia, Sara Weisel, and Jennifer Bragg to the Human Services Advisory Committee, and Scott Vermeulen to the Parks & Events Commission.

Mandeep Walia was appointed to the Human Services Advisory Committee in 2023 and Sara Weisel and Jennifer Bragg were appointed in 2022. The Human Services Advisory Committee has two-year terms and meet approximately 3-4 times per year to make recommendations for human services funding.

Scott Vermeulen was appointed to the Parks & Events Commission in 2023. The Parks & Events Commission has a four-year term pursuant to SMC 2.08 and meets once per month.

BACKGROUND

These individuals wish to continue to serve and have agreed to re-appointment.

Recruitment will continue for two vacancies on the Arts Commission, one vacancy on the Civil Service Commission, two vacancies on the Parks & Events Commission, and one vacancy on the Salary Commission.

APPOINTMENT PROCESS

Commission and Committee members are appointed by the Mayor and subject to confirmation by the City Council as outlined in Title 2 of the Snoqualmie Municipal Code.

RECOMMENDED ACTION

Move to confirm the Mayor's recommendation to reappoint Mandeep Walia, Sara Weisel, and Jennifer Bragg to the Human Services Advisory Committee, and Scott Vermeulen to the Parks & Events Commission.



BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

AB24-032
February 26, 2024
Proclamation

AGENDA BILL INFORMATION

TITLE:	AB24-032: Resilience Month, Proclamation No. 24-04	<input type="checkbox"/> Discussion Only
RECOMMENDED ACTION:	Mayor proclaims March 2024 Resilience Month in the City of Snoqualmie.	<input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

DEPARTMENT:	Mayor	
STAFF:	Deana Dean, City Clerk	
COMMITTEE:	n/a	Meeting Date: n/a
COUNCIL LIAISON:	n/a	
EXHIBITS:	1. Proclamation No. 24-04	

SUMMARY

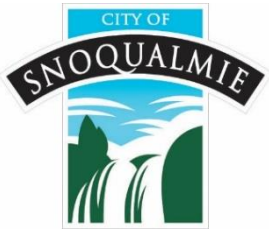
March 2024 marks the fifth year that the City of Snoqualmie and Empower Youth Network have teamed up to proclaim March Resilience month in the Snoqualmie community; encouraging everyone to work toward a community of hope and healing.

BACKGROUND

Resilience month is a time when local entities partner together in commitment to strengthening the community. There will be community events to foster resilience, culminating in a conference on March 8th.

RECOMMENDED ACTION

Mayor proclaims March 2024, as Resilience Month in the City of Snoqualmie.



Proclamation

WHEREAS, the City of Snoqualmie recognizes the importance of a community conversant in Adverse Childhood Experiences (ACES), the effect of ACEs, trauma, and toxic stress on the developing brain, and how Resilience building strategies buffer these predicted negative impacts; and

WHEREAS, the cumulative effects of such experiences over a lifespan, if ignored, are detrimental to individuals, families, and communities; and

WHEREAS, newest Washington State research suggests that building Community Resilience by increasing the opportunities for mutual support, hope, help and healing, and ways to feel safe and connected within all our neighborhoods and community is beneficial, and

WHEREAS, promoting community engagement to learn more about ACEs – linked to chronic physical and mental health challenges as noted by the Centers for Disease Control and Prevention – and to learn how to interrupt the impact of ACEs by learning about and applying protective factors and resilience throughout our partners, agencies, schools, and families.

NOW, THEREFORE I, Katherine Ross, Mayor of City of Snoqualmie do hereby recognize the importance of the coalition work of Valley Resilient, Friends of Youth, Care Point Clinic, Larch Counseling, Ultimate Vision, Trail Youth Coffee Home, Encompass, Empower Youth Network, Snoqualmie Valley Transportation, Reclaim Stability, Snoqualmie Valley YMCA, Supportive Community For All, Riverview School District, Snoqualmie Valley School District, and many other organizations working together toward a community of hope and healing, and proclaim March 2024 as:

RESILIENCE MONTH

in the City of Snoqualmie, Washington.

APPROVED, this 26th day of February 2024

Katherine Ross, Mayor





CITY COUNCIL ROUNDTABLE MEETING MINUTES CITY COUNCIL REGULAR MEETING MINUTES February 12, 2024

ROUNDTABLE MEETING

CALL TO ORDER & ROLL CALL: Mayor Ross called the Roundtable Meeting to order at 6:00 pm.

City Council: Councilmembers Ethan Benson, Robert Wotton, Bryan Holloway, Louis Washington, Catherine Cotton, Cara Christensen, and Jo Johnson.

Mayor Katherine Ross was also present.

City Staff Present: Mike Chambless, City Administrator; David Linehan, Interim City Attorney; Deana Dean, City Clerk; Emily Arteche, Community Development Director; Mike Bailey, Fire Chief; Danna McCall, Communications Coordinator; Tami Wood, Revenue Manager (remote); Drew Bouta, Finance Director (remote); Brian Lynch, Police Chief; Michael Liebetrau, Police Evidence and Records Technician; and Andy Latham, IT Support.

AGENDA APPROVAL

It was moved by CM Wotton, seconded by CM Washington to:

Approve the agenda.

PASSED: 7-0 (Benson, Wotton, Holloway, Washington, Cotton, Christensen, Johnson)

SPECIAL BUSINESS

1. **Comprehensive Plan Overview and Land Use Element.** Community Development Director Emily Arteche provided an overview of the Comprehensive Plan via PowerPoint presentation. Discussion followed, and Council provided input, on each of the eight Planning Commission recommendations.

Roundtable meeting ended at 6:56 pm.

REGULAR MEETING

CALL TO ORDER: Mayor Ross called the Regular Meeting to order 7:00 pm

City Council: Councilmembers Ethan Benson, Robert Wotton, Bryan Holloway, Louis Washington, Catherine Cotton, Cara Christensen, and Jo Johnson.

Mayor Katherine Ross was also present.

City Staff:

Mike Chambless, City Administrator; David Linehan, Interim City Attorney; Deana Dean, City Clerk; Brian Lynch, Police Chief; Michael Liebetrau, Police Evidence and Records Technician; Mike Bailey, Fire Chief; Drew Bouta, Finance Director (remote); Janna Walker, Budget Manager; Danna McCall, Communication Coordinator; Emily Arteche, Community Development Director; Jeff Hamlin, Interim Parks & Public Works Director; Tami Wood, Revenue Manager (remote); Patrick Fry, Project Engineer (remote); and Andy Latham, IT Support.

PLEDGE OF ALLEGIANCE**AGENDA APPROVAL**

It was moved by CM Johnson; seconded by CM Cotton to:

Approve the agenda.

PASSED: 7-0 (Benson, Wotton, Holloway, Washington, Cotton, Christensen, Johnson)

PUBLIC HEARINGS, PRESENTATIONS, PROCLAMATIONS, AND APPOINTMENTS**Public Hearings****Appointments**

2. **AB24-013: 2024 Council Liaison and Regional Appointments.** CM Holloway spoke to this item and reviewed his recommendations for councilmember appointments.

It was moved by CM Holloway; seconded by CM Johnson to:

Confirm Mayor Pro Tem Holloway's recommendations for 2024 Council Liaison and Regional Appointments.

PASSED: 7-0 (Benson, Wotton, Holloway, Washington, Cotton, Christensen, Johnson)

3. **AB24-029: Appointment to Arts Commission.** Mayor Ross read the summary and motion into the record.

It was moved by CM Holloway; seconded by CM Benson to:

Confirm the Mayor's recommendation to appoint Sarah Elley to the Arts Commission.

PASSED: 7-0 (Benson, Wotton, Holloway, Washington, Cotton, Christensen, Johnson)

Presentations**Proclamations**

4. **AB24-024: Proclamation 24-03, Twin Peaks Day.** Mayor Ross read the summary and proclamation into the record. Dorie Ross accepted the proclamation and said a few words.

PUBLIC COMMENTS AND REQUESTS FOR ITEMS NOT ON THE AGENDA – There were no public comments.

CONSENT AGENDA

5. Approve the City Council Meeting Minutes dated January 22, 2024.
6. Approve the Claims Approval Report dated February 12, 2024.

It was moved by CM Holloway; seconded by CM Washington to:

Approve the consent agenda.

PASSED: 7-0 (Benson, Wotton, Holloway, Washington, Cotton, Christensen, Johnson)

ORDINANCES

7. **AB24-027:** Ordinance Amending SMC Chapters 5.04 and 5.08 Regarding Business Licenses and Business and Occupation Tax. Summary Introduction was read into the record by CM Holloway. This is the first reading of Ordinance No. 1288. Overview provided by Drew Bouta, Finance Director. Council comments and questions followed.

It was moved by CM Holloway; seconded by CM Christensen to:

Motion to authorize second reading and proposed adoption at the February 26, 2024, City Council meeting.

PASSED: 7-0 (Benson, Wotton, Holloway, Washington, Cotton, Christensen, Johnson)

COMMITTEE REPORTS

Public Safety Committee: No report.

Community Development Committee:

8. **AB24-021: Snoqualmie Housing Target.** CM Washington read the introduction and motion into the record. Community Development Director Emily Arteché spoke to this item. Discussion followed.

It was moved by CM Washington; seconded by CM Holloway to:

Adopt Resolution No. 1680 declaring a revised 2044 growth target for housing and requesting a King County reconciliation of the establish target.

PASSED: 7-0 (Benson, Wotton, Holloway, Washington, Cotton, Christensen, Johnson)

Parks & Public Works Committee:

9. **AB24-030: 2025 Solid Waste Collection Contract.** CM Benson read the introduction and motion into the record. Interim Parks & Public Works Director Jeff Hamlin spoke to this item. Discussion followed.

It was moved by CM Benson; seconded by CM Holloway to:

Authorize staff to pursue the Request for Bid option 2 for the June 1st, 2025, Solid Waste Collection Contract.

PASSED: 7-0 (Benson, Wotton, Holloway, Washington, Cotton, Christensen, Johnson)

Finance & Administration Committee: No report.

Committee of the Whole:

10. **Council Retreat Agenda Discussion.** CM Holloway opened the discussion. Council comments followed. Council is encouraged to send their ideas to the F&A Committee. Staff will send out a poll for possible dates.

REPORTS

11. **Mayor's Report:**

- Thank you to everyone who attended the open houses last week.
- There will be a Town Hall for the Community Center Expansion on February 28, 2024, at 7:00 pm at the Community Center.
- There will be a Parks and Open Spaces Open House on February 29, 2024, at 6:00 pm in City Council Chambers.

12. **Commission/Committee Liaison Reports:** This item was not addressed.

13. **Department Reports for January 2024.** Department reports for January 2024 are included in the agenda packet.

EXECUTIVE/CLOSED SESSION

14. Closed Session pursuant to RCW 42.30.140(4)(b) for the planning or adoption of a strategy or position to be taken during the course of any collective bargaining proceedings, or reviewing the proposals made in the negotiations or proceedings lasting approximately 30 minutes. Possible action will be taken following conclusion of the Closed Session.

At 8:06 pm, Council was excused to Executive Session which is expected to last until 8:35 pm.

At 8:35 pm, Council extended Executive Session to 9:00 pm.

At 9:00 pm, Council extended Executive Session to 9:15 pm.

Council returned to open session at 9:15 pm and the recording began at 9:17 pm.

It was moved by CM Johnson; seconded by CM Benson to:

Approve the Memorandum of Understanding dated February 12, 2024.

PASSED: 7-0 (Benson, Wotton, Holloway, Washington, Cotton, Christensen, Johnson)

15. Executive Session pursuant to RCW 42.30.110(1)(i) to discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency lasting approximately 30 minutes. Possible action will be taken following conclusion of the Executive Session.

At 9:18 pm, Council was excused into Executive Session which is expected to last until 9:50 pm.

At 9:50 pm, Council extended Executive Session to 10:00 pm.

At 10:00 pm, Council extended Executive Session to 10:10 pm.

Council returned to open session at 10:10 pm and the recording began at 10:12 pm.

ADJOURNMENT

It was moved by CM Johnson; seconded by CM Washington to:

Adjourn the meeting.

PASSED: 7-0 (Benson, Wotton, Holloway, Washington, Cotton, Christensen, Johnson)

Meeting was adjourned at 10:13 pm.

CITY OF SNOQUALMIE

Katherine Ross, Mayor

Attest:

Deana Dean, City Clerk



Jerry Knutsen, Financial Service Manager
38624 SE River St. | PO Box 987
Snoqualmie, Washington 98065
(425) 888-1555 | jknutsen@snoqualmiewa.gov

To: City Council
Finance & Administration Committee

From: Jerry Knutsen, Financial Services Manager

Date: February 26, 2024

Subject: CLAIMS REPORT
Approval of payments for the period: January 24, 2024, through February 7, 2024

BACKGROUND

Per RCW 42.24.080, all claims presented against the city by persons furnishing materials, rendering services, or performing labor must be certified by the appropriate official to ensure that the materials have been furnished, the services rendered, or the labor performed as described, and that the claims are just, due, and unpaid obligations against the city, before payment can be made. Expedited processing of the payment of claims when certain conditions have been met allows for the payment of claims before the legislative body has acted to approve the claims when: (1) the appropriate officers have furnished official bonds; (2) the legislative body has adopted policies that implement effective internal control; (3) the legislative body has provided for review of the documentation supporting the claims within a month of issuance; and (4) that if claims are disapproved, they shall be recognized as receivables and diligently pursued. The City of Snoqualmie meets all requirements of this state law.

Pursuant to Snoqualmie Municipal Code (SMC) Chapter 3.85, all Claims, Demands and Vouchers against the city, provides that the Finance Director or her designee will examine all claims prior to payment and provide periodic reporting of the payments to the City Council for final approval. Per SMC 3.85.040, to meet these requirements, the Finance Director schedules payment of claims and payroll for monthly Finance & Administration Committee review followed by full City Council approval on the consent agenda. Per SMC 3.85.050, documentation supporting claims paid and the Finance Director's written report are made available to all city council members at City Hall for 48 hours prior to the Finance & Administration Committee meeting. Following the 48-hour review period, the Finance & Administration Committee considers the claims as part of its regular agenda and recommends to the full city council whether to approve or disapprove the claims. Consistent with these requirements, this report seeks City Council approval of payment of claims and payroll batches summarized in the table below.

ANALYSIS

All payments made during these periods were found to be valid claims against the city. The City's internal controls include certification of the validity of all expenditures by the appropriate department and an internal audit conducted by designated finance department staff who review all claims and payroll payments. Staff performs system validation and exception reviews to validate payroll records. The Finance Director performs a random sampling review of supporting documentation for claims payments to ensure validity, as well as regularly reviews its processes to ensure appropriate internal controls are in place. The City issues disbursements for claims and payroll via the following methods:

- Warrant: paper negotiable instruments, very much like, although legally distinct from, checks
- Commercial Credit Card: as authorized by Financial Management Policy
- Electronic Funds Transfer (EFT). EFTs are electronic banking transactions (no paper instrument) of two basic types: (1) Automated Clearing House (ACH) for Electronic Fund Transfer (EFT) and (2) Wire Transfers a direct transfer between bank accounts

The following table summarizes the claims and payments authorized by the Finance Director:

The foregoing amounts were budgeted in the 2023-2024 biennial budget, and sufficient funds are available to cover these payments, as appropriate. Details pertaining to the individual vendor payments are available in documentation provided for the Finance & Administration Committee and subsequent City Council review by accessing the following link on the city website: [Claims Report](#)

CITY OF SNOQUALMIE
Disbursements for Council Approval
Claims, Payroll and Miscellaneous

CLAIMS						
Batch ID	Date	Warrants		ACH		CLAIMS TOTAL
		From #	Thru #	Amount	Qty	
71	1/24/2024	81068	81107	\$ 898,367.62		898,367.62
72	1/24/2024	62362	62374	\$ 4,622.05		4,622.05
73	2/1/2024	81108	81136	\$ 92,163.97		92,163.97
74	2/5/2024	81137	81137	\$ 1,708.77		1,708.77
75	2/7/2024	81138	81198	\$ 121,235.81		121,235.81
Grand Total						1,118,098.22

PAYROLL (including Payroll Benefits)						
Batch ID	Date	Warrants		ACH		PAYROLL TOTAL
		From #	Thru #	Amount	Qty	
P2-7-24	2/7/2024				105	\$ 386,515.16
PV2-7-24	2/7/2024	62381	62388	\$ 6,375.13	15	\$ 459,676.99
Grand Total						852,567.28

MISCELLANEOUS DISBURSEMENTS				
Date	Description	ACH Amount	Wire Amount	MISC TOTAL
1/30/2024	Navia - 2023 FSA Plan Reimbursements	\$ 103.25		\$ 103.25
1/30/2024	Navia - 2023 HRA Plan Reimbursements	\$ 386.20		\$ 386.20
1/30/2024	Navia - 2024 FSA Plan Reimbursements	\$ 416.52		\$ 416.52
1/30/2024	Navia - 2024 HRA Plan Reimbursements	\$ 2,963.36		\$ 2,963.36
2/1/2024	Merchant Card Fees - Bankcard	\$ 8,293.63		\$ 8,293.63
2/2/2024	Merchant Card Fees - Bluefin	\$ 1,131.77		\$ 1,131.77
2/2/2024	Merchant Card Fees - Merchant Transact	\$ 728.86		\$ 728.86
2/2/2024	Merchant Card Fees - Tyler Munis	\$ 406.14		\$ 406.14
2/5/2024	Merchant Card Fees - American Express	\$ 1,166.17		\$ 1,166.17
2/6/2024	Navia - 2024 HRA Plan Reimbursements	\$ 5,391.68		\$ -
Grand Total				15,595.90

Total **1,986,261.40**

The following claims and payments were objected to by Finance Director: **NONE**
(Itemize claims/demands amounts and circumstances, and summarize reasons for objection)

I, the undersigned, do hereby certify under penalty of perjury that the claims and payroll warrant and/or checks itemized above were issued to pay just, due, and unpaid obligations of the City of Snoqualmie for materials furnished, services rendered, or labor performed, and that I am authorized to authenticate and certify the foregoing.

Jerry Knutsen

Jerry Knutsen, Financial Operations Manager/Auditing Officer

Feb 14, 2024

Date

FINANCE & ADMINISTRATION COMMITTEE RECOMMENDATION: Approve / Not Approve

City of Snoqualmie

Claims presented to the City to be paid in the amount of \$898,367.62

For claims warrants numbered 81068 through 81107 & dated 1/24/2024

For claims warrants numbered 81068 through 81107 & dated 1/24/2024										#71	
ACI 1	501.23.051.54868.548000.	Repair & Maintenance Services	2024	1	INV	PAID	11,767.29	81069 12057	Body damage repair #104 Pickup PD parking lot	1/3/2024	1/24/2024
AMZONCAP	001.06.007.51423.531820.	Info Tech Components	2024	1	INV	PAID	22.81	81070 1LHW-9JHK-4GW9	Fi - J. Hughes S22 phone case	1/4/2024	1/24/2024
AMZONCAP	001.09.014.52220.531050.	Uniforms & Protective Gear	2024	1	INV	PAID	110.04	81070 1JYH-JWYG-HCQK	Protective vest	1/10/2024	1/24/2024
AMZONCAP	001.09.014.52220.531050.	Uniforms & Protective Gear	2024	1	INV	PAID	189.92	81070 1LXQ-4YF1-H6DL	Protective vest	1/10/2024	1/24/2024
AMZONCAP	001.09.014.52220.531910.	Operating Supplies	2024	1	INV	PAID	215.08	81070 14RJ-GQ3Y-MAQP	Pencil, flares, otter box	1/11/2024	1/24/2024
AMZONCAP	001.09.014.52250.531820.	Info Tech Components	2024	1	INV	PAID	510.71	81070 11QH-CCMK-QDLT	FD-Chief Bailey monitors & dual arm mount	1/11/2024	1/24/2024
AMZONCAP	001.12.028.57680.531300.	Repair & Maintenance Supplies	2024	1	INV	PAID	199.90	81070 1MQT-YHNV-HCR3	Drive rivets	1/10/2024	1/24/2024
AUDITOR	001.06.007.51423.541091.	State Auditor Services	2024	1	INV	PAID	5,141.00	81071 L158544	Audit Services - Fraud investigation (2021, 2023)	1/10/2024	1/24/2024
CINTAS	001.13.000.51810.531080.	First Aid Cabinet Supplies	2024	1	INV	PAID	1,284.33	81072 5193077297	First aid cabinets, City hall, PD, PW	1/16/2024	1/24/2024
CINTAS	402.20.040.53580.545200.	Rent - Furniture & Equipment	2024	1	INV	PAID	140.48	81072 9253760431	Rent AED	1/1/2024	1/24/2024
City of Carnation	001.02.002.51160.543000.	Training & Travel	2024	1	INV	PAID	20.00	81073 1/24 SVGA-Wotton	Jan 24 SVGA Meeting - Wotton	1/8/2024	1/24/2024
City of Carnation	001.02.002.51160.543000.	Training & Travel	2024	1	INV	PAID	20.00	81073 2024 SVGA-Cotton	Jan 2024 SVGA Meeting - CM Cotton	1/16/2024	1/24/2024
City of Carnation	001.01.001.51310.543000.	Training & Travel	2024	1	INV	PAID	20.00	81073 1/24 SVGA-Chambless	Jan 24 SVGA Meeting - Chambless	1/12/2024	1/24/2024
City of Carnation	001.01.001.51310.543000.	Training & Travel	2024	1	INV	PAID	20.00	81073 1/24 SVGA-Ross	Jan 2024 SVGA Meeting - Ross	1/8/2024	1/24/2024
CO	001.15.034.55850.531000.	Office Supplies	2024	1	INV	PAID	15.68	81074 2260464-0	2nd floor city hall coffee	1/5/2024	1/24/2024
CO	001.15.034.55850.531000.	Office Supplies	2024	1	INV	PAID	32.38	81074 2262079-0	Paper	1/11/2024	1/24/2024
CO	001.05.005.51420.531000.	Office Supplies	2024	1	INV	PAID	32.38	81074 2262079-0	Paper	1/11/2024	1/24/2024
CO	001.07.008.55720.531000.	Office Supplies	2024	1	INV	PAID	15.69	81074 2260464-0	2nd floor city hall coffee	1/5/2024	1/24/2024
CO	001.07.008.55720.531000.	Office Supplies	2024	1	INV	PAID	42.81	81074 2262079-0	Paper, manilla folders	1/11/2024	1/24/2024
CO	001.01.001.51310.531000.	Office Supplies	2024	1	INV	PAID	32.36	81074 2262079-0	Paper	1/11/2024	1/24/2024
CO	001.06.007.51423.531000.	Office Supplies	2024	1	INV	PAID	37.06	81074 2262079-0	Paper, sponges	1/11/2024	1/24/2024
CO	001.14.031.55860.531000.	Office Supplies	2024	1	INV	PAID	15.68	81074 2260464-0	2nd floor city hall coffee	1/5/2024	1/24/2024
CO	001.14.031.55860.531000.	Office Supplies	2024	1	INV	PAID	32.38	81074 2262079-0	Paper	1/11/2024	1/24/2024
CORED	001.09.014.52210.541000.	Professional Svcs - General	2024	1	INV	PAID	5,912.00	81075 FTI0000270	Mobile Integrated health Q4	1/11/2024	1/24/2024
CORPPAY	001.14.031.55860.549100.	City-Sponsored Expenses	2024	1	INV	PAID	14.34	81076 12-23 CD	Food for Planning commission potluck 12/4/23	12/23/2023	1/24/2024
DARKHORS	001.01.001.51310.549100.	City-Sponsored Expenses	2024	1	INV	PAID	150.22	81077 20240111 COS	City employee logo sweatshirts-small reorder	1/11/2024	1/24/2024
Department of Enterp	001.14.031.55860.543000.	Training & Travel	2024	1	INV	PAID	395.00	81078 71143722	DES Training E. Artech	10/5/2023	1/24/2024
DOWL	417.13.471.59431.548155.	Urb Forest Trees Maint-Replace	2024	1	INV	PAID	470.00	81079 2022.13946.03-4	Design support through Dec 23, post construction	1/3/2024	1/24/2024
ERWOWA	401.18.019.53410.549200.	Dues-Subscriptions-Memberships	2024	1	INV	PAID	1,025.00	81080 48965	Annual membership dues	1/1/2024	1/24/2024
Evergreen Courier LL	402.20.040.53580.542300.	Postage & Freight	2024	1	INV	PAID	125.40	81081 1a5aa881-0014	Ship samples to lab	1/1/2024	1/24/2024
FIRESHIE	510.24.053.51820.548000.	Repair & Maintenance Services	2024	1	INV	PAID	862.93	81082 11828	Fire sprinkler service and testing	1/10/2024	1/24/2024
FIRESHIE	510.24.053.51820.548000.	Repair & Maintenance Services	2024	1	INV	PAID	375.00	81082 11829	Fire sprinkler service and testing	1/10/2024	1/24/2024
FIRESHIE	510.24.053.51820.548000.	Repair & Maintenance Services	2024	1	INV	PAID	375.00	81082 11831	Fire sprinkler service and testing	1/10/2024	1/24/2024
INDUSTSS	402.20.040.53550.548000.	Repair & Maintenance Services	2024	1	INV	PAID	20,075.73	81083 SMO10844	Software support renewal intouch SCADA	12/31/2023	1/24/2024
KBM	001.04.004.51541.541100.	Outside Legal Services - Gen	2024	1	INV	PAID	1,010.10	81084 21557	Pre-defense General	1/9/2024	1/24/2024
KCDA	001.12.028.57680.531000.	Office Supplies	2024	1	INV	PAID	12.11	81085 300760873	Paper towels and batteries	1/2/2024	1/24/2024
KCDA	001.16.035.54230.531000.	Office Supplies	2024	1	INV	PAID	12.11	81085 300760873	Paper towels and batteries	1/2/2024	1/24/2024
KCDA	401.18.037.53481.531000.	Office Supplies	2024	1	INV	PAID	12.11	81085 300760873	Paper towels and batteries	1/2/2024	1/24/2024
KCDA	403.22.019.53110.531000.	Office Supplies	2024	1	INV	PAID	12.11	81085 300760873	Paper towels and batteries	1/2/2024	1/24/2024
KCDA	403.22.030.53190.531000.	Office Supplies	2024	1	INV	PAID	12.11	81085 300760873	Paper towels and batteries	1/2/2024	1/24/2024
KCDA	501.23.051.54868.531000.	Office Supplies	2024	1	INV	PAID	12.11	81085 300760873	Paper towels and batteries	1/2/2024	1/24/2024
Kevin Snyder	501.23.051.54868.523300.	Reimb - Dues, Licenses & Cert	2024	1	INV	PAID	140.00	81086 Reimb K.Snyder 1/18	CDL Physical	1/18/2024	1/24/2024
KURITA	510.24.053.51820.548000.	Repair & Maintenance Services	2024	1	INV	PAID	605.20	81087 INV799609	HVAC radiant floor chemical maintenance & testing	1/8/2024	1/24/2024
KURITA	510.24.053.51820.548000.	Repair & Maintenance Services	2024	1	INV	PAID	605.20	81087 INV799611	HVAC radiant floor chemical maintenance & testing	1/8/2024	1/24/2024
LDC	001.14.031.55860.541000.	Professional Svcs - General	2024	1	INV	PAID	7,994.75	81088 33515	Comprehensive Plan	1/4/2024	1/24/2024
LST	501.23.051.54868.531400.	Tires	2024	1	INV	PAID	152.56	81089 36300677823	4 mount/dismount/recycle & 4 spin balance tires	1/8/2024	1/24/2024
MADRONA	001.04.004.51541.541100.	Outside Legal Services - Gen	2024	1	INV	PAID	22,348.50	81090 12365	Interim City Attorney - Various matters	1/9/2024	1/24/2024
MP	001.07.008.55720.549300.	Printing	2024	1	INV	PAID	1,353.34	81091 92036	Battery replacement - January	1/6/2024	1/24/2024
MP	401.18.037.53481.531000.	Office Supplies	2024	1	INV	PAID	238.86	81091 92037	Dec 2023 UB printing/folding, envelopes	1/6/2024	1/24/2024
MP	401.18.037.53481.549300.	Printing	2024	1	INV	PAID	325.55	81091 92037	Dec 2023 UB printing/folding, envelopes	1/6/2024	1/24/2024
MP	402.20.040.53580.531000.	Office Supplies	2024	1	INV	PAID	238.86	81091 92037	Dec 2023 UB printing/folding, envelopes	1/6/2024	1/24/2024
MP	402.20.040.53580.549300.	Printing	2024	1	INV	PAID	325.55	81091 92037	Dec 2023 UB printing/folding, envelopes	1/6/2024	1/24/2024
MP	403.22.050.53130.531000.	Office Supplies	2024	1	INV	PAID	238.86	81091 92037	Dec 2023 UB printing/folding, envelopes	1/6/2024	1/24/2024
MP	403.22.050.53130.549300.	Printing	2024	1	INV	PAID	325.54	81091 92037	Dec 2023 UB printing/folding, envelopes	1/6/2024	1/24/2024
NHC	403.22.019.53110.541000.	Professional Svcs - General	2024	1	INV	PAID	4,024.44	81092 30750	Task Order 51- Professional services	1/17/2024	1/24/2024
ORKIN	510.24.053.51820.548000.	Repair & Maintenance Services	2024	1	INV	PAID	154.63	81093 255050065	Pest control	1/6/2024	1/24/2024
PARAMET	310.17.511.59561.541060.	384th Sidewalk Design	2024	1	INV	PAID	3,055.83	81094 52155	384th sidewalk design	1/11/2024	1/24/2024
PARAMET	417.13.416.59435.541060.	Design Services	2024	1	INV	PAID	3,055.83	81094 52155	384th sidewalk design	1/11/2024	1/24/2024

POA-OR	502.11.020.51888.545200.	Rent - Furniture & Equipment	2024	1	INV	PAID	17.31	81095 938559	Copier kit overage	1/8/2024	1/24/2024
PROSPECT	417.13.454.59435.563000.	WRF Improve Construction	2024	1	INV	PAID	398,758.47	81096 Pay estimate #4	WRF construction, bldg envelope, electrical & site	1/1/2024	1/24/2024
PSE	001.10.017.52560.547100.	Electricity	2024	1	INV	PAID	1,066.07	81097 257959 1/24	Electricity	1/8/2024	1/24/2024
PSE	001.09.014.52250.547100.	Electricity	2024	1	INV	PAID	1,201.51	81097 257959 1/24	Electricity	1/8/2024	1/24/2024
PSE	001.12.028.57680.547100.	Electricity	2024	1	INV	PAID	471.57	81097 002042 1/24	Electricity	1/8/2024	1/24/2024
PSE	001.12.028.57680.547100.	Electricity	2024	1	INV	PAID	1,721.71	81097 007355 1/24	Electricity	1/8/2024	1/24/2024
PSE	001.16.035.54263.547100.	Electricity	2024	1	INV	PAID	7,311.87	81097 001499 1/8/24	Electricity	1/8/2024	1/24/2024
PSE	001.16.035.54263.547100.	Electricity	2024	1	INV	PAID	124.05	81097 001499 1/5/24	Electricity	1/5/2024	1/24/2024
PSE	001.16.035.54263.547100.	Electricity	2024	1	INV	PAID	28.15	81097 943807 1/24	Electricity	1/12/2024	1/24/2024
PSE	401.18.037.53481.547100.	Electricity	2024	1	INV	PAID	20.17	81097 037989 1/24	Electricity	1/8/2024	1/24/2024
PSE	401.19.039.53935.547100.	Electricity	2024	1	INV	PAID	800.57	81097 002042 1/24	Electricity	1/8/2024	1/24/2024
PSE	402.20.045.53565.547100.	Electricity	2024	1	INV	PAID	65.22	81097 007124 1/24	Electricity	1/8/2024	1/24/2024
PSE	402.20.045.53565.547100.	Electricity	2024	1	INV	PAID	29,401.92	81097 010656 1/24	Electricity	1/8/2024	1/24/2024
PSE	402.20.040.53580.547100.	Electricity	2024	1	INV	PAID	2,202.03	81097 010474 1/24	Electricity	1/8/2024	1/24/2024
PSE	402.20.040.53580.547100.	Electricity	2024	1	INV	PAID	119.95	81097 010656 1/24	Electricity	1/8/2024	1/24/2024
PSE	510.24.053.51820.547100.	Electricity	2024	1	INV	PAID	324.33	81097 005615 1/24	Electricity	1/8/2024	1/24/2024
PSE	510.24.053.51820.547100.	Electricity	2024	1	INV	PAID	396.87	81097 010474 1/24	Electricity	1/8/2024	1/24/2024
RH2	417.13.454.59435.541040.	WRF Improve Const Mgmt	2024	1	INV	PAID	33,858.85	81098 94256	RF P3 const mgmt including submittal, RFI, PCO	1/9/2024	1/24/2024
RRJ Company	310.00.000.22340.223400.	Const Contract Retainage	2024	1	INV	PAID	-2,882.10	81099 20235#2	Construction of 2023 sidewalk replacement	1/4/2024	1/24/2024
RRJ Company	310.17.501.59561.563000.	General Parks Signage	2024	1	INV	PAID	62,772.06	81099 20235#2	Construction of 2023 sidewalk replacement	1/4/2024	1/24/2024
SEATIMES	001.05.005.51420.541320.	Legal Notices	2024	1	INV	PAID	166.50	81100 69878	Public hearing - PRA fee schedule	1/12/2024	1/24/2024
SNOQ TR	110.26.112.55730.541000.	Professional Svcs - General	2024	1	INV	PAID	19,459.15	81101 LTAC Sno Tribe 2024	Snoqualmie Tribe LTAC - Snoqualmie Tribe Map	1/8/2024	1/24/2024
SNOQ VS	014.08.012.52122.532100.	Gasoline/Diesel Fuel	2024	1	INV	PAID	3,159.17	81102 7886	NB Police Fuel	1/5/2023	1/24/2024
SNOQ VS	501.23.051.54868.532100.	Gasoline/Diesel Fuel	2024	1	INV	PAID	9,919.33	81102 7886	Fleet Fuel	1/5/2023	1/24/2024
SUMMLG	001.06.075.51810.541120.	Legal Consulting Svcs - HR	2024	1	INV	PAID	234.00	81103 151326	Legal Services re: A. Gutwein settlement	1/17/2024	1/24/2024
SUMMLG	001.06.075.51810.541120.	Legal Consulting Svcs - HR	2024	1	INV	PAID	975.00	81103 151359	Legal Services re: Personnel Policy review	1/17/2024	1/24/2024
SUMMLG	001.06.075.51810.541120.	Legal Consulting Svcs - HR	2024	1	INV	PAID	468.00	81103 151419	Legal Service re: Employment Advice	1/17/2024	1/24/2024
SUMMLG	001.06.075.51810.541120.	Legal Consulting Svcs - HR	2024	1	INV	PAID	1,326.00	81103 151420	Legal Services re: SPA	1/17/2024	1/24/2024
Todd Shinn	001.16.035.54266.531300.	Snow & Ice Control Supplies	2024	1	INV	PAID	15.00	81104 Reimb T. Shinn 1/11	Shift 5:30pm-12:am meal per union contract 4.4	1/16/2024	1/24/2024
TTD	001.10.017.52560.541000.	Professional Svcs - General	2024	1	INV	PAID	13,900.00	81105 52184810	Emergency management	1/12/2024	1/24/2024
WECO	401.18.037.53482.531300.	Repair & Maintenance Supplies	2024	1	INV	PAID	333.33	81106 PS-INV107341	Sales Tax on Invoice INV104344	1/12/2024	1/24/2024
WLACE	401.18.037.53481.531300.	Repair & Maintenance Supplies	2024	1	INV	PAID	38.34	81107 15310942	Garbage bags and hand soap	1/5/2024	1/24/2024
WLACE	510.24.053.51820.531300.	Repair & Maintenance Supplies	2024	1	INV	PAID	380.35	81107 15310921	Paint & supplies to re-paint Fire chief office	1/4/2024	1/24/2024

City of Snoqualmie

Claims presented to the City to be paid in the amount of \$92,163.97

For claims warrants numbered 881108 through 881136 & dated 2/1/2024

AMZONCAP	401.18.037.53481.531000.	Office Supplies	2024	1	INV	PAID	28.74	81108 1NQD-1MFT-1JA6	Calendar	1/13/2024	2/1/2024
AMZONCAP	403.22.050.53130.531000.	Office Supplies	2024	1	INV	PAID	28.74	81108 1NQD-1MFT-1JA6	Calendar	1/13/2024	2/1/2024
APINCH	012.13.115.57320.549100.	City-Sponsored Expenses	2024	1	INV	PAID	553.40	81109 1/24/24	Valentine's day Mural	1/24/2024	2/1/2024
BDA	310.12.609.59476.541098.	All-Incl Playgrnd - Design	2024	1	INV	PAID	816.00	81110 6704	Centennial fields design services	1/3/2024	2/1/2024
BVFF	001.09.016.52220.522100.	Employee Pensions	2024	1	INV	PAID	660.00	81111 2024 Fees	Volunteer Pension	1/1/2024	2/1/2024
BVFF	001.09.016.52220.522100.	Employee Pensions	2024	1	INV	PAID	273.60	81111 2023 Fees	Volunteer Pension	12/20/2023	2/1/2024
BVFF	001.09.016.52220.522150.	VFFRPF Volunteer DisabilityFee	2024	1	INV	PAID	360.00	81111 2024 Fees	Volunteer disability fee	1/1/2024	2/1/2024
Chase Smith	001.08.009.52122.531050.	Uniforms & Protective Gear	2024	1	INV	PAID	198.00	81112 Reimb C. Smith 1/24	Flex badges paid on personal Credit card	1/23/2024	2/1/2024
Chase Smith	014.08.012.52122.531050.	Uniforms & Protective Gear	2024	1	INV	PAID	132.00	81112 Reimb C. Smith 1/24	Flex badges paid on personal Credit card	1/23/2024	2/1/2024
Christopher Werre	001.08.009.52121.523100.	Clothing Allowance	2024	1	INV	PAID	800.00	81113 Reimb C. Werre 1/24	2024 Detective Clothing Allowance	1/24/2024	2/1/2024
Christopher Werre	001.08.009.52140.543000.	Training & Travel	2024	1	INV	PAID	245.00	81113 Reimb C. Werre 11-23	Per diem meals & airline bag fee for training	11/23/2023	2/1/2024
CORPPAY	001.28.056.57120.543000.	Training & Travel	2024	1	INV	PAID	35.00	81114 1-24 NW	N. Wiebe Jan Chamber luncheon	1/24/2024	2/1/2024
CORPPAY	001.28.057.57390.541000.	Professional Svcs - General	2024	1	INV	PAID	1,621.05	81114 1-24 NW	Warm net lights - Snoq Winter Lights	1/24/2024	2/1/2024
CORPPAY	001.01.001.51310.549100.	City-Sponsored Expenses	2024	1	INV	PAID	70.00	81114 1-24 NW	M. Chambliss Jan Chamber luncheon	1/24/2024	2/1/2024
CORPPAY	001.08.009.52110.542300.	Postage & Freight	2024	1	INV	PAID	2.73	81114 1-24 LT	Postage - Patch and records request response	1/24/2024	2/1/2024
CORPPAY	001.08.009.52122.531000.	Office Supplies	2024	1	INV	PAID	65.87	81114 1-24 LT	Amazon - M. Black desk calendar	1/24/2024	2/1/2024
CORPPAY	001.08.009.52122.531910.	Operating Supplies	2024	1	INV	PAID	281.76	81114 1-24 BL	Garmin GPS for vehicle 104	1/24/2024	2/1/2024
CORPPAY	001.08.009.52122.531910.	Operating Supplies	2024	1	INV	PAID	280.07	81114 1-24 LT	Amazon - Wa state flags for flag poles	1/24/2024	2/1/2024
CORPPAY	001.08.009.52122.541000.	Professional Svcs - General	2024	1	INV	PAID	101.70	81114 1-24 LT	ID/LEOSA Cards S. Absher, B. Lanham revised	1/24/2024	2/1/2024
CORPPAY	001.08.009.52122.541000.	Professional Svcs - General	2024	1	INV	PAID	15.00	81114 1-24 M. Black	J. Weiss class A shirt & pants dry cleaning	1/24/2024	2/1/2024
CORPPAY	001.08.009.52140.543000.	Training & Travel	2024	1	INV	PAID	550.00	81114 1-24 M. Black	Executive academy tuition May 6-10, 2024	1/24/2024	2/1/2024
CORPPAY	403.22.030.53190.543000.	Training & Travel	2024	1	INV	PAID	260.00	81114 1-24 QJ	Coursework for TRAQ re-certification P. Bennett	1/24/2024	2/1/2024
CORPPAY	501.23.051.54868.531301.	Repair Parts	2024	1	INV	PAID	1,169.23	81114 1-24 DH	Replacement radiator assembly G-18 gen set	1/24/2024	2/1/2024

CORPPAY	502.11.020.51888.541030.	Info Tech Services	2024	1	INV	PAID	817.52	81114 1-24 Info Tech	Zoom Subscription - INV232782516	1/24/2024	2/1/2024
DOWL	310.17.500.59530.563000.	Street Resurface - Construct	2024	1	INV	PAID	13,007.50	81115 2080.15273.01-1	Newton street connector	1/3/2024	2/1/2024
Kimley-Horn	001.12.028.57680.541000.	Professional Svcs - General	2024	1	INV	PAID	3,919.00	81116 26855943	Parks, recreation and open space plan	12/31/2023	2/1/2024
LDS	502.11.021.51888.548860.	Hardware-Software Maintenance	2024	1	INV	PAID	1,128.20	81117 138454	Badge printer maintenance agreement renewal	11/6/2023	2/1/2024
LEVEL3	502.11.020.51888.542000.	Telephone Service	2024	1	INV	PAID	2,342.32	81118 672125483	Monthly telephone service	1/1/2024	2/1/2024
LST	501.23.051.54868.531400.	Tires	2024	1	INV	PAID	1,492.78	81119 36300679895	4 tires, demount, mount, 4 spin balance tires	1/24/2024	2/1/2024
LST	501.23.051.54868.531400.	Tires	2024	1	INV	PAID	152.56	81119 36300679897	Dismount and mount 4 spin balance tires	1/24/2024	2/1/2024
NHC	417.13.406.59431.541060.	Design Svcs Sandy Cove Stable	2024	1	INV	PAID	15,219.15	81120 30751	Sand Cove bank restoration-Phase 1 design	1/17/2024	2/1/2024
NWAIR	001.09.014.52210.541000.	Professional Svcs - General	2024	1	INV	PAID	1,606.61	81121 1120	Air quality sampling	1/5/2024	2/1/2024
OTAK	310.17.249.59564.541060.	Design Services	2024	1	INV	PAID	1,545.11	81122 000012400219	Towncenter phase 3	1/15/2024	2/1/2024
PARAMET	310.17.507.59530.541040.	Snoq Parkway - Const Mgmt	2024	1	INV	PAID	3,162.61	81123 52432	Sno Pkwy construction mgmt services	1/23/2024	2/1/2024
PF&SINC	510.24.053.51820.548000.	Repair & Maintenance Services	2024	1	INV	PAID	3,299.67	81124 99449	Fire/burglar alarm repair	1/9/2024	2/1/2024
POA-OR	502.11.020.51888.545200.	Rent - Furniture & Equipment	2024	1	INV	PAID	1,690.57	81125 CSQ-1323	Monthly copier lease	1/19/2024	2/1/2024
PROCRAFT	001.06.007.51423.531000.	Office Supplies	2024	1	INV	PAID	483.59	81126 4742	COS logo & return address preprinted envelopes	1/17/2024	2/1/2024
PSCACA	001.13.114.55370.544800.	Puget Sound Clean Air Agcy Dues	2024	1	INV	PAID	14,956.00	81127 24-083	2024 clean air assessment	1/20/2024	2/1/2024
PSE	001.09.014.52250.547100.	Electricity	2024	1	INV	PAID	1,451.56	81128 257959 9-23	Electricity	9/5/2023	2/1/2024
ROBERTH	502.11.023.59418.541190.	Temporary Agency Personnel	2024	1	INV	PAID	2,160.00	81129 63038704	IT Contract Worker - Asker	1/4/2024	2/1/2024
ROBERTH	502.11.023.59418.541190.	Temporary Agency Personnel	2024	1	INV	PAID	2,160.00	81129 63012240	IT Contract worker - Asker	12/28/2023	2/1/2024
SKCDPH	402.20.040.53580.547501.	Hazardous Waste Program Fees	2024	1	INV	PAID	6,285.38	81130 Q4-2023	Program fees	1/1/2024	2/1/2024
SOLV	001.06.007.51423.531000.	Office Supplies	2024	1	INV	PAID	143.21	81131 435036	W-2 forms	12/11/2023	2/1/2024
VERIZCS	502.11.020.51888.542010.	Cellular Telephone	2024	1	INV	PAID	5,735.17	81132 9954388043 1/24	Monthly cellular telephone service	1/16/2024	2/1/2024
Washington Economic	001.14.118.55730.549200.	Dues-Subscriptions-Memberships	2024	1	INV	PAID	400.00	81133 9070	COS Dues 2024 WEDA	11/17/2023	2/1/2024
WFOA	001.06.007.51423.549200.	Dues-Subscriptions-Memberships	2024	1	INV	PAID	75.00	81134 2410	WFOA Dues - 2024 J. Knutsen	1/20/2024	2/1/2024
WLACE	401.18.037.53481.531300.	Repair & Maintenance Supplies	2024	1	INV	PAID	241.90	81135 15311032	batteries, propane, heaters	1/16/2024	2/1/2024
WWCPA	402.20.040.53580.549200.	Dues-Subscriptions-Memberships	2024	1	INV	PAID	125.00	81136 2024WWCPA	Dues	12/6/2023	2/1/2024

City of Snoqualmie

Claims presented to the City to be paid in the amount of \$1,708.77

For claims warrants numbered 881137 through 881137 & dated 2/5/2024

										#74	
US Postmaster	402.20.040.53580.542300.	Postage & Freight	2024	2	INV	PAID	569.59	81137 2/24 UB Postage	Utility Bill Mailing - Jan (Mailed 2/5/24)	2/1/2024	2/5/2024
US Postmaster	403.22.050.53130.542300.	Postage & Freight	2024	2	INV	PAID	569.59	81137 2/24 UB Postage	Utility Bill Mailing - Jan (Mailed 2/5/24)	2/1/2024	2/5/2024

City of Snoqualmie

Claims presented to the City to be paid in the amount of \$121,235.81

For claims warrants numbered 881138 through 881198 & dated 2/5/2024

										#75	
AMZONCAP	001.06.007.51423.535210.	Office Furnishings	2024	1	INV	PAID	227.59	81139 13KK-V139-LDGC	Stand-up desk converter	1/25/2024	2/7/2024
AMZONCAP	001.09.014.52220.531050.	Uniforms & Protective Gear	2024	2	INV	PAID	31.27	81139 1HWQ-YPY1-GCFV	25 years of service pin	1/31/2024	2/7/2024
AMZONCAP	001.09.014.52220.531910.	Operating Supplies	2024	2	INV	PAID	10.87	81139 14HN-NYTY-1L9P	Safelife Lock	1/31/2024	2/7/2024
AMZONCAP	001.12.028.57680.531000.	Office Supplies	2024	1	INV	PAID	14.37	81139 1DT3-XGCC-NWMX	Dry-erase wall calendar	1/26/2024	2/7/2024
AMZONCAP	001.16.035.54230.531000.	Office Supplies	2024	1	INV	PAID	14.37	81139 1DT3-XGCC-NWMX	Dry-erase wall calendar	1/26/2024	2/7/2024
AMZONCAP	401.18.037.53481.531000.	Office Supplies	2024	1	INV	PAID	252.56	81139 1LHL-T3GR-DFCC	Door hanger card stock	1/24/2024	2/7/2024
AMZONCAP	401.18.037.53481.531000.	Office Supplies	2024	1	INV	PAID	12.00	81139 1YQ3-MNNC-CDHL	Shared general office supplies	1/30/2024	2/7/2024
AMZONCAP	402.20.040.53580.531000.	Office Supplies	2024	1	INV	PAID	12.17	81139 1YQ3-MNNC-CDHL	Shared general office supplies	1/30/2024	2/7/2024
AMZONCAP	403.22.050.53130.531000.	Office Supplies	2024	1	INV	PAID	12.17	81139 1YQ3-MNNC-CDHL	Shared general office supplies	1/30/2024	2/7/2024
AMZONCAP	403.22.030.53190.531000.	Office Supplies	2024	1	INV	PAID	12.17	81139 1YQ3-MNNC-CDHL	Shared general office supplies	1/30/2024	2/7/2024
APEREQ	001.08.009.52110.541000.	Professional Svcs - General	2024	1	INV	PAID	7,000.00	81140 2352	Civil Service promotional exam -SPD Sgt	1/22/2024	2/7/2024
APWA WA	001.12.019.57680.543000.	Training & Travel	2024	2	INV	PAID	200.00	81141 06212023-1183	APWA-NW PW Institute managers training D. Gamble	6/21/2023	2/7/2024
APWA WA	401.18.019.53410.543000.	Training & Travel	2024	2	INV	PAID	200.00	81141 06212023-1183	APWA-NW PW Institute managers training D. Gamble	6/21/2023	2/7/2024
APWA WA	402.20.019.53510.543000.	Training & Travel	2024	2	INV	PAID	200.00	81141 06212023-1183	APWA-NW PW Institute managers training D. Gamble	6/21/2023	2/7/2024
APWA WA	403.22.019.53110.543000.	Training & Travel	2024	2	INV	PAID	200.00	81141 06212023-1183	APWA-NW PW Institute managers training D. Gamble	6/21/2023	2/7/2024
APWA WA	501.23.019.54861.543000.	Training & Travel	2024	2	INV	PAID	200.00	81141 06212023-1183	APWA-NW PW Institute managers training D. Gamble	6/21/2023	2/7/2024
ARCHIVES	001.07.008.55720.531800.	Minor Info Tech Software	2024	1	INV	PAID	5,870.80	81142 285238	Social media archiving subscription	1/30/2024	2/7/2024
BAINA	402.20.040.53580.548000.	Repair & Maintenance Services	2024	1	INV	PAID	1,413.10	81143 1087	Calibration and validation of sensors	1/9/2024	2/7/2024
Brian Lynch	001.08.009.52121.531000.	Office Supplies	2024	1	INV	PAID	126.31	81144 Reimb B. Lynch 1/24	Office furnishings - Soap dispenser, calendar, org	1/26/2024	2/7/2024
Brian Lynch	001.08.009.52150.535210.	Office Furnishings	2024	1	INV	PAID	44.03	81144 Reimb B. Lynch 1/24	Office furnishings - Office table	1/26/2024	2/7/2024
CENLINK	502.11.020.51888.542000.	Telephone Service	2024	1	INV	PAID	15.46	81145 300575004 12/23	Snoqualmie PD land lines	12/20/2023	2/7/2024
CENTURY	502.11.020.51888.542000.	Telephone Service	2024	1	INV	PAID	704.21	81146 300568001 1/24	Monthly telephone service	1/20/2024	2/7/2024
CENTURY	502.11.020.51888.542000.	Telephone Service	2024	1	INV	PAID	90.92	81146 300570848 1/24	Monthly telephone service	1/20/2024	2/7/2024
CENTURY	502.11.020.51888.542000.	Telephone Service	2024	1	INV	PAID	623.44	81146 300571491 1/24	Monthly telephone service	1/20/2024	2/7/2024

