



PLANNING COMMISSION REGULAR HYBRID MEETING

Monday, August 07, 2023, at 7:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMISSIONERS

Chair: Luke Marusiak

Vice Chair: Andre Testman

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

Join by Telephone at 7:00 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 7:00 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.

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

CALL TO ORDER & ROLL CALL

AGENDA APPROVAL

PUBLIC COMMENTS

1. Public Hearing- ADU Code Amendments

COUNCIL LIAISON REPORT

MINUTES

- [2.](#) Approval of the minutes dated:

June 20, 2023

July 17, 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.

[3.](#) ADU Code Updates

[4.](#) Comp Plan- Land Use Element Draft Policies

OTHER BUSINESS

Items of Planning Commissioner Interest

Upcoming Schedule

[5.](#) Future Agenda List

[6.](#) Work Program

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, Michael Krohn, Chris Alef, Steve Smith.

Darrell Lambert and Andre Testman were excused.

Commissioners Neeraj Mathur was unexcused.

Councilmember Jo Johnson was also present.

City Staff:

Emily Artech, 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 June 5, 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.



PLANNING COMMISSION MINUTES

REGULAR HYBRID MEETING

July 17, 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, Michael Krohn, Chris Alef, Steve Smith, and Darrell Lambert were present.

Andre Testman was excused.

Commissioners Neeraj Mathur was unexcused.

Councilmember Jo Johnson was absent.

City Staff:

Emily Arteche, Community Development Director; Jonathan Kesler, Senior Planner; David Goodman, Senior Planner.

AGENDA APPROVAL

Agenda amended to move ADU hearing to August 7th. Agenda with amendments approved unanimously.

MINUTES

June 20th minutes will be approved at another date.

COUNCIL LIASION UPDATE

No update.

HISTORIC DESIGN REVIEW BOARD

No review.

LEGISLATIVE/POLICY ITEMS/ REGULATIONS

Accessory Dwelling Units

Staff briefly overviewed HB 1337 and showed the commission code adjustments. Updates include definition organization and new definitions added. The bulk of the code changes are proposed to go under SMC 17.55.070. Commission asked technical questions involving the ROA and pointed out important edits.

Comprehensive Plan- Land Use

Staff consultants presented draft goals and policies for the Land Use Element of the Comprehensive Plan. The topics covered in this meeting included annexations, the Urban Growth Area and land capacity, as well as floodplain policies.

OTHER BUSINESS

Planning Commission Meeting Start Time

Start time to be moved to 7:00pm.

MOTION by Chair Marusiak; **SECONDED** by Commissioner Smith to move the start time of meetings to 7:00pm.

Motion passed unanimously.

Planning Commission Interest

Parkway road improvements
Upcoming permits
Model Train Museum

Upcoming Schedule

Future Agenda List
Work Program

The next meeting will be on Monday July 7, 2023.

ADJOURNMENT

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

The meeting adjourned at 8:26 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.



Community Development Department

Item 3.

Emily Arteche, AICP, Director
38624 SE River St. | P.O. Box 987
Snoqualmie, Washington 98065
(425) 888-5337 | earteche@snoqualmiewa.gov

MEMORANDUM

To: Planning Commission
From: Jonathan Kesler, AICP, Senior Planner
Date: August 7, 2023
Subject: Public Hearing - Accessory Dwelling Units (ADUs) Changes to the Development Regulations

Changes to state law will 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 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 August 7, 2023, Community Development (CD) Committee review on August 21, 2023; then first Public Hearing, tentatively scheduled for the City Council meeting of September 11, 2023.

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

Accessory Dwelling Units (ADUs) Updates to the Snoqualmie Municipal Code

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 document).

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”.

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.

