



Planning and Community Development

Ryan Countryman

Council Initiated:

☐ Yes

☒ No

ECAF: 2024-0942

Ordinance: 24-044

Type:

☐ Contract

☐ Board Appt.

☒ **Code Amendment**

☐ Budget Action

☐ Other

Requested Handling:

☒ **Normal**

☐ Expedite

☐ Urgent

Fund Source:

☐ General Fund

☐ Other

☒ **N/A**

Executive Rec:

☒ **Approve**

☐ Do Not Approve

☐ N/A

Approved as to

Form:

☒ **Yes**

☐ No

☐ N/A

Subject: Code amendment – Response to legislation.

Scope: Ordinance 24-044 would adopt code amendments in Chapters 30.22, 30.28 and 30.91 SCC regarding emergency housing, emergency shelters, permanent supportive housing, and affordable housing.

Duration: N/A

Fiscal Impact: ☐ Current Year ☐ Multi-Year ☒ **N/A**

Authority Granted: None

Background: Ordinance 24-044 responds to the following legislation:

- HB 1377 (2019) Affordable housing on religious organization property
- HB 1754 (2020) Hosting the homeless by religious organizations
- SB 5235 (2021) Removing arbitrary limits on housing options
- HB 1220 (2021) Housing Elements

The changes proposed in the ordinance are to comply with state law as revised by the legislation above. PDS staff provided a briefing to the County Council during the June 18, 2024, Planning and Community Development Committee (PCDC) meeting. The Council continued the discussion to July 2, 2024, to get more information on the proposal. Specifically, there were questions about use a memorandum of understanding to guide management and mitigation of emergency shelters in on religious properties in non-urban settings. These topics are an area where the proposed ordinance complies with the legislative requirements, but the County Council also has discretion to determine the appropriate requirements for mitigation and compatibility that the ordinance will require. December 31, 2024, is the date by which Snohomish County needs to comply with the relevant legislation.

Ordinance 24-044 raises a sequencing issue with other pending code amendments. Among its changes, Ordinance 24-044 would amend SCC 30.22.100 and .130. Ordinance 24-057 (warehouse as a permitted use in the PCB zone) would amend these same two sections for unrelated reasons and as part of the 2024 Comprehensive Plan Update. Also, for the 2024 Update, PDS will be submitting another ordinance to Council establishing a Mixed-Use Corridor (MUC) zone. The MUC ordinance will change some of the same sections as Ord 24-044 and Ord 24-057. As drafted, all three ordinances would amend present-day codes. None of the ordinances pre-supposes passage of any of the others. If one passes, then technical amendments to the subsequent ordinances may be necessary to reflect the earlier changes.

The hearing for the 2024 Update will likely being on August 19 and continue to at least August 21. Council staff suggests scheduling the hearing for Ordinance 24-044 at least three weeks after that date to allow time to update Ord. 24-044 to reflect changes made separately.

Request: Move Ordinance 24-044 to General Legislative Session to set date and time for a hearing. Suggested: September 11, 2024, at 10:30 a.m.