CENTURY	502.11.020.51888.542000.	Telephone Service	2024	1	INV	PAID	242.51	81146 300573862 1/24	Monthly telephone service	1/20/2024	2/7/2024
CENTURY	502.11.020.51888.542000.	Telephone Service	2024	1	INV	PAID	212.39	81146 300576080 1/24	Monthly telephone service	1/20/2024	2/7/2024
CENTURY	502.11.020.51888.542000.	Telephone Service	2024	1	INV	PAID	178.84	81146 402478791 1/24	Monthly telephone service	1/20/2024	2/7/2024
CENTURY	502.11.020.51888.542000.	Telephone Service	2024	1	INV	PAID	1,545.51	81146 411746240 1/24	Monthly telephone service	1/20/2024	2/7/2024
COMCAST	502.11.020.51888.542200.	INET Internet Network Services	2024	2	INV	PAID	411.18	81147 8498340270559927 124	Secondary internet service	1/11/2024	2/7/2024
CONCEN	001.09.014.52220.541000.	Professional Svcs - General	2024	2	INV	PAID	204.00	81148 81878629	OSHA Respirator questionnaire	1/11/2024	2/7/2024
CORPPAY	001.05.005.51420.531000.	Office Supplies	2024	1	INV	PAID	32.53	81149 DD 1/24	Flash drives	1/24/2024	2/7/2024
CORPPAY	001.05.005.51420.541000.	Professional Svcs - General	2024	1	INV	PAID	112.50	81149 DD 1/24	Shredding - Fire Dept	1/24/2024	2/7/2024
CORPPAY	001.05.005.51420.542300.	Postage & Freight	2024	1	INV	PAID	27.80	81149 DD 1/24	UPS store - shipping costs	1/24/2024	2/7/2024
CORPPAY	001.05.005.51420.543000.	Training & Travel	2024	1	INV	PAID	600.00	81149 DD 1/24	WCMA Spring conference registration	1/24/2024	2/7/2024
CORPPAY	001.07.008.55720.531000.	Office Supplies	2024	1	INV	PAID	227.09	81149 1/24 DM	Headphones - Comm speacilist	1/24/2024	2/7/2024
CORPPAY	001.07.008.55720.541000.	Professional Svcs - General	2024	1	INV	PAID	16.52	81149 1/24 DM	Plaque & engraving-CM Cotton photo frame	1/24/2024	2/7/2024
CORPPAY	001.07.008.55720.549100.	City-Sponsored Expenses	2024	1	INV	PAID	14.14	81149 1/24 DM	Drinks - Comm Center expansion open house	1/24/2024	2/7/2024
CORPPAY	001.07.008.55720.549200.	Dues-Subscriptions-Memberships	2024	1	INV	PAID	91.47	81149 1/24 DM	Mailchimp monthly subscription - e news	1/24/2024	2/7/2024
CORPPAY	001.07.101.55721.541923.	Photography Services	2024	1	INV	PAID	105.45	81149 1/24 DM	Photo printing - council headshots	1/24/2024	2/7/2024
CORPPAY	001.02.002.51160.541000.	Professional Svcs - General	2024	1	INV	PAID	134.80	81149 DD 1/24	Council member and mayor plaque updates	1/24/2024	2/7/2024
CORPPAY	001.02.002.51160.543000.	Training & Travel	2024	1	INV	PAID	-20.00	81149 DD 1/24	Chamber of commerce - CM Wotton	1/24/2024	2/7/2024
CORPPAY	001.01.001.51310.541000.	Professional Svcs - General	2024	1	INV	PAID	30.44	81149 DD 1/24	Mayor Name badges	1/24/2024	2/7/2024
CORPPAY	001.01.001.51310.543000.	Training & Travel	2024	1	INV	PAID	125.00	81149 DD 1/24	AWC Mayors exchange	1/24/2024	2/7/2024
CORPPAY	001.09.014.52210.531000.	Office Supplies	2024	2	INV	PAID	95.15	81149 1/24 MB	Copy printer paper	1/24/2024	2/7/2024
CORPPAY	001.09.014.52210.531040.	Tech-Prof Books Maps & Manuals	2024	2	INV	PAID	320.17	81149 1/24 MB	WABO 2021 Intl Bldg Code book	1/24/2024	2/7/2024
CORPPAY	001.09.014.52210.542300.	Postage & Freight	2024	2	INV	PAID	15.24	81149 1/24 MB	WABO Shipping	1/24/2024	2/7/2024
CORPPAY	001.09.014.52210.549100.	City-Sponsored Expenses	2024	2	INV	PAID	6.49	81149 1/24 JR	Card for Volunteer FF	1/24/2024	2/7/2024
CORPPAY	001.09.014.52210.549100.	City-Sponsored Expenses	2024	2	INV	PAID	128.69	81149 1/24 MB	Down to Earth (Cat Cotton)	1/24/2024	2/7/2024
CORPPAY	001.09.014.52220.523100.	Clothing Allowance	2024	2	INV	PAID	195.04	81149 1/24 MB	Shirts for Fire chief Bailey	1/24/2024	2/7/2024
CORPPAY	001.09.014.52220.531050.	Uniforms & Protective Gear	2024	2	INV	PAID	230.86	81149 1/24 JR	Redback boots	1/24/2024	2/7/2024
CORPPAY	001.09.014.52220.531050.	Uniforms & Protective Gear	2024	2	INV	PAID	377.99	81149 1/24 MB	Workrite pants	1/24/2024	2/7/2024
CORPPAY	001.09.014.52250.535900.	Small Tools & Equipment	2024	2	INV	PAID	48.99	81149 1/24 MB	Turtleback harness	1/24/2024	2/7/2024
CORPPAY	001.06.075.51810.541420.	HR-Related Services	2024	1	INV	PAID	594.00	81149 1/24 KJ	Job Posting for PD captain-Zip recruiter	1/24/2024	2/7/2024
CORPPAY	001.16.035.54266.531300.	Snow & Ice Control Supplies	2024	1	INV	PAID	164.29	81149 1/24 JH	Food for Snow plow crew	1/24/2024	2/7/2024
CORPPAY	310.13.702.59418.541000.	Community Ctr - Prof'l Svcs	2024	1	INV	PAID	238.77	81149 1/24 DM	Poster boards for Comm center expansion open house	1/24/2024	2/7/2024
CORPPAY	401.19.019.53915.543000.	Training & Travel	2024	1	INV	PAID	770.00	81149 1/24 JH	GRCC - BAT Cert Training - J. Ren	1/24/2024	2/7/2024
CPR Savers	001.09.014.52210.531040.	Tech-Prof Books Maps & Manuals	2024	1	INV	PAID	495.00	81150 1246699	Training Materials	1/17/2024	2/7/2024
CPSE	001.09.014.52220.541000.	Professional Svcs - General	2024	2	INV	PAID	1,398.00	81151 05-18752	Annual accreditation Fee	1/26/2024	2/7/2024
CRIMINAL	014.08.012.52140.543000.	Training & Travel	2024	1	INV	PAID	75.00	81152 201138890	J. Kaas - FTO instructor course	11/28/2023	2/7/2024
CRYSRPR	001.08.009.52150.545000.	Operating Rentals & Leases	2024	1	INV	PAID	371.15	81153 5310053 123123	Water cooler rental, drinking water, delivery fee	12/31/2023	2/7/2024
EF	501.23.051.54868.531301.	Repair Parts	2024	1	INV	PAID	293.28	81154 5201206	#122 PD SUV hood release cable parts	1/31/2024	2/7/2024
ESO	001.09.014.52210.531040.	Tech-Prof Books Maps & Manuals	2024	1	INV	PAID	539.06	81155 E50-131074	IFC 2021 Code	1/19/2024	2/7/2024
First Responder	001.08.009.52122.531050.	Uniforms & Protective Gear	2024	1	INV	PAID	452.48	81156 202401FR066	J. Spears- duty jacket, fleece liner, embroidery	1/12/2024	2/7/2024
GCP	001.12.028.57680.531050.	Uniforms & Protective Gear	2024	1	INV	PAID	190.76	81157 INV2010010058	High Vis rain jackets (2)	11/3/2023	2/7/2024
GENDIGIT	001.06.075.51810.549200.	Dues-Subscriptions-Memberships	2024	1	INV	PAID	162.25	81158 COS0025	Jan Norton lifelock coverage for 17 employees	1/15/2024	2/7/2024
GIRARD	403.22.030.53190.548000.	Repair & Maintenance Services	2024	1	INV	PAID	43.50	81159 9127650	Stump Disposal	1/23/2024	2/7/2024
GOODYEAR	501.23.051.54868.531400.	Tires	2024	1	INV	PAID	3,545.88	81160 195-1168891	State contract PD SUV Replacement tires	1/30/2024	2/7/2024
GRAINGER	001.18.037.53452.531300.	Repair & Maintenance Supplies	2024	2	INV	PAID	330.40	81161 9971083291	Filters	1/22/2024	2/7/2024
HDFACIL	510.24.053.51820.531300.	Repair & Maintenance Supplies	2024	1	INV	PAID	479.99	81162 9221957096	Floor mats for entry doorways at PW	1/3/2024	2/7/2024
HDFACIL	510.24.053.51820.531300.	Repair & Maintenance Supplies	2024	1	INV	PAID	140.31	81162 9222319995	Facility Parts and Supplies	1/15/2024	2/7/2024
HDFACIL	510.24.053.51820.531300.	Repair & Maintenance Supplies	2024	1	INV	PAID	131.70	81162 9222433852	Facility Parts and supplies	1/18/2024	2/7/2024
IACP	001.08.009.52110.549200.	Dues-Subscriptions-Memberships	2024	1	INV	PAID	190.00	81163 1329	B. Lynch IACP dues - 2024	12/11/2023	2/7/2024
IACP	001.08.009.52140.543000.	Training & Travel	2024	1	INV	PAID	445.00	81163 1329	B. Lynch IACP 2024 Annual conference	12/11/2023	2/7/2024
IIMC	001.05.005.51420.549200.	Dues-Subscriptions-Memberships	2024	1	INV	PAID	170.00	81164 28650	2024 International Institute of Municipal Clerks	1/10/2024	2/7/2024
JENKINS	401.18.037.53481.548000.	Repair & Maintenance Services	2024	2	INV	PAID	1,409.68	81165 28731	Vactoring for Northern St. Service	10/24/2023	2/7/2024
JENKINS	401.19.039.53935.548000.	Repair & Maintenance Services	2024	2	INV	PAID	2,065.34	81165 28504	Vactoring for irrigation lean on Bracken PL	7/24/2023	2/7/2024
JENKINS	403.22.050.53135.548000.	Repair & Maintenance Services	2024	1	INV	PAID	3,663.75	81165 23745	Catchbasin cleaning	12/31/2023	2/7/2024
JENKINS	403.22.050.53135.548000.	Repair & Maintenance Services	2024	1	INV	PAID	3,229.37	81165 28954	Catchbasin cleaning	12/31/2023	2/7/2024
JENKINS	403.22.050.53135.548000.	Repair & Maintenance Services	2024	1	INV	PAID	3,337.96	81165 23724	Catchbasin cleaning	12/31/2023	2/7/2024
JENKINS	403.22.050.53135.548000.	Repair & Maintenance Services	2024	1	INV	PAID	3,446.56	81165 28906	Catchbasin cleaning	12/31/2023	2/7/2024
JENKINS	403.22.050.53135.548000.	Repair & Maintenance Services	2024	1	INV	PAID	3,446.56	81165 28914	Catchbasin cleaning	12/31/2023	2/7/2024
JENKINS	403.22.050.53135.548000.	Repair & Maintenance Services	2024	1	INV	PAID	3,120.78	81165 28956	Catchbasin cleaning	12/31/2023	2/7/2024
K&L Gates	001.04.004.51541.541100.	Outside Legal Services - Gen	2024	1	INV	PAID	5,295.50	81166 4285946	Legal advice - Sno Tribe agreements	1/16/2024	2/7/2024
KENSTOW	001.08.009.52122.541000.	Professional Svcs - General	2024	1	INV	PAID	279.65	81167 24-5637	Blk ford Ranger 1998 - Impound to PD	1/24/2024	2/7/2024
LAI	001.09.014.52220.531912.	EMS Supplies & Equipment	2024	1	INV	PAID	467.41	81168 1394101	Aspirin, face masks, one touch strips	1/4/2024	2/7/2024

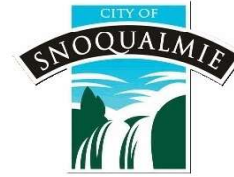
LAI	001.09.014.52220.531912.	EMS Supplies & Equipment	2024	2	INV	PAID	418.91	81168 1402060	Gloves, alcohol prep, mask	1/30/2024	2/7/2024
LOLM	001.13.117.51541.541110.	Public Prosecutor Services	2024	1	INV	PAID	6,000.00	81169 DEC. 2023	Sno Prosecutor - December 2023	12/31/2023	2/7/2024
NAVIA AP	001.15.034.55850.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	10.50	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	001.05.005.51420.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	4.20	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	001.07.008.55720.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	8.40	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	001.28.056.57120.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	2.94	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	001.01.001.51310.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	4.20	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	001.06.007.51423.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	31.92	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	001.09.014.52220.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	0.42	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	001.06.075.51810.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	5.88	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	001.13.000.51810.541000.	Professional Svcs - General	2024	2	INV	PAID	50.00	81170 10813208	FSA Admin Fees - January	1/30/2024	2/7/2024
NAVIA AP	001.12.019.57680.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	0.84	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	001.12.028.57680.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	23.10	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	001.14.031.55860.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	11.76	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	001.08.009.52110.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	7.90	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	001.08.009.52122.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	49.98	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	001.08.009.52131.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	8.40	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	001.16.035.54230.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	6.30	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	001.16.019.54290.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	0.84	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	014.08.012.52110.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	4.70	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	014.08.012.52122.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	46.20	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	310.13.200.59418.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	2.23	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	310.13.200.59476.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	3.11	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	310.13.200.59590.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	3.07	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	401.18.019.53410.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	1.47	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	401.18.037.53481.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	10.50	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	401.19.019.53915.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	0.63	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	401.19.039.53935.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	6.30	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	402.20.019.53510.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	1.68	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	402.20.040.53580.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	21.00	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	403.22.019.53110.523000.	Deferred Compensation Match	2024	2	INV	PAID	1.26	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	403.22.050.53130.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	12.60	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	403.22.030.53190.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	8.40	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	417.13.200.59431.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	2.73	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	417.13.200.59434.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	5.46	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	417.13.200.59435.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	5.46	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	501.23.019.54861.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	0.42	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	501.23.051.54868.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	6.30	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	502.11.020.51888.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	16.80	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	510.24.019.51820.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	0.21	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NAVIA AP	510.24.053.51820.522300.	HRA Medical Reimbursements	2024	2	INV	PAID	6.29	81170 10813209	HRA Admin Fees - December	1/30/2024	2/7/2024
NB AUTOF	501.23.051.54868.531301.	Repair Parts	2024	1	INV	PAID	6,828.02	81171 1/24	Jan 24 #6400 Account Veh/equip parts	1/25/2024	2/7/2024
NB AUTOG	001.09.014.52220.531910.	Operating Supplies	2024	1	INV	PAID	22.11	81172 014590	Oil mix	12/26/2023	2/7/2024
NB AUTOG	001.09.014.52220.531910.	Operating Supplies	2024	1	INV	PAID	185.69	81172 015890	LED 2 SYT 8/U LMP 12V	1/8/2024	2/7/2024
NORSTAR	501.23.051.54868.531301.	Repair Parts	2024	1	INV	PAID	4,308.13	81173 61710	Swenson Snow/Ice material spreader parts	1/29/2024	2/7/2024
NRS	001.09.014.52220.531050.	Uniforms & Protective Gear	2024	2	INV	PAID	2,186.62	81174 1513297	Helmet, knife, glove , whistle	1/2/2024	2/7/2024
NRS	001.09.014.52220.531050.	Uniforms & Protective Gear	2024	2	INV	PAID	82.75	81174 1515250	Resue Duffel	1/11/2024	2/7/2024
NRS	001.09.014.52220.531050.	Uniforms & Protective Gear	2024	2	INV	PAID	231.16	81174 1517988	Helmet, duffel, rescue book	1/24/2024	2/7/2024
ORKIN	510.24.053.51820.548000.	Repair & Maintenance Services	2024	1	INV	PAID	285.31	81175 255050064	Pest control	1/15/2024	2/7/2024
ORKIN	510.24.053.51820.548000.	Repair & Maintenance Services	2024	1	INV	PAID	173.14	81175 255050066	Pest Control	1/15/2024	2/7/2024
ORKIN	510.24.053.51820.548000.	Repair & Maintenance Services	2024	1	INV	PAID	220.65	81175 255050067	Pest control	1/15/2024	2/7/2024
PB 179	001.13.000.51890.542300.	Postage & Freight	2024	1	INV	PAID	571.53	81176 33186523406	Postage machine lease 11/28/23 - 2/27/24	1/29/2024	2/7/2024
PERFSYS	510.24.053.51820.548000.	Repair & Maintenance Services	2024	1	INV	PAID	452.49	81177 12551701	Fire extinguisher annual service & maintenance	9/18/2023	2/7/2024
PF&SINC	510.24.053.51820.548000.	Repair & Maintenance Services	2024	1	INV	PAID	544.50	81178 99438	Fire/burglar alarm repair and monitoring	1/9/2024	2/7/2024
PRE-EMPL	001.06.075.51810.541420.	HR-Related Services	2024	1	INV	PAID	14.90	81179 372122	Background check for new hire	12/31/2023	2/7/2024
PSTEST	001.08.009.52110.541000.	Professional Svcs - General	2024	1	INV	PAID	77.00	81180 2024-36	Candidate agency test site add-ons	1/17/2024	2/7/2024
RH2	402.20.019.53510.541000.	Professional Svcs - General	2024	1	INV	PAID	1,544.02	81181 94268	Engineering level operational support	1/10/2024	2/7/2024
RS Americas	401.18.037.53481.531820.	Info Tech Components	2024	1	INV	PAID	2,598.57	81182 9018804316	Universal Power Supply	1/4/2024	2/7/2024
SEATIMES	001.05.005.51420.541320.	Legal Notices	2024	1	INV	PAID	139.50	81183 71952	Ordinance 1285	1/26/2024	2/7/2024
SEATIMES	001.05.005.51420.541320.	Legal Notices	2024	1	INV	PAID	99.00	81183 71953	Ordinance 1286	1/26/2024	2/7/2024
SPOK	401.19.039.53935.542000.	Telephone Service	2024	2	INV	PAID	29.03	81184 H0303878M	Irrigation pager bill	1/13/2024	2/7/2024

Stephanie butler	001.08.009.52110.523100.	Clothing Allowance	2024	1	INV	PAID	229.01	81185 Reimb S. butler 1/24	Black work pants X2	1/10/2024	2/7/2024
TASER	001.08.009.52150.535400.	Police Firearms & Weapons	2024	1	INV	PAID	1,346.84	81186 INUS217238	Taser holster, cartridges, battery packs	1/4/2024	2/7/2024
TASER	014.08.012.52150.535400.	Police Firearms & Weapons	2024	1	INV	PAID	655.43	81186 INUS217238	Taser holster, cartridges, battery packs	1/4/2024	2/7/2024
TENELCO	402.20.040.53555.548000.	Repair & Maintenance Services	2024	1	INV	PAID	2,658.66	81187 91433	BUF haul and application	12/11/2023	2/7/2024
TENELCO	402.20.040.53555.548000.	Repair & Maintenance Services	2024	1	INV	PAID	2,605.75	81187 91612	BUF haul and application	12/12/2023	2/7/2024
TENELCO	402.20.040.53555.548000.	Repair & Maintenance Services	2024	1	INV	PAID	2,604.65	81187 91739	BUF haul and application	12/18/2023	2/7/2024
TENELCO	402.20.040.53555.548000.	Repair & Maintenance Services	2024	1	INV	PAID	2,571.95	81187 91903	BUF haul and application	12/29/2023	2/7/2024
UII	001.08.009.52122.522400.	LEOFF I Retiree Med & Premiums	2024	2	INV	PAID	70.50	81188 24-Jan	Group insurance premium	2/1/2024	2/7/2024
UJINE	401.18.037.53481.531050.	Uniforms & Protective Gear	2024	1	INV	PAID	178.36	81189 172804869	Latex gloves	1/5/2024	2/7/2024
UJINE	402.20.040.53580.531910.	Operating Supplies	2024	1	INV	PAID	1,392.80	81189 172861352	Locker for new staff & Paper plates	1/8/2024	2/7/2024
VERIZ 3	502.11.020.51888.542010.	Cellular Telephone	2024	1	INV	PAID	2,599.07	81190 9951957361 1/24	PD Cell phones Nov-DEC 23	12/16/2023	2/7/2024
WCFR	001.09.014.52250.531300.	Repair & Maintenance Supplies	2024	1	INV	PAID	1,630.50	81191 82948-241	SOI replacement blades	1/10/2024	2/7/2024
WESSPUR	403.22.030.53190.531300.	Repair & Maintenance Supplies	2024	1	INV	PAID	129.03	81192 IN-2705912	Rope storage bag	11/6/2023	2/7/2024
Western Fire Chiefs	001.06.075.51810.541420.	HR-Related Services	2024	1	INV	PAID	280.00	81193 004406	HR Recruitment: Employment Ad - Lateral Fire	1/24/2024	2/7/2024
WESTPAY	001.08.009.52110.549200.	Dues-Subscriptions-Memberships	2024	1	INV	PAID	216.11	81194 849524686	Clear research database monthly fee-Dec 23	1/1/2024	2/7/2024
Wicklender-Zulawski	001.08.009.52140.543000.	Training & Travel	2024	1	INV	PAID	495.00	81195 34546	M. Sanchez - investigative interviewing techniques	12/12/2023	2/7/2024
WLACE	001.10.017.52560.535900.	Small Tools & Equipment	2024	1	INV	PAID	1,034.96	81196 15310972	Snow Blower	1/10/2024	2/7/2024
WLACE	001.09.014.52250.535900.	Small Tools & Equipment	2024	1	INV	PAID	1,034.95	81196 15310972	Snow Blower	1/10/2024	2/7/2024
WLACE	402.20.040.53580.531300.	Repair & Maintenance Supplies	2024	1	INV	PAID	154.74	81196 15311010	Heat trace for frozen pipes at headworks	1/13/2024	2/7/2024
WLACE	510.24.053.51820.531300.	Repair & Maintenance Supplies	2024	1	INV	PAID	117.12	81196 15311091	Facility parts and supplies	1/24/2024	2/7/2024
WLACE	510.24.053.51820.531300.	Repair & Maintenance Supplies	2024	1	INV	PAID	54.99	81196 15311136	Facility parts & supplies	1/30/2024	2/7/2024
WMG	401.19.039.53935.541000.	Professional Svcs - General	2024	2	INV	PAID	4,004.98	81197 21814	Feb 2024 Monthly maxicom service	1/19/2024	2/7/2024
WSAFC	001.09.014.52210.549200.	Dues-Subscriptions-Memberships	2024	1	INV	PAID	2,856.00	81198 1875	Fire agency membership	10/17/2023	2/7/2024
WSAFC	001.09.014.52245.543000.	Training & Travel	2024	1	INV	PAID	625.00	81198 5/20/2024	Fire Chiefs Conference M. Bailey	1/24/2024	2/7/2024

Accounts Payable

Blanket Voucher Approval Document

User: ITreptow
 Printed: 01/25/2024 - 8:55AM
 Warrant Request Date: 1/24/2024
 DAC Fund:



#72

Batch: 00002.01.2024 - 1/24/24 IT UB

City of Snoqualmie

Claims presented to the City to be paid in the amount of \$ 4,622.05
 for claims warrants numbered 62362 through 62374 & dated 1/24/2024.

Line	Claimant	Voucher No.	Amount
1	Funk,Troy	000062364	231.75
2	Parikh,Shehul	000062369	152.34
3	Wang,Hou Cheng	000062373	164.15
4	Foushee and Associates	000062363	2,316.47
5	Mclaughlin,Angela	000062368	80.40
6	Schafer,Rhonda	000062370	328.32
7	Bafaro,Eugenio & Mikaela	000062374	318.00
8	Shepherd,Rick	000062371	371.09
9	Snoqualmie Coin Laundry	000062372	0.30
10	JB Partners, LLC	000062367	237.71
11	James,Linda	000062366	164.16
12	Cardinal,Doug	000062362	169.98
13	Hayden,Jennifer	000062365	87.38
Page Total:			\$4,622.05
Grand Total:			\$4,622.05

Accounts Payable

Check Detail

User: ITreptow
Printed: 02/14/2024 - 10:08AM



Item 6.

Check Number	Check Date			Amount
UB*03150 - Bafaro, Eugenio & Mikaella Line Item Account				
62374	01/24/2024	Inv		
		<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>
		01/23/2024	Refund Check	401-00-000-213-10-00-000
				318.00
		Inv Total		318.00
62374 Total:				318.00
UB*03150 - Bafaro, Eugenio & Mikaella Total:				318.00
UB*03155 - Cardinal, Doug Line Item Account				
62362	01/24/2024	Inv		
		<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>
		01/23/2024	Refund Check	401-00-000-213-10-00-000
				169.98
		Inv Total		169.98
62362 Total:				169.98
UB*03155 - Cardinal, Doug Total:				169.98
UB*03147 - Foushee and Associates Line Item Account				
62363	01/24/2024	Inv		
		<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>
		01/23/2024	Refund Check	401-00-000-213-10-00-000
		01/23/2024	Refund Check	001-00-000-213-10-00-000
				2,125.20
				191.27
		Inv Total		2,316.47
62363 Total:				2,316.47
UB*03147 - Foushee and Associates Total:				2,316.47
UB*02049 - Funk, Troy Line Item Account				
62364	01/24/2024			

Inv Re-issue Check

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
01/11/2024	Re-issue Refund check 45540	401-00-000-213-10-00-000	231.75

Inv Re-issue Check Total	231.75
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62364 Total:	231.75
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UB*02049 - Funk, Troy Total:	231.75
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UB*03156 - Hayden, Jennifer Line Item Account

62365 01/24/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
01/23/2024	Refund Check	401-00-000-213-10-00-000	87.38

Inv Total	87.38
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62365 Total:	87.38
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UB*03156 - Hayden, Jennifer Total:	87.38
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UB*03154 - James, Linda Line Item Account

62366 01/24/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
01/23/2024	Refund Check	001-00-000-213-10-00-000	0.08
01/23/2024	Refund Check	403-00-000-213-10-00-000	0.86
01/23/2024	Refund Check	001-00-000-213-10-00-000	0.24
01/23/2024	Refund Check	402-00-000-213-10-00-000	2.65
01/23/2024	Refund Check	401-00-000-213-10-00-000	160.22
01/23/2024	Refund Check	001-00-000-213-10-00-000	0.11

Inv Total	164.16
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62366 Total:	164.16
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UB*03154 - James, Linda Total:	164.16
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UB*03153 - JB Partners, LLC Line Item Account

62367 01/24/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
01/23/2024	Refund Check	401-00-000-213-10-00-000	237.71

Inv Total	237.71
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62367 Total: 237.71

UB*03153 - JB Partners, LLC Total: 237.71

UB*03148 - McLaughlin, Angela Line Item Account

62368 01/24/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
01/23/2024	Refund Check	401-00-000-213-10-00-000	80.40

Inv Total 80.40

62368 Total: 80.40

UB*03148 - McLaughlin, Angela Total: 80.40

UB*02816 - Parikh, Shehul Line Item Account

62369 01/24/2024

Inv Re-issue check

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
01/11/2024	Re-issue refund check 56736	401-00-000-213-10-00-000	152.34

Inv Re-issue check Total 152.34

62369 Total: 152.34

UB*02816 - Parikh, Shehul Total: 152.34

UB*03149 - Schafer, Rhonda Line Item Account

62370 01/24/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
01/23/2024	Refund Check	401-00-000-213-10-00-000	328.32

Inv Total 328.32

62370 Total: 328.32

UB*03149 - Schafer, Rhonda Total: 328.32

UB*03151 - Shepherd, Rick Line Item Account

62371 01/24/2024

Inv

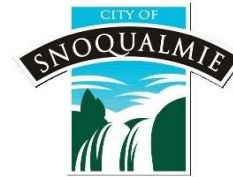
<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
01/23/2024	Refund Check	401-00-000-213-10-00-000	371.09

Inv Total				371.09
				<hr/>
62371 Total:				371.09
				<hr/>
UB*03151 - Shepherd, Rick Total:				371.09
UB*03152 - Snoqualmie Coin Laundry Line Item Account				
62372	01/24/2024			
Inv				
<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>		
01/23/2024	Refund Check	401-00-000-213-10-00-000		0.30
Inv Total				0.30
				<hr/>
62372 Total:				0.30
				<hr/>
UB*03152 - Snoqualmie Coin Laundry Total:				0.30
UB*03136 - Wang, Hou Cheng Line Item Account				
62373	01/24/2024			
Inv	Re-issue check			
<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>		
01/11/2024	Re-issue refund check 62344	402-00-000-213-10-00-000		83.53
01/11/2024	Re-issue refund check 62344	403-00-000-213-10-00-000		27.08
01/11/2024	Re-issue refund check 62344	401-00-000-213-10-00-000		40.20
01/11/2024	Re-issue refund check 62344	001-00-000-213-10-00-000		13.34
Inv Re-issue check Total				164.15
				<hr/>
62373 Total:				164.15
				<hr/>
UB*03136 - Wang, Hou Cheng Total:				164.15
				<hr/>
Total:				4,622.05
				<hr/>

Accounts Payable

Blanket Voucher Approval Document

User: THolden
 Printed: 02/08/2024 - 11:05AM
 Warrant Request Date: 2/7/2024
 DAC Fund:



Batch: 00001.02.2024 - PV2-07-2024

City of Snoqualmie

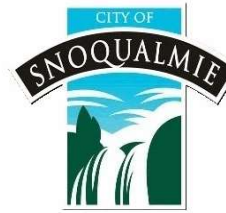
Claims presented to the City to be paid in the amount of \$ 466,052.12 (Incl. ACH)
 for claims warrants numbered 62381 through 62388 & dated 2-7-2024.

Line	Claimant	Voucher No.	Amount
1	AFLAC	000000000	39.07
2	AWC BENEFITS	000000000	159,622.47
3	CITY OF SNOQUALMIE	000062381	476.68
4	Dept of Retirement Syst.-PERS	000000000	49,829.18
5	Dept. of Labor & Industries	000000000	17,073.98
6	Dept. of Retirement Syst.- DCP	000000000	20,262.00
7	Dept. of Retirement Syst.- PSERS	000000000	1,367.73
8	Dept. of Retirement Syst.-LEOFF	000000000	28,786.27
9	DiMartino Associates	000062382	378.00
10	Employment Security Dept.	000000000	4,166.90
11	Employment Security Dept.	000000000	2,662.63
12	Employment Security Dept.	000000000	1,113.94
13	IAFF Firepac-Political Affairs Dept.	000062383	2.09
14	IAFF LOCAL #2878	000062384	1,458.61
15	ICMA Retirement Trust -303907	000000000	2,200.00
16	IRS-Payroll EFTPS	000000000	146,595.53
17	NWFFT TRUST	000000000	24,298.12
18	Office of Support Enforcement - DSHS	000000000	1,434.17
19	Snoqualmie Police Association	000062385	900.00
20	Teamsters Local Union #763	000062386	1,696.00
21	Voya Institutional Trust Company	000000000	225.00
22	Western States Police Medical Trust	000062387	488.75
23	WSCFF	000062388	975.00
Page Total:			\$466,052.12
Grand Total:			\$466,052.12

Accounts Payable

Check Detail

User: THolden
Printed: 02/08/2024 - 11:42AM



Item 6.

Check Number	Check Date	Amount
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90000 - AWC BENEFITS Line Item Account

0 02/07/2024

Inv

Line Item Date	Line Item Description	Line Item Account	
02/06/2024	PR Batch 00001.02.2024 AWC Long Term Disability	631-00-000-231-50-14-000	581.20
02/06/2024	PR Batch 00001.02.2024 Kaiser Medical Benefits/200	631-00-000-231-50-14-000	2,403.90
02/06/2024	PR Batch 00001.02.2024 AWC Life Insurance	631-00-000-231-50-14-000	439.20
02/06/2024	PR Batch 00001.02.2024 AWC Life Insurance Employee	631-00-000-231-50-14-000	3.30
02/06/2024	PR Batch 00001.02.2024 AWC-Medical Benefits/HF 500	631-00-000-231-50-14-000	36,308.04
02/06/2024	PR Batch 00001.02.2024 AWC-Vision	631-00-000-231-50-14-000	1,610.48
02/08/2024	PR Batch 00001.02.2024 AWC - Medical Benefits/HF 250	631-00-000-231-50-14-000	4,921.14
02/06/2024	PR Batch 00001.02.2024 AWC-Employee Pd Life Add'l	631-00-000-231-50-14-000	50.40
02/06/2024	PR Batch 00001.02.2024 AWC Long Term Disab. Employee	631-00-000-231-50-14-000	5.41
02/06/2024	PR Batch 00001.02.2024 AWC-Life Insurance Police	631-00-000-231-50-14-000	1,072.50
02/06/2024	PR Batch 00001.02.2024 AWC Life Insurance	631-00-000-231-50-14-000	15.00
02/06/2024	PR Batch 00001.02.2024 AWC-Dental Benefits	631-00-000-231-50-14-000	10,818.70
02/06/2024	PR Batch 00001.02.2024 AWC-Vision	631-00-000-231-50-14-000	57.16
02/06/2024	PR Batch 00001.02.2024 AWC - Medical Benefits/HF 250	631-00-000-231-50-14-000	99,030.38
02/06/2024	PR Batch 00001.02.2024 AWC-Dental Benefits	631-00-000-231-50-14-000	410.44

Inv Total	157,727.25
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Inv 1-2024

Line Item Date	Line Item Description	Line Item Account	
02/07/2024	Edmund Crosson Medical Premium	001-08-009-521-22-22-400	1,895.22

Inv 1-2024 Total	1,895.22
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0 Total:	159,622.47
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90000 - AWC BENEFITS Total:

159,622.47

90010 - Dept. of Labor & Industries Line Item Account

0 02/07/2024

Inv

Line Item Date	Line Item Description	Line Item Account	
02/06/2024	PR Batch 00001.02.2024 L&I Employer	631-00-000-231-50-73-000	14,529.45
02/06/2024	PR Batch 00001.02.2024 L&I Employee	631-00-000-231-50-73-000	2,544.53

Inv Total	17,073.98
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0 Total:	17,073.98
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90010 - Dept. of Labor & Industries Total: 17,073.98

90020 - Employment Security Dept. Line Item Account

0 02/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/06/2024	PR Batch 00001.02.2024 Emp Sec- Unemployment Tax	631-00-000-231-50-50-000	1,113.94

Inv Total 1,113.94

0 Total: 1,113.94

90020 - Employment Security Dept. Total: 1,113.94

90022 - Employment Security Dept. Line Item Account

0 02/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/06/2024	PR Batch 00001.02.2024 WA Paid Fam. & Med. Leave	631-00-000-231-50-32-000	1,190.54
02/06/2024	PR Batch 00001.02.2024 WA Paid Fam. & Med. Leave	631-00-000-231-50-32-000	2,976.36

Inv Total 4,166.90

0 Total: 4,166.90

90022 - Employment Security Dept. Total: 4,166.90

90023 - Employment Security Dept. Line Item Account

0 02/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/06/2024	PR Batch 00001.02.2024 WA Cares	631-00-000-231-50-32-000	2,662.63

Inv Total 2,662.63

0 Total: 2,662.63

90023 - Employment Security Dept. Total: 2,662.63

90030 - Dept. of Retirement Syst.-LEOFF Line Item Account

0 02/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/06/2024	PR Batch 00001.02.2024 LEOFF 2 Employer	631-00-000-231-50-16-000	11,057.25
02/06/2024	PR Batch 00001.02.2024 LEOFF 2 Employee	631-00-000-231-50-16-000	17,729.02

Inv Total	28,786.27
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0 Total:	28,786.27
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90030 - Dept. of Retirement Syst.-LEOFF Total:	28,786.27
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90035 - IAFF Firepac-Political Affairs Dept. Line Item Account

62383 02/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/06/2024	PR Batch 00001.02.2024 IAFF-FirePac	631-00-000-231-50-50-000	2.09

Inv Total	2.09
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62383 Total:	2.09
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90035 - IAFF Firepac-Political Affairs Dept. Total:	2.09
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90040 - Teamsters Local Union #763 Line Item Account

62386 02/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/06/2024	PR Batch 00001.02.2024 Teamsters Union Dues	631-00-000-231-50-21-000	1,696.00

Inv Total	1,696.00
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62386 Total:	1,696.00
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90040 - Teamsters Local Union #763 Total:	1,696.00
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90045 - IAFF LOCAL #2878 Line Item Account

62384 02/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/06/2024	PR Batch 00001.02.2024 IAFF-Local 2878 Fire	631-00-000-231-50-21-000	1,458.61

Inv Total	1,458.61
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62384 Total:	1,458.61
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90045 - IAFF LOCAL #2878 Total:	1,458.61
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90060 - Office of Support Enforcement - DSHS Line Item Account

0 02/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>
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02/06/2024	PR Batch 00001.02.2024 Child Support	631-00-000-231-50-30-000	1,434.17
Inv Total			1,434.17

0 Total: 1,434.17

90060 - Office of Support Enforcement - DSHS Total: 1,434.17

90070 - Dept of Retirement Syst.-PERS Line Item Account

0 02/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/06/2024	PR Batch 00001.02.2024 PERS 2 Employer	631-00-000-231-50-16-000	25,456.00
02/06/2024	PR Batch 00001.02.2024 PERS 3 Employee	631-00-000-231-50-16-000	2,834.38
02/06/2024	PR Batch 00001.02.2024 PERS 3 Employer	631-00-000-231-50-16-000	4,550.33
02/06/2024	PR Batch 00001.02.2024 PERS2 Employee	631-00-000-231-50-16-000	16,988.47
Inv Total			49,829.18

0 Total: 49,829.18

90070 - Dept of Retirement Syst.-PERS Total: 49,829.18

90075 - Dept. of Retirement Syst.- PSERS Line Item Account

0 02/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/06/2024	PR Batch 00001.02.2024 PSERS Employer	631-00-000-231-50-16-000	814.22
02/06/2024	PR Batch 00001.02.2024 PSERS Employee	631-00-000-231-50-16-000	553.51
Inv Total			1,367.73

0 Total: 1,367.73

90075 - Dept. of Retirement Syst.- PSERS Total: 1,367.73

90085 - IRS-Payroll EFTPS Line Item Account

0 02/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/06/2024	PR Batch 00001.02.2024 Medicare Employer	631-00-000-231-50-27-000	8,163.58
02/06/2024	PR Batch 00001.02.2024 Federal Income Tax	631-00-000-231-50-27-000	71,419.59
02/06/2024	PR Batch 00001.02.2024 Medicare Employee	631-00-000-231-50-27-000	8,163.58
02/06/2024	PR Batch 00001.02.2024 FICA Employee	631-00-000-231-50-27-000	29,424.39
02/06/2024	PR Batch 00001.02.2024 FICA Employer	631-00-000-231-50-27-000	29,424.39
Inv Total			146,595.53

0 Total: 146,595.53

90085 - IRS-Payroll EFTPS Total: 146,595.53

90095 - Voya Institutional Trust Company Line Item Account

0 02/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/06/2024	PR Batch 00001.02.2024 Voya-Employee	631-00-000-231-50-19-000	125.00
02/06/2024	PR Batch 00001.02.2024 Voya-Employer	631-00-000-231-50-19-000	100.00

Inv Total 225.00

0 Total: 225.00

90095 - Voya Institutional Trust Company Total: 225.00

90099 - CITY OF SNOQUALMIE Line Item Account

62381 02/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/06/2024	PR Batch 00001.02.2024 FSA	631-00-000-231-50-15-000	476.68

Inv Total 476.68

62381 Total: 476.68

90099 - CITY OF SNOQUALMIE Total: 476.68

90100 - ICMA Retirement Trust -303907 Line Item Account

0 02/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/06/2024	PR Batch 00001.02.2024 ICMA-Employer Supplement	631-00-000-231-50-19-000	125.00
02/06/2024	PR Batch 00001.02.2024 ICMA-Employer	631-00-000-231-50-19-000	712.50
02/06/2024	PR Batch 00001.02.2024 ICMA-Employee	631-00-000-231-50-19-000	1,362.50

Inv Total 2,200.00

0 Total: 2,200.00

90100 - ICMA Retirement Trust -303907 Total: 2,200.00

90105 - Dept. of Retirement Syst.- DCP Line Item Account

0 02/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/06/2024	PR Batch 00001.02.2024 DCP-Employer	631-00-000-231-50-19-000	5,633.50
02/06/2024	PR Batch 00001.02.2024 DCP-Employer-Supplement	631-00-000-231-50-19-000	1,387.50
02/06/2024	PR Batch 00001.02.2024 DCP Flat Employee	631-00-000-231-50-19-000	12,791.00
02/06/2024	PR Batch 00001.02.2024 Defferd Comp Roth Flat	631-00-000-231-50-19-000	450.00

Inv Total			20,262.00
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0 Total:			20,262.00
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90105 - Dept. of Retirement Syst.- DCP Total:			20,262.00
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90110 - AFLAC Line Item Account

0 02/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/06/2024	PR Batch 00001.02.2024 AFLAC-Pre Tax	631-00-000-231-50-19-000	39.07

Inv Total			39.07
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0 Total:			39.07
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90110 - AFLAC Total:			39.07
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90120 - WSCFF Line Item Account

62388 02/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/06/2024	PR Batch 00001.02.2024 WSCFF-BENEFIT TRUST FF ER	631-00-000-231-50-22-000	975.00

Inv Total			975.00
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62388 Total:			975.00
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90120 - WSCFF Total:			975.00
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90180 - Snoqualmie Police Association Line Item Account

62385 02/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/06/2024	PR Batch 00001.02.2024 Police Union Dues	631-00-000-231-50-21-000	900.00

Inv Total			900.00
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62385 Total:			900.00
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90180 - Snoqualmie Police Association Total:

900.00

90300 - DiMartino Associates Line Item Account

62382 02/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/06/2024	PR Batch 00001.02.2024 Brown & Brown DBA DiMartino	631-00-000-231-50-14-000	378.00

Inv Total	378.00
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62382 Total:

378.00

90300 - DiMartino Associates Total:

378.00

90310 - NWFFT TRUST Line Item Account

0 02/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/06/2024	PR Batch 00001.02.2024 Medical/Vision Benefits	631-00-000-231-50-14-000	22,097.35
02/06/2024	PR Batch 00001.02.2024 Dental Benefits	631-00-000-231-50-14-000	2,200.77

Inv Total	24,298.12
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0 Total:

24,298.12

90310 - NWFFT TRUST Total:

24,298.12

90400 - Western States Police Medical Trust Line Item Account

62387 02/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/06/2024	PR Batch 00001.02.2024 W States Police Medical Trust	631-00-000-231-50-17-000	488.75

Inv Total	488.75
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62387 Total:

488.75

90400 - Western States Police Medical Trust Total:

488.75

Total:

466,052.12

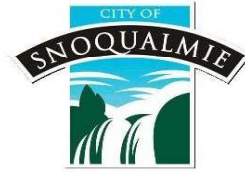


Payroll
Blanket Voucher Document

Claims presented to the City to be paid on 2/7/2024 in the amount of 386,515.16
which includes claim warrants numbered _____ through _____,
totaling \$ 0.00, and direct deposits totaling \$ 386,515.16.

ACH Check Register

User: 'THolden'
 Printed: 02/06/2024 - 2:58PM
 Batch: 00001.02
 Include Partial: TRUE



Check Date	Check	Partial ACH	Employee Name	Amount
02/07/2024	0	False	Bryan Holloway	510.42
02/07/2024	0	False	Catherine Cotton	459.33
02/07/2024	0	False	Louis Washington	359.33
02/07/2024	0	False	Ethan Benson	459.33
02/07/2024	0	False	Jolyon Johnson	459.33
02/07/2024	0	False	Robert Wotton	309.33
02/07/2024	0	False	Cara Christensen	459.33
02/07/2024	0	False	Katherine Ross	2,022.68
02/07/2024	0	False	Deana Dean	4,139.23
02/07/2024	0	False	Tania Holden	4,205.09
02/07/2024	0	False	Jimmie Betts Jr.	3,232.79
02/07/2024	0	False	Brendon Ecker	2,758.05
02/07/2024	0	False	Andrew Latham	3,131.23
02/07/2024	0	False	Andrew Jongekryg	2,539.34
02/07/2024	0	False	Samantha Brumfield	1,897.50
02/07/2024	0	False	Kimberly Johnson	3,909.46
02/07/2024	0	False	Nicole Wiebe	2,720.40
02/07/2024	0	False	Andrew Bouta	4,734.29
02/07/2024	0	False	Krista Hintz	10,242.88
02/07/2024	0	False	Jennifer Hughes	3,312.99
02/07/2024	0	False	Debbie Kinsman	482.98
02/07/2024	0	False	Heather Florida	2,685.58
02/07/2024	0	False	Gerald Knutsen	4,029.14
02/07/2024	0	False	Kyla Henderson	3,311.85
02/07/2024	0	False	Janna Walker	3,631.25
02/07/2024	0	False	Tami Wood	3,309.35
02/07/2024	0	False	Gail Folkins	2,526.27
02/07/2024	0	False	Danna McCall	3,458.88
02/07/2024	0	False	Brian Lynch	4,963.22
02/07/2024	0	False	Melinda Black	3,087.71
02/07/2024	0	False	Stephanie Butler	3,452.65
02/07/2024	0	False	Austin Gutwein	3,001.54
02/07/2024	0	False	Joseph Spears	3,135.47
02/07/2024	0	False	Drew Ward	3,378.50
02/07/2024	0	False	Michael Peter	2,304.30
02/07/2024	0	False	Max Bostick	2,411.53
02/07/2024	0	False	Pamela Mandery	5,387.96
02/07/2024	0	False	James Aguirre	2,947.31
02/07/2024	0	False	Michael Liebetrau	2,818.82
02/07/2024	0	False	Kobe Hoyla	2,293.14
02/07/2024	0	False	Craig Miller	8,138.04
02/07/2024	0	False	Daniel Moate	3,845.63
02/07/2024	0	False	Marcus Sanchez	4,159.12
02/07/2024	0	False	Joseph Meadows	3,709.17
02/07/2024	0	False	Cory Hendricks	3,320.03
02/07/2024	0	False	Nicholas Schulgen	743.62

02/07/2024	0	False	David Doucett	3,853.59
02/07/2024	0	False	William Natkha	2,265.93
02/07/2024	0	False	Erik Rasmussen	2,519.10
02/07/2024	0	False	Chase Smith	3,664.82
02/07/2024	0	False	James Kaae	4,528.50
02/07/2024	0	False	Jason Weiss	6,103.80
02/07/2024	0	False	Nigel Draveling	3,437.14
02/07/2024	0	False	Dmitriy Vladis	4,459.05
02/07/2024	0	False	Christopher Werre	4,544.42
02/07/2024	0	False	Philip Bennett	4,761.15
02/07/2024	0	False	Justin Ren	3,228.76
02/07/2024	0	False	Kerry O'Neil	2,511.92
02/07/2024	0	False	Dalton Hawk	3,411.76
02/07/2024	0	False	Jason Battles	5,257.51
02/07/2024	0	False	Neil MacVicar	2,973.85
02/07/2024	0	False	Jorge Orozco	2,974.02
02/07/2024	0	False	Ryan Barnet	4,620.68
02/07/2024	0	False	Michael Chambless	6,633.65
02/07/2024	0	False	Kyle Markwardt	2,576.42
02/07/2024	0	False	Christine Iverson Stinson	2,740.05
02/07/2024	0	False	Kevin Aspy	8,823.99
02/07/2024	0	False	Lyle Beach	3,479.37
02/07/2024	0	False	Patrick Fry	4,051.92
02/07/2024	0	False	Jeffrey Hamlin	5,194.25
02/07/2024	0	False	Andrew Vining	3,978.52
02/07/2024	0	False	Hind Ahmed	4,277.22
02/07/2024	0	False	Thomas Holmes	7,853.43
02/07/2024	0	False	Alec Bagley	3,153.60
02/07/2024	0	False	Joan Quade	2,413.16
02/07/2024	0	False	Thai Pham	2,666.18
02/07/2024	0	False	Jason George	5,897.21
02/07/2024	0	False	Kevin Halbert	3,365.53
02/07/2024	0	False	Timothy Barrett	3,123.92
02/07/2024	0	False	Donald Harris	5,492.31
02/07/2024	0	False	Kevin Snyder	5,614.70
02/07/2024	0	False	Kenneth Knowles	3,800.60
02/07/2024	0	False	Todd Shinn	6,241.11
02/07/2024	0	False	Matthew Hedger	5,100.66
02/07/2024	0	False	John Cooper	4,083.56
02/07/2024	0	False	Emily Arteché	5,023.60
02/07/2024	0	False	Ashley Wragge	2,478.24
02/07/2024	0	False	Ilyse Treptow	3,419.71
02/07/2024	0	False	Rebecca Buelna	2,667.93
02/07/2024	0	False	Dylan Gamble	3,143.63
02/07/2024	0	False	Michael Bailey	6,264.03
02/07/2024	0	False	Jessica Rellamas	1,866.61
02/07/2024	0	False	Tylor Fischer	4,248.19
02/07/2024	0	False	Zachary Schumann	3,227.84
02/07/2024	0	False	Jacob Fouts	4,252.87
02/07/2024	0	False	Darby Summers	3,033.35
02/07/2024	0	False	Theresa Tozier	3,319.03
02/07/2024	0	False	Gregory Heath	3,127.29
02/07/2024	0	False	Albert Wolfe	3,058.00
02/07/2024	0	False	Nicholas Lathrop	3,057.27
02/07/2024	0	False	Matthew West	6,229.44
02/07/2024	0	False	William Wisham	11,038.03
02/07/2024	0	False	Robert Lasswell	3,385.79
02/07/2024	0	False	Benjamin Parker	5,368.29

02/07/2024

0

False

Peter O'Donnell

4,233.27

Item 6.

0.00

386,515.16

Total

105

386,515.16






Claims Report

Final Audit Report

2024-02-14

Created:	2024-02-14
By:	Ilyse Treptow (itreptow@snoqualmiewa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAI0tF_8IcTPlq5Jo1pUsgefzuKkZ6r7F-

"Claims Report" History

-  Document created by Ilyse Treptow (itreptow@snoqualmiewa.gov)
2024-02-14 - 6:24:43 PM GMT
-  Document emailed to Jerry Knutsen (JKnutsen@snoqualmiewa.gov) for signature
2024-02-14 - 6:25:54 PM GMT
-  Email viewed by Jerry Knutsen (JKnutsen@snoqualmiewa.gov)
2024-02-14 - 6:33:11 PM GMT
-  Document e-signed by Jerry Knutsen (JKnutsen@snoqualmiewa.gov)
Signature Date: 2024-02-14 - 6:44:08 PM GMT - Time Source: server
-  Agreement completed.
2024-02-14 - 6:44:08 PM GMT



BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

AB24-025
February 26, 2024
Ordinance

Item 7.

AGENDA BILL INFORMATION

TITLE:	AB24-025: Proposed Amendment to SMC Title 15 Building and Construction, Chapter 15.04A and 15.04B	<input type="checkbox"/> Discussion Only
PROPOSED ACTION:	Adopt Ordinance 1298 to Amend SMC Chapters 15.04A and 15.04B, Building Codes	<input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

REVIEW:	Department Director	Emily Arteche	2/5/2024
	Finance	n/a	Click or tap to enter a date.
	Legal	David Linehan	2/8/2024
	City Administrator	Mike Chambless	Click or tap to enter a date.

DEPARTMENT:	Community Development		
	STAFF: Emily Arteche		
	COMMITTEE: Community Development		COMMITTEE DATE: February 20, 2024
	EXHIBITS: 1. AB24-025x1 Ordinance 2. AB24-025x2 Attachment A, Amendments to SMC 15.04A and 15.04B 3. AB24-025x3 City of Duvall Informational Building Code Update Presentation		

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUESTED	\$ n/a

SUMMARY

INTRODUCTION

The proposed ordinance amends Snoqualmie Municipal Code Chapters 15.04A and 15.04B and adopts by reference the 2021 International and Uniform Codes as adopted and amended by the State Building Code Council (SBCC).

LEGISLATIVE HISTORY

Over the past several decades, the Snoqualmie City Council has regularly adopted the State Building Code and regular SBCC amendments including updated editions of certain International codes and certain Uniform codes of WAC 51-50. On May 23, 2016, and subsequently on March 8, 2021, by Ordinance Numbers 1173 and 1246, respectively, the City Council adopted updates to SMC Chapters 15.04A and 15.04B to incorporate by reference the then-current editions of various International codes and Uniform codes, as codified in WAC Title 51.

BACKGROUND

As set forth in RCW 19.27.031, the Washington State Legislature established the State Building Code, comprised of the entirety or portions of multiple different “International” codes, published by the International Code Council, Inc., and certain “Uniform” codes, including the International Building Code (“IBC”); the International Residential Code (“IRC”); the International Mechanical Code (“IMC”); the International Fire Code (“IFC”); portions of the International Wildland Urban Interface Code; and the Uniform Plumbing Code and Uniform Plumbing Code Standards. In RCW 19.27.074, the Legislature delegated to the Washington State Building Code Council (“SBCC”) the authority and obligation to adopt and maintain the State Building Code by regularly reviewing updated versions of the I-codes and other pertinent information, amending the I-codes and other standards as deemed appropriate by the SBCC.

In 2023, the SBCC amended WAC Title 51 to incorporate the 2021 versions of various International and Uniform codes, together with other Washington-specific amendments, to be effective July 1, 2023. However, on May 24, 2023, the SBCC voted to delay the effective date of the 2021 editions of the model codes with Washington State Amendments for 120 days to start rulemaking for modifying commercial and residential energy codes to reduce the risk of preemption under the federal Energy Policy and Conservation Act (EPCA). On September 15, 2023, the SBCC again voted to delay the effective date for implementing all 2021 building codes until March 15, 2024.

