



# PLANNING COMMISSION REGULAR MEETING

Monday, March 17, 2025, at 7:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

## COMMISSIONERS

Chair: Andre Testman

Vice Chair: Ashleigh Kilcup

Commissioners: Simon Hurley, Darrell Lambert, Luke Marusiak, Dan Murphy, and VACANT.

*This meeting will be conducted in person at Snoqualmie City Hall and remotely using Zoom.*

**Join by Telephone:** To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **864 8750 2701** and Password **1900040121** if prompted.

Press \*9 to raise your hand to speak. Raising your hand signals the meeting moderator that you have a comment.

Press \*6 to mute and unmute.

**Join by Internet:** To watch the meeting over the internet via your computer, follow these steps:

- 1) Click this [link](#)
- 2) If the Zoom app is not installed on your computer, you will be prompted to download it.
- 3) If prompted for Webinar ID, enter **864 8750 2701**; Enter Password **1900040121**
- 4) Please confirm that your audio works prior to participating.

## CALL TO ORDER & ROLL CALL

**PUBLIC COMMENT** - *Public comment will be accepted by in-person attendees. Remote attendees may submit written comments to the staff liaison.*

## AGENDA APPROVAL

## COUNCIL LIAISON REPORT

## MINUTES

1. Approval of the minutes dated March 3, 2025.

## NEW BUSINESS

2. Comprehensive Plan: Climate Element.

## PERMIT REVIEW/DESIGN REVIEW BOARD

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

## LEGISLATIVE/POLICY ITEMS/REGULATIONS

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

## **OTHER BUSINESS**

### **Items of Planning Commissioner Interest**

3. Growth and Economic Development Video.

### **Upcoming Schedule**

## **ADJOURNMENT**



# PLANNING COMMISSION REGULAR MEETING MINUTES

## Monday, March 3, 2025

*This meeting was conducted in person at Snoqualmie City Hall and remotely using Zoom.*

**CALL TO ORDER & ROLL CALL:** Chair Testman called the meeting to order at 7:01pm.

**Commissioners:**

Chair Testman, Vice Chair Kilcup, Darrell Lambert, Luke Marusiak, and Dan Murphy were present.

Councilmember Johnson was present.

**City Staff:**

Michael Chambless, City Administrator; Dena Burke, City Attorney; Mona Davis, Senior Planner/Interim Community Development Director; Jeff Hamlin, Parks & Public Works Director; Nicole Wiebe, Community Liaison; and Jimmie Betts, IT Support Systems.

**PUBLIC COMMENT**

**AGENDA APPROVAL** - The agenda was unanimously approved.

**COUNCIL LIASION UPDATE**

Councilmember Johnson announced the following staff updates: New Planning Commission Liaison, Mona Davis, Senior Planner/Interim Community Development Director, and Acting Police Chief Gary Horejsi. The Splash Pad construction is under way, anticipated opening for summer of 2025.

**MINUTES**

1. The February 3, 2025, minutes were unanimously approved.

**PRESENTATION**

1. Peter Hambling, Pacific West Rail, and his team: Rob Nelson, Todd Gamble, Edward Lalonde, and Architect Olsen Kundig, presented an overview of the Model Train Museum. The building would be located on the corner of King St., and Railroad Ave.

Commissioner comments and questions included:

- Interactive exhibits
- Construction timeline and duration
- Neighboring businesses bowling alley and coffee stand future
- Visitor attendance estimates
- Maker space and classes
- Food and beverage inside museum
- Parking
- Event space within museum, potential revenue for museum

**DESIGN REVIEW BOARD**

2. Mona Davis, Staff Liaison, presented feedback from recent Downtown Business District Roundtable, part of Economic Development Commission.

During the roundtables, the Historic Overlay Color Palette was a much-discussed topic. Businesses expressed limitations of existing color palette, costs associated with variances, and how to improve the process.

Mona Davis will research other cities Historic District color palettes and provide information to the history of past variances.

Commissioner comments included:

- Could Pantone colors, rather than specific paint store colors be implanted.
- How to improve the process.

Chari Testman introduced a discussion on the Design Review Board Code. Comments and questions included:

- Modification to code in 2023.
- 17.35.120; 17335.150; and 17.35.280 were discussed and considered for further review.

The motion was made to:

**Move as part of future work plan, review colors and Design Review Board.**

PASSED 5-0 (Testman, Kilcup, Marusiak, Lambert, Murphy)

## OTHER BUSINESS

### Items of Planning Commission Interest

- Watched Growth and Economic Development Video, Mayor Matt Larson, 2017.
- Snoqualmie Valley School District plans for future schools in Snoqualmie.
- Request for staff to review code for school construction.
- Casino expansion.
- 348<sup>th</sup> pothole repair timeline.
- No Parking notification timelines.
- Snowplow work in February, praise for plow team.
- Icon, Snoqualmie Parkway contractor, awarded "Project of the Year", Best on the Westside" by the APWA.

## ADJOURNMENT

Motion by Commissioner Testman, seconded by Commissioner Kilcup to adjourn the meeting.  
Motion carried unanimously.

The meeting adjourned at 8:45pm.

*Minutes by Nicole Wiebe, Community Liason*

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

*Minutes approved at the \_\_\_\_\_ Planning Commission Meeting.*

## Memorandum

**To:** Snoqualmie Planning Commission  
**From:** Chris Green, Consultant Team Lead  
**Copies:** Mona Davis, Interim Community Development Director  
**Date:** March 12, 2025  
**Subject:** Update on Climate Resilience Planning  
**Project No.:** 32703.W

---

The City of Snoqualmie is developing a Climate Element for its Comprehensive Plan in accordance with Growth Management Act requirements. This element consists of two sub-elements:

- Climate Resilience Sub-Element: Addressing coordinated adaptation to climate impacts and natural hazards.
- Greenhouse Gas (GHG) Emissions Reduction Sub-Element: Establishing strategies for mitigating GHG emissions and reducing per capita vehicle miles traveled (VMT).

The March 17, 2025, Planning Commission Workshop will focus on progress made so far, including engagement activities, climate hazard findings, community assets, and upcoming policy development.

### Community Engagement Update

Engagement efforts have included an online survey, CPAT meetings, community workshops, and stakeholder focus groups to gather input on climate risks, resilience strategies, and emissions reduction priorities.

