

ORDINANCE NO. 1322

AN ORDINANCE OF THE CITY OF SNOQUALMIE ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR LAND USE AND BUILDING PERMIT APPROVALS FOR NEW BATTERY ENERGY STORAGE SYSTEM FACILITIES; ESTABLISHING A WORK PROGRAM FOR PREPARATION AND CONSIDERATION OF DEVELOPMENT REGULATIONS; AND PROVIDING SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

Section 1. Findings

The City Council of the City of Snoqualmie hereby adopts the following findings of fact:

1. Battery energy storage system (BESS) facilities are an emerging land use that raise siting, safety, and operational considerations.
2. The City's current development regulations do not specifically address BESS facilities.
3. The City is undertaking the preparation and consideration of appropriate development regulations addressing:
 - o siting and location
 - o safety standards
 - o design and operational characteristics
 - o compatibility with surrounding land uses
 - o necessary changes to City infrastructure to address potential industrial-scale construction, maintenance, emergency responses to BESS sited adjacent to the City, and evacuation requirements, with estimated costs of and funding sources to same.
 - o Land use impact to housing targets mandated by King County.
4. Establishing a temporary moratorium will allow the City to complete this work and adopt regulations that provide clear standards for future consideration of such facilities and their potential impact on City infrastructure.
5. A temporary moratorium is necessary to ensure that land use, infrastructure additions, amendments to contracts, and permit approval decisions made related to any BESS during the moratorium enacted by this Ordinance are consistent with the City's goals for public safety and land use compatibility.
6. The City is authorized by Art. XI, Section 11 of the Washington Constitution, RCW 35A.63.220 and RCW 36.70A.390 to impose a moratorium upon the acceptance, processing and approval of applications for land use approvals and permits to be issued related to any BESS, and to infrastructure additions or amendments to contracts related to any BESS pursuant to City of Snoqualmie development regulations.
7. For purposes of this Ordinance, the following terms shall have the specific meaning set forth below:

Battery Energy Storage System ("BESS") Facility means a principal-use or utility-scale installation utilizing batteries, containers, transformers, inverters, and switchgear and designed to store electrical energy for later discharge to the electrical grid or other utility-distribution purpose. The term does not include battery or energy-storage equipment

accessory to a lawful residential, commercial, or institutional use existing on the effective date of this Ordinance.

“Development regulations” shall have the meaning set forth in RCW 36.70A.030(14).

Section 2. Moratorium Established

A moratorium is hereby established on the acceptance, processing, and approval of applications for land use and/or permit approval for any Battery Energy Storage System Facility or related contract amendments or infrastructure additions if the Battery Energy Storage System Facility proposed is to be located within the City of Snoqualmie, fall under any City ordinance, or use any City infrastructure.

Section 3. Duration

This moratorium shall take effect immediately upon adoption and shall remain in effect for a period of twelve (12) months, unless earlier repealed or extended by the City Council. Any renewal shall comply with RCW 35A.63.220 and RCW 36.70A.390.

Section 4. Exceptions

This moratorium shall not apply to ordinary maintenance, repair or in-kind replacement of existing facilities, or emergency repair, outage restoration, or other work necessary to maintain safe and reliable existing utility service.

Section 5. Work Program

During the moratorium period, the City shall undertake a work program to draft appropriate development regulations addressing battery energy storage system facilities, including:

1. Review of regulatory approaches used by other jurisdictions;
2. Consideration of applicable state and regional standards for BESS Facilities;
3. Evaluation of:
 - siting criteria;
 - safety and emergency response considerations;
 - development and performance standards;
 - compatibility with surrounding land uses;
 - necessary infrastructure required for safety and emergency response; and
 - estimated costs of and funding sources for each.
4. Consideration of public input; and
5. Preparation of proposed code amendments for Planning Commission consideration for potential recommendation to the City Council.

Section 6. Public Hearing

A public hearing shall be held within sixty (60) days of adoption of this ordinance, in accordance with applicable law.

Section 7. Severability

If any section, subsection, sentence, clause, or phrase of this ordinance is held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.

Section 8. Corrections

Upon approval of the City Attorney, the City Clerk and codifiers are authorized to make clerical, numbering, cross-reference and similar non-substantive corrections to this ordinance.

Section 9. Effective Date

This ordinance shall take effect 5 days after passage and publication, as provided by law. A summary may be published in lieu of publishing the ordinance in its entirety.

PASSED by the City Council of the City of Snoqualmie, Washington, this 26th day of May, 2026.

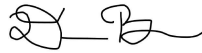


James Mayhew, Mayor

ATTEST: APPROVED AS TO FORM:



Kimberly Agfalvi, City Clerk



Dena Burke, City Attorney










Ordinance Substitute 1322 - Cleaned and Passed by Council Version - 5.26.26 for signature


Final Audit Report

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