17.10.020 Definitions.

17.10.025, "A Definitions"

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

17.10.030, "B Definitions"

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

17.10.035, "C Definitions"

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

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

17.10.040, "D Definitions"

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

17.10.045, "E Definitions"

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

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)

17.10.080, "L Definitions"

- ~~KK~~. "Light industrial/manufacturing" means establishments engaged in the mechanical or chemical transformation of materials, substances or components into new products, when such processing is carried on indoors, produces minimal environmental disturbances including but not limited to noise, dust, smoke, fumes, vibration or glare, does not involve the use, storage, production, transport or discharge of polluting or hazardous wastes or byproducts, and does not involve outdoor storage of materials or products.
- ~~LL~~. "Lot" means a fractional part of subdivided lands having fixed boundaries and includes tracts or parcels.
- ~~MM~~. "Lot lines" means the property boundaries of a lot.
- ~~NN~~. "Low impact development (LID)" means as defined in SMC [15.18.040](#).
- ~~OO~~. "Low impact development best management practices (LID BMPs)" means as defined in SMC [15.18.040](#).

17.10.085, "M Definitions"

1. "Major transit stop" means:
 - (a) A stop on a high-capacity transportation system funded or expanded under the provisions of Chapter 81.104 RCW;
 - (b) Commuter rail stops;
 - (c) Stops on rail or fixed guideway systems, including transitways;
 - (d) Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or
 - (e) Stops for a bus or other transit mode providing actual fixed route service at intervals of at least fifteen minutes for at least five hours during the peak hours of operation on weekdays.
- ~~PP~~. "Manufactured home" means a building or portion of a building, designed for long-term residential use, manufactured off site, transported whole or in portions to a lot.
- ~~QQ~~. "Marijuana" or "cannabis" means all parts of the plant Cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. The term does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination.
- ~~RR~~. "Marijuana-infused products" means products that contain marijuana or marijuana extracts and are intended for human use. The term "marijuana-infused products" does not include useable marijuana.
- ~~SS~~. "Marijuana processor" means a person licensed by the State Liquor and Cannabis Board to process marijuana into useable marijuana and marijuana-infused products, package and label useable marijuana and marijuana-infused products for sale in retail outlets, and sell useable marijuana and marijuana-infused products at wholesale to marijuana retailers.
- ~~TT~~. "Marijuana producer" means a person licensed by the State Liquor and Cannabis Board to produce and sell marijuana at wholesale to marijuana processors and other marijuana producers.
- ~~UU~~. "Marijuana retailer" means a person licensed by the State Liquor and Cannabis Board to sell useable marijuana and marijuana-infused products in a retail outlet.
- ~~VV~~. "Mobile home" means a manufactured dwelling unit built upon a chassis, which may or may not be placed on a permanent foundation.

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

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

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

17.10.090, "N Definitions"

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

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

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

17.10.095, "O Definitions"

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

17.10.100, "P Definitions"

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

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

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

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

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

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

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

17.10.105, "Q Definitions" (Reserved)

17.10.110, "R Definitions"

~~III.~~ "Rear yard" means the yard bordering the rear property line, which is the non-frontage lot line that 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 **17.10.115, "S Definitions"**

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.

17.10.120, “T Definitions”

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

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

17.10.125, “U Definitions”

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

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

17.10.130, “V Definitions”

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

17.10.135, “W Definitions”

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

17.10.140, “X Definitions” (Reserved)

17.10.145, “Y Definitions”

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

17.10.150, “Z Definitions” (Reserved)

Chapter 17.15 RESIDENTIAL DISTRICT REGULATIONS

Chapter 17.15.040 Residential District Regulations

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

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 ^{3, 4, 10}	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.

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

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

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

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

⁵ See subsections F and G of this section.

⁶ See subsection B of this section.

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

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

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

10. ADU height limits shall not be less than twenty-four feet (24') in any residential zone, unless the height limitation that applies to the principal unit is less than 24 feet, in which case the roof height limitation on accessory dwelling units is equal to the roof height limitation that apply to the principal unit.