### Climate Policy Advisory Team (CPAT) Meetings

CPAT has played a key role in guiding the planning process and providing technical expertise. Commissioner Testman serves as the Chair of the CPAT and the committee's liaison to the Planning Commission.

- **Meeting #1 (October 2024):** Reviewed project scope, engagement strategy, and key planning requirements.
- **Meeting #2 (November 2024):** Assessed community assets, climate vulnerabilities, and GHG emissions inventory scope.
- **Meeting #3 (February 7, 2025):** Evaluated workshop and focus group results, and prioritized asset-hazard pairings for resilience planning.

- **Upcoming Meeting #4 (March 14, 2025):** Will focus on reviewing GHG inventory results and preliminary emissions reduction targets.

#### **Online Survey (Opened February 4, 2025)**

- 20 responses so far, with key questions raised about:
  - The city's readiness for flooding, wildfire, and extreme heat.
  - How urban forests, river management, and emergency preparedness efforts fit into climate resilience.
  - Preferred GHG reduction strategies, including expanded transit, EV charging, and home energy efficiency incentives.

#### **Online Survey (Opened February 4, 2025)**

Responses highlight flooding, wildfire, and extreme heat as key climate risks, with interest in expanding transit options, increasing tree canopy, and providing home energy efficiency incentives. Participants also raised questions about infrastructure resilience, floodplain management, and emergency preparedness.

#### **Community Workshop & Open House (February 27, 2025)**

Discussions centered on flooding and extreme heat impacts, with concerns about downtown flood risks, power outages, and urban heat islands. Attendees explored how tree planting, cooling centers, and emergency preparedness efforts could address these challenges. There was strong interest in community-driven resilience initiatives and ensuring climate adaptation strategies are equitably distributed across neighborhoods.

#### **Stakeholder Interviews and Focus Groups**

Several focus groups provided specialized input on climate risks and adaptation needs.

- **Youth Focus Group (February 26, 2025):** Participants from Mount Si High School discussed transportation and land use challenges, expressing interest in expanded public transit, green infrastructure, and youth engagement in climate initiatives. They raised questions about how the plan would impact development patterns and housing policies.
- **Flood & Insurance Discussion (February 27, 2025):** Conversations focused on floodplain management, FEMA funding uncertainties, and rising insurance costs. There was discussion on improving floodproofing measures, addressing sediment buildup, and ensuring long-term resilience for historic downtown structures.
- **Public Works (February 27, 2025):** Staff reviewed GHG reduction efforts, stormwater and flood management strategies, and urban forestry programs. They emphasized water resource limitations, aquifer storage solutions, and the role of tree canopy in stormwater quality and heat mitigation.

- **Fire & Emergency Services (February 28, 2025):** Fire officials highlighted growing wildfire risks, emergency response challenges, and the need for updated fire codes. They discussed evacuation planning, resource gaps, and training needs for new fire threats, such as EV battery and solar panel fires.

### Initial Climate Hazard and GHG Emission Findings

The top climate hazards identified include flooding, wildfire, and extreme heat, requiring targeted adaptation strategies:

- **Flooding:** Infrastructure vulnerabilities, river level impacts, and flood risks to historic buildings.
- **Wildfire:** Growing risks from drier summers and increased urban-wildland interface development.
- **Extreme Heat:** Rising temperatures increasing public health risks, straining energy infrastructure, and worsening urban heat islands.

The most recent Snoqualmie-specific figures to date, from 2019, indicate that the largest emissions sources are commercial electricity use, residential energy consumption, and on-road transportation. An updated version of the inventory, based on figures using the required base year of 2022, are expected later this month.

### Upcoming Tasks & Next Steps

Key milestones leading to the adoption of the Climate Element include:

- **Upcoming CPAT Meetings**
  - **March 14 – CPAT Meeting #4:** Review GHG emissions inventory results and begin setting preliminary emissions reduction targets.
  - **April 11 – CPAT Meeting #5:** Discuss and refine climate resilience and emissions reduction policies.
  - **May 9 – CPAT Meeting #6:** Review the draft Climate Element and recommendations for Comprehensive Plan integration.
- **Upcoming Planning Commission Workshops**
  - **March 17 – Workshop #1:** Discussion of priority climate hazards and GHG emissions inventory findings.
  - **April 14 – Workshop #2:** Presentation of draft goals, policies, and proposed measures for resilience and emissions reduction.
  - **May 5 – Workshop #3:** Review of the draft Climate Element before finalization.
- **Additional Community Outreach and Engagement**
  - **Community Meeting #2 (May 5):** Open house for public feedback on the draft Climate Element.

- **Planning for Additional Outreach:** Further opportunities for engagement, including additional online surveys, targeted stakeholder meetings, and public information sessions, are under consideration to ensure broad community input before final adoption.

