



PLANNING COMMISSION REGULAR HYBRID MEETING

Monday, February 05, 2024, at 7:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMISSIONERS

Chair: Luke Marusiak

Vice Chair: Andre Testman

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

Join by Telephone at 7:00 PM: To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **864 8750 2701** and Password **1900040121** if prompted.

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

Press *6 to mute and unmute.

Join by Internet at 7:00 PM: To watch the meeting over the internet via your computer, follow these steps:

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

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

CALL TO ORDER & ROLL CALL

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 January 16, 2024.

PERMIT REVIEW/DESIGN REVIEW BOARD

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

LEGISLATIVE/POLICY ITEMS/REGULATIONS

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

- [2.](#) Emergency Housing Code Amendment SMC Chapter 17.55

- [3.](#) Environmental Element

OTHER BUSINESS

Planning Commission Regular Hybrid Meeting
February 05, 2024

Items of Planning Commissioner Interest

Upcoming Schedule

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

ADJOURNMENT



PLANNING COMMISSION MINUTES

REGULAR HYBRID MEETING

January 16, 2024

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

CALL TO ORDER & ROLL CALL: Chair Marusiak called the meeting to order 7:02 PM

Commissioners:

Chair Luke Marusiak, Vice- Chair Testman, Michael Krohn, Darrell Lambert, and Steve Smith were present.

Councilmember Johnson was also in attendance.

City Staff:

Emily Arteche, Community Development Director; Ashley Wragge, Planning Technician; Andy Latham, IT Support Systems.

PUBLIC COMMENT

No comments.

AGENDA APPROVAL

Agenda approved unanimously.

MINUTES

December 4, 2023 were approved unanimously.

COUNCIL LIASION UPDATE

Council discussed inflation and maintaining a sustainable budget. New appointments are coming.

CHAIR ELECTIONS

Testman nominates Marusiak for Chair.

Unanimous ayes for Marusiak to be Chair.

Testman nominates Smith for Co-Chair.

Smith denies nominations.

Smith nominates Testman for Co-Chair.

Unanimous ayes for Testman to be Co-Chair.

HISTORIC DESIGN REVIEW BOARD

No review.

LEGISLATIVE/POLICY ITEMS/ REGULATIONS

Comprehensive Plan- Capital Facilities

Final re-drafted policies presented. Draft goals and policies will be signed and forwarded to Parks and Public Works Committee.

Comprehensive Plan- Environment

First set of Policies for Environment were presented. Two topics covered are environmental protections and climate planning. Commission discussed if some ideas were better suited for the upcoming climate change element.

OTHER BUSINESS**Planning Commission Interest**

Casino Expansion

Upcoming Schedule

Future Agenda List

Work Program

The next meeting will be on Monday, February 5, 2024.

ADJOURNMENT

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

Motion carried unanimously.

The meeting adjourned at 8:06 pm.

Minutes by Ashley Wragge, Planning Technician

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

Minutes approved at the _____ Planning Commission Meeting.



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

MEMORANDUM

To: Planning Commission
From: Andrew Levins, Land Use Planning Consultant
Date: February 5, 2024
Subject: Transitional and Supportive Housing Code Updates

Changes to state law require cities to not prohibit permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters in certain zones.

BACKGROUND:

In 2021, the Washington State Legislature passed and the Governor signed HB 1220, amending RCW 35A.21.430 and RCW 35.21.683 requiring cities to plan for and accommodate housing affordable to all segments of the population as part of their Comprehensive Plans. HB 1220 also requires that:

- cities must not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed, and
- cities must not prohibit indoor emergency shelters and indoor emergency housing in any zone in which hotels are allowed no later than September 30, 2021.

ANALYSIS:

The Snoqualmie Municipal Code (“SMC”) currently identifies “shelters for temporary placement” and “special needs housing” as uses that provide housing to persons on a temporary basis for a duration not to exceed four weeks. Compliance with HB 1220 requires the City of Snoqualmie to increase the types of supportive housing the SMC must address to include temporary shelters, emergency housing, transitional supportive housing, and permanent supportive housing. These additional required types of housing are defined in HB 1220 and will expand the opportunities to provide assistance to those within the City experiencing housing insecurity, consistent with State requirements.

The Commission has also addressed other components of HB 1220 during the rewrite to the Comprehensive Plan, Housing Element to “plan for and accommodate” housing affordable to all income levels. This Comprehensive Plan rewrite is part of a separate effort.