Section 17.32.070, Site Design

F. Accessory Dwelling Units.

1. Intent.

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

2. ADU Location and Design.

~~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.~~

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

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

Chapter 17.55.070 Accessory Dwelling Units (ADUs)

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

- A. ~~Only one~~ Up to two (2) accessory dwelling units shall be ~~created~~ permitted per lot in single-family residential zones.
- B. An accessory dwelling unit may be constructed within either an existing or a new single-family residence (principal dwelling unit).
- C. The accessory dwelling unit or units may be attached to, or detached from, the principal unit.
- ~~D. 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.~~
- ~~E. Either the primary residence or the accessory dwelling unit shall be owner occupied. An application for a certificate of zoning compliance for an accessory dwelling unit shall include a letter from the owner(s) stating that the owner(s) shall occupy one of the dwelling units on the premises, except for bona fide temporary absences for up to four months out of each year.~~
- ~~F. The accessory dwelling unit shall not be larger than 40 percent of the lot area or 600 1000 square feet of gross floor area. whichever is smaller and shall have no more than one bedroom.~~
- ~~F. One off street parking space, in addition to that which is required for the underlying zone, shall be provided. Parking spaces include garages, carports, driveways or other off street areas reserved for vehicles.~~
- E. If the parcel is within one half mile of a major transit stop, or is less that 6000 square feet in size, then off-street parking for the ADU is not required.

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- F. No more than two off-street parking spaces per unit shall be required as a condition of permitting development of ADUs on parcels greater than 6,000 square feet.
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- G. ADUs shall comply with the design requirements of this Code as they pertain to the principal dwelling unit on a parcel, but no additional restrictions exceeding those required for the principal dwelling unit shall be required
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- ~~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.~~
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- H. ~~I.~~ The design and size of the accessory dwelling unit shall conform to the building, plumbing, electrical, mechanical, fire, health and any other applicable codes. When there are practical difficulties involved in carrying out the provisions of this section, the building official may grant modifications for individual cases.
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- I. The living space of all accessory dwelling units established in the floodplain shall be elevated to one foot above the 100-year flood elevation. (Ord. 1198 § 22 (Exh. D), 2017; Ord. 744 § 2, 1995).

SMC	Existing Code	New Regulation – HB 1337	Consistent
17.32.070(F)(2)	ADU Location and Design. 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. b. ADUs must otherwise comply with the design requirements of this chapter, and other governing chapters including SMC 17.55.070 , Accessory dwelling units.	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(A)	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 in the following configurations.	
17.10.020	No definition for principal Unit	Definitions, Principal Unit.	
17.55.070(D)	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.	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(E)	Either the primary residence or the accessory dwelling unit shall be owner occupied.	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.	

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: August 7, 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 presented 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. On August 7, 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 as well as Historic and Cultural Resources and Design Character and Quality.

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.

Draft Land Use Policies



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

Responses to questions – July 17 meeting



- Your packet includes a fact sheet that MRSC produced on annexation methods, including the interlocal agreement method created by the Legislature in 2020 (p. 9-11)
- Snoqualmie Tribe provided some comments on floodplain and annexation UGA policies (next slide)

Previously presented policies revised based on Tribal feedback



- Within the floodplain, but outside the floodway, 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.
- Work with governmental agencies to acquire riverfront properties within the floodway and to naturalize them in order to allow for incorporation into a resilient river corridor.

Draft Land Use Policies: Development Patterns



- Promote a range of uses that help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity.
- Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other.
- Consider appropriate land use designations and zoning districts for undeveloped land that implement the goals and policies of this plan.
- Commercial nodes, including historic downtown Snoqualmie, Better Way SE, Mill Street, and Center Boulevard, should feature commercial, civic, cultural, residential and recreational uses within walking distance of one another.

Draft Land Use Policies: Development Patterns (cont.)



- Support the transformation of underutilized lands into viable uses that support the needs of the community.
- Ensure that land regulations promote a healthy and safe built environment.
- Promote appropriate infill redevelopment that maintains or enhances neighborhood character.

Draft Land Use Policies: Specific Land Uses



- Allow and encourage a range of housing types and price ranges that are affordable to all economic segments of the City and make it possible for people to live and work in Snoqualmie.
- Allow for sufficient service, hospitality, and office uses in retail-focused areas.
- Promote neighborhood-scale retail and service businesses within mixed-use developments.
- Allow institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas.

Draft Land Use Policies: Specific Land Uses (cont.)



- Ensure the impacts to surrounding areas from Essential Public Facilities are appropriately mitigated.
- Allow power generation facilities, sewage and water treatment plants, other public or private utilities, parks and open space uses, and other accessory commercial uses in areas designated Utility Park.
- Provide sufficient areas with appropriate zoning to provide the full continuum of goods and services needed to serve the local population.

