



PLANNING COMMISSION REGULAR HYBRID MEETING

Monday, July 17, 2023, at 7:30 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMISSIONERS

Chair: Luke Marusiak

Vice Chair: Andre Testman

Commissioners: Chris Alef, Darrell Lambert, Neeraj Mathur,
Steve Smith, and Michael Krohn.

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

Join by Telephone at 7:30 PM: To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **864 8750 2701** and Password **1900040121** 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 7:30 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 **864 8750 2701**; Enter Password **1900040121**
- 4) Please confirm that your audio works prior to participating.

CALL TO ORDER & ROLL CALL

AGENDA APPROVAL

PUBLIC COMMENTS

COUNCIL LIAISON REPORT

MINUTES

1. Approval of the minutes dated June 20, 2023

PERMIT REVIEW/DESIGN REVIEW BOARD

The Planning Commission, sitting as the Design Review Board or the Historic Design Review Board, reviews the design of certain development proposals in Snoqualmie. The Planning Commission also reviews certain development permits per the Snoqualmie Municipal Code. Public comment may be limited for some or all of these items due to the nature of the permit approval process.

LEGISLATIVE/POLICY ITEMS/REGULATIONS

The Planning Commission reviews proposed legislation within its scope of authority, including Comprehensive Plan amendments and development regulation amendments, and planning and development replated policy items referred by the City Council.

2. Public Hearing - Changes to Accessory Dwelling Unit Regulations
3. Comprehensive Plan - Land Use Policy Review

OTHER BUSINESS

Planning Commission Regular Hybrid Meeting
July 17, 2023

4. Planning Commission Meeting Start Time

Items of Planning Commissioner Interest

Upcoming Schedule

[5.](#) Future Agenda List

ADJOURNMENT



PLANNING COMMISSION MINUTES

REGULAR HYBRID MEETING

June 20, 2023

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

CALL TO ORDER & ROLL CALL: Chair Marusiak called the meeting to order 7:31 PM

Commissioners:

Chair Luke Marusiak, Vice-Chair Andre Testman, Michael Krohn, Darrell Lambert (later), and Chris Alef.

Councilmember Jo Johnson was also present.

Commissioners Neeraj Mathur and Steve Smith were excused.

City Staff:

Emily Arteché, Community Development Director; Jonathan Kesler, Senior Planner.

AGENDA APPROVAL

Agenda approved.

MINUTES

MOTION by Chair Marusiak; **SECONDED** by Commissioner Testman to approve the minutes of April 3, 2023.

Motion passed unanimously.

COUNCIL LIASION UPDATE

Riverview Playground is open to the public now. The Transportation Commission sent out a link for public comment about transferring ownership of Snoqualmie Parkway to Washington as an extension of SR202. The comment period will be open until June 30; send comments to transc@wstc.wa.gov with the subject title "Comments on Snoqualmie RJT". Work on Stone Quarry Road has been approved.

HISTORIC DESIGN REVIEW BOARD

No Review

LEGISLATIVE/POLICY ITEMS/ REGULATIONS

Accessory Dwelling Units

Staff briefly overviewed HB 1337 and how current code has inconsistencies with the new legislation. Discussion ensued about footprint size, amount of ADUs allowed on one lot, and types of potential housing. Questions ensued about how the local homeowner's association will be impacted considering the upcoming code update.

OTHER BUSINESS

Planning Commission Interest

Vacancy rate in our local hotel.

Upcoming Schedule

Future Agenda List

Work Program

The next meeting will be on Tuesday June 20, 2023.

ADJOURNMENT

MOTION by Commissioner Marusiak, **SECONDED** by Commissioner Krohn to adjourn the meeting.
Motion carried unanimously.

The meeting adjourned at 8:15 pm.

Minutes taken by Ashley Wragge, Planning Technician

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

Minutes approved at the _____ Planning Commission Meeting.



Emily Arteche, AICP, Director
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MEMORANDUM

To: Planning Commission
From: Jonathan Kesler, AICP, Senior Planner
Date: July 17, 2023
Subject: Public Hearing - Accessory Dwelling Units (ADUs) Changes to the Development Regulations

Changes to state law require cities to allow two ADU per residential parcel.

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 of ADUs, including those related to impact fees, owner occupancy requirements, lot size restrictions, lot size, and parking.

ANALYSIS:

The City's approved 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% area median income.

The Snoqualmie Municipal Code currently allows ADUs with some restrictions. **Please see attached "crosswalk" which analyzes the City of Snoqualmie's development regulations with the new legislation, HB 1337.** The **strikeout** of the invalid sections, along with the underlined additions to regulations are included, as well.

Although the City is required to update its ADU regulations within six months after the city's next periodic comprehensive plan update as required under RCW 36.70A.130, the Community Development Committee asked for it to be done sooner. For further detailed information, see the state Department of Commerce's webpage, Implementing HB 1337: Guidance for Accessory Dwelling Units, here:

[Title Chg_5-15-2023 HB 1337 Final Draft ADU Guidance.pdf](#) | [Powered by Box](#)

NEXT STEPS:

Public Hearing on July 17, 2023, for Accessory Dwelling Units (ADUs) Changes to the Development Regulations.

Please see the annotations on the following page that go with the Amendment language underlines and strikeouts, which are shown on the attached document.

Chapter 17.10., Definitions

The entire 17.10.020, Definitions section should abandon the uses of letters to locate the definitions. Instead, a combination of numerical/alphabetical listings of definitions should be adopted, in the following manner:

17.10.025, "A Definitions"; 17.10.030, "B Definitions"; 17.10.035, "C Definitions"; etc. This would allow for unlimited additions within each alphabetical section, rather than the awkward use of AAA, BBB, CCC, DDD etc., now used that does not allow for the addition of any new definitions within the list. (See attached)

In addition, the following new definitions need to be inserted into the Definitions Section to bring it into compliance with state law: "attached accessory dwelling unit", "detached accessory dwelling unit", "gross floor area", "major transit stop", "owner", "principal unit" and "short term rental".

The following definition need to be modified: "Accessory dwelling unit" (see attached).

Chapter 17.15 Residential District Regulations.

Chapter 17.15.040 Residential District Regulations. After Table 1, add footnote 10 at the end (see attached).

Chapter 17.32.070 Site Design, see revision to: F. Accessory Dwelling Units.

Chapter 17.55.070 Accessory Dwelling Units (ADUs), see deletions and additions throughout the entire section.

