



COMMUNITY DEVELOPMENT COMMITTEE & COMMITTEE OF THE WHOLE HYBRID MEETING

Monday, November 06, 2023, at 6:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMITTEE MEMBERS

Chair: Jolyon Johnson

Councilmembers: Cara Christensen and James Mayhew

Join by Telephone at 6:00 PM: To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **860 6728 7531** and Password **1730040121** 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 6:00 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 **860 6728 7531**; Enter Password **1730040121**
- 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

MINUTES

- [1.](#) Approval of the minutes dated October 16, 2023

AGENDA BILLS

DISCUSSION ITEMS

2. Council Priority Tracker
3. Affordable Housing
- [4.](#) Economic Development Recommendation
- [5.](#) Housing Recommendation
- [6.](#) Land Use Recommendation

ADJOURNMENT

UPCOMING ITEMS

(The following items reference either upcoming projects or issues pertaining to matters of the Community Development Council Committee. There will be no discussion of these items unless there is a change in status.)



COMMUNITY DEVELOPMENT COMMITTEE MINUTES REGULAR HYBRID MEETING OCTOBER 16, 2023

This meeting was conducted as a hybrid in-person and remote meeting; the in-person option was in the Council Chambers at Snoqualmie City Hall, and the remote participation option was using teleconferencing technology provided by Zoom.

CALL TO ORDER & ROLL CALL: Chair Johnson called the meeting to order at 6:00 PM

Committee Members:

Chair Jo Johnson, Councilmember Cara Christensen, and Councilmember James Mayhew were present.

Mayor Ross and Planning Commission Chair Marusiak were also present.

City Staff:

Emily Arteche, Community Development Director; Ashley Wragge, Planning Technician; Jimmie Betts, IT Systems Support.

AGENDA APPROVAL

The agenda was approved with the addition of "Council Priority Tracker"

PUBLIC COMMENTS

No comments.

MINUTES

1. Committee approved the minutes for October 2, 2023 with the amendments to item 4, saying that the document will be brought back to Community Development Committee, and item 5, amend properties to units and strike last sentence.

AGENDA BILLS

None.

DISCUSSION ITEMS

2. Housing Element Recommendation
Planning Commission Chair Marusiak presented a high-level look at what the Housing Element goals and policies cover. Primary items include sufficient mix of housing types, quality of housing, and sustainable housing. Emphasis was given to local affordable workforce housing. A crosswalk will be provided to show the evolution of policies.
3. Economic Development Recommendation
Planning Commission Chair Marusiak presented a high level look at what the Economic Development goals and policies cover on behalf of the Economic Development Commission. Primary items include retaining and recruiting businesses, city business climate, investment

alignment, and unique sense of place. Discussion ensued about how goals and policies can help the city go for grants to fund projects like EV chargers.

4. Land Use Element

Committee agreed to move to November 6, 2023 meeting due to time constraints.

5. Council Priority Tracker

Committee agreed to move to November 6, 2023 meeting due to time constraints.

ADJOURNMENT

Chair Johnson adjourned the meeting at 6:59 PM

CITY OF SNOQUALMIE

Minutes by Ashley Wragge, Planning Technician

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

Minutes approved at the _____ Community Development Meeting.



Community Development Department

Item 4.

Emily Arteche, Director
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Snoqualmie, Washington 98065
(425) 888-5337 | earteche@snoqualmiewa.gov

MEMORANDUM

To: Community Development Committee
From: Emily Arteche, Director of Community Development Department
Date: November 4, 2023
Subject: Snoqualmie Comprehensive Plan Update – Economic Development Element

Introduction

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. RCW 36.70A.070 (7) Comprehensive plans, identifies an economic development element as establishing local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life. The Snoqualmie municipal Code, SMC 2.22.070 (B), states that the economic development commission (EDC) shall prepare an economic development element for the Snoqualmie vicinity comprehensive plan in accordance with SMC 2.22.080, and from time to time to recommend amendments thereto.

Background

This item was first introduced at August 12, 2022 EDC meeting where staff explained to the EDC that current plan is organized into a [Vision and Policy Element](#) (#1), and individual subject elements; the [Economic Development Element](#) is #3. The EDC considered updates to the goals, objectives, and policies related to economic development in Element 1, and updates to the supporting information and implementation strategies in Element 3.

To assist in providing more background on economic development regional data trends training was provided from Puget Sound Regional Council, PSRC including, Passport to 2044 Economic Development was first presented on 9/7/2022. Following the training US census data specific to Snoqualmie was presented and discussed by PSRC Program Manager – Economic Development Jason Thibedeau along with a copy of the Economic Development Element Guidebook, dated February 2022. The guide helps assist cities to develop a brand-new economic development element, or ways strengthen or update existing elements. It recognizes that communities have different types of opportunities and lays out necessary steps, with example goals and policies to help lead the EDC through the economic development planning process.

NEXT STEPS

Discuss signed draft goal and policy recommendations shown in Attachment 3.

Resources:

Link to PSRC Passport Economic Development: https://www.youtube.com/watch?v=H_YR1zhsSak

Attachment 1: Snoqualmie US Census Data, from Previous Presentation on Snoqualmie Demographics

Attachment 2: Economic Development Element Guidebook (PSRC)

Attachment 3: Recommended Economic Development Element Draft Goals and Policies

Attachment 4: Economic Development Element Evolution Spreadsheet

Work Destination Report - Where Workers are Employed Who Live in the Selection Area - by Places (Cities, CDPs, etc.)

Total All Jobs

2019		
	Count	Share
Total All Jobs	6,473	100.0%

Jobs Counts by Places (Cities, CDPs, etc.) Where Workers are Employed - All Jobs

2019		
	Count	Share
Seattle city, WA	1,428	22.1%
Bellevue city, WA	986	15.2%
Redmond city, WA	649	10.0%
Snoqualmie city, WA	590	9.1%
Issaquah city, WA	455	7.0%
Renton city, WA	179	2.8%
Kirkland city, WA	176	2.7%
North Bend city, WA	141	2.2%
Kent city, WA	115	1.8%
Everett city, WA	103	1.6%
Tacoma city, WA	90	1.4%
Tukwila city, WA	77	1.2%
SeaTac city, WA	68	1.1%
Sammamish city, WA	67	1.0%
Bothell city, WA	66	1.0%
Auburn city, WA	65	1.0%
Woodinville city, WA	40	0.6%

Jobs Counts by Places (Cities, CDPs, etc.) Where Workers are Employed - All Jobs

	2019	
	Count	Share
Federal Way city, WA	36	0.6%
Mercer Island city, WA	35	0.5%
Fall City CDP, WA	34	0.5%
Lynnwood city, WA	33	0.5%
Olympia city, WA	24	0.4%
Vancouver city, WA	24	0.4%
Edmonds city, WA	22	0.3%
Lakewood city, WA	22	0.3%
All Other Locations	948	14.6%

Report Settings	
Analysis Type	Destination
Destination Type	Places (Cities, CDPs, etc.)
Selection area as	Home
Year(s)	2019
Job Type	All Jobs
Selection Area	Snoqualmie city, WA from Places (Cities, CDPs, etc.)
Selected Census Blocks	244
Analysis Generation Date	10/05/2022 15:53 - OnTheMap 6.8.1
Code Revision	f9358819d46a60bb89052036516a1c8fe8bbbbeac
LODES Data Version	20211018_1647

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2019).

Notes:

1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.
2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.

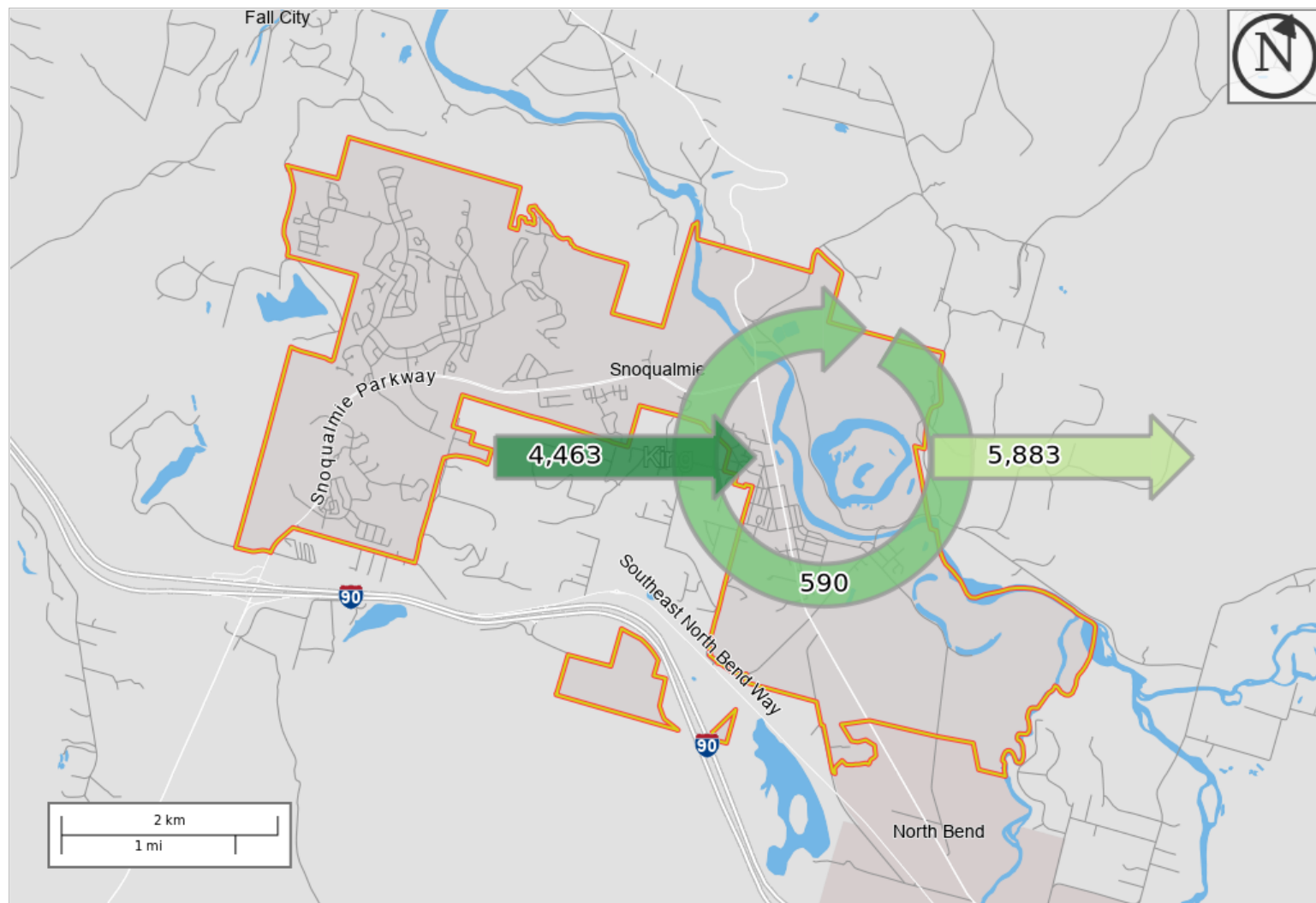
Inflow/Outflow Report

All Jobs for All Workers in 2019

Created by the U.S. Census Bureau's OnTheMap <https://onthemap.ces.census.gov> on 10/05/2022

Inflow/Outflow Counts of All Jobs for Selection Area in 2019

All Workers



Map Legend

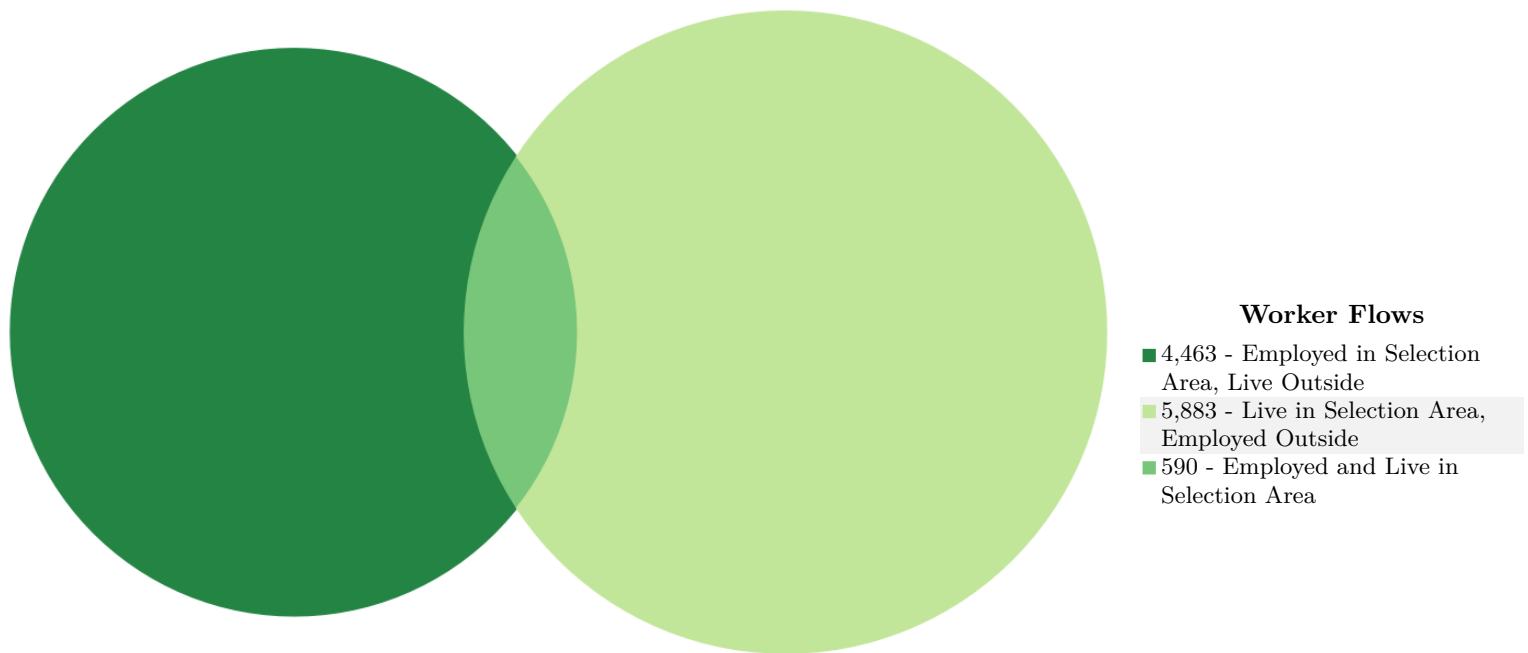
Selection Areas

Analysis Selection

Inflow/Outflow

- Employed and Live in Selection Area
 - Employed in Selection Area, Live Outside
 - Live in Selection Area, Employed Outside
- Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.





Inflow/Outflow Counts of All Jobs for Selection Area in 2019

All Workers

Worker Totals and Flows	2019	
	Count	Share
Employed in the Selection Area	5,053	100.0
Employed in the Selection Area but Living Outside	4,463	88.3
Employed and Living in the Selection Area	590	11.7
Living in the Selection Area	6,473	100.0
Living in the Selection Area but Employed Outside	5,883	90.9
Living and Employed in the Selection Area	590	9.1

Additional Information

Item 4.

Analysis Settings

Analysis Type	Inflow/Outflow
Selection area as	N/A
Year(s)	2019
Job Type	All Jobs
Selection Area	Snoqualmie city, WA from Places (Cities, CDPs, etc.)
Selected Census Blocks	244
Analysis Generation Date	10/05/2022 15:52 - OnTheMap 6.8.1
Code Revision	f9358819d46a60bb89052036516a1c8fe8bbbbeac
LODES Data Version	20211018_1647

Data Sources

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2019).

Notes

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2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.

Work Area Profile Report

Total All Jobs

	2019	
	Count	Share
Total All Jobs	5,053	100.0%

Jobs by Worker Age

	2019	
	Count	Share
Age 29 or younger	931	18.4%
Age 30 to 54	2,979	59.0%
Age 55 or older	1,143	22.6%

Jobs by Earnings

	2019	
	Count	Share
\$1,250 per month or less	871	17.2%
\$1,251 to \$3,333 per month	1,081	21.4%
More than \$3,333 per month	3,101	61.4%

Jobs by NAICS Industry Sector

	2019	
	Count	Share
Agriculture, Forestry, Fishing and Hunting	0	0.0%
Mining, Quarrying, and Oil and Gas Extraction	32	0.6%
Utilities	19	0.4%
Construction	228	4.5%
Manufacturing	842	16.7%
Wholesale Trade	209	4.1%
Retail Trade	104	2.1%

Jobs by NAICS Industry Sector

2019

	Count	Share
Transportation and Warehousing	29	0.6%
Information	319	6.3%
Finance and Insurance	63	1.2%
Real Estate and Rental and Leasing	28	0.6%
Professional, Scientific, and Technical Services	185	3.7%
Management of Companies and Enterprises	0	0.0%
Administration & Support, Waste Management and Remediation	96	1.9%
Educational Services	1,070	21.2%
Health Care and Social Assistance	526	10.4%
Arts, Entertainment, and Recreation	234	4.6%
Accommodation and Food Services	584	11.6%
Other Services (excluding Public Administration)	139	2.8%
Public Administration	346	6.8%

Jobs by Worker Race

2019

	Count	Share
White Alone	4,100	81.1%
Black or African American Alone	133	2.6%

Jobs by Worker Race

2019

	Count	Share
American Indian or Alaska Native Alone	89	1.8%
Asian Alone	561	11.1%
Native Hawaiian or Other Pacific Islander Alone	9	0.2%
Two or More Race Groups	161	3.2%

Jobs by Worker Ethnicity

2019

	Count	Share
Not Hispanic or Latino	4,650	92.0%
Hispanic or Latino	403	8.0%

Jobs by Worker Educational Attainment

2019

	Count	Share
Less than high school	440	8.7%
High school or equivalent, no college	884	17.5%
Some college or Associate degree	1,263	25.0%
Bachelor's degree or advanced degree	1,535	30.4%
Educational attainment not available (workers aged 29 or younger)	931	18.4%

Jobs by Worker Sex

2019

	Count	Share
Male	2,397	47.4%

Jobs by Worker Sex

	2019	
	Count	Share
Female	2,656	52.6%

Report Settings

Analysis Type	Area Profile
Selection area as	Work
Year(s)	2019
Job Type	All Jobs
Labor Market Segment	All Workers
Selection Area	Snoqualmie city, WA from Places (Cities, CDPs, etc.)
Selected Census Blocks	244
Analysis Generation Date	10/05/2022 15:46 - OnTheMap 6.8.1
Code Revision	f9358819d46a60bb89052036516a1c8fe8bbbbeac
LODES Data Version	20211018_1647

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2019).

Notes:

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2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.

Home Destination Report - Where Workers Live Who are Employed in the Selection Area - by Places (Cities, CDPs, etc.)

Total All Jobs

	2019	
	Count	Share
Total All Jobs	5,053	100.0%

Jobs Counts by Places (Cities, CDPs, etc.) Where Workers Live - All Jobs

	2019	
	Count	Share
Snoqualmie city, WA	590	11.7%
North Bend city, WA	300	5.9%
Seattle city, WA	287	5.7%
Bellevue city, WA	206	4.1%
Sammamish city, WA	174	3.4%
Renton city, WA	169	3.3%
Issaquah city, WA	168	3.3%
Kirkland city, WA	119	2.4%
Kent city, WA	116	2.3%
Auburn city, WA	92	1.8%
Covington city, WA	90	1.8%
Maple Valley city, WA	90	1.8%
Riverbend CDP, WA	90	1.8%
Redmond city, WA	67	1.3%
Wilderness Rim CDP, WA	66	1.3%
Federal Way city, WA	64	1.3%
Tacoma city, WA	57	1.1%

**Jobs Counts by Places (Cities,
CDPs, etc.) Where Workers Live**
- All Jobs

	2019	
	Count	Share
Fall City CDP, WA	54	1.1%
Union Hill-Novelty Hill CDP, WA	48	0.9%
Tanner CDP, WA	44	0.9%
Duvall city, WA	39	0.8%
Everett city, WA	35	0.7%
Fairwood CDP, WA	34	0.7%
Shoreline city, WA	33	0.7%
Bothell city, WA	32	0.6%
All Other Locations	1,989	39.4%

Report Settings	
Analysis Type	Destination
Destination Type	Places (Cities, CDPs, etc.)
Selection area as	Work
Year(s)	2019
Job Type	All Jobs
Selection Area	Snoqualmie city, WA from Places (Cities, CDPs, etc.)
Selected Census Blocks	244
Analysis Generation Date	10/05/2022 15:54 - OnTheMap 6.8.1
Code Revision	f9358819d46a60bb89052036516a1c8fe8bbbbeac
LODES Data Version	20211018_1647

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2019).

Notes:

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2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.

Home Area Profile Report

Total All Jobs

	2019	
	Count	Share
Total All Jobs	6,473	100.0%

Jobs by Worker Age

	2019	
	Count	Share
Age 29 or younger	867	13.4%
Age 30 to 54	4,457	68.9%
Age 55 or older	1,149	17.8%

Jobs by Earnings

	2019	
	Count	Share
\$1,250 per month or less	898	13.9%
\$1,251 to \$3,333 per month	945	14.6%
More than \$3,333 per month	4,630	71.5%

Jobs by NAICS Industry Sector

	2019	
	Count	Share
Agriculture, Forestry, Fishing and Hunting	19	0.3%
Mining, Quarrying, and Oil and Gas Extraction	4	0.1%
Utilities	32	0.5%
Construction	291	4.5%
Manufacturing	364	5.6%
Wholesale Trade	307	4.7%
Retail Trade	562	8.7%

Jobs by NAICS Industry Sector

2019

	Count	Share
Transportation and Warehousing	194	3.0%
Information	855	13.2%
Finance and Insurance	246	3.8%
Real Estate and Rental and Leasing	110	1.7%
Professional, Scientific, and Technical Services	690	10.7%
Management of Companies and Enterprises	240	3.7%
Administration & Support, Waste Management and Remediation	338	5.2%
Educational Services	510	7.9%
Health Care and Social Assistance	653	10.1%
Arts, Entertainment, and Recreation	214	3.3%
Accommodation and Food Services	434	6.7%
Other Services (excluding Public Administration)	211	3.3%
Public Administration	199	3.1%

Jobs by Worker Race

2019

	Count	Share
White Alone	5,338	82.5%
Black or African American Alone	121	1.9%

Jobs by Worker Race

2019

	Count	Share
American Indian or Alaska Native Alone	36	0.6%
Asian Alone	814	12.6%
Native Hawaiian or Other Pacific Islander Alone	13	0.2%
Two or More Race Groups	151	2.3%

Jobs by Worker Ethnicity

2019

	Count	Share
Not Hispanic or Latino	6,088	94.1%
Hispanic or Latino	385	5.9%

Jobs by Worker Educational Attainment

2019

	Count	Share
Less than high school	486	7.5%
High school or equivalent, no college	1,123	17.3%
Some college or Associate degree	1,633	25.2%
Bachelor's degree or advanced degree	2,364	36.5%
Educational attainment not available (workers aged 29 or younger)	867	13.4%

Jobs by Worker Sex

2019

	Count	Share
Male	3,463	53.5%

Jobs by Worker Sex

	2019	
	Count	Share
Female	3,010	46.5%

Report Settings	
Analysis Type	Area Profile
Selection area as	Home
Year(s)	2019
Job Type	All Jobs
Labor Market Segment	All Workers
Selection Area	Snoqualmie city, WA from Places (Cities, CDPs, etc.)
Selected Census Blocks	244
Analysis Generation Date	10/05/2022 15:49 - OnTheMap 6.8.1
Code Revision	f9358819d46a60bb89052036516a1c8fe8bbbbeac
LODES Data Version	20211018_1647

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2019).

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3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.

VISION 2050 PLANNING RESOURCES

Economic Development Element Guide

February 2022



Puget Sound Regional Council



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Contents

Introduction 1

Policy Framework..... 2

Understanding the Local Economy 5

Building the Economic Development Element..... 15

Plan Implementation and Monitoring Success 27

Additional Resources 28

Figures

Figure 1: Covered Employment Estimates 5

Figure 2: Top Employers in Puyallup..... 6

Figure 3: Sector Share and Growth Allocations 7

Figure 4: Seattle Income Estimates..... 9

Figure 5: Jobs/Housing Ratio 10

Figure 6: Workforce Commute Patterns..... 11

Figure 7: Taxable Retail Sales 12

Figure 8: King County Workforce 13

Figure 9: Retail Rent Cost 14

Figure 10: Implementation Matrix from SeaTac Comprehensive Plan 27



Introduction

[VISION 2050](#), the long-range plan for the central Puget Sound region, envisions healthy and diverse local economies that provide opportunities for all residents. Local comprehensive plans are an opportunity to plan for economic growth and opportunity to create widespread prosperity and living-wage jobs. VISION 2050 calls for all jurisdictions to update or adopt economic development elements as part of the 2024 comprehensive plan update (Ec-Action-5).

VISION 2050 recognizes that places across the region have different roles to play in the region's economy and will undertake different economic development planning efforts. Metropolitan cities serve as economic and cultural hubs, regional manufacturing/industrial centers offer global connections and living-wage jobs for residents, and smaller cities provide important commercial services for adjacent rural areas. VISION 2050 and the Regional Economic Strategy emphasize the interconnectedness of planning in our region – decisions made on land use, transportation, public services, housing, the environment, health, and other areas all play important roles in meeting the economic goals of the region and local communities.

Throughout the region, developing an economic development element can help communities meet changing needs and better prepare for the future. Integrating economic development planning into the comprehensive plan provides return on investment to local governments and helps jurisdictions plan for targeted job growth. This guide will help communities of all sizes update or create new economic development elements that help jurisdictions think strategically about building and sustaining a resilient and diverse local economy by growing local businesses and attracting living-wage jobs.

Economic development elements can also provide an opportunity to address racial disparities in economic prosperity. PSRC's [Opportunity Mapping](#), which assesses access to education, economic health, housing and neighborhood quality, mobility and transportation, and health and environment to determine where opportunity exists, highlights that access to economic opportunity varies considerably by race and ethnicity. Almost half of all Black or African American and Hispanic/Latinx households live in areas of Low or Very Low opportunity. Conversely, nearly 60% of white households and more than two in three Asian households live areas of moderate, or very high opportunity.¹ Economic development planning can identify strategies for access to opportunity for all residents.

¹ Source: PSRC Opportunity Mapping, 2019

Using this Guide

Many cities and counties have adopted an economic development element already, while some are just beginning this work. While this guide can help create a brand-new element, it also provides ways to strengthen or update existing policies to address key changes from VISION 2040. The guide also recognizes that communities have different types of opportunities, challenges, and resources, but synthesizes the steps for economic development planning into components that are accessible for communities of all capacities. Guidance is included to help jurisdictions understand their local economy, create a vision and goals, and structure policies that work toward those goals. Moreover, the guide explains the relationship between economic development and planning efforts that have already been completed in other components of comprehensive plans.

This document is organized into four sections:

- ▶ **Policy Framework:** describes state, regional, and local policy contexts for economic development planning
- ▶ **Understanding the Local Economy:** provides guidance on data to inform policy decisions
- ▶ **Building the Economic Development Element:** details best practices for preparing a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis, carrying out public participation, and assessing goals, policies, and actions
- ▶ **Plan Implementation and Monitoring Success:** describes how to evaluate the success of policy and actions

Policy Framework

Growth Management Act

Economic development is one of 14 statewide planning goals under the Growth Management Act (GMA). The GMA goal encourages local jurisdictions, through comprehensive plans and development regulations, to promote economic opportunity for all residents, especially for unemployed and disadvantaged people, promote the retention and expansion of existing businesses and recruitment of new businesses, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.² GMA emphasizes coordination and consistency across comprehensive plan elements to support a strong local economy.

Cities and counties required to plan under GMA are encouraged to include an economic development element in their comprehensive plan.³ The element must establish "local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life." [WAC 365-196-435](#) provides further details about what should be included in economic development elements:

- ▶ A summary of the local economy such as population employment, payroll, sectors, businesses, sales and other information as appropriate
- ▶ A summary of the strengths and weaknesses of the local economy
- ▶ Identification of the policies and programs to foster local economic growth and development

² [RCW 36.70A.020\(5\)](#)

³ [RCW 36.70A.070\(7\)](#)

VISION 2050

[VISION 2050's](#) multicounty planning policies address key economic issues like supporting local industries, workforce development, promoting equity and access to opportunity, improving the jobs-housing balance, and environmental sustainability. Ec-Action-5 calls for jurisdictions to update or create economic development elements as part of the 2024 local plan periodic update. PSRC's [Plan Review Manual](#) and [VISION 2050 Consistency Tool for Comprehensive Plans](#) include an Economy section that provides a crosswalk between VISION 2050's multicounty planning policies and policy objectives for local plans and policies. This guide also helps jurisdictions meet the policy objectives for consistency with VISION 2050 and implement Ec-Action-5.

Changes between VISION 2050 and VISION 2040

As many jurisdictions work to update existing economic development elements, it is important to note the changes from VISION 2040 to 2050. The economic development element should address updated employment growth targets and include policies and strategies for a community to employ to plan for employment growth over time.

VISION 2050 carried forward many of the economic policies from VISION 2040; however, the following policy areas were expanded or added to VISION 2050 and should be reflected in updated or new economic development elements:

- ▶ Retention and recruitment of locally, women-, and minority-owned small businesses and start-ups and established and emerging industries, technologies, and services that promote environmental sustainability
- ▶ Strategies to expand access to opportunity
- ▶ Strategies to address and prevent commercial displacement
- ▶ Promotion of environmental and socially responsible business practices that address climate change and improve health outcomes
- ▶ Recognition of the contributions of the region's culturally and ethnically diverse communities, institutions, and Native Tribes

VISION 2050 Economy Goal

The region has a prospering and sustainable regional economy by supporting businesses and job creation, investing in all people and their health, sustaining environmental quality, and creating great central places, diverse communities, and high quality of life.



Regional Economic Strategy

The Regional Economic Strategy helps implement VISION 2050's economy policies and is a data driven regional blueprint to build capacity and guide the economic prosperity and resiliency of the region. It identifies leading sectors and the ways the region intends to sustain economic development. The Regional Economic Strategy serves as the region's [Comprehensive Economic Development Strategy \(CEDS\)](#) for the Economic Development Administration.

The strategy emphasizes traditional economic development priorities such as transportation, education, international trade and the region's business climate, but also includes strategies to support rural economies, growing jobs throughout the region, advancing social equity, and affordable housing. Implementation of the Regional Economic Strategy is accomplished by a broad set of state, regional, and local organizations working to meet these collective goals.

The strategy focuses on three broad goals:

- Opening economic opportunities to everyone
- Competing globally
- Sustaining a high quality of life

It identifies strategies to reach these goals, along with implementation initiatives to sustain and grow jobs throughout the region. Many of these strategies and initiatives can be implemented at the local level and serve as good starting points for communities looking to build effective strategies within their unique local context. The strategy also identifies industry clusters that represent important economic development opportunities at the regional level. While not every strategy will be applicable to every community (particularly those focusing on specific industries), the Regional Economic Strategy is a useful resource to coordinate regional initiatives and help build effective local policies that align and support broader regional goals.



Understanding the Local Economy

The economic development element should begin with an analysis of the local market and economic conditions. This section describes how to access and use the most common economic indicators, including how to identify where racial inequities may exist.

Covered Employment Estimates

Definition: Estimates of the number of workers by sector in a specific geography, showing the concentration of jobs by industry. Covered employment refers to positions covered by the Washington Unemployment Insurance Act. The Act exempts the self-employed, proprietors and corporate officers, military personnel, and railroad workers, so those categories are not typically included in the dataset, but PSRC data staff have worked to make the figures more complete. PSRC employment summaries derive from the Quarterly Census of Employment and Wages, administrative records employers report, by law, to the Washington State Employment Security Department. To provide more accurate workplace reporting, PSRC gathers supplemental data from the Boeing Company, the Washington Office of Superintendent of Public Instruction, and governmental units throughout the region.

Why track this? Covered employment estimates help communities review overall existing employment, densities, and growth trends. Looking at data within a jurisdiction can identify employment concentrations and growth trends. Analyzing this data alongside jurisdictional growth targets and targets for regionally-designated centers can ensure that employment growth is occurring as planned. Covered employment data can also be used to understand growth trends within the county or neighboring or peer jurisdictions.

How to access it? PSRC annually publishes [covered employment data](#) at the city and census tract level.

PSRC is also available to provide covered employment estimates for other geographies by request. This can be helpful for subarea planning.

Figure 1: Covered Employment Estimates

Location	Covered Employment(1000s)	2000-14 Growth Rate
Tacoma	101.1	0.1%
Pierce County	273.2	1.1%
Central Puget Sound Region	1,832.4	0.7%

Source: PSRC, 2015

Top Employers

Definition: The specific employers within a geographic area who employ the most people. This metric includes all employers in the public, private, and nonprofit sectors.

Why track this? An up-to-date list of key employers in a city or county can show which employment sectors contribute most to the workforce and can inform specific economic development efforts based on existing industry strengths.

How to access it? Employment figures are most easily collected through direct outreach to larger employers and firms. This can be done in coordination with economic development partners like the chambers of commerce and associate economic development organizations (ADOs).

Figure 2: Top Employers in Puyallup

Employer	# of Employees	Rank	% of Total City Employment
Puyallup School District	3,118	1	13.9
Multicare/Good Samaritan Hospital	2,861	2	12.7
Fred Meyer Distribution Center	485	3	2.2
Comcast Cable	438	4	1.9
Costco Wholesale Store #660	347	5	1.5
Walmart #2403	332	6	1.5
CSK Automotive Distributors	307	7	1.4
Fred Meyer	296	8	1.3
City of Puyallup	294	9	1.3
Western Institutional Review Board	218	10	1.0

Source: 2012, City Business Licenses



Employment Capacity

Definition: The number of jobs that a given area, such as a city, county, or subarea, can accommodate given existing infrastructure and availability of land.

Why track this? Understanding employment capacity is critical for economic growth and accommodating job growth targets. These growth targets are scaled for each community and play a critical role in effective economic development planning. If a gap exists between the job targets and capacity, identifying the gap helps identify planning needs to accommodate the growth target. This data can be a useful source of information on employment trends. In addition, the report captures vacant and potentially re-developable land capacity by differing types and locations. This data is important to better understanding how well each community is doing in accommodating future growth and future needs. Unlike growth targets, zoned development capacity is not time-bound, and jurisdictions should provide more than enough capacity to meet the target.

Employment capacity should be mindful of the local economic landscape, specifically zoning and business recruitment efforts. Employment density can vary depending on the type of business model local employers have and what industries they are in. For example, zoning for office space produces higher employment densities than industrial zones do.

How to access it? Employment capacity is tracked through countywide Buildable Lands Reports required by the Growth Management Act.

Beyond Buildable Lands, cities and counties can also estimate employment capacity by considering additional jurisdiction or industry-specific job growth trends and assumptions.

Figure 3: Sector Share and Growth Allocations

UGA	Sector Share Summary		Growth Allocation: 2010-2036	
	Commercial	Industrial	Total	Percent
Bainbridge Island	1,984	823	2,808	6.1%
Bremerton	13,493	4,509	18,003	39%
Bremerton UGA	962	422	1,385	3%
Central Kitsap	1,030	171	1,200	2.6%
Kingston	437	163	600	1.3%
Port Orchard	2,571	560	3,132	6.8%
Port Orchard UGA	1,712	134	1,846	4%
Poulsbo	3,607	548	4,155	9%
Poulsbo UGA	44	2	46	0.1%
Silverdale	6,679	2,427	9,106	19.7%
Total Urban	32,521	9,760	42,281	91.6%
Rural	2,817	1,060	3,877	8.4%
Total Urban and Rural	35,338	10,820	46,158	100%

Source: Kitsap County and BERK and Associates

Educational Attainment

Definition: The highest level of education an individual has completed, often split into specific age groups. A common metric is the percentage of individuals aged 25 and older with a college degree.

Why track this? Understanding the education levels of the local workforce helps coordinate career opportunities with adequate levels of education. This metric can help educational institutions better tailor programs to prepare the workforce for local industries.

Historically, educational attainment has varied across racial groups and this data can demonstrate educational gaps between white and BIPOC residents. Assessing this data across demographic groups to understand inequities in education can help inform policies to expand access to education and workforce development opportunities.

How to access it? The American Community Survey (ACS) and US Census provide this data. PSRC compiles [ACS data](#) for jurisdictions.

Planners should note that ACS and the US Census do not always effectively capture educational attainment for technical and trade skills. Communities that have technical colleges and trade schools should work directly with those institutions to report on attainment.



Income and Poverty

Definition: Income refers to the amount of money a person earns, usually in the form of wages or salary. The amount is typically expressed on a per year basis and before taxes are paid.

Poverty is defined as an individual or family falling below a certain income threshold and lacking the financial resources to meet the cost of living. The threshold varies depending on the size of a household.

Why track this? Income and poverty are essential to understand a community's economic health and opportunity. Income and poverty are correlated with a vast number of indicators related to health, education, and quality of life.

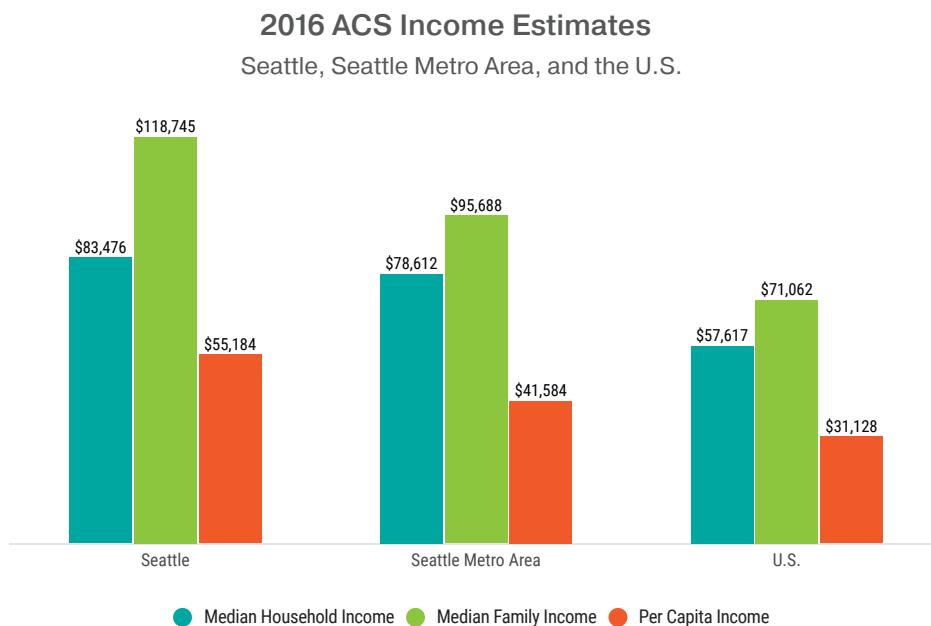
Income and poverty data also highlight deep inequities across racial groups as legacies of historically racist policies nationwide have limited access to wealth for communities of color. Analyzing income and poverty statistics for different demographic groups is critical to informing policies that are effective in correcting past economic injustices.

