

ORDINANCE NO. 2026-8

**AN ORDINANCE OF THE TOWN OF EATONVILLE, WASHINGTON, AMENDING
EATONVILLE MUNICIPAL CODE CHAPTER 18.02 “DEFINITIONS” AND 18.08
“GENERAL AND SUPPLEMENTARY PROVISIONS”**

WHEREAS, from time to time the Town evaluates the provisions set forth in the Eatonville Municipal Code (EMC) to determine whether circumstances have changed that would justify amending said provisions; and

WHEREAS, RCW 35A21.430, RCW 35.21.683 and RCW 36.70.A.070 (2) require provisions that “A code city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed. Effective September 30, 2021, a code city shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed, except in such cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within a one-mile proximity to transit. Reasonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety. Any such requirements on occupancy, spacing, and intensity of use may not prevent the siting of a sufficient number of permanent supportive housing, transitional housing, indoor emergency housing, or indoor emergency shelters necessary to accommodate each code city's projected need for such housing and shelter under RCW 36.70A.070(2)(a)(ii).”

WHEREAS, the Town Council finds it necessary to amend its municipal code to meet the aforementioned state requirements; and

BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF EATONVILLE AS FOLLOWS:

Section 1. Eatonville Municipal Code subsection 18.02.521 is added as follows:

18.02.521 Supportive Housing Types
“Supportive Housing Types”

1. Emergency Housing
 - Temporary indoor accommodations for individuals or households who are homeless or at imminent risk of homelessness, that is intended to address immediate housing needs and may include supportive services. Emergency housing is not intended to be permanent and typically has a limited stay. Emergency housing may include, but is not limited to, enhanced shelters, emergency hotels or motels, or other indoor accommodations.
2. Emergency Shelter
 - A facility that provides temporary shelter for individuals or households who are homeless and that may include day and overnight accommodations, with or

without supportive services. Emergency shelters may include congregate shelters, rotating shelters, and similar short-term facilities. Residency is limited in duration and is not considered a permanent dwelling.

3. Permanent Supportive Housing

- Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive supportive services to retain tenancy and that pairs housing with voluntary supportive services designed to assist residents in maintaining housing stability and improving health and well-being.

4. Transitional Housing

- Provides temporary housing and supportive services to individuals or households who are homeless or at risk of homelessness, with the purpose of facilitating movement to permanent housing. Transitional housing typically has a defined length of stay, which may be up to 24 months, and includes structured services designed to assist residents in obtaining and maintaining permanent housing.

Section 2. Eatonville Municipal Code Section 18.08.360 shall be added to read as follows:

18.08.360 Restrictions on Permanent Supportive Housing and Transitional Housing

(A) Purpose and Finding. The Town finds that the following restrictions are necessary to protect public health and safety while supporting the purpose of making adequate provisions for permanent supportive and transitional housing.

(B) Number of Units. The number of permanent supportive housing units or transitional housing units allowed are as follows: The minimum lot size and density as established in the underlying zones.

Permanent supportive housing and transitional housing are allowed in the following zones:

SF-1

SF-2

Sf-3

M1

M2

C1

C2

(C) Spacing between Facilities. Permanent supportive housing and transitional housing units must be located at least 880 feet from any other permanent supportive housing, transitional housing, emergency housing or emergency shelter.

(D) Limit on Occupancy. Each permanent supportive housing unit or transitional housing unit is limited to the occupant maximum as specified in the Town Building and Fire Codes.

Section 3. Eatonville Municipal Code section 18.08.370 shall be added to read as follows:

18.08.370 Restrictions on emergency shelter and emergency housing

(A) Purpose and Finding. The Town finds that the following restrictions are necessary to protect public health and safety while supporting the purpose of making adequate provisions for emergency shelters and emergency housing.

(B) Limitation on Number. One emergency shelter is allowed within the Town and one emergency housing facility is allowed within the Town.

(C) Occupancy limits. The occupancy of an emergency shelter or emergency housing facility is limited to the occupant maximum as specified in the Town Building and Fire Codes, ten families or forty people, whichever is fewer.

(D) Spacing between facilities. Emergency housing and emergency shelters must be located at least 880 feet from any other permanent supportive housing, transitional housing, emergency housing or emergency shelter.

(E) Temporary emergency housing or shelters. Nothing in this title prevents the establishment of temporary emergency housing or emergency shelter needed to respond to a natural disaster or other similarly acute emergency that has caused unexpected homelessness within the Town. Temporary emergency housing or shelters may be authorized for up to six months by order of the Mayor. The Town Council may authorize extensions of temporary emergency housing or shelters for periods of up to six months at a time until the emergency is ended.

Section 4. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 5. This ordinance shall take effect after publication of a summary, consisting of the title, pursuant to RCW 35.27.300.

1ST READING: 03/09/2026
2ND READING: 03/23/2026

PASSED by the Town Council of the Town of Eatonville and attested by the Clerk in authentication of such passage this ____ day of March, 2026.

Emily McFadden
Mayor

ATTEST:

Miranda Doll
Town Clerk

APPROVED AS TO FORM:

Oskar Rey
Town Attorney