



COMMUNITY DEVELOPMENT COMMITTEE & COMMITTEE OF THE WHOLE HYBRID MEETING

Monday, May 15, 2023, at 6:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMITTEE MEMBERS

Chair: Jolyon Johnson

Councilmembers: Cara Christensen and James Mayhew

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

Join by Telephone at 6:00 PM: To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **860 6728 7531** and Password **1730040121** if prompted.
Press *9 to raise your hand to speak. Raising your hand signals the meeting moderator that you have a comment.
Press *6 to mute and unmute.

Join by Internet at 6:00 PM: To watch the meeting over the internet via your computer, follow these steps:

- 1) Click this [link](#)
- 2) If the Zoom app is not installed on your computer, you will be prompted to download it.
- 3) If prompted for Webinar ID, enter **860 6728 7531**; Enter Password **1730040121**
- 4) Please confirm that your audio works prior to participating.

CALL TO ORDER & ROLL CALL

AGENDA APPROVAL

PUBLIC COMMENTS

MINUTES

- [1.](#) Approval of the minutes dated May 01, 2023.

AGENDA BILLS

- [2.](#) Accessory Dwelling Unit Regulation Update

PROPOSED ACTION:

None; discussion only.

DISCUSSION ITEMS

ADJOURNMENT

UPCOMING ITEMS

(The following items reference either upcoming projects or issues pertaining to matters of the Community Development Council Committee. There will be no discussion of these items unless there is a change in status.)



COMMUNITY DEVELOPMENT COMMITTEE MINUTES REGULAR HYBRID MEETING

May 1, 2023

This meeting was conducted as a hybrid in-person and remote meeting; the in-person option was in the Council Chambers at Snoqualmie City Hall, and the remote participation option was using teleconferencing technology provided by Zoom.

CALL TO ORDER & ROLL CALL: Chair Johnson called the meeting to order at 6:00 PM

Committee Members:

Chair Jo Johnson and Councilmembers James Mayhew and Cara Christensen were present.

Mayor Ross was present as well.

City Staff:

Michael Sauerwein, City Administrator; Emily Arteche, Community Development Director; Anna Astrakhan, Assistant City Attorney; Jonathan Kesler, Senior Planner.

AGENDA APPROVAL

The agenda was approved without objection.

PUBLIC COMMENTS

No comments.

MINUTES

1. Committee reviewed the minutes for April 3, 2023.

The Committee approved the minutes conditional on an amendment to note which commission Bobbi Harrison chairs.

AGENDA BILLS

2. None.

DISCUSSION ITEMS

3. Housing Action Plan Update

Staff gives an overview on the memo drafted by LDC. The city webpage "Affordable Housing" has links that can be explored for more information. Staff highlighted Action Schedule and Summary Table- it highlights possible actions and subsequent impacts/ timelines. Short term rentals, ADUs, MFTE, and Land Annexation were options discussed. Councilmembers discussed wanting to partake in making actionable changes for housing.

4. New Planning Staff

Staff introduced the newest Senior Planner, Jonathan Kesler.

ADJOURNMENT

Chair Johnson adjourned the meeting at 6:30 PM

CITY OF SNOQUALMIE

Minutes taken by Ashley Wragge, Planning Technician

Recorded meeting audio is available on the City website after the meeting.

Minutes approved at the _____ Community Development Meeting.



BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

AB23-073
May 15, 2023
Ordinance

Item 2.

AGENDA BILL INFORMATION

TITLE:	Accessory Dwelling Unit Regulation Update	<input checked="" type="checkbox"/> Discussion Only
PROPOSED ACTION:	None; discussion only	<input type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

REVIEW:	Department Director/Peer	Emily Arteche	5/12/2023
	Finance	n/a	5/11/2023
	Legal	n/a	Click or tap to enter a date.
	City Administrator	Michael Chambless	Click or tap to enter a date.