Planners should be mindful that poverty levels vary based on household size and number of children.

How to access it? The American Community Survey (ACS) and US Census provide this data. PSRC compiles [ACS data](#) for jurisdictions.

Poverty status is reported annually by the ACS and can be accessed on the [US Census Bureau's website](#).

Figure 4: Seattle Income Estimates



Source: 2016 1-Year American Community Survey (ACS) estimates, U.S. Census Bureau

Opportunity Mapping

Definition: PSRC's Opportunity Mapping tracks indicators like education, economic health, housing, transportation, and health and environment. These indicators are factored into a regionwide index that identifies areas from very high to very low opportunity by census tract.

Why track this? The Opportunity Mapping shows where opportunity-rich communities exist and who has access to these communities, which is critical to understanding what groups and areas have inherent opportunity advantages. Understanding this establishes a foundation for improving outcomes in low opportunity areas and increasing access to high opportunity areas.

How to access it? The [opportunity mapping tool](#) can be accessed on PSRC's website.

Jobs/Housing Ratio

Definition: A measure of the amount of employment compared to the amount of housing in a specific geographic area. Typically, a jobs/housing ratio is calculated by dividing the number of jobs within an area by the number of housing units within that same area.

Why track this? Providing an appropriate balance between jobs and housing affords residents with employment opportunities.

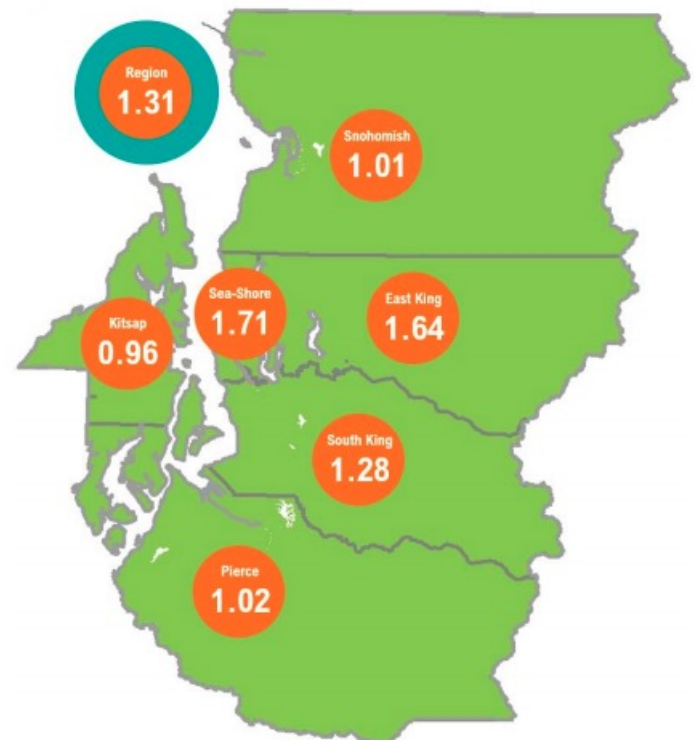
Measuring jobs/housing balance around major employment centers and within individual communities allows jurisdictions to plan for improved geographic distribution of housing and employment opportunities. Generally, a low jobs/housing ratio indicates a housing-rich "bedroom community," while a high jobs/housing ratio indicates an employment center. While a community may have a relative balance between the overall number of jobs and housing units, it is important to consider whether available housing is affordable to workers at different income levels.

How to access it? The American Community Survey (ACS) and US Census provide this data. PSRC compiles the [ACS data](#) for jurisdictions.

Figure 5: Jobs/Housing Ratio

VISION 2050 defines such a balance as:

A planning concept which advocates that housing and employment be located closer together, with an emphasis on matching housing options with nearby jobs, so workers have shorter commutes or can eliminate vehicle trips altogether.



Source: OFM, PSRC

Employment estimates for small areas can be obtained using the [PSRC Covered Employment Database](#). Many households have more than one worker, and the ratio is most meaningful for individual jurisdictions when compared to a regional, county, or subarea average.

Workforce Commute Patterns

Definition: Tracks the percentage of the local workforce that is commuting from other locations. This can be analyzed in several different cross-sections, including age, income, and educational attainment.

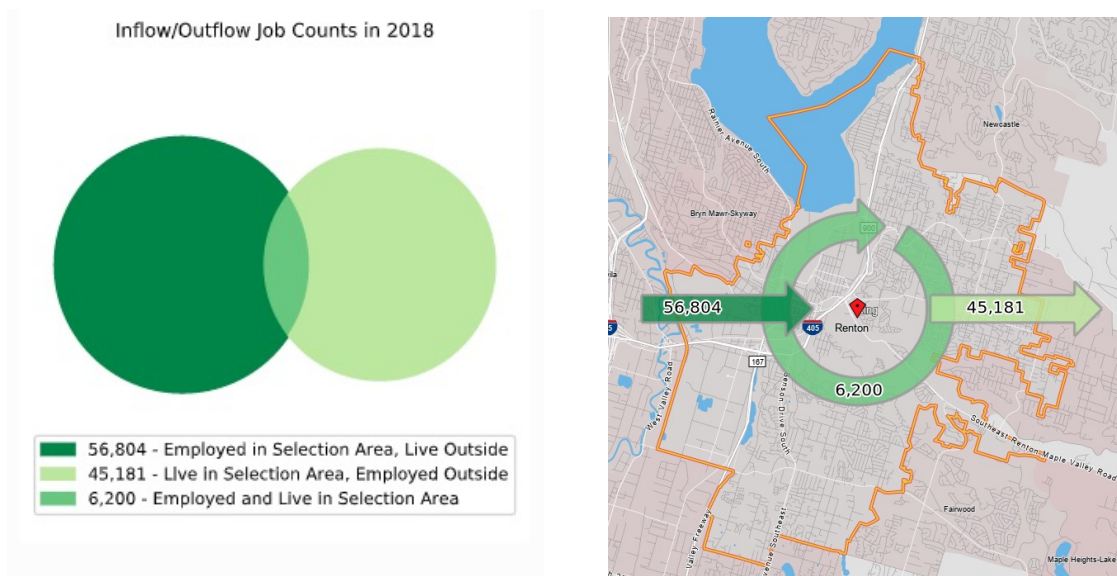
Why track this? Understanding commute patterns can help a community provide a better mix of economic and housing opportunities to help residents live and work in the same community (see also the section on jobs-housing balance). Commute patterns also have transportation system implications and can help jurisdictions make informed decisions on how to grow and sustain the transportation network.

This indicator can also signal residential displacement when residents are priced out of the communities they work in. For example, commute patterns can provide context on whether lower-income residents or residents of color that have been displaced are experiencing longer commutes, where those individuals are coming from, and why their employment opportunities are limited by either geography or wage compensation. Inequitable, extended commute times are informative for planners in both the cities that are commuted to and the cities that are commuted from. Planners in communities where residents live can use this data to build policies that attract the kinds of job opportunities that residents are leaving the jurisdiction to pursue. Planners in the communities that individuals are commuting to can work to build policies that seek to make housing more affordable or increase the availability of living wage jobs so residents can afford to live and work in the same location.

How to access it? The American Community Survey (ACS) and US Census provide this data. PSRC compiles [ACS data](#) for jurisdictions.

Additionally, the US Census Bureau provides detailed workforce commute statistics for Census designated or custom boundaries via the Longitudinal-Employer Household Dynamics survey, including a visualization tool, [On the Map](#). It is recommended to use both resources and compare findings as certain categories of workers, such as federal employees, are not always captured in the data.

Figure 6: Workforce Commute Patterns



Taxable Retail Sales

Definition: Measures the dollar amount of retail sales within a jurisdiction that contribute to the local tax base. This figure can be reported as a total annual figure or separated between different types of retail establishments.

Why track this? Taxable retail sales give a direct indication to consumer spending and the health of the local economy. Tracking this indicates whether the local market is growing or shrinking and can signal how communities are recovering from periods of economic decline. By separating this data metric by business type, taxable retail sales can highlight the business mix in a community while providing a more detailed look at which businesses are thriving in a given economic climate and which ones are struggling.

Understanding taxable retail sales also helps calculate city tax revenues and determine tax levels.

How to access it? The Washington State Department of Revenue provides reports for [retail sales at the city and county levels](#).

Figure 7: Taxable Retail Sales

Retail Sector (NAICS title)	Taxable Retail Sales (in millions)
Cars & Other Vehicle Dealers	\$ 152.2
Food Service, Caterers, Bars	\$ 87.0
Food/Beer/Wine/Liquor Stores	\$ 29.0
Construction (new housing)	\$ 25.0
Apparel/Accessories/Jewelry Stores	\$ 22.8
Health Care and Social Assistance	\$ 17.3
Auto/Personal/Household Goods Repair	\$ 16.2
Used Merchandise/Pet/Art/Gift/Office Stores	\$ 14.3
Construction (exterior, finishing, equipment)	\$ 10.9
Pharmacies/Beauty/Personal Care Stores	\$ 10.5

Source: PSRC, 2013

Workforce Demographics

Definition: A measure of the characteristics of the local workforce by age, race, ethnicity, gender identification, and others.

Why track this? Workforce demographics provides a detailed description of what groups are included in the local economy. This can help planners understand who in the community has access to economic opportunity and what gaps in the workforce require policy intervention.

Planners should analyze workforce demographics alongside other metrics such as commute patterns, keeping in mind a worker's residence and place of employment are often not the same.

How to access it? The American Community Survey (ACS) and US Census provide this data. PSONC compiles [ACS data](#) for jurisdictions.

Figure 8: King County Workforce

King County Workforce, 2019 American Community Survey	Estimate	Percent
Population 16 years and over	1,794,452	(x)
In labor force	1,260,987	70.3
Civilian labor force	1,259,291	70.2
Employed	1,206,334	67.2
Unemployed	52,957	3.0
Armed Forces	1,696	0.1
Not in labor force	533,465	29.7
Civilian labor force	1,259,291	(x)
Unemployment Rate	(x)	4.2
Females 16 years and over	898,537	(x)
In labor force	577,165	64.2
Civilian labor force	551,627	61.4
Own children of the householder under 6 years	150,904	(x)
All parents in family in labor force	94,278	62.5
Own children of the householder 6 to 17 years	282,717	(x)
All parents in family in labor force	196,581	69.5

Commercial Affordability

Definition: Measures the cost of leasing commercial space for business owners, most commonly reported in average price per square foot.

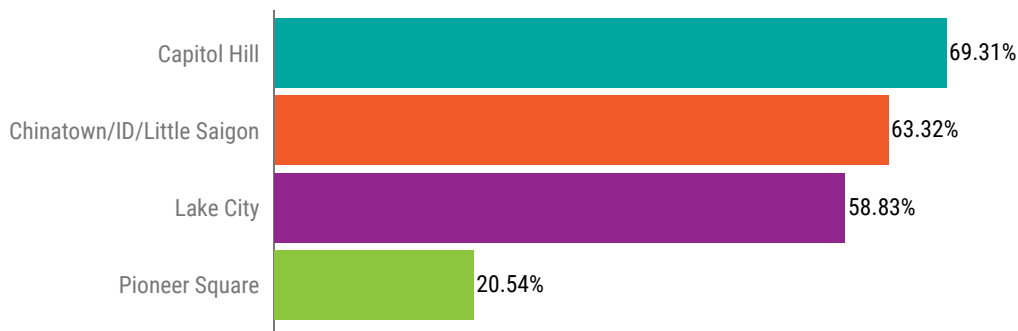
Why track this? Commercial affordability indicates trends in real estate prices to determine if specific areas are becoming unaffordable for small businesses. For businesses that do not own their properties, rent costs are significant expenses that can become unpredictable in fluctuating markets, making it a challenge for small business owners to forecast their long-term expenses and prepare for upswings in commercial rent asking prices. A lack of affordable commercial space is one of the key drivers of small business closure and/or displacement.

How to access it? The most popular and granular source of data for the commercial rent market is [CoStar](#), a private data and analytics firm that specializes in commercial real estate. CoStar data requires a paid subscription.

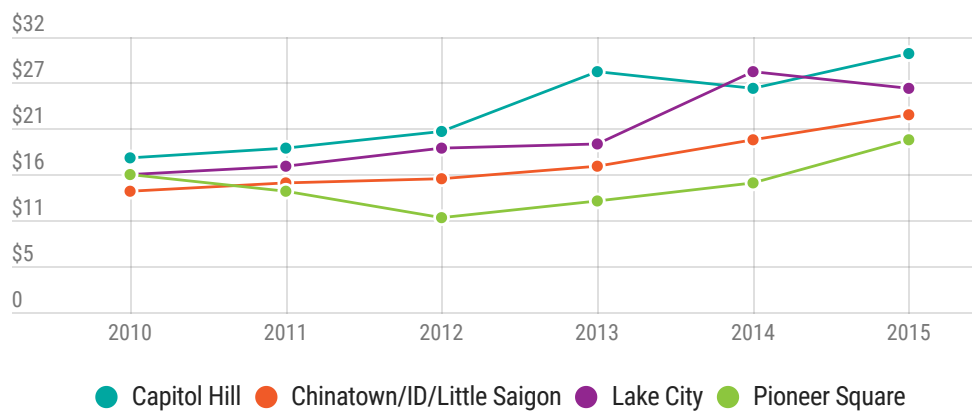
Another option for tracking commercial affordability are quarterly reports from private firms like [Kidder Matthews](#). These reports distill CoStar data into regional and county-level analysis and can be accessed free of charge.

Figure 9: Retail Rent Cost

Percent Increase in Average Retail Rent 2010 -2015



Average Retail Asking Rent Per Square Foot 2010-2015



Source: City of Seattle, Office of Economic Development, CoStar

Note: ID is the International District in Seattle.

Teaming up with local chambers of commerce or a [county Associate Development Organization](#) to field surveys and focus groups with local small business owners can help gauge commercial real estate affordability. This qualitative approach can help indicate whether local businesses are struggling to accommodate rising commercial real estate costs.

Business Births & Deaths

Definition: A measure of businesses that are newly established or permanently closed.

Why track this? Tracking this provides both quantitative and qualitative data on the number and types of business openings and closures in an area. This data signals how the local economy is shifting, and what types of businesses are struggling to adapt to neighborhood change. This can also provide information on industry expansions.

This data can help craft policy interventions for preserving and growing jobs and businesses in targeted industry sectors.

How to access it? This data can be collected from a jurisdiction's business license records, which can be accessed through departments of finance, administrative services, the city clerk, tax and license division, or similar office.

Building the Economic Development Element

Once a community understands their local economy, the jurisdiction should work with community members and other stakeholders to identify a vision, goals, and policies for the economic development element. To do this, planners can further assess the local context with a SWOT analysis.

In addition to data included in the Economic Development element, the SWOT analysis can consider data, conditions, and goals from other plan elements on housing, transportation, arts and culture, recreation, and other community assets or areas of concern. These can help build a fuller picture of opportunities to support the community and grow the local economy.

SWOT Analysis

A SWOT Analysis assesses:

- ▶ **Strengths:** competitive advantages a municipality holds. Examples: existing employment centers, workforce characteristics, higher education institutions, place-based assets, and transportation infrastructure.
- ▶ **Weaknesses:** disadvantages in the local economic climate. Examples: workforce inequities, environmental issues, lack of infrastructure, place-based disadvantages, and challenging regulatory frameworks.
- ▶ **Opportunities:** chances for improvement or progress. Examples: growing industries, public investment, and expanding education centers.
- ▶ **Threats:** potential occasions of negative impact. Examples: changing industries, broader economic downturns, and loss of major employers.

The SWOT analysis expands on data collection efforts and provides a foundation for setting goals and structuring policies. Strengths and opportunities identified during the SWOT analysis provide an opportunity for policies to sustain and expand success. Weaknesses and threats signal where policy intervention may be required to ensure economic goals are achieved. The findings from the SWOT analysis should serve as the general structure upon which to build out strategies to improve the local economy.

VISION 2050 supports the value of different types of places in the region and appropriately scaled economic development. For example, the types of job growth opportunities will vary for communities that provide services a larger rural area, have a regional shopping center, are planning new transit investments, or support resource economies like agriculture or forestry. In analyzing opportunities, cities and counties should consider how strategies can help them achieve their adopted growth targets. This analysis may consider other communities in the region with similar economic and demographic profiles or case studies from outside the region.

Public Participation

Working with the public to complete a SWOT analysis and co-create new or updated economic policies will strengthen a jurisdiction's comprehensive plan. Effective engagement from a wide-range of stakeholders ensures elements reflect the full scope of issues, perspectives, and opportunities in planning.

Key stakeholders to engage in economic development planning may include:

- ▶ Industry representatives and associations
- ▶ Port districts
- ▶ Labor and workforce representatives
- ▶ Educational institutions
- ▶ Nonprofits and community-based organizations
- ▶ Small business owners
- ▶ Chambers of commerce and countywide Associate Development Organizations
- ▶ Residents and local workers

Stakeholder outreach can take many forms, depending on the information requested. Stakeholder interviews, focus groups, and surveys of local business owners and employees are effective ways to understand issues and help shape policies. When preparing materials and attending meetings of community groups, planners should consider audience needs. Translating materials into different languages and hiring translator services can ensure non-English speaking residents and business owners are included in the process. Working with community-based organizations, chambers of commerce, and other local leaders is a critical first step in meeting community members where they are, especially those in harder to reach non-English speaking communities. It is especially important to engage stakeholders from underserved communities and people of color to address racial disparities and help prevent displacement of people and businesses.

Effective Community Outreach: Arlington-Marysville Subarea Plan

In December of 2018, the cities of Arlington and Marysville completed a subarea plan for the Arlington-Marysville Manufacturing/Industrial Center (AMMIC) subarea. The plan created a vision for the center and established goals and policies to guide public and private investments. Overarching themes of the plan are to support business retention and growth, strengthen existing assets, expand transportation choice, and improve environmental conditions.

The AMMIC recognized the importance of public participation to creating an effective plan and had several opportunities for equitable public outreach. By providing a variety of opportunities for the public to provide feedback across several different platforms, planners made it easy and convenient for the public to be engaged in the planning process.

Outreach strategies included:

- ▶ **Project Website** with information on status updates, meeting information, and published documents.
- ▶ **Stakeholder Interviews** with eight key individuals and property or business owners.
- ▶ **Online Community Survey** to gather input from individuals who could not attend public meetings.
- ▶ **Vision Public Workshop** to kick off the project and gather input on a vision for the AMMIC.
- ▶ **Advisory Committee Meetings** to review technical information and refine components of the plan.
- ▶ **Draft Plan Public Workshop** to gain input on the full draft plan.

The [final plan for the AMMIC subarea](#) was adopted by both cities in January 2019.

Creating goals, policies, and strategies for economic development

The Growth Management Act, VISION 2050, and countywide planning policies set forth regional goals for equitable economic prosperity. The SWOT analysis may uncover additional local priorities and opportunities for economic development. These documents provide a basis for establishing economic development element goals, policies, and strategies.

The state-required updates to local comprehensive plans due in 2024 represent the fourth round of GMA comprehensive plans. For those jurisdictions that have already adopted Economic Development elements, the update represents an opportunity to review the effectiveness of existing policies and tools to achieve community goals. Data indicators and analysis should help jurisdictions evaluate the success of current goals, policies, and implementation tools. Data showing successful outcomes can support retention and expansion of existing policies and programs. Data showing weak performance suggests the need to revise or replace existing tools in a jurisdiction. Jurisdictions with existing elements should take the opportunity to evaluate outcomes, factors, and potential implications of existing goals and policies.

Effective goals and policies should be specific, realistic, responsive to key issues and opportunities identified in the planning process and align with regional and countywide efforts. The goal-setting process should identify a long-term vision for economic growth. Policies and strategies should be more specific and could reference implementation actions, critical industries, partners, and specific subareas within a jurisdiction.

VISION 2050 Policy Objectives

This section outlines VISION 2050's policy objectives for local plans⁴, why it is important for local plans to address these policy areas, and how a jurisdiction should use data and SWOT analysis findings to customize economy policies and strategies that further regional and local economic development goals.

Identify and enhance industry clusters, including those recognized in the Regional Economic Strategy that provide goods and services for export

The [Regional Economic Strategy](#) identifies key industries that focus on exporting goods and services to other regions and consists of companies, suppliers, service providers, institutions, government agencies, and other related industry stakeholders that share common markets, technological developments, and workforces. Regional and local planning should continue to support these established industry clusters to sustain a strong economy and diversified workforce. Cities should also review any county-specific economic development plans to understand additional local clusters to consider in their local work.

Regional Industry Clusters

- ▶ Aerospace
- ▶ Information & Communication Technology
- ▶ Maritime
- ▶ Military & Defense
- ▶ Life Sciences & Global Health
- ▶ Tourism
- ▶ Transportation & Logistics
- ▶ Business Services

Regional Context. This objective contributes to the following Multicounty Planning Policies established in VISION 2050:

- ▶ **MPP-EC-3**
- ▶ **MPP-EC-6**
- ▶ **MPP-EC-4**
- ▶ **MPP-EC-21**
- ▶ **MPP-EC-5**
- ▶ **MPP-EC-22**

⁴The policy objectives are consistent with PSRC's Plan Review Manual and VISION 2050 Consistency Tool for Comprehensive Plans. Underlined font indicates an objective that is new to the VISION 2050 update.

Data metrics for understanding the industry clusters at the local level

- ▶ Covered Employment Estimates
- ▶ Top Employers

Developing local policies and programs

Local economic goals for business and job growth are more attainable if they are tied to specific target industries. Tapping into an existing regional industry concentration or a regional supply chain can help a community meet those goals. A community may have critical industrial areas or airports that drive economic activity. Local plans and policies for expanding businesses and jobs should recognize the part that these assets play in the success of targeted industries. In addition, manufacturing supply chains require efficient movement of materials and products through the region. Local transportation plans and investments should align with a jurisdiction's industry targets.

Regional plans call for the concentration of employment growth into designated centers and manufacturing/industrial centers. Growth targets are more easily met when specific industries can be identified. Understanding the major industry clusters of the region enables planners to create local policies that encourage development in those specific sectors through zoning, development incentives, and other mechanisms. Industry-specific economic development goals, built on regional strengths, can be implemented through policies that leverage partners like trade organizations, educational institutions, and major employers.

Policy Example	Why this works
<p><i>Continue working with the Port of Poulsbo to provide and promote Poulsbo as a destination for the boating community, and to assist the Port, where feasible, to improve their facilities including additional parking for port use.</i></p> <p>City of Poulsbo Comprehensive Plan</p>	<ul style="list-style-type: none"> ▶ Identifies an opportunity to build on regional industry cluster (Maritime & Tourism) ▶ Identifies a key partner (Port of Poulsbo) ▶ Specific implementation outcome (facility infrastructure improvement)
<p><i>Actively seek investments to grow Tacoma's presence in the following target industries: a. Bio-medical and medical; b. Information technology and cyber security; c. Professional services; d. Industrial and manufacturing; e. Tourism and hospitality; f. Creative economy; g. International Trade; h. Finance and Insurance.</i></p> <p>City of Tacoma Comprehensive Plan</p>	<ul style="list-style-type: none"> ▶ Identifies regional clusters in city to target efforts for attracting and retaining employers ▶ Focused on industries that provide living-wage jobs to promote jobs/housing balance

Focus retention and recruitment efforts and activities to foster a positive business climate and diversify employment opportunities by specifically targeting:

- ▶ Businesses that provide living wage jobs
- ▶ Locally, women-, and minority-owned businesses and start-up companies
- ▶ Established and emerging industries, technologies, and services that promote environmental sustainability, especially those addressing climate change and resilience

Regional Context. This objective contributes to the following Multicounty Planning Policies established in VISION 2050:

- ▶ **MPP-EC-1**
- ▶ **MPP-EC-7**
- ▶ **MPP-EC-9**

VISION 2050 expands on the traditional economic development activities to retain and recruit businesses that provide living wage jobs by focusing also on locally, women- and minority-owned businesses and start-up companies. To achieve regional environmental goals, VISION 2050 also calls for increased attention to retaining and expanding environmentally sustainable industries, technologies, and services. Communities should use local data and SWOT findings to find ways to grow and develop these types of businesses.

Data metrics for understanding existing businesses and opportunities for growth

- ▶ Business Births & Deaths
- ▶ Taxable Retail Sales
- ▶ Income and Poverty
- ▶ Workforce Demographics

Developing local policies and programs

Local jurisdictions often have goals for the recruitment of new businesses or the retention and expansion of existing businesses to grow their local economy. These recruitment and retention activities are done directly by the local jurisdiction or with support from other local organizations. The county-level Associate Economic Development Organization (ADO) is a good partner to help develop strategies for retention and recruitment as well as to aid in implementing those strategies. The ADOs can assist across a variety of initiatives to attract and retain talent, foster industry growth and diversity, and promote local strategic assets. As detailed in the “Public Participation” section, coordinating with the ADOs and other groups like chambers of commerce is an efficient way to communicate with business owners to better understand ways to improve the local business climate. Specific targets for these recruitment and retention efforts should align with policies from other economic goals such as those addressing targeted industry clusters, expanding economic opportunity, and businesses that support living wage jobs.

County-Level ADOs

- ▶ [Seattle Metropolitan Chamber of Commerce](#)
- ▶ [Economic Alliance Snohomish County](#)
- ▶ [Economic Development Board for Tacoma-Pierce County](#)
- ▶ [Kitsap Economic Development Alliance](#)

Once cities focus on the type of businesses they hope to recruit and retain, they can work with local partners to structure specific policies that prepare a community to accommodate such businesses. These activities can be paired with other efforts such as branding and marketing, hiring policies, and strategic partnerships with industry groups, educational institutions, trade unions, and others.

Policy Example	Why this works
<p><i>Proactively recruit new businesses to locate in the City of Poulsbo. Examples of proactive recruitment activities include development of marketing and promotional printed and digital materials, and staffing for implementation activities.</i></p> <p>City of Poulsbo Comprehensive Plan</p>	<ul style="list-style-type: none"> ▶ Includes specific examples of recruitment efforts
<p><i>Increase the market elasticity and diversity of businesses by supporting a wide variety of commercial uses within the designated mixed use Centers throughout the City.</i></p> <p>City of Bremerton Comprehensive Plan</p>	<ul style="list-style-type: none"> ▶ Works to diversify businesses in city ▶ Advances local economic resiliency ▶ Attracts growth to existing centers

Promote strategies and policies that expand access to opportunity and remove barriers for economically disconnected communities

PSRC's Opportunity Mapping assessed and demonstrated that neighborhood conditions and access to opportunity play a significant role in life outcomes. VISION 2050 leverages the opportunity for local plans to expand access to opportunity and advance racial equity through economic policies. When creating new policies, planners can use the Opportunity Mapping to identify existing disparities and evaluate planning decisions.

Regional Context. This objective contributes to the following Multicounty Planning Policies established in VISION 2050:

- ▶ MPP-EC-10 ▶ MPP-EC-13
- ▶ MPP-EC-11 ▶ MPP-EC-14

Data metrics for identifying opportunity areas

- ▶ PSRC Opportunity Mapping

Developing local policies and programs

Cities should analyze access to opportunity data and use that data to inform policies that expand opportunity to populations and geographies most disconnected. Depending on the local challenges, jurisdictions have a variety of policy options to expand economic opportunity in their community. Local educational policies should partner a community's job and industry growth goals with approaches to the local public education system. In addition, if a community is home to post-secondary training programs, efforts can be made to connect targeted communities with these opportunities. Infrastructure investments, such as transportation, school siting, and other public infrastructure projects, can be targeted towards geographic areas that are most disconnected from economic opportunity to support and grow the local economy. Communities can also expand access to opportunity by being intentional with how to spend public funds and can use government contracting as a tool to cultivate underrepresented businesses.

Policy Example	Why this works
<p><i>Prioritize assistance to commercial districts in areas of lower economic opportunity with high concentrations of small locally-owned businesses.</i></p> <p>City of Seattle Comprehensive Plan</p>	<ul style="list-style-type: none"> ▶ Recognizes the importance of small and locally-owned businesses ▶ Prioritizes support to low opportunity areas to increase opportunity in neighborhoods in the long-term
<p><i>Improve access to contracting opportunities for minority-owned, woman-owned, and emerging small businesses.</i></p> <p>City of Tacoma Comprehensive Plan</p>	<ul style="list-style-type: none"> ▶ Recognizes the role in government contracting in supporting small businesses ▶ Integrates racial equity into the municipal budgeting process

Address and prevent potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment and market pressure

As communities grow and change, commercial displacement may result when businesses owners are priced out of local real estate markets, as either rent or property tax increases become unaffordable. Small business owners are most at risk and, like residential displacement, often are located in communities of color. VISION 2050 recognizes that rising land values and population and job growth contribute to a commercial displacement crisis. Local plans are a critical tool for preventing future displacement from occurring.

Regional Context. This objective contributes to the following Multicounty Planning Policies established in VISION 2050:

▶ **MPP-EC-12**

Data metrics for determining commercial displacement risk and activity

- ▶ Commercial Affordability
- ▶ Business Births & Deaths
- ▶ Surveys & Focus Groups with existing and former business owners and residents

Developing local policies and programs

Local jurisdictions should conduct outreach to their local businesses to understand the risks of displacement and build policies and programs tailored to their business districts. A community's particular challenges can be addressed through tools such as zoning, technical assistance, and funding. Through zoning codes, planners can create size-restricted districts that preserve commercial space for ground floor commercial tenants and discourage larger commercial chains from pushing out smaller businesses. Jurisdictions can also subsidize expenses such as streetscape and façade improvements through loans and matching grant programs, as well as provide relocation assistance to businesses looking to reestablish themselves in more affordable locations. Such policies and initiatives should be paired with outreach and technical assistance efforts from city staff. Examples include trainings for start-ups and entrepreneurs on sustainable business practices and assistance navigating city services and other tools related to preventing commercial displacement.

Policy Example	Why this works
<p><i>Promote the local use of special small business financing and management assistance programs. Help identify facilities which may be used for small business start-ups, including older structures which may be suitably reused for business purposes.</i></p> <p>City of Gig Harbor Comprehensive Plan</p>	<ul style="list-style-type: none"> ▶ Specific actions to alleviate financial burdens for small businesses ▶ Specific programs that can be tracked over time to monitor business activity and outcomes
<p><i>Seek new tools to support the creation of spaces attractive and affordable to businesses threatened with displacement so that small locally-owned businesses are able to remain in their neighborhoods.</i></p> <p>City of Renton Comprehensive Plan</p>	<ul style="list-style-type: none"> ▶ Recognizes the need for new and innovative tools to support small businesses ▶ Targeted specifically at at-risk businesses

Develop a range of employment opportunities to create a closer balance between jobs and housing

VISION 2050 and the Regional Growth Strategy strive to achieve an improved jobs-housing balance - the ratio of jobs to housing in a city, county, or subarea. A better balance of jobs and housing options provides numerous community benefits, including reduced traffic congestion, air emissions, and commute times. Having a balance isn't enough, though - it is also important to consider whether available housing is affordable to workers at different income levels. Communities with higher proportions of low-wage jobs need housing to be affordable to those working, or they will still have to commute from other areas. Unaffordable housing markets can also negatively impact recruitment and retention efforts. Local plans should include policies and strategies that work to achieve a better balance of jobs and housing to help local economies thrive and be sustainable.

Regional Context. This objective contributes to the following Multicounty Planning Policies established in VISION 2050:

► **MPP-EC-18**

Data metrics for understanding the jobs-housing balance

- Jobs/Housing Ratio
- Workforce Commute Patterns
- Income and Poverty
- Covered Employment Estimates

Developing local policies and programs

For economic development elements, strategies to improve jobs-housing balance should seek to develop and expand opportunities for employment in coordination with planned housing growth, particularly in centers and areas near transit. As a jurisdiction is developing goals for job and business growth, efforts should be made to consider expanding employment opportunities that match the needs of current residents. These needs can be identified through data on commute patterns or through public engagement efforts.

These policies and programs should operate in tandem with policies in the Housing Element of comprehensive plans to establish a proper balance within a community. PSRC staff have worked to create the [Housing Innovations Program \(HIP\)](#) tool to assist communities with planning for housing. The HIP is a collection of planning resources that local governments can use to promote housing affordability and new housing choices in their communities. Many of these tools can be used to increase housing near centers of employment and strike the appropriate balance of jobs and housing.

Policy Example	Why this works
<p><i>Determine reasonable jobs-to-housing balance by coordinating land use and development policies to help achieve the designated balance of adequate affordable housing near employment centers.</i></p> <p>City of Gig Harbor Comprehensive Plan</p>	<p>► Recognizes the importance of jobs-housing balance and access to affordable housing</p>

Encourage growth that balances employment and housing opportunities within designated urban centers by promoting investment in mixed-use centers with compact urban development, specifically advocating for redevelopment and quality infill design that maximizes allowable density.

[City of Renton Comprehensive Plan](#)

- ▶ Promotes jobs-housing balance in urban centers
- ▶ Identifies specific strategies for improving balance (mixed-use, compact infill development)
- ▶ Recognizes importance of being near transit

Promote environmental and socially responsible business practices, especially those addressing climate change, resilience, and improved health outcomes

VISION 2050 and the Regional Economic Strategy both acknowledge that the region's natural environment is a unique asset to attract talent and strengthen the economy, and it provides the foundation to the region's quality of life and economic prosperity. VISION 2050 also recognizes the impacts of climate change on the economy. Promoting a healthy, resilient environment and communities, through curtailing greenhouse gas emissions and enhancing the area's natural resources, is key to continued economic success. Local plans should include economic policies that advance environmental goals and protect current and future businesses from climate change impacts.

Regional Context. This objective contributes to the following Multicounty Planning Policies established in VISION 2050:

- ▶ MPP-EC-8
- ▶ MPP-EC-16
- ▶ MPP-EC-23

Data metrics for assessing environmental and socially responsible business practices

- ▶ Business Births (tracking specific industries)
- ▶ Opportunity Index

Developing local policies and programs

Cities play an important role in protecting and improving the health of the region's environment and residents. Economic development planning should prioritize environmental and social responsibility in all efforts and seek opportunities to build sustainability into the local economy. This work can be done in tandem with broader efforts for business recruitment and retention. Planners should prioritize businesses that promote environmental and social responsibility when working with partners to attract new businesses and industries to communities and encourage workforce development efforts that prepare employees for careers in these fields. The state and region are working to support the development of established and emerging industries focused on resilience and climate change, which could provide opportunities for local economic growth.

Cities can also weave environmental and public health assessments into the day-to-day mechanisms of local government through tools like environmental impact assessments and “Health in All Policies” frameworks. Environmental impact assessments are mandated evaluations of the environmental impacts of a development to mitigate any potential harmful impacts. “Health in All Policies” frameworks have been adopted at various levels of government across the world that encourage decision makers to consider the ramifications for public health in all policies formed by that government.

Policy Example	Why this works
<p><i>Actively attract new business/manufacturing sectors that include technologies and products that will be needed on a global basis to reduce greenhouse gases and the impacts of climate change, including, but not limited to, clean fuel production and carbon sequestration. Encourage training programs related to these technologies.</i></p> <p>City of Everett Comprehensive Plan</p>	<ul style="list-style-type: none"> ▶ Acknowledges global issues begin with local action ▶ Identifies clear technologies and products to combat climate change ▶ Encourages investment in education to prepare workforce
<p><i>Further the provisions of Creating Renton’s Clean Economy. Attract low-carbon and clean-energy sectors and promote green job development. Encourage economic activity that is highly resource-efficient and minimizes the generation of waste and pollution.</i></p> <p>City of Renton Comprehensive Plan</p>	<ul style="list-style-type: none"> ▶ Supports the continued implementation of a climate change economic development plan (Creating Renton’s Clean Economy)

Support, recognize, and empower the contributions of the region’s culturally and ethnically diverse communities, institutions, and Native Tribes

VISION 2050 recognizes that the region’s culturally and ethnically diverse communities contribute to vibrant local economies through small business ownership and cultural spaces. Jurisdictions know the value of local historical and cultural context best, and local plans can recognize, preserve, and empower cultural and ethnic communities, institutions, and Native Tribes. These unique assets help create jobs and opportunities, but opportunities and resources are not allocated equitably. Policies in local plans can work to set intentional goals and policies that advance racial equity and strive for inclusion of all in the unique design, cultural identity, and opportunities for connection in the region’s communities.

Regional Context. This objective contributes to the following Multicounty Planning Policies established in VISION 2050:

- ▶ MPP-EC-15
- ▶ MPP-EC-17
- ▶ MPP-EC-20

Data metrics for understanding cultural assets and contributions

- ▶ Business Births & Deaths
- ▶ Local Interviews & Focus Groups

Developing local policies and programs

While establishing goals for the local economy, jurisdictions should identify the ethnic communities and institutions in their area. The economic success of these groups can be improved through efforts to highlight the achievements and innovation of these groups and supporting cultural events led by these groups. More directly, a jurisdiction can provide funding opportunities for arts and cultural institutions, programming, and education. Jurisdictions can work to create pathways for under-resourced communities to start businesses, access commercial real estate, and sustain economic assets. Planners should seek out opportunities early and often to engage these groups through equitable outreach to ensure policies are community-led and supported.