ANALYSIS

RCW 19.27.031 mandates that the State Building Code “shall be in effect in all counties and cities” in the State, subject to any local amendments adopted by individual cities or counties under RCW 19.27.040 so long as the minimum performance standards of the Code are not diminished and, if the amendment affects single-family or multifamily residential buildings, the amendment is approved by the SBCC. The new 2021 editions of the codes include:

- 2021 International Building Code (includes the 2021 International Existing Building Code, 2021 International Swimming Pool and Spa code, and 2017 ICC/ANSI A117.1)
- 2021 International Residential Code
- 2021 International Mechanical Code (includes the 2021 International Fuel Gas Code, 2020 Liquefied Petroleum Gas Code (NFPA 58), and 2021 National Fuel Gas Code (NFPA 54) as it applies to LP Gas installations)
- 2021 International Fire Code
- 2021 Wildland-Urban Interface Code
- 2021 Uniform Plumbing Code
- 2021 Washington State Energy Code
- National Electrical Code (NFPA 70) -- Please see the Department of Labor and Industries for information on the adoption and amendment of the National Electrical Code.

A complete analysis is summarized in Exhibit 3, City of Duvall Informational Building Code Update Presentation. The City will need to adopt the 2021 versions of these codes into SMC Title 15 as shown in Attachment A, Amendments to SMC 15.04A and 15.04B by March 15, 2024, to remain in compliance with Washington State laws.

BUDGET IMPACTS

N/A

NEXT STEPS

This is the first reading of Ordinance 1289 to approve proposed amendments of SMC Title 15 Building and Construction, Chapter 15.04A and 15.04B. A second reading and adoption of the ordinance is scheduled on March 11, 2024.

PROPOSED ACTION

Discussion only, first reading. A second reading and recommended adoption of ordinance 1289 is scheduled on March 11, 2024.

ORDINANCE NO. 1289

AN ORDINANCE OF THE CITY OF SNOQUALMIE, WASHINGTON, AMENDING CHAPTERS 15.04A AND 15.04B OF THE SNOQUALMIE MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2021 EDITIONS OF CERTAIN INTERNATIONAL AND UNIFORM CODES; AMENDING THE PERMIT FEES IN TABLES 1-5 OF SECTION 15.04A.140; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Washington Legislature has established the State Building Code as set forth in RCW 19.27.031; and

WHEREAS, per RCW 19.27.031, the State Building Code is comprised of the entirety or portions of multiple different “International” codes (“I-codes”), published by the International Code Council, Inc., and certain “Uniform” codes, including but not limited to the following: (1) The International Building Code (“IBC”); (2) The International Residential Code (“IRC”); (3) The International Mechanical Code (“IMC”); (4) The International Fire Code, including certain standards of the National Fire Protection Association specifically referenced therein; (5) Portions of the International Wildland Urban Interface Code; (6) The Uniform Plumbing Code and Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials; and (7) the International Energy Conservation Code; and

WHEREAS, in RCW 19.27.074, the Legislature delegated to the Washington State Building Code Council (“SBCC”) the authority and obligation to adopt and maintain the State Building Code by regularly reviewing updated versions of the I-codes and other pertinent information, and amending the I-codes and other standards as deemed appropriate by the SBCC; and

WHEREAS, RCW 19.27.031 mandates that the State Building Code “shall be in effect in all counties and cities” in the State of Washington; and

WHEREAS, RCW 19.27.040 authorizes the governing body of each county or city to amend the State Building Code as it applies within the jurisdiction of the county or city, so long as the minimum performance standards of the Code and the legislative purposes enumerated in RCW 19.27.020 are not diminished and, if the local amendment affects single-family or multifamily residential buildings, so long as the amendment is approved by the SBCC; and

WHEREAS, RCW 19.27.060(4) authorizes the governing body of each county or city to limit the application of any portion of the state building code to exclude specified classes or types of buildings or structures according to use, except for single-family or multifamily residential buildings; and

WHEREAS, over the past several decades, the Snoqualmie City Council has regularly adopted the State Building Code and the regular SBCC amendments thereto, in order to give local effect within Snoqualmie to RCW 19.27.031’s mandate to clearly make the State Building Code effective within Snoqualmie while also from time to adopting local amendments and exceptions to the Code; and

WHEREAS, the State Building Code Council has adopted the 2021 versions of the I-codes and other Uniform codes into the State Building Code, with an original effective date of July 1, 2023; and

WHEREAS, on May 24, 2023, the State Building Code Council voted to delay the effective date of the 2021 editions of the model codes with Washington State Amendments for 120 days to start rulemaking for modifying commercial and residential energy codes to reduce the risk of preemption under the federal Energy Policy and Conservation Act (EPCA); and

WHEREAS, the State Building Code Council voted again on September 15, 2023, to delay the effective date for all 2021 building codes until March 15, 2024; and

WHEREAS the adopting the 2021 updates to the State Building Code, with Washington State and other local amendments would promote the public health, safety and welfare; and

WHEREAS the City Council finds that it is necessary and proper to update the permit fees provided in SMC Chapter 15.04A to more accurately reflect the City's current costs;

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

Section 1. SMC Chapters 15.04A and 15.04B are hereby amended as shown in Attachment A.

Section 2. Severability. If any portion of this ordinance is found to be invalid or unenforceable for any reason, such finding shall not affect the validity or enforceability of any other section of this ordinance.

Section 3. 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.

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 11th day of March 2024.

Katherine Ross, Mayor

ATTEST:

APPROVED AS TO FORM:

Deana Dean, City Clerk

David Linehan, Interim City Attorney

Chapter 15.04A
INTERNATIONAL CODES

Sections:

- 15.04A.005 Appendices not adopted.
- 15.04A.010 International Building Code adopted.
- 15.04A.020 International Residential Code adopted.
- 15.04A.030 International Mechanical Code adopted.
- 15.04A.040 International Fire Code adopted.
- 15.04A.050 Uniform Plumbing Code adopted.
- 15.04A.060 International Energy Conservation Code adopted.
- 15.04A.070 International Property Maintenance Code adopted.
- 15.04A.080 International Wildland-Urban Interface Code
- 15.04A.100 *Repealed.*
- 15.04A.120 Documents to be filed and available for public inspection.
- 15.04A.130 Violation – Penalty.
- 15.04A.140 Fees.
- 15.04A.150 Technology surcharge imposed.

15.04A.005 Appendices not adopted.

Appendices to the codes adopted by reference in this chapter are not adopted except as specifically adopted in the section adopting each code. (Ord. 955 § 2, 2004).

15.04A.010 International Building Code adopted.

A. The 2021 Edition of the International Building Code (IBC), including the adoption of ICC/ANSI A117.1-2021, requirements for Accessible and Useable Buildings and Facilities, as published by the International Code Council, as adopted by RCW 19.27.031 and as it may hereafter be adopted and/or amended by the State Building Code Council in Chapter 51-50 WAC, excluding Chapter 1, “Administration,” is hereby adopted by reference, together with the following appendices:

1. Appendix Chapter E, “Supplementary Accessibility Requirements.”
2. Appendix Chapter H, “Signs.”
3. Appendix Chapter J, “Grading,” provided, this appendix shall govern only grading in conjunction with a building permit and all other grading shall be governed by Chapter 15.20 SMC.
4. The 2021 International Existing Building Code (IEBC) is included in the adoption of the IBC as provided by IBC Section 101.4.7 and amended in WAC 51-50-480000, excluding Chapter 1, Part 2 – Administration. The construction administrative code, as set forth in Chapter 15.04B SMC, shall be used in place of IEBC Chapter 1, Part 2 – Administration.

Exception:

1. The provisions of this code do not apply to temporary growing structures used solely for the commercial production of horticultural plants including ornamental plants, flowers, vegetables, and fruits. “Temporary growing structure” means a structure that has the sides and roof covered with polyethylene, polyvinyl, or similar flexible synthetic material and is used to provide plants with either frost protection or increased heat retention. A temporary growing structure is not considered a building for purposes of this code.
2. The provisions of this code do not apply to the construction, alteration, or repair of temporary worker housing except as provided by rule adopted under Chapter 70.114A RCW, or Chapter 37, Laws of 1998 (SB6168). “Temporary worker housing” means a place, area or piece of land where sleeping places or housing sites are provided by an employer for his or her employees or by another person, including a temporary worker

housing operator, who is providing such accommodations for employees for temporary, seasonal occupancy, and includes “labor camps” under RCW 70.54.110.

B. Section 403.2.1.1 of the IBC is hereby amended to add exception as follows:

Exception: The required fire-resistance rating of the structural frame shall not be less than 2 hours.

C. Section 3002.4 of the IBC is hereby amended to read as follows:

3002.4 Elevator car to accommodate ambulance stretcher. Where elevators are provided in buildings four or more stories above grade plane; or four or more stories below grade plane; or in any Group R or I occupancy building provided with an elevator regardless of the number of stories, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate a 24-inch by 84-inch (610mm by 1930mm) ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76mm) high and shall be placed inside on both sides of the hoistway door frame.

(Ord. 1246 § 1, 2021; Ord. 1173 § 1, 2016; Ord. 1118 § 1, 2013; Ord. 1064 § 1, 2010; Ord. 1013 § 1, 2007; Ord. 955 § 2, 2004).

15.04A.020 International Residential Code adopted.

A. The 2021 Edition of the International Residential Code (IRC), as published by the International Code Council, as adopted by RCW 19.27.031 and as it may hereafter be adopted and/or amended by the State Building Code Council in Chapter 51-51 WAC, together with Appendix Chapter AG, Swimming Pools, Spas and Hot Tubs, and excluding Chapter 1, “Administration,” Chapter 11, “Energy Efficiency” and Chapters 25 through 43, is hereby adopted by reference.

B. Table R301.2(1), Climatic and Geographic Design Criteria, is hereby amended to read as follows:

TABLE R301.2 (1)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load ^k	WIND SPEED ^d (mph)	SEISMIC DESIGN CATEGORY ^e	SUBJECT TO DAMAGE			WINTER DESIGN	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP
			Weathering ^g	Frost Line Depth ^b	Termite ^c					
35 psf	98	D-2	Moderate	18"	Slight to Moderate	22°F	N/A	FEMA NFIP FIRM Date 8/19/2020	170°F	50.2°F

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., “negligible,” “moderate” or “severe”) for concrete as determined from the Weathering Probability Map [Figure R301.2(3)].

b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.

c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.

- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be selected from the columns of 97.5 percent values for winter from Appendix D of the International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the Building Official.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the currently effective FIRM and FBFM, or other flood hazard map adopted by the community, as may be amended.
- h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index – USA Method (Base 32° Fahrenheit)" at www.ncdc.noaa.gov/fpsf.html.
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index – USA Method (Base 32° Fahrenheit)" at www.ncdc.noaa.gov/fpsf.html.
- k. For elevations up to 700 feet above mean sea level. For elevations from 701 feet to 800 feet, the assigned value is 45 psf. For elevations from 801 feet to 900 feet, the assigned value is 50 psf. For elevations from 901 feet to 1,000 feet, the assigned value is 55 psf. For elevations exceeding 1,001 feet, the assigned value is 60 psf.
- (Ord. 1246 § 2, 2021; Ord. 1173 § 2, 2016; Ord. 1118 § 2, 2013; Ord. 1064 § 2, 2010; Ord. 1013 § 2, 2007; Ord. 955 § 2, 2004).

15.04A.030 International Mechanical Code adopted.

The 2021 Edition of the International Mechanical Code (IMC), as published by the International Code Council, as adopted by RCW 19.27.031 and as it may hereafter be adopted and/or amended by the State Building Code Council in Chapter 51-52 WAC, including the adoption of and amendments to the 2021 International Fuel Gas Code, the adoption of the 2021 National Fuel Gas Code (NFPA 54) and adoption of the 2020 Liquefied Petroleum Gas Code (NFPA 58), but excluding Chapter 1, "Administration," is hereby adopted by reference. (Ord. 1246 § 3, 2021; Ord. 1173 § 3, 2016; Ord. 1118 § 3, 2013; Ord. 1064 § 3, 2010; Ord. 1013 § 3, 2007; Ord. 955 § 2, 2004).

15.04A.040 International Fire Code adopted.

A. The 2021 Edition of the International Fire Code ("IFC"), as published by the International Code Council, as adopted by RCW 19.27.031 and as it may hereafter be adopted and/or amended by the State Building Code Council in Chapter 51-54A WAC, excluding Chapter 1, "Administration," is hereby adopted by reference, as amended in this section.

B. The manufacture, storage, handling, sale and use of fireworks shall be governed by Chapter 70.77 RCW and by Chapter 212-17 WAC and local ordinances consistent with Chapter 212-17 WAC.

C. All references to the ICC Electrical Code are instead to reference the National Electric Code.

D. The following optional sections and appendices are adopted:

1. Section 503, "Fire Apparatus Access Roads."
2. Appendix B, "Fire-Flow Requirements for Buildings."
3. Appendix C, "Fire Hydrant Locations and Distribution."
4. Appendix D, "Fire Apparatus Access Roads."
5. Appendix E, "Hazard Categories."

E. Section 308.3 is hereby amended to read as follows:

- 126 308.3 Group A occupancies. Exception 1. Where approved by the fire code official.
- 127 F. Section 507.5.1 is hereby amended to read as follows:
- 128 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or
129 moved into or within the jurisdiction is more than 150 feet (45.7m) from a hydrant on a fire
130 apparatus road, as measured by an approved route around the exterior of the facility or
131 building, on-site fire hydrants and mains shall be provided where required by the fire code
132 official.
- 133 Exceptions:
- 134 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183
135 m).
- 136 2. For buildings equipped throughout with an approved automatic sprinkler system installed in
137 accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet
138 (183 m).
- 139 G. Section 903.2 is amended to read as follows:
- 140 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures
141 shall be provided in the locations described in this section.
- 142 All newly constructed buildings with a gross square footage of 3,600 square feet regardless of
143 type or use as well as zero lot line townhouses with an aggregate area of 3,600 square feet or
144 greater must be sprinklered. Additions to existing buildings which would result in a gross
145 floor area greater than 3,600 square feet must be retrofitted with an automatic sprinkler
146 system. Subject to the approval of the Fire Code Official, a phasing plan of up to five years is
147 permitted.
- 148 Exception: Additions to group R division 3 occupancies of up to 500 square feet are permitted
149 without compliance with this section. This is a one-time exemption.
- 150 H. Section 903.4.3 is amended to read as follows:
- 151 903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided
152 at the point of connection to the riser on each floor in high-rise buildings.
- 153 Exception: When approved by the fire code official in NFPA 13D and NFPA 13R systems.
- 154 I. Section 907.6 is amended to read as follows:
- 155 907.6 Installation and monitoring. When required by the fire code official, all fire detection
156 systems shall be monitored and shall meet the following requirements:
- 157 a. Current NFPA Article 72, National Fire Alarm Code.
- 158 b. The current International Building and Fire Codes.
- 159 c. The system shall be supervised.
- 160 d. All signals from the fire alarm control panel shall be transmitted to an approved central
161 station conforming to UL Standard 827, listed by Underwriters Laboratories and approved by
162 the fire code official.
- 163 e. The building owner must provide the fire code official proof of monitoring service.

f. The installer shall provide written certification to the fire code official that the system has been installed in accordance with approved plans and specifications.

g. The system must have a signal maintenance agreement prior to Certificate of Occupancy.

J. The codes and standards referenced in this code shall be those that are listed in IFC Chapter 80 and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply. (Ord. 1246 § 5, 2021; Ord. 1173 § 7, 2016; Ord. 1118 § 7, 2013; Ord. 1064 § 7, 2010; Ord. 1013 § 7, 2007; Ord. 955 § 2, 2004. Formerly 15.04A.070).

15.04A.050 Uniform Plumbing Code adopted.

A. The 2021 Edition of the Uniform Plumbing Code (“UPC”) and Uniform Plumbing Code Standards (“UPCS”), as published by the International Association of Plumbing and Mechanical Officials, as adopted by RCW 19.27.031 and as it may hereafter be adopted and/or amended by the State Building Code Council in Chapter 51-56 WAC, excluding Chapter 1, “Administration,” Chapter 12, “Fuel Gas Piping,” Chapter 14, “Firestop Protection,” and those requirements of the Uniform Plumbing Code relating to venting and combustion air of fuel-fired appliances as found in Chapter 5 and those portions of the code addressing building sewers, is hereby adopted by reference, together with the following appendices and as amended in this section.

B. The following chapters of the appendix are adopted:

1. Appendix Chapter A, “Recommended Rules for Sizing the Water Supply System”;
2. Appendix Chapter B, “Explanatory Notes on Combination Waste and Vent Systems”;
3. Appendix Chapter C, “Alternate Plumbing Systems”; and
4. Appendix Chapter I, “Installation Standards.”

C. Section 708.0 is hereby amended to read as follows:

708.1 Grade of Horizontal Drainage Piping. Horizontal drainage piping shall be run in practical alignment and a uniform slope of not less than one-fourth (1/4) inch per foot (20.9 mm/m) or two (2) percent toward the point of disposal provided that, where it is impractical due to the depth of the street sewer or to the structural features or to the arrangement of any building or structure to obtain a slope of one-fourth (1/4) of an inch per foot (20.9 mm/m) or two (2) percent, any such pipe or piping four (4) inches (100 mm) or larger in diameter may have a slope of not less than one-eighth (1/8) of an inch per foot (10.9 mm/m) or one (1) percent, when first approved by the Authority Having Jurisdiction. Horizontal drainage piping connected to any dual flush gravity tank water closet shall have a slope of not less than one-fourth (1/4) inch per foot (10.9 mm/m).

D. Section 1101.11.2.2.2 is hereby amended to read as follows:

1101.11.2.2.2 Combined Systems. The secondary roof drains shall connect to the vertical piping of the primary storm drainage conductor downstream of any horizontal offset below the roof. The primary storm drainage system shall connect to the building storm water that connects to an underground public storm sewer. The combined secondary and primary roof drain systems shall be sized in accordance with Section 1103.0 based on double the rainfall for the local area. A relief drain shall be connected to the vertical drain piping using a wye type fitting piped to daylight on the exterior of the building. The piping shall be sized as required for a secondary drain with a 4-inch maximum.

(Ord. 1246 § 6, 2021; Ord. 1198 § 16, 2017; Ord. 1173 § 8, 2016; Ord. 1118 § 8, 2013; Ord. 1064 § 8, 2010; Ord. 1013 § 8, 2007; Ord. 955 § 2, 2004. Formerly 15.04A.080).

15.04A.060 International Energy Conservation Code adopted.

The 2021 Edition of the International Energy Conservation Code ("IECC"), as published by the International Code Council and as adopted by RCW 19.27A and as it may hereafter be amended by the State Building Code Council in Chapters 51-11C and 51-11R WAC, is hereby adopted by reference. (Ord. 1246 § 7, 2021; Ord. 1173 § 9, 2016; Ord. 1118 § 9, 2013; Ord. 955 § 2, 2004. Formerly 15.04A.090).

15.04A.070 International Property Maintenance Code adopted.

The 2021 Edition of the International Property Maintenance Code (IPMC), as published by the International Code Council, is hereby adopted by reference. (Ord. 1246 § 8, 2021; Ord. 1173 § 10, 2016; Ord. 1118 § 10, 2013; Ord. 1013 § 9, 2007; Ord. 955 § 2, 2004. Formerly 15.04A.110).

15.04A.080 International Wildland-Urban Interface Code adopted.

The 2021 Edition of the International Wildland-Urban Interface Code (IWUIC) as published by the International Code Council, is hereby adopted by reference.

15.04A.100 Ventilation and Indoor Air Quality Code adopted.

Repealed by Ord. 1064. (Ord. 955 § 2, 2004).

15.04A.120 Documents to be filed and available for public inspection.

The codes, appendices, and standards set forth in this chapter shall be filed with the city clerk and a copy made available for use and examination by the public, pursuant to RCW 35A.12.140. (Ord. 1173 § 11, 2016; Ord. 1118 § 11, 2013; Ord. 955 § 2, 2004).

15.04A.130 Violation – Penalty.

Any person, firm, corporation or organization violating any of the provisions of this chapter shall be guilty of a civil infraction, punishable as provided in SMC 1.12.010. Every day or portion thereof during which any violation of this chapter occurs or continues shall constitute a separate offense. (Ord. 955 § 2, 2004).

15.04A.140 Fees.

A. A permit shall not be valid until the fees prescribed in Tables 1-A, 2-A, 3-A and 4-A have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

B. When submitted documents are required by SMC 15.04B.100, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. The plan review fees specified in this section are separate fees from the permit fees and in addition to permit fees.

C. A fee for certain administrative procedures and miscellaneous inspections shall be paid as prescribed in Table 5-A. Approval of such procedure or inspection shall not be released until the applicable fee has been paid.

Table 1-A Building Permit Fees

Building Permit	Residential	Commercial/Retail
Building Valuation		
\$1.00 to \$500.00	\$39.77	
\$501.00 to \$2,000.00	\$39.77 for the first \$500.00 plus \$5.10 for each additional \$100.00, or fraction thereof, to and including \$2,000	
\$2,001.00 to \$25,000.00	\$131.56 for the first \$2,000 plus \$23.54 for each additional \$1,000.00, or fraction thereof, to and including \$25,000	
\$25,001.00 to \$50,000.00	\$672.87 for the first \$25,000 plus \$16.98 for each additional \$1,000, or fraction thereof, to and including \$50,000	
\$50,001.00 to \$100,000.00	\$1,097.26 for the first \$50,000 plus \$11.80 for each additional \$1,000, or fraction thereof, to and including \$100,000	

Building Permit	Residential	Commercial/Retail
\$100,001.00 to \$500,000.00	\$1,687.02 for the first \$100,000 plus \$9.38 for each additional \$1,000, or fraction thereof, to and including \$500,000	
\$500,001.00 to \$1,000,000.00	\$5,441.94 for the first \$500,000 plus \$8.07 for each additional \$1,000, or fraction thereof, to and including \$1,000,000	
\$1,000,001.00 and up	\$9,479.40 for the first \$1,000,000 plus \$6.81 for each additional \$1,000 or fraction thereof	
Demolition permit (\leq 2,500 sq ft)	\$172.46	\$172.46
Demolition permit ($>$ 2,500 sq ft)	\$206.95	\$206.95
Temporary tents/canopies/air structures		
Private use (includes review)	\$103.47	
Public use (includes review)		\$206.95
Reroof (nonstructural)	\$172.46	Based on project valuation
WSBCC surcharge	\$6.50 on each building permit issued, plus an additional surcharge of \$2.00 for each residential unit in a multi-unit building, but not including the first unit. \$25.00 for each commercial building permit issued.	
Building Plan Review Fees	Residential	Commercial/Retail/Multifamily
Initial plan review (includes first recheck)	An amount equal to 65% of the determined building permit fee	
Fire safety review (SMC 15.06.080)	An amount equal to 25% of the determined building permit fee	
Additional reviews after first recheck	The total hourly cost to the jurisdiction*	
Resubmittal (complete) after plans reviewed and approved	An amount equal to 65% of the determined building permit fee	
Resubmittal (partial) after plans reviewed and approved	The total hourly cost to the jurisdiction*	
Expedited plan review	Double plan review fee	
Consultant review fees (third party review)	Cost of service plus 15% administrative fee	

* The total hourly cost to the jurisdiction. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

Table 2-A Mechanical Permit Fees

Mechanical Permit Issuance	Residential	Commercial/Retail
For the issuance of each mechanical permit	\$48.29	\$62.08
For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized	\$20.69	\$31.04
Unit Fee Schedule (in addition to the issuance fee)		
Appliance vent	\$13.93	\$17.24
Ventilation fan	\$13.93	\$17.24
Furnace/unit heater	\$26.98	

Mechanical Permit Issuance	Residential	Commercial/Retail
Furnace \leq 160,000 BTU/h		\$33.82
Furnace $>$ 160,000 BTU/h		\$50.24
Boiler/compressor/absorption unit \leq 3 HP and \leq 100,000 BTU/h	\$27.25	\$27.25
Boiler/compressor/absorption unit \leq 15 HP and \leq 500,000 BTU/h	\$50.04	\$50.04
Boiler/compressor/absorption unit $>$ 15 HP but \leq 30 HP and $>$ 500,000 BTU/h but \leq 1,000,000 BTU/h	\$68.64	\$68.64
Boiler/compressor/absorption unit $>$ 30 HP but \leq 50 HP and $>$ 1,000,000 BTU/h but \leq 1,750,000 BTU/h	\$102.12	\$102.12
Boiler/compressor/absorption unit $>$ 50 HP and $>$ 1,750,000 BTU/h	\$161.16	\$161.16
Air-handling unit \leq 10,000 cubic feet per minute	\$19.94	\$19.94
Air-handling unit $>$ 10,000 cubic feet per minute	\$33.61	\$33.61
Evaporative coolers	\$19.94	\$19.94
Exhaust hood, residential kitchen	\$19.94	
Exhaust hood, Type II		\$31.38
Exhaust hood, Type I		\$45.32
Incinerator	\$33.54	\$50.24
Miscellaneous appliances	\$19.94	\$19.94
Mechanical Plan Review Fees (does not include SF residential)		
Initial plan review (includes first recheck)		An amount equal to 65% of the determined mechanical permit fee
Additional reviews after first recheck		The total hourly cost to the jurisdiction*
Resubmittal (complete) after plans reviewed and approved		An amount equal to 65% of the determined mechanical permit fee
Resubmittal (partial) after plans reviewed and approved		The total hourly cost to the jurisdiction*
Expedited plan review		Double plan review fee
Consultant review fees (third party review)		Cost of service plus 15% administrative fee

* The total hourly cost to the jurisdiction. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

Table 3-A Plumbing Permit Fees

Plumbing Permit Issuance	Residential	Commercial/Retail
For the issuance of each plumbing permit	\$48.29	\$62.08
For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized	\$20.69	\$31.04
Unit Fee Schedule (in addition to the issuance fee)		

Plumbing Permit Issuance	Residential	Commercial/Retail
For each additional plumbing fixture on one trap or a set of fixtures on one trap	\$12.92	\$17.44
For each building and each trailer park sewer	\$12.92	\$17.44
Rainwater systems – per drain (inside building)	\$12.92	\$17.44
For each water heater and/or vent	\$12.92	\$17.44
For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	\$12.92	\$17.44
For each installation, alteration or repair of water piping and/or water treatment, each	\$12.92	\$17.44
For each repair or alteration of a drainage or vent piping, each fixture	\$12.92	\$17.44
For each lawn sprinkler system on any one meter including backflow protection devices therefor	\$12.92	\$17.44
For atmospheric-type vacuum breakers, 1 – 5	\$9.46	\$13.93
Additional atmospheric-type vacuum breakers exceeding 5, each	\$2.22	\$2.22
Backflow protective device other than atmospheric-type vacuum breakers: ≤ 2-inch	\$23.06	\$31.38
Backflow protective device other than atmospheric-type vacuum breakers: > 2-inch	\$61.40	\$71.75
For initial installation and testing for a reclaimed water system	\$45.98	\$62.76
For each annual cross-connection testing of a reclaimed water system (excluding initial test)	\$45.98	\$62.76
For each medical gas piping system serving 1 – 5 inlet(s)/outlet(s) for a specific gas		\$118.63
Additional medical gas inlet(s)/outlet(s), each		\$10.48
Gas piping system, 1 – 5 outlets	\$9.46	\$13.93
Additional gas piping outlets, each	\$2.22	\$2.22
Bath tub/shower	\$12.92	\$17.44
Bidet	\$12.92	\$17.44
Clothes washer	\$12.92	\$17.44
Dishwasher	\$12.92	\$17.44
Drinking fountain	\$12.92	\$17.44
Floor drain	\$12.92	\$17.44
Grease trap	\$12.92	\$17.44
Hose bib	\$12.92	\$17.44
Ice maker	\$12.92	\$17.44
Laundry tub	\$12.92	\$17.44
Pressure reducing valve	\$12.92	\$17.44
Roof drain	\$12.92	\$17.44

Plumbing Permit Issuance	Residential	Commercial/Retail
Sink (kitchen/bath)	\$12.92	\$17.44
Urinal	\$12.92	\$17.44
Water closet	\$12.92	\$17.44
Plumbing plan review fees (does not include SF residential)		
Initial plan review (includes first recheck)		An amount equal to 65% of the determined plumbing permit fee
Additional reviews after first recheck		The total hourly cost to the jurisdiction*
Resubmittal (complete) after plans reviewed and approved		An amount equal to 65% of the determined plumbing permit fee
Resubmittal (partial) after plans reviewed and approved		The total hourly cost to the jurisdiction*
Expedited plan review		Double plan review fee
Consultant review fees (third party review)		Cost of service plus 15% administrative fee

* The total hourly cost to the jurisdiction. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

Table 4-A Fire Permit Fees

	Residential	Commercial/Retail
Alarm/Detection Systems		
Fire alarm system, 1 – 4 zones		\$223.18
Additional zones, each		\$40.58
Each device		\$8.12
Monitoring Systems		
Fire alarm control panel (FACP)		\$270.52
Transmitter		\$270.52
Fire Suppression Systems		
Single-family 13D system	\$304.34	
Multifamily 13R system	\$371.97	
Plus for each head/plug	\$4.06	
Automatic sprinkler system (NFPA 13 system)		\$439.60
Plus for each head/plug		\$5.41
Riser, each	\$101.44	\$101.44
Post/wall indicator valve, double detector check valve, FD connection	\$101.44	\$101.44

	Residential	Commercial/Retail
Standpipe systems		
Class I		\$405.79
Class II		\$405.79
Class III		\$811.58
Fire pump		\$338.16
Type I hood system		\$338.16
Plus for each nozzle		\$21.65
Storage Tanks		
Flammable or combustible liquids storage tanks		Based on project valuation
Liquefied petroleum tanks		
500 gallons or less, each	\$169.08	\$236.71
501 gallons – 999 gallons, each	\$202.90	\$304.34
1,000 gallons or more, each	\$236.71	\$405.79
Hazardous materials storage tanks		
500 gallons or less, each		\$304.34
More than 500 gallons, each		\$439.60
Cryogenic tank, each		\$236.71
Fuel tanks for oil burning equipment	\$101.44	\$169.08
Flammable Liquid Devices		
Spray booths (updraft), each		\$236.71
Spray booths (downdraft), each		\$304.34
Dip tanks, each		\$202.89
Flow coaters, each		\$304.34
Mixing/handling room		\$405.79
Fiberglass work systems		
Spray or chopper booth		\$338.16
Lay-up areas		\$236.71
High-piled storage racks		\$371.97
Smoke removal systems		\$405.79
Fire Safety Inspection (annual fire inspection, required for all business licenses)		
First inspection		\$67.63
First reinspection (when corrections are required)		No charge
Additional reinspections (each)		\$67.63

	Residential	Commercial/Retail
Fire Code Plan Review Fees		
Initial plan review (includes first recheck)	An amount equal to 65% of the determined fire permit fee	
Additional reviews after first recheck	The total hourly cost to the jurisdiction*	
Resubmittal (complete) after plans reviewed and approved	An amount equal to 65% of the determined fire permit fee	
Resubmittal (partial) after plans reviewed and approved	The total hourly cost to the jurisdiction*	
Expedited plan review	Double plan review fee	
Consultant review fees (third party review)	Cost of service plus 15% administrative fee	

* The total hourly cost to the jurisdiction. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

Table 5-A Administrative and Other Inspection Fees

Inspection/reinspection fee	\$169.00 per inspection
Inspections outside of normal business hours (minimum charge 2 hours)	The total hourly cost to the jurisdiction*
Housing inspections (fire/life safety), site inspections and inspections for which no fee is specifically indicated (minimum charge 1 hour)	The total hourly cost to the jurisdiction*
Certificate of occupancy (when not a part of a current building permit)	\$202.89
Change of use (when not a part of a current building permit)	\$202.89
Permit extension request (all)	\$202.89
Evaluate requests for code modifications per SMC 15.04B.080(K)	The total hourly cost to the jurisdiction*
Evaluate request submittals for alternate materials, design and methods of construction and equipment per SMC 15.04B.080(L)	The total hourly cost to the jurisdiction*

* The total hourly cost to the jurisdiction. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

(Ord. 1246 § 9, 2021; Ord. 1126 § 1, 2013; Ord. 1105 § 1, 2012; Ord. 1064 § 10, 2010; Ord. 1013 § 10, 2007; Ord. 991 § 1, 2006; Ord. 986 § 1, 2005; Ord. 955 § 2, 2004).

15.04A.150 Technology surcharge imposed.

A. There is hereby added to each fee listed in Tables 1-A through 5-A inclusive of SMC 15.04A.140 a five percent technology surcharge.

B. The technology surcharge is hereby allocated 1.3 percent to support the city's membership in eCityGov electronic permit services, including MyBuildingPermit.com and any future expanded electronic permit services, and 3.7 percent to support the hardware and software necessary at the city to provide support for electronic permit services. (Ord. 1126 § 2, 2013; Ord. 1072 § 1, 201

**Chapter 15.04B
CONSTRUCTION ADMINISTRATIVE CODE**

279	Sections:	
280	15.04B.010	General.
281	15.04B.020	Definitions.
282	15.04B.030	Appendices.
283	15.04B.040	Intent.
284	15.04B.050	Referenced codes.
285	15.04B.060	Applicability.
286	15.04B.070	Enforcement agency.
287	15.04B.080	Duties and powers of code officials.
288	15.04B.090	Permits.
289	15.04B.100	Submittal documents.
290	15.04B.110	Temporary structures.
291	15.04B.120	Fees.
292	15.04B.130	Inspections.
293	15.04B.140	Certificate of occupancy.
294	15.04B.150	Maintenance.
295	15.04B.160	Service utilities.
296	15.04B.170	Board of appeals.
297	15.04B.180	Violations.
298	15.04B.190	Stop work order.
299	15.04B.200	Unsafe structures and equipment.

300 **15.04B.010 General.**

301 A. This chapter shall be known as the construction administrative code of the city of Snoqualmie.

302 B. The provisions of this code shall apply to the administration of the technical codes as adopted by the state of
303 Washington and as listed below:

304 1. 2021 International Building Code – Chapter 51-50 WAC;

305 2. 2021 International Residential Code – Chapter 51-51 WAC;

306 3. 2021 International Mechanical Code – Chapter 51-52 WAC;

307 4. 2021 International Fire Code – Chapter 51-54A WAC;

308 5. 2021 Uniform Plumbing Code – Chapter 51-56 WAC;

309 6. 2023 National Electrical Code – Chapter 296-46B WAC;

310 7. 2021 International Wildland-Urban Interface Code – Chapter 51-55 WAC.

311 C. The provisions of this code shall not apply to work located primarily in a public way, public utility towers and
312 poles and hydraulic flood control structures. (Ord. 1246 § 10, 2021; Ord. 1173 § 12, 2016; Ord. 1118 § 12, 2013;
313 Ord. 1064 § 11, 2010; Ord. 1013 § 11, 2007; Ord. 955 § 3, 2004).

314 **15.04B.020 Definitions.**

315 For the purpose of this chapter, certain terms, phrases, words and their derivatives shall have the meanings set forth
316 in this section. Where terms are not defined, they shall have their ordinary accepted meanings within the context
317 with which they are used. Webster’s Third International Dictionary of the English Language, Unabridged, latest
318 edition, shall be considered as providing ordinary accepted meanings. Words used in the singular include the plural
319 and the plural the singular. Words used in the masculine gender include the feminine and the feminine the
320 masculine.

321 A. “Action” means a specific response complying fully with a specific request by the jurisdiction.

322 B. “Addition” means an extension or increase in floor area or height of a building or structure.

- 323 C. “Alter” or “alteration” means a change or modification of a building, structure or building service equipment.
- 324 D. “Approved,” as to materials, types of construction, equipment and systems, means and refers to approval by the
325 building official as the result of investigation and tests conducted by the building official, or by reason of accepted
326 principles or tests by recognized authorities, technical or scientific organizations.
- 327 E. “Approved agency” means an established and recognized agency regularly engaged in conducting tests or
328 furnishing inspection services, when the agency has been approved by the building official.
- 329 F. “Building” means a structure used or intended for supporting or sheltering a use or occupancy.
- 330 G. “Existing building” means a building erected prior to the adoption of this code, or one for which a legal building
331 permit has been issued and approved.
- 332 H. “Building official” means the officer or other designated authority charged with the administration and
333 enforcement of this code, or regularly authorized deputy thereof.
- 334 I. “Building service equipment” means and refers to the plumbing, mechanical and electrical equipment including
335 piping, wiring, fixtures, and other accessories which provide sanitation, lighting, heating, ventilation, cooling,
336 refrigeration, firefighting, and transportation facilities essential to the occupancy of the building or structure for its
337 designated use.
- 338 J. “Complete response” means an adequate response to all requests from city staff in sufficient detail to allow the
339 application to be processed.
- 340 K. “Energy code” means the International Energy Conservation Code promulgated by the International Code
341 Council as adopted by this jurisdiction.
- 342 L. “IBC” means the latest edition of the International Building Code promulgated by the International Code Council
343 as adopted by this jurisdiction.
- 344 M. “IFC” means the latest edition of the International Fire Code promulgated by the International Code Council as
345 adopted by this jurisdiction.
- 346 N. “IMC” means the latest edition of the International Mechanical Code promulgated by the International Code
347 Council as adopted by this jurisdiction.
- 348 O. “IRC” means the latest edition of the International Residential Code promulgated by the International Code
349 Council as adopted by this jurisdiction.
- 350 P. “LPG” means liquefied petroleum gas.
- 351 Q. “NEC” means the latest edition of the National Electrical Code promulgated by the National Fire Protection
352 Association.
- 353 R. “NFPA” means the National Fire Protection Association.
- 354 S. “Occupancy” means the purpose for which a building, or part thereof, is used or intended to be used.
- 355 T. “SBCC” means the Washington State Building Code Council as appointed by the Governor of the state of
356 Washington.
- 357 U. “Shall,” as used in this chapter, is mandatory.
- 358 V. “Structure” means that which is built or constructed, an edifice or building of any kind, or any piece of work
359 artificially built up or composed of parts joined together in some definite manner.
- 360 W. “Technical codes” are the codes, appendices and referenced code standards adopted by the jurisdiction.

X. "UPC" means the latest edition of the Uniform Plumbing Code promulgated by the International Association of Plumbing and Mechanical Officials as adopted by this jurisdiction.

Y. "Valuation" or "value," as applied to a building or building service equipment, means and shall be the estimated cost to replace the building and its building service equipment in kind, based on current replacement costs. It shall also include the contractor's overhead and profit. (Ord. 1173 § 12, 2016; Ord. 1118 § 12, 2013; Ord. 1064 § 12, 2010; Ord. 955 § 3, 2004).

15.04B.030 Appendices.

Provisions in the appendices shall not apply unless specifically adopted. (Ord. 955 § 3, 2004).

15.04B.040 Intent.

The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations. (Ord. 955 § 3, 2004).

15.04B.050 Referenced codes.

A. The codes listed in this section and adopted by reference elsewhere in this title are part of the requirements of this chapter to the prescribed extent of each reference.

B. International Building Code. The provisions of the International Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures, except detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade in height with separate means of egress and their accessory structures shall comply with the International Residential Code.

C. International Residential Code. The provisions of the International Residential Code for one- and two-family dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhomes) not more than three stories in height with separate means of egress and their accessory structures.

Exception: Live/work units complying with the requirements of Section 508 of the International Building Code shall be permitted to be built as one- and two-family dwellings or townhomes. Fire suppression required by Section 508.5 of the International Building Code when constructed under the International Residential Code for one- and two-family dwellings shall conform to Section 903.3.1.3 of the International Building Code.

D. Mechanical. These provisions of the International Mechanical Code shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy related systems, except as follows:

1. The International Fuel Gas Code shall apply to all installations utilizing natural gas except those regulated by the International Residential Code and those utilizing LPG.

2. The International Residential Code shall apply to all structures regulated by the IRC except LPG installations.

3. NFPA 54 and NFPA 58 shall apply to all LPG installations.

E. Liquid Propane Gas. The provisions of the National Fuel Gas Code and Liquid Petroleum Gas Code (NFPA 54 and 58) shall apply to the installation of all materials and equipment utilizing liquid propane gas.

F. Natural Gas. The provisions of the International Fuel Gas Code shall apply to the installation of all materials and equipment utilizing natural gas except those regulated by the International Residential Code.

G. Fire Prevention. The provisions of the International Fire Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

H. Plumbing. The provisions of the 2021 Uniform Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

I. Energy. The provisions of the 2021 International Energy Conservation Code shall apply to all matters governing the design and construction of buildings for energy efficiency.

J. Electrical. The provisions of the 2023 National Electrical Code (NEC) shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto. Within the city of Snoqualmie, enforcement of the NEC shall fall under the jurisdiction of the state of Washington.

K. International Property Maintenance Code. The provisions of the 2021 International Property Maintenance Code shall apply to the maintenance of buildings and private property. (Ord. 1246 § 11, 2021; Ord. 1173 § 12, 2016; Ord. 1118 § 12, 2013; Ord. 1064 § 13, 2010; Ord. 1013 § 12, 2007; Ord. 955 § 3, 2004).

J. International Wildland-Urban Interface Code: The provisions of the 2021 International Wildland-Urban Interface Code shall apply to designated wildland-urban interface areas by establishing minimum requirements for land use and the built environment.

15.04B.060 Applicability.

A. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern except that the hierarchy of the codes named in Chapter 19.27 RCW shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

B. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

C. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

D. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

E. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

F. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public. Modifications to existing structures shall be permitted to be performed in accordance with WAC 51-50-480000 (International Existing Building Code). (Ord. 1064 § 14, 2010; Ord. 955 § 3, 2004).

15.04B.070 Enforcement agency.

A. The building department is hereby created and the official in charge thereof shall be known as the building official.

447 B. The building official shall be appointed by the chief appointing authority of the jurisdiction.

448 C. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing
449 authority, the building official shall have the authority to appoint a deputy building official, the related technical
450 officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the
451 building official. (Ord. 955 § 3, 2004).

452 **15.04B.080 Duties and powers of code officials.**

453 A. The building official is hereby authorized and directed to enforce the provisions of this code. The fire code
454 official is authorized and directed to enforce the provisions of the International Fire Code. The building official shall
455 have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the
456 application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and
457 purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically
458 provided for in this code. The fire code official shall have the authority of the building official in matters relating to
459 application of the International Fire Code.

460 B. The building official shall receive applications, review construction documents and issue permits for the erection,
461 alteration, demolition and moving of buildings, structures and building service equipment, inspect the premises for
462 which such permits have been issued and enforce compliance with the provisions of this code.

463 C. The building official shall issue all necessary notices or orders to ensure compliance with this code.

464 D. The building official shall make all of the required inspections, or the building official shall have the authority to
465 accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and
466 be certified by a responsible officer of such approved agency or by the responsible individual. The building official
467 is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise at
468 the applicant's expense.

469 E. The building official shall carry proper identification when inspecting structures or premises in the performance
470 of duties under this code.

471 F. Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official
472 has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or
473 in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official
474 is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by
475 this code; provided, that if such structure or premises be occupied, that credentials be presented to the occupant and
476 entry requested. If such structure or premises is unoccupied, the building official shall first make a reasonable effort
477 to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is
478 refused, the building official shall have recourse to the remedies provided by law to secure entry.

479 G. The building official shall keep official records of applications received, permits and certificates issued, fees
480 collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records
481 for the period required for retention of public records.

482 H. The building official, fire code official, member of the board of appeals or employee charged with the
483 enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the
484 duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and
485 is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by
486 reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee
487 because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of
488 this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings.
489 The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted
490 in pursuance of the provisions of this code.

491 I. Materials, equipment and devices approved by the building official shall be constructed and installed in
492 accordance with such approval.

493 J. The use of used materials and building service equipment which meet the requirements of this code for new
494 materials are permitted. Used equipment and devices shall not be reused unless prior approval is obtained from the
495 building official.

496 K. Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official
497 shall have the authority to grant modifications for individual cases, upon application of the owner or owner's
498 representative, provided the building official shall first find that a special individual reason makes the strict letter of
499 this code impractical and the modification is in compliance with the intent and purpose of this code and that such
500 modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of
501 action granting modifications shall be recorded and entered in the files of the department. The building official is
502 authorized to charge an additional fee to evaluate any proposed modification under the provisions of this section.

503 L. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or
504 method of construction not specifically prescribed by this code; provided, that any such alternative has been
505 approved. An alternative material, design or method of construction shall be approved where the building official
506 finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the
507 material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in
508 quality, strength, effectiveness, fire resistance, durability and safety. The building official is authorized to charge an
509 additional fee to evaluate any proposed alternate material, design and/or method of construction and equipment
510 under the provisions of this section.

511 1. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically
512 provided for in this code, shall consist of valid research reports from approved sources.

513 2. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a
514 material or method does not conform to the requirements of this code, or in order to substantiate claims for
515 alternative materials or methods, the building official shall have the authority to require tests as evidence of
516 compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by
517 other recognized test standards. In the absence of recognized and accepted test methods, the building official
518 shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests
519 shall be retained by the building official for the period required for retention of public records.

520 M. The fire code official, fire department or other responsible authority shall have the authority to investigate the
521 cause, origin and circumstances of any fire, explosion or other hazardous condition. Information that could be
522 related to trade secrets or processes shall not be made part of the public record except as directed by a court of law.
523 Police and other enforcement agencies shall have authority to render necessary assistance in the investigation of
524 fires when requested to do so.

525 N. The fire chief or officer of the fire department in charge at the scene of a fire or other emergency involving the
526 protection of life or property or any part thereof shall have the authority to direct such operation as necessary to
527 extinguish or control any fire, perform any rescue operation, investigate the existence of suspected or reported fires,
528 gas leaks or other hazardous conditions or situations, or take any other action necessary in the reasonable
529 performance of duty. In the exercise of such power, the fire chief is authorized to prohibit any person, vehicle, vessel
530 or thing from approaching the scene and is authorized to remove, or cause to be removed or kept away from the
531 scene, any vehicle, vessel or thing which could impede or interfere with the operations of the fire department and, in
532 the judgment of the fire chief, any person not actually and usefully employed in the extinguishing of such fire or in
533 the preservation of property in the vicinity thereof.

534 1. The fire chief or officer of the fire department in charge at the scene of an emergency is authorized to place
535 ropes, guards, barricades or other obstructions across any street, alley, place or private property in the vicinity
536 of such operation so as to prevent accidents or interference with the lawful efforts of the fire department to
537 manage and control the situation and to handle fire apparatus.

538 2. No person shall obstruct the operations of the fire department in connection with extinguishment or control
539 of any fire, or actions relative to other emergencies, or disobey any lawful command of the fire chief or officer

of the fire department in charge of the emergency, or any part thereof, or any lawful order of a police officer assisting the fire department.

3. No person shall render a system or device inoperative during an emergency unless by direction of the fire chief or fire department official in charge of the incident. (Ord. 1064 § 15, 2010; Ord. 955 § 3, 2004).

15.04B.090 Permits.

A. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The fire code official is authorized to issue operational permits for the operations set forth in IFC Sections 105.6.1 through 105.6.47 and is further authorized to issue construction permits for work as set forth in IFC Sections 105.7.1 through 105.7.12.

B. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

C. The following shall be exempt from the requirement for a building permit:

1. One-story detached structures that are accessory to residential structures and are used as tool and storage sheds, tree-supported play structures, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²), and provided the structure is located in accordance with all adopted land use regulations.

2. Fences not over six feet (1,829 mm) high.

3. Oil derricks.

4. Retaining walls which are not over four feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.

5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed two to one.

6. Sidewalks, driveways, decks, associated platforms and steps accessory to residential buildings constructed under the provisions of the International Residential Code which are not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below.

7. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work; provided, that existing, required accessible features are not altered.

8. Temporary motion picture, television and theater stage sets and scenery.

9. Prefabricated swimming pools accessory to a Group R-3 occupancy, as applicable in Section 101.2, which are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.

10. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.

11. Swings, slides and other similar playground equipment.

12. Window awnings supported by an exterior wall which do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support of Group R-3, as applicable in Section 101.2, and Group U occupancies.

- 580 13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over five feet nine inches (1,753
581 mm) in height.
- 582 14. Satellite earth station antennas six and one-half feet (two m) or less in diameter or diagonal in zones other
583 than residential zones.
- 584 15. Satellite earth station antennas three and one-quarter feet (one m) or less in diameter in residential zones.
- 585 16. Video programming service antennas three and one-quarter feet (one m) or less in diameter or diagonal
586 dimension, regardless of zone.
- 587 17. Job shacks that are placed at a permitted job site during construction may be allowed on a temporary basis
588 and shall be removed upon final approval of construction. A job shack is a portable structure for which the
589 primary purpose is to house equipment and supplies, and which may serve as a temporary office during
590 construction for the purposes of the construction activity.
- 591 D. The following shall be exempt from the requirement of a mechanical permit:
- 592 1. Portable heating, cooking, or clothes-drying appliances.
- 593 2. Portable ventilation equipment.
- 594 3. Portable cooling unit.
- 595 4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- 596 5. Replacement of any part which does not alter its approval or make it unsafe.
- 597 6. Portable evaporative cooler.
- 598 7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by
599 motors of one horsepower (746 W) or less.
- 600 8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected.
- 601 E. The following shall be exempt from the requirement of a plumbing permit:
- 602 1. The stopping and/or repairing of leaks in drains, water, soil, waste or vent pipe; provided, however, that
603 should any concealed trap, drain pipe, water, soil, waste or vent pipe become defective and it becomes
604 necessary to remove and replace the same with new material, the same shall be considered as new work and a
605 permit shall be procured and inspection made as provided in this code.
- 606 2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and
607 reinstallation of water closets, provided such repairs do not involve or require replacement or rearrangement of
608 valves, pipes or fixtures.
- 609 3. The reinstallation or replacement of prefabricated fixtures that do not involve or require the replacement or
610 rearrangement of valves or pipes.
- 611 F. Where equipment replacements and equipment repairs must be performed in an emergency situation, the permit
612 application shall be submitted within the next working business day to the building official.
- 613 G. Application or notice to the building official is not required for ordinary repairs to structures. Such repairs shall
614 not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam
615 or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a
616 structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement
617 or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping,
618 electric wiring or mechanical or other work affecting public health or general safety.

619 H. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the
620 building department for that purpose. Such application shall:

- 621 1. Identify and describe the work to be covered by the permit for which application is made.
- 622 2. Describe the land on which the proposed work is to be done by legal description, street address or similar
623 description that will readily identify and definitely locate the proposed building or work.
- 624 3. Indicate the use and occupancy for which the proposed work is intended.
- 625 4. Be accompanied by construction documents and other information as required in SMC 15.04B.100.
- 626 5. State the valuation of the proposed work.
- 627 6. Be signed by the applicant, or the applicant's authorized agent. Give such other data and information as
628 required by the building official.

629 I. The building official shall examine or cause to be examined applications for permits and amendments thereto
630 within a reasonable time after filing. If the application or the construction documents do not conform to the
631 requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons
632 therefor. If the building official is satisfied that the proposed work conforms to the requirements of this code and
633 laws and ordinances applicable thereto, the building official shall issue a permit therefor as soon as practicable.

634 J. Time limits for applications shall be as follows:

- 635 1. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after
636 the date of filing, unless such application has been pursued in good faith or a permit has been issued; except
637 that the building official is authorized to grant one extension of time not to exceed 180 days. The extension
638 shall be requested in writing and justifiable cause demonstrated. Upon expiration of an application all plans and
639 other data submitted for review may thereafter be returned to the applicant or destroyed in accordance with
640 state law by the building official.
- 641 2. Applications may be canceled for inactivity if an applicant fails to respond to the department's written
642 request for revisions, corrections, actions or additional information within 90 days of the date of request. The
643 building official may extend the response period beyond 90 days if within the original 90-day time period the
644 applicant provides and subsequently adheres to an approved schedule with specific target dates for submitting
645 the full revisions, corrections or other information needed by the department.
- 646 3. The building official may extend the life of an application if any of the following conditions exist:
 - 647 a. Compliance with the State Environmental Policy Act is in progress.
 - 648 b. Any other city review is in progress; provided, the applicant has submitted a complete response to city
649 requests or the building official determines that unique or unusual circumstances exist that warrant
650 additional time for such response, and the building official determines that the review is proceeding in a
651 timely manner toward final city decision.
 - 652 c. Litigation against the city or applicant is in progress, the outcome of which may affect the validity or the
653 provisions of any permit issued pursuant to such application.

