



PLANNING COMMISSION REGULAR HYBRID MEETING

Tuesday, September 05, 2023, at 7:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMISSIONERS

Chair: Luke Marusiak

Vice Chair: Andre Testman

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

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

COUNCIL LIAISON REPORT

MINUTES

1. Approval of the minutes dated May 1, 2023 and August 21, 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 related policy items referred by the City Council.

2. Comprehensive Plan – Housing Element Policy Review

OTHER BUSINESS

Items of Planning Commissioner Interest

Upcoming Schedule

- [3.](#) Future Agenda List
- [4.](#) Work Program

ADJOURNMENT



PLANNING COMMISSION MINUTES REGULAR HYBRID MEETING May 1, 2023

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

Commissioners:

Chair Luke Marusiak and Vice-Chair Andre Testman were present.

City Staff:

Emily Arteche, Community Development Director.

This meeting was cancelled due to lack of quorum.

The meeting ended at 7:36 pm.

DRAFT



PLANNING COMMISSION MINUTES

REGULAR HYBRID MEETING

August 21, 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 7:00 PM

Commissioners:

Chair Luke Marusiak, Vice- Chair Testman, Michael Krohn, Chris Alef, and Ashleigh Kilcup were present.

Commissioners Darrell Lambert (unexcused) and Steve Smith (excused) were absent.

City Staff:

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

PUBLIC COMMENT

Public Hearing- Accessory Dwelling Units opened at 7:02 PM and closed 7:04 PM. No comments were made.

AGENDA APPROVAL

Agenda approved unanimously.

MINUTES

August 7, 2023 minutes were altered to show updated next meeting.

COUNCIL LIASION UPDATE

The Council Liaison overviewed the Pancake Breakfast, Snoqualmie Days, and the continued construction. The City was awarded a design contract for the Community Center expansion; Parks and Public Works Committee will be monitoring it. Councilmember Wotton is leading an Affordable Housing Roundtable on September 14th at 8:30- 11 AM.

HISTORIC DESIGN REVIEW BOARD

No review.

LEGISLATIVE/POLICY ITEMS/ REGULATIONS

Accessory Dwelling Units

The previous concerns brought forward by a citizen around parking were addressed in the amendments. There were no substantial alterations to the code amendments proposed.

EDC Recommendation on Economic Development Element

The commissioners showed appreciation for the hard work put into this chapter. Their only comment was to bring back to EDC to add language around an “anchor”.

Comprehensive Plan- Land Use Element Policy Review

Staff presented the last of the Land Use goals and policies. Most changes were moved to an active voice and shifted goals to align with policies better.

OTHER BUSINESS

Planning Commission Interest

Boeing Classic- went well

Update website for Planning Commission

Biking event cancelled

Upcoming Schedule

Future Agenda List

Work Program

The next meeting will be on Tuesday September 5, 2023.

ADJOURNMENT

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

Motion carried unanimously.

The meeting adjourned at 8:07 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, Director
38624 SE River St. | P.O. Box 987
Snoqualmie, Washington 98065
(425) 888-5337 | earteche@snoqualmiewa.gov

MEMORANDUM

To: Planning Commission
From: Emily Arteche, Director
Date: September 5, 2023
Subject: Comprehensive Plan – Housing 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 housing chapter (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.

Legislative Changes Related to the Housing Element

Two primary pieces of legislation listed below were adopted to guide the development of Housing Elements. The City has already made great strides in addressing both bills with the completion of a Valley-wide Housing Needs Analysis, a City Housing Needs Analysis, a Housing Strategy Plan and a Middle Housing Analysis. Draft accessory dwelling units code amendments were recently reviewed by the Planning Commission in August 2023.

- HB 1220 - Supporting emergency shelters and housing through local planning and development regulations. The law also directs the Department of Commerce to project future housing needs for jurisdictions by income bracket and made significant updates to how jurisdictions are to plan for housing in the housing element of their comprehensive plans. These new changes to local housing elements include planning for sufficient land capacity for housing needs, providing for moderate density housing options inside the urban growth area, making adequate provisions for housing to existing for projected needs of all economic segments of the community and identifying racially disparate impacts, displacement and exclusion.
- HB 1337 - Expanding housing options by easing barriers to the construction and use of accessory dwelling units.