Policy Example	Why this works
<p><i>Enhance arts and culture activities in order to attract creative-class workers, living wage employers, and tourists to Seattle, as well as to enrich our overall culture of innovation.</i></p> <p>City of Seattle Comprehensive Plan</p>	<ul style="list-style-type: none"> ▶ Draws a connection between cultural activities and economic development ▶ Recognizes the value of the cultural economy on workforce recruitment ▶ Action-oriented by focusing investments into a specific area
<p><i>As appropriate, work with other jurisdictions and agencies such as state and federal agencies, Tribes, the Port of Bremerton, the cities, the Kitsap Economic Development Alliance (KEDA), Port Orchard Chamber of Commerce, and the Kitsap County Public Utilities Districts, in marketing and developing the City of Port Orchard.</i></p> <p>City of Port Orchard Comprehensive Plan</p>	<ul style="list-style-type: none"> ▶ Recognized the importance of partnerships in economic development ▶ Names several institutions to work together towards a common goal ▶ Acknowledges the important role Tribes play in economic development

Plan Implementation and Monitoring Success

Policy implementation and regular monitoring should always go hand in hand. Economic development elements should be structured in a way that encourages regular monitoring of outcomes and pays timely attention to the changing needs of the community. Planners should regularly monitor the indicators to explicitly tie back to policies and implementation items in the plan. A robust plan for monitoring economic objectives will help cities meet their economic goals and make targeted updates to policies and tools.

Developing a list of implementation actions based on policies in the plan will help jurisdictions keep track of progress to put the plan into action. Regularly tracking what actions have been taken to implement the plan will maintain accountability to the public and economic development stakeholders.

Many of the data metrics listed in this guide are assembled by PSRC and organized at the community level. PSRC works to update these data products as often as possible, and cities should use these regular updates to monitor policies and review changing needs and circumstances. PSRC updates data tables built from American Community Survey data twice each year: in September for the ACS 1-year profiles and in December for the 5-year profiles.

The monitoring process should also regularly review employment targets, a component of the Regional Growth Strategy, which allocates specific shares by regional geography. Specific targets for local jurisdictions are determined through the countywide planning process and should be included in comprehensive plans. Keeping track of employment targets are critical for jurisdictions when planning for land use, transportation, and capital facilities.

Figure 10: Implementation Matrix from [SeaTac Comprehensive Plan](#)

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	LEAD	TIME FRAME
8.1 SUPPORT THE PRIVATE SECTOR			
8.1A Develop plans, establish measures, monitor performance, and make recommendations.	Continue to staff Soundside Alliance committees and forward recommendations for action to appropriate entities.	Staff	Ongoing
8.1B Retain and recruit businesses.	Develop a marketing plan that includes prioritization, private sector contact and recruitment, listing of available properties, and retention strategies.	Staff	Short-Term
8.1C Facilitate business – government – institution – resident communication.	Utilize the City's website to provide up-to-date, user-friendly information including: <ul style="list-style-type: none"> • Comprehensive Plan goals and policies • Regulatory policies • Adopted amendments • Current projects–Planned action • proces 	Staff	Ongoing
	Provide a user-friendly process online and over-the-counter/ phone by which residents may ask questions, voice concerns, or issue complaints regarding the local business community.	Staff	Ongoing
	Provide a visible presence (e.g., staffing, information booths) at local business group meetings and business-related conferences.	Staff	Ongoing

Additional Resources

This guide acknowledges that economic development planning should be tailored for local circumstances, and there are many different opportunities available for communities to structure specific policies and strategies that are appropriate and effective. As such, PSRC recommends the following resources for additional considerations to provide sample tools and policies for local economic development planning.

- ▶ MRSC: [Planning for Economic Development](#)
- ▶ University of North Carolina: [Homegrown Tools for Economic Development](#)
- ▶ Met Council: [Integrating Economic Development Strategies into Everyday Planning](#)
- ▶ WA Department of Commerce: [Local Economic Development Partnerships](#)
- ▶ PolicyLink: [All-In Cities Policy Toolkit](#)
- ▶ Institute for Local Government: [Economic Development Tools](#)
- ▶ Purdue University: [Economic Development Policy Tools for Local Government Land Use Planning](#)



Visit www.psrc.org for more information and resources.

The Economic Development Commission unanimously recommend that the Planning Commission APPROVE the proposed vision, goals, and policies for the Economic Development Element of the 2044 Snoqualmie Comprehensive Plan and transmit them to the City Council's Community Development Committee for consideration.

It is the recommendation of the Economic Development Commission to approve proposed vision, goals, and policies for the Economic Development Element as presented in Attachment A.

RECOMMENDED BY THE CITY OF SNOQUALMIE ECONOMIC DEVELOPMENT COMMISSION ON THE 20TH OF SEPTEMBER 2023.

bobbi harrison
bobbi harrison (Sep 27, 2023 15:52 PDT)

Sep 27, 2023

Bobbi Harrison
Commission Chair

Date

Attest by:

Ashley Wragge
Ashley Wragge (Sep 27, 2023 15:50 PDT)

Ashley Wragge
Planning Technician

Vision: Snoqualmie aspires to be a vibrant small city offering essential goods and services to residents and visitors, a beacon for employers, and a generator of sustainable tax revenue, all while preserving its distinctive character and continuously improving quality of life.

1) Recruit businesses that meet the retail needs of residents, offer diverse employment opportunities, generate revenue to support city services, and enrich the City's unique character, while supporting the continued success of existing local businesses.

- a) Encourage a diverse range of smaller-scale, locally-based, and independently-owned businesses to locate in the downtown historic district, including grocery stores, pharmacies, and restaurants.
- b) Recruit businesses that will capture a greater share of residents' spending on retail goods and service without compromising the City's small-town look and feel.
- c) Capitalize on emerging local economic sectors, including wine tourism, weddings, film production, and outdoor recreation and events as well as regional sectors such as aerospace, information and communication technology, and life sciences.
- d) Prioritize the recruitment of businesses that follow environmental and socially responsible business practices.
- e) Prioritize the recruitment of businesses that create jobs with higher-than-average wages that are accessible to a wide range of potential employees.
- f) Strategically recruit businesses based on the features of individual vacant commercial and industrial spaces.
- g) Identify specific industries to recruit to Snoqualmie based on sectors that are well-represented in the City such as water and ice sports, health care, and telecommunications.
- h) Prioritize the recruitment of businesses that match local workforce skills to create more opportunities for residents to live and work in Snoqualmie.
- i) Support the preservation and occupancy of key historic landmarks downtown including full- service restaurants.

2) The City fosters a business climate that facilitates economic development through expedient and equitable regulations, permit review processes, and enforcement actions, while effectively preserving and protecting the area's environmental and cultural resources.

- a) Cultivate a policy and regulatory environment that helps to achieve the City's economic development goals.
- b) Consider risk of physical, economic, environmental, and cultural resource disruption or displacement on local business when creating or updating policies, regulations, investments, or programs.
- c) Explore partnerships with a Community Business Connector (CBC), Snoqualmie Valley Economic Alliance, and Snoqualmie Valley Chamber of Commerce to address challenges such as racism, language barriers, cultural differences, geographical disparities, and financial obstacles faced by small businesses to promote economic development opportunities.
- d) Strive to provide opportunities for business owners to share challenges and opportunities of the local business environment.
- e) Ensure business owners have accurate and timely information on permit applications and other review processes related to business operations.
- f) Apply and enforce rules consistently across all business types and locations.

- g) Encourage local businesses to utilize evolving technologies that lead to increased competitiveness, innovation, efficiency, productivity, and job opportunities.
- h) Foster a business environment that promotes local entrepreneurship.

3) The City advances its economic development goals and maintains its competitiveness through land use regulations, long-range and strategic planning, and capital investments.

- a) Ensure City investments, plans, and regulations promote economic growth and facilitate the expansion of the City's retail base equitably across all City commercial areas, business types, and communities.
- b) Advocate for Snoqualmie's economic interests at the county, regional, state, and federal levels.
- c) Consider creating a Meadowbrook Retail District that promotes retail and service options that enhances the future Riverwalk Trail for residents and visitors.
- d) Collaborate with intergovernmental partners to improve transit service to, from, and within Snoqualmie, aiming for increased frequency and accessibility.
- e) Attract businesses with the potential to create a high number of jobs and offer commercial spaces of varying sizes to accommodate businesses of different scales and provide space for small businesses to grow.
- f) Encourage the development of housing options that are affordable for the full range of employment opportunities in the City.
- g) Ensure that economic growth and development is balanced with environmental and cultural resource protection.
- h) Encourage the creation of public gathering spaces near commercial areas in a manner that promotes commerce.
- i) Preserve the Master Planned Business Park land use designation, focused on office, research and development, and light manufacturing/industrial uses, within the City's potential annexation area (PAA).
- j) Ensure land use regulations support and promote the development of suitable forms of overnight lodging, with a particular focus on the downtown historic district.
- k) Ensure that Snoqualmie's infrastructure supports electric vehicle charging and other emerging climate-friendly technologies adequately.

4) The City promotes desired economic development while sustaining the natural and built features that give Snoqualmie its unique sense of place that residents most value.

- a) Protect and promote the City's distinct mix of natural beauty, historic buildings, rich cultural heritage, and unique neighborhoods - including Snoqualmie Ridge, Historic Downtown, the Mill Site, and Meadowbrook, to foster desired economic development.
- b) Create wayfinding signage where Meadowbrook Way and Snoqualmie Parkway intersect with Railroad Avenue SE directing visitors to the historic downtown.
- c) Leverage Snoqualmie's distinctive sense of place and unique assets such as Meadowbrook Farm, Snoqualmie Point Park, and other large park and open spaces to attract visitors through historic and cultural events and activities.
- d) Support and celebrate the contributions of the city's existing culturally and ethnically diverse businesses, institutions, and the Snoqualmie Tribe.
- e) Maximize the Snoqualmie Riverwalk as a tourism asset that connects to the Centennial Trail and the regional Snoqualmie Valley and Preston-Snoqualmie trails while protecting downtown riverfront properties from flooding.

- f) In collaboration with the Snoqualmie Valley Chamber of Commerce, support non-profit merchant organizations in Historic Downtown Snoqualmie, Kimball Creek, and Snoqualmie Ridge to strengthen economic vitality, design, organization, and promotion.
- g) Maintain and expand a wayfinding system that effectively directs visitors to Snoqualmie's commercial and retail districts and communicates information about parking, parks, and other attractions, with a particular focus on community-friendly assets.
- h) Preserve the economic viability of Snoqualmie's historic sites, buildings, districts, landscape features and neighborhoods by identifying and preserving their character and history through collaboration with the King County Historic Preservation Program and engaging informational plaques and signs.
- i) Enrich the cultural lives of residents and visitors by placing permanent and temporary art installations in public spaces in a manner that enhances Snoqualmie's unique sense of place.
- j) Promote public art by hosting events such as Plein Air Paint Out.
- k) Encourage the creation of public murals throughout the City that are representative of the history, culture, and heritage of the Snoqualmie Valley.
- l) Protect and promote institutional, cultural, natural, and other unique resources such as the Northwest Railway Museum, Pacific West Rail Model Train Museum, Meadowbrook Farm, and the Snoqualmie Riverwalk.

Section	Type	#	Text	Keep / Edit / Combine / Remove / Move / Reconsider	Jason Comments	David Comments	PSRC 1 Identify and Enhance Industry Clusters	PSRC 2 Living Wage / Local W-BIPOC / Retention and Recruitment / Enviro and Sustainability	PSRC 3 Opportunity for economically disconnected communities	PSRC 4 Prevent Displacement	PSRC 5 Jobs / Housing Balance	PSRC 6 environmental and socially responsible business practices	PSRC 7 culturally and ethnically diverse contributions
Goal Influence and Support for Economic Vitality Land Use and Infrastructure Employment Community Retail Tourism Community Distinctiveness & Quality of Life Influence and Support for Economic Vitality Influence and Support for Economic Vitality Influence and Support for Economic Vitality Influence and Support for Economic Vitality Influence and Support for Economic Vitality Influence and Support for Economic Vitality Land Use and Infrastructure Land Use and Infrastructure Land Use and Infrastructure Land Use and Infrastructure Land Use and Infrastructure Land Use and Infrastructure Employment Employment Employment Employment	Goal	3	A vibrant and thriving small city economy that offers jobs providing salaries that match local housing costs; offers goods and services to meet the needs and wants of our citizens, visitors and employers; generates revenue to support City services, and supports Snoqualmie's distinctive character and quality of life.	Keep		I think this is OK save for the phrase " offers jobs providing salaries that match local housing costs" which doesn't match the mood of the moment							
	Objective	3.1	An environment that attracts quality, well-capitalized businesses and offers a compelling reason to justify investment in Snoqualmie.	Edit		well-capitalized?							
	Objective	3.2	Land use plans, regulations, review processes and infrastructure improvements support economic growth and vitality.	Keep									
	Objective	3.3	The City has jobs providing salaries that match local housing costs, and ensure stable revenues to support City services.	Keep									
	Objective	3.4	The City has thriving community and neighborhood retail and civic centers serving residents, employees and visitors, which are distinguished by their target market, business mix, unique character and civic amenities.	Keep									
	Objective	3.5	The City has increased and directed visitor traffic to support tourism as a mainstay of the City's economic vitality.	Keep									
	Objective	3.6	The City protects and enhances the community's quality of life attributes and distinctive character to promote desired economic development.	Combine - Marketing									
	Policy	3.1.1	Advocate for Snoqualmie's economic interests at the county, state and federal level to influence decisions that impact the City.	Edit	Ok	ok, would like to define what "Economic interests" means							
	Policy	3.1.2	Ensure public investments are targeted and equitable to promote the vitality of all City commercial areas and businesses.	Edit	Revise to focus on DT and Ridge as commercial areas	What does "equitable" mean in this case? Geographically?		with punch-up	with punch-up	with punch-up			
	Policy	3.1.3	Acknowledge the economic context created by Snoqualmie Nation development and pursue opportunities for beneficial connections and coordination.	Move - CC	Delete; Move elsewhere; Snoqualmie Tribe should be mentioned in CC element instead?	Acknowledge where? Agree, delete.							X
	Policy	3.1.4	Communicate and coordinate regularly with the business community regarding citywide economic development goals, objectives and policies, and seek input on new directions	Remove	Delete; Programmatic								
	Policy	3.1.5	Develop and annually review with the Economic Development Commission a Six-Year Strategic Plan for Economic Development.	Remove	Delete; Programmatic	seems too specific							
	Policy	3.1.6	Participate in marketing and promotional activities that create awareness of the City's business climate and specific attributes and promote opportunities for business development in the City.	Combine - Marketing	Revised	ok	X						
	Policy	3.1.7	Work with the Snoqualmie Valley Chamber of Commerce to encourage and assist local businesses to have a more robust website and social media presence, and to utilize evolving technologies for business promotion.	Remove	Revise to focus on general CoC coordination	agree, shouldn't be so specific. This sort of thing seems to be more the CoC's type of work.	X		X				
	Policy	3.1.8	Consider the potential impacts on local business from when considering new policies, regulations or programs prior to enacting them.	Edit		revised		with punch-up		with punch-up			with punch-up
	Policy	3.2.1	Provide sufficient, appropriately zoned area to support growth of targeted industry clusters; and improve the local jobs/housing balance	Move - LU	Delte; Move to LU element	agree, delete							
	Policy	3.2.2	Plan for and maintain sufficient, suitable zoned capacity to accommodate business growth in order to Pursue strategies to capture two-thirds of local resident spending on retail goods and services	Edit	Consider rephrasing, is retail leakage still a big concern?	Think you could do other things as well to capture more revenue than zoned capacity. Consider moving to different section.							
	Policy	3.2.3	Provide efficient, high-quality project review services for business development projects, including no-cost pre-application review and expedited permitting.	Remove	Delete; If we want to keep the general idea, then it should be in Implementation	too specific.							
	Policy	3.2.4	Support home-based businesses that are compatible with neighborhood character, while managing potential adverse impacts by such actions as limiting signs, hours of operation, external uses, parking and truck deliveries.	Remove	Revised to keep it more general								
	Policy	3.2.5	Include a market factor when planning and zoning for commercial and industrial uses.	Remove	Deleted as unneeded; buildable lands methodology includes this	agree, delete							
Land Use and Infrastructure Land Use and Infrastructure Land Use and Infrastructure Land Use and Infrastructure Land Use and Infrastructure Land Use and Infrastructure Land Use and Infrastructure Land Use and Infrastructure Land Use and Infrastructure Land Use and Infrastructure	Policy	3.2.6	Pursue transportation improvements and amenities that improve quality of life for City residents and support business growth, specifically: a- Work with the Washington State Department of Transportation for redesign or removal of the westbound weigh station on 90 near exit 25 to allow for a dedicated right-turn lane onto I-90 from the Snoqualmie Parkway; b- Plan and provide complete street road connections from the Snoqualmie Parkway and Snoqualmie Ridge Business Park; and from the Snoqualmie Casino through the Snoqualmie Hills planning area to downtown Snoqualmie; c- In conjunction with Metro and employers, pursue additional bus service, shared ride options, and park-and-ride facilities to serve local employers and employees, as well as resident commuters.	Move - Transportation	Delete; If keep, move to Transportation								
	Policy	3.2.7	Ensure sufficient water capacity and wastewater treatment capacity are available to support planned economic development within the mill site and urban growth area.	Remove	delete; Should be part of Utilities	agree, delete							
	Policy	3.3.1	Build on local opportunities and competitive advantages by targeting specific business and industry sectors identified by the Puget Sound Regional Council's regional economic development strategy.	Keep	Minor revision		with punch-up (could actually name those identified sectors)	with punch-up					
	Policy	3.3.2	Expand the Snoqualmie Ridge Business Park to the east within the West Snoqualmie Hills Planning Area	Remove	delete? Deleted pending Council discussions on SnoHills West	need more info							
	Policy	3.3.3	Market Snoqualmie's strengths to proactively attract targeted industry sectors through activities such as developing industry relationships, increased presence in trade organizations, coordination with brokers, and targeted advertising.	Combine - Marketing	Keep	Should combine with 3.1.6	X						
	Policy	3.3.4	Apply zoning controls that limit uses with low employment density, lower wage jobs, and/or minimal tax revenue to the City, particularly in the Snoqualmie Hills and Adli Planning Areas, including uses such as warehouse, distribution, server farms and similar uses.	Edit	Minor revision. This has historically been important	interesting. Would recommend making more general.				X			
	Policy	3.3.5	Support and encourage new and expanded business and industry growth that provides higher employment density, jobs with salaries matching local housing costs, and employment opportunities suited to the education level and skills of our current and future population.	Edit	Keep		X			X			

Employment	Policy	3.3.6	Encourage, pursue and promote opportunities for job skill training and higher and continuing education within the City.	Edit	Keep	reconsider...needs more clarity of purpose.			with punch-up
Community Retail	Policy	3.4.1	Employ business mix, urban design, branding, and marketing strategies that emphasize the strengths, opportunities and economic development objectives of the City's different retail business districts, as shown in Figure 3.1.	Combine - Marketing	Revised	Should combine with 3.1.6	x		X
Community Retail	Policy	3.4.2	Recognize the contribution of existing small business to the Snoqualmie community and seek to retain and recruit smaller-scale, locally-based, and independently-owned businesses within the Downtown, Meadowbrook and Snoqualmie Ridge retail areas.	Edit	Revised	Recognize where?		with punch-up	with punch-up
Community Retail	Policy	3.4.3	Maintain the City's distinct "main street" retail environment, requiring buildings and storefronts in the Downtown, Meadowbrook, and the Snoqualmie Ridge retail areas to be set to adjacent public street right-of-way to maintain pedestrian orientation, storefront visibility and streetscape character.	Move - CC	Delete; Programmatic	better in community character			
Community Retail	Policy	3.4.4	Maintain limits on retail store size and height appropriate to the existing and desired character of each retail district.	Move - CC	Delete; Redundant to 3.4.1				
Community Retail	Policy	3.4.5	Optimize the use of ground floor spaces for retail uses by directing office, service and other non-retail uses to side streets and upper floors within retail districts.	Move - CC	Keep?	What does "direct" mean in this case? Sounds more like community character			
Community Retail	Policy	3.4.6	Expand the Downtown commercial district as directed by the Downtown Master Plan, to allow for a larger critical mass of retail business, strengthen its tourism potential, and maintain its traditional function as a civic center and community gathering place.	Remove	Major questions here.	If this is already in the DMP, no need to state it here.	X	X	X
Community Retail	Policy	3.4.7	Encourage formation of non-profit Downtown and Snoqualmie Ridge merchant organizations dedicated to implementing the National Main Street Program to improve retail district vitality and to qualify for a Main Street Program tax incentive.	Remove	Delete; Already implemented downtown and Ridge will start again soon				
Community Retail	Policy	3.4.8	Promote infill and redevelopment within the Downtown commercial area, consistent with the historic and landmark district purposes and design standards, including provision of mill storefronts oriented to Falls Avenue, as recommended by the Downtown Vision and Downtown Master Plans.	Remove	Keep?	what does "promote" mean in this case?			
Community Retail	Policy	3.4.9	Reserve the vacant City-owned King Street property for a future commercial development with a ground floor, retail, anchor tenant oriented to Railroad Avenue and King Street. Apply appropriate land use and design specifications as directed by the Downtown Master Plan and Economic Development, Marketing and Branding Plan, and in the interim promote temporary uses and events to support Downtown tourism.	Remove	Delete; Implemented (Sigillo project)				
Tourism	Policy	3.5.1	Ensure land use regulations support and promote development of appropriate forms of overnight lodging for the Downtown, Snoqualmie Falls and Snoqualmie Ridge commercial areas.	Reconsider	Keep	Is there more activity on this beyond the Snoqualmie Inn or whatever it's called?	X		
Tourism	Policy	3.5.2	Maximize the Snoqualmie River as a tourism asset by protecting downtown riverfront properties from erosion and opening the riverfront to visitors by developing a looped "riverwalk" trail with connections to the local Centennial Trail and the regional Snoqualmie Valley and Preston-Snoqualmie trails.	Reconsider	Revise	reconsider	X		
Tourism	Policy	3.5.3	Promote historic and cultural events, activities and urban design elements that build a distinctive sense of place and attract visitors, such as art and music events and public artworks.	Keep	Keep				with punch-up
Tourism	Policy	3.5.4	Provide attractive and engaging gateway and place-making elements along with effective wayfinding signage for the Downtown, Snoqualmie Ridge and Kimball Creek Village retail centers, as shown in Figure 5.1, to enhance district identity and support tourism.	Reconsider	Minor revision	Kind of squished in with CC...not sure			
Tourism	Policy	3.5.5	Improve the retail business mix; complete facade and streetscape improvements; preserve historic properties; apply appropriate design and maintenance standards; and implement Downtown Master Plan directives for public event and community gathering places to enhance the distinctiveness and tourism draw of the downtown.	Remove	Delete Redundant				
Tourism	Policy	3.5.6	Promote and market Snoqualmie to outside users, prospective businesses and local residents as a place to engage in numerous outdoor recreation activities, and appreciate the City's unique scenic and natural landscape.	Combine - Marketing	Needs revising	Should combine with 3.1.6	X		
Tourism	Policy	3.5.7	Make optimum Use of Meadowbrook Farm, Snoqualmie Point Park, and other large park and open space properties as premier event venues, while also promoting their passive use and enjoyment by visitors and local residents.	Reconsider	Needs revising	not sure about this one	X		
Tourism	Policy	3.5.8	Work with the Northwest Railway Museum to enhance the tourism draw of their facilities and collection; as recommended in the Economic Development, Branding, and Marketing Plan.	Remove	Needs revising	If already in the Economic Development, Branding and Marketing Plan, don't need to repeat here.			
Tourism	Policy	3.5.9	Support resource-based industries in the local economy, such as outdoor recreation oriented business, locally-grown food production and artisan food entrepreneurs.	Reconsider	Delete; Part of the industry clusters/focus industries stuff		x	x	x
Community Distinctiveness & Quality of Life	Policy	3.6.1	Balance development with environmental protection and conservation to maintain and enhance the health and beauty of the City's natural setting.	Move - CC	Delete; Belongs in CC element				
Community Distinctiveness & Quality of Life	Policy	3.6.2	Uphold a high standard of design and property maintenance throughout the City.	Move - CC	Delete; Belongs in CC element				
Community Distinctiveness & Quality of Life	Policy	3.6.3	Enhance the cultural and social qualities within Snoqualmie that will be attractive to targeted businesses and their workforce.	Move - CC	Delete; Belongs in CC element				
Community Distinctiveness & Quality of Life	Policy	3.6.4	Build a stronger workforce and community as a whole by supporting programs and initiatives that promote active living and healthy eating.	Move - CC	Delete; Belongs in CC element				

Section	Notes
Influence and Support for Economic Vitality	Probably could combine
Land Use and Infrastructure	Remove; much of this belongs in LU
Employment	Consider keeping
Community Retail	Remove; much of this belongs in CC or LU
Tourism	
Community Distinctiveness & Quality of Life	Remove; much of this belongs in CC

Section	Type	#	Text	Keep / Edit / Combine / Remove / Move / Reconsider	PSRC 1 Identify and Enhance Industry Clusters	PSRC 2 Living Wage / Local / W-BIPOC / Retention and Recruitment / Enviro and Sustainability	PSRC 3 Opportunity for economically disconnected communities	PSRC 4 Prevent Displacement	PSRC 5 Jobs / Housing Balance	PSRC 6 environmental and socially responsible business practices	PSRC 7 culturally and ethnically diverse contributions
Goal	Goal	3	A vibrant and thriving small city economy that offers jobs providing salaries that match local housing costs; offers goods and services to meet the needs and wants of our citizens, visitors and employers; generates revenue to support City services; and supports Snoqualmie's distinctive character and quality of life.	Keep							
Influence and Support for Economic Vitality	Objective	3.1	An environment that attracts quality, well-capitalized businesses and offers a compelling reason to justify investment in Snoqualmie.	Edit							
Land Use and Infrastructure	Objective	3.2	Land use plans, regulations, review processes and infrastructure improvements support economic growth and vitality.	Keep							
Employment	Objective	3.3	The City has jobs providing salaries that match local housing costs, and ensure stable revenues to support City services.	Keep							
Community Retail	Objective	3.4	The City has thriving community and neighborhood retail and civic centers serving residents, employees and visitors, which are distinguished by their target market, business mix, unique character and civic amenities.	Keep							
Tourism	Objective	3.5	The City has increased and directed visitor traffic to support tourism as a mainstay of the City's economic vitality.	Keep							
Community Distinctiveness & Quality of Life	Objective	3.6	The City protects and enhances the community's quality of life attributes and distinctive character to promote desired economic development.	Combine - Marketing							

Section	Type	#	Text	Keep / Edit / Combine / Remove / Move / Reconsider	PSRC 1 Identify and Enhance Industry Clusters	PSRC 2 Living Wage / Local / W-BIOPC / Retention and Recruitment / Enviro and Sustainability	PSRC 3 Opportunity for economically disconnected communities	PSRC 4 Prevent Displacement	PSRC 5 Jobs / Housing Balance	PSRC 6 environmental and socially responsible business practices	PSRC 7 culturally and ethnically diverse contributions
Influence and Support for Economic Vitality	Policy	3.1.1	Advocate for Snoqualmie's economic interests at the county, state and federal level to influence decisions that impact the City.	Edit							
Influence and Support for Economic Vitality	Policy	3.1.2	Ensure public investments are targeted and equitable, to promote the vitality of all City commercial areas and businesses.	Edit		with punch-up	with punch-up	with punch-up			
Influence and Support for Economic Vitality	Policy	3.1.6	Participate in marketing and promotional activities that create awareness of the City's business climate and specific attributes and promote opportunities for business development in the City.	Combine - Marketing	X						
Influence and Support for Economic Vitality	Policy	3.1.8	Consider the potential impacts on local business from when considering new policies, regulations or programs prior to enacting them.	Edit		with punch-up		with punch-up			with punch-up
Land Use and Infrastructure	Policy	3.2.2	Plan for and maintain sufficient, suitable zoned capacity to accommodate business growth in order to Pursue strategies to capture two-thirds of local resident spending on retail goods and services	Edit							
Employment	Policy	3.3.1	Build on local opportunities and competitive advantages by targeting specific business and industry sectors identified by the Puget Sound Regional Council's regional economic development strategy.	Keep		with punch-up (could actually name those identified sectors)	with punch-up				
Employment	Policy	3.3.3	Market Snoqualmie's strengths to proactively attract targeted industry sectors through activities such as developing industry relationships, increased presence in trade organizations, coordination with brokers, and targeted advertising.	Combine - Marketing	X						
Employment	Policy	3.3.4	Apply zoning controls that limit uses with low employment density, lower wage jobs, and/or minimal tax revenue to the City; particularly in the Snoqualmie Hills and Mill Planning Areas, including uses such as warehouse, distribution, server farms and similar uses.	Edit					X		
Employment	Policy	3.3.5	Support and encourage new and expanded business and industry growth that provides higher employment density, jobs with salaries matching local housing costs, and employment opportunities suited to the education level and skills of our current and future population.	Edit	X				X		
Employment	Policy	3.3.6	Encourage, pursue and promote opportunities for job skill training and higher and continuing education within the City.	Edit			with punch-up				
Community Retail	Policy	3.4.1	Employ business mix, urban design, branding, and marketing strategies that emphasize the strengths, opportunities and economic development objectives of the City's different retail business districts, as shown in Figure 3.1.	Combine - Marketing	x						X
Community Retail	Policy	3.4.2	Recognize the contribution of existing small business to the Snoqualmie community and work to retain and recruit smaller-scale, locally-based, and independently-owned businesses within the Downtown, Meadowbrook and Snoqualmie Ridge retail areas.	Edit		with punch-up	with punch-up			with punch-up	
Tourism	Policy	3.5.3	Promote historic and cultural events, activities and urban design elements that build a distinctive sense of place and attract visitors, such as art and music events and public artworks.	Keep							with punch-up
Tourism	Policy	3.5.6	Promote and market Snoqualmie to outside users, prospective businesses and local residents as a place to engage in numerous outdoor recreation activities, and appreciate the City's unique scenic and natural landscape.	Combine - Marketing	X						

Section	Type	#	Text	Keep / Edit / Combine / Remove / Move / Reconsider	PSRC 1 Identify and Enhance Industry Clusters	PSRC 2 Living Wage / Local / W-BIPOC / Retention and Recruitment / Enviro and Sustainability	PSRC 3 Opportunity for economically disconnected communities	PSRC 4 Prevent Displacement	PSRC 5 Jobs / Housing Balance	PSRC 6 environmental and socially responsible business practices	PSRC 7 culturally and ethnically diverse contributions
Tourism	Policy	3.5.1	Ensure land-use regulations support and promote development of appropriate forms of overnight lodging for the Downtown, Snoqualmie Falls and Snoqualmie Ridge commercial areas.	Reconsider	X						
Tourism	Policy	3.5.2	Maximize the Snoqualmie River as a tourism asset by protecting downtown riverfront properties from erosion and opening the riverfront to visitors by developing a looped "riverwalk" trail with connections to the local Centennial Trail and the regional Snoqualmie Valley and Preston-Snoqualmie trails.	Reconsider	X						
Tourism	Policy	3.5.7	Make optimum Use of Meadowbrook Farm, Snoqualmie Point Park, and other large park and open space properties as premier event venues, while also promoting their passive use and enjoyment by visitors and local residents.	Reconsider	X						
Tourism	Policy	3.5.4	Provide attractive and engaging gateway and place-making elements along with effective wayfinding signage for the Downtown, Snoqualmie Ridge and Kimball Creek Village retail centers, as shown in Figure 5.1, to enhance district identity and support tourism.	Reconsider							
Tourism	Policy	3.5.9	Support resource-based industries in the local economy, such as outdoor recreation oriented business, locally-grown food production and artisan food entrepreneurs.	Reconsider	x	x				x	

Section	Type	#	Text	Keep / Edit / Combine / Remove / Move / Reconsider	PSRC 1 Identify and Enhance Industry Clusters	PSRC 2 Living Wage / Local / W-BIOPC / Retention and Recruitment / Enviro and Sustainability	PSRC 3 Opportunity for economically disconnected communities	PSRC 4 Prevent Displacement	PSRC 5 Jobs / Housing Balance	PSRC 6 environmental and socially responsible business practices	PSRC 7 culturally and ethnically diverse contributions
Land Use and Infrastructure	Policy	3.2.1	Provide sufficient, appropriately-zoned area to support growth of targeted industry clusters, and improve the local jobs/housing balance	Move - LU							
Influence and Support for Economic Vitality	Policy	3.1.3	Acknowledge the economic context created by Snoqualmie-Nation development and pursue opportunities for beneficial connections and coordination.	Move - CC					X		
Community Retail	Policy	3.4.3	Maintain the City's distinct "main street" retail environment, requiring buildings and storefronts in the Downtown, Meadowbrook, and the Snoqualmie Ridge retail areas to be set to adjacent public street right-of-way; to maintain pedestrian orientation, storefront visibility and streetscape character.	Move - CC							
Community Retail	Policy	3.4.4	Maintain limits on retail store size and height appropriate to the existing and desired character of each retail district.	Move - CC							
Community Retail	Policy	3.4.5	Optimize the use of ground floor spaces for retail uses by directing office, service and other non-retail uses to side streets and upper floors within retail districts.	Move - CC							
Community Distinctiveness & Quality of Life	Policy	3.6.1	Balance development with environmental protection and conservation to maintain and enhance the health and beauty of the City's natural setting.	Move - CC							
Community Distinctiveness & Quality of Life	Policy	3.6.2	Uphold a high standard of design and property maintenance throughout the City.	Move - CC							
Community Distinctiveness & Quality of Life	Policy	3.6.3	Enhance the cultural and social qualities within Snoqualmie that will be attractive to targeted businesses and their workforce	Move - CC							
Community Distinctiveness & Quality of Life	Policy	3.6.4	Build a stronger workforce and community as a whole by supporting programs and initiatives that promote active living and healthy eating.	Move - CC							
Land Use and Infrastructure	Policy	3.2.6	Pursue transportation improvements and amenities that improve quality of life for City residents and support business growth, specifically: a. Work with the Washington State Department of Transportation for redesign or removal of the westbound weigh station on I-90 near exit 25 to allow for a dedicated right turn lane onto I-90 from the Snoqualmie Parkway; b. Plan and provide complete street road connections from the Snoqualmie Parkway and Snoqualmie Ridge Business Park, and from the Snoqualmie Casino through the Snoqualmie Hills planning area, to downtown Snoqualmie; c. In conjunction with Metro and employers, pursue additional bus service, shared ride options, and park and ride facilities to serve local employers and employees, as well as resident commuters.	Move - Transportation							

Section	Type	#	Text	Keep / Edit / Combine / Remove / Move / Reconsider	PSRC 1 Identify and Enhance Industry Clusters	PSRC 2 Living Wage / Local / W-BIPOC / Retention and Recruitment / Enviro and Sustainability	PSRC 3 Opportunity for economically disconnected communities	PSRC 4 Prevent Displacement	PSRC 5 Jobs / Housing Balance	PSRC 6 environmental and socially responsible business practices	PSRC 7 culturally and ethnically diverse contributions
Influence and Support for Economic Vitality	Policy	3.1.4	Communicate and coordinate regularly with the business community regarding citywide economic development goals, objectives and policies, and seek input on new directions	Remove							
Influence and Support for Economic Vitality	Policy	3.1.5	Develop and annually review with the Economic Development Commission a Six-Year Strategic Plan for Economic Development.	Remove							
Influence and Support for Economic Vitality	Policy	3.1.7	Work with the Snoqualmie Valley Chamber of Commerce to encourage and assist local businesses to have a more robust website and social media presence, and to utilize evolving technologies for business promotion.	Remove		X		X			
Land Use and Infrastructure	Policy	3.2.3	Provide efficient, high-quality project review services for business development projects, including no-cost pre-application review and expedited permitting.	Remove							
Land Use and Infrastructure	Policy	3.2.5	Include a market factor when planning and zoning for commercial and industrial uses.	Remove							
Land Use and Infrastructure	Policy	3.2.7	Ensure sufficient water capacity and wastewater treatment capacity are available to support planned economic development within the mill site and urban growth area.	Remove							
Employment	Policy	3.3.2	Expand the Snoqualmie Ridge Business Park to the east within the West Snoqualmie Hills Planning Area	Remove							
Community Retail	Policy	3.4.6	Expand the Downtown commercial district as directed by the Downtown Master Plan, to allow for a larger critical mass of retail business, strengthen its tourism potential, and maintain its traditional function as a civic center and community gathering place.	Remove	X	X			X		
Community Retail	Policy	3.4.7	Encourage formation of non-profit Downtown and Snoqualmie Ridge merchant organizations dedicated to implementing the National Main Street 4-Point approach to improve retail district vitality and to qualify for a Main Street Program tax incentive.	Remove							
Community Retail	Policy	3.4.8	Promote infill and redevelopment within the Downtown commercial area, consistent with the historic and landmark district purposes and design standards, including provision of infill storefronts oriented to Falls Avenue, as recommended by the Downtown Vision and Downtown Master Plans.	Remove							
Community Retail	Policy	3.4.9	Reserve the vacant City-owned King Street property for a future commercial development with a ground floor, retail, anchor tenant oriented to Railroad Avenue and King Street. Apply appropriate land use and design specifications as directed by the Downtown Master Plan and Economic Development, Marketing and Branding Plan, and in the interim promote temporary uses and events to support Downtown tourism.	Remove							
Tourism	Policy	3.5.5	Improve the retail business mix; complete façade and streetscape improvements; preserve historic properties; apply appropriate design and maintenance standards; and implement Downtown Master Plan directives for public event and community gathering places to enhance the distinctiveness and tourism draw of the downtown.	Remove							
Tourism	Policy	3.5.8	Work with the Northwest Railway Museum to enhance the tourism draw of their facilities and collection, as recommended in the Economic Development, Branding and Marketing Plan.	Remove							
Land Use and Infrastructure	Policy	3.2.4	Support home-based businesses that are compatible with neighborhood character, while managing potential adverse impacts by such actions as limiting signs, hours of operation, external uses, parking and truck deliveries.	Remove							