1 **17.10.020 Definitions.**

2
3 **17.10.025, "A Definitions"**

- 4
5 A. "Accessory use" means a use incidental and subordinate to the principal use and located on the
6 same lot or in the same building as the principal use.
7 B. "Accessory dwelling unit" means a dwelling unit on the same lot or in the same building as a single-
8 family dwelling unit duplex, triplex, townhome, or other housing unit which is the principal use of
9 the lot.
10 C. "Assisted living quarters" means a dwelling unit in a building consisting of two or more units in
11 which various levels of personal assistance are available to residents and may include support
12 services as deemed necessary such as food preparation and dining areas, group activity areas,
13 medical supervision and similar activities.
14 "Attached accessory dwelling unit" means an accessory dwelling unit located within or attached
15 to a single-family housing unit, duplex, triplex, townhome, or other housing unit.

16
17 **17.10.030, "B Definitions"**

- 18
19 D. "Bay window" means a window that extends from the main exterior wall of a residential structure,
20 has sidewalls not more than 60 degrees out of plane with the main exterior wall, is primarily
21 constructed of glazing supported by conventional light framing, and has a width of not more than
22 the lesser of 30 percent of the main exterior wall from which it protrudes or 14 feet.
23 E. "Bed and breakfast" means a single-family dwelling within which bedrooms are available for paying
24 guests.
25 F. "Bioretention" means as defined in SMC [15.18.040](#).
26 G. "Boarding house" means a single-family dwelling within which roomers or boarders are housed or
27 fed.
28 H. "Building" means a structure having a roof.

29
30 **17.10.035, "C Definitions"**

- 31
32 I. "Child Day Care Center" means a day care facility for more than 12 children, not in a provider's
33 home.
34 J. "Cluster" means a grouping of dwellings to increase dwelling densities on some portions of the
35 development area in order to leave other portions free of buildings.
36 K. "Co-housing" means a type of housing development which originated in Denmark in the early
37 1970s, in which units are individually owned, but meeting and dining facilities are shared. Co-
38 housing communities place an emphasis on resident participation in planning and design,
39 intentional neighborhood design, shared community facilities and self management.
40 L. "Collective garden" means a collective garden for the purpose of producing, processing,
41 transporting, and/or delivering cannabis for medical and/or recreational use, as further defined
42 in RCW [69.51A.085](#).
43 M. "Commercial service" means a business primarily characterized by the rendering of
44 nonprofessional services to the general public and includes, by way of illustration, real estate,
45 insurance, finance and securities investments, laundromats, dry cleaners, mailing/shipping
46 services, diet and fitness centers, and appliance or small machine repair (excluding automotive).

- 47 ~~N.~~ "Corporate offices" means establishments primarily engaged in providing internal office
 48 administration or service to other companies as opposed to services to the general public.
 49 Corporate office uses include, by way of illustration, business headquarters or administration, call
 50 centers, research offices, and professional services of a large scale. Generally, the majority of the
 51 traffic generated from a corporate office comes from its employees and not the general public.
 52 ~~O.~~ "Convenience store" means a retail store containing less than 2,000 square feet of gross floor area
 53 that is designed and stocked to sell primarily food, beverages, and other household supplies to
 54 customers who typically purchase only a few items.
 55

56 **17.10.040, "D Definitions"**

- 57
 58 ~~P.~~ "Data center" means a facility used to house computer systems and associated components, such
 59 as telecommunications and storage systems for the storage, management and dissemination of
 60 data, generally including redundant or backup power supplies, redundant data communications
 61 connections, environmental controls (e.g., air conditioning, fire suppression) and various security
 62 devices. Large data centers can be industrial scale operations that have large electricity
 63 requirements and can be a source of air pollution from diesel exhaust.
 64 ~~Q.~~ "Day care facilities" means establishments for group care of nonresident adults or children,
 65 including day care centers and family day care homes.
 66 ~~R.~~ "Designated manufactured home" means a double-wide manufactured home constructed after
 67 June 15, 1976, with a pitched roof and exterior siding similar to site-built homes, and placed on a
 68 permanent foundation.
 69 "Detached accessory dwelling unit" means an accessory dwelling unit that consists partly or
 70 entirely of a building that is separate and detached from a single-family housing unit, duplex,
 71 triplex, townhome, or other housing unit and is on the same property.
 72 ~~S.~~ "Development" means the division of a parcel of land into two or more parcels; the construction,
 73 reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any
 74 mining, excavation, landfill or land disturbance, and any extension of the use of land.
 75 ~~T.~~ "Diameter at breast height (DBH)" means the diameter of a tree trunk measured at four and one-
 76 half feet above grade.
 77 ~~U.~~ "Director" means the director of community development, or equivalent position.
 78 ~~V.~~ "Dispensary" means a person who dispenses marijuana or cannabis for medical use to "qualifying
 79 patients" and/or "designated providers" as those terms are defined in RCW [69.51A.010](#).
 80 ~~W.~~ "Dwelling" or "dwelling unit" means any building or portion of a building which contains complete
 81 housekeeping facilities for one family, including provisions for sleeping, eating, cooking and
 82 sanitation, physically separated from any other dwelling unit which may be in the same building.
 83

84 **17.10.045, "E Definitions"**

- 85
 86 ~~X.~~ "Extended care facilities" means establishments for group care of resident adults that provide
 87 nursing and personal care services including medical supervision, counseling, rehabilitation, meal
 88 preparation, group activities, and similar activities.
 89 ~~Y.~~ "Family" means one person, or two or more related persons, or not more than five unrelated
 90 persons living together as a single housekeeping unit.
 91
 92
 93
 94

17.10.050, "F Definitions"

Z. "Family Day Care Home" means a day care facility for up to 12 children in a provider's home, and licensed by the state.

~~AA.~~ "Formula take-out food restaurant" means a restaurant or establishment that (1) is required to offer standardized menus, ingredients and interior or exterior design; and (2) serves or delivers its food or beverages in disposable containers.

~~BB.~~ "Front yard" means the yard bordering on a street, and in the case of a corner lot may be either frontage.

17.10.055, "G Definitions"

~~CC.~~ "Garden window" means factory assembled glazing in a frame of vinyl, aluminum or similar material, extends no closer than 36 inches to the floor below, and otherwise meets the size requirements for a bay window.

~~DD.~~ "Gross floor area" means the total area of a building measured by taking the outside dimensions of the building at each floor level intended for occupancy or storage.

"Gross floor area for a dwelling" means the interior habitable area of a dwelling unit including basements and attics but not including a 20 garage or accessory structure.

~~EE.~~ "Ground cover" means grass, forbs, shrubs, and trees less than four inches DBH.

17.10.060, "H Definitions"

~~FF.~~ "Heavy/resource based industrial" means establishments engaged in the mechanical or chemical transformation of natural resource raw materials, substances or components into new products, where such processing may use heavy equipment or machinery, involves outdoor activities, produces environmental disturbances including but not limited to noise, dust, smoke, fumes, vibration or glare, may involve the use, storage, production, transport or discharge of polluting or hazardous wastes or by-products, and typically involves outdoor storage of materials, products and equipment.