654 K. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of
655 any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority
656 to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance
657 of a permit based on construction documents and other data shall not prevent the building official from requiring the
658 correction of errors in the construction documents and other data. The building official is also authorized to prevent
659 occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

L. Expiration of permits shall be as follows:

1. Every permit shall become null and void by limitation if the work on the site authorized by such permit has not commenced within 180 days after issuance, except that the building official is authorized to grant one extension of time not to exceed 180 days. The extension shall be requested in writing and justifiable cause demonstrated. The building official is authorized to charge a fee in accordance with Table 5-A for permit extensions.

2. Every permit shall become null and void if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official shall determine that work has been suspended or abandoned if more than 180 days have passed from the approval date of a required inspection and work has not legitimately progressed to the point of calling for the next listed required inspection noted under SMC 15.04B.130.

3. Every permit that has been expired for one year or less may be renewed for a period of 180 days for an additional fee as long as no changes have been made to the originally approved plans. For permits that have been expired for longer than one year, a new permit must be obtained and new fees paid. No permit shall be renewed more than once.

M. The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code. Conditional permits may be revoked for failure to comply with applicable conditions.

N. The building permit or copy shall be kept on the site of the work until the completion of the project. The approved plans and building permit shall be located in a conspicuous or preapproved location. (Ord. 1064 § 16, 2010; Ord. 1013 § 13, 2007; Ord. 955 § 3, 2004).

15.04B.100 Submittal documents.

A. Submittal documents consisting of construction documents, special inspection and structural observation programs, and other data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the state of Washington. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional, provided, the building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

1. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.

2. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9, 2021 International Building Code. Shop drawings shall be prepared by a certified individual as required by the state of Washington.

3. The construction documents shall show in sufficient detail the location, construction, size, and character of all portions of the means of egress in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, as applicable in the 2021 International Building Code, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

B. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

C. The building official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

1. Whenever review of a building permit application requires retention by the jurisdiction for professional consulting services, the applicant shall reimburse the jurisdiction the cost of such professional consulting services. This fee shall be in addition to the normal plan review and building permit fees. The jurisdiction may require the applicant to deposit an amount with the jurisdiction estimated in the discretion of the building official to be sufficient to cover anticipated costs to retaining professional consultant services and to ensure reimbursement for such costs.

2. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as "Approved, Subject To Field Inspection." One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

3. The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted; provided, that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

D. When it is required that documents be prepared by a qualified registered design professional, the building official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building. Where structural observation is required by Chapter 17, 2021 International Building Code, the inspection program shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur.

E. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period. Deferral of any submittal items shall have the prior approval of the building official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building official. Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the building official. The building official is authorized to charge an additional plan review fee to evaluate deferred submittals under the provisions of this section.

F. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

G. One set of approved construction documents shall be retained by the building official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

H. Floor and Roof Design Loads.

1. Live Loads Posted. Where the live load for which each floor or portion thereof of a commercial or industrial building is or has been designed to exceed 50 psf, such design live load shall be conspicuously posted by the owner in that part of each story in which they apply, using durable signs. It shall be unlawful to remove or deface such notices.

2. Issuance of Certificate of Occupancy. A certificate of occupancy required by SMC 15.04B.140 shall not be issued until the floor load signs have been installed.

3. Restrictions on Loading. It shall be unlawful to place, cause or permit to be placed, on any floor or room of a building structure or portion thereof, a load greater than is permitted by this code. (Ord. 1246 § 12, 2021; Ord. 1173 § 12, 2016; Ord. 1118 § 12, 2013; Ord. 1064 § 17, 2010; Ord. 1013 § 14, 2007; Ord. 955 § 3, 2004).

15.04B.110 Temporary structures.

A. The building official is authorized to issue a permit for temporary structures. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause. No permit for a temporary structure shall be issued for a temporary use unless it complies with the requirements of SMC Title 17.

B. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure the public health, safety and general welfare.

C. The building official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued. (Ord. 955 § 3, 2004).

15.04B.120 Fees.

A. A permit shall not be valid until the fees prescribed in Tables 1-A, 2-A, 3-A, 4-A and 5-A of SMC 15.04A.140, or otherwise by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

B. On buildings, structures, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

C. When submittal documents are required by SMC 15.04B.100(E), a plan review fee shall be paid at the time of submitting the submittal documents for plan review. The building official may have the option to charge a deposit, in lieu of the full plan review fee, if the full amount is not known at the time. Any plan review deposit shall be applied toward the total plan review fee owed. The actual permit fees and related plan review fee shall be determined upon completion of the plan review and the balance owing shall be paid at the time of permit issuance. The plan review fee shall be a separate fee from the permit fees specified in this section and are in addition to the permit fees. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in SMC 15.04B.100, an additional plan review fee shall be charged at the rate shown in the fee code established by the jurisdiction.

D. When plans are submitted under the jurisdiction's "Registered Plan Program," a plan review fee shall be paid at the time of application for a registered plan. The building official may have the option to charge a partial deposit, in lieu of the full plan review fee. All portions of fees paid as a deposit amount shall be applied to the total plan review fees owed. The applicant shall be required to pay the balance of amount owed for the plan review. Valuations used

798 to compute the permit fees shall include all options submitted with a registered plan. When a registered plan consists
799 of a number of plan options that can produce any number of similar but different buildings, the building official may
800 charge plan review fees based on each different building configuration. Plan review fees shall be paid for at the time
801 of application for a building permit. The building official may have the option to charge a partial deposit, in lieu of
802 the full plan review fee. All portions of fees paid as a deposit amount shall be applied to the total plan review fees
803 owed. The applicant shall be required to pay the balance of amount owed for the plan review. The plan review fees
804 specified in this section are separate fees from the permit fees specified in the fee code, and are in addition to the
805 permit fees.

806 E. The applicant for a permit shall provide an estimated permit value at the time of application. The determination of
807 value or valuation under any of the provisions of this code shall be made by the building official. The latest edition
808 of the ICC Building Valuation Data publication shall be used to determine building valuations for the various
809 building types and occupancies noted in that table. Regional modifiers shall not be applicable. When a specific
810 building type or occupancy is not noted in the valuation table, the building official is authorized to use any of the
811 classification types noted in the table that most closely resemble the proposed type of building, or determine a
812 valuation type independently.

813 F. Any person who commences any work on a building, structure, gas, mechanical or plumbing system before
814 obtaining the necessary permits shall be subject to a special investigation fee established by the building official that
815 shall be in addition to the required permit fees.

816 G. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or
817 concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit
818 from the payment of other fees that are prescribed by law.

819 H. Prior to the issuance of a demolition permit, the applicant or agent shall post a cash bond with the building
820 department in the amount of \$300.00, which sum shall be refundable upon inspection and final approval. However,
821 if a permanent bond is on file with the city clerk, the applicant or agent shall post a cash bond in the amount of
822 \$200.00.

823 I. The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work
824 has been done under a permit issued in accordance with this code. The building official may authorize refunding of
825 not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee
826 has been paid is withdrawn or canceled before any plan reviewing is done. The building official shall not authorize
827 refunding of any fee paid except on written application filed by the original permittee not later than 180 days after
828 the date of application. (Ord. 1246 § 13, 2021; Ord. 1064 § 18, 2010; Ord. 1013 § 15, 2007; Ord. 955 § 3, 2004).

829 **15.04B.130 Inspections.**

830 A. Construction or work for which a permit is required shall be subject to inspection by the building official and
831 such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a
832 result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of
833 other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of
834 this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to
835 cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the
836 jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow
837 inspection. The fire code official is authorized to enter and examine any building, structure, marine vessel, vehicle or
838 premises in accordance with SMC 15.04B.080(F) for the purpose of enforcing this code.

839 B. Before issuing a permit, the building official is authorized to examine or cause to be examined buildings,
840 structures and sites for which an application has been filed.

841 C. Manufacturer's installation instructions, as required by this code, shall be available on the job site at the time of
842 inspection.

843 D. The building official, upon notification, shall make the following inspections:

- 844 1. Footing and Foundation Inspection. Footing and foundation inspections shall be made after excavations for
845 footings are complete and any required reinforcing steel is in place. For concrete foundations, any required
846 forms shall be in place prior to inspection. Materials for the foundation shall be on the job; except where
847 concrete is ready-mixed in accordance with ASTM C 94, the concrete need not be on the job.
- 848 2. Concrete Slab and Under-Floor Inspection. Concrete slab and under-floor inspections shall be made after in-
849 slab or under-floor reinforcing steel and building service equipment, conduit, slab insulation, piping accessories
850 and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed,
851 including the subfloor.
- 852 3. Lowest Floor Elevation. In flood hazard areas, upon placement of the lowest floor, including the basement,
853 and prior to further vertical construction, the elevation certification required in IBC Section 1612.4 or IRC
854 Section R323 shall be submitted to the building official.
- 855 4. Exterior Wall Sheathing Inspection. Exterior wall sheathing shall be inspected after all wall framing is
856 complete, and strapping and nailing are properly installed, but prior to being covered.
- 857 5. Roof Sheathing Inspection. The roof sheathing shall be inspected after all roof framing is complete. No roof
858 coverings shall be installed until inspections are made and approved.
- 859 6. IMC/IPC/GAS/NEC Rough-In Inspection. Rough-in mechanical, gas piping, plumbing and electrical shall be
860 inspected when the rough-in work is complete and if required, under test. No connections to primary utilities
861 shall be made until the rough-in work is inspected and approved.
- 862 7. Frame Inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire
863 blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough
864 electrical, plumbing, heating wires, pipes and ducts are approved.
- 865 8. Flashing and Exterior Weather Barrier Inspection. Flashing and exterior weather barrier inspections shall be
866 made after all materials have been installed, but prior to any of the work being covered.
- 867 9. Lath Inspection and Gypsum Board Inspection. Lath and gypsum board inspections shall be made after
868 lathing and gypsum board, interior and exterior, are in place, but before any plastering is applied or gypsum
869 board joints and fasteners are taped and finished, provided, gypsum board that is not part of a fire-resistance-
870 rated assembly or a shear assembly need not be inspected when approved by the building official.
- 871 10. Fire-Resistant Penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies shall
872 not be concealed from view until inspected and approved.
- 873 11. Energy Efficiency Inspection. Energy efficiency inspections shall include the following:
- 874 a. Envelope.
- 875 i. Wall Insulation Inspection. To be made after all wall insulation and air vapor retarder sheet or film
876 materials are in place, but before any wall covering is placed.
- 877 ii. Glazing Inspection. To be made after glazing materials are installed in the building.
- 878 iii. Exterior Roofing Insulation. To be made after the installation of the roof insulation, but before
879 concealment.
- 880 iv. Slab/Floor Insulation. To be made after the installation of the slab/floor insulation, but before
881 concealment.
- 882 b. Mechanical.

- 883 i. Mechanical Equipment Efficiency and Economizer. To be made after all equipment and controls
884 required by this code are installed and prior to the concealment of such equipment or controls.
- 885 ii. Mechanical Pipe and Duct Insulation. To be made after all pipe and duct insulation is in place, but
886 before concealment.
- 887 c. Lighting and Motors.
- 888 i. Lighting Equipment and Controls. To be made after the installation of all lighting equipment and
889 controls required by this code, but before concealment of the lighting equipment.
- 890 ii. Motor Inspections. To be made after installation of all equipment covered by this code, but before
891 concealment.
- 892 12. The building official may require a structure or portions of work to be reinspected. A reinspection fee may
893 be assessed for each inspection or reinspection when such portion of work for which inspection is called is not
894 complete, when corrections called for are not made, when the approved plans and permit are not on-site, or
895 when the building is not accessible.
- 896 13. In addition to the inspections specified above, the building official is authorized to make or require other
897 inspections of any construction work to ascertain compliance with the provisions of this code and other laws
898 that are enforced by the department of building safety.
- 899 14. In addition to the inspections specified above, the building official is authorized to make or require special
900 inspections for any type of work related to the technical codes by an approved agency at no cost to the
901 jurisdiction.
- 902 15. The final inspection shall be made after all work required by the building permit is completed.
- 903 E. The building official is authorized to accept reports of approved inspection agencies, provided such agencies
904 satisfy the requirements as to qualifications and reliability.
- 905 F. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official
906 when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for
907 inspections of such work that are required by this code.
- 908 G. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the
909 approval of the building official. The building official, upon notification, shall make the requested inspections and
910 shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or
911 his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected
912 and such portion shall not be covered or concealed until authorized by the building official. (Ord. 1013 § 16, 2007;
913 Ord. 955 § 3, 2004).
- 914 **15.04B.140 Certificate of occupancy.**
- 915 A. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a
916 building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy
917 therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a
918 violation of the provisions of this code or of other ordinances of the jurisdiction.
- 919 Exceptions:
- 920 1. Work exempt from permits.
- 921 2. For single-family dwellings and their accessory structures, the city-issued building permit inspection record
922 may serve as the certificate of occupancy when the final inspection has been approved by the building official
923 or the building official's designee.

924 B. After the building official inspects the building or structure and finds no violations of the provisions of this code
 925 or other laws that are enforced by the department of building safety, the building official shall issue a certificate of
 926 occupancy that contains the following:

- 927 1. The building permit number.
- 928 2. The address of the structure.
- 929 3. The name and address of the owner.
- 930 4. A description of that portion of the structure for which the certificate is issued.
- 931 5. A statement that the described portion of the structure has been inspected for compliance with the
 932 requirements of this code for the occupancy and division of occupancy and the use for which the proposed
 933 occupancy is classified.
- 934 6. The name of the building official.
- 935 7. The edition of the code under which the permit was issued.
- 936 8. The use and occupancy, in accordance with the provisions of Chapter 3 of the IBC.
- 937 9. The type of construction as defined in Chapter 6 of the IBC.
- 938 10. The design occupant load.
- 939 11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
- 940 12. Any special stipulations and conditions of the building permit.

941 C. The building official is authorized to issue a temporary or phased certificate of occupancy before the completion
 942 of the entire work covered by the permit; provided, that such portion or portions shall be occupied safely. The
 943 building official is authorized to require, in addition to the completion of life safety building components, any or all
 944 accessibility components. The building official shall set a time period during which the temporary or phased
 945 certificate of occupancy is valid. The building official is authorized to require that a performance bond be posted
 946 with the city in an amount equal to 150 percent of the incomplete work as determined by the design professional.
 947 The bond shall be refundable upon inspection, final approval and a request in writing for the refund. It shall be the
 948 duty of the applicant to request the refund.

949 D. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion
 950 issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect
 951 information supplied, or where it is determined that the building or structure or portion thereof is in violation of any
 952 ordinance or regulation or any of the provisions of this chapter. (Ord. 1064 § 19, 2010; Ord. 955 § 3, 2004).

953 **15.04B.150 Maintenance.**

954 Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, or any other
 955 feature is required for compliance with the provisions of this code, or otherwise installed, such device, equipment,
 956 system, condition, arrangement, level of protection, or other feature shall thereafter be continuously maintained in
 957 accordance with this code and applicable referenced standards and in accordance with IFC Section 107. (Ord. 1173
 958 § 12, 2016; Ord. 1118 § 12, 2013; Ord. 955 § 3, 2004).

959 **15.04B.160 Service utilities.**

960 A. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is
 961 regulated by this code for which a permit is required, until released by the building official.

962 B. The building official shall have the authority to authorize the temporary connection of the building or system to
 963 the utility source of energy, fuel or power.

964 C. The building official shall have the authority to authorize disconnection of utility service to the building, structure
965 or system regulated by this code and the codes referenced in case of emergency where necessary to eliminate an
966 immediate hazard to life or property, or when such utility connection has been made without the required approval.
967 The building official shall notify the serving utility, and, wherever possible, the owner and occupant of the building,
968 structure or service system of the decision to disconnect prior to taking such action. If not notified prior to
969 disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon
970 as practical thereafter. (Ord. 955 § 3, 2004).

971 **15.04B.170 Board of appeals.**

972 A. In lieu of a building board of appeals, the hearing examiner shall hear and decide appeals of orders, decisions or
973 determinations made by the building official relative to the application and interpretation of this code.

974 B. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted
975 thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or
976 better form of construction is proposed. The hearing examiner shall have no authority relative to interpretation of the
977 administrative provisions of this code nor shall the hearing examiner be empowered to waive requirements of either
978 this code or the technical codes which are the codes, appendices and referenced code standards adopted by the
979 jurisdiction. (Ord. 1203 § 4, 2018; Ord. 955 § 3, 2004).

980 **15.04B.180 Violations.**

981 A. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove,
982 demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in
983 conflict with or in violation of any of the provisions of this code.

984 B. The building official is authorized to serve a notice of violation or order on the person responsible for the
985 erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or
986 structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the
987 provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the
988 abatement of the violation.

989 C. If the notice of violation is not complied with in the time prescribed by such notice, the building official is
990 authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to
991 restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the
992 building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

993 D. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who
994 erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or
995 directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be
996 subject to penalties as prescribed by law. (Ord. 955 § 3, 2004).

997 **15.04B.190 Stop work order.**

998 A. Whenever the building official finds any work being performed in a manner either contrary to the provisions of
999 this code or other pertinent laws or ordinances implemented through the enforcement of this code, the building
1000 official is authorized to issue a stop work order.

1001 B. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's
1002 agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease.
1003 The stop work order shall state the reason for the order, and the conditions under which the cited work will be
1004 permitted to resume.

1005 C. The building official is authorized to assess a special investigation fee for the issuance of a stop work order.

1006 D. Any person who shall continue any work in or about the structure after having been served with a stop work
1007 order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be
1008 subject to penalties as prescribed by law. (Ord. 955 § 3, 2004).

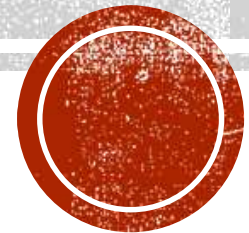
1009 **15.04B.200 Unsafe structures and equipment.**

1010 A. Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of
1011 inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are
1012 otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate
1013 maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made
1014 safe, as the building official deems necessary and as provided for in the 2021 International Property Maintenance
1015 Code. A vacant structure that is not secured against entry shall be deemed unsafe.

1016 B. The fire code official or the fire department official in charge of an incident shall be authorized to order the
1017 immediate evacuation of any occupied building deemed unsafe when such building has hazardous conditions that
1018 present imminent danger to building occupants. Persons so notified shall immediately leave the structure or premises
1019 and shall not enter or reenter until authorized to do so by the fire code official or the fire department official in
1020 charge of the incident. (Ord. 1064 § 20, 2010; Ord. 955 § 3, 2004).

COMMUNITY DEVELOPMENT BUILDING

05/02/2023



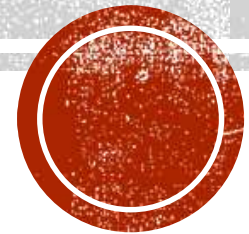
Brian Kehler, Building Official

INTRODUCTION	SIGNIFICANT CHANGES TO THE 2021 INTERNATIONAL CODES WITH STATE AMENDMENTS	INTERNATIONAL BUILDING CODE (IBC)	INTERNATIONAL RESIDENTIAL CODE (IRC)	INTERNATIONAL FIRE CODE (IFC)
INTERNATIONAL WILDLAND URBAN INTERFACE CODE (IWUIC)	WASHINGTON STATE ENERGY CODE	DMC TITLE 10 UPDATES	Summary	Questions

AGENDA

INTRODUCTION

The International Codes are updated every three years. Each version must be formally adopted by the City. Duvall adopts the Washington State Codes which have amendments to the International Codes approved by the Washington State Building Code Council (SBCC). The following presentation highlights the significant changes from the 2018 to the 2021 Codes.



2021 INTERNATIONAL BUILDING CODE

- **202 Definitions:** Puzzle Room- type of special amusement area in which occupants are encouraged to solve a challenge to escape from a room or series of rooms. Penthouse- An enclosed, unoccupied rooftop structure used for sheltering mechanical and electrical equipment, tanks, elevators and related machinery, stairways, and vertical shaft openings.



2021 INTERNATIONAL BUILDING CODE

- **404.5 Smoke control in atriums.** In the evaluation of whether a smoke control system is required for an atrium condition, vertical opening protection consisting of a combination of both the atrium and a shaft enclosure is now recognized.

2021 INTERNATIONAL BUILDING CODE

- **Activation of automatic-closing doors.** In Group I-2 occupancies, the closing of automatic-closing doors on hold-open devices must now also occur upon activation of the fire alarm system or automatic sprinkler system.



2021 INTERNATIONAL BUILDING CODE



- **411.5 Puzzle room exiting.** Puzzle rooms are now regulated in a manner consistent with traditional special amusement areas. Special means of egress requirements have been established for puzzle rooms.

2021 INTERNATIONAL BUILDING CODE

- **414.2.3 Fire wall use for control areas.** The scoping limitations of a fire wall's use to create separate buildings have been expanded through a new allowance for the number of control areas permitted.



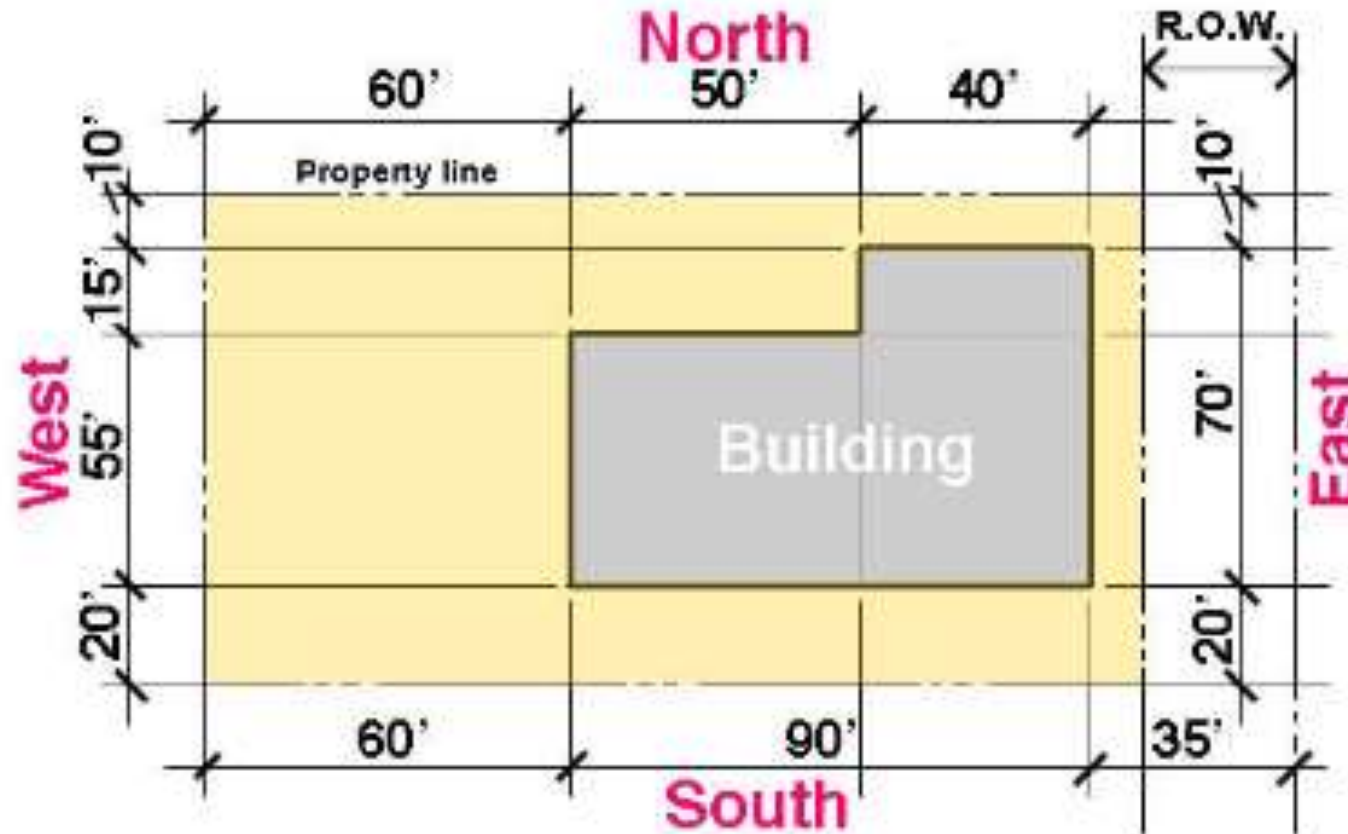
2021 INTERNATIONAL BUILDING CODE

- **424 Play structures.** The interior finish materials of play structures are now regulated for flame spread purposes. Play structures shall not be greater than 600 square feet in area, unless a special investigation, acceptable to the building official, has demonstrated adequate fire safety.

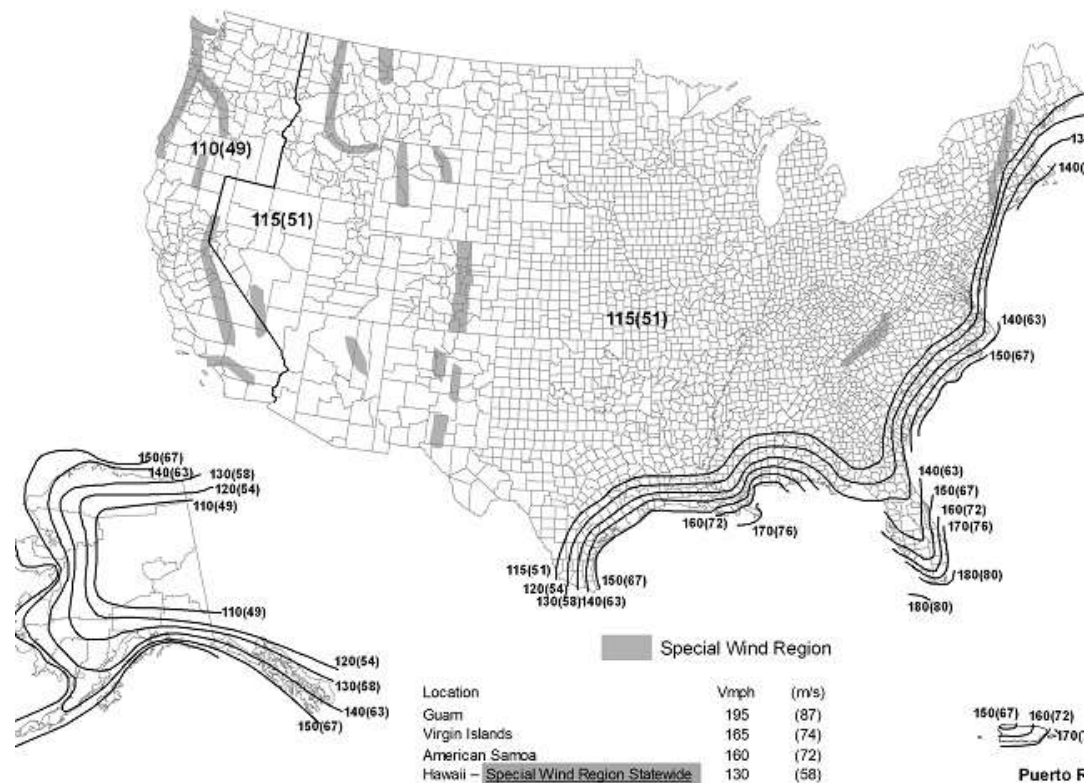


2021 INTERNATIONAL BUILDING CODE

- **506.3.2 Allowable area frontage increase.** The methodology for establishing the permissible allowable area increase for frontage has been simplified by using a table.



2021 INTERNATIONAL RESIDENTIAL CODE



- **301.2(2) Ultimate Design Wind Speed.** Has been aligned with IBC and ASCE 7 maps. Structures designed for 110 mph.

2021 INTERNATIONAL RESIDENTIAL CODE



- **302.5.1 Opening Protection.** Has been clarified to state that doors separating the garage and dwelling must be self-latching, as well as self-closing.

2021 INTERNATIONAL RESIDENTIAL CODE

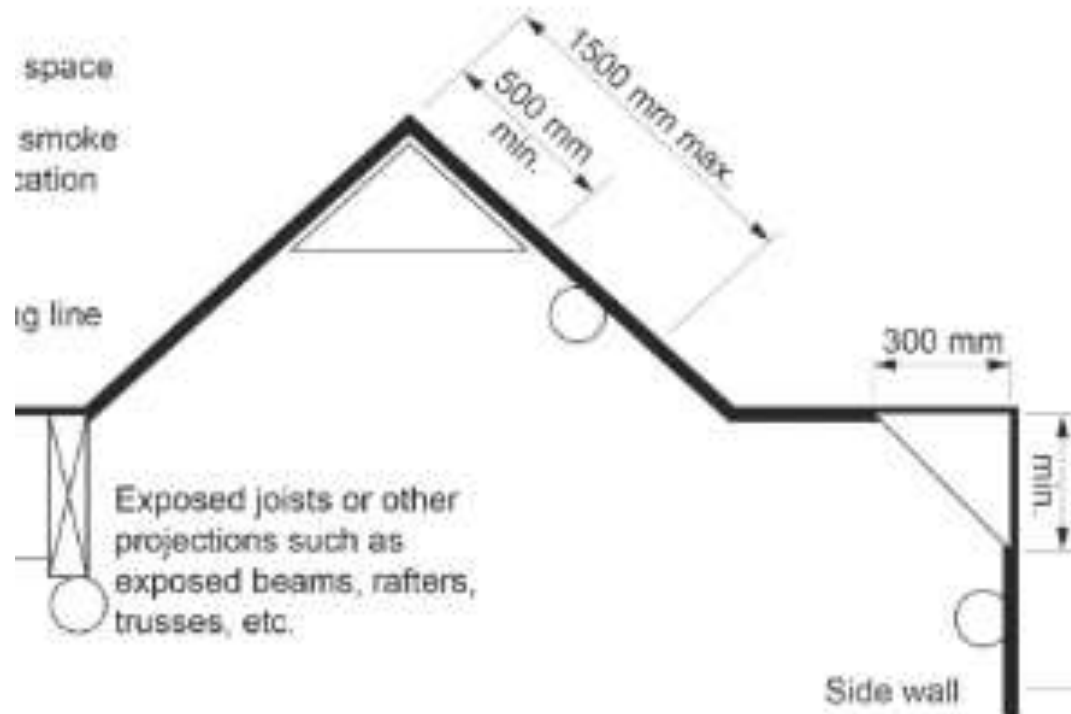
- **310.1.1 Operational constraints and opening control devices.** Clarifies that window opening control devices and fall prevention devices, complying with ASTM 2090, shall be allowed on emergency escape and rescue windows. The height of the mechanism is restricted to not more than 70" above the finished floor.



2021 INTERNATIONAL RESIDENTIAL CODE

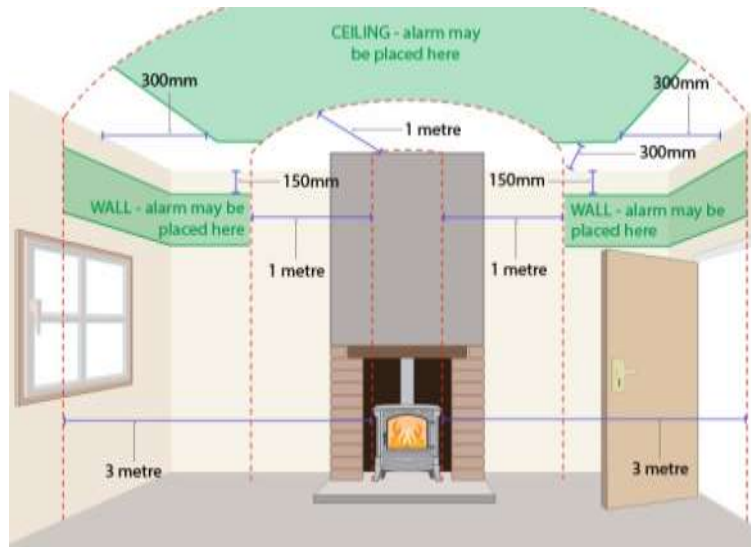
- **311.7 Stairways.** Clarifies that stairways not within or attached to a building, porch, or deck are not regulated by this section. (Example: A stairway in the yard leading to a firepit area would not have to meet the riser height, tread depth, handrail, etc., requirements that a stairway inside of the house must meet.)

2021 INTERNATIONAL RESIDENTIAL CODE



- 314.3 Locations.** Is modified with a new location requirement for smoke alarms to address areas with high ceilings adjacent to hallways serving bedrooms. (In the hallway and in the room open to the hallway, where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24" or more.)

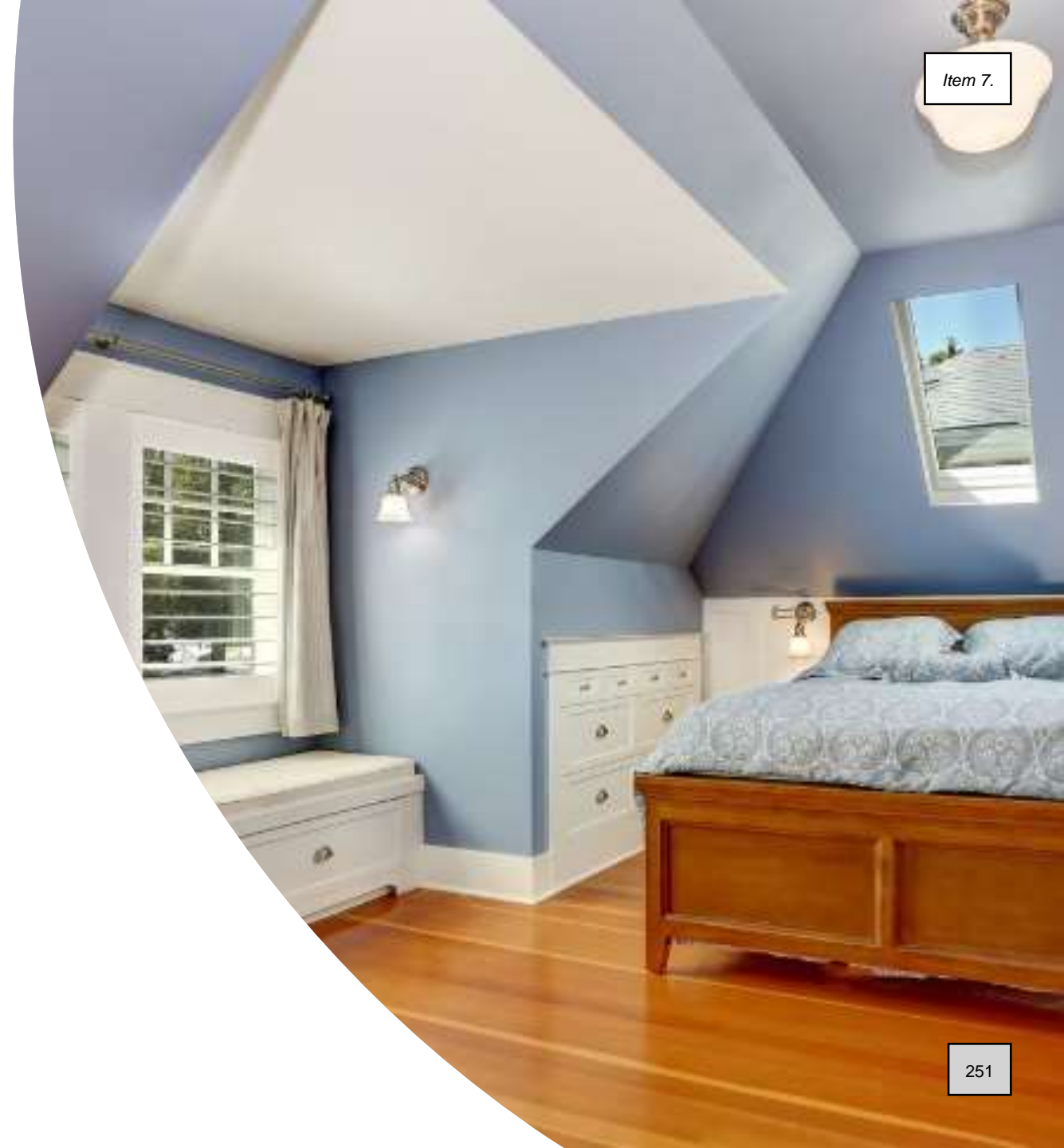
2021 INTERNATIONAL RESIDENTIAL CODE



- **315.2.2 Alterations, repairs, and additions.** Is modified to require that carbon monoxide alarms be installed when there are repairs to, or replacement of, fuel fired mechanical systems.

2021 INTERNATIONAL RESIDENTIAL CODE

- **326 Habitable Attics.** Is modified to limit the area of a habitable attic to not greater than one-third of the floor area of the story below. The allowable area is allowed to be increased to not greater than one-half of the floor area of the story below when located within a dwelling unit equipped with a fire sprinkler system.



2021 INTERNATIONAL RESIDENTIAL CODE

- **609.4.1 Garage door.** Labeling has been added to require that all garage doors have a permanent label provided by the manufacturer. The label shall identify the door manufacturer, the model/series number, the wind pressure rating, the installation instruction drawing reference number, and the applicable test standard.



2021 INTERNATIONAL RESIDENTIAL CODE

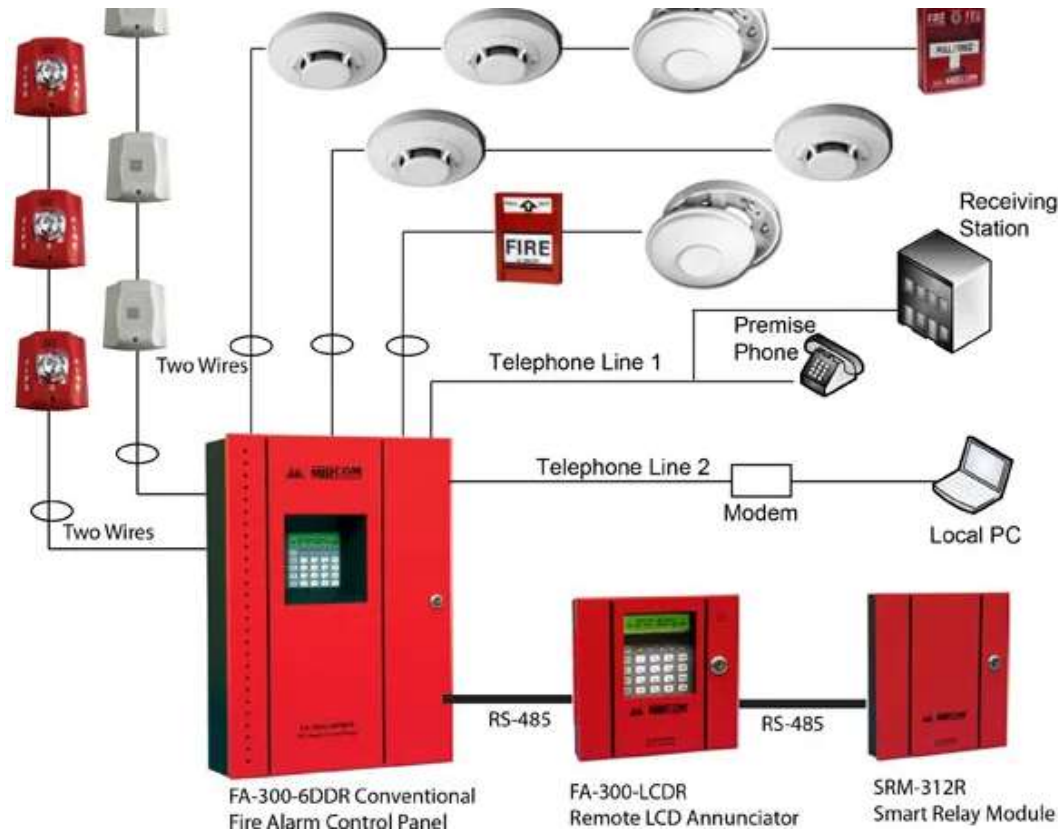
- **N1101.14 (R401.3) Certificate.** Is modified by requiring additional information related to the building thermal envelope, solar energy, Energy Rating Index, and the code edition be added to the energy certificate.

Builder, Permit Holder or Registered Design Professional Print Name:	
Signature:	
Property Address:	
Date:	
Insulation Rating – List the value covering largest area to all that apply	R - Value
Ceiling/roof:	R -
Wall:	R -
Floor:	R -
Closed Crawl Space Wall:	R -
Closed Crawl Space Floor:	R -
Slab:	R -
Basement Wall:	R -
Fenestration:	
U-Factor	
Solar Heat Gain Coefficient (SHGC)	
Building Air Leakage	
<input type="checkbox"/> Visually inspected according to 402.4.2.1 OR	
<input type="checkbox"/> Building Air Leakage Test Results (Sec. 402.4.2.2) ACH50 [Target: 5.0] or CFM50/SFSA [Target: 0.30]	
Name of Tester/Company:	
Date:	Phone:
Ducts:	
Insulation	R -
Total Duct Leakage Test Result (Sect. 403.2.2) (CFM25 Total/100SF) [Target: 6]	
Name of Tester/Company:	
Date:	Phone:
Certificate to be displayed permanently	

2021 INTERNATIONAL FIRE CODE

- **903.2.4 .2 Group F-1 distilled spirits.** An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits.

2021 INTERNATIONAL FIRE CODE



- **1103.7.5 Group R-1.** A fire alarm system and smoke alarms shall be installed in existing Group R1 occupancies in accordance with Sections 1103.7.5.1 through 1103.7.5.2.1.

2021 INTERNATIONAL FIRE CODE

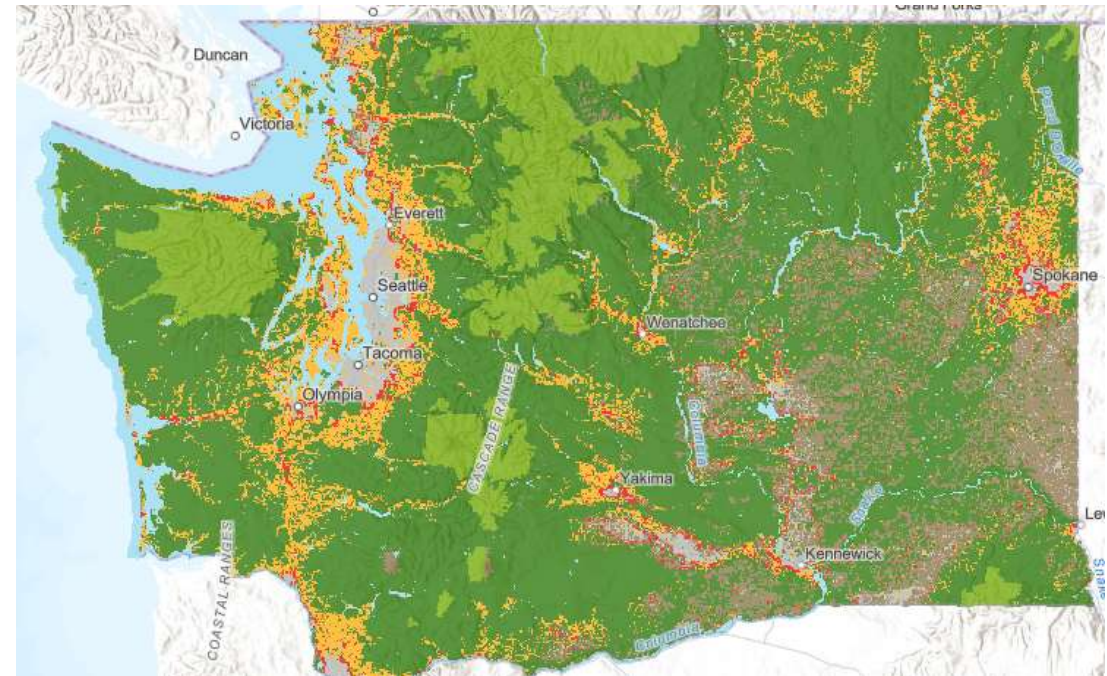
- **1103.7.5.1 Group R-1 hotel and motel manual fire alarm system.** A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in existing Group R-1 hotels and motels more than one story in height or with more than 20 sleeping units.



2021 INTERNATIONAL WILDLAND URBAN INTERFACE CODE

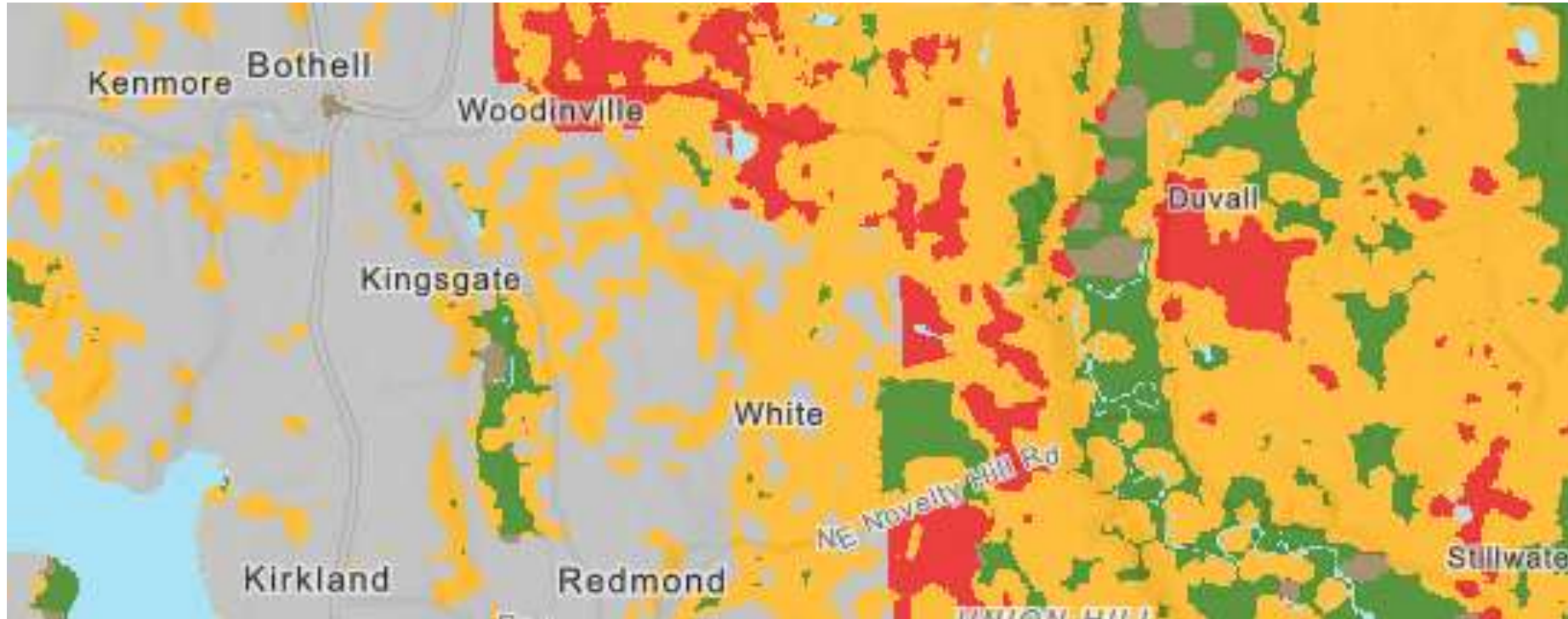
- One of the big changes this cycle for Washington is the WUI Code which adds fire protection standards based on your proximity to wildlands and other areas with “vegetative fuels” that can contribute to wildfires.
- The City of Duvall is partnering with local jurisdictions in our region to bring awareness to our building community and hopefully provide clarity on some “prescriptive options to make this transition easier to understand.

- DNR Map. Delineates your property into one of five interfaces.



2021 INTERNATIONAL WILDLAND URBAN INTERFACE CODE

- Current DNR map including interfaces.
- Urban Areas
- Wildland-Urban Interface
- Wildland-Urban Intermix
- Wildlands
- Long-Term Non buildable areas
- DNR map updated every Three years. Local municipalities are to update maps through “Findings of fact”.

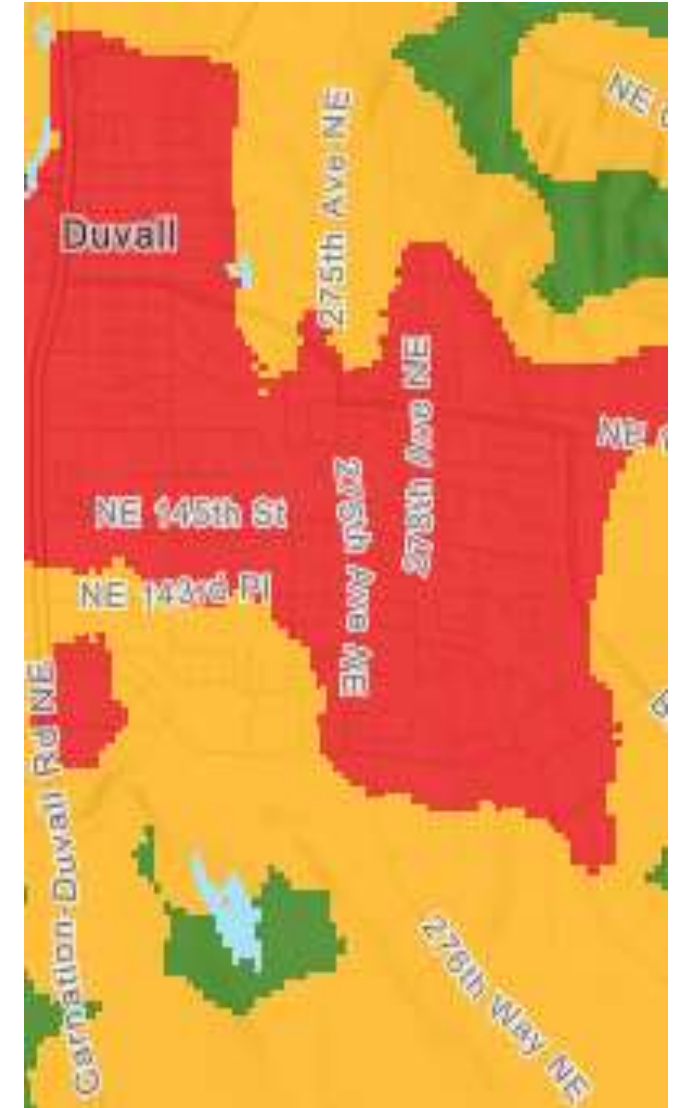


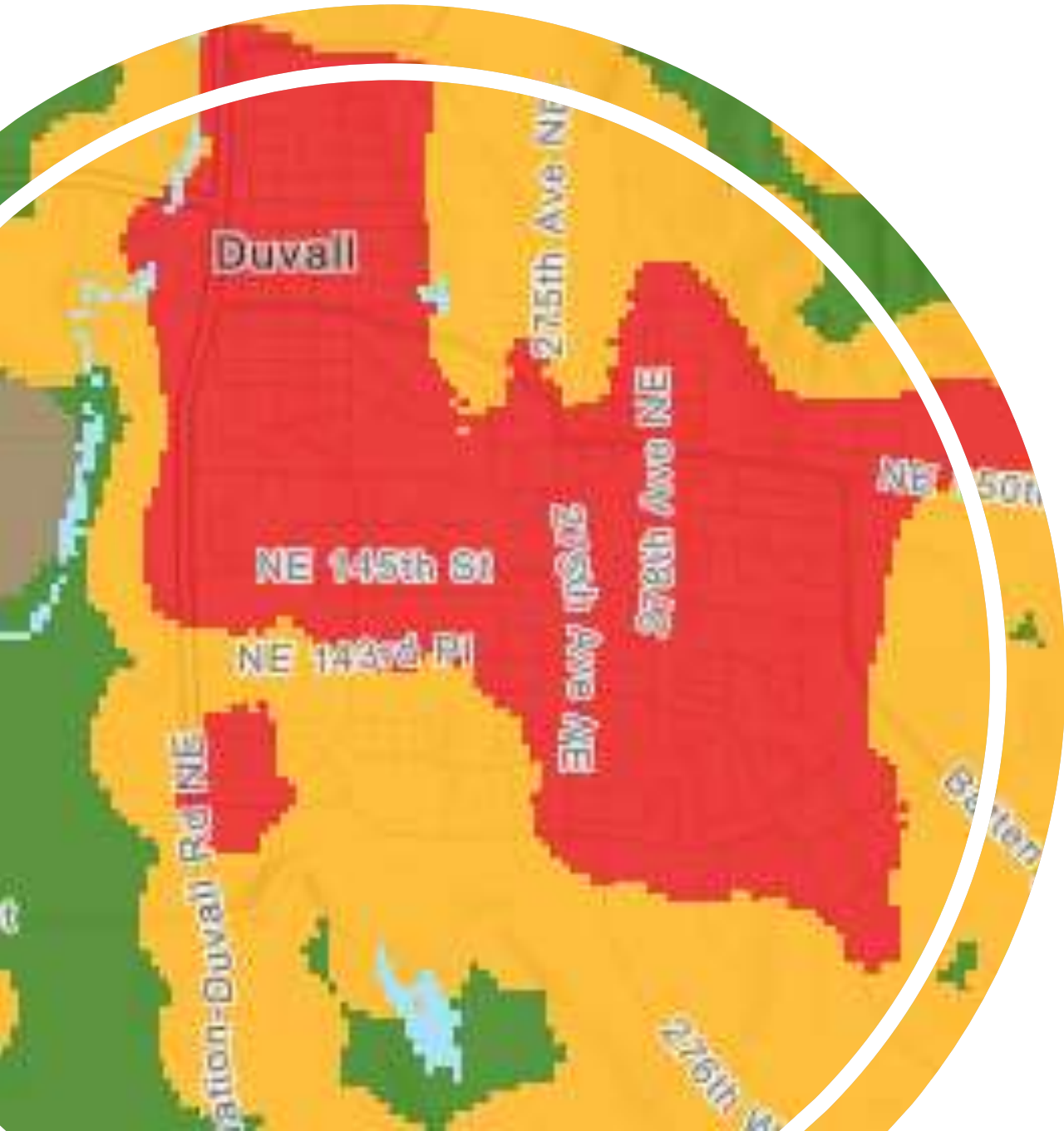
URBAN AREAS

- Are relatively self-explanatory: they are those areas in Washington with both dense human development, as well as less than 50% vegetative (wildland) cover. These areas are defined by their high density of structures.