Text	Corresponding Existing Policy #	Organization	Notes	1 Identify and Enhance Industry Clusters	2 Lvng Wg / Local / W-BIPOC / Retention Recruitment / Env and Sustainability	3 Opp for economically disconnected communities	4 Prevent Displacement	5 Jobs / Housing Balance	6 env / socially responsible business practices	7 culturally ethnically diverse contributions
Encourage, pursue and promote opportunities for job skill training and higher and continuing education within the City.	3.3.6	Combine - Business Environment				with punch-up				
Land use plans, regulations, review processes and infrastructure improvements support economic growth and vitality.	3.2	Combine - Business Environment								
Consider potential impacts on local business when considering new policies, regulations or programs.	3.1.8	Combine - Business Environment			with punch-up		with punch-up			with punch-up
Ensure public investments promote the vitality of all City commercial areas and businesses.	3.1.2	Combine - Business Environment			with punch-up	with punch-up	ith punch-up			
An environment that attracts quality, well-capitalized businesses and offers a compelling reason to justify investment in Snoqualmie.	3.1	Combine - Business Environment								
Advocate for Snoqualmie's economic interests at the county, state and federal level.	3.1.1	Combine - Business Environment	Can we be any more specific?							
Apply zoning controls that limit uses with low employment density, lower wage jobs, and/or minimal tax revenue to the City.	3.3.4	Combine - Business Types						X		
Support and encourage new and expanded business and industry growth that provides higher employment density, jobs with salaries matching local housing costs , and employment opportunities suited to the education level and skills of our current and future population.	3.3.5	Combine - Business Types	This salaries matching local housing thing needs addressing	X				X		
Retain and recruit smaller-scale, locally-based, and independently-owned businesses within the Downtown, Meadowbrook and Snoqualmie Ridge retail areas.	3.4.2	Combine - Business Types			with punch-up	with punch-up			with punch-up	
The City has jobs providing salaries that match local housing costs, and ensure stable revenues to support City services.	3.3	Combine - Business Types								
Support resource-based industries in the local economy, such as outdoor recreation oriented business, locally-grown food production and artisan food entrepreneurs.	3.5.9	Combine - Business Types		x	x				x	
Support and promote development of appropriate forms of overnight lodging for the Downtown, Snoqualmie Falls and Snoqualmie Ridge commercial areas.	3.5.1	Combine - Business Types		X						
Build on local opportunities and competitive advantages by targeting specific business and industry sectors identified by the Puget Sound Regional Council's regional economic development strategy.	3.3.1	Combine - Business Types		with punch-up (could actually name those identified sectors	with punch-up					
Pursue strategies to capture two-thirds of local resident spending on retail goods and services	3.2.2	Combine - Business Types								
The City has thriving community and neighborhood retail and civic centers serving residents, employees and visitors, which are distinguished by their target market, business mix, unique character and civic amenities.	3.4	Combine - Character								
The City protects and enhances the community's quality of life attributes and distinctive character to promote desired economic development.	3.6	Combine - Character								
Provide attractive and engaging gateway and place-making elements along with effective wayfinding signage for the Downtown, Snoqualmie Ridge and Kimball Creek Village retail centers, as shown in Figure 5.1, to enhance district identity and support tourism.	3.5.4	Combine - Character								
Maximize the Snoqualmie River as a tourism asset by protecting downtown riverfront properties from erosion and opening the riverfront to visitors by developing a looped "riverwalk" trail with connections to the local Centennial Trail and the regional Snoqualmie Valley and Preston-Snoqualmie trails.	3.5.2	Combine - Character	Redundant or unnecessary due to the Riverwalk Master Plan?	X						
Promote historic and cultural events, activities and urban design elements that build a distinctive sense of place and attract visitors, such as art and music events and public artworks.	3.5.3	Combine - Tourism								with punch-up
The City has increased and directed visitor traffic to support tourism as a mainstay of the City's economic vitality.	3.5	Combine - Tourism								
Use Meadowbrook Farm, Snoqualmie Point Park, and other large park and open space properties as premier event venues, while also promoting their passive use and enjoyment by visitors and local residents.	3.5.7	Combine - Tourism	Reconsider - a focus of the City for these to be event venues?	X						
A vibrant and thriving small city economy that offers jobs providing salaries that match local housing costs; offers goods and services to meet the needs and wants of our citizens, visitors and employers; generates revenue to support City services; and supports Snoqualmie's distinctive character and quality of life.	3	Vision								

column	Text	Notes	Organization	1 Identify and Enhance Industry Clusters	2 Lvng Wg / Local / W-BIPOC / Retention Recruitment / Env and Sustainability	3 Opp for economically disconnected communities	4 Prevent Displacement	5 Jobs / Housing Balance	6 env / socially responsible business practices	7 culturally ethnically diverse contributions
1	Encourage, pursue and promote opportunities for job skill training and higher and continuing education within the City.		Combine - Business Environment	with punch-up						
2	Land use plans, regulations, review processes and infrastructure improvements support economic growth and vitality.	Redundant	Combine - Business Environment							
3	Consider potential impacts, including risk of physical, economic, and cultural displacement, on local business when considering policies, regulations, investments, or programs.	added	Combine - Business Environment							
4	Ensure City investments, plans, and regulations promote economic growth and vitality equitably across all City commercial areas, business types, and local communities.	added	Combine - Business Environment							
5	An environment that attracts quality, well-capitalized businesses and offers a compelling reason to justify investment in Snoqualmie.	redundant	Combine - Business Environment							
6	Advocate for Snoqualmie’s economic interests at the county, state and federal level.	added	Combine - Business Environment							

Column1	Text	Type	Organization	Notes	1 Identify and Enhance Industry Clusters	2 Lvng Wg / Local / W-BIPOC / Retention Recruitment / Env and Sustainability	3 Opp for economically disconnected communities
1	Apply zoning controls that limit uses with low employment density, lower wage jobs, and/or minimal tax revenue to the City.	added - tent	Combine - Business Types				
2	Support and encourage new and expanded business and industry growth that provides higher employment density, jobs with salaries matching local housing costs , and employment opportunities suited to the education level and skills of our current and future population.		Combine - Business Types	Jobs / Housing	X		
3	Retain and recruit smaller-scale, locally-based, and independently-owned businesses within the Downtown, Meadowbrook and Snoqualmie Ridge retail areas.	edited and added	Combine - Business Types			with punch-up	with punch-up
4	The City has jobs providing salaries that match local housing costs, and ensure stable revenues to support City services.	combined and add	Combine - Business Types	Jobs / Housing			
5	Support resource-based industries in the local economy, such as outdoor recreation oriented business, locally-grown food production and artisan food entrepreneurs.	ds further discuss	Combine - Business Types		x	x	
6	Support and promote development of appropriate forms of overnight lodging for the Downtown, Snoqualmie Falls and Snoqualmie Ridge commercial areas.	?	Combine - Business Types		X		
7	Build on local opportunities and competitive advantages by targeting specific business and industry sectors identified by the Puget Sound Regional Council's regional economic development strategy.	ds further discuss	Combine - Business Types		with punch-up (could actually name those identified sectors	with punch-up	
8	Pursue strategies to capture a higher share of local resident spending on retail goods and services.	added as-is	Combine - Business Types				

4 Prevent Displacement	5 Jobs / Housing Balance	6 env / socially responsible business practices	7 culturally ethnically diverse contributions
	X		
	X		
		with punch-up	
		x	

Text	Type	Organization	Notes	1 Identify and Enhance Industry Clusters	2 Lvng Wg / Local / W-BIPOC / Retention Recruitment / Env and Sustainability	3 Opp for economically disconnected communities	4 Prevent Displace ment	5 Jobs / Housing Balance	6 env / socially responsible business practices
The City has thriving community and neighborhood retail and civic centers serving residents, employees and visitors, which are distinguished by their target market, business mix, unique character and civic amenities.	3.4	combined and added							
The City protects and enhances the community's quality of life attributes and distinctive character to promote desired economic development.	3.6	combined and added							
Provide attractive and engaging gateway and place-making elements along with effective wayfinding signage for the Downtown, Snoqualmie Ridge and Kimball Creek Village retail centers, as shown in Figure 5.1, to enhance district identity and support tourism.	3.5.4	combined and added							
Maximize the Snoqualmie River as a tourism asset by protecting downtown riverfront properties from erosion and opening the riverfront to visitors by developing a looped "riverwalk" trail with connections to the local Centennial Trail and the regional Snoqualmie Valley and Preston-Snoqualmie trails.	3.5.2	Combine - Character	Redundant or unnecessary due to the Riverwalk Master Plan?	X					

Protect and promote the City's distinct mix of natural beauty, historic buildings, and walkable communities to foster desired economic development.

Provide attractive and engaging gateway and place-making elements that help to define distinct identities for Snoqualmie's commercial districts.

7 culturally ethnically diverse contributions

Text	Type	Organization	Notes	1 Identify and Enhance Industry Clusters	2 Lvng Wg / Local / W-BIPOC / Retention Recruitment / Env and Sustainability	3 Opp for economically disconnected communities	4 Prevent Displacement	5 Jobs / Housing Balance	6 env / socially responsible business practices
Promote historic and cultural events, activities and urban design elements that build a distinctive sense of place and attract visitors, such as art and music events and public artworks.	3.5.3	combined							
The City has increased and directed visitor traffic to support tourism as a mainstay of the City’s economic vitality.	3.5	Combine - Tourism							
Use Meadowbrook Farm, Snoqualmie Point Park, and other large park and open space properties as premier event venues, while also promoting their passive use and enjoyment by visitors and local residents.	3.5.7	combined	Reconsider - a focus of the City for these to be event venues?	X					

7 culturally ethnically diverse contributions
with punch-up

Section	Type	Text
	Policy	Consider potential impacts, including risk of physical, economic, and cultural displacement, on local business when considering policies, regulations, investments, or programs.
	Goal	
	Policy	need one about business types
	Policy	need one about capturing tax revenue
	Policy	Retain and recruit smaller-scale, locally-based, and independently-owned businesses.
	Goal	
	Policy	Pursue strategies to encourage more retail and service options within the City.
	Policy	Protect and promote the City's distinct mix of natural beauty, historic buildings, and walkable communities to foster desired economic development.
	Policy	Provide attractive and engaging gateway and place-making elements that help to define distinct identities for Snoqualmie's commercial districts.
	Policy	Leverage Snoqualmie's distinctive sense of place and unique assets such as Meadowbrook Farm, Snoqualmie Point Park, and other large park and open spaces to attract visitors through historic and cultural events, activities, and design elements.
	Goal	
	Policy	need one about housing; e.g. Encourage development of a range of housing opportunities to accommodate Snoqualmie's workforce.
	Policy	Ensure City investments, plans, and regulations promote economic growth and vitality equitably across all City commercial areas, business types, and local communities.
	Policy	Advocate for Snoqualmie's economic interests at the county, state and federal level.
	Goal	
	Goal	

Category	Organization	Notes	1 Identify and Enhance Industry Clusters
Business Climate			
Business Climate			
Business Retention and Recruitment			
Business Retention and Recruitment			
Business Retention and Recruitment			
Business Retention and Recruitment			
Business Retention and Recruitment	is this about recruiting particular types of businesses		
Enhancing and Leveraging Community Assets			
Enhancing and Leveraging Community Assets			
Enhancing and Leveraging Community Assets			
Enhancing and Leveraging Community Assets			
Planning and Investment			
Planning and Investment			
Planning and Investment			
Planning and Investment			
Promoting Tourism			

[illegible]

**7 culturally
ethnically diverse
contributions**

e on existing business

19-Apr Vision
17-May
21-Jun
19-Jul

- 1 Identify and enhance industry clusters, including those recognized in the Regional Economic Strategy t
- 2 Focus retention and recruitment efforts and activities to foster a positive business climate and diversif
- 3 Promote strategies and policies that expand access to opportunity and remove barriers for economica
- 4 Address and prevent potential physical, economic, and cultural displacement of existing businesses th
- 5 Develop a range of employment opportunities to create a closer balance between jobs and housing
- 6 Promote environmental and socially responsible business practices, especially those addressing climat
- 7 Support, recognize, and empower the contributions of the region's culturally and ethnically diverse co

Bellevue

Business Climate

Policies that address the local business climate and its role in econom

Community Livability

Policies that enhance community livability in support of the economi

Education

Policies that address educational opportunities for residents and the

Planning and Infrastructure

Policies that address how the city will integrate land use and infrastru

Economic Implementation

Policies that address implementation of the Economic Development

that provide goods and services for export
 to create employment opportunities by specifically targeting businesses that provide living wage jobs, locally, w
 ally disconnected communities
 that may result from redevelopment and market pressure

to create change, resilience, and improved health outcomes
 for communities, institutions, and Native Tribes

economic development in the city.
 economic development strategy
 the value of high quality education to the local economy.
 economic structure planning to support economic development.
 Strategy

Women-, and minority-owned businesses and start-up companies, Established and emerging industries, t

echnologies, and services that promote environmental sustainability, especially those addressing climat

e change and resilience



Community Development Department

Item 5.

Emily Arteche, Director

38624 SE River St. | P.O. Box 987

Snoqualmie, Washington 98065

(425) 888-5337 | earteche@snoqualmiewa.gov

MEMORANDUM

To: Community Development Committee
From: Emily Arteche, Director
Date: November 4, 2023
Subject: Comprehensive Plan – Housing Element Policy Review

Introduction

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.

Background

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.

The City’s housing element provides for policies in Affordable Housing, Sustainable Design and Constructions, and Diverse Housing to address the legislation. On September 5th, staff presented 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 proceeding meeting, staff presented the remaining draft policies for discussion including draft goals for the three sections.

NEXT STEPS

Discuss signed draft goals and policy recommendations shown in Attachment 3.

Attachment 1: Key Definitions

Attachment 2: Housing Element Evolution Spreadsheet

Attachment 3: Recommended Housing Element Draft Goals and Policies

Attachment 4: Legislative Color-Coded Planning Commission from Previous Presentation on Housing Goals and Policies

Definitions:

Affordable Housing (RCW [36.70A.030](#) (5): "Affordable housing" means, unless the context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed thirty percent of the monthly income of a household whose income is:

(a) For rental housing, 60 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development; or

(b) For owner-occupied housing, 80 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

Transitional Housing: RCW 84.36.043, transitional housing is a facility that provides housing and supportive services to homeless individuals or families for up to two years. The primary purpose is facilitating the movement of homeless persons and families into dependent living.

Emergency Housing: RCW 84.36.043, Provides housing and supportive services to homeless person or families for up to 60 days

Emergency Shelter: RCW 36.70A.030, a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

Permanent Supportive Housing: RCW 36.70A.030, subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

Impact Fee: RCW 82.02.090 means a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. "Impact fee" does not include a reasonable permit or application fee.

Green Infrastructure: RCW 36.70A.030, a wide array of natural assets and built structures within an urban growth area boundary, including parks and other areas with protected tree

canopy, and management practices at multiple scales that manage wet weather and that maintain and restore natural hydrology by storing, infiltrating, evapotranspiring, and harvesting and using stormwater.

Workforce Housing: WAC 365-196-410: housing affordable to households earning between 80 to 120 percent of the median household income. Typically targets middle-income workers which includes professions such as police officers, firefighters, teachers, health care workers, retail clerks, etc.

Vulnerable populations: RCW 36.70A.030, population groups that are more likely to be at higher risk for poor health outcomes in response to environmental harms, due to: (i) Adverse socioeconomic factors, such as unemployment, high housing and transportation costs relative to income, limited access to nutritious food and adequate health care, linguistic isolation, and other factors that negatively affect health outcomes and increase vulnerability to the effects of environmental harms; and (ii) sensitivity factors, such as low birth weight and higher rates of hospitalization. Vulnerable populations" includes, but is not limited to:

- (i) Racial or ethnic minorities;
- (ii) Low-income populations; and
- (iii) Populations disproportionately impacted by environmental harms.

Affordable Workforce Housing: affordable housing development for households at 50-80% of the area median income

Jobs-to-housing balance: WAC 365-196-410: the number of jobs in a city or county relative to the number of housing units

Income Band

Low-Income: RCW 84.14.010 (8) Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median family income adjusted for family size, for the county, city, or metropolitan statistical area, where the project is located, as reported by the United States department of housing and urban development.

Extremely low: RCW 36.70A.030 (17) Extremely low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below thirty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

GOAL HO 2: A sufficient mix of housing types, sizes, costs and densities enables current and future citizens from a wide range of economic levels, age groups and household make-ups to live within the City and provides housing to meet the needs of local employees.	GOAL HO 3: Maintain a sufficient amount of quality affordable housing with healthy living environments	GOAL HO 4: Support sustainable housing design through construction regulations, education, and partnerships.
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.	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.	Support 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.
Allow accessory dwelling units and small-lot housing with regulations that minimize procedural requirements and address neighborhood compatibility.	Work with the community to plan for, create, and retain affordable housing.	Promote and raise public awareness of options for lower daily housing expenses, available tax incentives for green housing renovations and energy conservation practices.
In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.	Apply for housing funds available to assist in the development or improvement of affordable housing.	Consider keeping short subdivisions and small redevelopments more affordable by providing alternative streetscape improvement, open space, and recreation amenities requirements.
Support the siting and operating of emergency, transitional and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services and transit, prioritizing locations near historically underserved populations.	To the maximum extent feasible, require affordable housing to be provided in new Mixed Use, Planned Residential and Innovative Development district projects that include a mix of rental and owner-occupied units, that are made available to people with low-, very low-, and extremely low incomes.	Consider making affordable housing types exempt from Floor Area Ratio (FAR) regulations and adding minimum density to areas where affordable housing is allowed.
Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities to increase opportunities for seniors to live in accessible housing with nearby services.	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.	Promote awareness of green housing renovation options and energy conservation practices that lower the cost of daily housing expenses.
Consider allowing more senior housing in the City, where appropriate, with existing incentives.	Utilize Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs. Consider offering favorable ground lease terms on city-owned land to CLTs	
Support the development of rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities.	Continue to support low-income housing with exempt impact fees for development types, for example: <ul style="list-style-type: none"> • ADU's, • transitional housing facilities, • shelters for temporary placement, • community residential facilities, • senior housing, and • tiny homes 	
	Consider recommendations from the Snoqualmie Valley Housing Taskforce to further promote affordable housing.	
	Support the local workforce (educational employees, first responders, retail clerks, casino employees) with housing.	
	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.	

#	Text
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.
Diverse Housing Section	Allow accessory dwelling units and small-lot housing with regulations that minimize procedural requirements and address neighborhood compatibility.
Diverse Housing Section	In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.
Diverse Housing Section	Support the siting and operating of emergency, transitional and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services and transit, prioritizing locations near historically underserved populations.
Diverse Housing Section	Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities to increase opportunities for seniors to live in accessible housing with nearby services.
Diverse Housing Section	Consider allowing more senior housing in the City, where appropriate, with existing incentives.
Diverse Housing Section	Support the development of rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities.
Affordable Housing Section	Continue to support low-income housing with exempt impact fees for development types, for example: <ul style="list-style-type: none"> • ADU's, • transitional housing facilities, • shelters for temporary placement, • community residential facilities, • senior housing, and • tiny homes
Affordable Housing Section	Consider recommendations from the Snoqualmie Valley Housing Taskforce to further promote affordable housing.
Affordable Housing Section	Support the local workforce (educational employees, first responders, retail clerks, casino employees) with housing.
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.
Affordable Housing Section	Work with the community to plan for, create, and retain affordable housing.
Affordable Housing Section	Apply for housing funds available to assist in the development or improvement of affordable housing.
Affordable Housing Section	To the maximum extent feasible, require affordable housing to be: provided in new Mixed Use, Planned Residential and Innovative Development district projects that include an appropriate mix of rental and owner-occupied units that are made available to people with low-, very low-, and extremely low-incomes.
Affordable Housing Section	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.

#	Text
	GOAL HO 2: A sufficient mix of housing types, sizes, costs and densities enables current and future citizens from a wide range of economic levels, age groups and household make-ups to live within the City and provides housing to
Housing Goal - 4	meet the needs of local employees.
	GOAL HO 3: Maintain a sufficient amount of quality affordable housing with
Housing Goal - 4	healthy living environments
	GOAL HO 4: Support sustainable housing design through
Housing Goal - 4	construction regulations, education, and partnerships.

#	Text	Related Existing Policy	LDC Comments
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.	4.2.1	
Diverse Housing Section	Allow accessory dwelling units and small-lot housing with regulations that minimize procedural requirements and address neighborhood compatibility.	4.2.2	
Diverse Housing Section	In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.	4.2.3	
Diverse Housing Section	Support the siting and operating of emergency, transitional and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services and transit, prioritizing locations near historically underserved populations.	4.2.4	
Diverse Housing Section	Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities to increase opportunities for seniors to live in accessible housing with nearby services.	4.2.5	
Diverse Housing Section	Consider allowing more senior housing in the City, where appropriate, with existing incentives.	4.2.5	
Diverse Housing Section	Support the development of rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities.	4.2.7	
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.	4.3.1	
Affordable Housing Section	Work with the community to plan for, create, and retain affordable housing.	4.3.2	
Affordable Housing Section	Apply for housing funds available to assist in the development or improvement of affordable housing.	4.3.2	
Affordable Housing Section	To the maximum extent feasible, require affordable housing to be: provided in new Mixed Use, Planned Residential and Innovative Development district projects that include an appropriate mix of rental and owner-occupied units that are made available to people with low-, very low-, and extremely low-incomes.	4.3.4	

#	Text	Related Existing Policy	LDC Comments
Affordable Housing Section	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.	4.3.6	
Affordable Housing Section	Utilize Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs. Consider offering favorable ground lease terms on city-owned land to CLTs.	4.3.8	
Sustainable Design and Construction	Support 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.	4.4.1	
Sustainable Design and Construction	Lower the cost of daily housing expenses by raising public awareness on green housing renovation options and energy conservation practices.	4.4.2	
Sustainable Design and Construction	Promote awareness of green housing renovation options and energy conservation practices that lower the cost of daily housing expenses.	4.4.2	
Sustainable Design and Construction	Consider keeping short subdivision and small redevelopments more affordable by providing alternative streetscape improvement, open space and recreation amenities requirements.	4.4.3	
Sustainable Design and Construction	Consider exempting affordable housing types from FAR regulations and adding a minimum density where those housing types are allowed.	4.4.4	
Sustainable Design and Construction	Consider keeping short subdivision and small redevelopments more affordable by providing alternative streetscape improvement, open space and recreation amenities requirements.	4.4.3	

#	Text	Related Existing Policy	LDC Comments
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.	4.2.1	
Diverse Housing Section	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.	4.2.4	
Diverse Housing Section	Support the development of rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities.	4.2.7	
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.	4.3.1	
Affordable Housing Section	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.	4.3.2	
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.	4.3.5	
Affordable Housing Section	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.	4.3.6	
Affordable Housing Section	Exempt impact fees for development types with little to no impact on surrounding public schools, for example: <ul style="list-style-type: none"> • ADU's, • Transitional housing facilities, • Shelters for temporary placement, • Community residential facilities, • Senior housing, and • Tiny homes 	4.3.7	
Sustainable Design and Construction Section	Support 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.	4.4.1	
Sustainable Design and Construction Section	Lower the cost of daily housing expenses by raising public awareness on green housing renovation options and energy conservation practices.	4.4.2	

Goal HO 4.2: A sufficient mix of housing types, sizes, costs and densities enables current and future citizens from a wide range of economic levels, age groups and household make-ups to live within the City and provides housing to meet the needs of local employees.

Goal HO 4.3: A sufficient amount of quality affordable housing with healthy living environments is available to meet the needs of low and moderate-income residents, and provide the opportunity for our business' lower-wage employees to live within the City.

Goal HO 4.4: The City supports sustainable housing design through applicable code, programs, partnerships and educational efforts.

Existing Section	Existing Policy #	Text	Action
Diverse Housing	4.2.1	Encourage innovative housing that helps promote City goals for affordability, high-quality sustainable design, and housing to meet diverse household sizes, types and age ranges, and consider flexibility in density and design standards to support such projects.	Revise
Diverse Housing	4.2.2	Encourage accessory dwelling units and small-lot housing through appropriate regulation and incentive programs, with regulations that minimize procedural requirements and address neighborhood compatibility.	Revise
Diverse Housing	4.2.3	In residential areas with alley access, encourage and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility, such as reduced or aggregated parking areas, streetscape orientation, common amenities and open space.	Revise
Diverse Housing	4.2.4	Assure that land use regulations allow for 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.	Revise
Diverse Housing	4.2.5	To increase opportunities for seniors to live in accessible housing with nearby services, allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities, and provide incentives for developing senior housing such as reduced or waived permit fees, density bonuses and reduced parking requirements.	Revise
Diverse Housing	4.2.6	Require some number of living units in Planned Residential zones to be designed with Universal Design principles, so that there is at least one no-step entrance, the master bedroom suite or all bedrooms are on the ground floor and the floor plan is wheelchair-friendly.	Implementation Item

Existing Section	Existing Policy #	Text	Action
Diverse Housing	4.2.7	Support the development of rental apartments that are appropriate for families with children, including the provision of services, recreation and other amenities as feasible.	Revise
Affordable Housing	4.3.1	Strive to meet the targets established and defined in the Countywide Planning Policies for low- and moderate-income housing as a percentage of projected overall household inventory.	Revise
Affordable Housing	4.3.2	Work with County, State, Federal and non-profit organizations to create and retain affordable housing, and apply for federal and state housing funds available to assist in the development or improvement of affordable housing.	Revise
Affordable Housing	4.3.3	Evaluate the supply and condition of affordable housing in the City every five years to measure the effectiveness of City housing policies, regulations and incentives and provide assistance to retain low-income units where feasible.	Revise
Affordable Housing	4.3.4	To the maximum extent feasible, require affordable housing to be: provided in new Mixed Use, Planned Residential and Innovative Development district projects; either proximal to services or dispersed throughout new developments; and include an appropriate mix of rental and owner-occupied units that are made available to people with qualifying incomes	Revise
Affordable Housing	4.3.5	With the cooperation of other government entities, non-profit housing organizations, and housing developers, investigate alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels.	Revise

Existing Section	Existing Policy #	Text	Action
Affordable Housing	4.3.6	Consider strategies and mechanisms such as density bonuses, expedited permit processes, and where allowed by law, tax waivers and relief from development fees, to encourage very low- and low-income housing development.	Revise
Affordable Housing	4.3.7	Grant priority in the development review process for projects providing 15 percent or more of the proposed residential units as affordable units.	Revise
Affordable Housing	4.3.8	Encourage development and utilization of Community Land Trusts as one tool for addressing the community's affordable housing needs.	Revise
Sustainable Design and Construction	4.4.1	To reduce housing operation and maintenance costs, energy use and impact on natural resources, encourage 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.	Revise
Sustainable Design and Construction	4.4.2	Provide education to citizens on green housing renovation options and energy conservation.	Revise
Sustainable Design and Construction	4.4.3	Require new housing developments to provide streetscape improvements, open space, and recreation amenities to support the City's urban forest goals, establish a sense of neighborhood cohesion and permanence, and promote community distinctiveness.	Revise
Sustainable Design and Construction	4.4.4	Utilize floor area ratio and other standards as appropriate to promote housing that is affordable, in-scale with the lot, and has reduced environmental impacts over its lifetime.	Revise

Existing Section	Existing Policy #	Text	Action
Sustainable Design and Construction	4.4.5	Maintain a Housing Inspection and Code Enforcement Program to ensure the continued safety and viability of rental housing, with annual Building Department inspections.	Revise

The Planning Commission unanimously recommends that the Community Development Committee APPROVE the proposed goals, and policies for the Housing Element for the 2044 Snoqualmie Comprehensive Plan and transmit them to the City Council for consideration.

It is the recommendation of the Planning Commission to approve proposed goals and policies for the Housing Element as presented in Attachment A.

RECOMMENDED BY THE CITY OF SNOQUALMIE PLANNING COMMISSION ON THE 2ND OF OCTOBER 2023.

<u><i>Luke Marusiak</i></u> <small>Luke Marusiak (Oct 9, 2023 21:00 PDT)</small>	Oct 9, 2023
Luke Marusiak	Date
Planning Commission Chair	

Attest by:

<u><i>Ashley Wragge</i></u> <small>Ashley Wragge (Oct 6, 2023 14:01 PDT)</small>	Oct 6, 2023
Ashley Wragge	Date
Planning Technician	

1. A sufficient mix of housing types, sizes, costs and densities enables current and future citizens from a wide range of economic levels, age groups and household make-ups to live within the City and provides housing to meet the needs of local employees.

- a. 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.
- b. Allow accessory dwelling units and small-lot housing with regulations that minimize procedural requirements and address neighborhood compatibility.
- c. In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.
- d. Support the siting and operating of emergency, transitional and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services and transit, prioritizing locations near historically underserved populations.
- e. Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities to increase opportunities for seniors to live in accessible housing with nearby services.
- f. Consider allowing more senior housing in the City, where appropriate, with existing incentives.
- g. Support the development of rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities.

2. Maintain a sufficient amount of quality affordable housing with healthy living environments.

- a. 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.
- b. Work with the community to plan for, create, and retain affordable housing.
- c. Apply for housing funds available to assist in the development or improvement of affordable housing.
- d. To the maximum extent feasible, require affordable housing to be provided in new Mixed Use, Planned Residential and Innovative Development district projects that include a mix of rental and owner-occupied units, that are made available to people with low-, very low-, and extremely low incomes.
- e. 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.
- f. Utilize Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs. Consider offering favorable ground lease terms on city-owned land to CLTs.
- g. Continue to support low-income housing with exempt impact fees for development types, for example:
 - i. ADU's,
 - ii. transitional housing facilities,
 - iii. shelters for temporary placement,
 - iv. community residential facilities,

- v. senior housing, and
 - vi. tiny homes
- h. Consider recommendations from the Snoqualmie Valley Housing Taskforce to further promote affordable housing.
- i. Support the local workforce (educational employees, first responders, retail clerks, hospitality employees) with housing.
- j. 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.

3. Support sustainable housing design through construction regulations, education, and partnerships.

- a. Promote 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.
- b. Raise awareness of the benefits of green housing renovations, including: waste reduction and recycling, energy efficiency, using salvaged or local materials as well as tax incentives.
- c. Promote the reduction of daily housing cost through energy conservation practices.
- d. Consider keeping short subdivisions and small redevelopments more affordable by providing alternative streetscape improvement, open space, and recreation amenities requirements.
- e. Consider making affordable housing types exempt from Floor Area Ratio (FAR) regulations and adding minimum density to areas where affordable housing is allowed.

The City of Snoqualmie Comprehensive Plan 2024 Update The Housing Element

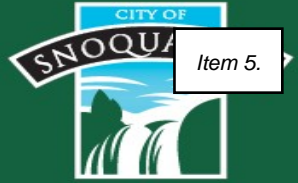


Overview of Planning Commission Meeting 09/05

Housing Element Intro-

- New legislation affecting the Housing Element
- General Approach to revisions of draft policy

The City of Snoqualmie Comprehensive Plan 2024 Update The Housing Element

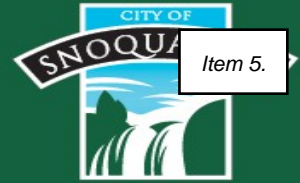


Tonight's Planning Commission Meeting

Overview

- Revised draft policies
- The rest of the draft housing policies
- Draft housing goals

The City of Snoqualmie Comprehensive Plan 2024 Update The Housing Element



HB 1220 or 1337	
Other HB	
HSP	
MHA	

Color Coding

- **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.
- **Other House Bills**
- **Housing Strategy Plan (HSP)**: study of existing and future housing needs for the Snoqualmie community.
- **Middle Housing and Displacement Risk analysis (MHA)**: study of existing housing conditions, developing options to provide a greater variety of housing types, and identify any communities that may be at risk of racial discrimination or displacement.

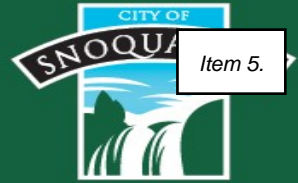
Draft Housing Policies revised per our last meeting

Continue to support low-income housing with exempt impact fees for development types, for example:

- ADU's,
- transitional housing facilities,
- shelters for temporary placement,
- community residential facilities,
- senior housing, and
- tiny homes

HB 1220 or 1337	
Other HB	
HSP	
MHA	

Draft Housing Policies revised per our last meeting

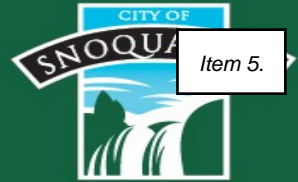


- Provide housing inspections and code compliance to ensure the continued safety and viability of rental housing.
- Allow for voluntary compliance efforts, which help property owners to bring existing housing into compliance and avoid displacement through condemnation.
- Consider recommendations from the Snoqualmie Valley Housing Taskforce to further promote affordable housing.
- Support the local workforce (educational employees, first responders, retail clerks, casino employees) with housing.

HB 1220 or 1337	
Other HB	
HSP	
MHA	

Draft Housing Policies

Diverse Housing

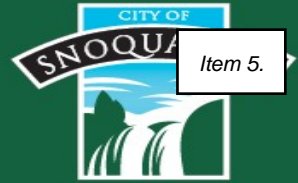


- Create a supportive environment for innovative housing that promotes City goals for affordability and housing to meet diverse household sizes, types and age ranges by considering flexibility in density and design standards.
- Allow accessory dwelling units and small-lot housing with regulations that minimize procedural requirements and address neighborhood compatibility.

HB 1220 or 1337	
Other HB	
HSP	
MHA	

Draft Housing Policies

Diverse Housing



- In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.
- Support the siting and operating of emergency, transitional and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services and transit, prioritizing locations near historically underserved populations.
- Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities to increase opportunities for seniors to live in accessible housing with nearby services.
- Consider allowing more senior housing in the City, where appropriate, with existing incentives.

HB 1220 or 1337	
Other HB	
HSP	
MHA	

Draft Housing Policies

Diverse Housing

- Support the development of rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities.

HB 1220 or 1337	
Other HB	
HSP	
MHA	

Draft Housing Policies Affordable Housing

- 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.
- To the maximum extent feasible, require affordable housing to be: provided in new Mixed Use, Planned Residential and Innovative Development district projects that include an appropriate mix of rental and owner-occupied units that are made available to people with low-, very low-, and extremely low-incomes.

HB 1220 or 1337	
Other HB	
HSP	
MHA	

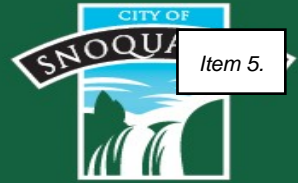
Draft Housing Policies Affordable Housing

- 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.
- Utilize Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs. Consider offering favorable ground lease terms on city-owned land to CLTs.

HB 1220 or 1337	
Other HB	
HSP	
MHA	

Draft Housing Policies

Sustainable Design and Construction



- Support 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.
- Promote awareness of green housing renovation options and energy conservation practices that lower the cost of daily housing expenses.
- Consider keeping short subdivisions and small redevelopments more affordable by providing alternative streetscape improvement, open space, and recreation amenities requirements.

HB 1220 or 1337	
Other HB	
HSP	
MHA	

Draft Housing Policies

Sustainable Design and Construction

- Consider exempting affordable housing types from FAR regulations and adding a minimum density where those housing types are allowed.

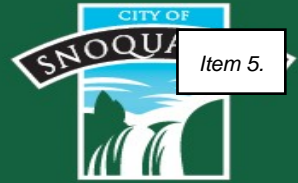
HB 1220 or 1337	
Other HB	
HSP	
MHA	

Draft Housing Policies Implementation Progress

- Evaluate the supply and condition of affordable housing in the City every five years to measure the effectiveness of City housing policies, regulations and incentives
- Provide assistance to retain low-income units where feasible in the form of code compliance review, building inspections, and/or expedited building permit review for any required repairs or modifications.
- Update and revise housing policies, regulations, and incentives that have proven to be ineffective.
- 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.

HB 1220 or 1337	
Other HB	
HSP	
MHA	

Draft Housing Goals



- A sufficient mix of housing types, sizes, costs and densities enables current and future citizens from all ranges of income levels, age groups and household make-ups to live within the City and provides housing to meet the needs of local employees.
- Maintain a sufficient amount of quality affordable housing with healthy living environments
- Support sustainable housing design through construction regulations, education, and partnerships.
- Anticipate steps needed to prepare an Implementation Progress Report

Questions and Discussion



Thank you





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MEMORANDUM

To: Community Development Committee
From: Emily Arteche, Director CD
Date: September 18, 2023 and resubmitted on November 4, 2023
Subject: Comprehensive Plan – Land Use Element Policy Review

Introduction

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. It also must be compliant with all the legislative changes made since the previous Comprehensive Plan completed over 8 years ago in 2015. Approximately 46 bills related to the Comprehensive Plan were passed during the time span. A complete list of legislation is attached as Attachment 1 to your packet and available for viewing, <https://deptofcommerce.app.box.com/s/41vk2hbhsder8movy8kmlylbwac6v7ik>

Background

The city’s existing land use element includes policies in to eight different focus areas. On July 17, 2023, staff and city consultants 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, 2023, staff presented revised policies from the Balanced, Healthy Development Pattern, Residential Land Use, Commercial and Industrial Land Use, and Institutional and Utilities Land Use. The Commission completed work on the draft Land Use Element on the August 21, 2023, with draft land use goals. The Planning Commission recommendation is included as Attachment 2.

A part of the review processes this element was expanded to include Community Character Element policies on Design Character and Quality, Historic and Cultural Resources. The merger of the two elements was discussed and agreed upon by the Planning Commission as an enhancement to the new 2044 Plan. A copy of the 2044 Plan reorganization outline is attached, Attachment 3.

The goal of 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) were identified as suitable implementation regulations to be added to the Snoqualmie Municipal Code as a future implementation action. The attached MS Excel Land Use workbook, Attachment 4 includes 11 different spreadsheets used by staff and city consultants during the review process. The workbook helps

demonstrates the evolution of goals and policies, i.e., when policies were combined, moved, updated to support new housing requirements, modified to address public comment, eliminated to reflect current conditions and/or adapted to fit the 2050 Vision. This element is rewritten and will fit into a Plan that is being reorganized. At the October 16, 2023 meeting, responses to council comprehensive plan land use questions were provided. The crosswalk is included as Attachment 6.

The draft recommended goals and policies were solicited or early review at the state and regional level for GMA and Vision 2050 consistency. Review comments received from the Puget Sound Regional Council, Liz Underwood-Bultmann Principal Planner, Growth Management Planning are included in Attachment 5. Recommended edits to the existing recommended policies, shown in underline and strikeout include the following:

LU Policy: *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 and in alignment with tother community goals.*

LU Policy: *~~Present~~ Ensure city proposed King County Comprehensive Plan and/or Countywide Planning Policy docket items addressing Urban Growth Area adjustments to accommodate growth serve the community while conforming with adopted Countywide Planning Policies and State Growth Management Act, GMA requirements.*

NEXT STEPS

Discuss signed draft goals and policy recommendations shown in Attachment 2 and the two amendments to existing recommended land use policies shown above.