~~GG.~~ "Height" as applied to a building or structure means the vertical distance measured from the average elevation of the proposed finished grade around the building or structure to the highest point of a flat roof and to the mean height between eaves and ridge of a peaked roof.

~~HH.~~ "Heritage tree" means a tree designated by the city council as significant because of association with historic figures or events, rarity, extraordinary aesthetic value, or provision of exemplary habitat and cultural value due to age and species.

~~I.~~ "Home occupation" means a business or professional use carried on in a dwelling by a member of a family residing in the dwelling which is incidental to the use of the premises as a dwelling.

~~J.~~ "Hotel" means a building or portion of a building for the transient rental of units for sleeping purposes, with individual toilet facilities, and which may include dining, conference and meeting rooms and accessory shops and services catering to the general public.

17.10.065, "I Definitions" (Reserved)**17.10.070, "J Definitions" (Reserved)****17.10.075, "K Definitions" (Reserved)**

143 **17.10.080, "L Definitions"**

144
 145 ~~KK~~. "Light industrial/manufacturing" means establishments engaged in the mechanical or chemical
 146 transformation of materials, substances or components into new products, when such processing
 147 is carried on indoors, produces minimal environmental disturbances including but not limited to
 148 noise, dust, smoke, fumes, vibration or glare, does not involve the use, storage, production,
 149 transport or discharge of polluting or hazardous wastes or byproducts, and does not involve
 150 outdoor storage of materials or products.

151 ~~LL~~. "Lot" means a fractional part of subdivided lands having fixed boundaries and includes tracts or
 152 parcels.

153 ~~MM~~. "Lot lines" means the property boundaries of a lot.

154 ~~NN~~. "Low impact development (LID)" means as defined in SMC [15.18.040](#).

155 ~~OO~~. "Low impact development best management practices (LID BMPs)" means as defined in
 156 SMC [15.18.040](#).

157
 158 **17.10.085, "M Definitions"**

159
 160 1. "Major transit stop" means:

161 (a) A stop on a high-capacity transportation system funded or expanded under the provisions of
 162 Chapter 81.104 RCW;

163 (b) Commuter rail stops;

164 (c) Stops on rail or fixed guideway systems, including transitways;

165 (d) Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or

166 (e) Stops for a bus or other transit mode providing actual fixed route service at intervals of at least
 167 fifteen minutes for at least five hours during the peak hours of operation on weekdays.

168 ~~PP~~. "Manufactured home" means a building or portion of a building, designed for long-term
 169 residential use, manufactured off site, transported whole or in portions to a lot.

170 ~~QQ~~. "Marijuana" or "cannabis" means all parts of the plant Cannabis, whether growing or not, with a
 171 THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin
 172 extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture,
 173 or preparation of the plant, its seeds or resin. The term does not include the mature stalks of the
 174 plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other
 175 compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the
 176 resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable
 177 of germination.

178 ~~RR~~. "Marijuana-infused products" means products that contain marijuana or marijuana extracts and
 179 are intended for human use. The term "marijuana-infused products" does not include useable
 180 marijuana.

181 ~~SS~~. "Marijuana processor" means a person licensed by the State Liquor and Cannabis Board to process
 182 marijuana into useable marijuana and marijuana-infused products, package and label useable
 183 marijuana and marijuana-infused products for sale in retail outlets, and sell useable marijuana
 184 and marijuana-infused products at wholesale to marijuana retailers.

185 ~~TT~~. "Marijuana producer" means a person licensed by the State Liquor and Cannabis Board to produce
 186 and sell marijuana at wholesale to marijuana processors and other marijuana producers.

187 ~~UU~~. "Marijuana retailer" means a person licensed by the State Liquor and Cannabis Board to sell
 188 useable marijuana and marijuana-infused products in a retail outlet.

189 ~~VV~~. "Mobile home" means a manufactured dwelling unit built upon a chassis, which may or may not
 190 be placed on a permanent foundation.

191 ~~WW.~~ "Modular home" means a structure or part of a structure capable of being transported from the
 192 place of fabrication to the site on which it is to be erected, where it is placed on a permanent
 193 foundation which, together with the assembled structure, meets all the provisions of the Uniform
 194 Building Code for dwelling units.

195 ~~XX.~~ "Motel" is a building or buildings, detached or in connected units, which are used for sleeping
 196 purposes, with individual toilet facilities, which may or may not have kitchen facilities, designed
 197 primarily for the accommodation of automobile travelers.

198 ~~YY.~~ "Multiple-family" or "multifamily" means a building containing two or more dwelling units.

199

200 **17.10.090, "N Definitions"**

201

202 ~~ZZ.~~ "Native vegetation" means vegetation comprised of plant species, other than noxious weeds,
 203 which are indigenous to the Pacific Northwest Puget Sound Region and which reasonably could
 204 have been expected to naturally occur on the site.

205 ~~AAA.~~ "Neighborhood retail" means pedestrian-oriented retail sales or service businesses limited in
 206 intensity, built in scale with and located to serve primarily the immediately surrounding
 207 neighborhood.

208 ~~BBB.~~ "Noxious weeds" means as defined in SMC [15.20.020](#).

209

210 **17.10.095, "O Definitions"**

211

212 "Owner" means any person who has at least 50 percent ownership in a property on which
 213 an accessory dwelling unit is located.

214

215 **17.10.100, "P Definitions"**

216

217 ~~CCC.~~ "Parcel" means a discrete quantity of land of any size which may be lawfully conveyed separately,
 218 which may or may not be subdivided or improved.

219 ~~DDD.~~ "Permeable pavement" means as defined in SMC [15.18.040](#).

220 ~~EEE.~~ "Permitted use" means any use authorized alone or in conjunction with any other use in a
 221 specified district.

222 ~~FFF.~~ "Premises" means any building, structure, lot, parcel or tract.

223 ~~GGG.~~ "Principal use" or "primary use" means the use for which a lot, structure or building, or the
 224 major portion thereof, is designed or actually employed.

225 "Principal unit" means the single-family housing unit, duplex, triplex, townhome, or other housing
 226 unit located on the same lot as an accessory dwelling unit.

227 ~~HHH.~~ "Professional services" means businesses that provide services of a professional nature to
 228 clients either on or off site. Professional services include, by way of illustration, advertising,
 229 architecture, landscape architecture, engineering, planning, law, medicine, dentistry, optometry,
 230 massage, chiropractic, accounting, and any similar type of business.

231

232 **17.10.105, "Q Definitions" (Reserved)**

233

234 **17.10.110, "R Definitions"**

235

236 ~~III.~~ "Rear yard" means the yard bordering the rear property line, which is the non-frontage lot line that
 237 connects side lot lines.