DEPARTMENT:	Community Development		
STAFF:	Emily Arteche, Community Development Director		
COMMITTEE:	Community Development	COMMITTEE DATE: May 15, 2023	
	CARA CHRISTENSEN	JO JOHNSON	JAMES MAYHEW
EXHIBITS:	1. Snoqualmie Accessory Dwelling Unit / HB 1337 Crosswalk		

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

SUMMARY

BACKGROUND

Accessory Dwelling Units, or ADUs, are small housing units attached to or separate from and accessory to a single-family home. ADUs are commonly used as affordable or no-cost housing for renters or relatives of a property's primary dwelling unit.

During its 2023 session, the Washington State Legislature passed and the Governor signed [HB 1337](#), which intends to ease barriers to the construction and use of ADUs." HB 1337 restricts a jurisdiction's ability to enact regulations that inhibit the construction ADUs, including those related to impact fees, owner occupancy requirements, lot size restrictions, lot size, and parking.

ANALYSIS

The City's draft Housing Strategy Plan identifies ADUs as promising ways of "providing basic, affordable accommodations for households that do not need much space while potentially providing a source of rental

income for homeowners.” ADUs could serve as an accessible option for renters at or below 120 percent area median income.

The Snoqualmie Municipal Code currently allows ADUs with some restrictions. Please see attached an “crosswalk” which analyzes the City of Snoqualmie’s development regulations with the new legislation, HB 1337.

The City must consider updating its ADU regulations within six months after the city’s next periodic comprehensive plan update as required under RCW 36.70A.130.

PROPOSED ACTION

None; discussion only.

SMC	Existing Code	New Regulation – HB 1337	Consistent
17.55.070(A)	Only one accessory dwelling shall be created per lot in single-family zones.	The city or county must allow at least two accessory dwelling units on all lots that are located in all zoning districts within an urban growth area that allow for single-family homes in the following configurations.	
17.10.020	No definition for principal Unit	Definitions, Principal Unit.	
17.55.070(D)	Any additions to the principal unit, or a new detached accessory unit, shall not exceed the allowable lot coverage or encroach into the existing setbacks.	A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units.	<input checked="" type="checkbox"/>
17.55.070(E)	Either the primary residence or the accessory dwelling unit shall be owner occupied.	The city or county may not require the owner of a lot on which there is an accessory dwelling unit to reside in or occupy the accessory dwelling unit or another housing unit on the same lot.	
17.55.070(F)	The accessory dwelling unit shall not be larger than 10 percent of the lot area or 600 square feet, whichever is smaller, and shall have no more than one bedroom.	The city or county may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet.	
17.55.070(G)	One off-street parking space, in addition to that which is required for the underlying zone.	(2)(a) A city may not require an off-street parking space when within one-half mile walking distance of a major transit stop, on lots smaller than 6,000 square feet and may not required more than two off-street parking spaces per unit units on lots greater than 6,000 square feet.	
17.55.070(H)	The accessory dwelling unit shall be designed so that, to the degree reasonably feasible, the appearance of the principal unit and lot remain that of a single-family residence.	A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units.	<input checked="" type="checkbox"/>

SMC	Existing Code	New Regulation – HB 1337	Consistent
17.55.070	Only one accessory dwelling shall be created per lot in single-family zones.	The city or county must allow at least two accessory dwelling units on all lots that are located in all zoning districts within an urban growth area that allow for single-family homes.	
17.15.040	35 feet for residential zones	The city or county may not establish roof height limits on an accessory dwelling unit of less than 24 feet, unless the height limitation that applies to the principal unit is less than 24 feet, in which case a city or county may not impose roof height limitation on accessory dwelling units that is less than the height limitation that applies to the principal unit.	<input checked="" type="checkbox"/>
17.55.070	Shall not exceed the allowable lot coverage or encroach into the existing setbacks, 10 feet rear.	A city or county must allow detached accessory dwelling units to be sited at a lot line if the lot line abuts a public alley, unless the city or county routinely plows snow on the public alley.	
17/50.070	ADUs may be constructed in either an existing or new single-family residence, including garages.	A city or county must allow accessory dwelling units to be converted from existing structures, including but not limited to detached garages, even if they violate current code requirements for setbacks or lot coverage.	<input checked="" type="checkbox"/>