

ORDINANCE NO. 3761

AN ORDINANCE of the City of Port Angeles, Washington, implementing the requirements of RCW 36.70A.535 Co-Living Housing, amending Chapters 17.08, 17.10, 17.11, 17.12, 17.14, 17.15, and 17.20 of the Port Angeles Municipal Code; providing for severability; and establishing an effective date.

WHEREAS, in 2024, the Washington State Legislature passed Engrossed Substitute House Bill (ESHB) 1998 (Chapter 180, Laws of 2024), codified in a new section, RCW 36.70A.535, related to co-living housing; and

WHEREAS, in passing ESHB 1998 (Chapter 180, Laws of 2024), the Legislature found that Washington State is experiencing a housing affordability crisis; and

WHEREAS, the Legislature further found that co-living housing is a type of housing that can provide rental housing affordable to people with moderate to low incomes without requiring public funding, and co-living housing historically provided a healthy inventory of rental housing until the mid-20<sup>th</sup> century when local governments began adopting restrictive zoning and other rules prohibiting or making it impractical to building or operate co-living housing; and

WHEREAS, the Legislature further found that co-living housing can meet the needs of a range of residents, can be located near transit and amenities to support walkability and greenhouse-gas reduction goals, and, by virtue of smaller units, can reduce energy demand while remaining subject to State building codes that protect health and safety; and

WHEREAS, the City conducted public outreach on the proposed amendments through public meetings, web postings, tabling at community events, and a duly noticed public hearing; and

WHEREAS, on August 22, 2025, the City transmitted a copy of the proposed ordinance to the Washington State Department of Commerce in accordance with RCW 36.70A.106 for the required 60-day state review period; and

WHEREAS, on September 24, 2025, the City Planning Commission held a duly noticed public hearing on the proposed amendments, accepted testimony, and made a recommendation to approve MCA 25-0124 to the City Council; and

WHEREAS, adoption of the ordinance will bring the City of Port Angeles into compliance with RCW 36.70A.535, before the required adoption date of December 31, 2025, and will serve the general welfare of the public;

Now, Therefore.

THE CITY COUNCIL OF THE CITY OF PORT ANGELES DO HEREBY ORDAIN AS FOLLOWS:

**Section 1. Amendments.** Sections 17.08.020, 17.10.020, 17.11.020, 17.12.020, 17.14.020, 17.15.020, and 17.20.020 of the Port Angeles Municipal Code are hereby amended, as shown in Exhibit A attached hereto and incorporated herein by this reference.

**Section 2. – Classification.** The amendments set forth by this ordinance are of a general and permanent nature and shall become a part of the Port Angeles Municipal Code.

**Section 3. - Corrections.** The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance, including, but not limited to, the correction of scrivener’s clerical errors, references to other local, state, or federal laws, codes, rules, or regulations, or ordinance numbering, section/subsection numbers, and any references thereto.

**Section 4. - Severability.** If any provisions of this Ordinance, or its application to any person or circumstance, are held invalid, the remainder of the Ordinance, or application of the provisions of the Ordinance to other persons or circumstances, is not affected.

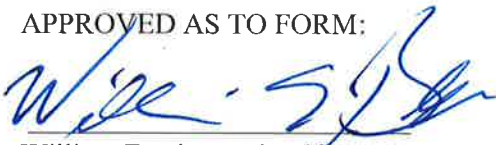
**Section 5. Effective Date.** This Ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum. This ordinance shall take effect on December 31, 2025, as required by RCW 36.70A.535.

PASSED by the City Council of the City of Port Angeles at a regular meeting of said Council held on the 16<sup>th</sup> day of December 2025.



Kate Dexter, Mayor

APPROVED AS TO FORM:



William E. Bloor, City Attorney

ATTEST:



Kari Martinez-Bailey, City Clerk