WILDLAND-URBAN INTERFACE

- The interface is often found along the outskirts of urban areas.
- The Wildland-Urban Interface is defined as those areas where human development MEETS areas that are covered with more than 50% wildlands.
- To be considered interface, development/structures must be bordered by wildlands on at least one side.






WILDLAND-URBAN INTERMIX

- Are those areas where structures intermingle with wildlands. To be considered intermix, a development OR structure must be surrounded on 2 or more sides by wildlands.
- Intermix is often found between the Interface and the wildlands.
- Intermix can also be found in undeveloped/low-density pockets of urban areas.

WILDLANDS

- Are those areas without and structures or human development that also have more than 50% burnable vegetative cover.
- Most wildlands could eventually become intermix, interface, or even urban areas.
- Example- a new single-family home in the woods could make wildlands into intermix, while a new housing development, strip mall, or other series of structures could turn a section of wildlands into interface.

A circular inset image on the left side of the slide shows a wooden deck with a railing. The railing has vertical balusters and a decorative top rail. The deck is situated on a hillside, and in the background, there is a large, intense fire with bright orange and yellow flames. The fire appears to be consuming a structure or vegetation. The overall scene is dramatic and emphasizes the theme of fire safety.

PRESCRIPTIVE OPTIONS AS OUTLINED IN SECTIONS 501.1 THROUGH 501.8

- Class A roofing.
- Metal roof valleys.
- Exterior walls and projections made of ignition resistant materials.
- Rated decks or concrete patios.
- Double pane or tempered windows.
- Specific attic ventilation opening requirements.

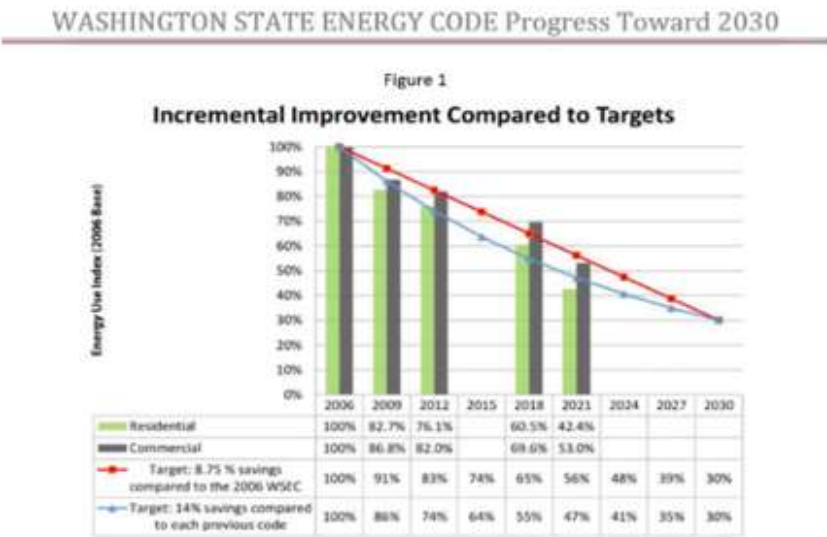
2021 WASHINGTON STATE ENERGY CODE



- Washington's first energy code, adopted in 1977 by statute, was a voluntary requirement. The State Building Code Act and State Energy Code Act (SECA) were passed by the legislature in 1985. The State Building Code Act gave rulemaking authority to the SBCC, which oversees all building and energy codes within the state.

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Per RCW 19.27A.020(2)(a) The Washington state energy code shall be designed to construct increasingly energy efficient homes and buildings that help achieve the broader goal of building zero fossil-fuel greenhouse gas emission homes and buildings by the year 2031.



- Fast forward to 2013. Gov. Inslee brought together a bipartisan group of lawmakers to develop a plan for the state to meet its greenhouse gas emissions targets (SB 5802).

SIGNIFICANT CHANGES TO THE WSEC 2021

TABLE R402.1.3

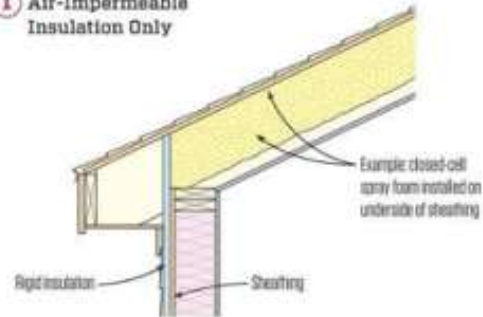
MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS

CLIMATE ZONE 5 AND MARINE 4	
Roof U-Factor ^{b, i}	0.30
Attic U-Factor	0.50
Basement R-Value ^e	60
Wood Frame Wall ^{g, i} R-Value	20+5 or 13+10
Slab R-Value	30
Grade ^{c, h} Wall R-value	10/15/21 int + 5TB
Foundation R-Value & Depth	10, 4 ft

- R-values in insulation have been increased.
- Ceiling increased from R-49 to R-60.
- Wood frame walls increased from R-21/R-13 to 20+5/13+10
- Slab depth increased from 2 ft to 4 ft.

SIGNIFICANT CHANGES TO THE WSEC 2021

1 Air-Impermeable Insulation Only

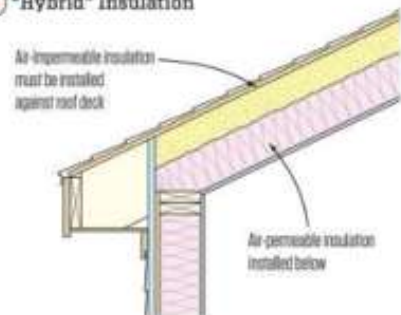


2 Air-Permeable Cavity Insulation

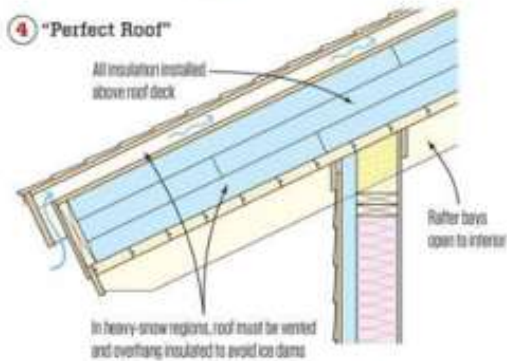


R-6o Attic Types

3 "Hybrid" Insulation



4 "Perfect Roof"



- Examples of a wall with 20+5 and a R-60 ceiling insulation.
- The +5 refers to continuous rigid insulation on the outside of the building which has an R-value of 5.

SIGNIFICANT CHANGES TO THE WSEC 2021

Chapter 4

Significant Changes R 406.3

R406.3 Additional energy efficiency requirements. Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 and R406.3 so as to achieve the following minimum number of credits:

1. Small Dwelling Unit: (~~(3.0)~~) 2.5 credits
(Dwelling units less than 1500 square feet in conditioned floor area with less than 300 square feet of fenestration area. Additions to existing building that are greater than 500 square feet of heated floor area but less than 1500 square feet.)
2. Medium Dwelling Unit: (~~(6.0)~~) 5.0 credits
(All dwelling units that are not included in #1, #3, or #4.)
3. Large Dwelling Unit: (~~(7.0)~~) 6.0 credits
(Dwelling units exceeding 5000 square feet of conditioned floor area.)
4. Dwelling units serving Group R-2 occupancies: 4.5 credits
(See Section R401.1 and residential building in Section R202 for Group R-2 scope. 4.5 credits)
5. Additions (~~(less than or equal to)~~) 150 square feet to 500 square feet: (~~(1.5)~~) 2.0

- Total energy credits have been reduced in dwelling units by 1.0 credit.
- Additions under 150 sq ft. don't require energy credits.
- Additions 150 sq ft.- 500 sq ft. will require 2.0 credits.

**TABLE R406.2
FUEL NORMALIZATION CREDITS**

System Type	Description of Primary Heating Source	Credits	
		All Other	Group R-2 ^a
1	For combustion heating equipment meeting minimum federal efficiency standards for the equipment listed in Table C403.3.2(5) or C403.3.2(6)	-3.0	0
2	For an initial heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) and supplemental heating provided by electric resistance or a combustion furnace meeting minimum standards listed in Table C403.3.2(5) ^b	0	0
3	For heating system based on electric resistance only (either forced air or Zonal)	-1.0	-0.5
4 ^c	For heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) or C403.3.2(9) or Air to water heat pump units that are configured to provide both heating and cooling and are rated in accordance with AHRI 550/590	1.5	2.0
5	For heating system based on electric resistance with: 1. Inverter-driven ductless mini-split heat pump system installed in the largest zone in the dwelling, or 2. With 2kW or less total installed heating capacity per dwelling	0.5	0

- See Section R401.1 and residential building in Section R202 for Group R-2 scope.
- The gas back-up furnace will operate as fan-only when the heat pump is operating. The heat pump shall operate at all temperatures above 38°F (3.3°C) (or lower). Below that "changeover" temperature, the heat pump would not operate to provide space heating. The gas furnace provides heating below 38°F (3.3°C) (or lower).
- Additional points for the HVAC system are included in Table R406.3.

SIGNIFICANT CHANGES TO WSEC 2021

- Gas furnace as primary heat source will now be -3.0 credits.
- Electric heat pumps with supplemental heating from a furnace will now be 0 credits.



SUMMARY

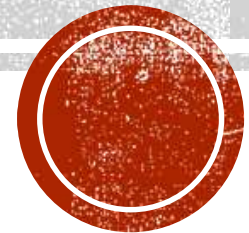
- Building codes evolve, and for good reasons. It is important that we adopt the latest editions to stay current with state requirements and to stay in line with other cities in our area to better protect our city and the people that live here.
- 2021 International Codes will be in effect July, 1st 2023.

2021 INTERNATIONAL CODE UPDATE



COMMUNITY DEVELOPMENT BUILDING

02/06/2024



Brian Kehler, Building Official

DMC TITLE 10
OVERVIEW

TITLE 10 SECTION
10.01

TABLES

TITLE 10 SECTION
10.04

INTERNATIONAL
FIRE CODE (IFC)

INTERNATIONAL
WILDLAND URBAN
INTERFACE CODE
(IWUIC)

WASHINGTON
STATE ENERGY
CODE

Questions

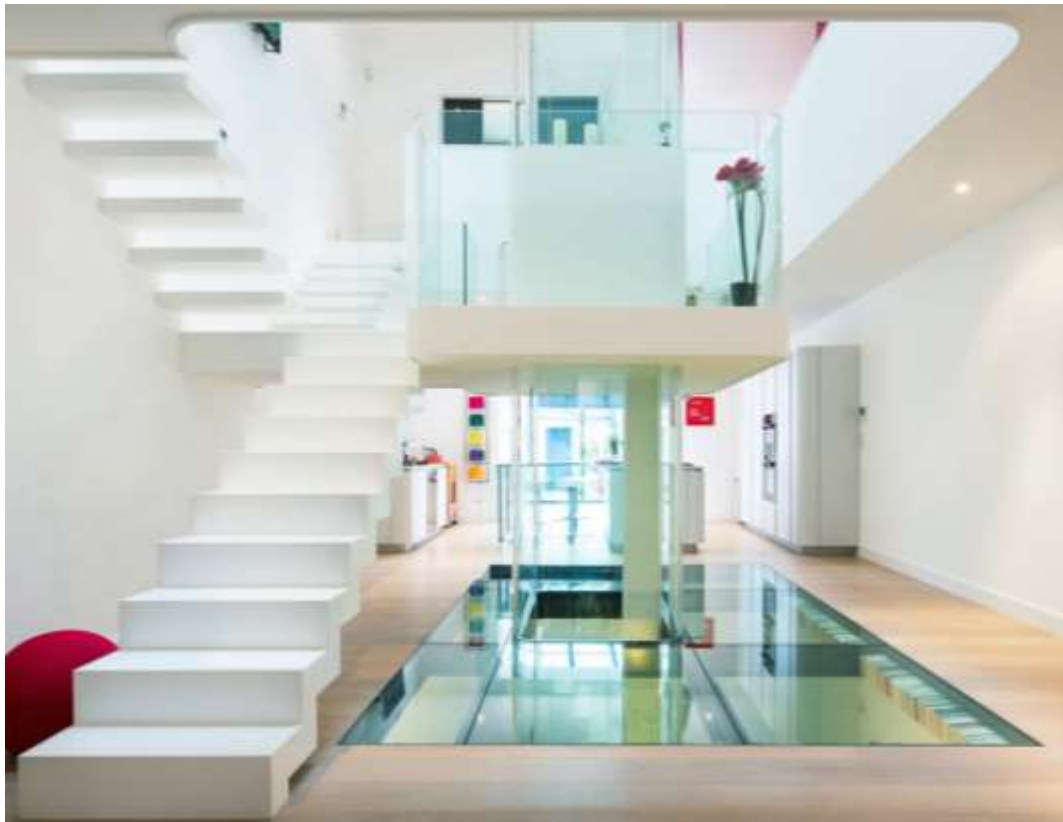
AGENDA



INTRODUCTION

- We last update the building code in 2021
- In 2023 we briefed the Council on building code updates
- The Building Code Council differed the adoption twice in 2023
- In late 2023 the City was notified the Building Code Update would become effective on March 15, 2024
- In early 2024 the legislature and the Building Code Council are considering additional changes that could impact/change the current code language – STAY TUNED

DMC TITLE 10.01 BUILDINGS AND CONSTRUCTION OVERVIEW



- **Formatting**
- **Amendments to section 105
Permits IBC/IRC**
- **Addressing Numbering Size table**
- **Tables updated**
- **Added adopted codes Swimming
pool, property maintenance, and
WUI**

TABLES

Current

Ground snow load	25#
Wind Speed	85 mph
Seismic design	D-2
Weathering	moderate
Frost line depth	12"
Termite	slight to moderate
Winter design temp	26 degrees F
Ice Shield	none
Flood Hazards	DMC 14.84
Air freezing index	113
Mean annual temperature	51.2 degrees F

Proposed

Ground Snow Load	25lbs/ft2
Wind Speed	110 mph
Topographic Effects	YES
Seismic Design Category	D1/D2
Weathering	Moderate
Frost line depth	18"
Termites	slight
Winter Design Temp	26 degrees
Ice Barrier Underlayment Required	No
Flood Hazards	See DMC 14.84
Air Freeze Index	113
Mean Annual Temp	51.2 degrees F

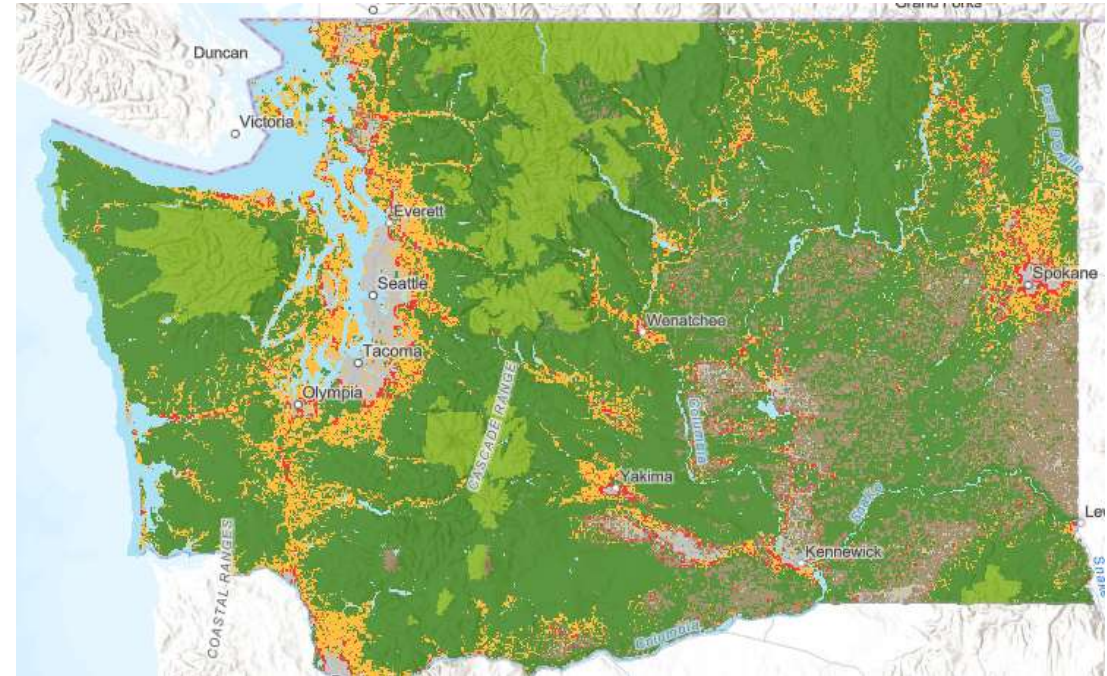
DMC TITLE 10.04



- **Moved and amended section 10.04 to 10.01.120 International Fire Code.**
- **The need for the update is because Duvall is growing, and as the buildings become larger and more complex, so must the codes.**
- **The Update would align with other valley cities as this would be a regional update.**
- **Last update was in 2013**

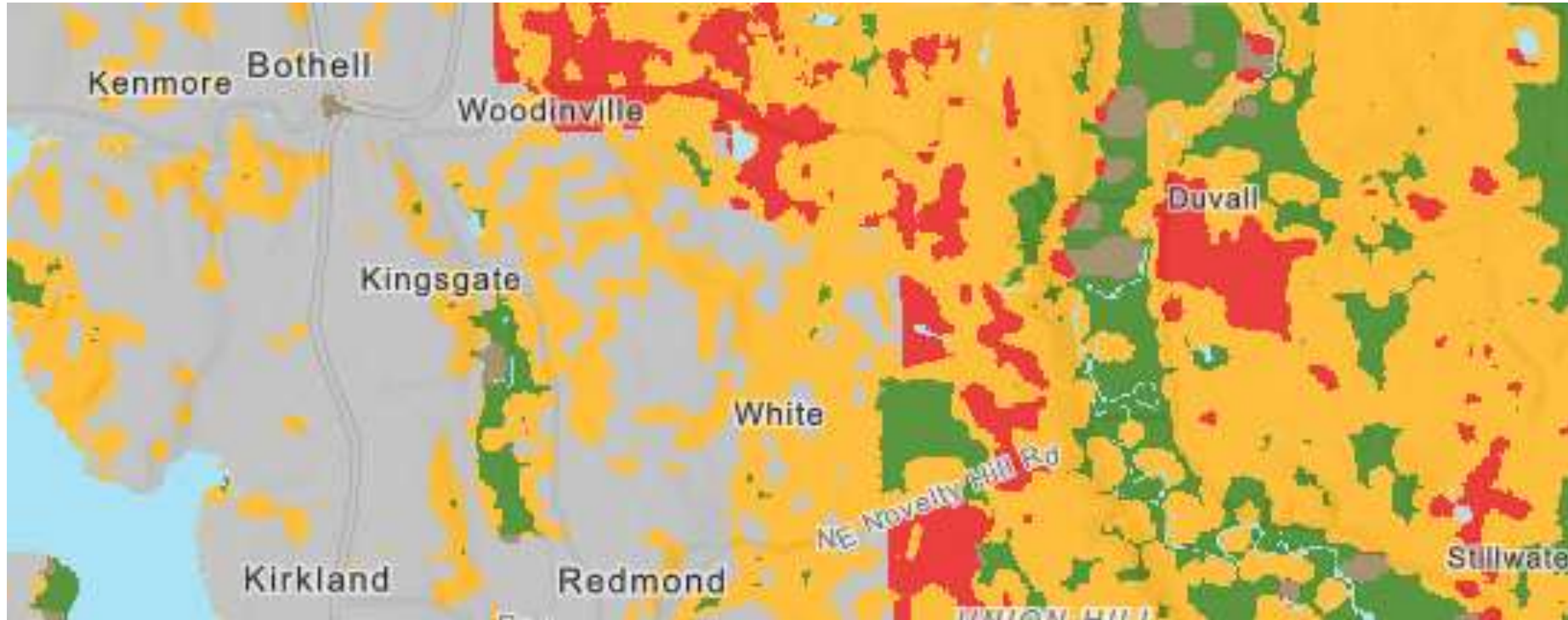
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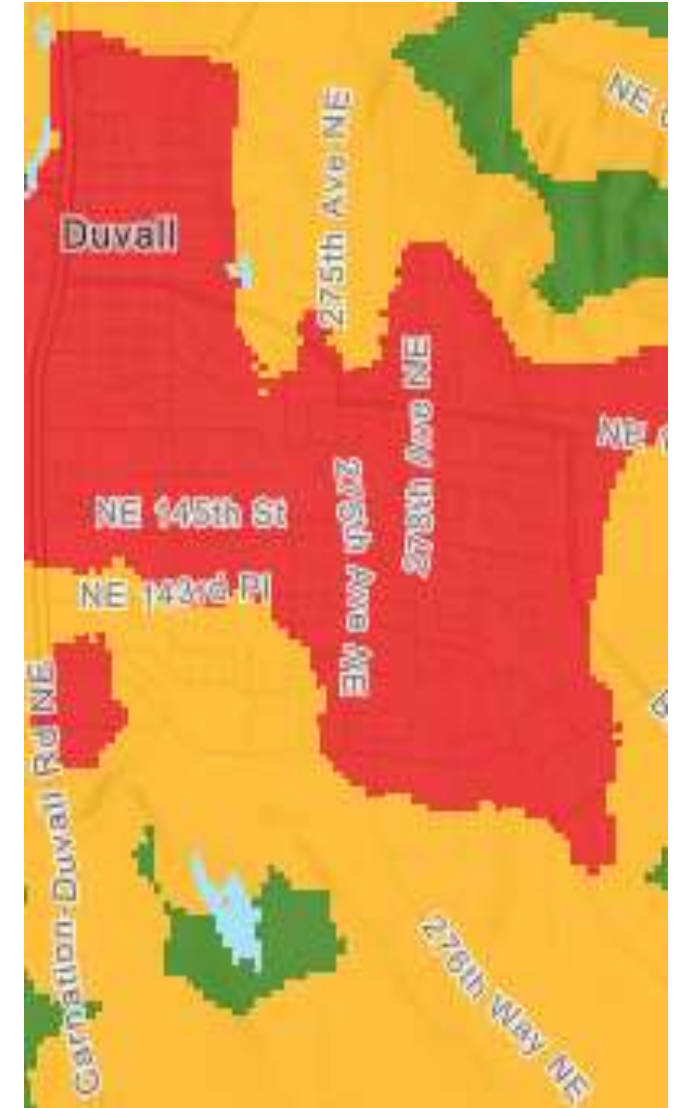


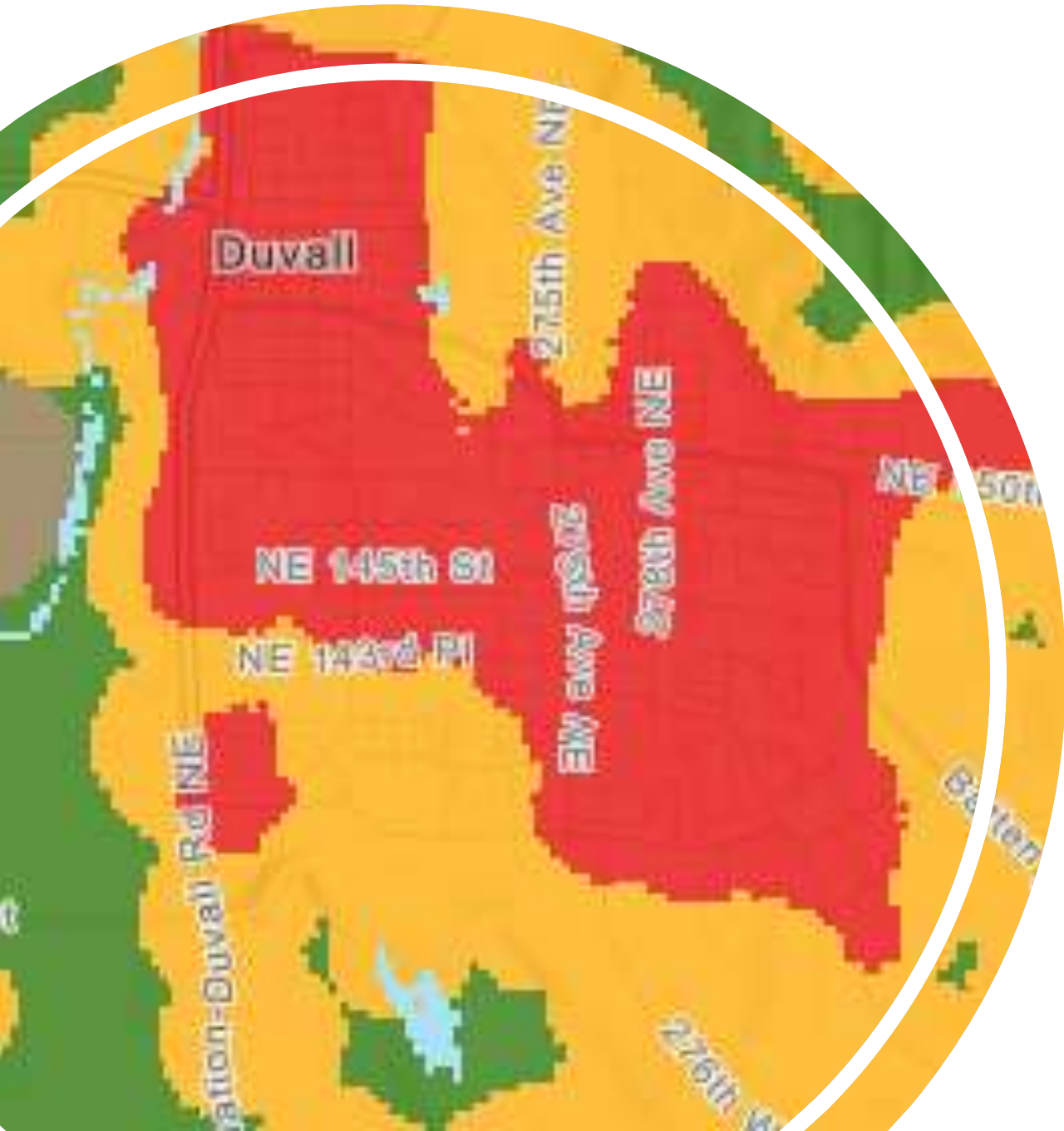
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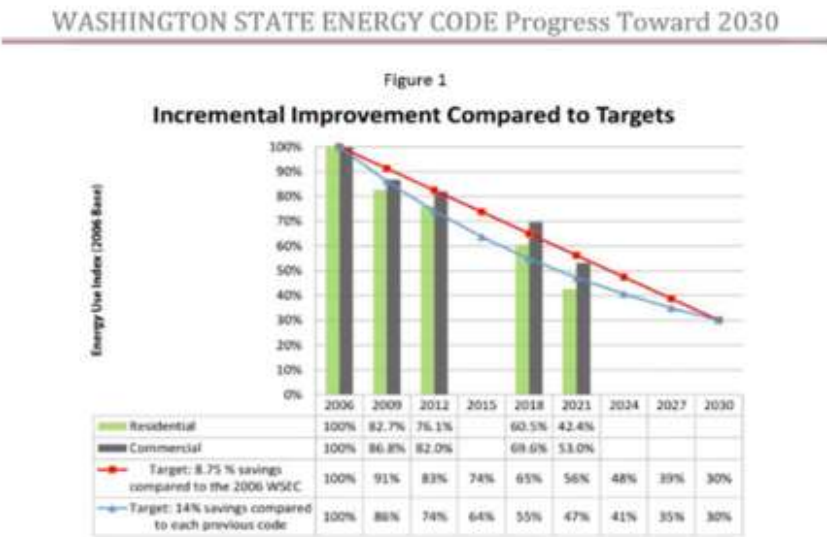
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SIGNIFICANT CHANGES TO THE WSEC 2021

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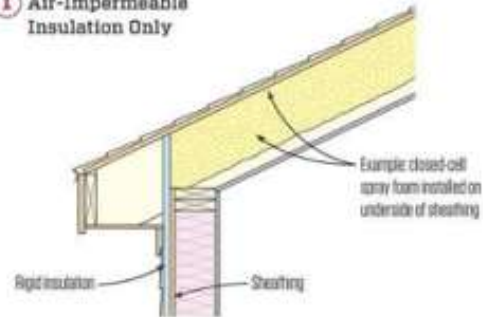
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Insulation Only

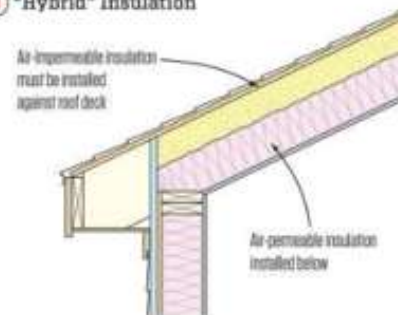


② Air-Permeable
Cavity Insulation

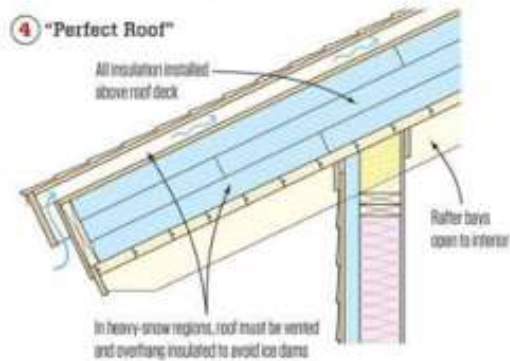


R-60 Attic Types

③ "Hybrid" Insulation



④ "Perfect Roof"



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- a. See Section R401.1 and residential building in Section R202 for Group R-2 scope.
- b. The gas back-up furnace will operate as fan-only when the heat pump is operating. The heat pump shall operate at all temperatures above 38°F (3.3°C) (or lower). Below that "changeover" temperature, the heat pump would not operate to provide space heating. The gas furnace provides heating below 38°F (3.3°C) (or lower).
- c. Additional points for the HVAC system are included in Table R406.3.

SIGNIFICANT CHANGES TO WSEC 2021

- Gas furnace as primary heat source has been added back into the table.
- Electric heat pumps with supplemental heating from a furnace will now be 0 credits.



SUMMARY

- Building codes evolve, and for good reasons. It is important that we adopt the latest editions to stay current with state requirements and to stay in line with other cities in our area to better protect our city and the people that live here.
- 2021 Building Codes will become effective March 15, 2024 barring any additional delays.
- SB 6120 is an amendment to the WUI code and is up for review and approval

2021 BUILDING CODE UPDATE



QUESTIONS?



BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

AB24-027
February 12, 2024
Ordinance

Item 8.

AGENDA BILL INFORMATION

TITLE:	AB24-027: Ordinance Amending SMC Chapters 5.04 and 5.08 Regarding Business Licenses and Business and Occupation Tax	<input type="checkbox"/> Discussion Only
PROPOSED ACTION:	Approve Ordinance No. 1288 Amending SMC Chapters 5.04 and 5.08 Regarding Business Licenses and Business and Occupation Tax	<input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

REVIEW:	Department Director	Drew Bouta	1/31/2024
	Finance	Janna Walker	2/1/2024
	Legal	David Linehan	2/1/2024
	City Administrator	Mike Chambless	Click or tap to enter a date.

DEPARTMENT:	Finance		
	STAFF: Drew Bouta, Finance Director		
	COMMITTEE: Finance & Administration		COMMITTEE DATE: February 6, 2024
	EXHIBITS: 1. Ordinance Amending SMC Chapters 5.04 and 5.08 – Clean Version 2. Ordinance Amending SMC Chapters 5.04 and 5.08 – Redline Version		

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUESTED	\$ n/a

SUMMARY

INTRODUCTION

The intent of this agenda bill is to amend Snoqualmie Municipal Code (SMC) chapters 5.04 and 5.08 to reflect the latest Associated of Washington Cities (AWC) model ordinance regarding business and occupation (B&O) taxes. The model ordinance was revised in 2019 and 2023 to reflect changes in state law and to promote uniformity and foster an equitable business environment.

LEGISLATIVE HISTORY

In 2003, the Washington State Legislature adopted a bill that required 45 cities with local B&O taxes at the time to adopt a city B&O tax model ordinance ([RCW 35.102](#)). A 2008 update to the model required cities that levy the B&O tax to allow for “allocation and apportionment” to minimize concerns over multiple taxation. In 2017, the Washington State Legislature adopted [EHB 2005](#) establishing a task force of city and business representatives to recommend changes to the two-factor apportionment formula for service income under [RCW 35.102.130\(3\)](#). To incorporate the changes recommended by the task force and passed by the State Legislature in HB 1403 regarding service apportionment rules and HB 1059 regarding annual tax filers, the

model ordinance was updated. The model ordinance was further revised in 2023 to account for the passage of [SB 5199](#) which changed the definition of printing and publishing income.

ANALYSIS

This agenda bill will update SMC Chapters 5.04 and 5.08 ensuring compliance with state law and the provisions of the model B&O tax ordinance. Exhibit 2 shows the redline version of these updates. Blue text reflects the 2019 model ordinance and minor code cleanup, while the changes shown in red text are the 2023 required changes for printing and newspaper/periodical publishing.

BUDGET IMPACTS

The amendments to SMC 5.04 and 5.08 regarding B&O taxes are not anticipated to have a significant effect on revenues within the 2023-24 Biennial Budget.

NEXT STEPS

This is the first reading of this ordinance. Council may choose to waive the second reading of Ordinance No. 1288 and adopt it immediately, or consider the second reading on February 26, 2024, at which time Council may choose to adopt the ordinance.

Motion to waive Council Rule of Procedure 9.6.2.2 and adopt Ordinance No. 1288 on first and final reading.

OR

Motion to authorize the first reading pertaining to adoption of Ordinance No. 1288 Amending SMC Chapters 5.04 and 5.08 Regarding Business Licenses and Business and Occupation Tax and set forth the second reading and adoption at the February 26, 2024, City Council meeting.

ORDINANCE NO. 1288

AN ORDINANCE OF THE CITY OF SNOQUALMIE, WASHINGTON, AMENDING CHAPTERS 5.04 AND 5.08 OF THE SNOQUALMIE MUNICIPAL CODE, REGARDING BUSINESS LICENSES AND BUSINESS AND OCCUPATION TAX; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Chapter 35.102 RCW requires cities that impose business and occupation taxes to coordinate with the Association of Washington Cities (AWC) to develop a model ordinance for the administration of business and occupation tax in order to promote uniformity and foster an equitable business environment; and

WHEREAS, starting in 2008, cities that levy the business and occupation tax must allow for allocation and apportionment to minimize concerns over multiple taxation; and

WHEREAS, in 2017, HB 2005 required that cities that levy business and occupation taxes form a task force to review service income apportionment; and

WHEREAS, a workgroup of cities met and recommended amendments to the model ordinance to include changes to RCW Chapter 35.102 and to reflect other changes to state law since 2013, which amendments were adopted by the 2019 legislature; and

WHEREAS, in 2023, SB 5199 changed the definition of printing and publishing income for business and occupation taxes resulting in an update to the model ordinance.

WHEREAS, the City must amend its code to reflect the changes made to the model ordinance as promulgated by AWC and authorized by state law.

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

Section 1. Chapter 5.04 of the Snoqualmie Municipal Code, Business Licenses and Business and Occupation Tax, is hereby amended to read as shown in Exhibit A, attached hereto and incorporated herein by this reference.

Section 2. Chapter 5.08 of the Snoqualmie Municipal Code, Administrative Provisions for Business Tax, is hereby amended to read as shown in Exhibit B, attached hereto and incorporated herein by this reference.

Section 3. Severability. If any one or more sections, subsections, or sentences of this ordinance or the Snoqualmie Municipal Code amendments adopted in Sections 1 and 2 herein are held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this ordinance or the Snoqualmie Municipal Code sections, and the same shall remain in full force and effect.

Section 4. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and 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 or subsection numbering.

Section 5. 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 6th day of February 2024.

Katherine Ross, Mayor

ATTEST:

APPROVED AS TO FORM:

Deana Dean, City Clerk

David Linehan, Interim City Attorney

EXHIBIT A

Chapter 5.04 – BUSINESS LICENSES AND BUSINESS AND OCCUPATION TAX

5.04.010 Exercise of revenue license power.

The provisions of this chapter shall be deemed an exercise of the power of the city to license for revenue. The provisions of this chapter are subject to periodic statutory or administrative rule changes or judicial interpretations of the ordinances or rules. The responsibility rests with the licensee or taxpayer to reconfirm tax computation procedures and remain in compliance with the city code.

5.04.015 Business license.

A. Every person engaging in any business or activity within the city during each taxable year in any business or activity, whether or not subject to taxation under this chapter, except as provided in subsection F of this section, shall apply for and obtain from the finance officer a business license for such taxable year or unexpired portion thereof. On and after the effective date of the ordinance codified in this section, no person shall engage in any business activity within the city for which a license fee or tax is imposed by this chapter without having first obtained and being the holder of a valid and subsisting license to be known as a business license, issued for such taxable year under the provisions of this chapter.

B. Except as provided otherwise herein, the fee for issuance and renewal of an annual business license shall be based on the number of employees, including the owner, engaging in any business or activity within the city during each taxable year in any business or activity as follows:

Number of Employees	Fee
0 – 2	\$25.00
3 – 10	\$50.00
11 – 25	\$115.00
26 – 50	\$250.00
51 – 100	\$500.00
101 or higher	\$500.00

Notwithstanding the fee schedule above, for purposes of the annual business license required by this chapter, for any person or business whose annual value of products, gross proceeds of sales, or gross income of the business in the city is equal to or less than \$2,000.00 and who does not maintain a place of business within the city, the fee for the annual business license shall be \$0.00.

C. The license shall expire at the end of the calendar year. Each license shall be personal and nontransferable. In case business is transacted at two or more separate places by one taxpayer, a separate license shall be required for each place, and a separate registration fee shall be paid for such license issued.

D. All business licenses shall be issued by the director on forms prescribed and furnished by the director, and the director shall keep a register thereof. Each license shall be numbered, shall show the name, place and character of business of the taxpayer, such other information as the director shall deem necessary, and shall at all times be posted in the place of business for which it is issued. When the place of business of a taxpayer is changed, the taxpayer shall return the license to the director and a new license shall be issued for the new place of business upon payment of a fee of \$25.00. No person shall engage in any business for which a business license is required without being licensed, nor shall any person holding such a business license suffer or allow any other person, for whom a separate license is required, to operate under or display his license.

E. The director shall not issue any business license for a business to be conducted within premises located in the city until the planning official has certified that the business may lawfully be conducted within the zoning district within which it is located, and the building official has certified that the premises comply with applicable fire and life safety regulations. The cost of such review and certifications shall be included within the business license fee.

F. Licensing of persons engaged in business as vendors at farmers' markets, festivals and special events, roadside sales, door-to-door sales, transient merchant sales, or other similar circumstances shall be licensed as provided in Chapter 5.36 SMC, provided, such persons shall be subject to the tax imposed by this chapter if such person's sales within the city exceed the gross receipts as set forth in SMC 5.04.050(B).

5.04.020 Administrative provisions.

The administrative provisions contained in Chapter 5.08 SMC shall be fully applicable to the provisions of this chapter except as expressly stated to the contrary herein.

5.04.030 Definitions.

In construing the provisions of this chapter, the following definitions shall be applied. Words in the singular number shall include the plural, and the plural shall include the singular.

A. "Business" includes all activities engaged in with the object of gain, benefit, or advantage to the taxpayer or to another person or class, directly or indirectly.

B. "Business and occupation tax" or "gross receipts tax" means a tax imposed on or measured by the value of products, the gross income of the business, or the gross proceeds of sales, as the case may be, and that is the legal liability of the business.

C. "Commercial or industrial use" means the following uses of products, including by-products, by the extractor or manufacturer thereof:

1. Any use as a consumer; and
2. The manufacturing of articles, substances or commodities.

D. "Delivery" means the transfer of possession of tangible personal property between the seller and the buyer or the buyer's representative. Delivery to an employee of a buyer is considered delivery to the buyer. Transfer of possession of tangible personal property occurs when the buyer or the buyer's representative first takes physical control of the property or exercises dominion and control over the property. "Dominion and control" means the buyer has the ability to put the property to the buyer's own purposes. It means the buyer or the buyer's representative has made the final decision to accept or reject the property, and the seller has no further right to possession of the property and the buyer has no right to return the property to the seller, other than under a warranty contract. A buyer does not exercise dominion and control over tangible personal property merely by arranging for shipment of the property from the seller to itself. A buyer's representative is a person, other than an employee of the buyer, who is authorized in writing by the buyer to receive tangible personal property and take dominion and control by making the final decision to accept or reject the property. Neither a shipping company nor a seller can serve as a buyer's representative. It is immaterial where the contract of sale is negotiated or where the buyer obtains title to the property. Delivery terms and other provisions of the Uniform Commercial Code (Title [62A](#) RCW) do not determine when or where delivery of tangible personal property occurs for purposes of taxation.

E. "Digital automated service," "digital code," and "digital goods" have the same meaning as in RCW 82.04.192.

F. "Digital products" means digital goods, digital codes, digital automated services, and the services described in RCW 82.04.050(2)(g) and (6)(b).

G. "Director" means the finance officer of the city or any officer, agent or employee of the city designated to act on the director's behalf.

H. "Eligible gross receipts tax" means a tax which:

1. Is imposed on the act or privilege of engaging in business activities within SMC 5.04.050; and
2. Is measured by the gross volume of business, in terms of gross receipts, and is not an income tax or value added tax; and
3. Is not, pursuant to law or custom, separately stated from the sales price; and
4. Is not a sales or use tax, business license fee, franchise fee, royalty or severance tax measured by volume or weight, or concession charge, or payment for the use and enjoyment of property, property right or a privilege; and
5. Is a tax imposed by a local jurisdiction, whether within or without the state of Washington, and not by a country, state, province, or any other nonlocal jurisdiction above the county level.

I. Engaging in Business.

1. The term “engaging in business” means commencing, conducting, or continuing in business, and also the exercise of corporate or franchise powers, as well as liquidating a business when the liquidators thereof hold themselves out to the public as conducting such business.
2. This subsection sets forth examples of activities that constitute engaging in business in the city, and establishes safe harbors for certain of those activities so that a person who meets the criteria may engage in de minimis business activities in the city without having to register and obtain a business license or pay city business and occupation taxes. The activities listed in this section are illustrative only and are not intended to narrow the definition of “engaging in business” in subsection (I)(1) of this section. If an activity is not listed, whether it constitutes engaging in business in the city shall be determined by considering all the facts and circumstances and applicable law.
3. Without being all inclusive, any one of the following activities conducted within the city by a person, or its employee, agent, representative, independent contractor, broker or another acting on its behalf, constitutes engaging in business and requires a person to register and obtain a business license:
 - a. Owning, renting, leasing, maintaining, or having the right to use, or using, tangible personal property, intangible personal property, or real property permanently or temporarily located in the city.
 - b. Owning, renting, leasing, using, or maintaining an office, place of business, or other establishment in the city.

- c. Soliciting sales.
- d. Making repairs or providing maintenance or service to real or tangible personal property, including warranty work and property maintenance.
- e. Providing technical assistance or service, including quality control, product inspections, warranty work, or similar services on or in connection with tangible personal property sold by the person or on its behalf.
- f. Installing, constructing, or supervising installation or construction of real or tangible personal property.
- g. Soliciting, negotiating, or approving franchise, license, or other similar agreements.
- h. Collecting current or delinquent accounts.
- i. Picking up and transporting tangible personal property, solid waste, construction debris, or excavated materials.
- j. Providing disinfecting and pest control services, employment and labor pool services, home nursing care, janitorial services, appraising, landscape architectural services, security system services, surveying, and real estate services including the listing of homes and managing real property.
- k. Rendering professional services such as those provided by accountants, architects, attorneys, auctioneers, consultants, engineers, professional athletes, barbers, baseball clubs and other sports organizations, chemists, psychologists, court reporters, dentists, doctors, detectives, laboratory operators, teachers, and veterinarians.
- l. Meeting with customers or potential customers, even when no sales or orders are solicited at the meetings.
- m. Training or recruiting agents, representatives, independent contractors, brokers or others, domiciled or operating on a job in the city, acting on its behalf, or for customers or potential customers.
- n. Investigating, resolving, or otherwise assisting in resolving customer complaints.
- o. In-store stocking or manipulating products or goods, sold to and owned by a customer, regardless of where sale and delivery of the goods took place.

p. Delivering goods in vehicles owned, rented, leased, used, or maintained by the person or another acting on its behalf.

4. If a person, or its employee, agent, representative, independent contractor, broker or another acting on the person's behalf, engages in no other activities in or with the city but the following, it need not register and obtain a business license and pay tax:

a. Meeting with suppliers of goods and services as a customer.

b. Meeting with government representatives in their official capacity, other than those performing contracting or purchasing functions.

c. Attending meetings, such as board meetings, retreats, seminars, and conferences, or other meetings wherein the person does not provide training in connection with tangible personal property sold by the person or on its behalf. This provision does not apply to any board of director member or attendee engaging in business such as a member of a board of directors who attends a board meeting.

d. Renting tangible or intangible property as a customer when the property is not used in the city.

e. Attending, but not participating in, a "trade show" or "multiple vendor events." Persons participating at a trade show shall review the city's trade show or multiple vendor event ordinances.

f. Conducting advertising through the mail.

g. Soliciting sales by phone from a location outside the city.

5. A seller located outside the city merely delivering goods into the city by means of common carrier is not required to register and obtain a business license; provided, that it engages in no other business activities in the city. Such activities do not include those in subsection (l)(4) of this section.

6. The city expressly intends that engaging in business include any activity sufficient to establish nexus for purposes of applying the tax under the law and the Constitutions of the United States and the state of Washington. Nexus is presumed to continue as long as the taxpayer benefits from the activity that constituted the original nexus generating contact or subsequent contacts.

J. "Extracting" is the activity engaged in by an extractor and is reportable under the extracting classification.

K. "Extractor" means every person who, from the person's own land or from the land of another under a right or license granted by lease or contract, either directly or by contracting with others for the necessary labor or mechanical services, for sale or for commercial or industrial use, mines, quarries, takes or produces coal, oil, natural gas, ore, stone, sand, gravel, clay, mineral or other natural resource product; or fells, cuts or takes timber, Christmas trees, other than plantation Christmas trees, or other natural products; or takes fish, shellfish, or other sea or inland water foods or products. "Extractor" does not include persons performing under contract the necessary labor or mechanical services for others; or persons meeting the definition of "farmer."

L. "Extractor for hire" means a person who performs under contract necessary labor or mechanical services for an extractor.

M. "Gross income of the business" means the value proceeding or accruing by reason of the transaction of the business engaged in and includes gross proceeds of sales, compensation for the rendition of services, gains realized from trading in stocks, bonds, or other evidences of indebtedness, interest, discount, rents, royalties, fees, commissions, dividends, and other emoluments however designated, all without any deduction on account of the cost of tangible property sold, the cost of materials used, labor costs, interest, discount, delivery costs, taxes, or any other expense whatsoever paid or accrued and without any deduction on account of losses.

N. "Gross proceeds of sales" means the value proceeding or accruing from the sale of tangible personal property, digital goods, digital codes, digital automated services or for other services rendered, without any deduction on account of the cost of property sold, the cost of materials used, labor costs, interest, discount paid, delivery costs, taxes, or any other expense whatsoever paid or accrued and without any deduction on account of losses.

O. "Manufacturing" means the activity conducted by a manufacturer and is reported under the manufacturing classification.

P. "Manufacturer," "to manufacture."

1. "Manufacturer" means every person who, either directly or by contracting with others for the necessary labor or mechanical services, manufactures for sale or for commercial or industrial use from the person's own materials or ingredients any products. When the owner of equipment or facilities furnishes, or sells to the customer prior to manufacture, materials or ingredients equal to

less than 20 percent of the total value of all materials or ingredients that become a part of the finished product, the owner of the equipment or facilities will be deemed to be a processor for hire, and not a manufacturer;

2. "To manufacture" means all activities of a commercial or industrial nature wherein labor or skill is applied, by hand or machinery, to materials or ingredients so that as a result thereof a new, different or useful product is produced for sale or commercial or industrial use, and shall include:

- a. The production of special made or custom made articles;
- b. The production of dental appliances, devices, restorations, substitutes, or other dental laboratory products by a dental laboratory or dental technician;
- c. Crushing and/or blending of rock, sand, stone, gravel, or ore; and
- d. The producing of articles for sale, or for commercial or industrial use from raw materials or prepared materials by giving such materials, articles, and substances of trade or commerce new forms, qualities, properties or combinations including, but not limited to, such activities as making, fabricating, processing, refining, mixing, slaughtering, packing, aging, curing, mild curing, preserving, canning, and the preparing and freezing of fresh fruits and vegetables.

3. "To manufacture" shall not include the production of digital goods or computer software if the computer software is delivered from the seller to the purchaser by means other than tangible storage media, including the delivery by use of a tangible storage media where the tangible storage media is not physically transferred to the purchaser.

Q. "Person" means any individual, receiver, administrator, executor, assignee, trustee in bankruptcy, trust, estate, firm, co-partnership, joint venture, club, company, joint stock company, business trust, municipal corporation, political subdivision of the state of Washington, corporation, limited liability company, association, society, or any group of individuals acting as a unit, whether mutual, cooperative, fraternal, nonprofit, or otherwise and the United States or any instrumentality thereof.

R. "Retailing" means the activity of engaging in making sales at retail and is reported under the retailing classification.

S. "Retail service" shall include the sale of or charge made for personal, business, or professional services including amounts designated as interest, rents, fees, admission, and other service emoluments however designated, received by persons engaging in the following business activities:

1. Amusement and recreation services including but not limited to golf, pool, billiards, skating, bowling, swimming, bungee jumping, ski lifts and tows, basketball, racquet ball, handball, squash, tennis, batting cages, day trips for sightseeing purposes, and others, when provided to consumers. "Amusement and recreation services" also include the provision of related facilities such as basketball courts, tennis courts, handball courts, swimming pools, and charges made for providing the opportunity to dance. The term "amusement and recreation services" does not include instructional lessons to learn a particular activity such as tennis lessons, swimming lessons, or archery lessons;
2. Abstract, title insurance, and escrow services;
3. Credit bureau services;
4. Automobile parking and storage garage services;
5. Landscape maintenance and horticultural services but excluding (a) horticultural services provided to farmers and (b) pruning, trimming, repairing, removing, and clearing of trees and brush near electric transmission or distribution lines or equipment, if performed by or at the direction of an electric utility;
6. Service charges associated with tickets to professional sporting events; and
7. The following personal services: physical fitness services, tanning salon services, tattoo parlor services, steam bath services, Turkish bath services, escort services, and dating services.
8. The term shall also include the renting or leasing of tangible personal property to consumers and the rental of equipment with an operator.

T. "Sale," "casual or isolated sale."

1. "Sale" means any transfer of the ownership of, title to, or possession of property for a valuable consideration and includes any activity classified as a "sale at retail," "retail sale," or "retail service." It includes renting or leasing, conditional sale contracts, leases with option to purchase, and any contract under which possession of the property is given to the purchaser but title is retained by the vendor as security for the payment of the purchase price. It also includes the furnishing of food, drink, or meals for compensation whether consumed upon the premises or not.
2. "Casual or isolated sale" means a sale made by a person who is not engaged in the business of selling the type of property involved on a routine or continuous basis.