238 ~~HH~~. "Recreation space" means covered and uncovered space designed and intended for active or
 239 passive recreational activity, including but not limited to sports facilities, playgrounds, or wooded
 240 areas, and excluding driveways, parking areas and rockeries.

241 ~~KKK~~. "Retail outlet" means a location licensed by the State Liquor and Cannabis Board for the retail
 242 sale of useable marijuana and marijuana-infused products.

243 ~~LLL~~. "Retail sales" means businesses characterized by the sale of tangible goods directly to consumers.

244 ~~MMM~~. "Retail services" means businesses characterized by personal services to the general public
 245 that typically also have a retail component. Retail services include, by way of illustration, barber,
 246 beauty, or nail salons, shoe repair, photo shops, and copy shops. Retail services do not include
 247 the sales, servicing, repair, or storage of motor vehicles.

248

249 **17.10.115, "S Definitions"**

250

251 ~~NNN~~. "Setback" means the distance buildings, structures or uses must be removed from a lot line, and
 252 in the case of a building, is measured from a property boundary to a building's closest vertical
 253 wall.

254 ~~OOO~~. "Shell building" means a building intended to be divided into an unknown number of units.

255 ~~PPP~~. "Shelters for temporary placement" means housing units within the city that provide housing to
 256 persons on a temporary basis for a duration not to exceed four weeks.

257 "Short-term Rental" means a lodging use, that is not a hotel or motel or bed and breakfast, in
 258 which a dwelling unit, or portion thereof, is offered or provided to a guest by a short-term rental
 259 operator, for a fee, for fewer than 30 consecutive nights.

260 ~~QQQ~~. "Side yard" means the yard adjacent interior lot lines other than the rear lot line.

261 ~~RRR~~. "Significant tree" means any evergreen tree of at least 15 inches DBH, and any deciduous tree,
 262 other than red alder and cottonwood trees, at least 12 inches DBH. Red alder and cottonwood
 263 trees of any size are not considered significant trees.

264 ~~SSS~~. "Single-family" means a detached dwelling unit, other than a mobile home, containing one
 265 dwelling unit.

266 ~~TTT~~. "Special needs housing" means housing that is provided for persons and, where applicable, their
 267 dependents who, by virtue of disability or other personal factors, face impediments to
 268 independent living and who require special assistance and services in order to sustain appropriate
 269 housing on a permanent, long-term or transitional basis. Special needs housing includes shelters
 270 for temporary placement, transitional housing facilities and group homes, for up to six residents
 271 in care, that function as a single housekeeping unit and provide supportive services, including but
 272 not limited to counseling, rehabilitation and medical supervision.

273 ~~UUU~~. "Specialty light industrial/manufacturing" means a small-scale light industrial/manufacturing
 274 business under 10,000 square feet in total floor area whose products are of an art/craft or
 275 specialty food or beverage nature, which contains a storefront retail sales component which is
 276 open during normal retail business hours for the zoning district, and may provide an opportunity
 277 for customers or the general public to observe the product fabrication or manufacturing process.
 278 Specialty light industrial/manufacturing uses include, by way of illustration, microbreweries,
 279 coffee roasters, candy makers, and pottery, glassblowing and jewelry-making studios and any
 280 similar type of business.

281 ~~VVV~~. "Structure" means that which is built or constructed, including any piece of work artificially built
 282 up or composed of parts joined together in some definite manner and having a permanent
 283 location on the ground.

284

285

286 **17.10.120, “T Definitions”**

287

288 ~~WWW.~~ “Transitional housing facilities” means housing units within the city owned by public housing
 289 authorities, nonprofit organizations or other public interest groups that provide housing to
 290 persons on a temporary basis for a duration not to exceed 24 months in conjunction with job
 291 training, self-sufficiency training, and human services counseling; the purpose of which is to help
 292 persons make the transition from homelessness to placement in permanent housing.

293 ~~XXX.~~ “Two-track driveway” means as defined in Chapter [12.16](#) SMC.

294

295 **17.10.125, “U Definitions”**

296

297 ~~YYY.~~ “Use” means the nature of the occupancy, the type of activity, or the character and form of
 298 improvements to which land is devoted or may be devoted.

299 ~~ZZZ.~~ “Useable marijuana” means dried marijuana flowers. The term “useable marijuana” does not
 300 include marijuana-infused products.

301

302 **17.10.130, “V Definitions”**

303

304 ~~AAAA.~~ “Vegetated roof” means a pervious growing medium, plants, and a moisture barrier
 305 constructed on top of a conventional flat roof or a sloped roof.

306

307 **17.10.135, “W Definitions”**

308

309 ~~BBBB.~~ “Width,” when referring to the width of a lot, means the mean horizontal distance between
 310 the side lot lines.

311

312 **17.10.140, “X Definitions” (Reserved)**

313

314 **17.10.145, “Y Definitions”**

315

316 ~~CCCC.~~ “Yard” means the area between a lot line and a building or structure. (Ord. 1198 § 22 (Exh. D),
 317 2017; Ord. 1171 § 4, 2016; Ord. 1128 § 1, 2014; Ord. 1066 § 2, 2010; Ord. 980 § 1, 2005; Ord. 901
 318 § 1, 2002; Ord. 744 § 2, 1995).

319

320 **17.10.150, “Z Definitions” (Reserved)**

321

322 **Chapter 17.15 RESIDENTIAL DISTRICT REGULATIONS**

323

324 **17.15.040 Area, height, setback and miscellaneous provisions.**

325

326 **A. The following table indicates restrictions and regulations for minimum lot areas, setbacks, and**
 327 **building height for all residential structures permitted in the R-C, R-1, R-2 and R-3 residential districts:**