### Steps Toward Preparation of the Climate Element

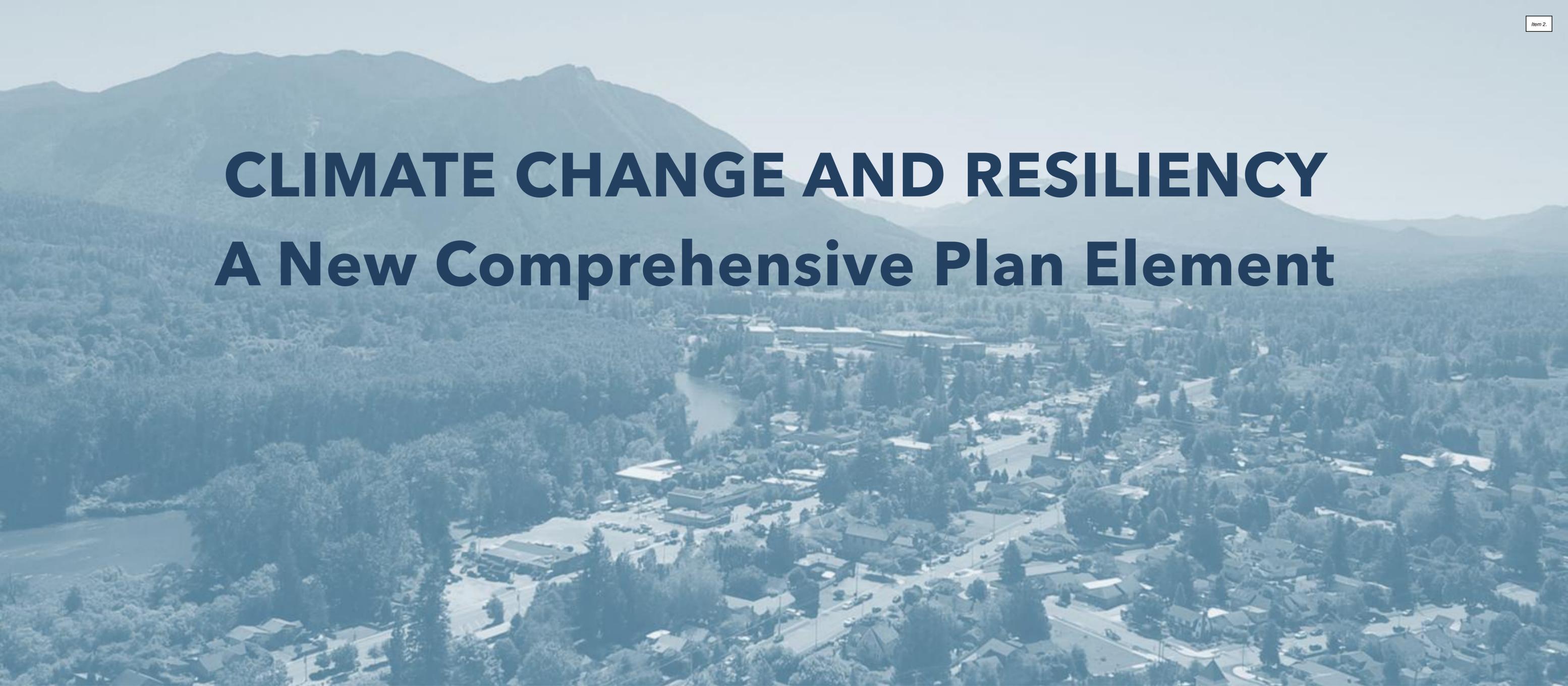
- **Setting GHG Reduction Targets:** Aligning with state and regional climate commitments while addressing Snoqualmie-specific emissions sources.
- **Prioritizing Climate Hazards & Impacts:** Developing clear criteria for prioritizing risks and identifying critical infrastructure and community vulnerabilities.
- **Finalizing Goals & Policies for Resilience & GHG Reduction:** Establishing specific, measurable, and implementable strategies for inclusion in the Climate Element.
- **Comprehensive Plan Integration:** Ensuring alignment with land use, transportation, housing, and infrastructure planning.

### Conclusion

Planning for the Climate Element process is advancing with strong community engagement and technical input. The March 17 workshop will be a key opportunity to discuss climate hazards and GHG emissions, helping to shape final policy recommendations. The Planning Commission's insights will be critical in developing a strong, actionable plan for Snoqualmie's climate future.

# **CLIMATE CHANGE AND RESILIENCY**

## **A New Comprehensive Plan Element**



**City of Snoqualmie Planning Commission**

*March 17, 2025*



# TONIGHT'S PRESENTATION

1. Quick Review of the Project and Update
2. CPAT Progress Report
3. Engagement Progress Report
4. Questions/Discussion



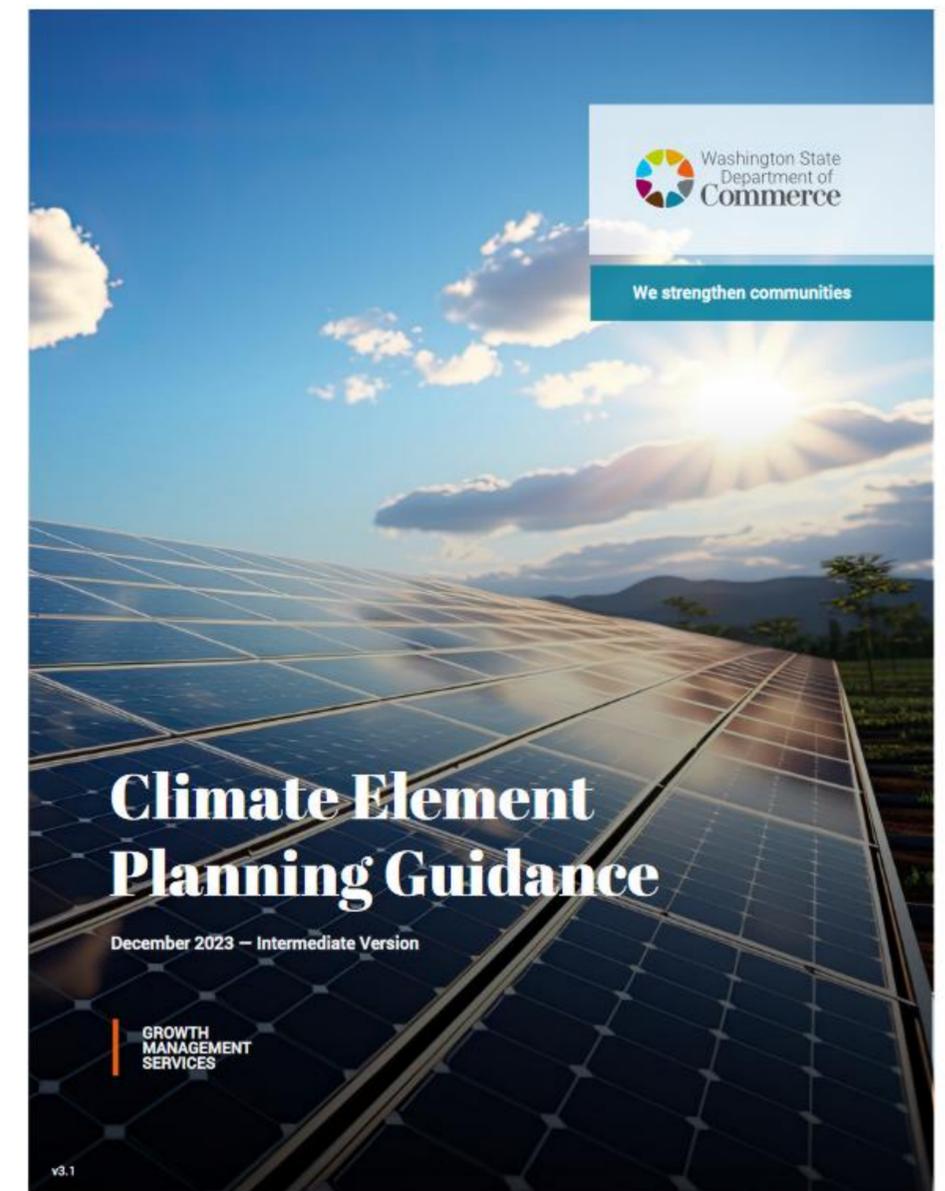


# 1. PROJECT OVERVIEW

# CLIMATE PLANNING REQUIREMENTS

For Snoqualmie, the Growth Management Act requires a new element with two sub-elements:

- **Climate Resilience:** Coordinated adaptation to climate impacts and natural hazards
- **Greenhouse Gas Emissions Reduction:** Mitigating GHG emissions and per capita vehicle miles traveled (VMT)



# RESILIENCE SUB-ELEMENT

## PROCESS SUMMARY



# RESILIENCE SUB-ELEMENT

## CLIMATE HAZARD PRIORITIES



Drought



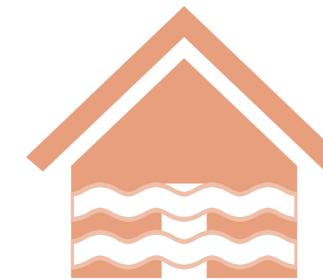
Extreme Heat



Extreme  
Precipitation



Reduced  
Snowpack



Flooding



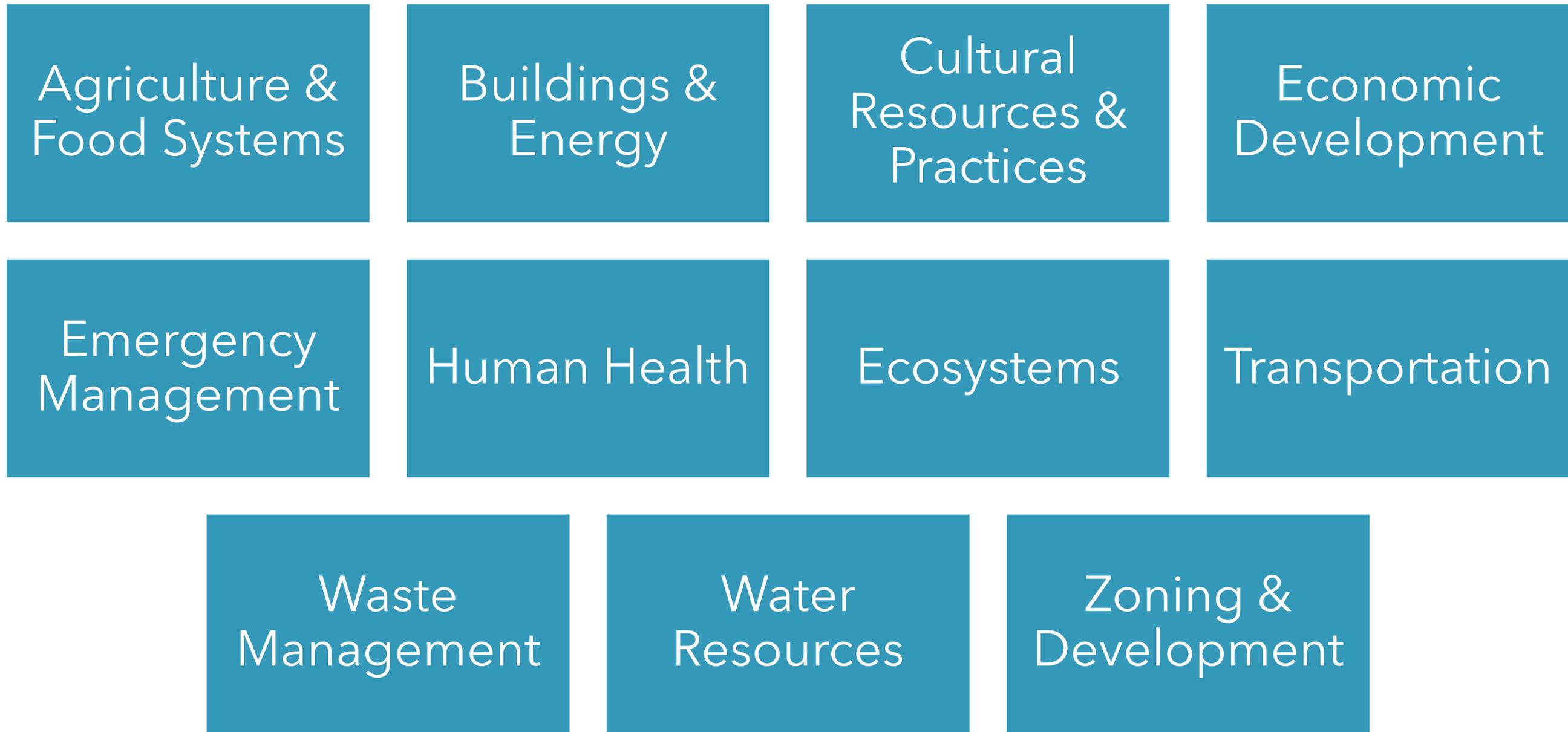
Wildfire



Sea Level Rise

# RESILIENCE SUB-ELEMENT

## ASSET SECTORS TO CONSIDER...



# RESILIENCE SUB-ELEMENT

## EXISTING PLANNING DOCUMENTS

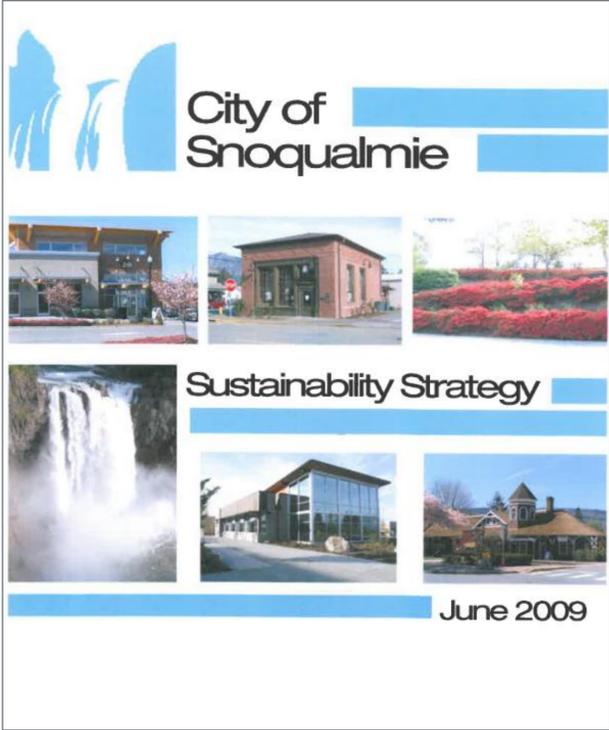