For further detailed information, see the Washington State Department of Commerce’s webpage: Updating GMA Housing Elements, here:

<https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/updating-gma-housing-elements/>

Next Steps

Discussion only; staff will bring back draft changes to the SMC and an agenda bill at a future meeting, tentatively scheduled for March 4, 2024.



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Environmental Element Policy Discussion



Planning Commission
Meeting
February 5, 2024



Organized by following topics:

- Environmental Protection
- Climate Planning and Resiliency (now to be addressed fully within a Climate Change Element)
- Water Resources, Aquifers and Critical Recharge Areas
- Snoqualmie River, Stream Corridors and Wetlands
- Geologic and Flood Hazard Areas
- Goals
- Revisions to Environmental Protection policies

January 16, 2024

February 5, 2024

Draft Environmental Policies

Water Resources, Aquifers and Critical Recharge Areas



- Preserve and protect natural surface water storage sites, such as wetlands, aquifers, streams, and water bodies as these are critical features that support hydrological functions, water quality, regulate surface flows and recharge groundwater. **Vision 2050**
- Coordinate the management and restoration of the Snoqualmie watershed through participation in the Snoqualmie Watershed Forum and the implementation of the Puget Sound Action Agenda.
- Ensure that local regulations for surface and stormwater management allow for and encourage Low-Impact Development (LID) and natural drainage practices. Support retrofitting basins to improve stormwater management and quality.
- Encourage building construction that uses alternative techniques to minimize impervious surfaces and reduce harmful impacts to the natural environment and proximate waterways.

Draft Environmental Policies

Water Resources, Aquifers and Critical Recharge Areas



- Actively investigate and promote water conservation strategies to efficiently use the City's legal access to water, and to reduce the amount of wastewater to be treated, through such measures as rotating irrigation schedules, and by incentivizing or requiring installation of water-wise landscaping throughout the City.
- Seek funding to support stormwater retrofitting and green technologies in areas where water quality is impacted by stormwater.
- Work with the State Department of Ecology, King County, Tribes and other stakeholders to reduce or eliminate pollution sources and protect public health.
- Work in conjunction with King County to take corrective action to remove contaminant loading due to failing septic systems and stormwater runoff in susceptible recharge areas.

Draft Environmental Policies

Snoqualmie River, Stream Corridors & Wetlands



- Minimize stream crossings, utilizing bridges rather than culverts whenever feasible, and minimize new utility crossing impacts, when possible, by using techniques such as bridges, tunneling, or other innovative methods.
- Participate in regional species protection efforts, including salmon habitat enhancement and restoration. Identify, prioritize, and eliminate physical barriers (such as fish-blocking culverts), and other impediments to anadromous fish spawning and rearing habitat. **Vision 2050**
- Maintain infrastructure located within stream corridors in accordance with Best Management Practices that minimize water quality impacts and pursue design modifications or alternative siting options for when significant alterations are undertaken.

Draft Environmental Policies

Snoqualmie River, Stream Corridors & Wetlands



- Protect wetlands areas, functions and values within the City and urban growth area and allow the creation of wetlands where feasible and appropriate.
- Restore previously disturbed wetland and stream buffers where feasible and maintain restored buffers.
- Ensure wetland regulations allow for conservation easements and other techniques to preserve their health and existence.

Draft Environmental Policies

Geologically and Flood Hazardous Areas



- Protect properties and ecological functions in the floodplain with development regulations that are guided by standards established by FEMA, and the Department of Ecology.
- Pursue strategies to lower the City's classification rating in the federal FEMA program, which provides a discount federally backed flood insurance premiums for property owners.
- Pursue the reduction of accelerated erosion and sedimentation due to construction and construction-related activities.

Draft Environmental Policies

Geologically and Flood Hazardous Areas



- Protect areas with severe geologic hazard potential, limiting development in hazard areas or requiring development to minimize grading and enhance native vegetation to the greatest extent possible.
- Seek to restore natural vegetative cover and natural drainage features on degraded sites including the removal of invasive weeds as necessary.

Draft Environmental Policies

GOALS



- **Environmental Protection:** The health and ecosystem services and functions provided by the City's natural environment are protected and enhanced, and potential hazards to citizen health, welfare and property are minimized.
- **Water Resources, Aquifers and Critical Recharge Areas:** Rivers, streams, aquifer recharge areas and other water resources within the City are protected and managed for multiple beneficial uses.