U. Sale at Retail, Retail Sale.

1. "Sale at retail" or "retail sale" means every sale of tangible personal property (including articles produced, fabricated, or imprinted) to all persons irrespective of the nature of their business and including, among others, without limiting the scope hereof, persons who install, repair, clean, alter, improve, construct, or decorate real or personal property of or for consumers, other than a sale to a person who presents a resale certificate under RCW 82.04.470 and who:

- a. Purchases for the purpose of resale as tangible personal property in the regular course of business without intervening use by such person; or
- b. Installs, repairs, cleans, alters, imprints, improves, constructs, or decorates real or personal property of or for consumers, if such tangible personal property becomes an ingredient or component of such real or personal property without intervening use by such person; or
- c. Purchases for the purpose of consuming the property purchased in producing for sale a new article of tangible personal property or substance, of which such property becomes an ingredient or component or is a chemical used in processing, when the primary purpose of such chemical is to create a chemical reaction directly through contact with an ingredient of a new article being produced for sale; or
- d. Purchases for the purpose of consuming the property purchased in producing ferrosilicon which is subsequently used in producing magnesium for sale, if the primary purpose of such property is to create a chemical reaction directly through contact with an ingredient of ferrosilicon;
- e. Purchases for the purpose of providing the property to consumers as part of competitive telephone service, as defined in RCW 82.04.065. The term shall include every sale of tangible personal property which is used or consumed or to be used or consumed in the performance of any activity classified as a "sale at retail" or "retail sale" even though such property is resold or utilized as provided in subsection (U)(1)(a), (b), (c), (d) or (e) of this section following such use; or
- f. Purchases for the purpose of satisfying the person's obligations under an extended warranty as defined in subsection (U)(7) of this section, if such tangible personal property replaces or becomes an ingredient or component of property covered by the extended warranty without intervening use by such person.

2. "Sale at retail" or "retail sale" also means every sale of tangible personal property to persons engaged in any business activity which is taxable under SMC 5.04.050(A)(1).

3. "Sale at retail" or "retail sale" shall include the sale of or charge made for tangible personal property consumed and/or for labor and services rendered in respect to the following:

a. The installing, repairing, cleaning, altering, imprinting, or improving of tangible personal property of or for consumers, including charges made for the mere use of facilities in respect thereto, but excluding charges made for the use of coin-operated laundry facilities when such facilities are situated in an apartment house, rooming house, or mobile home park for the exclusive use of the tenants thereof, and also excluding sales of laundry service to nonprofit health care facilities, and excluding services rendered in respect to live animals, birds and insects;

b. The constructing, repairing, decorating, or improving of new or existing buildings or other structures under, upon, or above real property of or for consumers, including the installing or attaching of any article of tangible personal property therein or thereto, whether or not such personal property becomes a part of the realty by virtue of installation, and shall also include the sale of services or charges made for the clearing of land and the moving of earth excepting the mere leveling of land used in commercial farming or agriculture;

c. The charge for labor and services rendered in respect to constructing, repairing, or improving any structure upon, above, or under any real property owned by an owner who conveys the property by title, possession, or any other means to the person performing such construction, repair, or improvement for the purpose of performing such construction, repair, or improvement and the property is then reconveyed by title, possession, or any other means to the original owner;

d. The sale of or charge made for labor and services rendered in respect to the cleaning, fumigating, razing or moving of existing buildings or structures, but shall not include the charge made for janitorial services; and for purposes of this section the term "janitorial services" shall mean those cleaning and caretaking services ordinarily performed by commercial janitor service businesses including, but not limited to, wall and window washing, floor cleaning and waxing, and the cleaning in place of rugs, drapes and upholstery. The term "janitorial services" does not include painting, papering, repairing, furnace or septic tank cleaning, snow removal or sandblasting;

e. The sale of or charge made for labor and services rendered in respect to automobile towing and similar automotive transportation services, but not in respect to those required to report and pay taxes under Chapter 82.16 RCW;

f. The sale of and charge made for the furnishing of lodging and all other services, except telephone business and cable service, by a hotel, rooming house, tourist court, motel, trailer camp, and the granting of any similar license to use real property, as distinguished from the renting or leasing of real property, and it shall be presumed that the occupancy of real property for a continuous period of one month or more constitutes a rental or lease of real property and not a mere license to use or enjoy the same. For the purposes of this subsection, it shall be presumed that the sale of and charge made for the furnishing of lodging for a continuous period of one month or more to a person is a rental or lease of real property and not a mere license to enjoy the same;

g. The installing, repairing, altering, or improving of digital goods for consumers;

h. The sale of or charge made for tangible personal property, labor and services to persons taxable under subsections (U)(3)(a), (b), (c), (d), (e), (f) and (g) of this section when such sales or charges are for property, labor and services which are used or consumed in whole or in part by such persons in the performance of any activity defined as a "sale at retail" or "retail sale" even though such property, labor and services may be resold after such use or consumption. Nothing contained in this subsection shall be construed to modify subsection (S)(1) of this section and nothing contained in subsection (S)(1) of this section shall be construed to modify this subsection.

4. "Sale at retail" or "retail sale" shall also include the providing of competitive telephone service to consumers.

5. "Sale at retail" or "retail sale" shall also include:

a. The sale of prewritten software other than a sale to a person who presents a resale certificate under RCW 82.04.470, regardless of the method of delivery to the end user. For purposes of this subsection the sale of prewritten computer software includes the sale of or charge made for a key or an enabling activation code, where the key or code is required to activate prewritten software and put the software into use. There is no separate sale of the key or code from the prewritten software, regardless of how the sale may be characterized by the vendor or by the purchaser. The term "sale at retail" or "retail sale" does not include the sale of or charge made for custom software or the customization of prewritten software.

b. The term also includes the charge made to consumers for the right to access and use prewritten computer software, where possession of the software is maintained by the seller or a third party, regardless of whether the charge for the service is on a per use, per user, per license, subscription, or some other basis. This service also includes the right to access and use prewritten software to perform data processing. For purposes of this subsection, the term “data processing” means the systematic performance of operations on data to extract the required information in an appropriate form or to convert the data to useable information. Data processing includes check processing, image processing, form processing, survey processing, payroll processing, claim processing and similar activities.

6. “Sale at retail” or “retail sale” shall also include the sale of or charge made for labor and services rendered in respect to the building, repairing, or improving of any street, place, road, highway, easement, right-of-way, mass public transportation terminal or parking facility, bridge, tunnel, or trestle which is owned by a municipal corporation or political subdivision of the state, the state of Washington, or by the United States and which is used or to be used primarily for foot or vehicular traffic including mass transportation vehicles of any kind (public road construction).

7. “Sale at retail” or “retail sale” shall also include the sale of or charge made for an extended warranty to a consumer. For purposes of this subsection, “extended warranty” means an agreement for a specified duration to perform the replacement or repair of tangible personal property at no additional charge or a reduced charge for tangible personal property, labor, or both, or to provide indemnification for the replacement or repair of tangible personal property, based on the occurrence of specified events. The term “extended warranty” does not include an agreement, otherwise meeting the definition of extended warranty in this subsection, if no separate charge is made for the agreement and the value of the agreement is included in the sales price of the tangible personal property covered by the agreement.

8. “Sale at retail” or “retail sale” shall also include the sale of or charge made for labor and services rendered in respect to the constructing, repairing, decorating, or improving of new or existing buildings or other structures under, upon, or above real property of or for the United States, any instrumentality thereof, or a county or city housing authority created pursuant to Chapter [35.82](#) RCW, including the installing or attaching of any article of tangible personal property therein or thereto, whether or not such personal property becomes a part of the realty by virtue of installation (government contracting).

9. “Sale at retail” or “retail sale” shall not include the sale of services or charges made for the clearing of land and the moving of earth of or for the United States, any instrumentality thereof, or a

county or city housing authority. Nor shall the term include the sale of services or charges made for cleaning up for the United States, or its instrumentalities, radioactive waste and other byproducts of weapons production and nuclear research and development. (This should be reported under the service and other classification.)

10. "Sale at retail" or "retail sale" shall not include the sale of or charge made for labor and services rendered for environmental remedial action. (This should be reported under the service and other classification.)

11. a. "Sale at retail" or "retail sale" shall also include the following sales to consumers of digital goods, digital codes, and digital automated services:

- i. Sales in which the seller has granted the purchase the right of permanent use;
- ii. Sales in which the seller has granted the purchase a right of use that is less than permanent;
- iii. Sales in which the purchaser is not obligated to make continued payment as a condition of sale; and
- iv. Sales in which the purchaser is obligated to make continued payment as a condition of the sale.

b. A retail sale of digital goods, digital codes, or digital automated services under this subsection U(11) includes any services provided by the seller exclusively in connection with the digital goods, digital codes, or digital automated services, whether or not a separate charge is made for such services.

c. For purposes of this subsection U(11), "permanent" means perpetual or for an indefinite or unspecified length of time. A right of permanent use is presumed to have been granted unless the agreement between the seller and the purchaser specifies or the circumstances surrounding the transaction suggest or indicate that the right to use terminates on the occurrence of a condition subsequent.

12. "Sale at retail" or "retail sale" shall also include the installing, preparing, altering or improving of digital goods for consumers.

V. "Sale at wholesale" or "wholesale sale" means any sale of tangible personal property which is not a retail sale, and any charge made for labor and services rendered for persons who are not consumers, in

respect to real or personal property and retail services, if such charge is expressly defined as a retail sale or retail service when rendered to or for consumers. Sale at wholesale also includes the sale of telephone business to a telecommunications company as defined in RCW 80.04.010 for the purpose of resale, as contemplated by RCW 35.21.715.

W. "Services" means those activities that do not fall within one of the other tax classifications in this chapter.

X. "Taxpayer" means any person, as herein defined, required to have a business license under this chapter or liable for the collection of any tax or fee under this chapter, or who engages in any business or who performs any act for which a tax or fee is imposed by this chapter.

Y. "Value proceeding or accruing" means the consideration, whether money, credits, rights, or other property expressed in terms of money, a person is entitled to receive or which is actually received or accrued. The term shall be applied, in each case, on a cash receipts or accrual basis according to which method of accounting is regularly employed in keeping the books of the taxpayer.

Z. Value of Products.

1. The value of products, including by-products, extracted or manufactured, shall be determined by the gross proceeds derived from the sale thereof whether such sale is at wholesale or at retail, to which shall be added all subsidies and bonuses received from the purchaser or from any other person with respect to the extraction, manufacture, or sale of such products or by-products by the seller.

2. Where such products, including by-products, are extracted or manufactured for commercial or industrial use; and where such products, including by-products, are shipped, transported or transferred out of the city, or to another person, without prior sale or are sold under circumstances such that the gross proceeds from the sale are not indicative of the true value of the subject matter of the sale, the value shall correspond as nearly as possible to the gross proceeds from sales in this state of similar products of like quality and character, and in similar quantities by other taxpayers, plus the amount of subsidies or bonuses ordinarily payable by the purchaser or by any third person with respect to the extraction, manufacture, or sale of such products. In the absence of sales of similar products as a guide to value, such value may be determined upon a cost basis. In such cases, there shall be included every item of cost attributable to the particular article or article extracted or manufactured, including direct and indirect overhead costs. The city clerk may prescribe rules for the purpose of ascertaining such values.

3. Notwithstanding subsection (Z)(2) of this section, the value of a product manufactured or produced for purposes of serving as a prototype for the development of a new or improved product shall correspond to (a) the retail selling price of such new or improved product when first offered for sale; or (b) the value of materials incorporated into the prototype in cases in which the new or improved product is not offered for sale.

AA. "Wholesaling" means engaging in the activity of making sales at wholesale, and is reported under the wholesaling classification.

5.04.050 Imposition of the tax – Tax or fee levied.

A. Except as provided in subsection B of this section, there is hereby levied upon and shall be collected from every person a tax for the act or privilege of engaging in business activities within the city, whether the person's office or place of business be within or without the city. The tax shall be in amounts to be determined by application of rates against gross proceeds of sale, gross income of business, or value of products, including by-products, as the case may be, as follows:

1. Upon every person engaging within the city in business as an extractor; as to such persons the amount of the tax with respect to such business shall be equal to the value of the products, including by-products, extracted within the city for sale or for commercial or industrial use, multiplied by the rate of fifteen one-hundredths of one percent (multiplier of 0.0015). The measure of the tax is the value of the products, including by-products, so extracted, regardless of the place of sale or the fact that deliveries may be made to points outside the city.
2. Upon every person engaging within the city in business as a manufacturer; as to such persons the amount of the tax with respect to such business shall be equal to the value of the products, including by-products, manufactured within the city, multiplied by the rate of fifteen one-hundredths of one percent (multiplier of 0.0015). The measure of the tax is the value of the products, including by-products, so manufactured, regardless of the place of sale or the fact that deliveries may be made to points outside the city.
3. Upon every person engaging within the city in the business of making sales at wholesale, except persons taxable under subsection (A)(5) of this section; as to such persons the amount of tax with respect to such business shall be equal to the gross proceeds of such sales of the business without regard to the place of delivery of articles, commodities or merchandise sold, multiplied by the rate of fifteen one-hundredths of one percent (multiplier of 0.0015).
4. Upon every person engaging within the city in the business of making sales at retail; as to such persons, the amount of tax with respect to such business shall be equal to the gross proceeds of

such sales of the business, without regard to the place of delivery of articles, commodities or merchandise sold, multiplied by the rate of fifteen one-hundredths of one percent (multiplier of 0.0015).

5. Upon every person engaging within the city in the business of (a) printing, (b) both printing and publishing newspapers, magazines, periodicals, books, music, and other printed items, (c) publishing newspapers, magazines and periodicals, (d) extracting for hire, and (e) processing for hire; as to such persons, the amount of tax on such business shall be equal to the gross income of the business multiplied by the rate of fifteen one-hundredths of one percent (multiplier of 0.0015).

6. Upon every person engaging within the city in the business of making sales of retail services; as to such persons, the amount of tax with respect to such business shall be equal to the gross proceeds of sales multiplied by the rate of fifteen one-hundredths of one percent (multiplier of 0.0015).

7. Upon every other person engaging within the city in any business activity other than or in addition to those enumerated in the above subsections; as to such persons, the amount of tax on account of such activities shall be equal to the gross income of the business multiplied by the rate of fifteen one-hundredths of one percent (multiplier of 0.0015). This subsection includes, among others, and without limiting the scope hereof (whether or not title to material used in the performance of such business passes to another by accession, merger or other than by outright sale), persons engaged in the business of developing or producing custom software or of customizing canned software, producing royalties or commissions, and persons engaged in the business of rendering any type of service which does not constitute a sale at retail, a sale at wholesale, or a retail service.

B. The gross receipts tax imposed in this section shall not apply to any person whose gross proceeds of sales, gross income of the business, and value of products, including by-products, as the case may be, from all activities conducted within the city during any calendar year is equal to or less than \$20,000, or is equal to or less than \$5,000 during any quarter if on a quarterly reporting basis.

5.04.060 Doing business with the city.

Repealed by Ord. 1102.

5.04.070 Multiple activities credit when activities take place in one or more cities with eligible gross receipt taxes.

A. Persons who engage in business activities that are within the purview of two or more subsections of SMC 5.04.050 shall be taxable under each applicable subsection.

B. Notwithstanding anything to the contrary herein, if imposition of the city's tax would place an undue burden upon interstate commerce or violate constitutional requirements, a taxpayer shall be allowed a credit to the extent necessary to preserve the validity of the city's tax, and still apply the city tax to as much of the taxpayer's activities as may be subject to the city's taxing authority.

C. To take the credit authorized by this section, a taxpayer must be able to document that the amount of tax sought to be credited was paid upon the same gross receipts used in computing the tax against which the credit is applied.

D. Credit for Persons That Sell in the City Products That They Extract or Manufacture. Persons taxable under the retailing or wholesaling classification with respect to selling products in this city shall be allowed a credit against those taxes for any eligible gross receipts taxes paid (1) with respect to the manufacturing of the products sold in the city, and (2) with respect to the extracting of the products, or the ingredients used in the products, sold in the city. The amount of the credit shall not exceed the tax liability arising under this chapter with respect to the sale of those products.

E. Credit for Persons That Manufacture Products in the City Using Ingredients They Extract. Persons taxable under the manufacturing classification with respect to manufacturing products in this city shall be allowed a credit against those taxes for any eligible gross receipts tax paid with respect to extracting the ingredients of the products manufactured in the city. The amount of the credit shall not exceed the tax liability arising under this chapter with respect to the manufacturing of those products.

F. Credit for Persons That Sell Within the City Products That They Print, or Publish and Print. Persons taxable under the retailing or wholesaling classification with respect to selling products in this city shall be allowed a credit against those taxes for any eligible gross receipts taxes paid with respect to the printing, or the printing and publishing, of the products sold within the city. The amount of the credit shall not exceed the tax liability arising under this chapter with respect to the sale of those products.

5.04.075 Deductions to prevent multiple taxation of manufacturing activities and prior to January 1, 2008, transactions involving more than one city with an eligible gross receipts tax.

A. Amounts Subject to an Eligible Gross Receipts Tax in Another City That Also Maintains Nexus Over the Same Activity. For taxes due prior to January 1, 2008, a taxpayer that is subject to an eligible gross receipts tax on the same activity in more than one jurisdiction may be entitled to a deduction as follows:

1. A taxpayer that has paid an eligible gross receipts tax, with respect to a sale of goods or services, to a jurisdiction in which the goods are delivered or the services are provided may deduct an amount equal to the gross receipts used to measure that tax from the measure of the tax owed to the city.

2. Notwithstanding the above, a person that is subject to an eligible gross receipts tax in more than one jurisdiction on the gross income derived from intangibles such as royalties, trademarks, patents, or goodwill shall assign those gross receipts to the jurisdiction where the person is domiciled (its headquarters is located).

3. A taxpayer that has paid an eligible gross receipts tax on the privilege of accepting or executing a contract with another city may deduct an amount equal to the contract price used to measure the tax due to the other city from the measure of the tax owed to the city.

B. Person Manufacturing Products Within and Without. A person manufacturing products within the city using products manufactured by the same person outside the city may deduct from the measure of the manufacturing tax the value of products manufactured outside the city and included in the measure of an eligible gross receipts tax paid to the other jurisdiction with respect to manufacturing such products.

5.04.080 Assignment of gross income derived from intangibles.

Gross income derived from the sale of intangibles such as royalties, trademarks, patents, or goodwill shall be assigned to the jurisdiction where the person is domiciled (its headquarters is located).

5.04.085 Allocation and apportionment of income when activities take place in more than one jurisdiction.

Effective January 1, 2008, gross income, other than persons subject to the provisions of Chapter 82.14A RCW, shall be allocated and apportioned as follows:

A. Gross income derived from all activities other than those taxed as service or royalties under SMC 5.04.050(A)(7) shall be allocated to the location where the activity takes place.

B. In the case of sales of tangible personal property, the activity takes place where delivery to the buyer occurs.

C. In the case of sales of digital products, the activity takes place where delivery to the buyer occurs. The delivery of digital products will be deemed to occur at:

1. The seller's place of business if the purchaser receives the digital product at the seller's place of business;
2. If not received at the seller's place of business, the location where the purchaser or the purchaser's donee, designated as such by the purchaser, receives the digital product, including the location indicated by instructions for delivery to the purchaser or donee, known to the seller;

3. If the location where the purchaser or the purchaser's donee receives the digital product is not known, the purchaser's address maintained in the ordinary course of the seller's business when use of this address does not constitute bad faith;

4. If no address for the purchaser is maintained in the ordinary course of the seller's business, the purchaser's address obtained during the consummation of the sale, including the address of a purchaser's payment instrument, if no other address is available, when use of this address does not constitute bad faith; and

5. If no address for the purchaser is obtained during the consummation of the sale, the address where the digital good or digital code is first made available for transmission by the seller or the address from which the digital automated service or service described in RCW [82.04.050\(2\)\(g\)](#) or (6)(b) was provided, disregarding for these purposes any location that merely provided the digital transfer of the product sold.

D. If none of the methods in subsection C of this section for determining where the delivery of digital products occurs are available after a good faith effort by the taxpayer to apply the methods provided in subsections (C)(1) through (C)(5) of this section, then the city and the taxpayer may mutually agree to employ any other method to effectuate an equitable allocation of income from the sale of digital products. The taxpayer will be responsible for petitioning the city to use an alternative method under this subsection. The city may employ an alternative method for allocating the income from the sale of digital products if the methods provided in subsections (C)(1) through (C)(5) of this section are not available and the taxpayer and the city are unable to mutually agree on an alternative method to effectuate an equitable allocation of income from the sale of digital products.

E. For purposes of subsections (C)(1) through (C)(5) of this section, the following definitions apply:

1. "Digital automation services," "digital codes," and "digital goods" have the same meaning as in RCW 82.04.192;

2. "Digital products" means digital goods, digital codes, digital automated services, and the services described in RCW 82.04.050(2)(g) and (6)(c);

3. "Receive" has the same meaning as in RCW 82.32.730.

F. Gross income derived from activities taxed as services and other activities taxed under SMC [5.04.050\(A\)\(7\)](#) shall be apportioned to the city by multiplying apportionable income by a fraction, the

numerator of which is the payroll factor plus the service-income factor and the denominator of which is two.

1. The payroll factor is a fraction the numerator of which is the total amount paid in the city during the tax period by the taxpayer for compensation and the denominator of which is the total compensation paid everywhere during the tax period. Compensation is paid in the city if:

- a. The individual is primarily assigned within the city;
- b. The individual is not primarily assigned to any place of business for the tax period and the employee performs 50 percent or more of his or her service for the tax period in the city; or
- c. The individual is not primarily assigned to any place of business for the tax period, the individual does not perform 50 percent or more of his or her service in any city and the employee resides in the city.

2. The service-income factor is a fraction the numerator of which is the total service income of the taxpayer in the city during the tax period, and the denominator of which is the total service income of the taxpayer everywhere during the tax period. Service income is in the city if the customer location is in the city.

3. Gross income of the business from engaging in an apportionable activity must be excluded from the denominator of the service income factor if, in respect to such activity, at least some of the activity is performed in the city, and the gross income is attributable under subsection F(2) to a city or unincorporated area of a county within the United States or to a foreign county in which the taxpayer is not taxable. For purposes of this subsection F(3), "not taxable" means that the taxpayer is not subject to a business activities tax by that city or county within the United States or by that foreign country, except that a taxpayer is taxable in a city or county within the United States or in a foreign country in which it would be deemed to have a substantial nexus with the city or county within the United States or with the foreign country under the standards in RCW 35.102.050 regardless of whether that city or county within the United States or that foreign country imposes such a tax.

4. If the allocation and apportionment provisions of this subsection F do not fairly represent the extent of the taxpayer's business activity in the city, the taxpayer may petition for or the tax administrators may require, in respect to all or any part of the taxpayer's business activity, if reasonable:

- a. Separate accounting;
 - b. The exclusion of any one or more of the factors;
 - c. The inclusion of one or more additional factors that will fairly represent the taxpayer's business activity in the city; or
 - d. The employment of any other method to effectuate an equitable allocation and apportionment of the taxpayer's income.
5. The party petitioning for, or the tax administrator requiring, the use of any method to effectuate an equitable allocation and apportionment of the taxpayer's income pursuant to subsection F(4) must prove by a preponderance of the evidence:
- a. That the allocation and apportionment provisions of this subsection F do not fairly represent the extent of the taxpayer's business activity in the city; and
 - b. That the alternative to such provisions is reasonable.

The same burden of proof shall apply whether the taxpayer is petitioning for, or the tax administrator is requiring, the use of an alternative, reasonable method to effectuate an equitable allocation and apportionment of the taxpayer's income.

6. If the tax administrator requires any method to effectuate an equitable allocation and apportionment of the taxpayer's income, the tax administrator cannot impose any civil or criminal penalty with reference to the tax due that is attributable to the taxpayer's reasonable reliance solely on the allocation and apportionment provisions of this subsection F.

7. A taxpayer that has received written permission from the tax administrator to use a reasonable method to effectuate an equitable allocation and apportionment of the taxpayer's income shall not have that permission revoked with respect to transactions and activities that have already occurred unless there has been a material change in, or a material misrepresentation of, the facts provided by the taxpayer upon which the tax administrator reasonably relied in approving a reasonable alternative method.

G. The definitions in this subsection apply throughout this section:

- 1. "Apportionable income" means the gross income of the business taxable under the service classifications of a city's gross receipts tax, including income received from activities outside the

city if the income would be taxable under the service classification if received from activities within the city, less any exemptions or deductions available.

2. “Business activities tax” means a tax measured by the amount of, or economic results of, business activity conducted in a city or county within the United States or within a foreign country. The term includes taxes measured in whole or in part on net income or gross income or receipts. “Business activities tax” does not include a sales tax, use tax, or a similar transaction tax, imposed on the sale or acquisition of goodss or services, whether or not denominated a gross receipts tax or a tax imposed on the privilege of doing business.

3. “Compensation” means wages, salaries, commissions, and any other form of remuneration paid to individuals for personal services that are or would be included in the individual’s gross income under the federal Internal Revenue Code.

4. “Customer” means a person or entity to whom the taxpayer makes a sale or renders services or from which the taxpayer otherwise receives gross income of the business.

5. “Customer location” means the following:

a. For a customer not engaged in business, if the service requires the customer to be physically present, where the service is performed.

b. For a customer not engaged in business, if the service does not require the customer to be physically present:

(i) The customer’s residence; or

(ii) If the customer’s residence is not known, the customer’s billing/mailling address.

c. For a customer engaged in business:

(i) Where the services are ordered from;

(ii) At the customer’s billing/mailling address if the location from which the services are ordered is not known; or

(iii) At the customer’s commercial domicile if none of the above are known.

6. “Individual” means any individual who, under the usual common law rules applicable in determining the employer-employee relationship, has the status of an employee of that taxpayer.

7. “Primarily assigned” means the business location of the taxpayer where the individual performs his or her duties.

8. “Service-taxable income” or “service income” means gross income of the business subject to tax under either the service or royalty classification.

9. “Tax period” means the calendar year during which tax liability is accrued. If taxes are reported by a taxpayer on a basis more frequent than once per year, taxpayers shall calculate the factors for the previous calendar year for reporting in the current calendar year and correct the reporting for the previous year when the factors are calculated for that year, but not later than the end of the first quarter of the following year.

H. Assignment or apportionment of revenue under this section shall be made in accordance with and in full compliance with the provisions of the interstate commerce clause of the United States Constitution where applicable.

5.04.087 Allocation and apportionment of printing and publishing income when activities take place in more than one jurisdiction.

Notwithstanding RCW 35.102.130, effective January 1, 2008, gross income from the activities of printing, and of publishing newspapers, periodicals, or magazines, shall be allocated to the principal place in this state from which the taxpayer’s business is directed or managed. As used in this section until December 31, 2023, the activities of printing, and of publishing newspapers, periodicals, or magazines, have the same meanings as attributed to those terms in RCW 82.04.280(1) by the Department of Revenue. Beginning January 1, 2024, until January 1, 2034, as used in this section, the activities of printing, and of publishing newspapers and periodicals or magazines are those activities to which the exemption in RCW 82.04.759 and the tax rate in RCW 82.04.280(1)(a) apply.

5.04.090 Exemptions.

A. Nonprofit Corporations. This chapter shall not apply to nonprofit organizations exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, as hereafter amended, except with respect to the retail sales by such persons.

B. Public Utilities. This chapter shall not apply to any person in respect to a business activity with respect to which tax liability is specifically imposed under the provisions of Chapter 5.06 SMC.

C. Investments – Dividends from Subsidiary Corporations. This chapter shall not apply to amounts derived by persons, other than those engaging in banking, loan, security, or other financial businesses,

from investments or the use of money as such, and also amounts derived as dividends by a parent from its subsidiary corporations.

D. Insurance Business. This chapter shall not apply to amounts received by any person who is an insurer or their appointed insurance producer upon which a tax based on gross premiums is paid to the state pursuant to RCW 48.14.020; and provided further, that the provisions of this subsection shall not exempt any bonding company from tax with respect to gross income derived from the completion of any contract as to which it is a surety, or as to any liability as successor to the liability of the defaulting contractor.

E. Employees.

1. This chapter shall not apply to any person in respect to the person's employment in the capacity as an employee or servant as distinguished from that of an independent contractor. For the purposes of this subsection, the definition of employee shall include those persons that are defined in the Internal Revenue Code, as hereafter amended.

2. A booth renter, as defined by RCW 18.16.020, is an independent contractor for purposes of this chapter.

F. Amounts Derived from Sale of Real Estate. This chapter shall not apply to gross proceeds derived from the sale of real estate. This, however, shall not be construed to allow an exemption of amounts received as commissions from the sale of real estate, nor as fees, handling charges, discounts, interest or similar financial charges resulting from, or relating to, real estate transactions. This chapter shall also not apply to amounts received for the rental of real estate if the rental income is derived from a contract to rent for a continuous period of 30 days or longer.

G. Mortgage Brokers' Third-Party Provider Services Trust Accounts. This chapter shall not apply to amounts received from trust accounts to mortgage brokers for the payment of third-party costs if the accounts are operated in a manner consistent with RCW 19.146.050 and any rules adopted by the city clerk of financial institutions.

H. Amounts Derived from Manufacturing, Selling or Distributing Motor Vehicle Fuel. This chapter shall not apply to the manufacturing, selling, or distributing motor vehicle fuel, as the term "motor vehicle fuel" is defined in RCW 82.38.020 and exempt under RCW 82.38.280; provided, that any fuel not subjected to the state fuel excise tax, or any other applicable deduction or exemption, will be taxable under this chapter.

I. Amounts Derived from Liquor and the Sale or Distribution of Liquor. This chapter shall not apply to liquor as defined in RCW 66.04.010 and exempt in RCW 66.08.120.

J. Casual and Isolated Sales. This chapter shall not apply to the gross proceeds derived from casual or isolated sales.

K. Accommodation Sales. This chapter shall not apply to sales for resale by persons regularly engaged in the business of making retail sales of the type of property so sold to other persons similarly engaged in the business of selling such property where (1) the amount paid by the buyer does not exceed the amount paid by the seller to the vendor in the acquisition of the article and (2) the sale is made as an accommodation to the buyer to enable the buyer to fill a bona fide existing order of a customer or is made within 14 days to reimburse in kind a previous accommodation sale by the buyer to the seller.

L. Taxes Collected as Trust Funds. This chapter shall not apply to amounts collected by the taxpayer from third parties to satisfy third party obligations to pay taxes such as the retail sales tax, use tax, and admission tax.

5.04.100 Deductions.

In computing the license fee or tax, there may be deducted from the measure of tax the following items:

A. Receipts from Tangible Personal Property Delivered Outside the State. In computing tax, there may be deducted from the measure of tax under retailing or wholesaling amounts derived from the sale of tangible personal property that is received by the purchaser or its agent outside the state of Washington.

B. Cash Discount Taken by Purchaser. In computing tax, there may be deducted from the measure of tax the cash discount amounts actually taken by the purchaser. This deduction is not allowed in arriving at the taxable amount under the extracting or manufacturing classifications with respect to articles produced or manufactured, the reported values of which, for the purposes of this tax, have been computed according to the "value of product" provisions.

C. Credit Losses of Accrual Basis Taxpayers. In computing tax, there may be deducted from the measure of tax the amount of credit losses actually sustained by taxpayers whose regular books of account are kept upon an accrual basis.

D. Constitutional Prohibitions. In computing tax, there may be deducted from the measure of the tax amounts derived from business which the city is prohibited from taxing under the Constitution of the state of Washington or the Constitution of the United States.

E. Receipts from the Sale of Tangible Personal Property and Retail Services Delivered Outside the City but Within Washington. Effective January 1, 2008, amounts included in the gross receipts reported on the tax return derived from the sale of tangible personal property delivered to the buyer or the buyer's representative outside the city but within the state of Washington may be deducted from the measure of tax under the retailing, retail services, or wholesaling classification.

F. Professional Employer Services. In computing the tax, a professional employer organization may deduct from the calculation of gross income the gross income of the business derived from performing professional employer services that is equal to the portion of the fee charged to a client that represents the actual cost of wages and salaries, benefits, workers' compensation, payroll taxes, withholding, or other assessments paid to or on behalf of a covered employee by the professional employer organization under a professional employer agreement.

G. Interest on Investments or Loans Secured by Mortgages or Deeds of Trust. In computing tax, to the extent permitted by Chapter 82.14A RCW, there may be deducted from the measure of tax by those engaged in banking, loan, security or other financial businesses, amounts derived from interest received on investments or loans primarily secured by first mortgages or trust deeds on nontransient resident properties.

5.04.120 Tax part of overhead.

It is not the intention of this chapter that the taxes or fees herein levied upon persons engaging in business be construed as taxes or fees upon the purchasers or customer, but that such taxes or fees shall be levied upon, and collectible from, the person engaging in the business activities herein designated and that such taxes or fees shall constitute a part of the cost of doing business of such persons.

5.04.130 Severability clause.

If any provision of this chapter or its application to any person or circumstance is held invalid, the remainder of the chapter or the application of the provision to other persons or circumstances shall not be affected.

EXHIBIT B

Chapter 5.08 – ADMINISTRATIVE PROVISIONS FOR BUSINESS TAXES

5.08.010 Application.

The provisions of this chapter shall apply to business licenses required under this title and to the taxes imposed under Chapters 5.04 and 5.06 SMC, and under other titles, chapters, and sections in such manner and to such extent as indicated in each such title, chapter or section.

5.08.020 Definitions.

For purposes of this chapter the definitions contained in Chapter 5.04 SMC shall apply equally to the provisions of this chapter unless the term is defined otherwise in this chapter. In addition, the following definitions will apply:

A. "Reporting period" means:

1. A one-month period beginning the first day of each calendar month (monthly); or
2. A three-month period beginning the first day of January, April, July or October of each year (quarterly); or
3. A 12-month period beginning the first day of January of each year (annual).

B. "Return" means any document a person is required by the city to file to satisfy or establish a tax or fee obligation that is administered or collected by the city and that has a statutorily defined due date.

C. "Successor" means any person to whom a taxpayer quitting, selling out, exchanging, or disposing of a business sells or otherwise conveys, directly or indirectly, in bulk and not in the ordinary course of the taxpayer's business, any part of the materials, supplies, merchandise, inventory, fixtures, or equipment of the taxpayer. Any person obligated to fulfill the terms of a contract shall be deemed a successor to any contractor defaulting in the performance of any contract as to which such person is a surety or guarantor.

D. "Tax year" or "taxable year" means the calendar year.

5.08.021 Definitions – References to Chapter 82.32 RCW.

Where provisions of Chapter 82.32 RCW are incorporated in SMC 5.08.090, "department" as used in the RCW shall refer to the "director" as defined in SMC 5.04.030(G) and "warrant" as used in the RCW shall mean "citation or criminal complaint."

5.08.040 When due and payable – Reporting periods – Monthly, quarterly, and annual returns – Threshold provisions or relief from filing requirements – Computing time periods – Failure to file returns.

A. Other than any annual license fee or registration fee assessed under this title, the tax imposed by this chapter shall be due and payable in quarterly installments. At the director's discretion, businesses may be assigned to a monthly or annual reporting period depending on the tax amount owing or type of tax. Tax payments are due on or before the time as provided in RCW 82.32.045(1), (2), and (3)..

B. Taxes shall be paid as provided in this chapter and accompanied by a return on forms as prescribed by the director. The return shall be signed by the taxpayer personally or by a responsible officer or agent of the taxpayer. The individual signing the return shall swear or affirm that the information in the return is complete and true.

C. Tax returns must be filed and returned by the due date whether or not any tax is owed.

D. For purposes of the tax imposed by Chapter 5.04 SMC, any person whose value of products, gross proceeds of sales, or gross income of the business, subject to tax after all allowable deductions, is equal to or less than \$5,000 in the current quarter shall file a return, declare no tax due on their return, and submit the return to the director. The gross receipts and deduction amounts shall be entered on the tax return even though no tax may be due.

E. A taxpayer that commences to engage in business activity shall file a return and pay the tax or fee for the portion of the reporting period during which the taxpayer is engaged in business activity.

F. Except as otherwise specifically provided by any other provision of this chapter, in computing any period of days prescribed by this chapter, the day of the act or event from which the designated period of time runs shall not be included. The last day of the period shall be included unless it is a Saturday, Sunday, or city or federal legal holiday, in which case the last day of such period shall be the next succeeding day which is neither a Saturday, Sunday, or city or federal legal holiday.

G. If any taxpayer fails, neglects or refuses to make a return as and when required in this chapter, the director is authorized to determine the amount of the tax or fees payable by obtaining facts and information upon which to base the director's estimate of the tax or fees due. Such assessment shall be deemed prima facie correct and shall be the amount of tax owed to the city by the taxpayer. The director shall notify the taxpayer by mail of the amount of tax so determined, together with any penalty, interest, and fees due; the total of such amounts shall thereupon become immediately due and payable.

5.08.050 Payment methods – Mailing returns or remittances – Time extension – Deposits – Recording payments – Payment must accompany return – NSF checks.

A. Taxes shall be paid to the city in United States currency by bank draft, certified check, cashier's check, personal check, money order, cash, or by wire transfer or electronic payment if such wire transfer or electronic payment is authorized by the director. If payment so received is not paid by the bank on which it is drawn, the taxpayer, by whom such payment is tendered, shall remain liable for payment of the tax and for all legal penalties, the same as if such payment had not been tendered. Acceptance of any sum by the director shall not discharge the tax or fee due unless the amount paid is the full amount due.

B. A return or remittance that is transmitted to the city by United States mail shall be deemed filed or received on the date shown by the cancellation mark stamped by the post office upon the envelope containing it. The director may allow electronic filing of returns or remittances from any taxpayer. A return or remittance which is transmitted to the city electronically shall be deemed filed or received according to procedures set forth by the director.

C. If a written request is received prior to the due date, the director, for good cause, may grant, in writing, additional time within which to make and file returns.

D. The director shall keep full and accurate records of all funds received or refunded. The director shall apply payments first against all penalties and interest owing, and then upon the tax, without regard to any direction of the taxpayer.

E. For any return not accompanied by a remittance of the tax shown to be due thereon, the taxpayer shall be deemed to have failed or refused to file a return and shall be subject to the penalties and interest provided in this chapter.

F. Any payment made that is returned for lack of sufficient funds or for any other reason will not be considered received until payment by certified check, money order, or cash of the original amount due, plus a "nonsufficient funds (NSF)" charge of \$20.00 is received by the director. Any license issued upon payment with an NSF check will be considered void, and shall be returned to the director. No license shall be reissued until payment (including the \$20.00 NSF fee) is received.

G. The director is authorized, but not required, to mail tax return forms to taxpayers, but failure of the taxpayer to receive any such forms shall not excuse the taxpayer from filing returns and making payment of the taxes or fees, when and as due under this chapter.

5.08.060 Records to be preserved – Examination – Estoppel to question assessment.

A. Every person liable for any fee or tax imposed by this chapter shall keep and preserve, for a period of five years after filing a tax return, such records as may be necessary to determine the amount of any fee or tax for which the person may be liable, which records shall include copies of all federal income tax and state tax returns and reports made by the person. All books, records, papers, invoices, vendor lists, inventories, stocks of merchandise, and other data including federal income tax and state tax returns and reports shall be open for examination at any time by the director or his duly authorized agent. Every person's business premises shall be open for inspection or examination by the director or a duly authorized agent.

B. If a person does not keep the necessary books and records within the city, it shall be sufficient if such person (1) produces within the city such books and records as may be required by the director, or (2) bears the cost of examination by the director's agent at the place where such books and records are kept; provided, that the person electing to bear such cost shall pay in advance to the director the estimated amount thereof including round-trip fare, lodging, meals and incidental expenses, subject to adjustment upon completion of the examination.

C. Any person who fails, or refuses a city request, to provide or make available records, or to allow inspection or examination of the business premises, shall be forever barred from questioning, in any court action, the correctness of any assessment of taxes made by the city for any period for which such records have not been provided, made available or kept and preserved, or in respect of which inspection or examination of the business premises has been denied. The director is authorized to determine the amount of the tax or fees payable by obtaining facts and information upon which to base the estimate of the tax or fees due. Such fee or tax assessment shall be deemed prima facie correct and shall be the amount of tax owing the city by the taxpayer. The director shall notify the taxpayer by mail of the amount of tax so determined, together with any penalty, interest, and fees due; the total of such amounts shall thereupon become immediately due and payable.

5.08.070 Accounting methods.

A. A taxpayer may file tax returns in each reporting period with amounts based upon cash receipts only if the taxpayer's books of account are kept on a cash receipts basis. A taxpayer that does not regularly keep books of account on a cash receipts basis must file returns with amounts based on the accrual method.

B. The taxes imposed and the returns required hereunder shall be upon a calendar year basis.

5.08.080 Public work contracts – Payment of fee and tax before final payment for work.

The director may, before issuing any final payment to any person performing any public work contract for the city, require such person to pay in full all license fees or taxes due under this title from such person on account of such contract or otherwise, and may require such taxpayer to file with the director a verified list of all subcontractors supplying labor and/or materials to the person in connection with said public work.

5.08.090 Underpayment of tax, interest, or penalty – Interest.

A. If, upon examination of any returns, or from other information obtained by the director, it appears that a tax or penalty less than that properly due has been paid, the director shall assess the additional amount found to be due and shall add thereto interest on the tax only. The director shall notify the person by mail of the additional amount, which shall become due and shall be paid within 30 days from the date of the notice, or within such time as the city clerk may provide in writing.

B. Interest on unpaid tax shall be computed as follows:

1. For tax periods up to and including December 31, 2004, the director shall compute interest at the rate of six percent per annum, in accordance with SMC 5.04.210 as it existed prior to December 31, 2004 (Ordinance 303, Section 19).
2. For tax periods after December 31, 2004, the director shall compute interest in accordance with RCW 82.32.050 as it now exists or as it may be amended.
3. If subsection (B)(2) of this section is held to be invalid, then the provisions of RCW 82.32.050 existing at the effective date of the ordinance codified in this section shall apply.

5.08.095 Time in which assessment may be made.

The director shall not assess, or correct an assessment for, additional taxes, penalties, or interest due more than four years after the close of the calendar year in which they were incurred, except that the director may issue an assessment:

- A. Against a person who is not currently registered or licensed or has not filed a tax return as required by this chapter for taxes due within the period commencing 10 years prior to the close of the calendar year in which the person was contacted in writing by the director;
- B. Against a person that has committed fraud or who misrepresented a material fact; or
- C. Against a person that has executed a written waiver of such limitations.

5.08.100 Overpayment of tax, penalty, or interest – Credit or refund – Interest rate – Statute of limitations.

A. If, upon receipt of an application for a refund, or during an audit or examination of the taxpayer's records and tax returns, the director determines that the amount of tax, penalty, or interest paid is in excess of that properly due, the excess amount shall be credited to the taxpayer's account or shall be refunded to the taxpayer. Except as provided in subsection B of this section, no refund or credit shall be made for taxes, penalties, or interest paid more than four years prior to the beginning of the calendar year in which the refund application is made or examination of records is completed.

B. The execution of a written waiver shall extend the time for applying for or making a refund or credit of any taxes paid during, or attributable to, the years covered by the waiver if, prior to the expiration of the waiver period, an application for refund of such taxes is made by the taxpayer or the director discovers that a refund or credit is due.

C. Refunds shall be made by means of vouchers approved by the director and by the issuance of a city check or warrants drawn upon and payable from such funds as the city may provide.

D. Any final judgment for which a recovery is granted by any court of competent jurisdiction for tax, penalties, interest, or costs paid by any person shall be paid in the same manner as provided in subsection C of this section, upon the filing with the director a certified copy of the order or judgment of the court.

E. Interest on overpayments of taxes shall be computed as follows:

1. For tax periods up to and including December 31, 2004, no refunds of tax nor any interest thereon shall be paid, in accordance with SMC 5.04.210 as it existed prior to December 31, 2004 (Ordinance 303, Section 19), which required claims for refunds to be made within two years from the date of the overpayment.

2. For tax periods after December 31, 2004, the director shall compute interest on refunds of credits of amounts paid or other recovery allowed a taxpayer in accordance with RCW 82.32.060, as it now exists or as it may be amended.

3. If subsection (E)(2) of this section is held to be invalid, then the provisions of RCW 82.32.060 existing at the effective date of the ordinance codified in this section shall apply.

5.08.110 Late payment – Disregard of written instructions – Evasion – Penalties.

A. If payment of any tax due on a return to be filed by a taxpayer is not received by the director by the due date, the director shall add a penalty in accordance with RCW 82.32.090(1), as it now exists or as it may be amended.

B. If the director determines that any tax has been substantially underpaid as defined in RCW 82.32.090(2), there shall be added a penalty in accordance with RCW 82.32.090(2), as it now exists or as it may be amended.

C. If a citation or criminal complaint is issued by the director for the collection of taxes, fees, assessments, interest or penalties, there shall be added thereto a penalty in accordance with RCW 82.32.090(3), as it now exists or as it may be amended.

D. If the director finds that a person has engaged in any business or performed any act upon which a tax is imposed under this title and that person has not obtained from the director a license as required by SMC 5.04.015, the director shall impose a penalty in accordance with RCW 82.32.090(4), as it now exists or as it may be amended. No penalty shall be imposed under this subsection D if the person who has engaged in business without a license obtains a license prior to being notified by the director of the need to be licensed.

E. If the director determines that all or any part of a deficiency resulted from the taxpayer's failure to follow specific written tax reporting instructions, there shall be assessed a penalty in accordance with RCW 82.32.090(5), as it now exists or as it may be amended.

F. If the director finds that all or any part of the deficiency resulted from an intent to evade the tax payable, the director shall assess a penalty in accordance with RCW 82.32.090(6), as it now exists or as it may be amended.

G. The penalties imposed under subsections A through E of this section can each be imposed on the same tax found to be due. This subsection does not prohibit or restrict the application of other penalties authorized by law.

H. For the purposes of this section, "return" means any document a person is required by the city to file to satisfy or establish a tax or fee obligation that is administered or collected by the city, and that has a statutorily defined due date.

I. The director shall not impose both the evasion penalty and the penalty for disregarding specific instructions on the same tax found to be due.

J. If incorporation into the Snoqualmie Municipal Code of future changes to RCW 82.32.090 is held to be invalid, then the provisions of RCW 82.32.090 existing at the time the ordinance codified in this section is effective shall apply.

5.08.120 Cancellation of penalties.

A. The director may cancel any penalties imposed under SMC 5.08.110(A) if the taxpayer shows that its failure to timely file or pay the tax was due to reasonable cause and not willful neglect. Willful neglect is presumed unless the taxpayer shows that it exercised ordinary business care and prudence in making arrangements to file the return and pay the tax but was, nevertheless, due to circumstances beyond the taxpayer's control, unable to file or pay by the due date. The director has no authority to cancel any other penalties or to cancel penalties for any other reason except as provided in subsection C of this section.

B. A request for cancellation of penalties must be received by the director within 30 days after the date the city mails the notice that the penalties are due. The request must be in writing and contain competent proof of all pertinent facts supporting a reasonable cause determination. In all cases the burden of proving the facts rests upon the taxpayer.

C. The director may cancel the penalties in SMC 5.08.110(A) one time if a person:

1. Is not currently licensed and filing returns;
2. Was unaware of its responsibility to file and pay tax; and
3. Obtained business licenses and filed past due tax returns within 30 days after being notified by the city.

D. The director shall not cancel any interest charged upon amounts due.

5.08.130 Taxpayer quitting business – Liability of successor.

A. Whenever any taxpayer quits a business, sells out, exchanges, or otherwise disposes of his business or his stock of goods, any tax payable hereunder shall become immediately due and payable. Such taxpayer shall, within 10 days thereafter, make a return and pay the tax due.

B. Any person who becomes a successor shall become liable for the full amount of any tax owing. The successor shall withhold from the purchase price a sum sufficient to pay any tax due to the city from the taxpayer until such time as: (1) the taxpayer shall produce a receipt from the city showing payment in full of any tax due or a certificate that no tax is due, or (2) more than six months have passed since the successor notified the director of the acquisition and the director has not issued and notified the successor of an assessment.

C. Payment of the tax by the successor shall, to the extent thereof, be deemed a payment upon the purchase price. If such payment is greater in amount than the purchase price, the amount of the difference shall become a debt due such successor from the taxpayer.

D. Notwithstanding the above, if a successor gives written notice to the director of the acquisition, and the director does not within six months of the date it received the notice issue an assessment against the taxpayer and mail a copy of that assessment to the successor, the successor shall not be liable for the tax.

5.08.140 Administrative appeal.

Any person, except one who has failed to comply with SMC 5.08.060, aggrieved by the amount of the fee or tax determined by the director to be required under the provisions of this chapter may pay the amount due and appeal from such determination by filing a written notice of appeal with the city administrator within 30 days from the date written notice of such amount was mailed to the taxpayer. The city administrator shall, as soon as practical, fix a time and place for the hearing of such appeal, and shall cause a notice of the time and place thereof to be delivered or mailed to the parties. The hearing shall be conducted according to such rules as the city administrator shall prescribe; provided, all testimony before the city administrator shall be on oath or affirmation, and all proceedings shall be recorded, and a proper record of witnesses and exhibits shall be maintained. The decision of the city administrator shall indicate the correct amount of the fee or tax owing.

5.08.150 Judicial review of administrative appeal decision.

The taxpayer may obtain judicial review of the city administrator's administrative decision by applying for a writ of review in the King County superior court within 14 days from the date of the city administrator's decision in accordance with the procedure set forth in Chapter 7.16 RCW, other applicable law, and court rules. The city shall have the same right of review from the administrative decision as does a taxpayer.

5.08.160 Director to make rules.

The director shall have the power, from time to time, to adopt, publish and enforce rules and regulations not inconsistent with this chapter or with law for the purpose of carrying out the provisions of this chapter and it shall be unlawful to violate or fail to comply with any such rule or regulation.

5.08.170 Ancillary allocation authority of director.

The director is authorized to enter into agreements with other Washington cities which impose an "eligible gross receipts tax":

A. To conduct an audit or joint audit of a taxpayer by using an auditor employed by the city, another city, or a contract auditor; provided, that such contract auditor's pay is not in any way based upon the amount of tax assessed;

B. To allocate or apportion in a manner that fairly reflects the gross receipts earned from activities conducted within the respective cities the gross proceeds of sales, gross receipts, or gross income of the

business, or taxes due from any person that is required to pay an eligible gross receipts tax to more than one Washington city;

C. To apply the city's tax prospectively where a taxpayer has no office or place of business within the city and has paid tax on all gross income to another Washington city where the taxpayer is located; provided, that the other city maintains an eligible gross receipts tax, and the income was not derived from contracts with the city.

5.08.180 Mailing of notices.

Any notice required by this chapter to be mailed to any taxpayer or licensee shall be sent by ordinary mail, addressed to the address of the taxpayer or licensee as shown by the records of the director.

Failure of the taxpayer or licensee to receive any such mailed notice shall not release the taxpayer or licensee from any tax, fee, interest, or any penalties thereon, nor shall such failure operate to extend any time limit set by the provisions of this chapter. It is the responsibility of the taxpayer to inform the director in writing about a change in the taxpayer's address.

5.08.190 Tax declared additional.

The license fee and taxes levied in this title shall be additional to any license fee or tax imposed or levied under any law or any other ordinance of the city except as herein otherwise expressly provided.

5.08.200 Public disclosure – Confidentiality – Information sharing.

A. For purposes of this chapter, terms not defined in this section shall have the meanings set forth in Chapter 42.56 RCW. For purposes of this chapter, the following definitions shall apply:

1. "Disclose" means to make known to any person in any manner any tax return or tax information.
2. "Tax information" means:
 - a. A taxpayer's identity;
 - b. The nature, source, or amount of the taxpayer's income, payments, receipts, deductions, exemptions, credits, assets, liability, net worth, tax liability deficiencies, over-assessments, or tax payments, whether taken from the taxpayer's books and records or any other source;
 - c. Whether the taxpayer's return was, is being, or will be examined or subject to other investigation or processing; or
 - d. Other data received by, recorded by, prepared by, or provided to the city with respect to the determination or existence, or possible existence, of liability, or the amount thereof, of a

person under SMC Title 5 for a tax, penalty, interest, fine, forfeiture, or other imposition, or offense. However, data, material, or documents that do not disclose information related to a specific or identifiable taxpayer do not constitute tax information under this section. Nothing in this chapter requires any person possessing data, material, or documents made confidential and privileged by this section to delete information from such data, material or documents so as to permit its disclosure.

3. "City agency" means every city office, department, division, bureau, board, commission, or other city agency.

4. "Taxpayer identity" means the taxpayer's name, address, telephone number, registration number, or any combination thereof, or any other information disclosing the identity of the taxpayer.

B. Returns and tax information are confidential and privileged, and except as authorized by this section, neither the director nor any other person may disclose any return or tax information.