### 2009 Snoqualmie Sustainability Strategy

- Identified flooding and other climate change hazards, including heat impacts, forest fires, and less water/less energy

### 2024 Snoqualmie Comprehensive Plan

- Land Use, Housing, Community Character, Environment elements

### 2020 Hazard Mitigation Plan



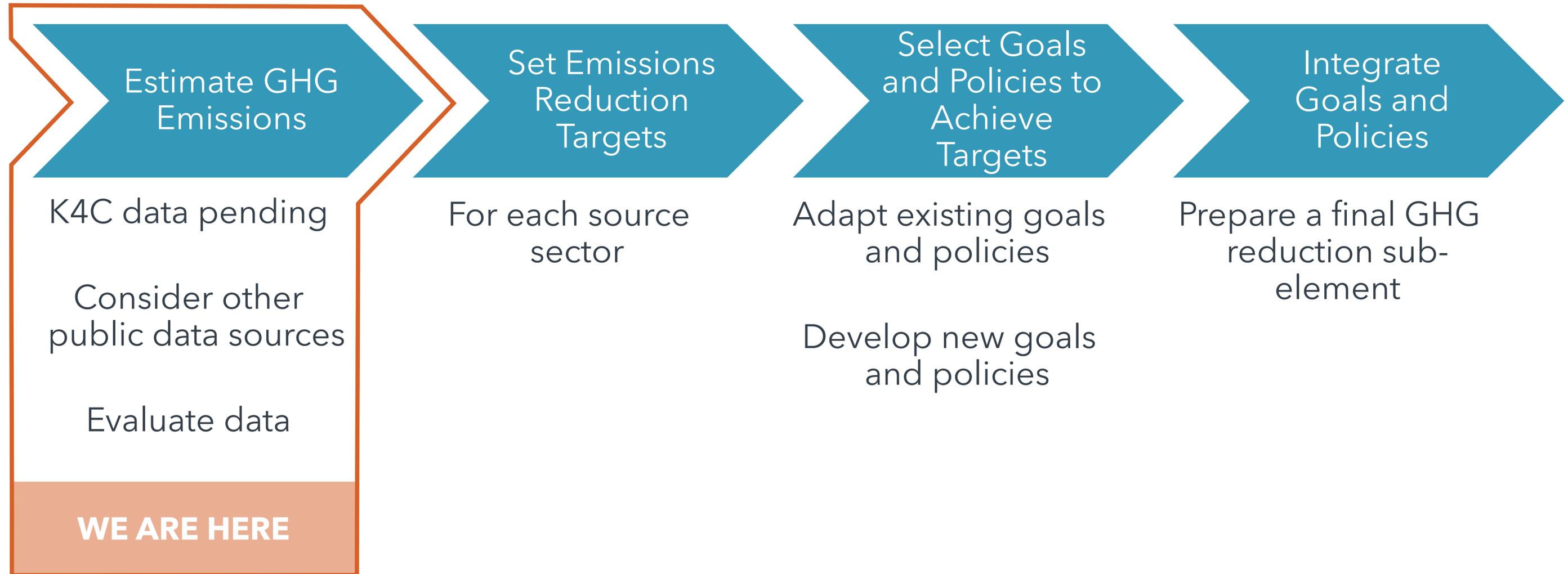
# RESILIENCE SUB-ELEMENT

## GAPS AND OPPORTUNITIES

- Update goals, policies, and implementation actions based on current data
- Add greater specificity and incorporate measurable standards
- Address residential and commercial displacement
- Consider risks and co-benefits for publicly owned property and facilities
- Consider cost of policy changes and address funding