Attachment 1: GMA-amendments-1995-2023

Attachment 2: Signed PC Recommendation

Attachment 3: 2044 Snoqualmie Draft Comprehensive Plan Outline

Attachment 4: Land Use Element Evolution Spreadsheet

Attachment 5: PSRC Comments Snoqualmie Draft Land Use Element

Attachment 6: Council Comprehensive Plan Land Use Element Questions 10_11_2023



Growth Management Act Amendments 1995-2023

The Washington State Growth Management Act (GMA) has been amended numerous times since originally enacted in 1990. To help local governments with evaluating whether their adopted comprehensive plans and development regulations comply with the GMA, Department of Commerce, Growth Management Services, has developed a list of annual amendments to the GMA. This list summarizes amendments to Chapter 36.70A RCW ("The Growth Management Act" or "GMA"), as well as other related statutory amendments, enacted by the Washington State Legislature from 1995 to 2023.

Each amendment is listed below, by RCW citation and original bill number, according to the year of adoption, and it includes a brief description of the legislation and identification of the local jurisdictions affected.

Please note: This list has been prepared to briefly summarize legislative amendments to the GMA and to assist local governments with their periodic update process under RCW 36.70A.130 and for general research. This summary is not intended to provide a complete interpretation of all GMA amendments. Other related statutes may also help implement the GMA, and this summary is not a definitive legal guide for all planning requirements.

2023 Legislative Session

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.060 <i>SB 5374 – Relating to the adoption of county critical area ordinances by small cities</i></p> <p>Brief Description:</p> <p>The bill allows cities under 25,000 to adopt the county's critical area ordinance by reference as long as the CAO is not under appeal. Once adopted by reference, the city is not required to take further action during future GMA periodic updates. Counties are entitled to a portion of the city's grant funding that otherwise would have been used to update their CAOs.</p>	Counties and cities
<p>RCW 36.70A.130 <i>SB 5457 – Relating to implementing growth management task force legislative recommendations regarding small cities</i></p> <p>Brief Description:</p> <p>The bill allows cities and towns to opt out of the full comprehensive plan update process, but still must update critical areas regulations and the capital facilities and transportation elements, if the following are met:</p> <ul style="list-style-type: none"> • Has a population fewer than 500 • Is not located within 10 miles of a city with a population over 100,000 • Experienced a population growth rate of fewer than 10 percent in the preceding 10 years 	Cities and towns

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> Has provided the department of Commerce with notice of its intent to participate in a partial review and revision of its comprehensive plan <p>Ch. 36.70A (GMA), Ch. 43.21C (SEPA), Chs. 64.34, .32, .38, and .90 RCW. <i>HB 1337 – Expanding housing options by easing barriers to the construction and use of ADUs</i></p> <p>Brief Description:</p> <p>All GMA cities and counties must allow at least two ADUs per lot within urban growth areas in zones that allow for single-family homes. The ADUs may be attached, detached, or a combination of both, or may be conversions of existing structures. Cities must implement the bill’s requirements 6 months after their next comprehensive plan periodic update, or else the provisions in the bill will control.</p> <p>The bill places certain restrictions on local governments, including:</p> <ul style="list-style-type: none"> Local governments may not charge more than 50% of impact fees charged for the principal unit. Local governments may not require the owner to occupy the property. Local governments may not prohibit the ADU’s sale as independent units. Local governments must allow an ADU of at least 100 square feet and must adjust zoning to be consistent with the bill with respect to bulk and scale regulations. Local governments must set consistent parking requirements based on distance from transit and lot size. <p>Local governments are protected from HOAs seeking to enforce private covenants against ADUs in conflict with the bill.</p>	
<p>RCW 36.70A.030 and .280; adding new sections to the GMA and amending SEPA. <i>HB 1110 – Creating more homes for Washington by increasing middle housing in areas traditionally dedicated to single-family detached housing.</i></p> <p>Brief description:</p> <p>The bill requires cities of over 25,000 in population or that are within a contiguous UGA with the largest city in county with a population of more than 275,000 to allow two housing units per lot, four if one is affordable, or it is located within ¼ mile of transit, unless higher densities are already permitted.</p> <p>For cities over 75,000 in population, the requirement is four and six units, respectively. Extensions and exemptions are available for areas with critical areas, risk of displacement, infrastructure deficiencies, and when certain transportation safety conditions exist.</p>	Cities
<p>RCW 36.70A.020, .030, .070, .130, .190, .280, .320, and .480 <i>HB 1181 – Improving the state’s climate response through updates to the state’s planning framework</i></p> <p>Brief Description:</p> <p>The bill adds Climate Change and Resiliency as the 14th goal to the Growth Management Act and includes the following key changes to the GMA:</p>	Counties and cities

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> • Adds a greenhouse gas emissions reduction sub-element that would be mandatory for 11 of the largest counties and their cities. The sub-element and implementing development regulations must identify actions the jurisdiction will take that will: <ul style="list-style-type: none"> ○ Result in reductions in overall GHG emissions generated by the transportation and land use systems within the jurisdiction but without increasing emissions elsewhere. ○ Result in reductions in vehicle miles traveled within the jurisdictions but without increasing emissions elsewhere. ○ Prioritize reductions that would benefit overburdened communities in order to maximize the co-benefits of reduced air pollution and environmental justice. • Adds a resiliency sub-element that would be mandatory for all jurisdictions planning under RCW 36.70A.040. This requirement can be satisfied by adopting by reference a FEMA natural hazard mitigation plan that is in substantial conformance with this sub-element. • The land use, capital facilities, park and recreation, utilities, and transportation elements must be updated to include certain climate change related topics, including a prohibition for denying a development permit because a project may cause the transportation level of service to fall below the minimum standard where multimodal mitigation is possible. • Requires consideration of environmental justice in order to avoid worsening environmental health disparities. • Creates a new grant program for community-based organizations to advance participation of vulnerable populations in the planning process. • Requires the Department of Ecology to update its Shoreline Master Program (SMP) guidelines to require that SMPs address the impact of sea level rise and increased storm severity. • Requires the Department of Transportation to maintain a summary of the per capita vehicle miles traveled for cities and unincorporated portions of counties; adds multimodal concurrency. 	
<p>Ch. 36.70A RCW (GMA) and Ch. 36.70B RCW (Local Project Review Act) HB 1293 – Streamlining development regulations</p> <p>Brief description:</p> <ul style="list-style-type: none"> • Effective six months after its next periodic comprehensive plan update, GMA cities and counties must have in place clear, objective, and understandable design review procedures and standards governing the exterior design of all new development. The term “design review” is further defined in statute. • Design review of development projects must be reviewed concurrently with two or more project permits associated with the proposal and are limited to one public meeting. • The bill adds language to ch. 36.70B RCW (Local Project Review Act) encouraging jurisdictions to consider prompt, coordinated, and expedited project review of general project permits and specifically projects that include affordable housing. 	Counties and cities
<p>Ch. 36.70B RCW (Local Project Review Act) SB 5290 – Consolidating local permit review</p> <p>Brief description:</p>	Counties and cities

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<p>The bill amends chapter 36.70B RCW, the Local Project Review Act, for jurisdictions planning under the GMA. The bill includes the following provisions:</p> <ul style="list-style-type: none"> • Establishes a consolidated permit review grant program for local governments that commit to issuing final decisions for residential permit applications within specified time frames. • Creates a new grant program to support local governments' transition to digital permit application systems. • Requires the department of commerce to convene a work group to study statewide license and permitting software for local governments. • Removes building permits for the types of project permits in the covered types of land use permits. • Amends the process for jurisdictions to provide a written determination of completeness for project permit applications. • Beginning January 1, 2025, jurisdictions must set certain permit decision timelines at 65, 100, and 170 days depending on the permit and other factors. When timelines are not met a portion of the permit fees must be refunded. Jurisdictions can set other deadlines but lose administrative appeal safe harbor protection. Certain jurisdictions must also submit annual performance reports to commerce, which will report to the legislature. • Provides additional measures that jurisdictions can take to facilitate prompt coordinate permit review. • Requires commerce to provide guidance to local governments with respect to appropriate fee structures, staffing-up residential permit processing, and other topics. 	
<p>Ch. 43.21C RCW (SEPA) <i>SB 5412 – Decreasing local government workload</i></p> <p>Brief description:</p> <p>The bill allows for a SEPA categorical exemption for residential development projects within incorporated UGAs and middle housing projects within unincorporated UGAs if:</p> <ul style="list-style-type: none"> • The local government finds the proposed development is consistent with its development regulations; and • The local government has prepared environmental analysis that considers the project in the area proposed for the exemption and analyzes certain multimodal transportation impacts. <p>The environmental analysis must include documentation that the requirements for environmental analysis, protection, and mitigation for impacts have been adequately addressed for the exempted project. The local government must also document its consultation with the department of transportation regarding certain transportation impacts. Before finalizing the environmental analysis, the local government must provide at least 60 days public notice and the exemption is effective 30 days following adoptive action. Residential projects in Seattle are exempt from these requirements until September 30, 2025.</p>	Counties and cities
<p>Ch. 90.58 RCW (Shoreline Management Act) <i>HB 1544 – SMP review schedules</i></p> <p>Brief description:</p>	Counties and cities

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<p>This bill changes the Shoreline Master Program update schedule from eight years to ten years to align with local governments' comprehensive plan periodic update schedule. The bill also extends by one year the date by which the next round of SMP reviews and revisions are due.</p>	
<p>Ch. 44.39 RCW (Joint Committee on Energy Supply and Energy Conservation), Ch. 80.50 RCW (Energy Facilities), Ch. 43.21C RCW (SEPA), and Ch. 36.70B RCW (Local Project Review Act)</p> <p><i>HB 1216 – Clean Energy Siting</i></p> <p>Brief description:</p> <p>The bill establishes a new type of project designation by Commerce: Clean Energy Projects of Statewide Significance (CEPSS). The department of Ecology is responsible for coordinating an optional coordinated permitted process for CEPSS projects. Cities and counties with development projects determined as eligible for the coordinated permit process within their jurisdiction must enter into an agreement with Ecology or the project proponent for expediting the completion of projects, including expedited permit process and environmental review processing.</p> <p>The bill also directs lead agencies to complete an EIS for CEPSS projects within 24 months of a threshold determination and requires them to work collaboratively with agencies that have actions requiring SEPA review for the project to develop a schedule that includes a list of agency responsibilities, actions, and deadlines. The bill makes other SEPA changes related to the process of environmental review for CEPSS projects.</p> <p>During a review of a project to construct or improve electric generation, transmission, or distribution facilities, a local government may not require a project applicant to demonstrate the necessity or utility of the project, other than to require as part of the completed project application the submission of documentation required by the Federal Energy Regulatory Commission or other federal agencies with regulatory authority over electric power transmission and distribution needs, or the Utilities and Transportation Commission.</p> <p>A county may not prohibit the installation of wind and solar resource evaluation equipment necessary for the design and environmental planning of a renewable energy project.</p>	Counties and cities
<p>RCW 36.70A.710 and .740</p> <p><i>SB 5353 – Relating to the Voluntary Stewardship Program</i></p> <p>Brief description:</p> <p>The bill removes the date by which counties must join the VSP, opening it up to currently non-participating jurisdictions. A county that elects to join the VSP is not required to implement the program in a participating watershed until new adequate funding is provided. The Conservation Commission is required to determine every two years which watersheds in the new participating counties received adequate funding. If adequate funding is not provided, the county must take one of four options:</p> <ul style="list-style-type: none"> • Develop, adopt, and implement a work plan in the watershed that protects critical areas used for agricultural activities; • Adopt development regulations that have previously been adopted by another local government for the purpose of protecting critical areas used for agricultural activities; 	Counties

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> • Adopt development regulations certified by commerce as protective as critical areas in areas used for agricultural activities; or • Review, and if necessary, update development regulations adopted under the GMA to protect critical areas as they related to agricultural activities. 	
<p>Ch. 43.21C RCW (SEPA), Ch. 35.21 RCW (cities and towns), Ch. 35A.21 RCW (code cities), and Ch. 19.27A RCW (Energy-Related Building Standards)</p> <p><i>HB 1042 – The creation of additional housing units in existing buildings</i></p> <p>Brief description:</p> <p>The bill prohibits cities from denying a permit application for the addition of housing units within an existing building due to nonconformity with height, setback, parking, modulation, or elevator size unless it is a building code of life safety issue. When new residential units are proposed completely within an existing building, cities must allow a density bonus of 50% more than the zone otherwise allows. Cities may not require the addition of parking spaces, permitting requirements, or design standards not applied to all residential development in the zone, and may not impose exterior design or architectural requirements to the building. Cities also may not require a transportation concurrency study or SEPA review based on the addition of housing units within an existing building.</p> <p>The changes to city codes necessary to implement the bill are categorically exempt from SEPA.</p> <p>The state building code council is required to adopt an amendment to the energy code that waives the requirement for the unchanged portions of an existing building to comply with the current energy code when additional housing units are added to the building.</p>	Cities
<p>RCW 35.13.470 and RCW 82.14.415</p> <p><i>HB 1425 – Facilitating municipal annexations</i></p> <p>Brief description:</p> <p>The bill requires that if an interlocal agreement is used for a sales and use tax credit for annexed areas, the interlocal agreement must address:</p> <ul style="list-style-type: none"> • The balancing of annexations of commercial, industrial, and residential properties; • Development, ownership, and maintenance of infrastructure; and • The potential for revenue-sharing agreements. <p>The bill removes the requirements that a city be within a county with a population of at least 600,000 to impose the tax and that an annexation area must have a population of at least 10,000 or 4,000. The bill also removes the eligibility timeline.</p> <p>The bill requires that to impose the tax, a city must have entered into an interlocal agreement with the county regarding the proposed annexation area. The bill also updates the maximum levy amounts that may be imposed based on population.</p>	Counties and cities
<p>Title 64 RCW (Real Property and Conveyances), RCW 58.17.060, RCW 82.02.060, Ch. 82.45 RCW (Real Estate Excise Tax)</p> <p><i>SB 5258 – Increasing the supply and affordability of condominium units and townhouses as an option for homeownership</i></p>	

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<p>Brief description:</p> <p>This bill imposes new requirements on condo associations seeking to bring a construction defect claim and imposes additional pre-litigation procedural requirements with the intent to better resolve disputes and encourage the construction of more housing. The bill also created a Down Payment Assistance Account funded by the REET. Impact fee schedules must now reflect the proportionate impact of new housing units based on the square footage and number of bedrooms, or trips generated, in the housing unit, to produce a proportionally lower impact fee for smaller housing units.</p> <p>All cities, towns, and counties must include in their short plat regulations procedures for unit lot subdivisions allowing division of a parent lot into separately owned unit lots.</p>	

2022 Legislative Session

RCW, Bill Number, Brief Description for 2022 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.130 <i>HB 1241 – Relating to planning under the GMA. (Ch. 192 Laws 2022)</i> Effective date: June 9, 2022</p> <p>Brief Description:</p> <p>This bill changes the comprehensive plan periodic update from every eight years to every ten years and established the next deadline being December 31, 2024 for King, Kitsap, Pierce, and Snohomish counties and the cities within them. In addition, counties meeting certain population or growth thresholds, and certain cities within them, must provide the Department of Commerce with an implementation progress report five years after the periodic comprehensive plan adoption. Commerce must develop guidelines for the report, including:</p> <ul style="list-style-type: none"> • The implementation of previously adopted changes to the housing element and the effect of those changes on housing affordability and availability within the jurisdiction; • Permit processing timelines; and • Progress toward implementing actions required to achieve reductions to meet greenhouse gas and vehicle miles traveled requirements as provided for in any element of the comprehensive plan. <p>If a covered jurisdiction has yet to implement any changes that were included in the most recent period update or has not taken legislative or administrative actions necessary to implement the changes by the implementation progress report due date, then that jurisdiction must identify the need for changes or action in its report, adopt a work plan to implement the changes, and complete all work necessary for implementation within two years of the report's submission.</p>	Counties and cities
<p>RCW 36.70A.040 - .210. <i>HB 1717 – Relating to tribal participation in GMA planning. (Ch. 252 Laws 2022)</i> Effective date: June 9, 2022</p>	Counties, Cities, regional planning authorities, and tribes.

RCW, Bill Number, Brief Description for 2022 Legislative Session	Counties/Cities Other interested parties affected
<p>Brief description:</p> <p>Federal agencies and tribes with a reservation or ceded lands within a county are required to be invited to participate in the countywide planning process. A federally recognized Indian tribe may voluntarily choose to participate in the county or regional planning process and coordinate with the counties and cities required to plan under the GMA. Once a local government receives notice from a tribe whose reservations or ceded land are in the county that the tribe has or will have a parallel planning process, the local government must enter into good faith negotiations with the tribe to attempt to reach a mutually acceptable memorandum of agreement regarding collaboration and participation in the planning process, including coordinating planning for urban growth. If such agreement cannot be reached, the local government and tribe must enter mediation. A tribe may also request that Commerce provide facilitation services to resolve issues that it has with a local government's comprehensive planning. Delay of adoption of a local government's comprehensive plan or development regulations due to this dispute resolution are not subject to GMHB appeal regarding the delay.</p> <p>Countywide planning policies must include policies that address the protection of tribal cultural resources in collaboration with tribes that choose to participate in the planning process. When a city's comprehensive plan includes a port element, the city must develop the element collaboratively with the port and any tribe that is participating in the planning process through a MOA.</p>	
<p>RCW 36.70A.540 <i>HB 2001 – Relating to expanding the ability to build tiny houses. (Ch. 275 Laws 2002)</i> Effective date: June 9, 2022</p> <p>Brief Description:</p> <p>The bill adds tiny house communities, which were legislatively authorized in 2017, to the type of housing eligible for affordable housing incentive programs established by local governments under the GMA through comprehensive plans and development regulations.</p>	Counties and cities
<p>RCW 36.70A.067 <i>SB 5042 – Relating to the effective date of certain actions taken under the GMA. (Ch. 218 Laws 2022).</i> Effective date: June 9, 2022</p> <p>Brief Description:</p> <p>The bill establishes the effective date of an action that expands a UGA; removes the designation of agricultural, forest, or mineral resource lands; creates or expands a LAMIRD; establishes a new fully contained community; or creates or expands a master planned resort is the later of the following:</p> <ul style="list-style-type: none"> • 60 days after the date of public notice of adoption of the comprehensive plan, development regulation, or amendment to the plan or regulation, implementing the action; or • If a petition for review to the Growth Management Hearings Board is timely filed, upon issuance of the board's final order. <p>This eliminates a vesting loophole that previously allowed these actions to proceed due to Washington's early vesting law, even when an action is subsequently invalidated by the GMHB.</p>	Counties

RCW, Bill Number, Brief Description for 2022 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.070 <i>SB 5275 – Relating to enhancing opportunity in LAMIRDs. (Ch. 220 Laws 2022).</i> Effective date: June 9, 2022</p> <p>Brief Description:</p> <p>The bill amends current LAMIRD requirements by allowing for:</p> <ul style="list-style-type: none"> • Development and redevelopment within a LAMIRD with confirmation that existing providers of public facilities and services have sufficient capacity to serve new or additional demand from the development or redevelopment. • Changes to land use designations on vacant land if new development and redevelopment is consistent with the county definition of local rural character. • Commercial development or redevelopment within mixed-use areas to serve existing and projected rural populations with a footprint limitation of up to a maximum of 5,000 square feet. New uses of retail or food service space cannot exceed 2,500 square feet. 	Counties
<p>RCW 36.70A.130 <i>SB 5593 – Relating to UGA boundaries. (Ch. 287 Laws 2022).</i> Effective date: June 9, 2022</p> <p>Brief Description:</p> <p>Each county that designates UGAs must review the patterns of development within the UGA during the periodic comprehensive plan update. If, during this review, the county determines the patterns of development have created pressure in areas that exceed the available and developable lands within the UGA, the county may revise the UGA to accommodate identified patterns of development and future development pressure for the succeeding 20-year period. Areas added to the UGA must not be designated as natural resource lands or contain more than 15 percent critical areas. The areas added must be suitable for urban growth and contiguous. The revision may not result in an increase in the total surface area of the existing UGA.</p> <p>A jurisdiction's transportation element and capital facility plan element must identify the transportation facilities, public facilities, and related services needed to serve the added areas to the UGA, including funding sources.</p>	Counties, cities, and service providers.
<p>RCW 36.70A.600, .070 and Ch. 43.21C RCW (SEPA) <i>SB 5818 – Relating to promoting housing construction in cities through amendments to and limiting appeals under SEPA and the GMA.</i> Effective date: June 9, 2022</p> <p>Brief Description:</p> <p>Any nonproject action taken by a fully planning city to implement certain optional planning actions to increase residential building capacity is permanently exempt from administrative and judicial appeal under SEPA. The adoption of ordinances, development regulations, and amendments to such regulations and other nonproject actions taken by a fully planning city that increases housing capacity and affordability and mitigates displacement, outside of critical areas, are exempt from</p>	

RCW, Bill Number, Brief Description for 2022 Legislative Session	Counties/Cities Other interested parties affected
<p>administrative and judicial appeals under SEPA, except for nonproject actions having a probable significant adverse impact on fish habitat.</p> <p>The SEPA exemption for project actions related to a residential, multifamily, or mixed-use development on the basis of or impacts to the transportation elements of the environment only applies if WSDOT has not found that the project will present significant adverse impacts to the state-owned transportation system. Impacts to aesthetics or light and glare are exempt from SEPA if the project is subject to adopted design review requirements.</p> <p>Ecology must undergo expedited rulemaking to modify rule-based SEPA categorical exemptions to SEPA as follows:</p> <ul style="list-style-type: none"> • Add four attached single-family residential units to the current exemption for certain types of construction. • Create a new exemption level for single-family residential project types with a total square footage of fewer than 1500 square feet in incorporated UGAs of at least 100 units. • Increase the exemption level for multifamily residential project types in incorporated UGAs from 60 units to 200 units. • Add the following sentence to the categorical exemptions for minor new construction: "The city, town, or county must document the result of its outreach with the department of transportation on impacts to state-owned transportation facilities, including consideration of whether mitigation is necessary for impacts to state-owned transportation facilities." <p>Any applicant whose project qualifies as exempt under SEPA is not required to file an environmental checklist if other information is available to establish that a project qualifies for an exemption.</p>	
<p>Title 70A RCW (Environmental Health and Safety), Ch. 36.70A RCW (GMA), Ch. 36.70 RCW (Planning Enabling Act), and related statutes HB 1799 – Relating to organic materials management Effective date: June 9, 2022</p> <p>Brief description:</p> <p>Beginning January 1, 2027, each county or city that implements a local solid waste plan must provide source-separated organic waste collection services at least either biweekly or 26 weeks annually to all residents and non-residential customers that generate at least 0.25 cubic yards of organic materials per week, and must provide for organic materials management of collected organic materials. Cities and counties may charge and collect fees or rates for these services, consistent with existing authority to impose fees and rates for solid waste collection services. These requirements do not apply to certain jurisdictions and certain areas described in the bill.</p> <p>Jurisdictions implementing local solid waste management plans may not site the increase or expansion of an existing organic materials management facility that processed more than 200,000 tons of material relative to 2019 levels, except that this limitation does not apply to anaerobic digesters.</p> <p>By January 1, 2023, cities and counties with a population of at least 25,000 or in which organic material collection services are provided must adopt a compost procurement ordinance to implement the 2020 requirement for local governments to consider the use of compost products in projects and to use compost products in a project except when availability, health, quality, safety, or price-competitive criteria are not met. They must develop strategies to inform residents</p>	Counties and cities

RCW, Bill Number, Brief Description for 2022 Legislative Session	Counties/Cities Other interested parties affected
regarding the jurisdiction's use of compost and the value of compost and give priority to purchasing compost products that produce compost locally, are certified by a nationally recognized organization, the product products derived from municipal solid waste compost programs, and that meet quality standards. The bill creates additional procurement options for local governments.	

2021 Legislative Session

RCW, Bill Number, Brief Description for 2021 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.020, .030, .070, .390; chapter 35A.21 RCW; chapter 35.21 RCW <i>HB 1220 – Relating to supporting emergency shelters and housing through local planning and development regulations. (Ch. 254 Laws 2021)</i> Effective date: July 25, 2021</p> <p>Brief Description:</p> <p>Commerce will provide jurisdictions with existing and projected housing needs that identify the number of housing units necessary to manage projected growth, including units for moderate, low, very low, and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing.</p> <p>The housing element of comprehensive plans is updated to require GMA planning counties and cities to do the following:</p> <ul style="list-style-type: none"> • Include moderate density housing options within the UGA and include mandatory provisions for the preservation, improvement, and development of housing. • Identify sufficient land and zoning capacities for the following housing types based on the housing needs provided by Commerce: moderate, low, very low, and extremely low-income households; emergency housing, emergency shelters, and permanent supportive housing; and within the UGA, consideration of duplexes, triplexes, and townhomes. • Plan for and accommodate, rather than just encourage the availability of, affordable housing for the economic segments described above by doing the following: <ul style="list-style-type: none"> ○ Incorporate special consideration for low, very low, extremely low, and moderate-income households; ○ Document programs and actions needed to achieve housing availability, including gaps in local funding, barriers such as development regulations, and other limitations; ○ Consider housing locations in relation to employment locations; ○ Consider the role of ADUs in meeting housing needs. • Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing and implement policies and regulations to address and being to undo them. • Identify areas at high risk of displacement from market forces that occur with changes to zoning, development regulations, and capital investments. • Establish anti-displacement policies <p>Cities may not prohibit transitional housing or permanent supportive housing in any zones where residential dwelling units or hotels are allowed. Cities may not prohibit indoor emergency shelters or indoor emergency housing in any zones where hotels are allowed, except for cities that have</p>	Counties and cities

RCW, Bill Number, Brief Description for 2021 Legislative Session	Counties/Cities Other interested parties affected
<p>adopted an ordinance authorizing such shelters and housing in a majority of zones within a 1-mile proximity to transit. Cities may impose reasonable occupancy and use regulations on such shelters and housing but those regulations may not prevent the siting of a sufficient number to accommodate the need.</p>	
<p>RCW 36.70A.330 and RCW 43.155.070; chapters 35A.14 RCW, 36.70A RCW, 43.160 RCW, 80.36 RCW, and 43.330 RCW. <i>SB 5368 – Relating to encouraging rural economic development. (Ch. 312 Laws 2021)</i> Effective date: July 25, 2021</p> <p>Brief Description:</p> <p>This bill allows code cities and counties to enter into an interlocal agreement for the purpose of facilitating city annexation of unincorporated UGA territory, including collaborating on the jurisdictional transfer of commercial, industrial, and residential properties and facilities.</p> <p>The bill also authorizes the Growth Management Hearings Board to refer a finding of noncompliance to Commerce to facilitate a speedy resolution.</p>	Counties and Cities

2020 Legislative Session

RCW, Bill Number, Brief Description for 2020 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.130 <i>HB 2342 – Relating to aligning the timing of comprehensive plan updates required by the growth management act with the timing of shoreline master program updates required by the shoreline management act. (Ch. 113 Laws 2020)</i> Effective date: 6/11/2020 Effective date (Section 2): 7/1/2025</p> <p>Brief Description:</p> <p>This amendment updated the GMA periodic update schedule to better align the GMA update cycle with the census and makes associated changes to the Shoreline Management Act (SMA) schedule. The new GMA schedule took effect June 11, 2020. (The new SMA schedule changes, RCW 90.58.080, changes take effect July 1, 2025.)</p> <p><u>New GMA periodic update schedule:</u></p> <ul style="list-style-type: none"> • The following counties, and the cities within them, are required to review and, if needed, revise their comprehensive plans and development regulations by June 30, 2024, and every eight years thereafter: King, Kitsap, Pierce, and Snohomish. • The following counties, and the cities within them, are required to review and, if needed, revise their comprehensive plans and development regulations by June 30, 2025, and every eight years thereafter: Clallam, Clark, Island, Jefferson, Lewis, Mason, San Juan, Skagit, Thurston, and Whatcom. • The following counties, and the cities within them, are required to review and, if needed, revise their comprehensive plans and development regulations by June 30, 2026, and every 	Counties and cities

RCW, Bill Number, Brief Description for 2020 Legislative Session	Counties/Cities Other interested parties affected
<p>eight years thereafter: Benton, Chelan, Cowlitz, Douglas, Franklin, Kittitas, Skamania, Spokane, Walla Walla, and Yakima.</p> <ul style="list-style-type: none"> The following counties, and the cities within them, are required to review and, if needed, revise their comprehensive plans and development regulations by June 30, 2027, and every eight years thereafter: Adams, Asotin, Columbia, Ferry, Garfield, Grant, Grays Harbor, Klickitat, Lincoln, Okanogan, Pacific, Pend Oreille, Stevens, Wahkiakum, and Whitman. 	
<p>RCW 36.70A.600 through .620, and RCW 36.70A.030. HB 2343 – Relating to urban housing supply. (Ch. 173 Laws 2020) Effective date: 6/11/2020</p> <p>Brief Description:</p> <ul style="list-style-type: none"> Adds to provisions of E2SHB 1923 (2019), extending timelines and adding to the list of activities that cities are encouraged to take in order to increase residential building capacity. The date by which cities must take certain planning actions to increase residential building capacity in order for those actions to be exempt from administrative or judicial appeal under the GMA and the State Environmental Policy Act (SEPA) is changed from April 1, 2021, to April 1, 2023. Reduces requirements for bus frequency from four times an hour to two times an hour for very or extremely low income (30-50% AMI) relating to parking reductions. Adds parking reductions for market rate housing: <i>“For market rate multifamily housing units that are located within one-quarter mile of a transit stop that receives transit service at least four times per hour for twelve or more hours per day, minimum residential parking requirements may be no greater than one parking space per bedroom or .75 space per unit. A city may establish a requirement for the provision of more than one parking space per bedroom or .75 space per unit if the jurisdiction has determined a particular housing unit to be in an area with a lack of access to street parking capacity, physical space impediments, or other reasons supported by evidence that would make on-street parking infeasible for the unit.”</i> The GMA definition of "permanent supportive housing" is modified. 	Cities
<p>RCW 36.70A.696 through .699 SB 6617 – Relating to accessory dwelling unit regulation. (Ch. 217 Laws 2020) Effective date: 6/11/2020</p> <p>Brief Description:</p> <ul style="list-style-type: none"> Requires, by July 1, 2021, any city within a GMA county must adopt or amend regulations so as to not require off-street parking for accessory dwelling units (ADUs) within 0.25 mile of a “major transit stop” unless the city determines the ADU is in an area with a lack of access to street parking capacity, physical space impediments, or other reasons that would make on-street parking infeasible for the ADU. A city that has adopted or substantively amended its ADU regulations within the previous four years is exempt from the new ADU requirements regarding off-street parking. “Major transit stop” is defined as: <ul style="list-style-type: none"> A stop on certain high capacity transportation systems; Commuter rail stops; Stops on rail or fixed guideway systems, including transit-ways; 	Cities

RCW, Bill Number, Brief Description for 2020 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> ○ Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or ○ Stops for a bus or other transit mode providing fixed route service at intervals of at least 15 minutes during the peak hours of operation. 	
<p>RCW 36.70A.200 <i>HB 2640 – Relating to clarifying that facilities that are operated by a private entity in which persons are detained in custody under process of law pending the outcome of legal proceedings are not essential public facilities under the growth management act. (Ch. 128 Laws 2020)</i> Effective date: 3/25/2020</p> <p>Brief Description: This bill updates the GMA provision governing the siting of essential public facilities, and exclude private detention facilities from the definition of essential public facilities. It further clarifies that this exclusions does not apply to mental health facilities. Those facilities remain essential public facilities. It applies to only facilities for pretrial detention. It applies retroactively as well as prospectively.</p>	Counties and cities
<p>RCW 36.70A.250 through .280 <i>SB 6574 – Relating to clarifying the respective administrative powers, duties, and responsibilities of the growth management hearings board and the environmental land use and hearings office. (Ch. 214 Laws 2020)</i> Effective date: 6/11/2020</p> <p>Brief Description: This bill is governor request legislation designed to align the structure and practice of the Growth Management Hearings Board (GMHB) with the rest of the Environmental and Land Use Hearings Office to improve administration. The bill changes the size of the board, adjusts the qualifications of board members and the procedures for appointing board members and makes other miscellaneous changes to the composition and operations of the GMHB.</p>	Counties, cities and members of the public
<p>RCW 43.21C.229 <i>HB 2673 – Relating to exemptions for infill development under the state environmental policy act. (Ch. 87 Laws 2020)</i> Effective date: 6/11/2020</p> <p>Brief Description: This bill amends RCW 43.21C.229, and changes the standard for use of optionally SEPA categorical exemption for infill development to include development in areas where population is roughly equal to projections in comprehensive plan and development regulations, rather than limiting it to areas where it is less than such projections.</p>	Counties and cities
<p>RCW 84.14.020 <i>HB 2950 – Relating to addressing affordable housing needs through the multifamily housing tax exemption by providing an extension of the exemption until January 1, 2022, for certain properties currently receiving a twelve-year exemption and by convening a work group. (Ch. 237 Laws 2020)</i> Governor partial veto – Section 3 not approved. Effective date: 6/11/2020</p>	Counties and cities

RCW, Bill Number, Brief Description for 2020 Legislative Session	Counties/Cities Other interested parties affected
<p>Brief Description: This bill extends the multifamily property tax exemption (MFTE) for certain properties through December 31, 2021.</p> <p><u>Governor's partial veto:</u> <i>Section 3 directs the Department of Commerce to contract with a nonprofit facilitator to convene a work group to study and make recommendations on certain aspects of the multifamily property tax exemption program. The department is also required to provide a follow-up report to the Legislature and the Joint Legislative Audit and Review Committee by December 1, 2020. However, the work required under Section 3 is not funded in the budget. For these reasons I have vetoed Section 3 of Substitute House Bill 2950.</i></p>	

2019 Legislative Session

RCW, Bill Number, Brief Description for 2019 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.545 (and RCW 35A.63.300, and RCW 35.63.280) HB 1377 – Relating to affordable housing development on religious organization property. (Ch. 218 Laws 2019) Effective date: 7/28/2019</p> <p>Brief Description:</p> <ul style="list-style-type: none"> • A city planning under certain planning enabling statutes, or a city or county fully planning under the GMA, must allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization if the affordable housing development under certain conditions outlined under RCW 36.70A.545. • A city or town, code city, or county may develop policies to implement the increased density bonus if it receives a request from a religious organization for the increased density bonus. • The religious organization developing the qualifying affordable housing must pay all fees, mitigation costs, and other charges required and, if applicable, should work with local transit agencies to ensure appropriate transit services are provided to the affordable housing development. • An affordable housing development created by a religious institution within a city or county fully planning under the GMA must be located within an urban growth area. 	Counties and cities
<p>RCW 36.70A.600 through 620; and RCW 36.70A.030 HB 1923 – Relating to increasing urban residential building capacity. (Ch. 348 Laws 2019) Effective date: 7/28/2019 Effective date (Section 11): 7/1/2019</p> <p>Brief Description: This is a multifaceted bill designed to increase residential capacity in larger cities.</p>	Cities

RCW, Bill Number, Brief Description for 2019 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> Encourages fully planning cities to take certain actions designed to increase residential building capacity. The bill lists twelve qualifying measures they are encouraged to adopt. If a city intends to adopt actions before July 30, 2021 they can apply to Commerce for a grant of up to \$100,000 to support the effort. Implementation actions taken before this deadline are also shielded from SEPA and GMA appeal. Cities may also gain eligibility through development of a housing action plan. A housing action plan is an expanded version of the housing needs analysis. The bill also directs the Washington Center for Real Estate Research to produce a report every two years that compiles housing supply and affordability metrics for all fully planning cities. This data is designed for use with drafting the housing action plan. The bill also contains two mandatory requirements designed to reduce pressure on housing supply. The first is a requirement to all permanent supportive housing in all multifamily areas. The second is limitations on minimum parking requirements. In order to fund the grants and the production of the housing data profiles, the bill establishes a \$2.50 increase in the document-recording fee. 	
<p>RCW 43.330.515 and .520 <i>SB 5748 – Relating to creating an account to support necessary infrastructure nearby military installations. (Ch. 404 Laws 2019)</i> Effective date: 7/28/2019</p> <p>Brief Description: The bill creates the defense community compatibility account. The account funds grants to local governments, or entities who have an agreement with a military installation under the Readiness and Environmental Protection Integration (REPI) program. Eligible projects include:</p> <ul style="list-style-type: none"> Acquisition of real property or real property interests to eliminate an existing incompatible use; Projects to jointly assist in the recovery or protection of endangered species dependent on military installation property for habitat; Projects or programs to increase the availability of housing affordable to enlisted military personnel and nonmilitary residents in the local community. Projects to retrofit existing uses to increase their compatibility with existing military operations. Projects to enable local communities heavily dependent on a nearby military installation to diversify the local economy so as to reduce the economic dependence on the military base; Projects that aid communities to replace jobs lost in the event of a reduction of the military presence; Local infrastructure or facilities necessary to help a community accommodate an expanded military presence in their community; Projects that improve or enhance aspects of the local economy, environment, or quality of life impacted by the presence of military activities. <p>Commerce must produce a biennial report with a prioritized list of projects, and may develop rules to implement this section.</p>	Counties and cities, and certain entities also identified in this bill.
<p>RCW 36.70A.270 <i>SB 5151 – Relating to requiring the growth management hearings board to topically index the rulings, decisions, and orders it publishes. (Ch. 452 Laws 2019)</i> Effective date: 7/28/2019</p>	Counties, cities, and members of the public.