328

329

330

Table 1 – Area, Height, Setback and Miscellaneous Provisions

		R-C	R-1-10	R-1-7.5	R-1-4	R-2	R-3
1.	Minimum lot area – square feet (sf)	20,000 ¹	10,000 ⁵	7,500 ⁵	4,000 ⁵	6,000 ⁸	6,000
2.	Minimum lot area per dwelling – sf ²	5 acres	10,000	7,500	4,000	NA	NA
3.	Maximum density – dwelling units/acre ⁷	NA	NA	NA	NA	25	30
4.	Minimum front yard setback for all principal buildings ⁴	25 ft.	25 ft.	20 ft.	15 ft.	10 ft.	0 ft.
5.	Minimum front yard setback for porches for principal buildings ⁴	15 ft.	15 ft.	13 ft.	8 ft.	7 ft. ⁴	7 ft. ⁴
6.	Minimum setback for all principal buildings and uses on a corner lot and building face which does not contain the main entry ⁴	25 ft.	20 ft.	15 ft.	12 ft.	10 ft.	10 ft.
7.	Minimum rear yard setback for all permitted principal buildings and uses ⁴	20 ft.	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.
8.	Minimum rear yard setback for all accessory buildings and uses ⁴	10 ft.	10 ft.	3 ft.	3 ft.	3 ft.	3 ft.
9.	Minimum side yard setback for all permitted principal buildings and uses ⁴	10 ft.	10 ft.	5 ft.	5 ft.	5 ft. ⁶	5 ft. ⁶
10.	Maximum side yard setback for all accessory uses ⁴	5 ft.	5 ft.	3 ft.	3 ft.	3 ft.	3 ft.
11.	Maximum height for all permitted principal structures and accessory dwelling units ^{3,4}	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
12.	Maximum height for all permitted principal structures on lots 40 feet in width or less ^{3,4}	NA	30 ft.	30 ft.	30 ft.	35 ft.	35 ft.
13.	Minimum width of lot	100 ft.	70 ft.	60 ft.	40 ft.	40 ft. ⁹	40 ft.
14.	Minimum width of lot with alley access	100 ft.	60 ft.	50 ft.	40 ft.	30 ft. ⁹	40 ft.

331

332 ¹ The minimum lot area is less than the minimum lot area per dwelling to allow for the clustering of lots
333 when developed together on a larger property.

334 ² Minimum lot area does not apply to accessory dwelling units.

335 ³ Church spires, church towers, flagpoles, antennas, and fire towers of a safe height may be permitted
336 as a conditional use.

337 ⁴ See subsection D of this section. See SMC [17.15.055](#) for additional setback requirements for the R-2
338 district.

339 ⁵ See subsections F and G of this section.

340 ⁶ See subsection B of this section.

341 ⁷ Based on unconstrained, developable area. Applies to development of duplex, triplex, quadruplex or
342 attached single-family units only. Accessory dwelling units shall not count toward maximum density.

343 ⁸ Applies to subdivision for single-family detached lots only.

344 ⁹ 30 ft. minimum required for development, but subdivisions allowed to create fee simple townhouse
 345 lots smaller than this minimum.

346

347 17.32.070 Site Design

348

349 F. Accessory Dwelling Units.

350 1. Intent.

351 a. To encourage the development of accessory dwelling units (ADUs) in residential.

352

353 2. ADU Location and Design.

354 ~~a. ADUs may be set back five feet from the alley right-of-way and may be set back three feet~~
 355 ~~from the side and rear yard as an accessory use.~~

356 ~~b. ADUs must otherwise comply with the design requirements of this chapter, and other~~
 357 ~~governing chapters including SMC 17.55.070, Accessory dwelling units. (Ord. 1172 § 2, 2016).~~

358 a. ADUs shall comply with the design requirements of this chapter as they pertain to the
 359 principal unit on a parcel, but no additional restrictions exceeding those required for the
 360 principal dwelling unit shall be required.

361

362 Chapter 17.55.070 Accessory Dwelling Units (ADUs)

363

364 Accessory dwelling units (ADUs), when permitted as an allowable use, shall be subject to the following
 365 standards and criteria:

366

367 A. ~~Only one~~ Up to two (2) accessory dwelling units shall be ~~created~~ permitted per lot in single-family
 368 residential zones.

369

370 B. An accessory dwelling unit may be constructed within either an existing or a new single-family
 371 residence (principal dwelling unit).

372

373 C. The accessory dwelling unit or units may be attached to, or detached from, the principal unit.

374

375 ~~D. Any additions to the principal unit, or a new detached accessory unit, shall not exceed the allowable~~
 376 ~~lot coverage or encroach into the existing setbacks.~~

377

378 ~~E. Either the primary residence or the accessory dwelling unit shall be owner occupied. An application~~
 379 ~~for a certificate of zoning compliance for an accessory dwelling unit shall include a letter from the~~
 380 ~~owner(s) stating that the owner(s) shall occupy one of the dwelling units on the premises, except~~
 381 ~~for bona fide temporary absences for up to four months out of each year.~~

382

383 ~~D. F.~~ The accessory dwelling unit shall not be larger than ~~40 percent of the lot area or 600~~ 1000 square
 384 feet of gross floor area. ~~whichever is smaller and shall have no more than one bedroom.~~

385

386 ~~F. One off-street parking space, in addition to that which is required for the underlying zone, shall be~~
 387 ~~provided. Parking spaces include garages, carports, driveways or other off-street areas reserved~~
 388 ~~for vehicles.~~

389 E. If the parcel is within one half mile of a major transit stop, or is less than 6000 square feet in size,
 390 then off-street parking for the ADU is not required.

391

392 F. No more than two off-street parking spaces per unit shall be required as a condition of permitting
 393 development of ADUs on parcels greater than 6,000 square feet.

394

- 395 G. ADUs shall comply with the design requirements of this Code as they pertain to the principal
396 dwelling unit on a parcel, but no additional restrictions exceeding those required for the principal
397 dwelling unit shall be required
398
- 399 ~~H. The accessory dwelling unit shall be designed so that, to the degree reasonably feasible, the~~
400 ~~appearance of the principal unit and lot remain that of a single-family residence.~~
401
- 402 H. †. The design and size of the accessory dwelling unit shall conform to the building, plumbing,
403 electrical, mechanical, fire, health and any other applicable codes. When there are practical
404 difficulties involved in carrying out the provisions of this section, the building official may grant
405 modifications for individual cases.
406
- 407 I. The living space of all accessory dwelling units established in the floodplain shall be elevated to
408 one foot above the 100-year flood elevation. (Ord. 1198 § 22 (Exh. D), 2017; Ord. 744 § 2, 1995).
409

SMC	Existing Code	New Regulation – HB 1337	Consistent
17.32.070(F)(2)	<p>ADU Location and Design.</p> <p>a. ADUs may be set back five feet from the alley right-of-way and may be set back three feet from the side and rear yard as an accessory use.</p> <p>b. ADUs must otherwise comply with the design requirements of this chapter, and other governing chapters including SMC 17.55.070, Accessory dwelling units.</p>	<p>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.</p>	<p><input checked="" type="checkbox"/></p>
17.55.070(A)	<p>Only one accessory dwelling shall be created per lot in single-family zones.</p>	<p>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.</p>	
17.10.020	<p>No definition for principal Unit</p>	<p>Definitions, Principal Unit.</p>	
17.55.070(D)	<p>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.</p>	<p>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.</p>	<p><input checked="" type="checkbox"/></p>
17.55.070(E)	<p>Either the primary residence or the accessory dwelling unit shall be owner occupied.</p>	<p>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.</p>	

SMC	Existing Code	New Regulation – HB 1337	Consistent
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"/>
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.	