# GHG EMISSIONS REDUCTION SUB-ELEMENT

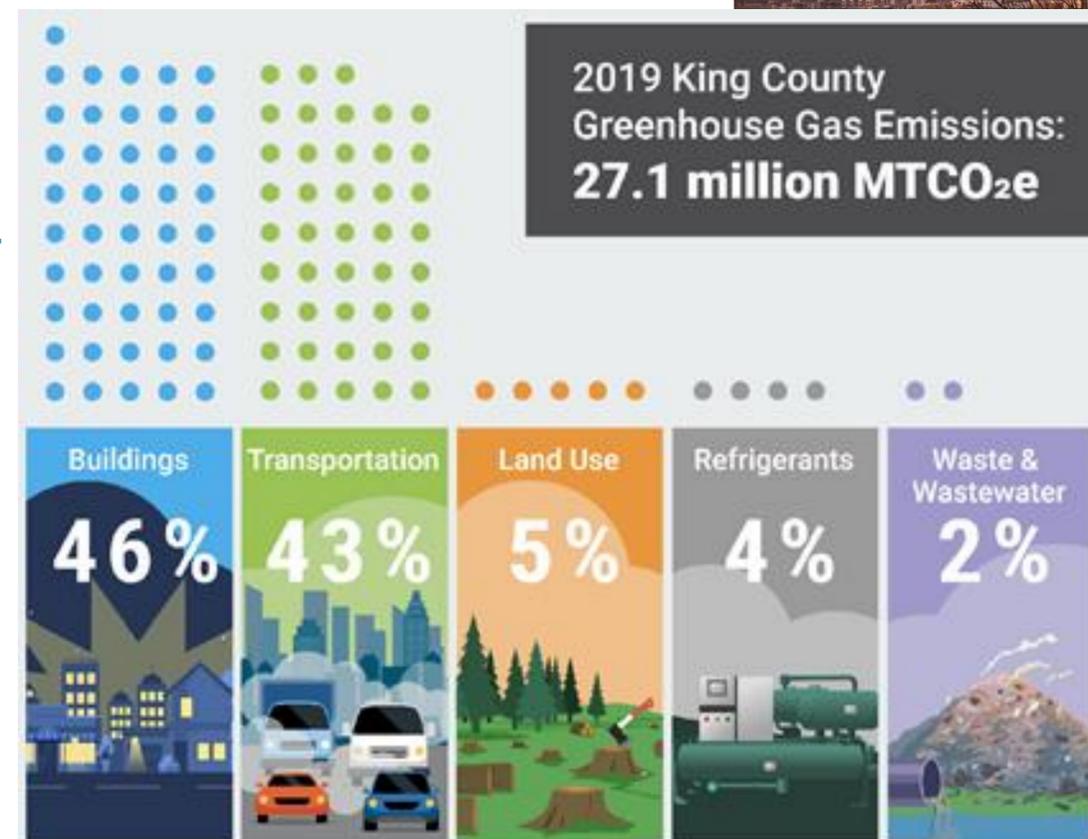
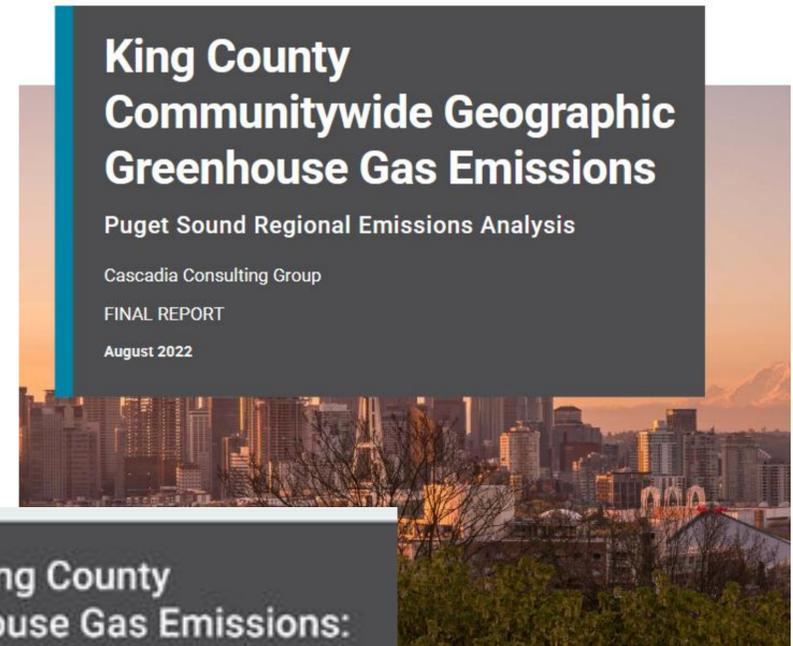
## PROCESS SUMMARY



# GHG INVENTORY - AVAILABLE DATA

## KING COUNTY COMMUNITYWIDE INVENTORY IN PROCESS:

- Performed by Cascadia Consulting Group
- Last full version in 2022 used 2019 data
- 2025 data will use 2022 data – which is the baseline year required by Department of Commerce



# SNOQUALMIE GHG INVENTORY - WEDGE TOOL (2019 DATA SHOWN)

## Total GHG Emissions by Sector (MTCO<sub>2</sub>e)

	2007	2008	2015	2017	2019	2020	2021	2022
<b>Built Environment</b>	<b>52,782</b>	<b>56,484</b>	<b>71,273</b>	<b>76,406</b>	<b>81,538</b>	<b>82,581</b>	<b>64,060</b>	<b>59,686</b>
<b>Electricity</b>	<b>35,730</b>	<b>38,236</b>	<b>48,248</b>	<b>51,722</b>	<b>55,196</b>	<b>56,056</b>	<b>37,380</b>	<b>32,879</b>
Residential	15,256	16,326	20,600	22,084	23,567	23,939	15,962	14,035
Commercial	19,964	21,365	26,959	28,900	30,841	31,310	20,877	18,366
Industrial	510	546	689	739	788	806	541	478
<b>Natural gas</b>	<b>16,072</b>	<b>17,199</b>	<b>21,702</b>	<b>23,265</b>	<b>24,828</b>	<b>24,987</b>	<b>25,119</b>	<b>25,223</b>
Residential	12,279	13,140	16,580	17,774	18,968	19,092	19,193	19,270
Commercial	3,793	4,059	5,122	5,491	5,859	5,895	5,926	5,953
Industrial	-	-	-	-	-	-	-	-
<b>Other sources</b>	<b>980</b>	<b>1,049</b>	<b>1,323</b>	<b>1,418</b>	<b>1,514</b>	<b>1,539</b>	<b>1,562</b>	<b>1,584</b>
Fuel oil	518	554	699	749	800	813	826	839
Propane	462	495	624	669	714	725	736	746
Industrial processes	-	-	-	-	-	-	-	-
<b>Transportation and Other Mobile Sources</b>	<b>33,628</b>	<b>35,986</b>	<b>45,408</b>	<b>48,678</b>	<b>51,948</b>	<b>51,530</b>	<b>51,059</b>	<b>50,551</b>
<b>On-road vehicles</b>	<b>9,971</b>	<b>10,670</b>	<b>13,464</b>	<b>14,433</b>	<b>15,403</b>	<b>15,001</b>	<b>14,568</b>	<b>14,119</b>
Passenger vehicles	8,686	9,295	11,729	12,574	13,418	13,090	12,734	12,358
Freight and service vehicles	1,285	1,375	1,735	1,860	1,985	1,912	1,834	1,760
Transit vehicles	-	-	-	-	-	-	-	-
<b>Aviation</b>	<b>19,617</b>	<b>20,993</b>	<b>26,489</b>	<b>28,397</b>	<b>30,304</b>	<b>30,306</b>	<b>30,293</b>	<b>30,263</b>
<b>Off-road equipment</b>	<b>4,040</b>	<b>4,323</b>	<b>5,455</b>	<b>5,848</b>	<b>6,241</b>	<b>6,222</b>	<b>6,198</b>	<b>6,169</b>
<b>Marine &amp; rail</b>	<b>-</b>							