C. This section does not prohibit the director from:

1. Disclosing such return or tax information in a civil or criminal judicial proceeding or an administrative proceeding:

a. In respect of any tax imposed under SMC Title 5 if the taxpayer or its officer or other person liable under this title is a party in the proceeding; or

b. In which the taxpayer about whom such return or tax information is sought and another state agency are adverse parties in the proceeding;

2. Disclosing, subject to such requirements and conditions as the director prescribes by rules adopted pursuant to this chapter, such return or tax information regarding a taxpayer to such taxpayer or to such person or persons as that taxpayer may designate in a request for, or consent to, such disclosure, or to any other person, at the taxpayer's request, to the extent necessary to comply with a request for information or assistance made by the taxpayer to such other person. However, tax information not received from the taxpayer must not be so disclosed if the director determines that such disclosure would compromise any investigation or litigation by any federal, state, or local government agency in connection with the civil or criminal liability of the taxpayer or another person, or that such disclosure would identify a confidential informant, or that such disclosure is contrary to any agreement entered into by the department that provides for the reciprocal exchange of information with other government agencies, which agreement requires

confidentiality with respect to such information unless such information is required to be disclosed to the taxpayer by the order of any court;

3. Publishing statistics so classified as to prevent the identification of particular returns or reports or items thereof;

4. Disclosing such return or tax information, for official purposes only, to the mayor or city attorney, or to any city agency, or to any member of the city council or their authorized designees dealing with matters of taxation, revenue, trade, commerce, the control of industry or the professions;

5. Permitting the city's records to be audited and examined by the proper state officer, his or her agents and employees;

6. Disclosing any such return or tax information to a peace officer as defined in RCW 9A.04.110 or county prosecuting attorney, for official purposes. The disclosure may be made only in response to a search warrant, subpoena, or other court order, unless the disclosure is for the purpose of criminal tax enforcement. A peace officer or county prosecuting attorney who receives the return or tax information may disclose that return or tax information only for use in the investigation and a related court proceeding, or in the court proceeding for which the return or tax information originally was sought or where otherwise allowed to be disclosed under this section;

7. Disclosing any such return or tax information to the proper officer of the Internal Revenue Service of the United States, the Canadian government or provincial governments of Canada, or to the proper officer of the tax department of any state or city or town or county, for official purposes, but only if the statutes of the United States, Canada or its provincial governments, or of such other state or city or town or county, as the case may be, grants substantially similar privileges to the proper officers of the city;

8. Disclosing any such return or tax information to the United States Department of Justice, including the Bureau of Alcohol, Tobacco, Firearms and Explosives, the Department of Defense, the Immigration and Customs Enforcement and the Customs and Border Protection Agencies of the United States Department of Homeland Security, the United States Coast Guard, the Alcohol and Tobacco Tax and Trade Bureau of the United States Department of the Treasury, and the United States Department of Transportation, or any authorized representative of these federal agencies or their successors, for official purposes;

9. Publishing or otherwise disclosing the text of a written determination designated by the director as a precedent pursuant to RCW 82.32.410;

10. Disclosing, in a manner that is not associated with other tax information, the taxpayer name, entity type, business address, mailing address, revenue tax registration numbers and the active/closed status of such registrations, state or local business license registration identification and the active/closed status and effective dates of such licenses, reseller permit numbers and the expiration date and status of such permits, North American industry classification system or standard industrial classification code of a taxpayer, and the dates of opening and closing of business, except that this subsection may not be construed as giving authority to the city or any recipient to give, sell, or provide access to any list of taxpayers for any commercial purpose;

11. Disclosing such return or tax information that is also maintained by another Washington State or local governmental agency as a public record available for inspection and copying under the provisions of Chapter 42.56 RCW or is a document maintained by a court of record and is not otherwise prohibited from disclosure;

12. Disclosing such return or tax information to the United States Department of Agriculture, or successor department or agency, for the limited purpose of investigating food stamp fraud by retailers;

13. Disclosing to a financial institution, escrow company, or title company, in connection with specific real property that is the subject of a real estate transaction, current amounts due the city for a filed tax warrant, judgment, or lien against the real property;

14. Disclosing to a person against whom the department has asserted liability as a successor under SMC 5.08.130 a return or tax information pertaining to the specific business of the taxpayer to which the person has succeeded;

15. Disclosing real estate excise tax affidavit forms in the possession of the city, including real estate excise tax affidavit forms for transactions exempt or otherwise not subject to tax;

16. Disclosing such return or tax information to the court or hearing examiner in respect to the city's application for a subpoena if there is probable cause to believe that the records in possession of a third party will aid the director in connection with its official duties under this title or a civil or criminal investigation.

D.1. The director may disclose return or taxpayer information to a person under investigation or during any court or administrative proceeding against a person under investigation as provided in this subsection. The disclosure must be in connection with the department's official duties under this title, or a civil or criminal investigation. The disclosure may occur only when the person under investigation and the

person in possession of data, materials, or documents are parties to the return or tax information to be disclosed. The department may disclose return or tax information such as invoices, contracts, bills, statements, resale or exemption certificates, or checks. However, the department may not disclose general ledgers, sales or cash receipt journals, check registers, accounts receivable/payable ledgers, general journals, financial statements, expert's work papers, income tax returns, state tax returns, tax return work papers, or other similar data, materials, or documents.

2. Before disclosure of any tax return or tax information under this subsection, the director must, through written correspondence, inform the person in possession of the data, materials, or documents to be disclosed. The correspondence must clearly identify the data, materials, or documents to be disclosed. The director may not disclose any tax return or tax information under this subsection D until the time period allowed in subsection (D)(3) of this section has expired or until the court has ruled on any challenge brought under subsection (D)(3) of this section.

3. The person in possession of the data, materials, or documents to be disclosed by the department has 20 days from the receipt of the written request required under subsection (D)(2) of this section to petition the superior court of the county in which the petitioner resides for injunctive relief. The court must limit or deny the request of the director if the court determines that:

a. The data, materials, or documents sought for disclosure are cumulative or duplicative, or are obtainable from some other source that is more convenient, less burdensome, or less expensive;

b. The production of the data, materials, or documents sought would be unduly burdensome or expensive, taking into account the needs of the department, the amount in controversy, limitations on the petitioner's resources, and the importance of the issues at stake; or

c. The data, materials, or documents sought for disclosure contain trade secret information that, if disclosed, could harm the petitioner.

4. The director must reimburse reasonable expenses for the production of data, materials, or documents incurred by the person in possession of the data, materials, or documents to be disclosed.

5. Requesting information under this subsection that may indicate that a taxpayer is under investigation does not constitute a disclosure of tax return or tax information under this section.

E. Service of a subpoena issued by the court does not constitute a disclosure of return or tax information under this section. Notwithstanding anything else to the contrary in this section, a person served with a subpoena issued by the court may disclose the existence or content of the subpoena to that person's legal counsel.

F. Any person acquiring knowledge of any return or tax information in the course of his or her employment with the city and any person acquiring knowledge of any return or tax information as provided under subsections (C)(4) through (C)(9) of this section, who discloses any such return or tax information to another person not entitled to knowledge of such return or tax information under the provisions of this section, is guilty of a misdemeanor. If the person guilty of such violation is an officer or employee of the state, such person must forfeit such office or employment and is incapable of holding any public office or employment in this city for a period of two years thereafter.

5.08.210 Tax constitutes debt.

Any license fee or tax due and unpaid under this title, and all interest and penalties thereon, shall constitute a debt to the city and may be collected in the same manner as any other debt in like amount, which remedy shall be in addition to all other existing remedies.

5.08.220 Unlawful actions – Violation – Penalties.

A. It shall be unlawful for any person liable for fees under this chapter (or other chapters as listed):

1. To violate or fail to comply with any of the provisions of this chapter or any lawful rule or regulation adopted by the director;
2. To make any false statement on any license application or tax return;
3. To aid or abet any person in any attempt to evade payment of a license fee or tax;
4. To fail to appear or testify in response to a subpoena properly issued;
5. To testify falsely in any investigation, audit, or proceeding conducted pursuant to this chapter.

B. Violation of any of the provisions of this title is a gross misdemeanor. Any person convicted of a violation of this title may be punished by a fine not to exceed \$1,000, imprisonment not to exceed one year, or both fine and imprisonment. Penalties or punishments provided in this chapter shall be in addition to all other penalties provided by law.

C. Any person, or officer of a corporation, convicted of continuing to engage in business after the revocation of a license shall be guilty of a gross misdemeanor and may be punished by a fine not to exceed \$5,000, or imprisonment not to exceed one year, or both fine and imprisonment.

5.08.230 Suspension or revocation of business license.

A. The director, or designee, shall have the power and authority to suspend or revoke any license issued under the provisions of this title. The director, or designee, shall notify such licensee in writing by certified mail of the suspension or revocation of his or her license and the grounds therefor. Any license issued under this title may be suspended or revoked based on one or more of the following grounds:

1. The license was procured by fraud or false representation of fact.
2. The licensee has failed to comply with any provisions of this title.
3. The licensee has failed to comply with any provisions of the municipal code applicable to conduct of the business.
4. The licensee is in default in any payment of any license fee or tax under this title.
5. The licensee or employee has been convicted of a crime involving the business.

B. Any licensee may, within 14 days from the date that the suspension or revocation notice was mailed to the licensee, appeal from such suspension or revocation by filing a written notice of appeal ("petition") setting forth the grounds therefor with the city administrator. A copy of the petition must be provided by the licensee to the director and the city attorney on or before the date the petition is filed with the city administrator. The hearing shall be conducted in accordance with such rules as the city administrator shall prescribe; provided, all testimony before the city administrator shall be on oath or affirmation, and all proceedings shall be recorded, and a proper record of witnesses and exhibits shall be maintained. The city administrator shall set a date for hearing said appeal and notify the licensee by mail of the time and place of the hearing. After the hearing thereon the city administrator shall, after appropriate findings of fact, and conclusions of law, affirm, modify, or overrule the suspension or revocation and reinstate the license, and may impose any terms upon the continuance of the license.

C. No suspension or revocation of a license issued pursuant to the provisions of this subchapter shall take effect until 14 days after the mailing of the notice thereof by the city, and, if appeal is taken as herein prescribed, the suspension or revocation shall be stayed pending final action by the city administrator. All licenses which are suspended or revoked shall be surrendered to the city on the effective date of such suspension or revocation.

D. The decision of the city administrator shall be final. The licensee may seek review of the decision by the superior court of Washington in and for King County within 14 days from the date of the decision. If review is sought as herein prescribed, the suspension or revocation shall be stayed pending final action by the superior court.

E. Upon revocation of any license as provided in this subchapter, no portion of the license fee shall be returned to the licensee.

5.08.240 Closing agreement provisions.

The director may enter into an agreement in writing with any person relating to the liability of such person in respect of any tax imposed by any of the chapters within this title and administered by this chapter for any taxable period(s). Upon approval of such agreement, evidenced by execution thereof by the director and the person so agreeing, the agreement shall be final and conclusive as to the tax liability or tax immunity covered thereby, and, except upon a showing of fraud or malfeasance, or misrepresentation of a material fact:

A. The case shall not be reopened as to the matters agreed upon, or the agreement modified, by the director or the taxpayer; and

B. In any suit, action or proceeding, such agreement, or any determination, assessment, collection, payment, abatement, refund, or credit made in accordance therewith, shall not be annulled, modified, set aside, or disregarded.

5.08.250 Charge-off of uncollectible taxes.

The director may charge off any tax, penalty, or interest that is owed by a taxpayer, if the director reasonably ascertains that the cost of collecting such amounts would be greater than the total amount that is owed or likely to be collected from the taxpayer. Charge-offs in excess of \$5,000 shall require city council approval.

5.08.255 Emergency provisions.

During the pendency of an emergency or disaster declared by the mayor pursuant to SMC 2.48.050, the mayor is authorized to temporarily defer or extend the performance of any obligation or requirement imposed by this chapter, on such terms or conditions and for such time as the mayor may reasonably determine in order to respond to the emergency or disaster or protect persons and/or businesses affected thereby.

5.08.260 Severability.

If any provision of this chapter or its application to any person or circumstance is held invalid, the remainder of the chapter or the application of the provision to other persons or circumstances shall not be affected.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF SNOQUALMIE, WASHINGTON,
AMENDING CHAPTERS 5.04 AND 5.08 OF THE SNOQUALMIE
MUNICIPAL CODE, REGARDING BUSINESS LICENSES AND
BUSINESS AND OCCUPATION TAX; PROVIDING FOR
SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, Chapter 35.102 RCW requires cities that impose business and occupation taxes to coordinate with the Association of Washington Cities (AWC) to develop a model ordinance for the administration of business and occupation tax in order to promote uniformity and foster an equitable business environment; and

WHEREAS, starting in 2008, cities that levy the business and occupation tax must allow for allocation and apportionment to minimize concerns over multiple taxation; and

WHEREAS, in 2017, HB 2005 required that cities that levy business and occupation taxes form a task force to review service income apportionment; and

WHEREAS, a workgroup of cities met and recommended amendments to the model ordinance to include changes to RCW Chapter 35.102 and to reflect other changes to state law since 2013, which amendments were adopted by the 2019 legislature; and

WHEREAS, in 2023, SB 5199 changed the definition of printing and publishing income for business and occupation taxes resulting in an update to the model ordinance.

WHEREAS, the City must amend its code to reflect the changes made to the model ordinance as promulgated by AWC and authorized by state law.

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

Section 1. Chapter 5.04 of the Snoqualmie Municipal Code, Business Licenses and Business and Occupation Tax, is hereby amended to read as shown in Exhibit A, attached hereto and incorporated herein by this reference.

Section 2. Chapter 5.08 of the Snoqualmie Municipal Code, Administrative Provisions for Business Tax, is hereby amended to read as shown in Exhibit B, attached hereto and incorporated herein by this reference.

Section 3. Severability. If any one or more sections, subsections, or sentences of this ordinance or the Snoqualmie Municipal Code amendments adopted in Sections 1 and 2 herein are held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of

this ordinance or the Snoqualmie Municipal Code sections, and the same shall remain in full force and effect.

Section 4. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk, and the Community Development Director, 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 or subsection numbering.

Section 5. 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 _____, 2024.

City of Snoqualmie

Katherine Ross, Mayor

Attest:

Deana Dean, City Clerk

Approved as to form:

David A. Linehan, Interim City Attorney

EXHIBIT A

Chapter 5.04 – BUSINESS LICENSES AND BUSINESS AND OCCUPATION TAX

5.04.010 Exercise of revenue license power.

The provisions of this chapter shall be deemed an exercise of the power of the city to license for revenue. The provisions of this chapter are subject to periodic statutory or administrative rule changes or judicial interpretations of the ordinances or rules. The responsibility rests with the licensee or taxpayer to reconfirm tax computation procedures and remain in compliance with the city code.

5.04.015 Business license.

A. Every person engaging in any business or activity within the city during each taxable year in any business or activity, whether or not subject to taxation under this chapter, except as provided in subsection F of this section, shall apply for and obtain from the finance officer a business license for such taxable year or unexpired portion thereof. On and after the effective date of the ordinance codified in this section, no person shall engage in any business activity within the city for which a license fee or tax is imposed by this chapter without having first obtained and being the holder of a valid and subsisting license to be known as a business license, issued for such taxable year under the provisions of this chapter.

B. Except as provided otherwise herein, the fee for issuance and renewal of an annual business license shall be based on the number of employees, including the owner, engaging in any business or activity within the city during each taxable year in any business or activity as follows:

Number of Employees	Fee
0 – 2	\$25.00
3 – 10	\$50.00
11 – 25	\$115.00
26 – 50	\$250.00
51 – 100	\$500.00
101 or higher	\$500.00

Notwithstanding the fee schedule above, for purposes of the annual business license required by this chapter, for any person or business whose annual value of products, gross proceeds of sales, or gross income of the business in the city is equal to or less than \$2,000.00 and who does not maintain a place of business within the city, the fee for the annual business license shall be \$0.00.

C. The license shall expire at the end of the calendar year. Each license shall be personal and nontransferable. In case business is transacted at two or more separate places by one taxpayer, a separate license shall be required for each place, and a separate registration fee shall be paid for such license issued.

D. All business licenses shall be issued by the ~~finance officer~~director on forms prescribed and furnished by ~~the director~~him, and the ~~finance officer~~director shall keep a register thereof. Each license shall be numbered, shall show the name, place and character of business of the taxpayer, such other information as the ~~finance officer~~director shall deem necessary, and shall at all times be posted in the place of business for which it is issued. When the place of business of a taxpayer is changed, the taxpayer shall return the license to the ~~finance officer~~director and a new license shall be issued for the new place of business upon payment of a fee of \$25.00. No person shall engage in any business for which a business license is required without being licensed, nor shall any person holding such a business license suffer or allow any other person, for whom a separate license is required, to operate under or display his license.

E. The ~~finance officer~~director shall not issue any business license for a business to be conducted within premises located in the city until the planning official has certified that the business may lawfully be conducted within the zoning district within which it is located, and the building official has certified that the premises comply with applicable fire and life safety regulations. The cost of such review and certifications shall be included within the business license fee.

F. Licensing of persons engaged in business as vendors at farmers' markets, festivals and special events, roadside sales, door-to-door sales, transient merchant sales, or other similar circumstances shall be licensed as provided in Chapter 5.36 SMC, provided, such persons shall be subject to the tax imposed by this chapter if such person's sales within the city exceed the gross receipts as set forth in SMC 5.04.050(B).

5.04.020 Administrative provisions.

The administrative provisions contained in Chapter 5.08 SMC shall be fully applicable to the provisions of this chapter except as expressly stated to the contrary herein.

5.04.030 Definitions.

In construing the provisions of this chapter, the following definitions shall be applied. Words in the singular number shall include the plural, and the plural shall include the singular.

A. "Business" includes all activities engaged in with the object of gain, benefit, or advantage to the taxpayer or to another person or class, directly or indirectly.

B. “Business and occupation tax” or “gross receipts tax” means a tax imposed on or measured by the value of products, the gross income of the business, or the gross proceeds of sales, as the case may be, and that is the legal liability of the business.

C. “Commercial or industrial use” means the following uses of products, including by-products, by the extractor or manufacturer thereof:

1. Any use as a consumer; and
2. The manufacturing of articles, substances or commodities.

D. “Delivery” means the transfer of possession of tangible personal property between the seller and the buyer or the buyer’s representative. Delivery to an employee of a buyer is considered delivery to the buyer. Transfer of possession of tangible personal property occurs when the buyer or the buyer’s representative first takes physical control of the property or exercises dominion and control over the property. “Dominion and control” means the buyer has the ability to put the property to the buyer’s own purposes. It means the buyer or the buyer’s representative has made the final decision to accept or reject the property, and the seller has no further right to possession of the property and the buyer has no right to return the property to the seller, other than under a warranty contract. A buyer does not exercise dominion and control over tangible personal property merely by arranging for shipment of the property from the seller to itself. A buyer’s representative is a person, other than an employee of the buyer, who is authorized in writing by the buyer to receive tangible personal property and take dominion and control by making the final decision to accept or reject the property. Neither a shipping company nor a seller can serve as a buyer’s representative. It is immaterial where the contract of sale is negotiated or where the buyer obtains title to the property. Delivery terms and other provisions of the Uniform Commercial Code (Title [62A](#) RCW) do not determine when or where delivery of tangible personal property occurs for purposes of taxation.

E. “Digital automated service,” “digital code,” and “digital goods” have the same meaning as in RCW 82.04.192.

F. “Digital products” means digital goods, digital codes, digital automated services, and the services described in RCW 82.04.050(2)(g) and (6)(b).

G. “Director” means the finance officer of the city or any officer, agent or employee of the city designated to act on the director’s behalf.

H. “Eligible gross receipts tax” means a tax which:

1. Is imposed on the act or privilege of engaging in business activities within SMC 5.04.050; and
2. Is measured by the gross volume of business, in terms of gross receipts, and is not an income tax or value added tax; and
3. Is not, pursuant to law or custom, separately stated from the sales price; and
4. Is not a sales or use tax, business license fee, franchise fee, royalty or severance tax measured by volume or weight, or concession charge, or payment for the use and enjoyment of property, property right or a privilege; and
5. Is a tax imposed by a local jurisdiction, whether within or without the state of Washington, and not by a country, state, province, or any other nonlocal jurisdiction above the county level.

I. Engaging in Business.

1. The term “engaging in business” means commencing, conducting, or continuing in business, and also the exercise of corporate or franchise powers, as well as liquidating a business when the liquidators thereof hold themselves out to the public as conducting such business.
2. This subsection sets forth examples of activities that constitute engaging in business in the city, and establishes safe harbors for certain of those activities so that a person who meets the criteria may engage in de minimis business activities in the city without having to register and obtain a business license or pay city business and occupation taxes. The activities listed in this section are illustrative only and are not intended to narrow the definition of “engaging in business” in subsection (I)(1) of this section. If an activity is not listed, whether it constitutes engaging in business in the city shall be determined by considering all the facts and circumstances and applicable law.
3. Without being all inclusive, any one of the following activities conducted within the city by a person, or its employee, agent, representative, independent contractor, broker or another acting on its behalf, constitutes engaging in business and requires a person to register and obtain a business license:
 - a. Owning, renting, leasing, maintaining, or having the right to use, or using, tangible personal property, intangible personal property, or real property permanently or temporarily located in the city.
 - b. Owning, renting, leasing, using, or maintaining an office, place of business, or other establishment in the city.

- c. Soliciting sales.
- d. Making repairs or providing maintenance or service to real or tangible personal property, including warranty work and property maintenance.
- e. Providing technical assistance or service, including quality control, product inspections, warranty work, or similar services on or in connection with tangible personal property sold by the person or on its behalf.
- f. Installing, constructing, or supervising installation or construction of real or tangible personal property.
- g. Soliciting, negotiating, or approving franchise, license, or other similar agreements.
- h. Collecting current or delinquent accounts.
- i. Picking up and transporting tangible personal property, solid waste, construction debris, or excavated materials.
- j. Providing disinfecting and pest control services, employment and labor pool services, home nursing care, janitorial services, appraising, landscape architectural services, security system services, surveying, and real estate services including the listing of homes and managing real property.
- k. Rendering professional services such as those provided by accountants, architects, attorneys, auctioneers, consultants, engineers, professional athletes, barbers, baseball clubs and other sports organizations, chemists, psychologists, court reporters, dentists, doctors, detectives, laboratory operators, teachers, and veterinarians.
- l. Meeting with customers or potential customers, even when no sales or orders are solicited at the meetings.
- m. Training or recruiting agents, representatives, independent contractors, brokers or others, domiciled or operating on a job in the city, acting on its behalf, or for customers or potential customers.
- n. Investigating, resolving, or otherwise assisting in resolving customer complaints.
- o. In-store stocking or manipulating products or goods, sold to and owned by a customer, regardless of where sale and delivery of the goods took place.

p. Delivering goods in vehicles owned, rented, leased, used, or maintained by the person or another acting on its behalf.

4. If a person, or its employee, agent, representative, independent contractor, broker or another acting on the person's behalf, engages in no other activities in or with the city but the following, it need not register and obtain a business license and pay tax:

a. Meeting with suppliers of goods and services as a customer.

b. Meeting with government representatives in their official capacity, other than those performing contracting or purchasing functions.

c. Attending meetings, such as board meetings, retreats, seminars, and conferences, or other meetings wherein the person does not provide training in connection with tangible personal property sold by the person or on its behalf. This provision does not apply to any board of director member or attendee engaging in business such as a member of a board of directors who attends a board meeting.

d. Renting tangible or intangible property as a customer when the property is not used in the city.

e. Attending, but not participating in, a "trade show" or "multiple vendor events." Persons participating at a trade show shall review the city's trade show or multiple vendor event ordinances.

f. Conducting advertising through the mail.

g. Soliciting sales by phone from a location outside the city.

5. A seller located outside the city merely delivering goods into the city by means of common carrier is not required to register and obtain a business license; provided, that it engages in no other business activities in the city. Such activities do not include those in subsection (1)(4) of this section.

6. The city expressly intends that engaging in business include any activity sufficient to establish nexus for purposes of applying the tax under the law and the Constitutions of the United States and the state of Washington. Nexus is presumed to continue as long as the taxpayer benefits from the activity that constituted the original nexus generating contact or subsequent contacts.

J. “Extracting” is the activity engaged in by an extractor and is reportable under the extracting classification.

K. “Extractor” means every person who, from the person’s own land or from the land of another under a right or license granted by lease or contract, either directly or by contracting with others for the necessary labor or mechanical services, for sale or for commercial or industrial use, mines, quarries, takes or produces coal, oil, natural gas, ore, stone, sand, gravel, clay, mineral or other natural resource product; or fells, cuts or takes timber, Christmas trees, other than plantation Christmas trees, or other natural products; or takes fish, shellfish, or other sea or inland water foods or products. “Extractor” does not include persons performing under contract the necessary labor or mechanical services for others; or persons meeting the definition of “farmer.”

L. “Extractor for hire” means a person who performs under contract necessary labor or mechanical services for an extractor.

M. “Gross income of the business” means the value proceeding or accruing by reason of the transaction of the business engaged in and includes gross proceeds of sales, compensation for the rendition of services, gains realized from trading in stocks, bonds, or other evidences of indebtedness, interest, discount, rents, royalties, fees, commissions, dividends, and other emoluments however designated, all without any deduction on account of the cost of tangible property sold, the cost of materials used, labor costs, interest, discount, delivery costs, taxes, or any other expense whatsoever paid or accrued and without any deduction on account of losses.

N. “Gross proceeds of sales” means the value proceeding or accruing from the sale of tangible personal property, digital goods, digital codes, digital automated services or for other services rendered, without any deduction on account of the cost of property sold, the cost of materials used, labor costs, interest, discount paid, delivery costs, taxes, or any other expense whatsoever paid or accrued and without any deduction on account of losses.

O. “Manufacturing” means the activity conducted by a manufacturer and is reported under the manufacturing classification.

P. “Manufacturer,” “~~T~~o mManufacture.”

1. “Manufacturer” means every person who, either directly or by contracting with others for the necessary labor or mechanical services, manufactures for sale or for commercial or industrial use from the person’s own materials or ingredients any products. When the owner of equipment or facilities furnishes, or sells to the customer prior to manufacture, materials or ingredients equal to

less than 20 percent of the total value of all materials or ingredients that become a part of the finished product, the owner of the equipment or facilities will be deemed to be a processor for hire, and not a manufacturer;

2. "To manufacture" means all activities of a commercial or industrial nature wherein labor or skill is applied, by hand or machinery, to materials or ingredients so that as a result thereof a new, different or useful product is produced for sale or commercial or industrial use, and shall include:

- a. The production of special made or custom made articles;
- b. The production of dental appliances, devices, restorations, substitutes, or other dental laboratory products by a dental laboratory or dental technician;
- c. Crushing and/or blending of rock, sand, stone, gravel, or ore; and
- d. The producing of articles for sale, or for commercial or industrial use from raw materials or prepared materials by giving such materials, articles, and substances of trade or commerce new forms, qualities, properties or combinations including, but not limited to, such activities as making, fabricating, processing, refining, mixing, slaughtering, packing, aging, curing, mild curing, preserving, canning, and the preparing and freezing of fresh fruits and vegetables.

3. "To manufacture" shall not include the production of digital goods or computer software if the computer software is delivered from the seller to the purchaser by means other than tangible storage media, including the delivery by use of a tangible storage media where the tangible storage media is not physically transferred to the purchaser.

Q. "Person" means any individual, receiver, administrator, executor, assignee, trustee in bankruptcy, trust, estate, firm, co-partnership, joint venture, club, company, joint stock company, business trust, municipal corporation, political subdivision of the state of Washington, corporation, limited liability company, association, society, or any group of individuals acting as a unit, whether mutual, cooperative, fraternal, nonprofit, or otherwise and the United States or any instrumentality thereof.

R. "Retailing" means the activity of engaging in making sales at retail and is reported under the retailing classification.

S. "Retail service" shall include the sale of or charge made for personal, business, or professional services including amounts designated as interest, rents, fees, admission, and other service emoluments however designated, received by persons engaging in the following business activities:

1. Amusement and recreation services including but not limited to golf, pool, billiards, skating, bowling, swimming, bungee jumping, ski lifts and tows, basketball, racquet ball, handball, squash, tennis, batting cages, day trips for sightseeing purposes, and others, when provided to consumers. "Amusement and recreation services" also include the provision of related facilities such as basketball courts, tennis courts, handball courts, swimming pools, and charges made for providing the opportunity to dance. The term "amusement and recreation services" does not include instructional lessons to learn a particular activity such as tennis lessons, swimming lessons, or archery lessons;
2. Abstract, title insurance, and escrow services;
3. Credit bureau services;
4. Automobile parking and storage garage services;
5. Landscape maintenance and horticultural services but excluding (a) horticultural services provided to farmers and (b) pruning, trimming, repairing, removing, and clearing of trees and brush near electric transmission or distribution lines or equipment, if performed by or at the direction of an electric utility;
6. Service charges associated with tickets to professional sporting events; and
7. The following personal services: physical fitness services, tanning salon services, tattoo parlor services, steam bath services, Turkish bath services, escort services, and dating services.
8. The term shall also include the renting or leasing of tangible personal property to consumers and the rental of equipment with an operator.

T. "Sale," "Casual or Isolated Sale."

1. "Sale" means any transfer of the ownership of, title to, or possession of property for a valuable consideration and includes any activity classified as a "sale at retail," "retail sale," or "retail service." It includes renting or leasing, conditional sale contracts, leases with option to purchase, and any contract under which possession of the property is given to the purchaser but title is retained by the vendor as security for the payment of the purchase price. It also includes the furnishing of food, drink, or meals for compensation whether consumed upon the premises or not.
2. "Casual or isolated sale" means a sale made by a person who is not engaged in the business of selling the type of property involved on a routine or continuous basis.

U. Sale at Retail, Retail Sale.

1. "Sale at retail" or "retail sale" means every sale of tangible personal property (including articles produced, fabricated, or imprinted) to all persons irrespective of the nature of their business and including, among others, without limiting the scope hereof, persons who install, repair, clean, alter, improve, construct, or decorate real or personal property of or for consumers, other than a sale to a person who presents a resale certificate under RCW 82.04.470 and who:

- a. Purchases for the purpose of resale as tangible personal property in the regular course of business without intervening use by such person; or
- b. Installs, repairs, cleans, alters, imprints, improves, constructs, or decorates real or personal property of or for consumers, if such tangible personal property becomes an ingredient or component of such real or personal property without intervening use by such person; or
- c. Purchases for the purpose of consuming the property purchased in producing for sale a new article of tangible personal property or substance, of which such property becomes an ingredient or component or is a chemical used in processing, when the primary purpose of such chemical is to create a chemical reaction directly through contact with an ingredient of a new article being produced for sale; or
- d. Purchases for the purpose of consuming the property purchased in producing ferrosilicon which is subsequently used in producing magnesium for sale, if the primary purpose of such property is to create a chemical reaction directly through contact with an ingredient of ferrosilicon;
- e. Purchases for the purpose of providing the property to consumers as part of competitive telephone service, as defined in RCW 82.04.065. The term shall include every sale of tangible personal property which is used or consumed or to be used or consumed in the performance of any activity classified as a "sale at retail" or "retail sale" even though such property is resold or utilized as provided in subsection (U)(1)(a), (b), (c), (d) or (e) of this section following such use; or
- f. Purchases for the purpose of satisfying the person's obligations under an extended warranty as defined in subsection (U)(7) of this section, if such tangible personal property replaces or becomes an ingredient or component of property covered by the extended warranty without intervening use by such person.

2. “Sale at retail” or “retail sale” also means every sale of tangible personal property to persons engaged in any business activity which is taxable under SMC 5.04.050(A)(1).

3. “Sale at retail” or “retail sale” shall include the sale of or charge made for tangible personal property consumed and/or for labor and services rendered in respect to the following:

a. The installing, repairing, cleaning, altering, imprinting, or improving of tangible personal property of or for consumers, including charges made for the mere use of facilities in respect thereto, but excluding charges made for the use of coin-operated laundry facilities when such facilities are situated in an apartment house, rooming house, or mobile home park for the exclusive use of the tenants thereof, and also excluding sales of laundry service to nonprofit health care facilities, and excluding services rendered in respect to live animals, birds and insects;

b. The constructing, repairing, decorating, or improving of new or existing buildings or other structures under, upon, or above real property of or for consumers, including the installing or attaching of any article of tangible personal property therein or thereto, whether or not such personal property becomes a part of the realty by virtue of installation, and shall also include the sale of services or charges made for the clearing of land and the moving of earth excepting the mere leveling of land used in commercial farming or agriculture;

c. The charge for labor and services rendered in respect to constructing, repairing, or improving any structure upon, above, or under any real property owned by an owner who conveys the property by title, possession, or any other means to the person performing such construction, repair, or improvement for the purpose of performing such construction, repair, or improvement and the property is then reconveyed by title, possession, or any other means to the original owner;

d. The sale of or charge made for labor and services rendered in respect to the cleaning, fumigating, razing or moving of existing buildings or structures, but shall not include the charge made for janitorial services; and for purposes of this section the term “janitorial services” shall mean those cleaning and caretaking services ordinarily performed by commercial janitor service businesses including, but not limited to, wall and window washing, floor cleaning and waxing, and the cleaning in place of rugs, drapes and upholstery. The term “janitorial services” does not include painting, papering, repairing, furnace or septic tank cleaning, snow removal or sandblasting;

e. The sale of or charge made for labor and services rendered in respect to automobile towing and similar automotive transportation services, but not in respect to those required to report and pay taxes under Chapter 82.16 RCW;

f. The sale of and charge made for the furnishing of lodging and all other services, except telephone business and cable service, by a hotel, rooming house, tourist court, motel, trailer camp, and the granting of any similar license to use real property, as distinguished from the renting or leasing of real property, and it shall be presumed that the occupancy of real property for a continuous period of one month or more constitutes a rental or lease of real property and not a mere license to use or enjoy the same. For the purposes of this subsection, it shall be presumed that the sale of and charge made for the furnishing of lodging for a continuous period of one month or more to a person is a rental or lease of real property and not a mere license to enjoy the same;

g. The installing, repairing, altering, or improving of digital goods for consumers;

h. The sale of or charge made for tangible personal property, labor and services to persons taxable under subsections (U)(3)(a), (b), (c), (d), (e), (f) and (g) of this section when such sales or charges are for property, labor and services which are used or consumed in whole or in part by such persons in the performance of any activity defined as a “sale at retail” or “retail sale” even though such property, labor and services may be resold after such use or consumption. Nothing contained in this subsection shall be construed to modify subsection (S)(1) of this section and nothing contained in subsection (S)(1) of this section shall be construed to modify this subsection.

4. “Sale at retail” or “retail sale” shall also include the providing of competitive telephone service to consumers.

5. “Sale at retail” or “retail sale” shall also include:

a. The sale of prewritten software other than a sale to a person who presents a resale certificate under RCW 82.04.470, regardless of the method of delivery to the end user. For purposes of this subsection the sale of prewritten computer software includes the sale of or charge made for a key or an enabling activation code, where the key or code is required to activate prewritten software and put the software into use. There is no separate sale of the key or code from the prewritten software, regardless of how the sale may be characterized by the vendor or by the purchaser. The term “sale at retail” or “retail sale” does not include the sale of or charge made for custom software or the customization of prewritten software.

b. The term also includes the charge made to consumers for the right to access and use prewritten computer software, where possession of the software is maintained by the seller or a third party, regardless of whether the charge for the service is on a per use, per user, per license, subscription, or some other basis. This service also includes the right to access and use prewritten software to perform data processing. For purposes of this subsection, the term “data processing” means the systematic performance of operations on data to extract the required information in an appropriate form or to convert the data to useable information. Data processing includes check processing, image processing, form processing, survey processing, payroll processing, claim processing and similar activities.

6. “Sale at retail” or “retail sale” shall also include the sale of or charge made for labor and services rendered in respect to the building, repairing, or improving of any street, place, road, highway, easement, right-of-way, mass public transportation terminal or parking facility, bridge, tunnel, or trestle which is owned by a municipal corporation or political subdivision of the state, the state of Washington, or by the United States and which is used or to be used primarily for foot or vehicular traffic including mass transportation vehicles of any kind (public road construction).

7. “Sale at retail” or “retail sale” shall also include the sale of or charge made for an extended warranty to a consumer. For purposes of this subsection, “extended warranty” means an agreement for a specified duration to perform the replacement or repair of tangible personal property at no additional charge or a reduced charge for tangible personal property, labor, or both, or to provide indemnification for the replacement or repair of tangible personal property, based on the occurrence of specified events. The term “extended warranty” does not include an agreement, otherwise meeting the definition of extended warranty in this subsection, if no separate charge is made for the agreement and the value of the agreement is included in the sales price of the tangible personal property covered by the agreement.

8. “Sale at retail” or “retail sale” shall also include the sale of or charge made for labor and services rendered in respect to the constructing, repairing, decorating, or improving of new or existing buildings or other structures under, upon, or above real property of or for the United States, any instrumentality thereof, or a county or city housing authority created pursuant to Chapter [35.82](#) RCW, including the installing or attaching of any article of tangible personal property therein or thereto, whether or not such personal property becomes a part of the realty by virtue of installation (government contracting).

9. “Sale at retail” or “retail sale” shall not include the sale of services or charges made for the clearing of land and the moving of earth of or for the United States, any instrumentality thereof, or a

county or city housing authority. Nor shall the term include the sale of services or charges made for cleaning up for the United States, or its instrumentalities, radioactive waste and other byproducts of weapons production and nuclear research and development. (This should be reported under the service and other classification.)

10. "Sale at retail" or "retail sale" shall not include the sale of or charge made for labor and services rendered for environmental remedial action. (This should be reported under the service and other classification.)

11. a. "Sale at retail" or "retail sale" shall also include the following sales to consumers of digital goods, digital codes, and digital automated services:

- i. Sales in which the seller has granted the purchase the right of permanent use;
- ii. Sales in which the seller has granted the purchase a right of use that is less than permanent;
- iii. Sales in which the purchaser is not obligated to make continued payment as a condition of sale; and
- iv. Sales in which the purchaser is obligated to make continued payment as a condition of the sale.

b. A retail sale of digital goods, digital codes, or digital automated services under this subsection [U\(11\)](#) includes any services provided by the seller exclusively in connection with the digital goods, digital codes, or digital automated services, whether or not a separate charge is made for such services.

c. For purposes of this subsection [U\(11\)](#), "permanent" means perpetual or for an indefinite or unspecified length of time. A right of permanent use is presumed to have been granted unless the agreement between the seller and the purchaser specifies or the circumstances surrounding the transaction suggest or indicate that the right to use terminates on the occurrence of a condition subsequent.

12. "Sale at retail" or "retail sale" shall also include the installing, preparing, altering or improving of digital goods for consumers.

V. "Sale at wholesale" or "wholesale sale" means any sale of tangible personal property which is not a retail sale, and any charge made for labor and services rendered for persons who are not consumers, in

respect to real or personal property and retail services, if such charge is expressly defined as a retail sale or retail service when rendered to or for consumers. Sale at wholesale also includes the sale of telephone business to a telecommunications company as defined in RCW 80.04.010 for the purpose of resale, as contemplated by RCW 35.21.715.

W. "Services." ~~Reserved.~~ [means those activities that do not fall within one of the other tax classifications in this chapter.](#)

X. "Taxpayer" means any person, as herein defined, required to have a business license under this chapter or liable for the collection of any tax or fee under this chapter, or who engages in any business or who performs any act for which a tax or fee is imposed by this chapter.

Y. "Value proceeding or accruing" means the consideration, whether money, credits, rights, or other property expressed in terms of money, a person is entitled to receive or which is actually received or accrued. The term shall be applied, in each case, on a cash receipts or accrual basis according to which method of accounting is regularly employed in keeping the books of the taxpayer.

Z. Value of Products.

1. The value of products, including by-products, extracted or manufactured, shall be determined by the gross proceeds derived from the sale thereof whether such sale is at wholesale or at retail, to which shall be added all subsidies and bonuses received from the purchaser or from any other person with respect to the extraction, manufacture, or sale of such products or by-products by the seller.

2. Where such products, including by-products, are extracted or manufactured for commercial or industrial use; and where such products, including by-products, are shipped, transported or transferred out of the city, or to another person, without prior sale or are sold under circumstances such that the gross proceeds from the sale are not indicative of the true value of the subject matter of the sale, the value shall correspond as nearly as possible to the gross proceeds from sales in this state of similar products of like quality and character, and in similar quantities by other taxpayers, plus the amount of subsidies or bonuses ordinarily payable by the purchaser or by any third person with respect to the extraction, manufacture, or sale of such products. In the absence of sales of similar products as a guide to value, such value may be determined upon a cost basis. In such cases, there shall be included every item of cost attributable to the particular article or article extracted or manufactured, including direct and indirect overhead costs. The city clerk may prescribe rules for the purpose of ascertaining such values.

3. Notwithstanding subsection (Z)(2) of this section, the value of a product manufactured or produced for purposes of serving as a prototype for the development of a new or improved product shall correspond to (a) the retail selling price of such new or improved product when first offered for sale; or (b) the value of materials incorporated into the prototype in cases in which the new or improved product is not offered for sale.

AA. "Wholesaling" means engaging in the activity of making sales at wholesale, and is reported under the wholesaling classification.

5.04.050 Imposition of the tax – Tax or fee levied.

A. Except as provided in subsection B of this section, there is hereby levied upon and shall be collected from every person a tax for the act or privilege of engaging in business activities within the city, whether the person's office or place of business be within or without the city. The tax shall be in amounts to be determined by application of rates against gross proceeds of sale, gross income of business, or value of products, including by-products, as the case may be, as follows:

1. Upon every person engaging within the city in business as an extractor; as to such persons the amount of the tax with respect to such business shall be equal to the value of the products, including by-products, extracted within the city for sale or for commercial or industrial use, multiplied by the rate of fifteen one-hundredths of one percent (multiplier of 0.0015). The measure of the tax is the value of the products, including by-products, so extracted, regardless of the place of sale or the fact that deliveries may be made to points outside the city.
2. Upon every person engaging within the city in business as a manufacturer; as to such persons the amount of the tax with respect to such business shall be equal to the value of the products, including by-products, manufactured within the city, multiplied by the rate of fifteen one-hundredths of one percent (multiplier of 0.0015). The measure of the tax is the value of the products, including by-products, so manufactured, regardless of the place of sale or the fact that deliveries may be made to points outside the city.
3. Upon every person engaging within the city in the business of making sales at wholesale, except persons taxable under subsection (A)(5) of this section; as to such persons the amount of tax with respect to such business shall be equal to the gross proceeds of such sales of the business without regard to the place of delivery of articles, commodities or merchandise sold, multiplied by the rate of fifteen one-hundredths of one percent (multiplier of 0.0015).
4. Upon every person engaging within the city in the business of making sales at retail; as to such persons, the amount of tax with respect to such business shall be equal to the gross proceeds of

such sales of the business, without regard to the place of delivery of articles, commodities or merchandise sold, multiplied by the rate of fifteen one-hundredths of one percent (multiplier of 0.0015).

5. Upon every person engaging within the city in the business of (a) printing, (b) both printing and publishing newspapers, magazines, periodicals, books, music, and other printed items, (c) publishing newspapers, magazines and periodicals, (d) extracting for hire, and (e) processing for hire; as to such persons, the amount of tax on such business shall be equal to the gross income of the business multiplied by the rate of fifteen one-hundredths of one percent (multiplier of 0.0015).

6. Upon every person engaging within the city in the business of making sales of retail services; as to such persons, the amount of tax with respect to such business shall be equal to the gross proceeds of sales multiplied by the rate of fifteen one-hundredths of one percent (multiplier of 0.0015).

7. Upon every other person engaging within the city in any business activity other than or in addition to those enumerated in the above subsections; as to such persons, the amount of tax on account of such activities shall be equal to the gross income of the business multiplied by the rate of fifteen one-hundredths of one percent (multiplier of 0.0015). This subsection includes, among others, and without limiting the scope hereof (whether or not title to material used in the performance of such business passes to another by accession, merger or other than by outright sale), persons engaged in the business of developing or producing custom software or of customizing canned software, producing royalties or commissions, and persons engaged in the business of rendering any type of service which does not constitute a sale at retail, a sale at wholesale, or a retail service.

B. The gross receipts tax imposed in this section shall not apply to any person whose gross proceeds of sales, gross income of the business, and value of products, including by-products, as the case may be, from all activities conducted within the city during any calendar year is equal to or less than \$20,000, or is equal to or less than \$5,000 during any quarter if on a quarterly reporting basis.

5.04.060 Doing business with the city.

Repealed by Ord. 1102.

5.04.070 Multiple activities credit when activities take place in one or more cities with eligible gross receipt taxes.

A. Persons who engage in business activities that are within the purview of two or more subsections of SMC 5.04.050 shall be taxable under each applicable subsection.

B. Notwithstanding anything to the contrary herein, if imposition of the city's tax would place an undue burden upon interstate commerce or violate constitutional requirements, a taxpayer shall be allowed a credit to the extent necessary to preserve the validity of the city's tax, and still apply the city tax to as much of the taxpayer's activities as may be subject to the city's taxing authority.

C. To take the credit authorized by this section, a taxpayer must be able to document that the amount of tax sought to be credited was paid upon the same gross receipts used in computing the tax against which the credit is applied.

D. Credit for Persons That Sell in the City Products That They Extract or Manufacture. Persons taxable under the retailing or wholesaling classification with respect to selling products in this city shall be allowed a credit against those taxes for any eligible gross receipts taxes paid (1) with respect to the manufacturing of the products sold in the city, and (2) with respect to the extracting of the products, or the ingredients used in the products, sold in the city. The amount of the credit shall not exceed the tax liability arising under this chapter with respect to the sale of those products.

E. Credit for Persons That Manufacture Products in the City Using Ingredients They Extract. Persons taxable under the manufacturing classification with respect to manufacturing products in this city shall be allowed a credit against those taxes for any eligible gross receipts tax paid with respect to extracting the ingredients of the products manufactured in the city. The amount of the credit shall not exceed the tax liability arising under this chapter with respect to the manufacturing of those products.

F. Credit for Persons That Sell Within the City Products That They Print, or Publish and Print. Persons taxable under the retailing or wholesaling classification with respect to selling products in this city shall be allowed a credit against those taxes for any eligible gross receipts taxes paid with respect to the printing, or the printing and publishing, of the products sold within the city. The amount of the credit shall not exceed the tax liability arising under this chapter with respect to the sale of those products.

5.04.075 Deductions to prevent multiple taxation of manufacturing activities and prior to January 1, 2008, transactions involving more than one city with an eligible gross receipts tax.

A. Amounts Subject to an Eligible Gross Receipts Tax in Another City That Also Maintains Nexus Over the Same Activity. For taxes due prior to January 1, 2008, a taxpayer that is subject to an eligible gross receipts tax on the same activity in more than one jurisdiction may be entitled to a deduction as follows:

1. A taxpayer that has paid an eligible gross receipts tax, with respect to a sale of goods or services, to a jurisdiction in which the goods are delivered or the services are provided may deduct an amount equal to the gross receipts used to measure that tax from the measure of the tax owed to the city.

2. Notwithstanding the above, a person that is subject to an eligible gross receipts tax in more than one jurisdiction on the gross income derived from intangibles such as royalties, trademarks, patents, or goodwill shall assign those gross receipts to the jurisdiction where the person is domiciled (its headquarters is located).

3. A taxpayer that has paid an eligible gross receipts tax on the privilege of accepting or executing a contract with another city may deduct an amount equal to the contract price used to measure the tax due to the other city from the measure of the tax owed to the city.

B. Person Manufacturing Products Within and Without. A person manufacturing products within the city using products manufactured by the same person outside the city may deduct from the measure of the manufacturing tax the value of products manufactured outside the city and included in the measure of an eligible gross receipts tax paid to the other jurisdiction with respect to manufacturing such products.

5.04.080 Assignment of gross income derived from intangibles.

Gross income derived from the sale of intangibles such as royalties, trademarks, patents, or goodwill shall be assigned to the jurisdiction where the person is domiciled (its headquarters is located).

5.04.085 Allocation and apportionment of income when activities take place in more than one jurisdiction.

Effective January 1, 2008, gross income, other than persons subject to the provisions of Chapter 82.14A RCW, shall be allocated and apportioned as follows:

A. Gross income derived from all activities other than those taxed as service or royalties under SMC 5.04.050(A)(7) shall be allocated to the location where the activity takes place.

B. In the case of sales of tangible personal property, the activity takes place where delivery to the buyer occurs.

C. In the case of sales of digital products, the activity takes place where delivery to the buyer occurs. The delivery of digital products will be deemed to occur at:

1. The seller's place of business if the purchaser receives the digital product at the seller's place of business;
2. If not received at the seller's place of business, the location where the purchaser or the purchaser's donee, designated as such by the purchaser, receives the digital product, including the location indicated by instructions for delivery to the purchaser or donee, known to the seller;

3. If the location where the purchaser or the purchaser's donee receives the digital product is not known, the purchaser's address maintained in the ordinary course of the seller's business when use of this address does not constitute bad faith;

4. If no address for the purchaser is maintained in the ordinary course of the seller's business, the purchaser's address obtained during the consummation of the sale, including the address of a purchaser's payment instrument, if no other address is available, when use of this address does not constitute bad faith; and

5. If no address for the purchaser is obtained during the consummation of the sale, the address where the digital good or digital code is first made available for transmission by the seller or the address from which the digital automated service or service described in RCW [82.04.050\(2\)\(g\)](#) or (6)(b) was provided, disregarding for these purposes any location that merely provided the digital transfer of the product sold.

D. If none of the methods in subsection C of this section for determining where the delivery of digital products occurs are available after a good faith effort by the taxpayer to apply the methods provided in subsections (C)(1) through (C)(5) of this section, then the city and the taxpayer may mutually agree to employ any other method to effectuate an equitable allocation of income from the sale of digital products. The taxpayer will be responsible for petitioning the city to use an alternative method under this subsection. The city may employ an alternative method for allocating the income from the sale of digital products if the methods provided in subsections (C)(1) through (C)(5) of this section are not available and the taxpayer and the city are unable to mutually agree on an alternative method to effectuate an equitable allocation of income from the sale of digital products.

E. For purposes of subsections (C)(1) through (C)(5) of this section, [the following definitions apply:](#)

[1. "Digital automation services," "digital codes," and "digital goods" have the same meaning as in RCW 82.04.192;](#)

[2. "Digital products" means digital goods, digital codes, digital automated services, and the services described in RCW 82.04.050\(2\)\(g\) and \(6\)\(c\);](#)

[3. "Rceive" has the same meaning as in RCW 82.32.730.](#)

F. Gross income derived from activities taxed as services and other activities taxed under SMC [5.04.050\(A\)\(7\)](#) shall be apportioned to the city by multiplying apportionable income by a fraction, the

numerator of which is the payroll factor plus the service-income factor and the denominator of which is two.

1. The payroll factor is a fraction the numerator of which is the total amount paid in the city during the tax period by the taxpayer for compensation and the denominator of which is the total compensation paid everywhere during the tax period. Compensation is paid in the city if:

- a. The individual is primarily assigned within the city;
- b. The individual is not primarily assigned to any place of business for the tax period and the employee performs 50 percent or more of his or her service for the tax period in the city; or
- c. The individual is not primarily assigned to any place of business for the tax period, the individual does not perform 50 percent or more of his or her service in any city and the employee resides in the city.

2. The service-income factor is a fraction the numerator of which is the total service income of the taxpayer in the city during the tax period, and the denominator of which is the total service income of the taxpayer everywhere during the tax period. Service income is in the city if: the customer location is in the city.

- ~~a. The customer location is in the city; or~~
- ~~b. The income-producing activity is performed in more than one location and a greater proportion of the service-income-producing activity is performed in the city than in any other location, based on costs of performance, and the taxpayer is not taxable at the customer location; or~~
- ~~c. The service-income-producing activity is performed within the city, and the taxpayer is not taxable in the customer location.~~

3. Gross income of the business from engaging in an apportionable activity must be excluded from the denominator of the service income factor if, in respect to such activity, at least some of the activity is performed in the city, and the gross income is attributable under subsection F(2) to a city or unincorporated area of a county within the United States or to a foreign county in which the taxpayer is not taxable. For purposes of this subsection F(3), "not taxable" means that the taxpayer is not subject to a business activities tax by that city or county within the United States or by that foreign country, except that a taxpayer is taxable in a city or county within the United States or in a foreign country in which it would be deemed to have a substantial nexus with the city or county

within the United States or with the foreign country under the standards in RCW 35.102.050 regardless of whether that city or county within the United States or that foreign country imposes such a tax.