RCW, Bill Number, Brief Description for 2019 Legislative Session	Counties/Cities Other interested parties affected
<p>Brief Description: Environmental & Land Use Hearings Office must coordinate with the Growth Management Hearings Board, the Department of Commerce, and other interested stakeholders to develop and maintain a rational system of categorizing rulings, decisions, and orders. The website must allow a user to search GMHB decisions and orders by topic, party, and geographic location or by natural language. All rulings, decisions, and orders issued before January 1, 2019, must be published by June 30, 2021.</p>	

2018 Legislative Session

RCW, Bill Number, Brief Description for 2018 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.590 <i>SB 6091 - Relating to ensuring that water is available to support development.</i> (Ch.1 Laws 2018) Effective date 1/19/2018</p> <p>Brief Description: Addresses the availability of water to support development. For the purposes of complying with the GMA relating to surface and groundwater resources, a county or city may rely on or refer to applicable minimum instream flow rules adopted by Ecology. Development regulations must ensure that proposed water uses are consistent with the permit-exempt groundwater statute and with applicable rules when making building permit and subdivision decisions.</p>	Counties and cities

2017 Legislative Session

RCW, Bill Number, Brief Description for 2017 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A.211 and .212 <i>HB 1017 – Relating to the siting of schools and school facilities.</i> (Ch. 129 Laws 17) Governor vetoed Section 1. Effective date 7/23/2017</p> <p>Brief Description (Sections 2-3):</p> <ul style="list-style-type: none"> Pierce County may authorize the siting of a school in a rural area to serve students from an urban area, even when otherwise prohibited by multicounty policies if the county has adopted a comprehensive plan policy concerning the siting of schools in rural areas. Such a school may not collect impact fees. Vision 2040, the multicounty planning policy document is to be amended at its next update (2020) to include a policy addressing the siting of schools in rural areas. (This policy would cover all four PSRC counties). Each school district that sites schools under Section 2 must participate in the county's next GMA update (due in 2023 for Pierce County), to: <ul style="list-style-type: none"> Coordinate on enrollment forecasts and projections Identify school siting criteria, with the county, cities and PSRC 	Pierce County

RCW, Bill Number, Brief Description for 2017 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> ○ Identify suitable school sites with the county and cities with priority to siting urban serving schools in existing cities and towns in locations where students can safely walk and bicycle to school from the homes, and can effectively served by transit ○ Identify schools costs and include this in the capital facilities plan element. <p><u>Governors' partial veto (Section 1)**: First, any extension of urban services to serve a rural school must be limited to the size and scale needed to support the long-term needs of the school. Second, the land surrounding a new rural school must maintain its rural character and housing density as specified in RCW 36.70A.070(5). Finally, in order for schools to be sited outside the Urban Growth Boundary Line, school districts must demonstrate that there is no suitable land available within the Urban Growth Area. For these reasons I have vetoed Section 1 of Engrossed Substitute House Bill 1017.</u></p> <p>** Note: See HB 2243 (2017) below.</p>	
<p>RCW 37.70A.690 HB 1503 – Relating to preventing unfunded mandates involving on-site sewage systems from affecting local governments and property owners. (Ch. 105 Laws 17) Effective date 7/23/2017</p> <p>Brief Description:</p> <ul style="list-style-type: none"> • Declares that the Growth Management Act (GMA) does not preclude counties from certifying homeowners, or their family members or tenants, to inspect their on-site sewage systems (OSS). • Declares that counties are not relived of the obligation to protect water quality under the GMA. Governor signed 	<p>Counties and cities. Property owners (pertaining to self-inspection of septic systems)</p>
<p>RCW 36.70A.030, .060, .070, and .108 SB 5517 – Concerning rail dependent uses for purposes of the growth management act and related development regulations. Governor vetoed</p> <p>Brief Description:</p> <ul style="list-style-type: none"> • Adds definitions of “freight rail dependent uses” and “short line railroad” to the Growth Management Act (GMA). • Direct the Department of Commerce to submit a report to the Legislature by November 15 of each-even numbered year, beginning in 2022 and ending in 2032, that describes any job gains, tax impact, and impacts to resource lands resulting from freight rail dependent uses sited under the GMA. • Authorized Clark and Okanogan counties to allow rail dependent industrial uses on resource lands adjacent to short line railroads. • Authorizes Clark and Okanogan counties to include development of freight rail dependent uses on land adjacent to railroad lines and infrastructure in the transportation element of their comprehensive plan. 	<p>Clark, Okanogan</p>
<p>RCW 36.70A.110 HB 1683 – Addressing sewer service within urban growth areas. (Chapter 305 Laws 2017) Effective date 7/23/2017</p>	<p>Counties and cities. Utility districts and Property owners.</p>

RCW, Bill Number, Brief Description for 2017 Legislative Session	Counties/Cities Other interested parties affected
<p>Brief Description: Specifies that GMA fully planning counties, cities, and utilities are not obligated to install sanitary sewer systems to certain properties within urban growth areas served by on-site sewage systems.</p>	
<p>HB 2243-Concerning the siting of schools and school facilities Governor signed C32 L 2017 3rd Special Session. Effective date 10/19/2017</p> <p>Brief Description:</p> <ul style="list-style-type: none"> Provides that the Growth Management Act (GMA) does not prohibit a county planning fully under the GMA from authorizing the extension of public facilities and utilities to serve a school located in a rural area that serves students from a rural area and an urban area, so long as certain requirements are met. Authorizes the extension of public facilities and utilities extended to a school located outside an Urban Growth Area (UGA),. Provides that the GMA does not prohibit the expansion, modernization, or placement of portable classrooms at an existing school in a rural area. Directs the Department of Commerce to submit a report to the Legislature in 2023 that reports on the schools built under this legislation. <p>Note: how this is related to ESHB 1017: During the 2017 Legislative Session, the Legislature passed Engrossed Substitute House Bill (ESHB) 1017, which dealt with the topic of siting schools in rural areas under the GMA. Governor signed ESHB 1017 into law, but in so doing, vetoed section 1 of ESHB 1017. The vetoed provisions were signed into law as part of HB 2243.</p>	Counties and cities
<p>SB 5254—Relating to ensuring adequacy of buildable lands and zoning in urban growth areas and providing funding for low-income housing and homeless programs Governor signed C16, L 2017 3rd Special Session, Effective date 10/19/2017</p> <p>Brief Description:</p> <ul style="list-style-type: none"> Extends the \$40 local homeless housing and assistance surcharge to 2023. Allows revenue from the local real estate excise tax (REET II) to be used for homeless housing development through 2019, subject to certain conditions. Makes certain changes to the Growth Management Act's buildable lands program through 2030, including making Whatcom County subject to buildable lands program requirements and requiring that county buildable land reports be completed at least two years prior to scheduled comprehensive plan updates. Requires the Department of Commerce to contract for the development of buildable lands program guidance for use by local governments. Exempts projects with environmental impacts that have been addressed in a planned actions designated by local governments that encompass areas located near transit stops from further environmental review under the State Environmental Policy Act (SEPA). 	<p>Buildable Lands Counties: Clark, King, Kitsap, Pierce, Snohomish, Thurston, and Whatcom counties.</p> <p>Note: Portions of the bill only affect newly added Whatcom County.</p>

RCW, Bill Number, Brief Description for 2017 Legislative Session	Counties/Cities Other interested parties affected
<p>RCW 36.70A, .070 SSB 5790 – Concerning the economic development element of the growth management act. Governor partial veto – Section 3 not approved. Chapter 331, 2017 Laws PV, Effective date 7/23/2017</p> <p>Brief Description:</p> <p>The bill amends the rural element requirement to allow innovative techniques that will accommodate appropriate rural economic advancement, densities, and uses. It also removes the following provisions from the economic development element:</p> <ul style="list-style-type: none"> • A summary of the local economy • A summary of the strengths and weaknesses of the local economy, and • An identification of policies, programs, and projects to foster economic growth and development and to address future needs. <p>The Governor partially vetoed a section of the bill that would have allowed smaller counties to identify stagnate or deteriorating economic industries in rural areas and “seize economic opportunities that may deviate” from the GMA in order to encourage economic development. The vetoed section would have required the GMHB to afford deference to local development choices that prioritize economic development in rural areas for certain jurisdictions.</p>	<p>Cities, Counties</p>
<p>SB 5806-Concerning preliminary work to develop a process for planning for a new interstate 5 bridge spanning the Columbia river. Governor signed. C288 L2017. Effective date 7/23/2017</p> <p>The process for designating a project of statewide significance is modified to allow for a legislative designation. Projects of statewide significance that are designated by the Legislature are exempted from the application requirements.</p>	<p>Cities and Counties</p>

2016 Legislative Session

No Growth Management Act Amendments for 2016 Legislative Session	Cities/Counties Affected
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2015 Legislative Session

RCW, Bill Number, Brief Description for 2015 Legislative Session	Cities/Counties Affected
<p>RCW 36.70A.035 SB 5238 – Concerning public water systems’ public participation notice provisions.</p> <p>Brief Description:</p> <ul style="list-style-type: none"> The list of persons and entities that public participation requirements of GMA must, through notice procedures, must also be reasonably calculated to provide notice of proposed amendments to comprehensive plans and development regulations is expanded to include Group A public water systems that are required to develop water system plans. Group A water systems either have 15 or more service connections, regularly serve 25 or more people 60 or more days per year, or serve 1,000 or more people for two or more consecutive days. 	Counties, Cities
<p>RCW 37.70A.070 ESB 5923 – Promoting economic recovery in the construction industry</p> <p>Brief Description:</p> <ul style="list-style-type: none"> Obligates counties, cities, and towns that collect impact fees to, by September 1, 2016, adopt and maintain a system for the deferred collection of impact fees for single-family detached and attached residential construction. Delays the starting of the six-year frame for satisfying transportation concurrency provisions of the Growth Management Act until deferred impact fees are due. Establishes impact fee deferral reporting requirements for the Joint Legislative Audit and Review Committee and the Department of Commerce. Makes all provisions effective September 1, 2016. 	Counties, cities, and towns that collect impact fees

Legislative Session 2014

RCW, Bill Number, Brief Description for Legislative Session 2014	Cities/Counties Affected
<p>RCW 36.70A.040, .060, .280 EHB 1224 – Providing a process for county legislative authorities to withdraw from voluntary planning under the GMA</p> <p>Brief Description:</p> <ul style="list-style-type: none"> Allows a county that elected to fully plan under the Growth Management Act (GMA) and that has 20,000 or fewer inhabitants to reduce the planning obligations that it and the cities within must satisfy under the GMA. Expires the authority of a county to reduce planning obligations for it and the cities within on December 31, 2015. Establishes that a county action to reduce the planning obligations for it and the cities within may be invalidated if the county is not in compliance with certain planning requirements of 	Counties, Cities

RCW, Bill Number, Brief Description for Legislative Session 2014	Cities/Counties Affected
<p>GMA at the time of the county's reduction action, and if the county does not received a determination of compliance from the Department of Commerce (Commerce).</p> <ul style="list-style-type: none"> • Makes compliance determinations by Commerce subject to review by the Growth Management Hearings Board. • Specifies that a county that reduces the planning obligations for it and the cities within must satisfy requirements for natural resource lands, critical areas, the use of best available science and the requirements established in the rural element of a comprehensive plan and the associated development regulations. 	
<p>RCW 36.70A.367</p> <p>HB 1360 – Extending the deadline to designate one or more Industrial land banks</p> <p>Brief Description:</p> <ul style="list-style-type: none"> • Extends the deadline for certain counties planning under the Growth Management Act and with the authority to designate industrial land banks to identify and approve locations and then adopt regulations for industrial land banks until December 31, 2016, rather than December 31, 2014. 	Counties, Cities
<p>RCW 36.70A.460 2SHB 2251 – Fish barrier removals</p> <p>Brief Description:</p> <ul style="list-style-type: none"> • Adds three new categories of fish habitat enhancement projects to the list of projects eligible for streamlined permitting under the Department of Fish and Wildlife's hydraulic project approval process. • Directs WDFW to convene a fish passage barrier removal board, with representatives from state agencies, local and tribal governments, and other interested entities to coordinate removal projects. 	Counties, Cities
<p>RCW 84.14.007, .010, .040, .060 2SSB 6330 – Promoting affordable housing in unincorporated areas of rural counties within urban growth areas</p> <p>Brief Description:</p> <ul style="list-style-type: none"> • Rural counties may offer a property tax exemption for multi-family housing projects within unincorporated urban growth areas. • The Joint Legislative Audit and Review Committee must assess the performance of the tax preference with reference to the intent and public policy objective. • The property tax exemption for properties located in rural counties expires on January 1, 2020. 	Counties

Legislative Session 2013

RCW, Bill Number, Brief Description for Legislative Session 2013	Cities/Counties Affected
<p>RCW 36.70A.340 SHB 1883– Simplifying and updating statutes related to fuel tax administration..</p>	Counties, Cities

RCW, Bill Number, Brief Description for Legislative Session 2013	Cities/Counties Affected
<p>Brief Description: Amends various statutes to reflect the consolidation of the fuel tax statutes, including a change in the reference to the RCW chapter addressing fuel tax revenues that may be withheld from a city or county by the Governor upon a notification by the Growth Management Hearings Board of continued non-compliance with the GMA by that city or county.</p>	
<p>RCW 36.70A.070 ESHB 1652 – Impact fee payment Governor vetoed bill in its entirety http://apps.leg.wa.gov/documents/billdocs/2013-14/Pdf/Bills/Vetoed/House/1652-S.VTO.pdf</p> <p>Brief Description: Would have required counties and cities to provide for deferred payment of impact fees, and would have delayed the starting of the six-year time frame for satisfying concurrency provisions for the Growth Management Act until after the county or city received full payment of all deferred impact fees.</p>	Counties, Cities
<p>RCWs 36.70A.200, 36.70A.300, 43.17.250, 43.155.070, 70.146.070 SSB 5399– Addressing the timing of penalties under the growth management act.</p> <p>Brief Description:</p> <ul style="list-style-type: none"> Establishes that, state agencies, commissions, and governing boards may not penalize jurisdictions during the period of remand following a finding of noncompliance by the Growth Management Hearings Board (GMHB) and the pendency of an appeal before GMHB or subsequent judicial appeals, unless GMHB makes a determination of invalidity, <u>IF</u>: <ul style="list-style-type: none"> the local government has delayed the effective date of the action subject to the petition until after GMHB issues a final determination; or, within 30 days of receiving notice of a petition for review by GMHB, the local government delays or suspends the effective date of the action until after GMHB issues a final determination in order to not be penalized. A local jurisdiction may not be deemed ineligible or otherwise penalized, in the award of a state agency grant or loan during the pendency of the appeal before GMHB, or during any subsequent judicial appeals under certain circumstances. 	Counties; Cities; state agencies, commissions, and governing boards
<p>RCWs 35.91, 35.91.020, 43.21C, 82.02.020 ESHB 1717– Up-front environmental planning</p> <p>Brief Description:</p> <ul style="list-style-type: none"> Authorizes local governments to recover reasonable expenses incurred in the preparation of non-project environmental impact statements (EIS) for infill actions that are categorically exempt from requirements of the State Environmental Policy Act, and for development or redevelopment actions that qualify as planned actions. Requires that a county, city, or town enact an ordinance, prior to the collection of fees to cover reasonable expenses incurred in the preparation of the EIS, which establishes the total amount of expenses to be recovered through fees, and provides objective standards for determining the fee amount imposed upon each development proposal; provides a procedure by which an applicant may pay the fees under protest; and makes information available about the amount of the expenses designated for recovery. Modifies provisions governing contracting between qualifying municipalities and real estate owners for the construction or improvement of water or sewer facilities by making the 	Counties, Cities

RCW, Bill Number, Brief Description for Legislative Session 2013	Cities/Counties Affected
contracts mandatory, at the owner's request, and by allowing municipalities to collect associated fees.	
RCW 34.05 HB 1112– Concerning standards for the use of Science to support public policy Brief Description: Directs the Department of Fish and Wildlife to identify the sources of information reviewed and relied on before taking a significant agency action. The requirement applies to actions including those resulting in species recovery plans, certain types of rulemaking, and guidance to support implementation of a rule or statute.	Department of Fish and Wildlife
RCW 34.05 HB 1113 – Concerning standards for the use of Science to support public policy Brief Description: Requires the Department of Ecology to identify peer-reviewed science, scientific literature, and other sources of information being relied upon before taking significant agency actions related to certain agency programs.	Department of Ecology
RCWs 39.102, 39.102.020, 39.102.140, 39.102.150, 39.102.904, 82.14.475 E2SHB 1306 – Extending the expiration dates of the local infrastructure financing tool program Brief Description: <ul style="list-style-type: none"> • Extends the expiration date of the Local Infrastructure Financing Tool program from June 30, 2039, to June 30, 2044. • Requires local jurisdictions to commence construction by June 30, 2017, to impose the state shared local sales and use tax. • Removes the requirement that a sponsoring local government issue indebtedness to receive a state sales and use tax credit. 	Counties, Cities
RCWs 39.102, 39.102.020, 39.102.140, 39.102.150, 39.102.904, 82.14.475 HB 1644 – Concerning transportation planning objectives and performance measures for local and regional agencies. Brief Description: <ul style="list-style-type: none"> • Allows local or regional agencies to establish transportation objectives and performance measures that correspond with state transportation objectives and performance measures. • Applies the same liability protection to the local or regional agencies that is currently available to the state. 	Counties, Cities, Regional Transportation Planning Organizations

Legislative Session 2012

RCW, Bill Number, Brief Description for Legislative Session 2012	Cities/Counties Affected
RCW 36.70A.180 HB 2834 – Relating to providing cost savings for local governments by reducing a limited number of reporting requirements. Brief Description: Eliminates a requirement obligating jurisdictions that fully plan under the Growth Management Act (GMA) to submit reports to the Department of Commerce every five years regarding the progress by that jurisdiction in implementing the GMA is eliminated. Other county and city reporting requirements are also eliminated.	Counties, Cities

RCW, Bill Number, Brief Description for Legislative Session 2012	Cities/Counties Affected
<p>RCW 90.58.190 EHB 2671 – Clarifying procedures for appealing department of ecology final action on a local shoreline master program by ensuring consistency with existing procedural provisions of the growth management act, chapter 36.70A RCW, the administrative procedure act, chapter 34.50 RCW, and the state environmental policy act, chapter 43.21C RCW.</p> <p>Brief Description: Amends certain standards and procedures relating to the review of shoreline master programs by the Growth Management Hearings Board, Shoreline Hearings Board, and Superior courts.</p>	<p>Counties, Cities</p>
<p>RCW 36.70A.030 SB 5292 – Exempting irrigation and drainage ditches from the definition of critical areas.</p> <p>Brief Description: Within the definition of critical areas, fish and wildlife habitat conservation areas do not include artificial features or constructs, including irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.</p>	<p>Counties, Cities</p>
<p>RCW 36.70A, 36.70A.130 SB 5995 – Authorizing urban growth area boundary modifications for industrial land.</p> <p>Brief Description: A city planning under the GMA may request that a county amend the UGA within which the city is located. A city's request to the county to amend the UGA should be done as part of the county's annual comprehensive plan amendment process and must meet the county's application deadline for that year's comprehensive plan amendment process. The requests are subject to certain conditions.</p>	<p>Counties located east of the crest of the Cascade Mountains with a population of more than 100,000 and less than 200,000. (Benton County)</p>
<p>RCW 43.21C SB 6082 – Regarding the preservation and conservation of agricultural resource lands.</p> <p>Brief Description: Department of Ecology will conduct rulemaking by December 31, 2013, to review and consider whether the current environmental checklist ensures consideration of potential impacts to agricultural lands of long-term commercial significance.</p>	<p>Counties, Cities planning under the GMA are to designate and protect agricultural lands of long term commercial significance.</p>
<p>RCW 36.70A.490, 36.70A.500 2ESSB 6406 – Modifying programs that provide for the protection of the state's natural resources.</p> <p>Brief Description: By December 31, 2013, DOE must update the thresholds for all other project actions, create categorical exemptions for minor code amendments that do not lessen environmental protection, and propose methods for more closely integrating SEPA with the Growth Management Act. Other changes to SEPA and local development provisions include authorizing money in the Growth Management Planning and Environmental Review Fund to be used to make loans, in addition to grants, to local governments for specified purposes; and authorizing lead agencies to identify within an environmental checklist items that are adequately covered by other legal authorities, although a lead entity may not ignore or delete a question.</p>	<p>Counties, Cities</p>

Legislative Session 2011


RCW, Bill Number, Brief Description for Legislative Session 2011	Cities/Counties Affected
<p>RCW 36.70A, 36.70A.130, 36.70A.280 ESHB 1886 - Implementing Recommendations of the Ruckelshaus Center process.</p> <p>Brief Description: The Voluntary Stewardship Program is established as an alternative to protecting critical areas on lands used for agricultural activities through development regulations adopted under RCW 36.60A.060. The Program must be designed to protect and enhance critical areas on lands used for agricultural activities through voluntary actions by agricultural operators. The Washington State Conservation Commission (Commission) is charged with administering the Program.</p> <p>Click here to view a description of the timelines in the Program.</p>	<p>All counties must decide if they are going to opt-in by January 22, 2012.</p> <p>Does not apply to incorporated cities or towns.</p>
<p>RCW 36.70A.080 ESSB 5253 - Concerning tax increment financing for landscape conservation and local infrastructure.</p> <p>Brief Description: Provides financing tool for certain cities in King, Pierce, and Snohomish Counties to invest in infrastructure in designated receiving areas for transfers of development rights (TDR). Eligible cities are cities with a population of 22,500 or more in the three counties. Consistent with the regional TDR program in Chapter 43.362, transfers must be from county sending areas to incorporated city receiving areas.</p>	<p>King, Pierce, and Snohomish Counties, and the Cities within.</p>
<p>RCW 36.70A.130, 36.70A.215 ESHB 1478 Delaying or modifying certain regulatory and statutory requirements affecting cities and counties.</p> <p>Brief Description: Extends timeframes within which local government entities must comply with requirements pertaining to reviews, revisions, and evaluations under the Growth Management Act.</p> <p>The comprehensive plan and development regulation/critical areas ordinance review and revision schedule of the Growth Management Act is modified to require counties and cities to take such action every eight years, rather than every seven years, and to reallocate review and revision years for some jurisdictions.</p> <p>An additional two years for meeting the review and requirements is granted to smaller and slow growing counties and cities. The date by which the initial review and revision requirements must be completed for the first bloc of counties and cities is June 30, 2015, rather than December 1, 2014. County reviews of designated urban growth areas must also be completed according to this schedule, and evaluation requirements for the buildable lands program must be completed by counties and cities one year before the applicable review and revision deadline.</p> <p>Also included are extensions for the timelines for expending and encumbering impact fees; and shoreline master programs.</p>	<p>Counties, Cities</p>
<p>RCW 36.70A.290</p>	<p>Counties and Cities</p>

RCW, Bill Number, Brief Description for Legislative Session 2011	Cities/Counties Affected
<p>SSB 5192 - Concerning provisions for notifications and appeals timelines under the shoreline management act.</p> <p>Brief Description: Makes numerous technical changes to effective date provisions for shoreline master programs and to notification and timing requirements governing appeals under the Shoreline Management Act.</p>	
<p>RCW 36.70A.340 SSB 5797 - Eliminating the urban arterial trust account.</p> <p>Brief Description: Merges the Urban Arterial Trust Account into the Transportation Improvement Account.</p>	None

Legislative Session 2010

RCW, Bill Number, Brief Description for Legislative Session 2010	Cities/Counties Affected
<p>RCW 36.70A.480 EHB 1653 - Clarifying the Integration of Shoreline Management Act policies with the Growth Management Act.</p> <p>Brief Description: Modifies provisions in the Growth Management Act (GMA) pertaining to the integration of the GMA and the Shoreline Management Act. Establishes new provisions in the GMA pertaining to the regulation and protection of critical areas that are located within shorelines of the state. Declares an emergency and establishes a July 27, 2003, application date. Clarifies that, with certain exceptions, critical area regulations adopted under the GMA apply within Shoreline areas. These regulations apply until Ecology approves either a comprehensive, new shoreline management program (SMP) that meets Ecology's guidelines, or a SMP amendment specifically related to critical areas. The new law specifies that legally existing structures and uses in shoreline areas that are within protection zones created by local critical areas ordinances (CAOs) may continue as conforming uses. The law also provides criteria about how these structures and uses may be redeveloped or modified. In addition, the bill also addresses existing and ongoing farming practices.</p>	All counties and cities with shorelines.
<p>RCW 36.70A ESHB 2538 - Regarding High-Density Urban Development - Encourages certain cities that plan under the GMA to include compact development in their comprehensive plans.</p> <p>Brief Description: Requires the development of a non-project environmental impact statement for a compact development plan included in a comprehensive plan. Provides for immunity of appeals for proposals that are covered by a non-project environmental impact statement for the compact development area. Encourages establishment of a transfer of development rights program for cities that include compact development in their comprehensive plans. Provides funding incentives to assist with the cost of developing a non-project environmental impact statement for a compact development plan.</p>	A city with a population greater than 5,000 that is required to plan under the GMA. A city of any size required to comply with the GMA and is located on the east side of the Cascade Mountain in a county with a population of 230,000 or less may elect to adopt subarea

RCW, Bill Number, Brief Description for Legislative Session 2010	Cities/Counties Affected
	development elements.
<p>Referenced throughout the RCW</p> <p>E2SHB 2658</p> <p>Brief Description: The "Department of Commerce" is created to replace the Department of Community, Trade and Economic Development. By November 1, 2009, the Director is to develop a report, with analysis and recommendations for the Governor and appropriate legislative committees, on statutory changes for effective operation of the department. This is to be done in collaboration with the Office of Financial Management, the Governor's Office, the Economic Development Commission, and legislators from policy and fiscal committees. Input from a broad range of stakeholders is required. The Code Reviser is directed to prepare legislation for the 2010 legislative session that changes all statutory references from the "Department of Community, Trade, and Economic Development" to the "Department of Commerce."</p>	None.
<p>RCW 36.70C.020 HB 2740 - Regarding the definition of Land Use Decision in the Land Use Petition Act</p> <p>Brief Description: Amends the Land Use Petition Act (LUPA) to clarify when the 21-day time limit for the filing of judicial appeals to local land use decisions begins.</p>	A county or city processing motions for reconsideration under LUPA.
<p>RCW 36.70A SHB 2935 - Regarding Environmental and Land Use Hearings Boards</p> <p>Brief Description: Creates the Environmental and Land Use Hearings Office by consolidating the powers, duties, and functions of the Environmental Hearings Office and the Growth Management Hearings Boards. Reduces the number of state boards that conduct administrative review of environmental and land use decisions.</p>	None.
<p>RCW 36.70A.110, .130, .172, .250, .260, .270, .280, .290 SSB 6214 - Restructuring the three Growth Management Hearings Boards into one Board</p> <p>Brief Description: Consolidates the powers, duties, and functions of the three regional Growth Management Hearings Boards into a single, seven-member Growth Management Hearings Board. Specifies that petitions for review before the consolidated board must be heard and decided by a regional panel of three board members. Specifies provisions for the adjudicative and operational functioning of the consolidated board.</p>	None.
<p>RCW 36.70A.200 SB 6279 - Clarifying Regional Transit Authority Facilities as Essential Public Facilities.</p> <p>Brief Description: Adds regional transit authority facilities to the list of essential public facilities delineated under the GMA.</p>	A county or city planning under GMA.
RCW 36.70A.5601	A county or city that intends to amend or

RCW, Bill Number, Brief Description for Legislative Session 2010	Cities/Counties Affected
<p>SSB 6520 - Extending time to complete recommendations under RCW 36.70A.5601 conducted by the William D. Ruckelshaus Center</p> <p>Brief Description: Extends a provision that temporarily prohibits counties and cities from amending or adopting certain changes to critical areas ordinances (CAOs) by one additional year to July 1, 2011. Specifies that counties and cities subject to the temporary prohibition are required to review and, if necessary, revise their applicable CAOs between July 1, 2011 and December 1, 2012. Grants the William D. Ruckelshaus Center, in completing its examination of the conflicts between agricultural activities and CAOs, one additional year to conclude certain examination tasks and a final report by September 1, 2010.</p>	<p>adopt a CAO affecting agricultural lands.</p>
<p>RCW 36.70A.130 SSB 6611 - Extending the deadlines for the review and evaluation of comprehensive land use plan and development regulations for three years and addressing the timing for adopting certain subarea plans.</p> <p>Brief Description: Establishes a new recurring seven-year review and revision schedule for comprehensive plans and development regulations adopted under the GMA, which includes jurisdictions that had a December 1, 2007 deadline that qualified for and used a former three year extension. (Note: These new deadlines take effect following the existing requirement by jurisdictions to complete the review of comprehensive plans and development regulations between December 1, 2004 and December 1, 2007).</p> <p>Establishes and modifies requirements applicable to subarea plans in provisions of the GMA that generally prohibit comprehensive plan amendments from occurring more frequently than annually. Such subarea plans must clarify, supplement, or implement jurisdiction-wide comprehensive plan policies, and may only be adopted after appropriate environmental review under SEPA.</p> <p>In addition, amendment of a comprehensive plan to take place more than once per year when the amendment is for a subarea plan for economic development located outside a 100-year floodplain in a county that completed a state-funded pilot project based on watershed characterization and local habitat assessment.</p> <p>Cities/Counties Affected: On or before December 1, 2014, and every seven years thereafter, for Clallam, Clark, Jefferson, King, Kitsap, Pierce, Snohomish, Thurston, and Whatcom counties and the cities within those counties;</p> <p>On or before December 1, 2015, and every seven years thereafter, for Cowlitz, Island, Lewis, Mason, San Juan, Skagit, and Skamania counties and the cities within those counties;</p> <p>On or before December 1, 2016, and every seven years thereafter, for Benton, Chelan, Douglas, Grant, Kittitas, Spokane, and Yakima counties and the cities within those Counties;</p> <p>On or before December 1, 2017, and every seven years thereafter, for Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grays Harbor, Klickitat, Lincoln, Okanogan, Pacific, Pend Oreille, Stevens, Wahkiakum, Walla Walla, and Whitman counties and the cities within those counties.</p>	<p>See below first column Brief Description on SSB 6611 for Cities/Counties Affected for this bill.</p> 

RCW, Bill Number, Brief Description for Legislative Session 2010	Cities/Counties Affected
<p>Exceptions include a three-year extension for qualifying counties with fewer than 50,000 residents, qualifying cities with fewer than 5,000 residents, and provisions for jurisdictions making substantial progress with certain regulatory requirements.</p>	

Legislative Session 2009

RCW, Bill Number, Brief Description for Legislative Session 2009	Cities/Counties Affected
<p>RCW 36.70A 2SHB 1481 - Regarding Electric Vehicles, add section or chapter</p> <p>Brief Description: Specifies that local government regulations of areas in the I-5 corridor from Snohomish County to Thurston County and the King County areas around SR- 520, I-405, and I-90 must allow for electric vehicle infrastructure, except in residential areas, by July of 2010. Requires the state, to the extent practicable, to install charging outlets capable of charging electric vehicles in each of the state's fleet parking and maintenance facilities, as well as in all state operated highway rest stops. Specifies that the Puget Sound Regional Council must seek federal or private funding related to planning for electric vehicle infrastructure deployment.</p>	<p>Snohomish, King, Pierce, and Thurston Counties and their cities, if within I-5, I-405, SR520, or I-90 corridors.</p>
<p>RCW 36.70A ESHB 1959 –Concerning land use and transportation planning for marine container ports, add section or chapter.</p> <p>Brief Description: Requires cities with a qualifying marine container port in their jurisdiction to include a container port element in their comprehensive plans. Authorizes cities with a qualifying port district to include a marine industrial port element in their comprehensive plans. Requires the Department of Community, Trade and Economic Development to provide matching grant funds</p>	<p>Cities of Seattle and Tacoma.</p>

RCW, Bill Number, Brief Description for Legislative Session 2009	Cities/Counties Affected
to cities to support development of the container port elements. Declares key freight transportation corridors that serve qualifying marine port facilities to be transportation facilities and services of statewide significance.	
<p>RCW 36.70A.030 EHB 2242 – Creating a Department of Commerce, amend section</p> <p>Brief Description: A Department of Commerce is created to replace the Department of Community, Trade and Economic Development. By November 1, 2009, the Director is to develop a report, with analysis and recommendations for the Governor and appropriate legislative committees, on statutory changes for effective operation of the department. This is to be done in collaboration with the Office of Financial Management, the Governor's Office, the Economic Development Commission, and legislators from policy and fiscal committees. Input from a broad range of stakeholders is required. The Code Reviser is directed to prepare legislation for the 2010 session that changes all statutory references from the "Department of Community, Trade, and Economic Development" to the "Department of Commerce."</p>	None.
<p>RCW 36.70A.110 EHB 1967 – One hundred year floodplains</p> <p>Brief Description: Prohibiting expansions of urban growth areas into one hundred year floodplains. A county, city, or town is generally prohibited from expanding an urban growth area into the 100-year floodplain of any river or river segment that is located west of the crest of the Cascade Mountains and has a mean annual flow of 1,000 or more cubic feet per second, except under certain specified circumstances.</p>	Counties and cities west of Cascade Crest, if expanding urban growth areas into 100-year floodplains.
<p>RCW 36.70A.110, .115, .210 SHB 1825 –Identifying specific facilities planning requirements under the growth management act, amend section</p> <p>Brief Description: Each city within a county fully planning under the Growth Management Act must identify areas sufficient to accommodate the full range of needs and uses that will accompany projected urban growth. The land uses that must be identified include facilities for medical, governmental, institutional, commercial, service, retail, and other nonresidential uses. Countywide economic development and employment policies must include consideration of the future development of commercial and industrial facilities. A county or city that chooses to amend their comprehensive plan to accommodate projected housing and employment growth must also include sufficient land capacity to accommodate commercial and industrial uses.</p>	Cities and counties fully planning under the Growth Management Act.
<p>EHB 1464 – Concerning affordable housing incentive programs.</p> <p>Brief Description: Clarifies provisions governing affordable housing incentive programs that may be enacted or expanded in jurisdictions planning under the Growth Management Act</p>	Cities and counties fully planning under the Growth Management Act. (optional)

Legislative Session 2008

RCW, Bill Number, Brief Description for Legislative Session 2008	Cities/Counties Affected
<p>RCW 36.70A ESSB 6580- Add section or chapter – Governor partially vetoed in 2008 relating to mitigating the impacts of climate change through the growth management act; amending 36.70A.280; adding a new section to chapter 36.70A RCW</p> <p>Brief Description: Requires the Department of Community, Trade and Economic Development (CTED) to develop and provide counties and cities with advisory climate change response methodologies, a computer modeling program, and estimates of greenhouse gas emission reductions resulting from specific measures. Establishes a local government global warming mitigation and adaptation program. Prohibits Growth Management Hearings Boards from hearing petitions alleging non-compliance with the mitigation and adaptation program. Requires CTED to provide a climate change report to the Governor and the Legislature by December 1, 2008</p>	None.

Legislative Session 2007

RCW, Bill Number, Brief Description for Legislative Session 2007	Cities/Counties Affected
<p>RCW 36.70A SHB 1135: AN ACT Relating to aquifer conservation zones in qualifying island cities without access to potable water sources outside their jurisdiction; and adding a new section to chapter 36.70A RCW.</p> <p>Brief Description: Allows any qualifying island city to designate one or more aquifer conservation zone to conserve and protect potable water sources.</p> <p>Specifies that conservation zones may not be considered critical areas except to the extent that specific areas located within zones qualify for critical area designation and have been designated as such. Allows a city declaring one or more conservation zone to consider whether an area is within a zone when determining the residential density of that area.</p> <p>Specifies that residential densities within conservation zones, in combination with other densities of the city, must be sufficient to accommodate projected population growth.</p>	Any qualifying island city that meets specified criteria.
<p>RCW 36.70A Amending RCW 76.09.240 SHB 1409: AN ACT Relating to the transfer of jurisdiction over conversion-related forest practices to local governments.</p> <p>Brief Description: The process for transferring authority to approve or disapprove forest practices applications is repealed. A new mechanism with new dates is established. Some counties and cities are required to adopt forest practices approval ordinances by the end of 2008, while the other counties and cities retain the discretion to not assume the responsibility for approving forest practices. The requirements on local governments vary depending on whether a county plans under the Growth Management Act (GMA), although the path for transferring jurisdiction remains constant across all counties.</p> <p>The trigger for determining if a county or city is required to adopt these ordinances is the number of forest practices applications that have been submitted within the county for the</p>	Counties and cities meeting qualifying criteria.