**2019 Largest Sources: Commercial Electricity, Aviation, Residential Electricity**



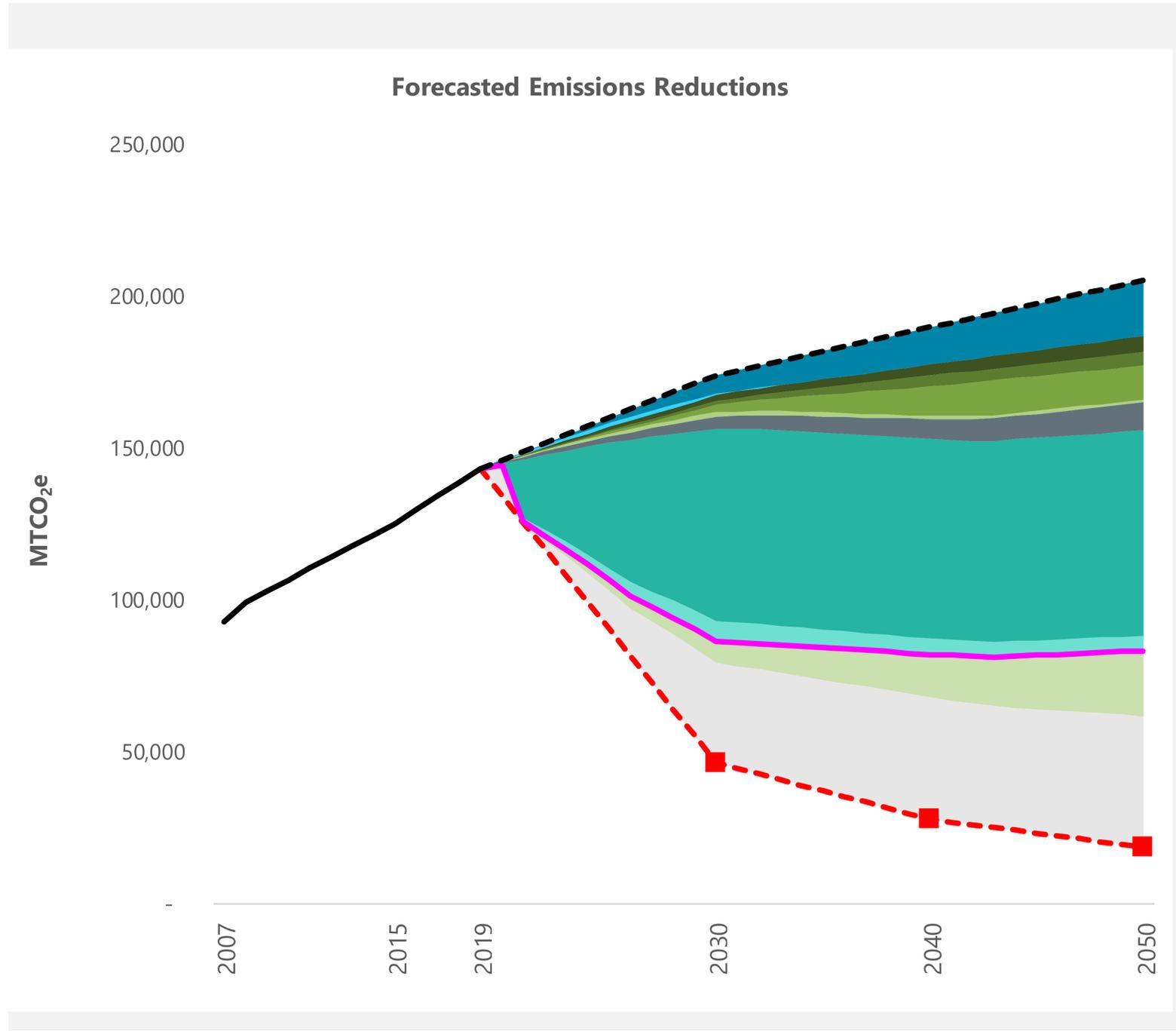
# SNOQUALMIE GHG INVENTORY (2019 DATA SHOWN) CONT'D

Total GHG Emissions by Sector (MTCO <sub>2</sub> e)	2007	2008	2015	2017	2019	2020	2021	2022
<b>Solid Waste &amp; Wastewater</b>	1,659	1,775	2,240	2,401	2,563	2,611	2,659	2,707
<b>Solid waste generation &amp; disposal</b>	1,659	1,775	2,240	2,401	2,563	2,611	2,659	2,707
Landfill	1,470	1,573	1,985	2,128	2,271	2,314	2,356	2,399
Compost	189	202	255	273	292	297	303	308
<b>Wastewater process emissions</b>	-	-	-	-	-	-	-	-
<b>Refrigerants</b>	4,707	5,037	6,356	6,814	7,271	7,047	6,822	6,597
<b>Refrigerants</b>	4,707	5,037	6,356	6,814	7,271	7,047	6,822	6,597
<b>Land Use</b>	-	-	-	-	-	-	-	-
<b>Agriculture</b>	-	-	-	-	-	-	-	-
<b>Tree loss</b>	-	-	-	-	-	-	-	-
<b>Total Emissions</b>	92,775	99,282	125,278	134,299	143,320	143,768	124,600	119,541
<b>Total Sequestration</b>								
<b>Tree sequestration</b>	-	-	-	-	-	-	-	-