SMC	Existing Code	New Regulation – HB 1337	Consistent
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"/>



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MEMORANDUM

To: Planning Commission
From: David Goodman, Senior Planner
Date: July 17, 2023
Subject: Comprehensive Plan – Land Use Element Policy Review

Background

The Washington Growth Management Act (GMA) requires King County and cities within King County to update their comprehensive plans on or before December 31, 2024. The land use chapter (sometimes referred to as an “element”) is the core of the Comprehensive Plan and must incorporate updated growth targets and show how the City is planning to grow and change over the planning horizon of 20 years.

Analysis

The City’s existing land use element includes policies in to eight different focus areas. On July 17, staff will present draft policies from the Urban Growth Area, Annexation Proposals, Annexation Implementation Plan, and Floodplain Land Use sections for the Planning Commission to review and discuss. At future meetings, staff will present revised policies from the Balanced, Healthy Development Pattern, Residential Land Use, Commercial and Industrial Land Use, and Institutional and Utilities Land Use, and policies currently in other elements of the Comprehensive Plan that are better suited to the Land Use element.

The goal of these revisions is to improve clarity, remove duplicative language, update terminology, and reflect recent changes to the Growth Management Act and other laws. Existing policies that are regulatory in nature (for example, those that include specific requirements for annexation proposals) have been recommended to be added to the Snoqualmie Municipal Code as a future implementation action.

#	Text	Related Existing Policy
Implementation Action-1	<p>Move policies 7.7.1 - 7.7.6 regarding Annexation Criteria to the Snoqualmie Municipal code, including:</p> <ul style="list-style-type: none"> • Are consistent with the Comprehensive Plan • Will logically extend or make more uniform City boundaries for more unified area-wide planning • Show that there are adequate municipal services exist to serve the area, or include a reasonable service plan • Make providing public services geographically and economically feasible • Include a proposed land use plan and transportation study; • Would benefit the City by increasing employment opportunities, improving road connections, diversifying housing choices, or offering unique park or open space opportunities. • Includes established subdivisions. 	7.7.1 - 7.7.6

#	Text	Related Existing Policy
Implementation Action-2	<p>Move policies 7.8.1 - 7.8.8 regarding required features of Annexation Implementation Plans to Snoqualmie Municipal Code, including:</p> <ul style="list-style-type: none"> • Proposed land uses and primary road network and connections • Primary sewer, water, and stormwater utility systems, and whether the annexation requires an update to the City’s current Comprehensive Water, Sanitary Sewer, and Storm Drainage Plans. • Provision for amendment in response to environmental review, changes over time in housing and employment needs, neighboring land uses, and evolving City and King County policies. • Buffers to adjacent rural and resource areas from more intensive land uses, where applicable. • A required study of all applicable sensitive areas. • Requirement that all development approvals conform substantially to the annexation implementation plan • Requirement that in the Mixed Use Zone, an approved mixed use final plan will be the controlling document for subsequent property development approvals. • Option for granting exceptions to annexation implementation plan requirements for annexations intended to provide facilities to serve the public health and safety needs of residents of the City and its urban growth area. • Allow for a deferral of the Annexation Implementation Plan when that the terms associated with such deferral are established in a pre-annexation agreement approved by City Council and executed by all affected parties. • A legally binding commitment to provide as part of development, or to fairly and equitably share on a pro-rata basis, the cost of future needs, including parks and open space, schools, fire protection services, and roads. 	7.8.1 - 7.8.8
Annexation-1	Enter into interlocal agreements with King County for annexations when feasible, including the application of contingent zoning to potential annexation areas.	New

Proposed Implementation Actions and Policies

#	Text	Related Existing Policy
Annexation-2	Annexations should be reflective of the community's vision for growth, diversify the City's tax base, increase sales tax revenue, and be servable by public water and sewer, as well as the transportation network, including consideration of public transit.	7.1.3
Floodplain-1	Within the floodplain, allow for infill and redevelopment in residential zones featuring a range of housing options, including Accessory Dwelling Units, within walking distance of the historic downtown commercial core.	7.3.1, 7.3.2
Floodplain-2	Protect development from flood hazards through the application of residential lot coverage and impervious surface standards.	7.3.3
Floodplain-3	Support commercial uses compatible in scale and character to existing single-family uses in residentially-zoned districts within the floodway.	7.3.4
Floodplain-4	Work with governmental agencies to acquire high risk, chronically affected and repetitive loss riverfront properties within the floodway .	7.3.5
Floodplain-5	Continue to participate in the FEMA Flood Insurance Program and Community Rating System, and implement measures to improve the City’s flood insurance rating to benefit floodplain property owners.	7.3.7
Floodplain-6	Support programs that address potential displacement of commercial uses in the floodway.	New proposed policy based on recommendations of HSP/Middle Housing Analysis.

Proposed Implementation Actions and Policies

#	Text	Related Existing Policy
Growth Area-1	Present docket items addressing Urban Growth Area adjustments to accommodate uses needed to serve the community.	7.1.5
Land Capacity-1	Regularly evaluate the supply of vacant land and land suitable for re-development.	7.1.2

Existing Urban Growth Area and Annexation Policies

Existing Section	Existing Policy #	Text	Action
Urban Growth Area	7.1.1	Maintain a sufficient supply of suitable land in the applicable land use designations within the City and urban growth area to ensure residential development capacity meets or exceeds the City’s twenty-year housing projections.	Remove
Urban Growth Area	7.1.2	Regularly evaluate the supply and suitability of vacant and re-developable land in the City’s Urban Growth Area for capacity to accommodate the full range of urban land uses needed to support projected growth in the City and surrounding rural area, including medical, governmental, institutional, commercial, service, retail and other non-residential uses as appropriate.	Revise
Urban Growth Area	7.1.3	Assess the adequacy of the designated Urban Growth Area for non-residential uses through policies addressing topics including but not limited to: community vision for a self-contained community meeting most resident needs locally; a diverse tax base not excessively dependent on property tax revenue; the ability to provide public services at adopted levels of service; and the impact of sales taxes lost to other communities due to the lack of an adequate land base.	Revise
Urban Growth Area	7.1.4	Consider accessibility to major transportation corridors in determining the location of proposed additions to the Urban Growth Area, or the feasibility of providing such access through new publicly or privately constructed transportation facilities.	Remove
Urban Growth Area	7.1.5	Present docket items for the King County Comprehensive Plan update cycles addressing Urban Growth Area adjustments based on the existing designated Urban Growth Area capacity to accommodate the full range of urban uses needed to serve the community, in accordance with the City Comprehensive Plan.	Revise
Annexation Proposals	7.7.1	Require annexation proposals to be consistent with the Comprehensive Plan, and to meet all of the following criteria:	Implementation Item