Draft Environmental Policies

GOALS



- **Snoqualmie River, Stream Corridors and Wetlands:** Natural hydraulic, hydrologic and habitat functions, and scenic and recreational values, of rivers, streams, wetlands and natural drainage courses, are protected.
- **Geologic and Flood Hazard Areas:** Public health and property damage risk associated with flood and geologic hazard areas have been reduced, while preventing irreparable harm to regionally significant ecological resources.

Draft Environmental Policies

GOALS



	Environmental Protection	Water Resources	Streams and Wetlands	Geologic and Flood Hazards
Proposed Policies Orange text depicts policies reviewed by Planning Commission at 1/16/24 Meeting Orange <u>underline</u> depicts Tribal recommendations subsequent 1/16/24 PC Meeting				
Incorporate and utilize applicable best available science for purposes of designating and protecting all regulated critical areas and anadromous fisheries that need “special consideration” for their conservation and protection.	✓	✓	✓	✓
Protect Snoqualmie's environmental critical areas, habitat, and the natural environment through land use plans, surface water management plans and programs, comprehensive park plans, development regulations and site-specific project review <u>and consultation with affected Tribes.</u> Vision 2050	✓	✓	✓	✓
Ensure the protection and recovery of ecosystems to provide healthy habitat and support fish, wildlife, and plant populations in a changing climate. <u>This includes actively managing lands through controlling noxious weeds, restoring native vegetation, and monitoring project results.</u>	✓	✓	✓	✓
Coordinate with governmental agencies, non-profit organizations and Tribes to protect and enhance the environment through <u>individual project notifications</u> , countywide and watershed planning, fish and wildlife resource management, and habitat protection networks across jurisdictional boundaries.	✓	✓	✓	✓
Establish and maintain relations <u>Follow the principles of Free, Prior and Informed Consent with regard to</u> Native American tribes for the preservation of archaeological sites and traditional cultural properties that are vulnerable to climate impacts.	✓	✓	✓	✓
Actively manage city forest lands to decrease climate-exacerbated risks from severe wildfires, protect residents, and improve ecosystem health and habitat and encourage others to do so.	✓	✓	✓	✓

Draft Environmental Policies

GOALS



	Environmental Protection	Water Resources	Streams and Wetlands	Geologic and Flood Hazards
Proposed Policies Orange text depicts policies reviewed by Planning Commission at 1/16/24 Meeting Orange underline depicts Tribal recommendations subsequent 1/16/24 PC Meeting				
<u>Apply Best Available Science, including Traditional Ecological Knowledge, to protect critical areas such as wetlands, landslide hazard and erosion-prone areas, and maintain these areas in their natural condition, including native vegetation preservation.</u>	✓	✓	✓	✓
Control the spread of noxious weeds as identified by King County Noxious Weed Control Board from public properties, particularly in more fire-prone areas like roadsides and utility corridors and if possible, educate citizens about the control of noxious weeds on private property.	✓	✓	✓	
Support integrated and interdisciplinary approaches for environmental planning and assessment. Vision 2050	✓	✓	✓	✓
Promote innovative and environmentally sensitive practices in site planning, design, materials selection, construction and maintenance. Vision 2050	✓	✓	✓	✓
Encourage environmental stewardship on private and public lands through partnerships and voluntary efforts that protect, restore and enhance the quality and functions of critical areas and associated buffers. Vision 2050	✓	✓	✓	✓
Support programs that ensure all residents, regardless of race, social, or economic status, have clean air, clean water, and other elements of a healthy environment, and prioritize the reduction of impacts to vulnerable populations that have been disproportionately affected by climate change. Vision 2050	✓	✓	✓	✓

Draft Environmental Policies

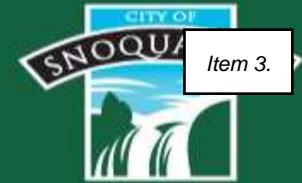
GOALS



	Environmental Protection	Water Resources	Streams and Wetlands	Geologic and Flood Hazards
Proposed Policies				
Preserve and protect natural surface water storage sites, such as wetlands, aquifers, streams, and water bodies as these are critical features that support hydrological functions, water quality, regulate surface flows and recharge groundwater. Vision 2050	✓	✓	✓	
Coordinate the management and restoration of the Snoqualmie watershed through participation in the Snoqualmie Watershed Forum and the implementation of the Puget Sound Action Agenda.	✓	✓	✓	
Ensure that local regulations for surface and stormwater management allow for and encourage Low-Impact Development (LID) and natural drainage practices. Support retrofitting basins to improve stormwater management and quality.	✓	✓		
Encourage building construction that uses alternative techniques to minimize impervious surfaces and reduce harmful impacts to the natural environment and proximate waterways.	✓	✓	✓	✓
Actively investigate and promote water conservation strategies to efficiently use the City's legal access to water, and to reduce the amount of wastewater to be treated, through such measures as rotating irrigation schedules, and by incentivizing or requiring installation of water-wise landscaping throughout the City.	✓	✓		
Work with the State Department of Ecology, King County, Tribes and other stakeholders to reduce or eliminate pollution sources and protect public health.	✓	✓	✓	