**2019 Largest Sources: Commercial Electricity, Aviation, Residential Electricity**



# GHG INVENTORY - WEDGE TOOL (2019 DATA SHOWN)



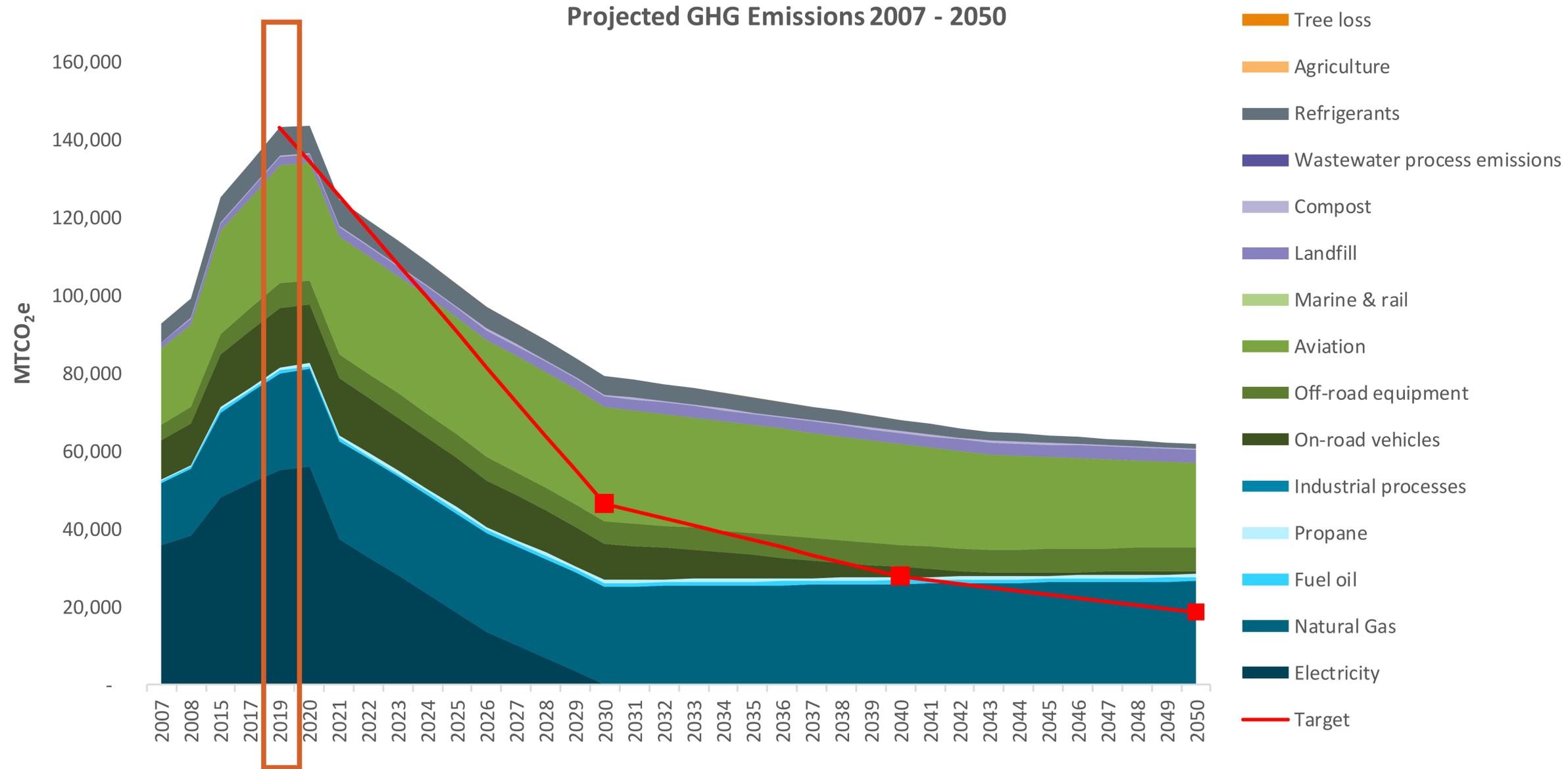
“Wedge” created by the difference in no-action scenario versus state and local actions



# GHG INVENTORY - WEDGE TOOL (2019 DATA SHOWN)

Jurisdiction: Snoqualmie

County: King County



**2019 Projected Significant Reductions: On-Road Vehicles, Electricity**



# GHG EMISSIONS REDUCTION SUB-ELEMENT

## NEXT STEPS

- Data trends from 2019 likely to be somewhat consistent in 2022 data
  - Understand K4C data assumptions
  
- Unclear how emissions patterns may have changed due to COVID
  - Primarily transportation, residential electricity
  - Impacts of RTO
  - Are these changes permanent, or temporary?
  
- Recent legislative changes will have some impacts on emissions sources
  - Natural gas bill

# GHG EMISSIONS REDUCTION SUB-ELEMENT

## NEXT STEPS

- Consider policies to address major emissions sources:
  - Commercial electricity
  - Aviation (2019 WEDGE Tool notes no significant change in this source)
  - Residential electricity
  
- Less impact:
  - Residential natural gas
  - Passenger vehicles



## 2. CPAT PROGRESS REPORT

# \*REMINDER\* THE ROLE OF THE CPAT

## TECHNICAL GUIDANCE:

- Contribute additional knowledge from related fields
- Provide specialized expertise from state agencies and regional partners

## COMMUNITY INPUT:

- Represent community interests, including key stakeholders, implementors, and traditionally underrepresented groups
- Help engage the community and promote participation in the process



# CPAT PROGRESS REPORT

## COMPLETE

- Project Kickoff
- Explore climate hazards
- Review PPP
- Identify community assets
- Review hazards by sector
- Review preliminary GHG inventory

## IN PROGRESS

- Audit plans and policies
- Assess vulnerability and risk by asset-hazard pair
- Prioritize impacts

## NOT STARTED

- Review full GHG inventory results
- Set GHG emissions reduction targets
- Develop policies and action items
- Review draft element

# UPCOMING CPAT MEETINGS

CPAT Meeting	Topics
#4 March 2025	<ul style="list-style-type: none"> <li>• Assess vulnerability and risk from impacts – prioritize impacts</li> </ul>
#5 April 2025	<ul style="list-style-type: none"> <li>• Review full GHG inventory results</li> <li>• RECOMMEND emissions reduction targets</li> <li>• Develop policies and action items</li> </ul>
#6 May 2025	<ul style="list-style-type: none"> <li>• Review draft element</li> </ul>





### **3. PUBLIC ENGAGEMENT**

# COMMUNITY ENGAGEMENT



Technical and Community Advisory Committee (the CPAT)



Identify Vulnerable Communities and Environmental Health Disparities



Stakeholder Interviews



Online and In-Person Open Houses



Planning Commission and Committees

# COMMUNITY ENGAGEMENT

## FEBRUARY WORKSHOP SUMMARY





# 4. QUESTIONS AND DISCUSSION