RCW, Bill Number, Brief Description for Legislative Session 2007	Cities/Counties Affected
<p>time period between January 1, 2003, and December 31, 2005, and whether the county plans under the GMA.</p> <p>For counties planning under the GMA, if more than 25 Class IV applications had been filed to the DNR between those dates for properties within a specific county, then that county, and the cities within it, are required to adopt forest practices approval ordinances.</p> <p>If the number is less than 25, or if the county does not plan under the GMA, then the transfer of jurisdiction for approvals is optional for the county and its cities.</p> <p>Counties that do plan under the GMA, and their cities, are required to adopt ordinances covering Class IV forest practices applications on the same lands that non-GMA counties may address. They must also adopt ordinances for the approval of all four class types of forest practices when those applications are submitted for land located within an urban growth area.</p> <p>The only land over which the GMA-planning counties and cities are not required to assume jurisdiction are ownerships of 20 contiguous acres or more.</p> <p>A county or city may not assume the jurisdiction for forest practices approvals without bringing their critical areas and development regulations in compliance with the current requirements and notifying both the DNR and the DOE at least 60 days before adoption of the necessary ordinances.</p>	
<p>RCW 36.70A SSB 5248: Preserving the viability of agricultural lands.</p> <p>Brief Description: Counties and cities may not amend or adopt critical areas ordinances (CAOs) as they specifically apply to agricultural activities until July 1, 2010. This does not limit obligations of a county or city to comply with requirements pertaining to critical areas not associated with agricultural activities nor limit the ability of a county or city to adopt or employ voluntary measures or programs to protect or enhance critical areas associated with agricultural activities.</p> <p>Counties and cities subject to deferral requirements should implement voluntary programs to enhance public resources and the viability of agriculture, and must include measures to evaluate their success. By December 1, 2011, counties and cities subject to deferral are to review and revise CAOs to comply with the requirements of this chapter.</p> <p>Subject to the availability of funds, the Ruckelshaus Center is directed to commence, by July 1, 2007, a two-phase examination of the conflicts between agricultural activities and CAOs.</p> <p>The Center is to issue two reports of its fact-finding efforts and stakeholder discussions to the Governor and the appropriate legislative committees by December 1, 2007, and December 1, 2008. A report on the second phase including findings and legislative recommendations is to be issued to the Governor and to the Legislature by September, 1, 2009.</p> <p>The Center is to work to achieve agreement among participating stakeholders and to develop a coalition that can be used to support agreed upon changes or new approaches to protecting critical areas during the 2010 Legislative Session.</p>	<p>All cities and counties, if proposing critical areas ordinance amendments.</p>

RCW, Bill Number, Brief Description for Legislative Session 2007	Cities/Counties Affected
<p>RCW 36.70A SB 6014: Authorizing industrial development on reclaimed surface coal mine sites.</p> <p>Brief Description: Certain qualified counties planning under the GMA may designate a master planned location for major industrial activity outside UGAs on lands formerly used or designated for surface coal mining and supporting uses. Counties authorized to designate major industrial development on former surface coal mining uses must have had a surface coal mining operation in excess of 3,000 acres that ceased operation after July 1, 2006, and that is located within 15 miles of the I-5 corridor.</p> <p>Designation of a master planned location for major industrial activities is an amendment to the comprehensive plan of the county. The master planned location must be located on land formerly used or designated for surface coal mining and supporting uses, that consist of an aggregation of land of at least 1,000 acres, and that is suitable for manufacturing, industrial, or commercial business. The master planned location must include criteria for the provision of new infrastructure and an environmental review must be done at the programmatic level.</p> <p>Approval of a specific major industrial activity is conducted through a local master plan process and does not require comprehensive plan amendment. The development regulations adopted must provide that the site consist of 100 or more acres of land formerly used or designated for surface coal mining; must prevent urban growth in the adjacent nonurban areas; and limit commercial development.</p>	<p>Lewis County</p>
<p>36.70A.367 SHB 1965: Authorizing major industrial development within industrial land banks.</p> <p>Brief Description: The requirements for designating master planned locations for major industrial developments outside Urban Growth Areas are revised. A master planned location for major industrial developments may be approved through a two-step process: designation of a land bank area in the applicable comprehensive plan; and subsequent approval of specific major industrial developments through a local master plan process.</p> <p>The applicable comprehensive plan must identify locations suited to major industrial development because of proximity to transportation or resource assets. The comprehensive plan must identify the maximum size of the land bank area and any limitations on major industrial developments based on local factors, but the plan need not specify particular parcels or identify any specific use or user.</p> <p>In selecting locations for the land bank area, priority must be given to locations that are adjacent or in close proximity to a UGA. The environmental review for amendment of the comprehensive plan must be at the programmatic level and, in addition to a threshold determination, must include:</p> <ul style="list-style-type: none"> ➤ a county-conducted inventory of developable land indicating that land suitable to site qualifying industrial development is unavailable within the UGA; and ➤ an analysis of the availability of alternative sites within UGAs and the long-term annexation feasibility of sites outside UGAs. <p>Final approval of a land bank area must be by amendment to the comprehensive plan, but the amendment may be considered at any time. Approval of a specific major industrial</p>	<p>Counties meeting qualifying criteria.</p>

RCW, Bill Number, Brief Description for Legislative Session 2007	Cities/Counties Affected
<p>development within the land bank area requires no further amendment of the comprehensive plan.</p> <p>Development Regulations Amendments In concert with the designation of a land bank area, a county must also adopt development regulations for review and approval of specific major industrial developments through a master plan process. The regulations governing the master plan process must ensure, at a minimum, that specific criteria, including the following, are met:</p> <ul style="list-style-type: none"> ➤ urban growth will not occur in adjacent nonurban areas; ➤ development is consistent with development regulations adopted for protection of critical areas; ➤ required infrastructure is identified and provided concurrent with development. <p>Such infrastructure, however, may be phased in with development; and an open record public hearing is held before either the planning commission or hearing examiner with notice published at least 30 days before the hearing date and mailed to all property owners within one mile of the site.</p> <p>Termination and Eligibility Provisions Separate eligibility criteria pertaining to population, unemployment, and geographic requirements for counties choosing to identify and approve locations for major industrial development in land banks are specified. Termination provisions with dates certain are deleted and replaced with provisions requiring, in part, that a county choosing to identify and approve locations for land banks must take action to designate one or more of these banks and adopt regulations meeting certain requirements on or before the last date to complete the county's next periodic comprehensive plan and development regulations review that occurs before December 31, 2014. The authority of a county to designate a land bank area in its comprehensive plan expires if not acted upon within these time limitations.</p> <p>Once a land bank area has been identified in a county's comprehensive plan, the authority of the county to process a master plan or site projects within an approved master plan does not expire.</p> <p>Public Notification and Determination Requirements New notification and written determination requirements are specified. Counties seeking to designate an industrial land bank must:</p> <ul style="list-style-type: none"> ➤ Provide countywide notice, in conformity with specific public participation and notification provisions of the GMA, of the intent to designate an industrial land bank. These notices must be published in one or more newspapers of general circulation that are reasonably likely to reach subscribers throughout the applicable county at least 30 days before the county legislative body begins the consideration process for siting a land bank; and ➤ Make written determinations of the criteria and rationale used by the county legislative body for siting a land bank. 	
<p>36.70A.450 SB 5952 – Family day-care providers’ home facility-County or city may not prohibit in residential or commercial area</p> <p>Brief Description:</p>	<p>All cities and counties.</p>

RCW, Bill Number, Brief Description for Legislative Session 2007	Cities/Counties Affected
Except as provided in subsections (2) and (3) of this section, no county or city may enact, enforce, or maintain an ordinance, development regulation, zoning regulation, or official control, policy, or administrative practice that prohibits the use of a residential dwelling, located in an area zoned for residential or commercial use, as a family day-care provider's home facility.	

Legislative Session 2006

RCW, Bill Number, Brief Description for Legislative Session 2006	Cities/Counties Affected
<p>RCW 36.70A ESHB 2984: Authorizing cities, towns, and counties to implement affordable housing incentive programs</p> <p>Brief Description: The amendments: Authorize jurisdictions fully planning under the GMA to enact or expand affordable housing incentive programs.</p> <p>Establish optional provisions for enacted or expanded the programs. Specify that excise tax imposition limits do not limit local government authorities in the implementation of programs or the enforcement of related agreements.</p> <p>Local governments fully planning under the GMA may enact or expand affordable housing incentive programs, providing for the development of low-income housing units. Incentive programs may include, but are not limited to, provisions pertaining to: density bonuses within the urban growth area (UGA); height and bulk bonuses; mixed-use projects; fee waivers or exemptions; parking reductions; or expedited permitting, conditioned on the provision of low-income housing units.</p>	Counties and cities fully planning under the Growth Management Act (optional).
<p>RCW 36.70A.130 ESSB 6427: Relating to schedules for comprehensive plan and development regulation review for certain cities and counties</p> <p>Brief Description: The timelines bill has two main features. First, it provides a time extension to small and slow-growing jurisdictions for updates to their comprehensive plans, development regulations, and critical areas ordinances. The bill contains qualifying criteria and clarification that jurisdictions making progress on their updates will be eligible for state grants, loans, pledges, and financial guarantees. Second, it clarifies that amendments to comprehensive plans necessary to enact planned actions may occur more frequently than annually, provided that pursuit of the amendments are consistent with the jurisdictions adopted public participation program and notification is given to agencies that may comment on the proposed amendments. Part of the Governor's Land Use Agenda. CTED request legislation.</p>	Counties and cities meeting qualifying criteria.
<p>RCW 36.70A.117 SHB 2917: Identifying Accessory Uses on Agricultural Lands</p> <p>Brief Description: The amendments:</p>	Counties and cities with designated agricultural lands of long-term

RCW, Bill Number, Brief Description for Legislative Session 2006	Cities/Counties Affected
<p>Revise GMA requirements regarding the use of agricultural lands of long-term commercial significance by creating more permissive guidelines governing the range of accessory uses permitted on such lands.</p> <p>Provide counties and cities with greater flexibility in implementing innovative zoning techniques related to accessory uses of agricultural lands of long-term commercial significance.</p> <p>SHB 2917 clarifies that any accessory use a city or county may allow on designated agricultural lands of long-term significance must not interfere with and must support continuation of the overall agricultural use of the property and neighboring properties. It provides policy guidepost; requiring any nonagricultural accessory use to (1) be consistent with the size, scale, and intensity of the agricultural use of the property, (2) be located within the general area already developed, and (3) not convert more than one acre of land. Part of the Governor's Land Use Agenda. Washington State Department of Agriculture request legislation.</p> <p>Limit to one acre the amount of agricultural land that may be converted to nonagricultural accessory uses.</p>	<p>commercial significance.</p>

Legislative Session 2005

RCW, Bill Number, Brief Description for Legislative Session 2005	Cities/Counties Affected
<p>RCW 36.70A 2SHB 1565: Addressing transportation concurrency strategies</p> <p>Brief Description: The amendments specify that concurrency compliance improvements or strategies may include qualifying multimodal transportation improvements or strategies. They:</p> <ul style="list-style-type: none"> • Require regional transportation plans that include provisions for regional growth centers to address concurrency strategies, measurements for vehicle level of service, and total multimodal capacity. • Require the Washington State Department of Transportation (WSDOT) to administer a study to examine multimodal transportation improvements or strategies to comply with the concurrency requirements of the GMA. • Require the study to be completed by one or more regional transportation planning organizations (RTPOs) electing to participate in the study. <p>Require WSDOT, in coordination with participating RTPOs, to submit a report of findings and recommendations to the appropriate committees of the Legislature by December 31, 2006.</p>	<p>RTPOs</p>
<p>RCW 36.70A.130 ESHB 2171: Allowing counties and cities one additional year to comply with certain requirements of RCW 36.70A.130.</p> <p>Brief Description: Counties and cities required to satisfy the review and revision requirements of the GMA by December 1, 2005, December 1, 2006, or December 1, 2007, may comply with the requirements for development regulations that protect critical areas (critical areas regulations) one year after the applicable deadline provided in the statutory schedule. Jurisdictions complying with the review and revision requirements for critical areas regulations one year after the deadline must be deemed in compliance with such requirements.</p>	<p>Counties and cities meeting qualifying criteria.</p>

RCW, Bill Number, Brief Description for Legislative Session 2005	Cities/Counties Affected
<p>Except as otherwise provided, only those counties and cities in compliance with the statutory review and revision schedule of the GMA, and those counties and cities demonstrating substantial progress towards compliance with the schedule for critical areas regulations, may receive financial assistance from the public works assistance and water quality accounts. A county or city that is fewer than 12 months out of compliance with the schedule is deemed to be making substantial progress towards compliance. Additionally, notwithstanding other provisions, only those counties and cities in compliance with the review and revision schedule of the GMA may receive preferences for financial assistance from the public works assistance and water quality accounts.</p> <p>Until December 1, 2005, a county or city required to satisfy the review and revision requirements of the GMA by December 1, 2004, that is demonstrating substantial progress towards compliance with applicable requirements for its comprehensive plan and development regulations may receive financial assistance from the public works assistance and water quality accounts. A county or city that is fewer than 12 months out of compliance with the GMA review and revision schedule for its comprehensive plan and development regulations is deemed to be making substantial progress towards compliance.</p>	
<p>RCW 36.70A, 36.70A.030, 36.70A.060, 36.70A.130 EHB 2241: Authorizing limited recreational activities, playing fields, and supporting facilities</p> <p>Brief Description: The amendments:</p> <ul style="list-style-type: none"> • Authorize the legislative authority of counties planning under RCW 36.70A.040 and meeting specified criteria (Snohomish) to, until June 30, 2006, designate qualifying agricultural lands as recreational lands. • Establish designation criteria, including specifying that qualifying agricultural lands must have playing fields and supporting facilities existing before July 1, 2004, and must not be in use for commercial agricultural production. • Specify activities that may be allowed on designated recreational lands. 	Snohomish County
<p>RCW 36.70A.200 ESSB 5121: Assessing long-term air transportation needs.</p> <p>Brief Description: The amendments: Require WSDOT to conduct a statewide airport capacity and facilities assessment and report results by July 1, 2006.</p> <p>Require WSDOT to conduct a 25-year capacity and facilities market analysis, forecasting demands for passengers and air cargo, and report results by July 1, 2007. After completion of the reports, the Governor is to appoint a ten member Aviation Planning Council to make recommendations on future aviation and capacity needs. The council expires July 1, 2009.</p>	None
<p>RCW 36.70A.070 SSB 5186: Increasing the physical activity of the citizens of Washington State</p> <p>Brief Description: Land use elements of comprehensive plans are encouraged to consider using approaches to urban planning that promote physical activity. The Transportation Element of a comprehensive plan must contain a pedestrian and bicycle component that includes identified planned improvements for pedestrian and bicycle facilities and corridors to</p>	Counties and cities fully planning under the Growth Management Act.

RCW, Bill Number, Brief Description for Legislative Session 2005	Cities/Counties Affected
<p>enhance community access and promote healthy lifestyles. Comprehensive transportation programs must include any new or enhanced bicycle or pedestrian facilities identified in the Transportation Element.</p> <p>The Washington State Parks and Recreation Commission is to maintain policies that increase access to free or low-cost recreational opportunities for physical activities, within allowable resources.</p> <p>The Health Care Authority, in coordination with other agencies, is authorized to create a work-site health promotion program for state employees to increase physical activity and engage individuals in their health care decision-making. The Health Care Authority must report on progress by December 1, 2006.</p>	
<p>RCW 35A.15 SB 5589: Providing for proceedings for excluding agricultural land from the boundaries of a charter or non-charter code city</p> <p>Brief Description: The amendments create a method for property owners of agricultural land located within a code city to petition for exclusion from the incorporated area of that code city that does not require the issue to be submitted to the voters for approval.</p> <p>Property owners of agricultural land may petition the legislative body of a code city for exclusion from the incorporated area of that city. The petition must be signed by 100 percent of the owners of the land. In addition, if non-agricultural landowner residents reside within the subject area, the petition must also be signed by a majority of those residents who are registered voters in the subject area. The petition must also set forth a legal description of the territory to be excluded and be accompanied by a drawing that outlines the boundaries of the territory sought to be excluded.</p> <p>After such a petition is filed, the legislative body must set a date for public hearing on the petition within 60 days. Notice of the hearing must be published in at least one newspaper of general circulation in the city as well as in three public places within the territory proposed for exclusion. Interested persons are invited to appear and voice approval or disapproval of the exclusion.</p> <p>If the legislative body decides to grant the petition following the hearing, they must do so by ordinance. The ordinance may exclude all or any portion of the proposed territory but may not include in the exclusion any territory not described in the petition. The petition is not submitted to the voters for approval.</p> <p>The GMA defines “agricultural land” as land that has long-term commercial significance for agricultural production and is primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products; or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to certain excise taxes, finfish in upland hatcheries, or livestock.</p>	<p>Charter or non-charter code city.</p>
<p>RCW 36.70A.070 SB 6037: Changing provisions relating to limited development of rural areas</p> <p>Brief Description: The amendments modify GMA provisions for public services and facilities in qualifying limited areas of more intensive rural development (LAMIRDs). Until August 31, 2005, an example of a public service or facility that is permitted within recreational and tourist use LAMIRDs is a connection to an existing sewer line where the connection serves only the</p>	<p>Counties with qualifying LAMIRDs.</p>

RCW, Bill Number, Brief Description for Legislative Session 2005	Cities/Counties Affected
recreational or tourist use and is not available to adjacent non-recreational or non-tourist use parcels.	

Legislative Session 2004

RCW, Bill Number, Brief Description for Legislative Session 2004	Cities/Counties Affected
<p>RCW 36.70A ESSB 6401: Protecting military installations from encroachment of incompatible land uses</p> <p>Brief Description: Legislative findings in the amendments recognize the importance of the United States military as a vital component of the Washington State economy, and it is identified as a priority of the state to protect the land surrounding military installations from incompatible development.</p> <p>Comprehensive plans, development regulations, and amendments to either should not allow development in the vicinity of a military installation that is incompatible with the installation's ability to carry out its mission requirements. A consultation procedure is established whereby counties and cities must notify base commanders during the process of adopting or amending comprehensive plans or development regulations that will affect lands adjacent to the installations.</p>	Counties and cities with land adjacent to military installations.
<p>RCW 35.61.160 SB 6593: Prohibiting Discrimination Against Consumers' Choices in Housing</p> <p>Brief Description: Cities, code cities, and counties generally are required to regulate manufactured homes in the same manner as all other homes. They may require new manufactured homes to meet requirements such as the following: (1) the foundation must meet the manufacturer's design standard, (2) the placement of concrete or a concrete product between the base of the home and the ground, and (3) thermal standards must be consistent with the standards for manufactured homes.</p>	All counties and cities.
<p>RCW 36.70A.170 SB 6488: Ordering a study of the designation of agricultural lands in four counties</p> <p>Brief Description: By December 1, 2004, CTED will prepare a report on designation of agricultural resource land in King, Lewis, Chelan, and Yakima counties. The report will cover how much land is designated, how much is in production, changes in these amounts since 1990, comparison with other uses, effects on tax revenue, threats to the agriculture land base, and measures to better maintain the base and the agriculture industry.</p>	King, Lewis, Chelan, and Yakima counties are studied.
<p>RCW 36.70A .070 ESHB 2905: Modifying provisions for type 1 limited areas of more intensive rural development</p> <p>Brief Description:</p>	Counties that have designated Type 1 LAMIRDs.

RCW, Bill Number, Brief Description for Legislative Session 2004	Cities/Counties Affected
<p>Any development or redevelopment within one category of existing LAMIRDs must be principally designed to serve the existing and projected rural population. Building size, scale, use, or intensity of the LAMIRD development or redevelopment must be consistent with the character of the existing areas.</p> <p>Development or redevelopment may include changes in use from vacant land or a previously existing use if the new development conforms to certain requirements.</p>	
<p>RCW 36.70A.106 SHB 2781: Changing provisions relating to expedited state agency review of development regulations</p> <p>Brief Description: Proposed changes to development regulations by jurisdictions that plan under the GMA can receive expedited review by CTED and be adopted immediately thereafter, if timely comments regarding GMA compliance or other matters of state interest can be provided.</p>	<p>All counties and cities (optional).</p>
<p>RCW 36.70A.110 SSB 6367: Protecting the integrity of national historical reserves in the UGA planning process</p> <p>Brief Description: The existing requirement that cities and counties must include areas and densities sufficient to permit the urban growth projected for the succeeding 20-year period does not apply to those UGAs contained totally within a national historical reserve. When a UGA is contained totally within a national historical reserve, a city may restrict densities, intensities, and forms of urban growth as it determines necessary and appropriate to protect the physical, cultural, or historic integrity of the reserve</p>	<p>Cities that are totally within a national historic reserve.</p>
<p>RCW 36.70A.177 SB 6237: Providing nonagricultural commercial and retail uses that support and sustain agricultural operations on designated agricultural lands of long-term significance</p> <p>Brief Description: Agricultural zoning can allow accessory uses that support, promote, or sustain agricultural operations and production, including compatible commercial and retail uses that involve agriculture or agricultural products or provide supplemental farm income.</p>	<p>Counties. (optional)</p>
<p>RCW 36.70A.367 SSB 6534: Designating processes and siting of industrial land banks</p> <p>Brief Description: The requirements for including master planned locations within industrial land banks and for siting specific development projects are separated so that designation of master planned locations may occur during the comprehensive planning process before a specific development project has been proposed.</p> <p>Some of the current criteria for designating a master planned location within an industrial land bank may be delayed until the process for siting specific development projects within a land bank occurs.</p> <p>Designating master planned locations within an industrial land bank is considered an adopted amendment to a comprehensive plan, and approval of a specific development project does not require any further amendment to a comprehensive plan.</p>	<p>Counties meeting qualifying criteria.</p>

RCW, Bill Number, Brief Description for Legislative Session 2004	Cities/Counties Affected
<p>RCW 36.70B.080 HB 2811: Modifying local government permit processing provisions</p> <p>Brief Description: Existing requirements for timely and predictable procedures for processing permit applications by local governments are clarified. For the buildable lands jurisdictions, performance-reporting requirements are reinstated and changed to an annual basis. A report on the projected costs of this reporting with recommendations for state funding must be provided to the Governor and the Legislature by January 1, 2005.</p>	<p>Buildable Lands Counties: Clark, King, Kitsap, Pierce, Snohomish, Thurston and their cities with population > 20,000.</p>
<p>RCW 36.70 SB 6476: Designating manufactured housing communities as nonconforming uses</p> <p>Brief Description: Elimination of existing manufactured housing communities on the basis of their status as a nonconforming use is prohibited.</p>	<p>Cities and counties.</p>
<p>SSCR 8418: Creating a joint select legislative task force to evaluate permitting processes</p> <p>Brief Description: A joint select legislative task force is established to make recommendations regarding permitting processes by January 1, 2006, after evaluating local development regulations of selected jurisdictions among the “buildable lands” counties and their cities over 50,000.</p> <p>The task force is composed of the chairs and ranking minority members of the Senate Committee on Land Use and Planning and the House Local Government Committee. The Governor will be invited to participate and form a Five Corners Task Force.</p> <p>An advisory committee is also established to assist the task force and is composed of CTED, the Department of Ecology, the Office of Regulatory Assistance, a county, a city, the business community, the environmental community, agriculture, labor, the property rights community, the construction industry, ports, and federally recognized Indian tribes.</p>	<p>None.</p>

Legislative Session 2003

RCW, Bill Number, Brief Description for Legislative Session 2003	Cities/Counties Affected
<p>RCW 36.70A SSB 5602: Concerning the accommodation of housing and employment growth under local comprehensive plans</p> <p>Brief Description: Counties and cities subject to the GMA are required to ensure that, taken collectively, actions to adopt or amend their comprehensive plans or development regulations provide sufficient capacity of land suitable for development within their jurisdictions.</p> <p>The requirement for sufficient capacity refers to accommodating a jurisdiction’s allocated housing and employment growth as adopted in the applicable county-wide planning policies and consistent with the 20-year population forecast from the Office of Financial Management.</p>	<p>Counties and cities fully planning under the Growth Management Act.</p>

RCW, Bill Number, Brief Description for Legislative Session 2003	Cities/Counties Affected
<p>RCW 36.70A.070 SSB 5786: Clarifying the scope of industrial uses allowed in rural areas under the GMA</p> <p>Brief Description: Industrial uses are permitted under the GMA in both industrial and mixed-use areas in certain types of LAMIRDs. Industrial uses within specified LAMIRDs are not required to be principally designed to serve the existing and projected rural population in order to be lawfully zoned</p>	Counties with qualifying LAMIRDs.
<p>RCW 36.70A.110 S HB 1755: Creating alternative means for annexation of unincorporated islands of territory</p> <p>Brief Description: The amendments create an alternative method of annexation allowing jurisdictions subject to the buildable lands review and evaluation program of the GMA to enter into interlocal agreements to annex qualifying territory meeting specific contiguity requirements. It creates an alternative method of annexation allowing GMA buildable lands counties to enter into interlocal agreements with multiple municipalities to conduct annexation elections for qualifying territory contiguous to more than one city or town.</p>	Snohomish, King, Pierce, Kitsap, Thurston, and Clark Counties and their cities.
<p>RCW 36.70A.280 SB 5507: Clarifying who has standing regarding growth management hearings board hearings</p> <p>Brief Description: The requirement under the GMA for participation standing before a growth management hearings board is that a petitioner must have participated orally or in writing before the local government. An additional requirement to obtain participation standing is added and provides that only issues “reasonably relate” to issues that the aggrieved person previously raised at the local level can be considered by the board</p>	Counties and cities fully planning under the Growth Management Act.
<p>RCW 36.70A.367 SB 5651: Authorizing land banks in certain counties with low population densities</p> <p>Brief Description: The industrial land bank program under the GMA is amended to provide that counties meeting certain geographic requirements are eligible for the program based on population density criteria, rather than unemployment criteria. The amendments clarify that Jefferson and Clallam counties are eligible for the program under this provision.</p>	Counties meeting qualifying criteria.
<p>RCW 36.70A.450 HB 1170: Limiting restrictions on residential day-care facilities</p> <p>Brief Description: A county cannot zone against or otherwise prohibit the use of a residential dwelling as a family day-care facility in a residential or commercial zone. The county can require the family day-care facility to comply with safety and licensing regulations and zoning conditions that are imposed on other dwellings in the same zone.</p>	Counties, cities and towns.
<p>RCW 36.70A.480 ESHB 1933: Integrating Shoreline Management Act and Growth Management Act provisions</p>	Counties and cities subject to the

RCW, Bill Number, Brief Description for Legislative Session 2003	Cities/Counties Affected
<p>Brief Description: The goals of the GMA, including the goals and policies of the Shoreline Management Act (SMA), continue to be listed without priority. Shorelines of statewide significance may include critical areas as designated by the GMA, but shorelines of statewide significance are not critical areas simply because they are shorelines of statewide significance. Within shoreline jurisdiction, the Shoreline Master Program (SMP) will protect critical areas and regulations will be reviewed for compliance with the SMA. However, SMP regulations must provide a level of protection of critical areas at least equal to that provided by the county or city's adopted or thereafter amended critical areas ordinances.</p>	<p>Shoreline Management Act.</p>
<p>RCW 90.58.080 SSB 6012: Establishing limits on the adoption of state shoreline guidance and setting a schedule for local adoption</p> <p>Brief Description: The Washington State Department of Ecology (Ecology) may adopt amendments to the shorelines guidelines no more than once per year and the amendments must be related to technical, procedural, or compliance issues. A staggered statutory schedule for the update of shoreline master programs, running from 2005 to 2014 and every seven years after the initial deadline, is established. Limits on grants from Ecology to local governments for master program reviews are removed and new requirements for the receipt of such grants are created</p>	<p>None.</p>

Legislative Session 2002

RCW 36.70A.011: Findings – Rural lands

The amendment adds a new section containing legislative finds to support the amendment to the Rural Element requirements in RCW 36.70A.070.

RCW 36.70A.020: Planning goals

The amendments change the economic development goal to add the underlined words: Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

The open space goal is amended to read as follows: Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

RCW 36.70A.070: Comprehensive plans – Mandatory elements

The amendments:

Change the requirements for the Rural Element of comprehensive plans to (1) authorize limited expansion of small-scale businesses in the rural area, and (2) authorize new businesses in the rural area to use sites previously occupied by rural businesses.

Change the Housing Element to require the inventory of housing needs to include the number of housing units necessary to manage projected population growth.

Change the Capital Facilities Element to require the inclusion of parks and recreation facilities.

Require comprehensive plans to include an Economic Development Element and a Parks and Recreation Facilities Element if money to implement these requirements is appropriated by the Legislature.

RCW 36.70A.103: State agencies required to comply with comprehensive plans

The law is amended to cross-reference new provisions for siting secure community transition facilities for sex offenders.

RCW 36.70A.130: Comprehensive plans – Review amendments

The amendments change the deadlines for reviewing and updating comprehensive plans and development regulations adopted under the GMA and clarify the requirements relating to the reviews and updates.

RCW 36.70A.200: Siting of essential public facilities – Limitation on liability

The amendments clarify that the deadline for adopting a process for siting secure community transition facilities for sex offenders must be adopted by September 1, 2002, even though deadlines for GMA reviews and updates were changed in amendments to RCW 36.70A.130. It exempts noncompliance with the September 1, 2002, deadline from challenge before the growth management hearings boards and from economic sanctions under the GMA's enforcement provisions.

RCW 36.70A.367: Major industrial developments – Master planned locations

The amendment establishes a pilot program authorizing the designation of industrial land banks outside urban growth areas if specified requirements are satisfied.

Legislative Session 2001

RCW 36.70A.103: State agencies required to comply with comprehensive plans

The amendment authorizes the Department of Social and Health Services (DSHS) to site and operate a Special Commitment Center and a secure community transition facility to house persons conditionally released to a less restrictive alternative on McNeil Island. The state's authority to site an essential public facility under RCW 36.70A.200, in conformance with comprehensive plans and development regulations, is not affected, and with the exception of these two facilities, state agencies must comply with those plans and regulations.

RCW 36.70A.200: Siting of essential public facilities

The amendments add secure community transition facilities, as defined in RCW 71.09.020, to the list of essential public facilities typically difficult to site. Each city and county planning under RCW 36.70A.040 is required to establish a process, or amend its existing process, for identifying and siting essential public facilities, and to adopt and amend its development regulations as necessary to provide for the siting of secure community transition facilities. Local governments are required to complete this no later than the deadline set in RCW 36.70A.130. Any city or county not planning under RCW 36.70A.040 is required to establish a process for siting secure community transition facilities and amend or adopt development regulations necessary to provide the siting of these facilities.

RCW 36.70A.367: Major industrial developments – Master planned locations

The amendment extends the deadline for counties eligible to use the industrial land bank authority. Currently, Grant County and Lewis County satisfy all three criteria. Until December 2002 eligible counties may establish a process for designating a bank of no more than two master planned locations for major industrial activity outside a UGA. Eligible counties must meet statutory criteria initially specified for the authority terminating on December 1999.

Legislative Session 2000

RCW 36.70A.520: National historic towns

The amendment allows counties planning under RCW 36.70A.040 to authorize and designate national historic towns that may constitute urban growth outside UGAs, if specified conditions are satisfied. A GMA county may allocate a portion of its 20-year population projection to the national historic town to correspond to the projected number of permanent town residents.

RCW 36.70A.040: Who must plan – Summary of requirements – Development regulations must implement comprehensive plans

The amendment adds language stating that for the purposes of being required to conform to the requirements of the GMA, no county is required to include in its population count those persons confined in a correctional facility under the jurisdiction of the state Department of Corrections that is located in the county.

Legislative Session 1999

RCW 36.70A.035: Public participation – Notice provisions

The amendment adds school districts to list of entities and affected individuals to be provided with notice of comprehensive plan and development regulation amendment.

Legislative Session 1998

RCW 36.70A.040: Who must plan – Summary of requirements – Development regulations must implement comprehensive plans

The amendment adds the requirement for cities or counties to amend the Transportation Element to be in compliance with Chapter 47.80 RCW no later than December 31, 2000.

RCW 36.70A.060: Natural resource lands and critical areas – Development regulations

The requirement for notice on plats and permits issued for development activities near designated resource lands is expanded to activities within 500 feet, instead of 300 feet, of the resource lands. The notice for mineral lands is required to include information that an application might be made for mining-relating activities. Land Use Study Commission recommendation

RCW 36.70A.070: Comprehensive plans – Mandatory elements

The amendment requires cities or counties to include level of service standards for state highways in local comprehensive plans in order to monitor the performance of the system, to evaluate improvement strategies, and to facilitate coordination between the county's or city's six-year street, road, or transit program and WSDOT six-year investment program. Inventories of transportation are required to include state-owned transportation facilities.

RCW 36.70A.131: Mineral resource lands – Review of related designations and development regulations

A county or city is required to take into consideration new information available since the adoption of its designations and development regulations, including new or modified model development regulations for mineral resource lands prepared by the Washington State Department of Natural Resources, CTED, or the Washington Association of Counties.

RCW 36.70A.200: Siting of essential public facilities

State or regional facilities and services of statewide significance as defined in Chapter 47.06 RCW are added to the list of essential public facilities under the GMA. Included in the definition, among others, are high speed rail, inter-city high speed ground transportation, and the Columbia/Snake navigable river system.

RCW 36.70A.210 County-wide planning policies

Transportation facilities of state-wide significance are added to the minimums that county-wide planning policies are to address.

RCW 36.70A.360: Master planned resorts

Master planned resorts are expressly authorized to use capital facilities, utilities, and services (including sewer, water, stormwater, security, fire suppression, and emergency medical) from outside service providers. Any capital facilities, utilities, and services provided on-site are limited to those meeting the needs of master planned resorts. Master planned resorts are required to bear the full costs related to service extensions and capacity increases directly attributable to the resorts.

RCW 36.70A.367: Major industrial developments

Additional counties (Lewis, Grant, and Clallam) are authorized to establish industrial land banks for two master planned locations by December 31, 1999. Sunset dates are extended for Clark and Whatcom counties to December 31, 1999.

RCW 36.70A.395: Environmental planning pilot projects

Technical corrections are made to eliminate references concerning reports to the Legislature that are no longer necessary or have expired.

RCW 36.70A.460: Watershed restoration projects – Permit processing – Fish habitat enhancement project

A fish habitat enhancement project meeting the criteria of this law is not subject to local government permits, inspections, or fees. Such projects, when approved and a hydraulic permit has been issued, are not required to complete a substantial development permit under the SMA. Fish habitat enhancement projects that meet the criteria of this act are considered to be consistent with local shoreline master programs.

Legislative Session 1997

RCW 36.70A.030: Definitions

The definition of urban growth is amended to expand the listed incompatible primary uses of land to include the following: rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. Additionally, the following is added: A pattern of more intense rural development, as provided in RCW 36.70A.070(5)(d), is not urban growth.

The following terms “rural character,” “rural development,” and “rural governmental services” are defined.

The following: or “urban services” is added to the definition of “urban governmental services.” (ESB 6094 amendments)

RCW 36.70A.035: Public participation – Notice provisions

Requirements for GMA counties and cities to adopt procedures for notifying property owners and other affected or interested parties of proposed amendments to comprehensive plans and development regulations are added. The procedures generally follow the notice requirements currently in the State Environmental Policy Act (SEPA). (ESB 6094 amendments)

The requirement is added that a county or city considering an amendment to a comprehensive plan or a development regulation needs to allow for public comment on the proposed change before adoption. (ESB 6094 amendments)

RCW 36.70A.070: Comprehensive plans – Mandatory elements

Provisions that are to apply to the Rural Element are specified. (ESB 6094 amendments.)

RCW 36.70A.110: Comprehensive plans – Urban growth areas

“Urban growth areas” is deleted from subsection (2) and the following is added: “and each city within the county” so it now reads: based on OFM projections, “...the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected...” (ESB 6094 amendments)

RCW 36.70A.130: Comprehensive plans – Review – Amendments

Language related to the 2002 review requirement is added to the GMA: No later than September 1, 2002, and at least every five years thereafter, a county or city shall take action to review and, if needed, revise its comprehensive land use plan and development regulations to ensure that the plan and regulations are complying with the requirements of this chapter. The review and evaluation required by this subsection may be combined with the review required by subsection (3) of this section. (ESB 6094 amendments)

An amendment to the Capital Facilities Element of the comprehensive plan is allowed if it occurs concurrent with the adoption or amendment of a county or city budget.

RCW 36.70A.165: Property designated as greenbelt or open space – Not subject to adverse possession

Adverse possession is prohibited on property designated as open space to a public agency or homeowner’s association. (ESB 6094 amendments)

RCW 36.70A.177: Agricultural lands – Innovative zoning techniques

The amendment allows a variety of innovative zoning techniques in designated agriculture lands of long-term commercial significance. (ESB 6094 amendments)

RCW 36.70A.215: Review and evaluation program

The Buildable Lands Program is created. Six Western Washington counties and the cities located within their boundaries are to establish a monitoring and evaluation program to determine if the actual growth and development is consistent with what was planned for in the county-wide planning policies and comprehensive plans. Measures, other than expanding UGAs, must be taken to correct any inconsistencies. (ESB 6094 amendments)

RCW 36.70A.270: Growth management hearings boards – Conduct, procedure, and compensation

It amends the boards' procedures for distribution of rules and decisions to follow the Administrative Procedures Act, Chapter 34.05 RCW, specifically including the provisions of RCW 34.05.455 governing ex parte communications. (ESB 6094 amendments)

RCW 36.70A.290: Petitions to the growth management hearings boards – Evidence

The board is to render written decisions articulating the basis for its holdings. The board is not to issue advisory opinions on issues not presented to the board in the statement of issues, as modified by any prehearing order. (ESB 6094 amendments)

RCW 36.70A.295: Direct judicial review

The superior court is allowed to directly review a petition for review if all parties to a case before a board agreed to direct review in the superior court. (ESB 6094 amendments)

RCW 36.70A.300: Growth management hearings boards – Final orders

The boards may extend the time for issuing a decision beyond the 180-day period to allow settlement negotiations to proceed if the parties agree to the extension. The boards may: (1) allow up to 90-day extensions that may be renewed; (2) establish a compliance schedule that goes beyond 180 days for a plan or development regulation that does not comply with the GMA if the complexity of the case justifies it; and (3) require periodic updates on progress towards compliance as part of the compliance order. (ESB 6094 amendments)

RCW 36.70A.302: Determination of invalidity – Vesting of development permits – Interim controls

A clarification is made on which permits invalidity orders apply to. (ESB 6094 amendments)

RCW 36.70A.320: Presumption of validity – Burden of proof – Plans and regulations

The burden is shifted to the petitioner to demonstrate that any action by a respondent is not in compliance with the requirements of the GMA. The board is required to find compliance unless it determines that the action by the state agency, county, or city is clearly erroneous in view of the entire record before the board and in light of the goals and requirements of the GMA. (ESB 6094 amendments)

RCW 36.70A.3201: Intent – Finding

Local comprehensive plans and development regulations require counties and cities to balance priorities and consider local circumstances. The ultimate responsibility for planning and implementing a county's or city's future rests with that community. The boards are to apply a more deferential standard of review to actions of counties and cities than the previous "preponderance of the evidence" standard. (ESB 6094 amendments)

RCW 36.70A.330: Noncompliance

The board is enabled to modify a compliance order and allow additional time for compliance in the appropriate circumstances. The board is directed to take into account a county's or city's progress toward compliance in making its decision as to whether to recommend the imposition of sanctions by the Governor. (ESB 6094 amendments)

RCW 36.70A.335: Order of invalidity issued before July 27, 1997

A county or city subject to an order of invalidity issued prior to the effective date of the act may request the board to review its order in light of the changes to the invalidity provisions. If requested, the board is required to rescind or modify an order to make it consistent with the act's changes. (ESB 6094 amendments)

RCW 36.70A.362: Master planned resorts – Existing resort may be included

Counties planning under the GMA may include some existing resorts as master planned resorts under a GMA provision that allows counties to permit master planned resorts as urban growth outside of UGAs. An existing resort is defined as a resort that was in existence on July 1, 1990, and developed as a significantly self-contained and integrated development that includes various types of accommodations and facilities.

RCW 36.70A.367: Major industrial developments – Master planned locations

Whatcom County is authorized, in consultation with its cities, to establish a process for designating land to be in an industrial land bank, according to certain conditions.

RCW 36.70A.500: Growth management planning and environmental review fund – Awarding of grants – Procedures

CTED is directed to encourage participation in the Planning and Environmental Review Fund (PERF) by other public agencies through the provision of grant funds. CTED is required to develop the grant criteria, monitor the grant program, and select grant recipients in consultation with state agencies participating in the grant program. Grants from PERF are to be provided for proposals designed to improve the project review process and which encourage the use of GMA plans to meet the requirements of other state programs. (ESB 6094 amendments)

Legislative Session 1996

RCW 36.70A.070: Comprehensive plans – Mandatory elements

General aviation airports are added to subsection (6)(i) relating to required subelements of a Transportation Element as defined by this section.