Analysis

The City’s housing element will provide for policies in Affordable Housing, Sustainable Design and Constructions, and Diverse Housing to address the legislation. On September 5th, staff will present an introduction to the Housing element including about half of draft policies in all three areas for the Planning Commission to review and discussion. A large factor contributing to draft policies are the findings and recommendations from Snoqualmie’s Housing Strategy Plan, Middle Housing Analysis, and Housing Needs Assessment. At the next upcoming meeting, staff will present remaining draft policies including draft goals for the three sections.

The City of Snoqualmie Comprehensive Plan 2024 Update The Housing Element



Washington State Law requires a Housing Element to the City of Snoqualmie's Comprehensive Plan

Under RCW 36.70A.070 – Mandatory Elements:

A housing element ensuring the vitality and character of established residential neighborhoods

Housing Element Background



New Legislation:

HB 1220 – Housing requirements for all income levels, equity and displacement risk, supporting emergency shelters and housing through local planning and development regulations.

HB 1337 – Expanding housing options by easing barriers to the construction and use of accessory dwelling units.

Housing Element Background



New GMA requirements include language for:

- moderate, low, very low, and extremely low-income households
- racially disparate impacts, displacement and exclusionary policies
- antidisplacement policies

Intro to the Housing Element



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
- Revise policies with findings from the Housing Strategy Plan and Middle Housing Analysis

Draft Housing Policies

Diverse Housing Section



- Create a supportive environment for innovative housing that promotes City goals for affordability and housing to meet diverse household sizes, types and age ranges by considering flexibility in density and design standards.
- Support the development of healthy affordable rental apartments that are appropriate for families with children, including the provision of services, recreation and other amenities as feasible.
- Support the siting and operating of emergency, transitional and permanent special needs housing, and ensure that sufficient land is zoned to allow their location near shops, services and transit, prioritizing locations near historically underserved populations.

Draft Housing Policies Affordable Housing Section



- Work towards meeting the targets established and defined in the Countywide Planning Policies for moderate, low, very low, and extremely low-income housing as a percentage of projected overall household inventory.
- Work with the community to plan for, create, and retain affordable housing
- Apply for housing funds available to assist in the development or improvement of affordable housing.

Draft Housing Policies Affordable Housing Section



- Cooperate with other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels.
- Offer strategies and mechanisms such as density bonuses and, where allowed by law, tax waivers and relief from development fees, to encourage low, very low, and extremely low-income housing development.

Draft Housing Policies Affordable Housing Section



- Continue to exempt impact fees for:
 - shelters for temporary placement, relocation facilities, transitional housing facilities, and community residential facilities,
 - ADU's,
 - senior housing, and
 - residential units as affordable units that meet the AMI for low, very low, and extremely low-income groups.

Draft Housing Policies

Sustainable Design and Construction



- Incentivize the use of high quality, durable, and low-maintenance building materials, high-efficiency energy systems, and environmentally responsible building principles in all new housing and renovation projects to reduce housing operation and maintenance costs, energy use and impact on natural resources.
- Lower the cost of daily housing expenses by raising public awareness on green housing renovation options and energy conservation practices.

Questions and Discussion



Thank you



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											
Other Staff/Chair comments items											
Code Amendments	Accessory Dwelling Units (ADUs)	ADUs (Public Hearing)	ADUs (cont Public Hearing)				Center Blvd Retail Waivers				

Key

- Public Hearing/Action
- Discussion
- Training



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 Amend – Center Blvd Retail Uses	Beginning Oct 2023	
Wireless Code update	TBD	
Sign Code update	TBD	

2024 WORK PROGRAM ITEMS		
TOPIC	DATE	STAFF
Comprehensive Plan Update	Throughout 2024	
Historic Preservation Code Revisions	Early 2023	