Existing Section	Existing Policy #	Text	Action
Annexation Proposals	7.7.1.A	The annexation will logically extend City boundaries for more unified area-wide planning, or make existing City boundaries more uniform by eliminating irregular boundary lines and unincorporated islands of land;	Implementation Item
Annexation Proposals	7.7.1.B	Adequate municipal services exist to serve the area, or a reasonable service plan, including funding, is in place;	Implementation Item
Annexation Proposals	7.7.1.C	The proposed annexation boundaries make providing public services geographically and economically feasible;	Implementation Item
Annexation Proposals	7.7.1.D	The proposal includes a proposed land use plan and transportation study;	Implementation Item
Annexation Proposals	7.7.1.E	The proposal includes a legally binding commitment to provide as part of development, or to fairly and equitably share on a pro-rata basis, the cost of future public and institutional needs such as: parks and open space, schools, fire protection services, roads, utilities and public facilities.	Implementation Item
Annexation Proposals	7.7.2	When in the public interest, consider annexation proposals when required for municipal facilities or public utilities, they will provide municipal services necessary for public health and safety, or to include property in common ownership that is partially within corporate limits and annexation is desired by the owner.	Implementation Item
Annexation Proposals	7.7.3	Consider annexation proposals when it would benefit the City, such as allowing for development of employment uses providing family wage jobs; improving circulation through new road connections; providing for increased housing choices; or offering unique park or open space opportunities.	Implementation Item
Annexation Proposals	7.7.4	Prior to annexation, require the preparation and approval by City Council of an Annexation Implementation Plan for all, or an appropriate portion, of the applicable planning subarea to serve as a general land use and policy guide for annexation area development.	Implementation Item

Existing Section	Existing Policy #	Text	Action
Annexation Proposals	7.7.5	Prior to annexation, require the preparation of a pre-annexation zoning regulation, pursuant to the provisions of RCW 35A.14.330 and 340 that is consistent with the comprehensive plan land use designation for the property.	Implementation Item
Annexation Proposals	7.7.6	Ensure annexation of individual properties conform substantially to the policies of the approved annexation implementation plan, and the applicable policies of the comprehensive plan.	Implementation Item
Annexation Implementation Plans	7.8.1	Require an annexation implementation plan to portray, at a minimum, proposed land uses; primary road network and connections; and primary utility systems, including locations for sewer mains and lift stations, major storm water facilities, water mains, pump stations and reservoirs.	Implementation Item
Annexation Implementation Plans	7.8.2	Require the annexation implementation plan include a review of the City's current Comprehensive Water, Sanitary Sewer, and Storm Drainage Plans, and include provision for any required updates to those plans.	Implementation Item
Annexation Implementation Plans	7.8.3	Allow that annexation implementation plans may be amended in the review process of more specific final plans based on environmental review, in response to changes over time in housing and employment needs, neighboring land uses and evolving City and King County policies.	Implementation Item
Annexation Implementation Plans	7.8.4	Require all development approvals to conform substantially to the annexation implementation plan. An approved mixed use final plan will be the controlling document for subsequent property development approvals in the Mixed Use Zone.	Implementation Item
Annexation Implementation Plans	7.8.5	Where the area proposed for annexation abuts designated King County rural or resource areas, require the land use plan to include buffers to adjacent rural and resource areas from more intensive land uses.	Implementation Item

Existing Section	Existing Policy #	Text	Action
Annexation Implementation Plans	7.8.6	When the proposed annexation area contains sensitive areas, require the annexation implementation plan to include a study of all applicable sensitive areas.	Implementation Item
Annexation Implementation Plans	7.8.7	Consider granting exceptions to annexation implementation plan requirements for annexations of a public health and safety nature, or providing facilities to serve residents of the City and its urban growth area.	Implementation Item
Annexation Implementation Plans	7.8.8	When a proposed annexation is not accompanied by a development proposal allowing for meaningful consideration of required Annexation Implementation Plan topics, consider deferring Annexation Implementation Plan preparation until after annexation, provided that the terms associated with such deferral are established in a pre-annexation agreement approved by City Council and executed by all affected parties.	Implementation Item
Annexation Implementation Plans	7.8.9	Require Mill, Snoqualmie Hills, and Snoqualmie Falls Planning Area annexation implementation plans to implement the requirements of specific Planning Areas as articulated in Table 1.3.	Remove

Existing Floodplain Land Use Policies

Existing Section	Existing Policy #	Text	Keep / Revise / Move / Combine / Remove
Floodplain Land Use	7.3.1	Limit creation of new single family residential lots in the floodplain to low density where roads and services are adjacent, but allow for small lot infill and redevelopment with attached townhomes and residential units above commercial uses in the floodplain where such uses can be served by alleys and are within walking distance of the historic downtown commercial core.	Revise
Floodplain Land Use	7.3.2	Encourage a range of housing options and settings by allowing for creation of new lots in the floodplain through subdivisions with various low density lot sizes as appropriate, depending on existing infrastructure, development pattern and proximity to the downtown core.	Revise
Floodplain Land Use	7.3.3	Help protect development from flood hazards through residential lot coverage standards and impervious surface standards for different land use designations.	Revise
Floodplain Land Use	7.3.4	Use the Floodway Overlay District (SMC 17.40) for residentially-zoned districts within the 100-year floodway to provide opportunity for commercial uses compatible in scale, character and impacts to existing single-family uses.	Revise
Floodplain Land Use	7.3.5	Work with the King County Flood Control District to target high risk, chronically affected and repetitive loss riverfront properties within the floodway for eventual acquisition.	Revise
Floodplain Land Use	7.3.6	Do not permit the construction of critical facilities or heavy industrial uses within the floodplain unless there is no feasible alternative. Require critical facilities permitted within the floodplain to be elevated or floodproofed consistent with FEMA technical guidance.	Remove

Existing Floodplain Land Use Policies

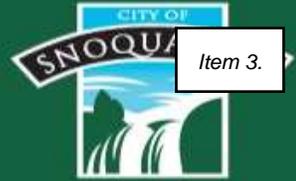
Item 3.