43. If the allocation and apportionment provisions of this subsection F do not fairly represent the extent of the taxpayer's business activity in the city ~~or cities in which the taxpayer does business~~, the taxpayer may petition for or the tax administrators may ~~jointly~~ require, in respect to all or any part of the taxpayer's business activity, ~~that one of the following methods be used jointly by the cities to allocate or apportion gross income~~, if reasonable:

- a. Separate accounting;
- b. The ~~use of a single~~ exclusion of any one or more of the factors;
- c. The inclusion of one or more additional factors that will fairly represent the taxpayer's business activity in the city; or
- d. The employment of any other method to effectuate an equitable allocation and apportionment of the taxpayer's income.

5. The party petitioning for, or the tax administrator requiring, the use of any method to effectuate an equitable allocation and apportionment of the taxpayer's income pursuant to subsection F(4) must prove by a preponderance of the evidence:

- a. That the allocation and apportionment provisions of this subsection F do not fairly represent the extent of the taxpayer's business activity in the city; and
- b. That the alternative to such provisions is reasonable.

The same burden of proof shall apply whether the taxpayer is petitioning for, or the tax administrator is requiring, the use of an alternative, reasonable method to effectuate an equitable allocation and apportionment of the taxpayer's income.

6. If the tax administrator requires any method to effectuate an equitable allocation and apportionment of the taxpayer's income, the tax administrator cannot impose any civil or criminal penalty with reference to the tax due that is attributable to the taxpayer's reasonable reliance solely on the allocation and apportionment provisions of this subsection F.

7. A taxpayer that has received written permission from the tax administrator to use a reasonable method to effectuate an equitable allocation and apportionment of the taxpayer's income shall not have that permission revoked with respect to transactions and activities that have already occurred unless there has been a material change in, or a material misrepresentation of, the facts provided by the taxpayer upon which the tax administrator reasonably relied in approving a reasonable alternative method.

G. The definitions in this subsection apply throughout this section:

1. "Apportionable income" means the gross income of the business taxable under the service classifications of a city's gross receipts tax, including income received from activities outside the city if the income would be taxable under the service classification if received from activities within the city, less any exemptions or deductions available.

2. "Business activities tax" means a tax measured by the amount of, or economic results of, business activity conducted in a city or county within the United States or within a foreign country. The term includes taxes measured in whole or in part on net income or gross income or receipts. "Business activities tax" does not include a sales tax, use tax, or a similar transaction tax, imposed on the sale or acquisition of goods or services, whether or not denominated a gross receipts tax or a tax imposed on the privilege of doing business.

3. "Compensation" means wages, salaries, commissions, and any other form of remuneration paid to individuals for personal services that are or would be included in the individual's gross income under the federal Internal Revenue Code.

4. "Customer" means a person or entity to whom the taxpayer makes a sale or renders services or from which the taxpayer otherwise receives gross income of the business.

5. "Customer location" means the following:

a. For a customer not engaged in business, if the service requires the customer to be physically present, where the service is performed.

b. For a customer not engaged in business, if the service does not require the customer to be physically present:

(i) The customer's residence; or

(ii) If the customer's residence is not known, the customer's billing/mailling address.

c. For a customer engaged in business:

(i) Where the services are ordered from;

(ii) At the customer's billing/mailling address if the location from which the services are ordered is not known; or

(iii) At the customer's commercial domicile if none of the above are known.

~~63.~~ "Individual" means any individual who, under the usual common law rules applicable in determining the employer-employee relationship, has the status of an employee of that taxpayer.

~~4.~~ "Customer location" means the city or unincorporated area of a county where the majority of the contacts between the taxpayer and the customer take place.

~~75.~~ "Primarily assigned" means the business location of the taxpayer where the individual performs his or her duties.

~~86.~~ "Service-taxable income" or "service income" means gross income of the business subject to tax under either the service or royalty classification.

~~97.~~ "Tax period" means the calendar year during which tax liability is accrued. If taxes are reported by a taxpayer on a basis more frequent than once per year, taxpayers shall calculate the factors for the previous calendar year for reporting in the current calendar year and correct the reporting for the previous year when the factors are calculated for that year, but not later than the end of the first quarter of the following year.

~~8.~~ "Taxable in the customer location" means either that a taxpayer is subject to a gross receipts tax in the customer location for the privilege of doing business, or that the government where the customer is located has the authority to subject the taxpayer to a gross receipts tax regardless of whether, in fact, the government does so.

H. Assignment or apportionment of revenue under this section shall be made in accordance with and in full compliance with the provisions of the interstate commerce clause of the United States Constitution where applicable.

5.04.087 Allocation and apportionment of printing and publishing income when activities take place in more than one jurisdiction.

Notwithstanding RCW 35.102.130, effective January 1, 2008, gross income from the activities of printing, and of publishing newspapers, periodicals, or magazines, shall be allocated to the principal place in this state from which the taxpayer's business is directed or managed. As used in this section until December 31, 2023, the activities of printing, and of publishing newspapers, periodicals, or magazines, have the same meanings as attributed to those terms in RCW 82.04.280(1) by the Department of Revenue. Beginning January 1, 2024, until January 1, 2034, as used in this section, the activities of printing, and of publishing newspapers and periodicals or magazines are those activities to which the exemption in RCW 82.04.759 and the tax rate in RCW 82.04.280(1)(a) apply.

5.04.090 Exemptions.

A. Nonprofit Corporations. This chapter shall not apply to nonprofit organizations exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, as hereafter amended, except with respect to the retail sales ~~by~~ such persons.

B. Public Utilities. This chapter shall not apply to any person in respect to a business activity with respect to which tax liability is specifically imposed under the provisions of Chapter 5.06 SMC.

C. Investments – Dividends from Subsidiary Corporations. This chapter shall not apply to amounts derived by persons, other than those engaging in banking, loan, security, or other financial businesses, from investments or the use of money as such, and also amounts derived as dividends by a parent from its subsidiary corporations.

D. Insurance Business. This chapter shall not apply to amounts received by any person who is an insurer or their appointed insurance producer upon which a tax based on gross premiums is paid to the state pursuant to RCW 48.14.020; and provided further, that the provisions of this subsection shall not exempt any bonding company from tax with respect to gross income derived from the completion of any contract as to which it is a surety, or as to any liability as successor to the liability of the defaulting contractor.

E. Employees.

1. This chapter shall not apply to any person in respect to the person's employment in the capacity as an employee or servant as distinguished from that of an independent contractor. For the purposes of this subsection, the definition of employee shall include those persons that are defined in the Internal Revenue Code, as hereafter amended.

2. A booth renter, as defined by RCW 18.16.020, is an independent contractor for purposes of this chapter.

F. Amounts Derived from Sale of Real Estate. This chapter shall not apply to gross proceeds derived from the sale of real estate. This, however, shall not be construed to allow an exemption of amounts received as commissions from the sale of real estate, nor as fees, handling charges, discounts, interest or similar financial charges resulting from, or relating to, real estate transactions. This chapter shall also not apply to amounts received for the rental of real estate if the rental income is derived from a contract to rent for a continuous period of 30 days or longer.

G. Mortgage Brokers' Third-Party Provider Services Trust Accounts. This chapter shall not apply to amounts received from trust accounts to mortgage brokers for the payment of third-party costs if the accounts are operated in a manner consistent with RCW 19.146.050 and any rules adopted by the city clerk of financial institutions.

H. Amounts Derived from Manufacturing, Selling or Distributing Motor Vehicle Fuel. This chapter shall not apply to the manufacturing, selling, or distributing motor vehicle fuel, as the term "motor vehicle fuel" is defined in RCW ~~82.36.010-82.38.020~~ and exempt under RCW ~~82.36.440~~~~82.38.280~~; provided, that any fuel not subjected to the state fuel excise tax, or any other applicable deduction or exemption, will be taxable under this chapter.

I. Amounts Derived from Liquor and the Sale or Distribution of Liquor. This chapter shall not apply to liquor as defined in RCW 66.04.010 and exempt in RCW 66.08.120.

J. Casual and Isolated Sales. This chapter shall not apply to the gross proceeds derived from casual or isolated sales.

K. Accommodation Sales. This chapter shall not apply to sales for resale by persons regularly engaged in the business of making retail sales of the type of property so sold to other persons similarly engaged in the business of selling such property where (1) the amount paid by the buyer does not exceed the amount paid by the seller to the vendor in the acquisition of the article and (2) the sale is made as an accommodation to the buyer to enable the buyer to fill a bona fide existing order of a customer or is made within 14 days to reimburse in kind a previous accommodation sale by the buyer to the seller.

L. Taxes Collected as Trust Funds. This chapter shall not apply to amounts collected by the taxpayer from third parties to satisfy third party obligations to pay taxes such as the retail sales tax, use tax, and admission tax.

5.04.100 Deductions.

In computing the license fee or tax, there may be deducted from the measure of tax the following items:

A. Receipts from Tangible Personal Property Delivered Outside the State. In computing tax, there may be deducted from the measure of tax under retailing or wholesaling amounts derived from the sale of tangible personal property that is received by the purchaser or its agent outside the state of Washington.

B. Cash Discount Taken by Purchaser. In computing tax, there may be deducted from the measure of tax the cash discount amounts actually taken by the purchaser. This deduction is not allowed in arriving at the taxable amount under the extracting or manufacturing classifications with respect to articles produced or manufactured, the reported values of which, for the purposes of this tax, have been computed according to the "value of product" provisions.

C. Credit Losses of Accrual Basis Taxpayers. In computing tax, there may be deducted from the measure of tax the amount of credit losses actually sustained by taxpayers whose regular books of account are kept upon an accrual basis.

D. Constitutional Prohibitions. In computing tax, there may be deducted from the measure of the tax amounts derived from business which the city is prohibited from taxing under the Constitution of the state of Washington or the Constitution of the United States.

E. Receipts from the Sale of Tangible Personal Property and Retail Services Delivered Outside the City but Within Washington. Effective January 1, 2008, amounts included in the gross receipts reported on the tax return derived from the sale of tangible personal property delivered to the buyer or the buyer's representative outside the city but within the state of Washington may be deducted from the measure of tax under the retailing, retail services, or wholesaling classification.

F. Professional Employer Services. In computing the tax, a professional employer organization may deduct from the calculation of gross income the gross income of the business derived from performing professional employer services that is equal to the portion of the fee charged to a client that represents the actual cost of wages and salaries, benefits, workers' compensation, payroll taxes, withholding, or other assessments paid to or on behalf of a covered employee by the professional employer organization under a professional employer agreement.

G. Interest on Investments or Loans Secured by Mortgages or Deeds of Trust. In computing tax, to the extent permitted by Chapter 82.14A RCW, there may be deducted from the measure of tax by those engaged in banking, loan, security or other financial businesses, amounts derived from interest received on investments or loans primarily secured by first mortgages or trust deeds on nontransient resident properties.

5.04.120 Tax part of overhead.

It is not the intention of this chapter that the taxes or fees herein levied upon persons engaging in business be construed as taxes or fees upon the purchasers or customer, but that such taxes or fees shall be levied upon, and collectible from, the person engaging in the business activities herein designated and that such taxes or fees shall constitute a part of the cost of doing business of such persons.

5.04.130 Severability clause.

If any provision of this chapter or its application to any person or circumstance is held invalid, the remainder of the chapter or the application of the provision to other persons or circumstances shall not be affected.

EXHIBIT B

Chapter 5.08 – ADMINISTRATIVE PROVISIONS FOR BUSINESS TAXES

5.08.010 Application.

The provisions of this chapter shall apply to business licenses required under this title and to the taxes imposed under Chapters 5.04 and 5.06 SMC, and under other titles, chapters, and sections in such manner and to such extent as indicated in each such title, chapter or section.

5.08.020 Definitions.

For purposes of this chapter the definitions contained in Chapter 5.04 SMC shall apply equally to the provisions of this chapter unless the term is defined otherwise in this chapter. In addition, the following definitions will apply:

A. “Reporting period” means:

1. A one-month period beginning the first day of each calendar month (monthly); or
2. A three-month period beginning the first day of January, April, July or October of each year (quarterly); or
3. A 12-month period beginning the first day of January of each year (annual).

B. “Return” means any document a person is required by the city to file to satisfy or establish a tax or fee obligation that is administered or collected by the city and that has a statutorily defined due date.

C. “Successor” means any person to whom a taxpayer quitting, selling out, exchanging, or disposing of a business sells or otherwise conveys, directly or indirectly, in bulk and not in the ordinary course of the taxpayer’s business, any part of the materials, supplies, merchandise, inventory, fixtures, or equipment of the taxpayer. Any person obligated to fulfill the terms of a contract shall be deemed a successor to any contractor defaulting in the performance of any contract as to which such person is a surety or guarantor.

D. “Tax year” or “taxable year” means the calendar year.

5.08.021 Definitions – References to Chapter 82.32 RCW.

Where provisions of Chapter 82.32 RCW are incorporated in SMC 5.08.090, “department” as used in the RCW shall refer to the “director” as defined in SMC 5.04.030(G) and “warrant” as used in the RCW shall mean “citation or criminal complaint.”

5.08.040 When due and payable – Reporting periods – Monthly, quarterly, and annual returns – Threshold provisions or relief from filing requirements – Computing time periods – Failure to file returns.

A. Other than any annual license fee or registration fee assessed under this title, the tax imposed by this chapter shall be due and payable in quarterly installments. At the ~~finance~~ director's discretion, businesses may be assigned to a monthly or annual reporting period depending on the tax amount owing or type of tax. Tax payments are due on or before the ~~last day of the next month following the end of the assigned reporting period covered by the return~~ time as provided in RCW 82.32.045(1), (2), and (3).

B. Taxes shall be paid as provided in this chapter and accompanied by a return on forms as prescribed by the ~~finance officer~~ director. The return shall be signed by the taxpayer personally or by a responsible officer or agent of the taxpayer. The individual signing the return shall swear or affirm that the information in the return is complete and true.

C. Tax returns must be filed and returned by the due date whether or not any tax is owed.

D. For purposes of the tax imposed by Chapter 5.04 SMC, any person whose value of products, gross proceeds of sales, or gross income of the business, subject to tax after all allowable deductions, is equal to or less than \$5,000 in the current quarter shall file a return, declare no tax due on their return, and submit the return to the ~~finance officer~~ director. The gross receipts and deduction amounts shall be entered on the tax return even though no tax may be due.

E. A taxpayer that commences to engage in business activity shall file a return and pay the tax or fee for the portion of the reporting period during which the taxpayer is engaged in business activity.

F. Except as otherwise specifically provided by any other provision of this chapter, in computing any period of days prescribed by this chapter, the day of the act or event from which the designated period of time runs shall not be included. The last day of the period shall be included unless it is a Saturday, Sunday, or city or federal legal holiday, in which case the last day of such period shall be the next succeeding day which is neither a Saturday, Sunday, or city or federal legal holiday.

G. If any taxpayer fails, neglects or refuses to make a return as and when required in this chapter, the ~~finance officer~~ director is authorized to determine the amount of the tax or fees payable by obtaining facts and information upon which to base the ~~finance officer~~ director's estimate of the tax or fees due. Such assessment shall be deemed prima facie correct and shall be the amount of tax owed to the city by the taxpayer. The ~~finance officer~~ director shall notify the taxpayer by mail of the amount of tax so determined, together with any penalty, interest, and fees due; the total of such amounts shall thereupon become immediately due and payable.

5.08.050 Payment methods – Mailing returns or remittances – Time extension – Deposits – Recording payments – Payment must accompany return – NSF checks.

A. Taxes shall be paid to the city in United States currency by bank draft, certified check, cashier's check, personal check, money order, cash, or by wire transfer or electronic payment if such wire transfer or electronic payment is authorized by the [finance-officerdirector](#). If payment so received is not paid by the bank on which it is drawn, the taxpayer, by whom such payment is tendered, shall remain liable for payment of the tax and for all legal penalties, the same as if such payment had not been tendered. Acceptance of any sum by the [finance-officerdirector](#) shall not discharge the tax or fee due unless the amount paid is the full amount due.

B. A return or remittance that is transmitted to the city by United States mail shall be deemed filed or received on the date shown by the cancellation mark stamped by the post office upon the envelope containing it. The [finance-officerdirector](#) may allow electronic filing of returns or remittances from any taxpayer. A return or remittance which is transmitted to the city electronically shall be deemed filed or received according to procedures set forth by the [finance-officerdirector](#).

C. If a written request is received prior to the due date, the [finance-officerdirector](#), for good cause, may grant, in writing, additional time within which to make and file returns.

D. The [finance-officerdirector](#) shall keep full and accurate records of all funds received or refunded. The [finance-officerdirector](#) shall apply payments first against all penalties and interest owing, and then upon the tax, without regard to any direction of the taxpayer.

E. For any return not accompanied by a remittance of the tax shown to be due thereon, the taxpayer shall be deemed to have failed or refused to file a return and shall be subject to the penalties and interest provided in this chapter.

F. Any payment made that is returned for lack of sufficient funds or for any other reason will not be considered received until payment by certified check, money order, or cash of the original amount due, plus a "nonsufficient funds (NSF)" charge of \$20.00 is received by the [finance-officerdirector](#). Any license issued upon payment with an NSF check will be considered void, and shall be returned to the [finance-officerdirector](#). No license shall be reissued until payment (including the \$20.00 NSF fee) is received.

G. The [finance-officerdirector](#) is authorized, but not required, to mail tax return forms to taxpayers, but failure of the taxpayer to receive any such forms shall not excuse the taxpayer from filing returns and making payment of the taxes or fees, when and as due under this chapter.

5.08.060 Records to be preserved – Examination – Estoppel to question assessment.

A. Every person liable for any fee or tax imposed by this chapter shall keep and preserve, for a period of five years after filing a tax return, such records as may be necessary to determine the amount of any fee or tax for which the person may be liable, which records shall include copies of all federal income tax and state tax returns and reports made by the person. All books, records, papers, invoices, vendor lists, inventories, stocks of merchandise, and other data including federal income tax and state tax returns and reports shall be open for examination at any time by the [finance-officerdirector](#) or his duly authorized agent. Every person's business premises shall be open for inspection or examination by the [finance-officerdirector](#) or a duly authorized agent.

B. If a person does not keep the necessary books and records within the city, it shall be sufficient if such person (1) produces within the city such books and records as may be required by the [finance-officerdirector](#), or (2) bears the cost of examination by the [finance-officerdirector](#)'s agent at the place where such books and records are kept; provided, that the person electing to bear such cost shall pay in advance to the [finance-officerdirector](#) the estimated amount thereof including round-trip fare, lodging, meals and incidental expenses, subject to adjustment upon completion of the examination.

C. Any person who fails, or refuses a city request, to provide or make available records, or to allow inspection or examination of the business premises, shall be forever barred from questioning, in any court action, the correctness of any assessment of taxes made by the city for any period for which such records have not been provided, made available or kept and preserved, or in respect of which inspection or examination of the business premises has been denied. The [finance-officerdirector](#) is authorized to determine the amount of the tax or fees payable by obtaining facts and information upon which to base the estimate of the tax or fees due. Such fee or tax assessment shall be deemed prima facie correct and shall be the amount of tax owing the city by the taxpayer. The [finance-officerdirector](#) shall notify the taxpayer by mail of the amount of tax so determined, together with any penalty, interest, and fees due; the total of such amounts shall thereupon become immediately due and payable.

5.08.070 Accounting methods.

A. A taxpayer may file tax returns in each reporting period with amounts based upon cash receipts only if the taxpayer's books of account are kept on a cash receipts basis. A taxpayer that does not regularly keep books of account on a cash receipts basis must file returns with amounts based on the accrual method.

B. The taxes imposed and the returns required hereunder shall be upon a calendar year basis.

5.08.080 Public work contracts – Payment of fee and tax before final payment for work.

The ~~finance officer~~director may, before issuing any final payment to any person performing any public work contract for the city, require such person to pay in full all license fees or taxes due under this title from such person on account of such contract or otherwise, and may require such taxpayer to file with the ~~finance officer~~director a verified list of all subcontractors supplying labor and/or materials to the person in connection with said public work.

5.08.090 Underpayment of tax, interest, or penalty – Interest.

A. If, upon examination of any returns, or from other information obtained by the ~~finance officer~~director, it appears that a tax or penalty less than that properly due has been paid, the ~~finance officer~~director shall assess the additional amount found to be due and shall add thereto interest on the tax only. The ~~finance officer~~director shall notify the person by mail of the additional amount, which shall become due and shall be paid within 30 days from the date of the notice, or within such time as the city clerk may provide in writing.

B. Interest on unpaid tax shall be computed as follows:

1. For tax periods up to and including December 31, 2004, the director shall compute interest at the rate of six percent per annum, in accordance with SMC 5.04.210 as it existed prior to December 31, 2004 (Ordinance 303, Section 19).
2. For tax periods after December 31, 2004, the director shall compute interest in accordance with RCW 82.32.050 as it now exists or as it may be amended.
3. If subsection (B)(2) of this section is held to be invalid, then the provisions of RCW 82.32.050 existing at the effective date of the ordinance codified in this section shall apply.

5.08.095 Time in which assessment may be made.

The ~~finance officer~~director shall not assess, or correct an assessment for, additional taxes, penalties, or interest due more than four years after the close of the calendar year in which they were incurred, except that the ~~finance officer~~director may issue an assessment:

- A. Against a person who is not currently registered or licensed or has not filed a tax return as required by this chapter for taxes due within the period commencing 10 years prior to the close of the calendar year in which the person was contacted in writing by the ~~finance officer~~director;
- B. Against a person that has committed fraud or who misrepresented a material fact; or
- C. Against a person that has executed a written waiver of such limitations.

5.08.100 Overpayment of tax, penalty, or interest – Credit or refund – Interest rate – Statute of limitations.

A. If, upon receipt of an application for a refund, or during an audit or examination of the taxpayer's records and tax returns, the ~~finance officer~~director determines that the amount of tax, penalty, or interest paid is in excess of that properly due, the excess amount shall be credited to the taxpayer's account or shall be refunded to the taxpayer. Except as provided in subsection B of this section, no refund or credit shall be made for taxes, penalties, or interest paid more than four years prior to the beginning of the calendar year in which the refund application is made or examination of records is completed.

B. The execution of a written waiver shall extend the time for applying for or making a refund or credit of any taxes paid during, or attributable to, the years covered by the waiver if, prior to the expiration of the waiver period, an application for refund of such taxes is made by the taxpayer or the ~~finance officer~~director discovers that a refund or credit is due.

C. Refunds shall be made by means of vouchers approved by the ~~finance officer~~director and by the issuance of a city check or warrants drawn upon and payable from such funds as the city may provide.

D. Any final judgment for which a recovery is granted by any court of competent jurisdiction for tax, penalties, interest, or costs paid by any person shall be paid in the same manner as provided in subsection C of this section, upon the filing with the ~~finance officer~~director a certified copy of the order or judgment of the court.

E. Interest on overpayments of taxes shall be computed as follows:

1. For tax periods up to and including December 31, 2004, no refunds of tax nor any interest thereon shall be paid, in accordance with SMC 5.04.210 as it existed prior to December 31, 2004 (Ordinance 303, Section 19), which required claims for refunds to be made within two years from the date of the overpayment.
2. For tax periods after December 31, 2004, the director shall compute interest on refunds of credits of amounts paid or other recovery allowed a taxpayer in accordance with RCW 82.32.060, as it now exists or as it may be amended.
3. If subsection (E)(2) of this section is held to be invalid, then the provisions of RCW 82.32.060 existing at the effective date of the ordinance codified in this section shall apply.

5.08.110 Late payment – Disregard of written instructions – Evasion – Penalties.

A. If payment of any tax due on a return to be filed by a taxpayer is not received by the director by the due date, the director shall add a penalty in accordance with RCW 82.32.090(1), as it now exists or as it may be amended.

B. If the director determines that any tax has been substantially underpaid as defined in RCW 82.32.090(2), there shall be added a penalty in accordance with RCW 82.32.090(2), as it now exists or as it may be amended.

C. If a citation or criminal complaint is issued by the director for the collection of taxes, fees, assessments, interest or penalties, there shall be added thereto a penalty in accordance with RCW 82.32.090(3), as it now exists or as it may be amended.

D. If the director finds that a person has engaged in any business or performed any act upon which a tax is imposed under this title and that person has not obtained from the director a license as required by SMC 5.04.015, the director shall impose a penalty in accordance with RCW 82.32.090(4), as it now exists or as it may be amended. No penalty shall be imposed under this subsection D if the person who has engaged in business without a license obtains a license prior to being notified by the director of the need to be licensed.

E. If the director determines that all or any part of a deficiency resulted from the taxpayer's failure to follow specific written tax reporting instructions, there shall be assessed a penalty in accordance with RCW 82.32.090(5), as it now exists or as it may be amended.

F. If the director finds that all or any part of the deficiency resulted from an intent to evade the tax payable, the director shall assess a penalty in accordance with RCW 82.32.090(6), as it now exists or as it may be amended.

G. The penalties imposed under subsections A through E of this section can each be imposed on the same tax found to be due. This subsection does not prohibit or restrict the application of other penalties authorized by law.

H. For the purposes of this section, "return" means any document a person is required by the city of Snoqualmie to file to satisfy or establish a tax or fee obligation that is administered or collected by the city, and that has a statutorily defined due date.

I. The director shall not impose both the evasion penalty and the penalty for disregarding specific instructions on the same tax found to be due.

J. If incorporation into the Snoqualmie Municipal Code of future changes to RCW 82.32.090 is held to be invalid, then the provisions of RCW 82.32.090 existing at the time the ordinance codified in this section is effective shall apply.

5.08.120 Cancellation of penalties.

A. The ~~finance officer~~director may cancel any penalties imposed under SMC 5.08.110(A) if the taxpayer shows that its failure to timely file or pay the tax was due to reasonable cause and not willful neglect. Willful neglect is presumed unless the taxpayer shows that it exercised ordinary business care and prudence in making arrangements to file the return and pay the tax but was, nevertheless, due to circumstances beyond the taxpayer's control, unable to file or pay by the due date. The ~~finance officer~~director has no authority to cancel any other penalties or to cancel penalties for any other reason except as provided in subsection C of this section.

B. A request for cancellation of penalties must be received by the ~~finance officer~~director within 30 days after the date the city mails the notice that the penalties are due. The request must be in writing and contain competent proof of all pertinent facts supporting a reasonable cause determination. In all cases the burden of proving the facts rests upon the taxpayer.

C. The ~~finance officer~~director may cancel the penalties in SMC 5.08.110(A) one time if a person:

1. Is not currently licensed and filing returns;
2. Was unaware of its responsibility to file and pay tax; and
3. Obtained business licenses and filed past due tax returns within 30 days after being notified by the city.

D. The ~~finance officer~~director shall not cancel any interest charged upon amounts due.

5.08.130 Taxpayer quitting business – Liability of successor.

A. Whenever any taxpayer quits a business, sells out, exchanges, or otherwise disposes of his business or his stock of goods, any tax payable hereunder shall become immediately due and payable. Such taxpayer shall, within 10 days thereafter, make a return and pay the tax due.

B. Any person who becomes a successor shall become liable for the full amount of any tax owing. The successor shall withhold from the purchase price a sum sufficient to pay any tax due to the city from the taxpayer until such time as: (1) the taxpayer shall produce a receipt from the city showing payment in full of any tax due or a certificate that no tax is due, or (2) more than six months have passed since the

successor notified the ~~finance officer~~director of the acquisition and the ~~finance officer~~director has not issued and notified the successor of an assessment.

C. Payment of the tax by the successor shall, to the extent thereof, be deemed a payment upon the purchase price. If such payment is greater in amount than the purchase price, the amount of the difference shall become a debt due such successor from the taxpayer.

D. Notwithstanding the above, if a successor gives written notice to the ~~finance officer~~director of the acquisition, and the ~~finance officer~~director does not within six months of the date it received the notice issue an assessment against the taxpayer and mail a copy of that assessment to the successor, the successor shall not be liable for the tax.

5.08.140 Administrative appeal.

Any person, except one who has failed to comply with SMC 5.08.060, aggrieved by the amount of the fee or tax determined by the ~~finance officer~~director to be required under the provisions of this chapter may pay the amount due and appeal from such determination by filing a written notice of appeal with the city administrator within 30 days from the date written notice of such amount was mailed to the taxpayer. The city administrator shall, as soon as practical, fix a time and place for the hearing of such appeal, and shall cause a notice of the time and place thereof to be delivered or mailed to the parties. The hearing shall be conducted according to such rules as the city administrator shall prescribe; provided, all testimony before the city administrator shall be on oath or affirmation, and all proceedings shall be recorded, and a proper record of witnesses and exhibits shall be maintained. The decision of the city administrator shall indicate the correct amount of the fee or tax owing.

5.08.150 Judicial review of administrative appeal decision.

The taxpayer may obtain judicial review of the city administrator's administrative decision by applying for a writ of review in the King County superior court within 14 days from the date of the city administrator's decision in accordance with the procedure set forth in Chapter 7.16 RCW, other applicable law, and court rules. The city shall have the same right of review from the administrative decision as does a taxpayer.

5.08.160 ~~Finance officer~~Director to make rules.

The ~~finance officer~~director shall have the power, from time to time, to adopt, publish and enforce rules and regulations not inconsistent with this chapter or with law for the purpose of carrying out the provisions of this chapter and it shall be unlawful to violate or fail to comply with any such rule or regulation.

5.08.170 Ancillary allocation authority of ~~finance officer~~director.

The ~~finance officer~~director is authorized to enter into agreements with other Washington cities which impose an "eligible gross receipts tax":

A. To conduct an audit or joint audit of a taxpayer by using an auditor employed by the city ~~of Snoqualmie~~, another city, or a contract auditor; provided, that such contract auditor's pay is not in any way based upon the amount of tax assessed;

B. To allocate or apportion in a manner that fairly reflects the gross receipts earned from activities conducted within the respective cities the gross proceeds of sales, gross receipts, or gross income of the business, or taxes due from any person that is required to pay an eligible gross receipts tax to more than one Washington city;

C. To apply the city's tax prospectively where a taxpayer has no office or place of business within the city and has paid tax on all gross income to another Washington city where the taxpayer is located; provided, that the other city maintains an eligible gross receipts tax, and the income was not derived from contracts with the city.

5.08.180 Mailing of notices.

Any notice required by this chapter to be mailed to any taxpayer or licensee shall be sent by ordinary mail, addressed to the address of the taxpayer or licensee as shown by the records of the ~~finance officer~~director. Failure of the taxpayer or licensee to receive any such mailed notice shall not release the taxpayer or licensee from any tax, fee, interest, or any penalties thereon, nor shall such failure operate to extend any time limit set by the provisions of this chapter. It is the responsibility of the taxpayer to inform the ~~finance officer~~director in writing about a change in the taxpayer's address.

5.08.190 Tax declared additional.

The license fee and taxes levied in this title shall be additional to any license fee or tax imposed or levied under any law or any other ordinance of the city ~~of Snoqualmie~~ except as herein otherwise expressly provided.

5.08.200 Public disclosure – Confidentiality – Information sharing.

A. For purposes of this chapter, terms not defined in this section shall have the meanings set forth in Chapter 42.56 RCW. For purposes of this chapter, the following definitions shall apply:

1. "Disclose" means to make known to any person in any manner any tax return or tax information.
2. "Tax information" means:
 - a. A taxpayer's identity;

b. The nature, source, or amount of the taxpayer's income, payments, receipts, deductions, exemptions, credits, assets, liability, net worth, tax liability deficiencies, over-assessments, or tax payments, whether taken from the taxpayer's books and records or any other source;

c. Whether the taxpayer's return was, is being, or will be examined or subject to other investigation or processing; or

d. Other data received by, recorded by, prepared by, or provided to the city with respect to the determination or existence, or possible existence, of liability, or the amount thereof, of a person under SMC Title 5 for a tax, penalty, interest, fine, forfeiture, or other imposition, or offense. However, data, material, or documents that do not disclose information related to a specific or identifiable taxpayer do not constitute tax information under this section. Nothing in this chapter requires any person possessing data, material, or documents made confidential and privileged by this section to delete information from such data, material or documents so as to permit its disclosure.

3. "City agency" means every city office, department, division, bureau, board, commission, or other city agency.

4. "Taxpayer identity" means the taxpayer's name, address, telephone number, registration number, or any combination thereof, or any other information disclosing the identity of the taxpayer.

B. Returns and tax information are confidential and privileged, and except as authorized by this section, neither the director nor any other person may disclose any return or tax information.

C. This section does not prohibit the director from:

1. Disclosing such return or tax information in a civil or criminal judicial proceeding or an administrative proceeding:

a. In respect of any tax imposed under SMC Title 5 if the taxpayer or its officer or other person liable under this title is a party in the proceeding; or

b. In which the taxpayer about whom such return or tax information is sought and another state agency are adverse parties in the proceeding;

2. Disclosing, subject to such requirements and conditions as the ~~finance officer~~director prescribes by rules adopted pursuant to this chapter, such return or tax information regarding a taxpayer to such taxpayer or to such person or persons as that taxpayer may designate in a request for, or

consent to, such disclosure, or to any other person, at the taxpayer's request, to the extent necessary to comply with a request for information or assistance made by the taxpayer to such other person. However, tax information not received from the taxpayer must not be so disclosed if the director determines that such disclosure would compromise any investigation or litigation by any federal, state, or local government agency in connection with the civil or criminal liability of the taxpayer or another person, or that such disclosure would identify a confidential informant, or that such disclosure is contrary to any agreement entered into by the department that provides for the reciprocal exchange of information with other government agencies, which agreement requires confidentiality with respect to such information unless such information is required to be disclosed to the taxpayer by the order of any court;

3. Publishing statistics so classified as to prevent the identification of particular returns or reports or items thereof;

4. Disclosing such return or tax information, for official purposes only, to the mayor or city attorney, or to any city agency, or to any member of the city council or their authorized designees dealing with matters of taxation, revenue, trade, commerce, the control of industry or the professions;

5. Permitting the city's records to be audited and examined by the proper state officer, his or her agents and employees;

6. Disclosing any such return or tax information to a peace officer as defined in RCW 9A.04.110 or county prosecuting attorney, for official purposes. The disclosure may be made only in response to a search warrant, subpoena, or other court order, unless the disclosure is for the purpose of criminal tax enforcement. A peace officer or county prosecuting attorney who receives the return or tax information may disclose that return or tax information only for use in the investigation and a related court proceeding, or in the court proceeding for which the return or tax information originally was sought or where otherwise allowed to be disclosed under this section;

7. Disclosing any such return or tax information to the proper officer of the Internal Revenue Service of the United States, the Canadian government or provincial governments of Canada, or to the proper officer of the tax department of any state or city or town or county, for official purposes, but only if the statutes of the United States, Canada or its provincial governments, or of such other state or city or town or county, as the case may be, grants substantially similar privileges to the proper officers of the city;

8. Disclosing any such return or tax information to the United States Department of Justice, including the Bureau of Alcohol, Tobacco, Firearms and Explosives, the Department of Defense,

the Immigration and Customs Enforcement and the Customs and Border Protection Agencies of the United States Department of Homeland Security, the United States Coast Guard, the Alcohol and Tobacco Tax and Trade Bureau of the United States Department of the Treasury, and the United States Department of Transportation, or any authorized representative of these federal agencies or their successors, for official purposes;

9. Publishing or otherwise disclosing the text of a written determination designated by the director as a precedent pursuant to RCW 82.32.410;

10. Disclosing, in a manner that is not associated with other tax information, the taxpayer name, entity type, business address, mailing address, revenue tax registration numbers and the active/closed status of such registrations, state or local business license registration identification and the active/closed status and effective dates of such licenses, reseller permit numbers and the expiration date and status of such permits, North American industry classification system or standard industrial classification code of a taxpayer, and the dates of opening and closing of business, except that this subsection may not be construed as giving authority to the city or any recipient to give, sell, or provide access to any list of taxpayers for any commercial purpose;

11. Disclosing such return or tax information that is also maintained by another Washington State or local governmental agency as a public record available for inspection and copying under the provisions of Chapter 42.56 RCW or is a document maintained by a court of record and is not otherwise prohibited from disclosure;

12. Disclosing such return or tax information to the United States Department of Agriculture, or successor department or agency, for the limited purpose of investigating food stamp fraud by retailers;

13. Disclosing to a financial institution, escrow company, or title company, in connection with specific real property that is the subject of a real estate transaction, current amounts due the city for a filed tax warrant, judgment, or lien against the real property;

14. Disclosing to a person against whom the department has asserted liability as a successor under SMC 5.08.130 a return or tax information pertaining to the specific business of the taxpayer to which the person has succeeded;

15. Disclosing real estate excise tax affidavit forms in the possession of the city, including real estate excise tax affidavit forms for transactions exempt or otherwise not subject to tax;

16. Disclosing such return or tax information to the court or hearing examiner in respect to the city's application for a subpoena if there is probable cause to believe that the records in possession of a third party will aid the director in connection with its official duties under this title or a civil or criminal investigation.

D.1. The director may disclose return or taxpayer information to a person under investigation or during any court or administrative proceeding against a person under investigation as provided in this subsection. The disclosure must be in connection with the department's official duties under this title, or a civil or criminal investigation. The disclosure may occur only when the person under investigation and the person in possession of data, materials, or documents are parties to the return or tax information to be disclosed. The department may disclose return or tax information such as invoices, contracts, bills, statements, resale or exemption certificates, or checks. However, the department may not disclose general ledgers, sales or cash receipt journals, check registers, accounts receivable/payable ledgers, general journals, financial statements, expert's work papers, income tax returns, state tax returns, tax return work papers, or other similar data, materials, or documents.

2. Before disclosure of any tax return or tax information under this subsection, the ~~finance officer~~director must, through written correspondence, inform the person in possession of the data, materials, or documents to be disclosed. The correspondence must clearly identify the data, materials, or documents to be disclosed. The director may not disclose any tax return or tax information under this subsection D until the time period allowed in subsection (D)(3) of this section has expired or until the court has ruled on any challenge brought under subsection (D)(3) of this section.

3. The person in possession of the data, materials, or documents to be disclosed by the department has 20 days from the receipt of the written request required under subsection (D)(2) of this section to petition the superior court of the county in which the petitioner resides for injunctive relief. The court must limit or deny the request of the director if the court determines that:

a. The data, materials, or documents sought for disclosure are cumulative or duplicative, or are obtainable from some other source that is more convenient, less burdensome, or less expensive;

b. The production of the data, materials, or documents sought would be unduly burdensome or expensive, taking into account the needs of the department, the amount in controversy, limitations on the petitioner's resources, and the importance of the issues at stake; or

c. The data, materials, or documents sought for disclosure contain trade secret information that, if disclosed, could harm the petitioner.

4. The director must reimburse reasonable expenses for the production of data, materials, or documents incurred by the person in possession of the data, materials, or documents to be disclosed.

5. Requesting information under this subsection that may indicate that a taxpayer is under investigation does not constitute a disclosure of tax return or tax information under this section.

E. Service of a subpoena issued by the court does not constitute a disclosure of return or tax information under this section. Notwithstanding anything else to the contrary in this section, a person served with a subpoena issued by the court may disclose the existence or content of the subpoena to that person's legal counsel.

F. Any person acquiring knowledge of any return or tax information in the course of his or her employment with the city and any person acquiring knowledge of any return or tax information as provided under subsections (C)(4) through (C)(9) of this section, who discloses any such return or tax information to another person not entitled to knowledge of such return or tax information under the provisions of this section, is guilty of a misdemeanor. If the person guilty of such violation is an officer or employee of the state, such person must forfeit such office or employment and is incapable of holding any public office or employment in this city for a period of two years thereafter.

5.08.210 Tax constitutes debt.

Any license fee or tax due and unpaid under this title, and all interest and penalties thereon, shall constitute a debt to the city ~~of Snoqualmie~~ and may be collected in the same manner as any other debt in like amount, which remedy shall be in addition to all other existing remedies.

5.08.220 Unlawful actions – Violation – Penalties.

A. It shall be unlawful for any person liable for fees under this chapter (or other chapters as listed):

1. To violate or fail to comply with any of the provisions of this chapter or any lawful rule or regulation adopted by the ~~finance officer~~director;
2. To make any false statement on any license application or tax return;
3. To aid or abet any person in any attempt to evade payment of a license fee or tax;
4. To fail to appear or testify in response to a subpoena properly issued;

5. To testify falsely in any investigation, audit, or proceeding conducted pursuant to this chapter.

B. Violation of any of the provisions of this title is a gross misdemeanor. Any person convicted of a violation of this title may be punished by a fine not to exceed \$1,000, imprisonment not to exceed one year, or both fine and imprisonment. Penalties or punishments provided in this chapter shall be in addition to all other penalties provided by law.

C. Any person, or officer of a corporation, convicted of continuing to engage in business after the revocation of a license shall be guilty of a gross misdemeanor and may be punished by a fine not to exceed \$5,000, or imprisonment not to exceed one year, or both fine and imprisonment.

5.08.230 Suspension or revocation of business license.

A. The ~~finance officer~~director, or designee, shall have the power and authority to suspend or revoke any license issued under the provisions of this title. The ~~finance officer~~director, or designee, shall notify such licensee in writing by certified mail of the suspension or revocation of his or her license and the grounds therefor. Any license issued under this title may be suspended or revoked based on one or more of the following grounds:

1. The license was procured by fraud or false representation of fact.
2. The licensee has failed to comply with any provisions of this title.
3. The licensee has failed to comply with any provisions of the municipal code applicable to conduct of the business.
4. The licensee is in default in any payment of any license fee or tax under this title.
5. The licensee or employee has been convicted of a crime involving the business.

B. Any licensee may, within 14 days from the date that the suspension or revocation notice was mailed to the licensee, appeal from such suspension or revocation by filing a written notice of appeal ("petition") setting forth the grounds therefor with the city administrator. A copy of the petition must be provided by the licensee to the ~~finance officer~~director and the city attorney on or before the date the petition is filed with the city administrator. The hearing shall be conducted in accordance with such rules as the city administrator shall prescribe; provided, all testimony before the city administrator shall be on oath or affirmation, and all proceedings shall be recorded, and a proper record of witnesses and exhibits shall be maintained. The city administrator shall set a date for hearing said appeal and notify the licensee by mail of the time and place of the hearing. After the hearing thereon the city administrator shall, after

appropriate findings of fact, and conclusions of law, affirm, modify, or overrule the suspension or revocation and reinstate the license, and may impose any terms upon the continuance of the license.

C. No suspension or revocation of a license issued pursuant to the provisions of this subchapter shall take effect until 14 days after the mailing of the notice thereof by the city, and, if appeal is taken as herein prescribed, the suspension or revocation shall be stayed pending final action by the city administrator. All licenses which are suspended or revoked shall be surrendered to the city on the effective date of such suspension or revocation.

D. The decision of the city administrator shall be final. The licensee may seek review of the decision by the superior court of Washington in and for King County within 14 days from the date of the decision. If review is sought as herein prescribed, the suspension or revocation shall be stayed pending final action by the superior court.

E. Upon revocation of any license as provided in this subchapter, no portion of the license fee shall be returned to the licensee.

5.08.240 Closing agreement provisions.

The ~~finance officer~~director may enter into an agreement in writing with any person relating to the liability of such person in respect of any tax imposed by any of the chapters within this title and administered by this chapter for any taxable period(s). Upon approval of such agreement, evidenced by execution thereof by the ~~finance officer~~director and the person so agreeing, the agreement shall be final and conclusive as to the tax liability or tax immunity covered thereby, and, except upon a showing of fraud or malfeasance, or misrepresentation of a material fact:

A. The case shall not be reopened as to the matters agreed upon, or the agreement modified, by the ~~finance officer~~director or the taxpayer; and

B. In any suit, action or proceeding, such agreement, or any determination, assessment, collection, payment, abatement, refund, or credit made in accordance therewith, shall not be annulled, modified, set aside, or disregarded.

5.08.250 Charge-off of uncollectible taxes.

The ~~finance officer~~director may charge off any tax, penalty, or interest that is owed by a taxpayer, if the ~~finance officer~~director reasonably ascertains that the cost of collecting such amounts would be greater than the total amount that is owed or likely to be collected from the taxpayer. Charge-offs in excess of \$5,000 shall require city council approval.

5.08.255 Emergency provisions.

During the pendency of an emergency or disaster declared by the mayor pursuant to SMC 2.48.050, the mayor is authorized to temporarily defer or extend the performance of any obligation or requirement imposed by this chapter, on such terms or conditions and for such time as the mayor may reasonably determine in order to respond to the emergency or disaster or protect persons and/or businesses affected thereby.

5.08.260 Severability.

If any provision of this chapter or its application to any person or circumstance is held invalid, the remainder of the chapter or the application of the provision to other persons or circumstances shall not be affected.



BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

AB24-033
February 26, 2024
Committee Report

Item 9.

AGENDA BILL INFORMATION

TITLE:	AB24-033: Draft Land Use Element	<input type="checkbox"/> Discussion Only
PROPOSED ACTION:	Make a motion accepting City Council Roundtable edits on Draft Land Use Element Goal and Policies	<input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

REVIEW:	Department Director	Emily Arteche	2/16/2024
	Finance	n/a	Click or tap to enter a date.
	Legal	David Linehan	2/21/2024
	City Administrator	Mike Chambless	Click or tap to enter a date.

DEPARTMENT:	Community Development		
STAFF:	Emily Arteche		
COMMITTEE:	Community Development	COMMITTEE DATE: November 20, 2023	
EXHIBITS:	1. Land Use- Goal and policies PC recommendation with Community Development Committee Edits and CC Edits 2_12_24		

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUESTED	\$ n/a

SUMMARY

INTRODUCTION

The draft Land Use Element was the first of six Comprehensive Plan Elements to be reviewed by the City Council as part of the Comprehensive Plan Periodic Review Update, 2044. The Council has expressed a desire to acknowledge the draft work completed to date as part of an on-going review process.

LEGISLATIVE HISTORY

The Planning Commission signed a recommendation of the draft Land Use Element to the Council Community Development Committee on September 1, 2023. The City Council Community Development Committee reviewed the recommendation on November 20, 2023.

BACKGROUND

The City Council reviewed the draft Land Use Element recommendation at a City Council Roundtable meeting on February 12, 2024.

ANALYSIS

Several minor edits were made by various councilmembers at the City Council Roundtable to simplify text, correct a typo, delete references to specific partner entities and to add the words, equity, diversity and inclusion.

BUDGET IMPACTS

N/A

NEXT STEPS

Make a motion to accept Council Roundtable Edits on the Draft Land Use Element Goal and Policies, subject to integration and harmonization with the other Comprehensive Plan elements under review.

PROPOSED ACTION

Move to accept Council Roundtable edits on the Draft Land Use Element Goal and Policies shown in Exhibit 1 as part of an on-going review of the City Comprehensive Plan Periodic Review Update, 2044, subject to integration and harmonization with the other Comprehensive Plan elements under review.

Attachment-Exhibit 1:

PC Recommendation with Community Development Committee Recommended Edits and City Council Recommended Edits

Date of Recommendation 11/20/2023 and 2/12/2024

1. Maintain Snoqualmie's unique character and attractiveness with new development that complements the existing built and natural environment and allows a ~~rich-tourist~~tourism and ~~commercial-commerce center~~ to thrive.

- a. Strive to maintain existing view corridors, including the Snoqualmie River and other natural features, while minimizing sensitive areas impacts.
- b. Protect the scenic nature of the I-90 corridor and the upper Snoqualmie Valley through partnerships ~~like the Mountains-to-Sound Greenway Trust~~.
- c. Maintain the City's federally-recognized historic preservation program for the downtown and Meadowbrook commercial districts and ensure site and building changes are consistent with historic character through appropriate design standards and other regulations.
- d. Support historic design review through the Snoqualmie Historic Design Review Board and/or in partnership with the King County Landmarks Commission.
- e. Consider appropriate lighting standards that minimize light pollution without impacts to public safety.

2. ~~Feature and preserve~~Tell the story of Snoqualmie's history and identity using through buildings, districts, and landscape (with sustainable development) that fosters civic pride.

- a. Work individually and cooperatively to identify and evaluate important aspects of historical, ~~and~~ cultural, environmentally sensitive, and open space heritage and adopt appropriate regulations or other strategies to protect these resources.
- b. Support the preservation of Snoqualmie Valley history, facilities, and culture by working with and supporting the efforts of heritage organizations, agencies, and in concert with tribes.
- c. Consider local heritage when naming City streets and facilities.
- d. Maintain an inter-local agreement with King County for historic preservation assistance and inventory as well as landmark designation purposes.
- e. Work with property owners and developers to implement adaptive reuse strategies that preserve the character and viability of the city's historic sites, buildings, districts, landscape features, murals, and neighborhoods.
- f. Pursue grants and technical assistance as available to assist property owners with the preservation and rehabilitation of storefronts and buildings in the historic districts to preserve and restore their historic appearance and economic viability.
- g. As applicable, limit incompatible uses adjacent to Tribal reservation lands.

3. Pursue annexations that implement the future land use map designations.

- a. Enter into interlocal agreements with King County for annexations when feasible, including the application of contingent zoning to potential annexation areas.
- b. Annexations should be reflective of the community's vision for growth, diversify the City's tax base, increase sales tax revenue, be servable by public water, ~~and sewer,~~ and the transportation network, including consideration of public transit ~~and in alignment with~~ other community goals.

Attachment-Exhibit 1:

PC Recommendation with Community Development Committee Recommended Edits and City Council Recommended Edits

Date of Recommendation 11/20/2023 and 2/12/2024

- c. Ensure City proposed King County Comprehensive Plan and/or Countywide Planning Policy docket items addressing Urban Growth Area adjustments to accommodate growth serve the community while conforming with adopted Countywide Planning Policies and State Growth Management Act, GMA requirements.
- d. Regularly evaluate the supply of vacant land and land suitable for re-development.

4. Encourage a compact development pattern of physically connected, distinct, complete neighborhoods that provide a balanced mix of land uses essential to the daily life of Snoqualmie residents, employees, and surrounding rural area residents.

- a. Promote a range of uses that help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity.
- b. Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other.
- c. Consider appropriate land use designations and zoning districts for undeveloped land, including Snoqualmie Hills West, that implement the goals and policies of this plan.
- d. Encourage commercial nodes to feature gathering spaces as well as civic, cultural, residential and recreational uses within walking distance of one another.
- e. Support the transformation of redevelopable lands into viable uses that support the needs of the community.
- f. Ensure that land regulations promote a healthy and safe built environment.
- g. Promote appropriate infill redevelopment that maintains or enhances neighborhood character.
- h. Provide sufficient areas with appropriate zoning to provide the full continuum of goods and services needed to serve the local population.

5. Manage development and conservation within the 100-year floodplain to protect existing and new development from flood hazards and to promote enjoyment of the natural and scenic character of the Snoqualmie River shoreline.

- a. Within the floodplain, but outside the floodway, allow for infill and redevelopment in residential zones featuring a range of housing options, including ~~Accessory-accessory Dwelling-dwelling Units~~units, within ~~walking-pedestrian accessible~~distances of the historic downtown commercial core.
- b. Protect development from flood hazards through the application of residential lot coverage and impervious surface standards.
- c. Support commercial uses compatible in scale and character to existing single-family uses in residentially-zoned districts within the floodway.
- d. Work with governmental agencies to acquire riverfront properties within the floodway Snoqualmie River Trail and to naturalize them in order to allow for incorporation into a resilient river corridor.

Attachment-Exhibit 1:

PC Recommendation with Community Development Committee Recommended Edits and City Council Recommended Edits

Date of Recommendation 11/20/2023 and 2/12/2024

- e. Continue to participate in the FEMA Flood Insurance Program and Community Rating System, and implement measures to improve the City's flood insurance rating to benefit floodplain property owners.
- f. Support programs that address potential displacement of commercial uses in the floodway.

6. Plan for and encourage high-quality residential areas that provide dwelling units of various type, density, and costs to meet the needs and interests of every economic segment of the community, including low-, very low-, and extremely low-income households.

- a. Allow and encourage a range of housing types and price ranges that are affordable to all economic segments of the City and make it possible for people to live and work in Snoqualmie.
- b. Support inclusive community planning that promotes equity, diversity and inclusion, identifies the needs of diverse communities, protects cultural resources, and embraces cohesion in the face of change.
- c. Evaluate areas for potential residential and commercial displacement, including the floodplain, and use a range of strategies to mitigate displacement impacts.

7. Develop a local economy that meets residents' everyday needs, supports a vibrant tourism industry, provides living-wage jobs, enhances community distinctiveness, and maintains a sufficient and sustainable tax base for the City.

- a. Allow for sufficient service, hospitality, and office uses in retail-focused areas.
- b. Promote neighborhood-scale retail and service businesses within mixed-use developments.

8. Provide needed institutional and utility land uses within the community with minimal land use conflicts.

- a. Allow institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas.
- b. Ensure the impacts to surrounding areas from Essential Public Facilities are appropriately mitigated.
- c. Allow power generation facilities, sewage and water treatment plants, other public or private utilities, parks and open space uses, and other accessory commercial uses in areas designated Utility Park.