Draft Land Use Policies: Regional Planning



- Support inclusive community planning that identifies the needs of diverse communities, protects cultural resources, and embraces cohesion in the face of change.
- Evaluate areas for potential residential and commercial displacement and use a range of strategies to mitigate displacement impacts.
- As applicable, limit incompatible uses adjacent to Tribal reservation lands.

Draft Land Use Policies: Design Character and Quality



- Strive to maintain existing view corridors, including the Snoqualmie River and other natural features, while minimizing sensitive areas impacts.
- Protect the scenic nature of the I-90 corridor and the upper Snoqualmie Valley through partnerships like the Mountains to Sound Greenway Trust.
- Maintain the City's federally-recognized historic preservation program for the downtown and Meadowbrook commercial districts and ensure site and building changes are consistent with historic character through appropriate design standards and other regulations.
- Support historic design review through the Snoqualmie Historic Design Review Board and/or in partnership with the Snoqualmie Landmarks and Heritage Commission.
- Consider appropriate lighting standards that minimize light pollution without impacts to public safety.

Draft Land Use Policies: Historic and Cultural Resources



- Work individually and cooperatively to identify and evaluate important aspects of historical and cultural heritage and adopt appropriate regulations or other strategies to protect these resources.
- Support the preservation of Snoqualmie Valley history, facilities, and culture by working with and supporting the efforts of heritage organizations, agencies, and tribes.
- Consider local heritage when naming City streets and facilities.

Draft Land Use Policies: Historic and Cultural Resources (cont.)



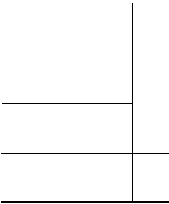
- Maintain an inter-local agreement with King County for historic preservation assistance and inventory as well as landmark designation purposes.
- Work with property owners and developers to implement adaptive reuse strategies that preserve the character and viability of the city's historic sites, buildings, districts, landscape features, murals, and neighborhoods.
- Pursue grants and technical assistance as available to assist property owners with the preservation and rehabilitation of storefronts and buildings in the historic districts to preserve and restore their historic appearance and economic viability.

Draft Planning Commission Schedule

Task Name	2022				
	3-Oct	17-Oct	7-Nov	21-Nov	5-Dec
Comprehensive Plan Review				Introduction	
Housing			HNA presentation FCS Group		HAP element review
Design Review/Historic Design Review	HDRB: Wild Hare Sign DRB: Salish Front Entrance Expansion	DRB: Gere Auto			
Training	Short Course Training: Certification	Short Course	Short Course	PSRC training (recording from 11/14)	
Other		PSRC Economic Development Training 1 of 4 (recording)			
Street Use/ROW Use Code Amendment					
Code Amendments	Introduction: Appeal process/code amendment	HDRB Amendment		HDRB Amendment	HDRB Amendment
Site Plan Code Amendment			SPR Amendment	SPR Amendment	SPR Amendment
Key					
Public Hearing					
Discussion					
Action					

[illegible]

5-Sep	18-Sep	2-Oct	23-Oct	6-Nov	20-Nov	4-Dec	18-Dec		



Project Name

Historic Design Review
Design Review
Discussion Item: Planning Commissioner interest

Notes:

As Needed
As Needed
As Needed

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			Introduction Housing								
Land Use	Land Use Goals and Policies	Land Use Goals and Policies									
Environment								Introduction Env/Climate			
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											



Planning Commission Work Program

Items are not listed in any order. Subject to change.

2023 WORK PROGRAM ITEMS		
TOPIC	DATE	STAFF
Comprehensive Plan Update	Throughout 2023	
Snoqualmie Mill Design Standards	TBD	
Multi-Family Tax Exemption program	TBD	
Snoqualmie Ridge Mixed Use Final Plan Amendment – Center Blvd Retail Uses	TBD	
Wireless Code update	TBD	
Sign Code update	TBD	

2024 WORK PROGRAM ITEMS		
TOPIC	DATE	STAFF
Comprehensive Plan Update	Throughout 2023	