Existing Section	Existing Policy #	Text	Keep / Revise / Move / Combine / Remove
Floodplain Land Use	7.3.7	Continue to participate in the FEMA Flood Insurance Program and Community Rating System, and implement measures to improve the City’s flood insurance rating to benefit floodplain property owners.	Keep
Floodplain Land Use	7.3.8	Require the first floor of new residential construction and construction involving substantial improvements to existing residential structures to be elevated to at least three feet above the base flood elevation.	Remove

General Approach

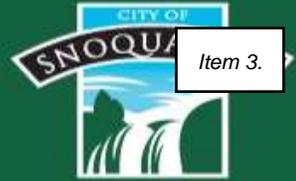
- Remove duplicative policies
- Combine policies where possible to improve clarity
- Update policy language consistent with changes to Countywide Planning Policies and state law
- Existing policies that are regulatory in nature (for example, specific requirements for annexation proposals) moved to municipal code

Draft Land Use Policies: Annexations



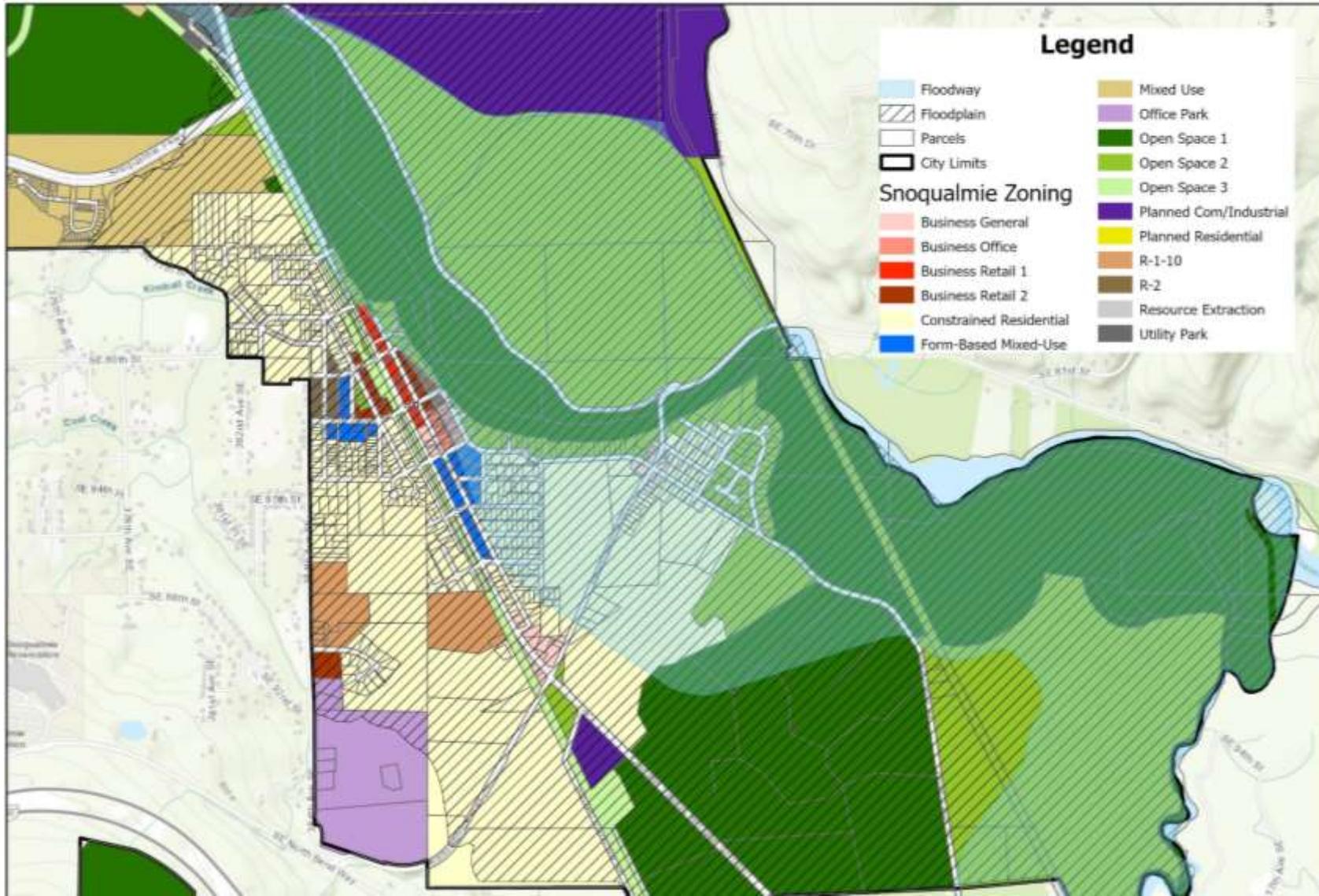
1. Enter into interlocal agreements with King County for annexations when feasible, including the application of contingent zoning to potential annexation areas.
2. Annexations should be reflective of the community's vision for growth, diversify the City's tax base, increase sales tax revenue, and be servable by public water and sewer, as well as the transportation network, including consideration of public transit.

Draft Land Use Policies: Urban Growth Area / Land Capacity



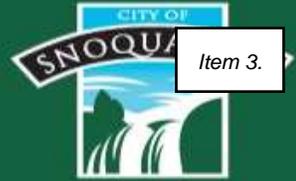
1. Present docket items addressing Urban Growth Area adjustments to accommodate uses needed to serve the community.
2. Regularly evaluate the supply of vacant land and land suitable for re-development.

Draft Land Use Policies: Floodplain



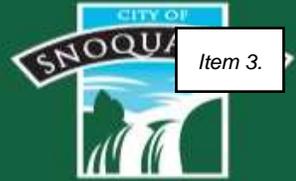
General note: policy on “critical facilities and heavy industrial use” removed. Heavy industrial is not allowed anywhere in the floodplain currently, and critical facilities will be covered in the meeting.

Draft Land Use Policies: Floodplain



1. Within the floodplain, allow for infill and redevelopment in residential zones featuring a range of housing options, including Accessory Dwelling Units, within walking distance of the historic downtown commercial core.
2. Protect development from flood hazards through the application of residential lot coverage and impervious surface standards.
3. Support commercial uses compatible in scale and character to existing single-family uses in residentially-zoned districts within the floodway.

Draft Land Use Policies: Floodplain (cont.)



4. Work with governmental agencies to acquire high risk, chronically affected and repetitive loss riverfront properties within the floodway.
5. Continue to participate in the FEMA Flood Insurance Program and Community Rating System, and implement measures to improve the City's flood insurance rating to benefit floodplain property owners.
6. Support programs that address potential displacement of commercial uses in the floodway.

Agenda Items	2023										
	17-Jul	7-Aug	21-Aug	5-Sep	18-Sep	2-Oct	23-Oct	6-Nov	20-Nov	4-Dec	18-Dec
Comprehensive Plan Review											
Housing											
Land Use	Land Use Goals and Policies	Land Use Goals and Policies									
Environment				Introduction Environment / Climate Change							
Transportation											
Community Character											
Parks and Open Space											
Economic Development			Economic Development Goals and Polices								
Design Review / Historic Design Review											
Training		Historic Preservation									
Other Staff/Chair comments items											
Code Amendments	Accessory Dwelling Units	Accessory Dwelling Units				Center Blvd Retail Waivers					

Key

Public Hearing

Discussion

Action