Draft Environmental Policies

GOALS



	Environmental Protection	Water Resources	Streams and Wetlands	Geologic and Flood Hazards
Proposed Policies				
Seek funding to support stormwater retrofitting and green technologies in areas where water quality is impacted by stormwater.				
Work in conjunction with King County to take corrective action to remove contaminant loading due to failing septic systems and stormwater runoff in susceptible recharge areas.	✓	✓	✓	
Minimize stream crossings, utilizing bridges rather than culverts whenever feasible, and minimize new utility crossing impacts when possible, by using techniques such as bridges, tunneling, or other innovative methods.	✓	✓	✓	
Participate in regional species protection efforts, including salmon habitat enhancement and restoration. Identify, prioritize, and eliminate physical barriers (such as fish-blocking culverts), and other impediments to anadromous fish spawning and rearing habitat. Vision 2050	✓	✓	✓	
Maintain infrastructure located within stream corridors in accordance with Best Management Practices that minimize water quality impacts and pursue design modifications or alternative siting options for when significant alterations are undertaken.		✓	✓	
Protect wetlands areas, functions and values within the City and urban growth area and allow the creation of wetlands where feasible and appropriate.		✓	✓	
Restore previously disturbed wetland and stream buffers where feasible and maintain restored buffers.		✓	✓	

Draft Environmental Policies

GOALS



	Environmental Protection	Water Resources	Streams and Wetlands	Geologic and Flood Hazards
Proposed Policies				
Ensure wetland regulations allow for conservation easements and other techniques to preserve their health and existence.	✓	✓	✓	
Protect properties and ecological functions in the floodplain with development regulations that are guided by standards established by FEMA, and the Department of Ecology.	✓			✓
Pursue strategies to lower the City's classification rating in the federal FEMA program, which provides a discount federally backed flood insurance premiums for property owners.				✓
Pursue the reduction of accelerated erosion and sedimentation due to construction and construction-related activities.	✓			✓
Protect areas with severe geologic hazard potential, limiting development in hazard areas or requiring development to minimize grading and enhance native vegetation to the greatest extent possible.	✓			✓
Seek to restore natural vegetative cover and natural drainage features on degraded sites, including the removal of invasive weeds as necessary.	✓			✓



FUTURE AGENDA LIST

Agenda Items	2024										
	2-Jan	16-Jan	5-Feb	20-Feb	4-Mar	18-Mar	1-Apr	15-Apr	6-May	20-May	3-Jun
Comprehensive Plan Review											
Housing											
Land Use											
Enviroment		Enviroment Goals and Policies	Enviroment Goals and Policies								
Capital Facilities and Utilities		Capital Facilites and Utilities									
Transportation											
Economic Development											
Climate Change							Climate Change Intro				
Design Review / Historic Design Review				Community Center							
Training											
Other		Commision Elections									
Staff/Chair comment items											
Code Amendments			Emergency Housing Intro		Emergency Housing PH	Emergency Housing Recommendation					
Key											
Public Hearing/Action											
Discussion											
Training											



Planning Commission Work Program

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

2024 WORK PROGRAM ITEMS		
TOPIC	DATE	STAFF
Comprehensive Plan Update	2023- 2024	Emily
Snoqualmie Ridge Mixed Use Final Plan Amend – Center Blvd Retail Uses	2023-24	Andrew
Code Amendment Temporary & Emergency Housing	2024	Andrew
Code Amendment Permit process codes and procedures-Senate Bill 5290	2024-2025	TBD
Code Amendment Wireless	2024	TBD
Climate Change Element	2004	Emily
Design Review Board, Community Center	2024	Andrew
Code Amendment Critical Areas Ordinance	2025	TBD

FUTURE WORK PROGRAM ITEMS		
TOPIC	DATE	STAFF
Snoqualmie Mill Design Standards	TBD	TBD
FEMA and Flood Improvement Permit, 2 feet elevations	TBD	TBD
Code Amendment Sign Code update	TBD	TBD
Code Amendment Historic Preservation	TBD	TBD
Code Amendment Critical Areas Ordinance	2025	TBD