RCW 36.70A.270: Growth management hearings boards – Conduct, procedure, and compensation

The boards are required to publish their decisions and arrange for reasonable distribution of them. The Administrative Procedures Act (APA) is to be used for the boards' procedures, unless it conflicts with RCW 36.70A. The APA also is to be used to determine whether a board member or hearing examiner will be disqualified.

RCW 36.70A.280: Matters subject to board review

A clarification is made on who may file petitions with the boards (i.e., standing).

RCW 36.70A.305: Expedited review

Courts are to expedite reviews on invalidity determinations made by the boards. Hearings on the issues are to be scheduled within 60 days of the date set for submitting the board's record.

RCW 36.70A.367: Major industrial developments – Master planned locations

The GMA is amended to allow a pilot project to designate an urban industrial bank outside UGAs. A county is allowed to establish the pilot project if it has a population of more than 250,000 and if it is part of a metropolitan area that includes a city in another state with a population of more than 250,000 (Clark County). The urban industrial land banks are to consist of no more than two master planned locations. Priority is to be given to locations that are adjacent to or in close proximity to a UGA. The same criteria are to be met that are required under the existing major industrial development process in the GMA, except that specific businesses to locate on the site(s) need not be identified ahead of the designation. The pilot project terminates on December 31, 1998.

RCW 36.70A.510: General aviation airports

General aviation airports are added to the list of items that all local governments must include in the land use elements of their comprehensive plans. General aviation airports include all airports in the state (i.e., public use facilities).

Legislative Session 1995

RCW 36.70A.030: Definitions

A definition of "wetlands" is added to the Shoreline Management Act that is identical to the definition under the GMA. Excluded from the wetlands definitions under both acts are wetlands created after July 1, 1990, that were unintentionally created as the result of road construction.

RCW 36.70A.040: Who must plan – Summary of requirements – Development regulations must implement comprehensive plans

The percentage of population increase required to trigger planning under the GMA is changed from 10 percent to 17 percent for a ten-year period for counties with a population of 50,000 or more.

RCW 36.70A.070: Comprehensive Plans – Mandatory elements

The following underlined text is added in subsection (5): The Rural Element shall permit appropriate land uses that are compatible with the rural character of such lands and provide for a variety of rural densities and uses and may also provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate rural uses not characterized by urban growth.

The word “recognizing” is changed to “ensuring” for what the Housing Element must do as noted in the act so it now reads: “...ensuring the vitality and character of established residential neighborhoods.” “Mandatory provisions” and “single-family residences” are added to the following: “...include a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences.

RCW 36.70A.110: Comprehensive Plans – Urban growth areas

Counties are allowed to designate UGAs outside of cities. A UGA determination may include a reasonable land market supply factor and is to permit a range of urban densities. The term “in general” was added to the GMA statement that indicates urban services are to be provided by cities.

RCW 36.70A.130: Comprehensive plans – Review

Cities and counties are to broadly disseminate to the public, a public participation program.

The provision is added that amendments may be considered more than once a year under the following circumstances: (1) emergency compliance with a growth management hearings board order, (2) the initial adoption of a subarea plan, and (3) the adoption or amendment of a Shoreline Master Program according to chapter 90.58 RCW.

The requirement of public participation is added to the emergency amendment process already permitted by the GMA and the resolution of a growth management hearings board or court order as an amendment permitted outside of the comprehensive plan amendment cycle. (ESHB 1724 amendments)

RCW 36.70A.140: Comprehensive Plans – Ensure public participation

The requirement of a public participation program that identifies procedures is added. Local governments must also provide public participation that is effective when responding to a board order of invalidity. (ESHB 1724 amendments)

RCW 36.70A.172: Critical areas – Designation and protection – Best available science to be used

The state’s goals and policies for protecting critical areas functions and values are clarified. Local governments are required to include the “best available science” in developing policies and development regulations to protect the functions and values of critical areas as defined in the GMA and must give special consideration to preserving or enhancing anadromous fisheries.

RCW 36.70A.175: Wetlands to be delineated in accordance with manual

Ecology is directed to adopt by a rule a manual for the delineation of wetlands regulated under the SMA and GMA. The manual is based on the 1987 U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency manual as amended through January 1, 1995.

RCW 36.70A.280: Matters subject to board review

Shoreline master programs or amendments adopted under Chapter 90.58 RCW are added as subjects for growth management hearings board review. (ESHB 1724 amendments)

RCW 36.70A.290: Petitions to growth management hearings boards – Evidence

The publication date for a Shoreline Master Program or amendment is established to be the date when the Shoreline Master Program or amendment is approved or disapproved by Ecology.

RCW 36.70A.300: Growth management hearings boards – Final orders
The Shoreline Master Program and amendments are added to final order procedures.

A finding of noncompliance is not to affect the validity of comprehensive plans or development regulations. The parameters of an invalidity determination by the boards, including vesting issues, are established.

RCW 36.70A.320: Presumption of validity
The Shoreline Element of a comprehensive plan and applicable development regulations adopted by a city or county are governed by Chapter 90.58 RCW and are not presumed valid upon adoption in the same manner as comprehensive plan and development regulations in general. (ESHB 1724 amendments)

RCW 36.70A.330: Noncompliance
Invalidity text is added. The board is allowed to reconsider its final order and decide: (a) if a determination of invalidity has been made, whether to rescind or modify its determination as provided by RCW 36.70A.300(2), or (b) if no invalidity determination has been made, whether to issue a determination as provided by RCW 36.70A.300(2).

Language is added that a person with standing may participate in a hearing of compliance or noncompliance. (ESHB 1724 amendments)

RCW 36.70A.365: Major industrial developments
Counties planning under the GMA are allowed to establish, in consultation with cities, a process for authorizing the siting of major industrial developments outside UGAs. Such a development may be approved if certain criteria are met.

RCW 36.70A.385: Environmental planning pilot projects
References for the “Department of Community Development” to changed to “department.”

RCW 36.70A.450: Family day-care provider’s home facility – City may not prohibit in residential or commercial area
The agency responsible for certifying that a family day-care provider’s facility provides a safe passenger loading area is changed from the Washington State Department of Licensing to the Office of Child Care Policy of DSHS.

RCW 36.70A.460: Watershed restoration projects – Permit processing – Fish habitat enhancement project
The Washington Conservation Commission is directed to develop a single application process by which all permits for watershed restoration projects may be obtained by a sponsoring agency for its project, to be completed by January 1, 1996. Each agency is required to name an office or official as a designated recipient of project applications and inform the commission of the designation. All agencies of state and local government are required to accept the single application developed by the commission.

RCW 36.70A.470: Project review – Amendment suggestion procedure – Definitions - GMA integrated project and environmental review is to be conducted under the newly created provisions of Chapter 36.70B RCW.

RCW 36.70A.480: Shorelines of the state
Under the GMA, (1) the goals and policies of the SMA become one of the goals of the GMA under RCW 36.70A.020, and (2) the goals and policies of a Shoreline Master Program for a county or city are required to become an element of the jurisdiction’s comprehensive plan. All other portions of the Shoreline Master Program including regulations are required to become part of the county’s or city’s development regulations. Additionally, shoreline master programs are to continue to be amended or adopted under the procedures of the SMA (Chapter 90.58 RCW).

RCW 36.70A.481: Construction
Nothing in RCW 36.70A.480 (shorelines of the state) is to be construed to authorize a county or city to adopt regulations applicable to shorelands as defined in RCW 90.58.030 that are inconsistent with the provisions of Chapter 90.58 RCW. (ESHB 1724 amendments)

Growth Management Act Amendments 1995-2023

Item 6.

RCW 36.70A.490: Growth Management Planning and Environmental Review Fund – Established
Moneys in the fund are required to be used to make grants to local governments for the purposes set forth in RCW 43.21C.031. (ESHB 1724 amendments)

RCW 36.70A.500: Growth Management Planning and Environmental Review Fund – Awarding of grants –
Procedures

Procedures are established for dispersing funds. (ESHB 1724 amendments)

Chapter 36.70B RCW: Regulatory reform - Regulatory reform amendments are made to streamline permitting
procedures in the state. (ESHB 1724 amendments)

The Planning Commission unanimously recommends that the Community Development Committee APPROVE the proposed vision, goals, and policies for the Land Use Element of the 2044 Snoqualmie Comprehensive Plan and transmit them to the City Council for consideration.

It is the recommendation of the Planning Commission to approve proposed vision, goals, and policies for the Land Use Element as presented in Attachment A.

RECOMMENDED BY THE CITY OF SNOQUALMIE PLANNING COMMISSION ON THE 21ST OF AUGUST 2023.

Luke Marusiak Date 9/1/2023
Luke Marusiak
Commission Chair

Attest by:

Ashley Wragge
Ashley Wragge
Planning Technician

1. Maintain Snoqualmie's unique character and attractiveness with new development that complements the existing built and natural environment and allows a rich tourist and commercial center to thrive.

- a. Strive to maintain existing view corridors, including the Snoqualmie River and other natural features, while minimizing sensitive areas impacts.
- b. Protect the scenic nature of the I-90 corridor and the upper Snoqualmie Valley through partnerships like the Mountains to Sound Greenway Trust.
- c. 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.
- d. Support historic design review through the Snoqualmie Historic Design Review Board and/or in partnership with the King County Landmarks Commission.
- e. Consider appropriate lighting standards that minimize light pollution without impacts to public safety.

2. Feature and preserve the story of Snoqualmie's history and identity using buildings, districts, and landscape (with sustainable development) that fosters civic pride.

- a. 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.
- b. Support the preservation of Snoqualmie Valley history, facilities, and culture by working with and supporting the efforts of heritage organizations, agencies, and tribes.
- c. Consider local heritage when naming City streets and facilities.
- d. Maintain an inter-local agreement with King County for historic preservation assistance and inventory as well as landmark designation purposes.
- e. 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.
- f. 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.
- g. As applicable, limit incompatible uses adjacent to Tribal reservation lands.

3. Pursue annexations that implement the future land use map designations.

- a. Enter into interlocal agreements with King County for annexations when feasible, including the application of contingent zoning to potential annexation areas.
- b. 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.
- c. Present docket items addressing Urban Growth Area adjustments to accommodate uses needed to serve the community.
- d. Regularly evaluate the supply of vacant land and land suitable for re-development.

4. Encourage a compact development pattern of physically connected, distinct, complete neighborhoods that provide a balanced mix of land uses essential to the daily life of Snoqualmie residents, employees, and surrounding rural area residents.

- a. Promote a range of uses that help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity.

- b. Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other.
- c. Consider appropriate land use designations and zoning districts for undeveloped land, including Snoqualmie Hills West, that implement the goals and policies of this plan.
- d. Encourage commercial nodes to feature gathering spaces as well as civic, cultural, residential and recreational uses within walking distance of one another.
- e. Support the transformation of redevelopable lands into viable uses that support the needs of the community.
- f. Ensure that land regulations promote a healthy and safe built environment.
- g. Promote appropriate infill redevelopment that maintains or enhances neighborhood character.
- h. Provide sufficient areas with appropriate zoning to provide the full continuum of goods and services needed to serve the local population.

5. Manage development and conservation within the 100-year floodplain to protect existing and new development from flood hazards and to promote enjoyment of the natural and scenic character of the Snoqualmie River shoreline.

- a. 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.
- b. Protect development from flood hazards through the application of residential lot coverage and impervious surface standards.
- c. Support commercial uses compatible in scale and character to existing single-family uses in residentially-zoned districts within the floodway.
- d. 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.
- e. 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.
- f. Support programs that address potential displacement of commercial uses in the floodway.

6. Plan for and encourage high-quality residential areas that provide dwelling units of various type, density, and costs to meet the needs and interests of every economic segment of the community, including low-, very low-, and extremely low-income households.

- a. 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.
- b. Support inclusive community planning that identifies the needs of diverse communities, protects cultural resources, and embraces cohesion in the face of change.
- c. Evaluate areas for potential residential and commercial displacement, including the floodplain, and use a range of strategies to mitigate displacement impacts.

7. Develop a local economy that meets residents' everyday needs, supports a vibrant tourism industry, provides living-wage jobs, enhances community distinctiveness, and maintains a sufficient and sustainable tax base for the City.

- a. Allow for sufficient service, hospitality, and office uses in retail-focused areas.
- b. Promote neighborhood-scale retail and service businesses within mixed-use developments.

8. Provide needed institutional and utility land uses within the community with minimal land use conflicts.

- a. Allow institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas.
- b. Ensure the impacts to surrounding areas from Essential Public Facilities are appropriately mitigated.
- c. 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.

Snoqualmie 2044 Draft Comprehensive Plan Outline

Volume 1.		IV.	Transportation
I.	Cover		<ul style="list-style-type: none"> Functional Classifications TIP LOS Traffic Volume Non-Motorized Future Transportation Network Inventory and Classification of Streets TAZ
II.	Acknowledgements		
III.	Introduction: (Elk, Meadowbrook Farm, Train Museum, Falls, Riverwalk, Historic Downtown, Neighborhoods Overview and, Snoqualmie Events Overview)		
IV.	History and Background: Weyerhaeuser Mill Site, Snoqualmie Tribe, Town of Meadowbrook, 1990/2009 Floods		
V.	Snoqualmie Vision	V.	Utilities/Capital Facilities
VI.	Public Engagement Summary		<ul style="list-style-type: none"> 6 Year Facility Plans Summary CIP Stormwater/Surface Water Reference
VII.	Elements	VI.	Parks and Recreation
	<ul style="list-style-type: none"> Land Use Housing Transportation Utilities/Capital Facilities Parks and Recreation Environment/Climate Change Economic Development 		<ul style="list-style-type: none"> PRO Plan
VIII.	Implementation	VII.	Environment/Climate Change
Volume 2. Background Information and Appendices			<ul style="list-style-type: none"> Elk Flood History Critical Area Summary Urban Forestry Strategic Plan Reference Flood Control Plan Reference Riverwalk Plan Reference Shoreline Master Plan, Reference Critical Area Maps Tree Canopy Map
I.	Public Engagement Plan	VIII.	Economic Development
II.	Land Use/Neighborhoods		<ul style="list-style-type: none"> Tourism Target Industries Local Centers Local Partners Retail Opportunities Map
	<ul style="list-style-type: none"> Land Capacity Analysis Growth Targets Planning Areas and Maps Neighborhood Profiles Viewsheds Historic Sites Map Annexations 		
III.	Housing		
	<ul style="list-style-type: none"> Housing Needs Analysis Housing Strategy Plan Middle Housing Affordable Housing Opportunities 		

Tuesday, June 13, 2023

#	Text
Land Use - 1	Maintain Snoqualmie's unique character and attractiveness with new development that complements the existing built and natural environment and allows a rich tourist and commercial center to thrive.
Land Use - 2	Feature and preserve the story of Snoqualmie's history and identity using buildings, districts, and landscape (with sustainable development) that fosters civic pride.
Land Use - 3	Pursue annexations that implement the future land use map designations.
Land Use - 4	Encourage a compact development pattern of physically connected, distinct, complete neighborhoods that provide a balanced mix of land uses essential to the daily life of Snoqualmie residents, employees, and surrounding rural area residents.
Land Use - 5	Manage development and conservation within the 100-year floodplain to protect existing and new development from flood hazards and to promote enjoyment of the natural and scenic character of the Snoqualmie River shoreline.
Land Use - 6	Plan for and encourage high-quality residential areas that provide dwelling units of various type, density, and costs to meet the needs and interests of every economic segment of the community, including low-, very low-, and extremely low-income households.
Land Use - 7	Develop a local economy that meets residents' everyday needs, supports a vibrant tourism industry, provides living-wage jobs, enhances community distinctiveness, and maintains a sufficient and sustainable tax base for the City.
Land Use - 8	Provide needed institutional and utility land uses within the community with minimal land use conflicts.

GOAL LU 1: Snoqualmie’s urban growth area is sufficiently sized and configured to accommodate projected growth, and maintains long term compatibility between a range of land uses.

GOAL LU 2: A generally compact development pattern of physically connected, distinct, complete neighborhoods that provide for a balanced mix of land uses essential to the daily life of Snoqualmie citizens, employees and surrounding rural area residents.

GOAL LU 3: Development and conservation within the 100-year floodplain is managed to protect existing and new development from flood hazards and to promote enjoyment of the natural and scenic character of the Snoqualmie River shoreline.

GOAL LU 4: High quality residential areas that provide dwelling units of various type, density, and costs to meet the needs and interests of a diverse population.

GOAL LU 5: A local economy that meets our citizens’ everyday commercial needs, supports a vibrant tourism industry, provides living-wage jobs, enhances community distinctiveness, and maintains a sufficient and sustainable tax base for the City.

GOAL LU 6: Needed institutional and utility land uses are accommodated within the community with minimal land use conflicts.

GOAL LU 7: Annexations support phasing of growth to meet 20-year targets and further the goals, objectives and policies of the City’s Comprehensive Plan

GOAL LU 8: Sub-area planning prior to annexation effectively manages growth and development within the urban growth area, and assures consistency with comprehensive plan goals, objectives and policies.

Maintain Snoqualmie's unique character and attractiveness with new development that complements the existing built and natural environment and allows a rich tourist and commercial center to thrive.	Feature and preserve the story of Snoqualmie's history and identity using buildings, districts, and landscape (with sustainable development) that fosters civic pride.	Pursue annexations that implement the future land use map designations.	Encourage a compact development pattern of physically connected, distinct, complete neighborhoods that provide a balanced mix of land uses essential to the daily life of Snoqualmie residents, employees, and surrounding rural area residents.	Manage development and conservation within the 100-year floodplain to protect existing and new development from flood hazards and to promote enjoyment of the natural and scenic character of the Snoqualmie River shoreline.	Plan for and encourage high-quality residential areas that provide dwelling units of various type, density, and costs to meet the needs and interests of every economic segment of the community, including low-, very low-, and extremely low-income households.	Develop a local economy that meets residents' everyday needs, supports a vibrant tourism industry, provides living-wage jobs, enhances community distinctiveness, and maintains a sufficient and sustainable tax base for the City.	Provide needed institutional and utility land uses within the community with minimal land use conflicts.
Strive to maintain existing view corridors, including the Snoqualmie River and other natural features, while minimizing sensitive areas impacts.	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.	Enter into interlocal agreements with King County for annexations when feasible, including the application of contingent zoning to potential annexation areas.	Promote a range of uses that help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity.	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.	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 institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas.
Protect the scenic nature of the I-90 corridor and the upper Snoqualmie Valley through partnerships like the Mountains to Sound Greenway Trust.	Support the preservation of Snoqualmie Valley history, facilities, and culture by working with and supporting the efforts of heritage organizations, agencies, and tribes.	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.	Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other.	Protect development from flood hazards through the application of residential lot coverage and impervious surface standards.	Support inclusive community planning that identifies the needs of diverse communities, protects cultural resources, and embraces cohesion in the face of change.		Ensure the impacts to surrounding areas from Essential Public Facilities are appropriately mitigated.
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.	Consider local heritage when naming City streets and facilities.	Present docket items addressing Urban Growth Area adjustments to accommodate uses needed to serve the community.	Consider appropriate land use designations and zoning districts for undeveloped land, including Snoqualmie Hills West, that implement the goals and policies of this plan.	Support commercial uses compatible in scale and character to existing single-family uses in residentially-zoned districts within the floodway.			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.
Support historic design review through the Snoqualmie Historic Design Review Board and/or in partnership with the King County Landmarks Commission.	Maintain an inter-local agreement with King County for historic preservation assistance and inventory as well as landmark designation purposes.	Regularly evaluate the supply of vacant land and land suitable for re-development.	Encourage commercial nodes to feature gathering spaces as well as civic, cultural, residential and recreational uses within walking distance of one another.	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.			
Consider appropriate lighting standards that minimize light pollution without impacts to public safety.	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.		Support the transformation of redevelopable lands into viable uses that support the needs of the community.	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.			
	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. As applicable, limit incompatible uses adjacent to Tribal reservation lands.		Ensure that land regulations promote a healthy and safe built environment. Promote appropriate infill redevelopment that maintains or enhances neighborhood character.	Support programs that address potential displacement of commercial uses in the floodway.			

#	Text
Development Pattern-1	Promote a range of uses that help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity.
Development Pattern-2	Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other.
Development Pattern-3	Consider appropriate land use designations and zoning districts for undeveloped land, including Snoqualmie Hills West, that implement the goals and policies of this plan.
Development Pattern-4	Encourage commercial nodes to feature gathering spaces as well as civic, cultural, residential and recreational uses within walking distance of one another.
Development Pattern-5	Support the transformation of redevelopable lands into viable uses that support the needs of the community.
Development Pattern-6	Ensure that land regulations promote a healthy and safe built environment.
Development Pattern-7	Promote appropriate infill redevelopment that maintains or enhances neighborhood character.
Specific Land Uses-1	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.
Specific Land Uses-2	Allow for sufficient service, hospitality, and office uses in retail-focused areas.
Specific Land Uses-3	Promote neighborhood-scale retail and service businesses within mixed-use developments.
Specific Land Uses-4	Allow institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas.
Specific Land Uses-5	Ensure the impacts to surrounding areas from Essential Public Facilities are appropriately mitigated.
Specific Land Uses-6	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.
Specific Land Uses-7	Provide sufficient areas with appropriate zoning to provide the full continuum of goods and services needed to serve the local population.
Regional Planning-1	Support inclusive community planning that identifies the needs of diverse communities, protects cultural resources, and embraces cohesion in the face of change.
Regional Planning-2	Evaluate areas for potential residential and commercial displacement, including the floodplain, and use a range of strategies to mitigate displacement impacts.
Regional Planning-3	As applicable, limit incompatible uses adjacent to Tribal reservation lands.
Design Character and Quality-1	Strive to maintain existing view corridors, including the Snoqualmie River and other natural features, while minimizing sensitive areas impacts.
Design Character and Quality-2	Protect the scenic nature of the I-90 corridor and the upper Snoqualmie Valley through partnerships like the Mountains to Sound Greenway Trust.
Design Character and Quality-3	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.
Design Character and Quality-4	Support historic design review through the Snoqualmie Historic Design Review Board and/or in partnership with the King County Landmarks Commission.
Design Character and Quality-5	Consider appropriate lighting standards that minimize light pollution without impacts to public safety.
Historic and Cultural Resources-1	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.

Historic and Cultural Resources-2	Support the preservation of Snoqualmie Valley history, facilities, and culture by working with and supporting the efforts of heritage organizations, agencies, and tribes.
Historic and Cultural Resources-3	Consider local heritage when naming City streets and facilities.
Historic and Cultural Resources-4	Maintain an inter-local agreement with King County for historic preservation assistance and inventory as well as landmark designation purposes.
Historic and Cultural Resources-5	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.
Historic and Cultural Resources-6	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.
Annexation-1	Enter into interlocal agreements with King County for annexations when feasible, including the application of contingent zoning to potential annexation areas.
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.
Floodplain-1	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.
Floodplain-2	Protect development from flood hazards through the application of residential lot coverage and impervious surface standards.
Floodplain-3	Support commercial uses compatible in scale and character to existing single-family uses in residentially-zoned districts within the floodway.
Floodplain-4	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.
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.
Floodplain-6	Support programs that address potential displacement of commercial uses in the floodway.
Growth Area-1	Present docket items addressing Urban Growth Area adjustments to accommodate uses needed to serve the community.
Land Capacity-1	Regularly evaluate the supply of vacant land and land suitable for re-development.

#	Text	Related Existing Policy	LDC Comments
Development Pattern-1	Promote a range of uses that help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity.	7.2.1	
Development Pattern-2	Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other.	7.2.2	This and the previous policy were originally combined into one and have been separated out for clarity
Development Pattern-3	Consider appropriate land use designations and zoning districts for undeveloped land, including Snoqualmie Hills West, that implement the goals and policies of this plan.	7.2.10	This encourages the City to look at the future land use map in areas including the PAA and consider zones that implement these designations and whether the future land use designations would need to change.
Development Pattern-4	Encourage commercial nodes to feature gathering spaces as well as civic, cultural, residential and recreational uses within walking distance of one another.	7.2.4	This revised policy originally referred to neighborhood centers, a specific planning concept that is not used in city plans or code in the degree of detail outlined here. That term was replaced with commercial nodes.
Development Pattern-5	Support the transformation of redevelopable lands into viable uses that support the needs of the community.	7.5.6	
Development Pattern-6	Ensure that land regulations promote a healthy and safe built environment.	7.2.6	
Development Pattern-7	Promote appropriate infill redevelopment that maintains or enhances neighborhood character.	5.1.5	Moved from Community Character policies.
Specific Land Uses-1	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.	7.4.1	Supportive of new housing requirements (further changes to come in housing element).
Specific Land Uses-2	Allow for sufficient service, hospitality, and office uses in retail-focused areas.	7.5.2	
Specific Land Uses-3	Promote neighborhood-scale retail and service businesses within mixed-use developments.	7.5.3	
Specific Land Uses-4	Allow institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas.	7.6.2	
Specific Land Uses-5	Ensure the impacts to surrounding areas from Essential Public Facilities are appropriately mitigated.	7.6.3	
Specific Land Uses-6	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.	7.6.4	
Specific Land Uses-7	Provide sufficient areas with appropriate zoning to provide the full continuum of goods and services needed to serve the local population.	7.5.1	

#	Text	Related Existing Policy	LDC Comments
Regional Planning-1	Support inclusive community planning that identifies the needs of diverse communities, protects cultural resources, and embraces cohesion in the face of change.	VISION 2050	This language is adapted from VISION 2050.
Regional Planning-2	Evaluate areas for potential residential and commercial displacement, including the floodplain, and use a range of strategies to mitigate displacement impacts.	VISION 2050	
Regional Planning-3	As applicable, limit incompatible uses adjacent to Tribal reservation lands.	VISION 2050	
Design Character and Quality-1	Strive to maintain existing view corridors, including the Snoqualmie River and other natural features, while minimizing sensitive areas impacts.	5.1.2	Modified existing policy
Design Character and Quality-2	Protect the scenic nature of the I-90 corridor and the upper Snoqualmie Valley through partnerships like the Mountains to Sound Greenway Trust.	5.1.3	Modified existing policy
Design Character and Quality-3	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.	5.1.6	Modified existing policy
Design Character and Quality-4	Support historic design review through the Snoqualmie Historic Design Review Board and/or in partnership with the King County Landmarks Commission.	5.1.7	Modified existing policy
Design Character and Quality-5	Consider appropriate lighting standards that minimize light pollution without impacts to public safety.	5.1.8	Modified existing policy
Historic and Cultural Resources-1	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.	5.2.1	
Historic and Cultural Resources-2	Support the preservation of Snoqualmie Valley history, facilities, and culture by working with and supporting the efforts of heritage organizations, agencies, and tribes.	5.2.3	Modified - less specific regarding organizations
Historic and Cultural Resources-3	Consider local heritage when naming City streets and facilities.	5.2.4	
Historic and Cultural Resources-4	Maintain an inter-local agreement with King County for historic preservation assistance and inventory as well as landmark designation purposes.	5.2.5	
Historic and Cultural Resources-5	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.	5.2.7	Modified existing policy
Historic and Cultural Resources-6	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.	5.2.8	

Existing Policy #	Existing Section	Text	Action
7.2.1	Balanced, Healthy Development Pattern	Zone to allow and encourage mixed-use areas that integrate residential, commercial, office and public uses so that housing, jobs, daily needs and other activities are within easy walking distance of each-other.	Revise
7.2.2	Balanced, Healthy Development Pattern	Direct development of higher-density housing to areas in close proximity to shops, public facilities and transit stops to help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity.	Revise
7.2.3	Balanced, Healthy Development Pattern	Encourage land assembly allowing for feasible and attractive housing or mixed housing/commercial developments, and facilitate matching compatible owners that can work jointly to consolidate and sell or develop such land.	Remove
7.2.4	Balanced, Healthy Development Pattern	Maintain a town and neighborhood center focus for the Historic Snoqualmie and Snoqualmie Ridge neighborhoods that combines commercial, civic, cultural, residential and recreational uses.	Revise
7.2.5	Balanced, Healthy Development Pattern	Ensure land use and zoning changes do not result in significant adverse impacts to adjacent properties and require appropriate landscape buffers or mitigation to minimize the potential for incompatibility between existing and proposed uses.	Remove
7.2.6	Balanced, Healthy Development Pattern	Limit the siting and operation of adult entertainment businesses to the maximum degree constitutionally permissible to ensure such uses have a minimal impact on schools, churches, parks, public buildings, residential districts, and businesses.	Revise
7.2.7	Balanced, Healthy Development Pattern	Provide an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design.	Move - Parks, Recreation, Open Space, and Trails Plan
7.2.8	Balanced, Healthy Development Pattern	Restrict the allowance of drive-through and formula fast food restaurants in retail business districts in close proximity to schools.	Remove

Existing Policy #	Existing Section	Text	Action
7.2.9	Balanced, Healthy Development Pattern	Encourage site design and parking standards that support other Comprehensive Plan objectives, such as impervious surface reductions, increased landscaping, better transit linkages and greater pedestrian and bicycle orientation.	Remove
7.2.10	Balanced, Healthy Development Pattern	Once initial development under an approved Mixed Use Final Plan is complete, revise Mixed Use zoning to district classifications consistent with the existing use, to regulate future use and development.	Revise
7.4.1	Residential Land Use	Maintain land use designations and zoning to allow and encourage a spectrum of housing types and price ranges that match the jobs in the City and make it possible for people to live and work in Snoqualmie.	Revise
7.4.2	Residential Land Use	Define residential density according to Table 1.1, and maintain zoning that promotes new residential subdivisions containing an integrated mix of lot sizes to promote housing diversity and avoid streetscape monotony.	Remove
7.4.3	Residential Land Use	Limit the height and scale of multifamily buildings to three stories, but consider additional height for special needs or affordable housing, where viewshed impacts can be mitigated.	Remove
7.4.4	Residential Land Use	Use multiple family housing as a transition between uses so that higher density apartment and townhouse projects are located closer to commercial and industrial land uses, and lower density duplex, triplex, garden apartments and townhouses are located closer to single family areas.	Remove
7.4.5	Residential Land Use	Provide for residential streets that maintain property values and encourage walking by supporting pedestrian safety and comfort, through standards that require on-street parking and sidewalks separated by planter strips with street trees.	Move - Transportation Element
7.4.6	Residential Land Use	Allow day care homes in all residential zones and allow day care centers in single family zones through the conditional use process, subject to state licensing and other requirements.	Remove
7.5.1	Commercial Land Use	Provide sufficient areas with appropriate zoning to provide the full continuum of goods and services needed to serve the local population.	Revise

Existing Policy #	Existing Section	Text	Action
7.5.2	Commercial Land Use	Concentrate retail uses in the historic downtown and the Snoqualmie Ridge neighborhood center, while also allowing for service, hospitality and office uses.	Revise
7.5.3	Commercial Land Use	Allow and encourage neighborhood scale retail and service business uses within large-scale master-planned residential and mixed-use developments.	Revise
7.5.4	Commercial Land Use	Require industrial development be designed to minimize environmental impacts, complement viewscales, retain significant trees, and buffer impact-generating activities from other less intense uses.	Remove
7.5.5	Commercial Land Use	Locate commercial areas along major arterials to ensure adequate visibility and convenient access, but prohibit individual driveway access for separate commercial uses along SR 202 and the Snoqualmie Parkway.	Remove
7.5.6	Commercial Land Use	Support the transformation of underutilized lands such as brownfields and greyfields to viable mixed-use or commercial/industrial employment areas as appropriate.	Revise
7.6.1	Institutional & Utilities Land Use	Allow public and private elementary, middle, and high schools as a conditional use in all zoning districts, except the Parks and Open Space and Utility Park districts.	Remove
7.6.2	Institutional & Utilities Land Use	Allow for institutional uses in Mixed Use and Planned Commercial/Industrial districts, and specify certain institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas.	Revise
7.6.3	Institutional & Utilities Land Use	Allow the siting of Essential Public Facilities through the issuance of an Unclassified Use Permit, and ensure that they appropriately mitigate potential impacts on adjoining properties and neighborhoods.	Revise
7.6.4	Institutional & Utilities Land Use	Allow power generation facilities and accessory uses, sewage and water treatment plants, other public or private utilities and parks and open space uses in areas designated Utility Park, as well as visitor-related commercial services as a conditional use.	Revise

Existing Policy #	Existing Section	Text	Action
7.6.5	Institutional & Utilities Land Use	Ensure that the existing rural, undeveloped character of the Snoqualmie Falls viewshed is adequately protected with any future development in the Puget Western - Snoqualmie Falls Utility Park area.	Remove
7.6.6	Institutional & Utilities Land Use	Require major communication utility development to provide setbacks, screening and landscaping to minimize visual impacts on adjacent properties, and provide an appearance as compatible as possible with the uses permitted in the zone.	Remove

#	Text	Related Existing Policy	LDC Comments
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	
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	

#	Text	Related Existing Policy	LDC Comments
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, 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.	7.3.1, 7.3.2	Modified based on feedback from Snoqualmie Tribe.
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	This supports the floodway overlay zone.
Floodplain-4	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.	7.3.5	Modified based on feedback from Snoqualmie Tribe.
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.	
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 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
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

Existing Section	Existing Policy #	Text	Action
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
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

Existing Section	Existing Policy #	Text	Action
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
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

Existing Section	Existing Policy #	Text	Action
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 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
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



Puget Sound Regional Council

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October 9, 2023

Ashley Wragge, Planning Technician
City of Snoqualmie
38624 SE River St
Snoqualmie, WA 98065

Subject: PSRC Comments on Snoqualmie Draft Economic Development and Land Use Policies

Dear Ms. Wragge,

Thank you for sharing drafts of Snoqualmie's Land Use and Economic Development goals and policies. We appreciate the city's work on the comprehensive plan update and the opportunity for early review. The policies are supportive of policies in VISION 2050 to support local economic development, address the risk of commercial displacement, support infill development, and emphasize a unique sense of place. We have reviewed earlier versions of the economic development element, and the revised policies address other comments we provided previously.

Please consider a couple comments as you finalize the draft elements:

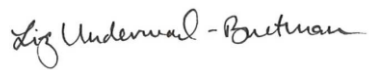
- In the Land Use element, consider updates to annexation Policy 3b. VISION 2050 includes policies to support annexation of the urban growth area (MPP-DP-27 - 29). Snoqualmie's Potential Annexation Areas include road segments and residential areas that may not increase the city's sales tax revenue but may serve other community goals to facilitate annexation.
- Please also consider updates to Policy 3c on urban growth area adjustments to recognize that changes to the urban growth area are subject to countywide policies and GMA requirements.

Narrative, data, analysis, and related comprehensive plan elements were not included in this review – we may have additional comments on these elements once the entire draft plan is available.

PSRC has resources available to assist the city in addressing comments and informing development of other draft plan elements. Additional resources related to the plan review process can also be found at <https://www.psrc.org/planning-2050/vision/vision-2050-planning-resources>.

We appreciate the opportunity to review and provide comments. We are happy to continue working with you as this element progresses through the adoption process and we look forward to reviewing other draft elements as you develop the rest of the comprehensive plan. If you have any questions or need additional information, please contact me at 206-464-6174 or LUnderwood-Bultmann@psrc.org

Thanks,



Liz Underwood-Bultmann
Principal Planner, Growth Management Planning
Puget Sound Regional Council

cc: Review Team, Growth Management Services, Department of Commerce

Council Comprehensive Plan Land Use Element Questions

#	Council Questions		Staff Responses
1.	ADU 17.55.070 E. <i>If the parcel is within one half mile of a major transit stop, or is less than 6000 square feet in size, then off-street parking for the ADU is not required?</i>	N/A	The City does not have a major transit stop per the definition of HB 1337.
2.	Critical Areas Ord., RCW 36.70A.060 SB 5374 – Relating to the adoption of county critical area ordinances by small cities. The bill allows cities under 25,000 to adopt the county's critical area ordinance by reference as long as the CAO is not under appeal. Once adopted by reference, the city is not required to take further action during future GMA periodic updates. Counties are entitled to a portion of the city's grant funding that otherwise would have been used to update their CAOs. <i>Is that what the city is planning to do here? Or are we taking further/our own action on this item at a later time?</i>	N/A	Further action on this after December 2024.
3.	Ch. 36.70A (GMA), Ch. 43.21C (SEPA), Chs. 64.34, .32, .38, and .90 RCW. HB 1337 – Expanding housing options by easing barriers to the construction and use of ADUs. <i>So is the City planning to forego the 50% of impact fees that we otherwise would be entitled to keep?</i>	R	The Snoqualmie Municipal Code currently exempts school impact fees on affordable housing units.
4.	For the sections where the existing policy has been removed, is there a location in the materials that identifies the reasoning for the removal? If not, please advise as to the reason for the removal of the following five : <i>7.4.3 that states "limit the height and scale of multifamily buildings to three stories, but consider additional height for special needs or affordable housing where viewshed impacts can be mitigated"</i>	R	Height is regulated by the Snoqualmie Municipal code and amendments to the municipal code for height could be considered after December 2024.
5.	<i>7.2.8 – "balanced, healthy development pattern – restricted the allowance of drive through and formula fast food restaurants near schools"</i>	R	Fast Food restaurants regulated by Snoqualmie Municipal code 17.55.020 Table of uses.
6.	<i>7.5.4 Commercial land use – removed the requirement that industrial development be designed to minimize environmental impacts, complement views, retain significant trees, and buffer impact generating activities from other less intensive uses.</i>	R	Critical areas are regulated by Snoqualmie Municipal code 19.12 and Landscaping is regulated by Snoqualmie Municipal code 17.70
7.	<i>7.3.6 Floodplain Land Use 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</i>	R	Critical facilities are regulated by Snoqualmie Municipal code 17.55.020 Table of uses which includes zones within floodplain. Flooding including floodproofing

	<i>the floodplain to be elevated or floodproofed consistent with FEMA technical guidance.</i>		is regulated by Snoqualmie Municipal code Chapter 15.12
8	<p><i>7.3.8 Floodplain Land Use 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.</i></p> <p><i>Also, was this revised from 3 feet to 1 foot? If so, what was the justification?</i></p>	R	<p>Flooding including to one foot is regulated by Snoqualmie Municipal code Chapter 15.12 and was updated per ordinance Ord. 1237 § 1, 2020 where recent amendments to the NFIP regulations required an amendment of the city Flood Hazard Regulations</p>