



PLANNING COMMISSION REGULAR HYBRID MEETING

Monday, September 18, 2023, at 7:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMISSIONERS

Chair: Luke Marusiak

Vice Chair: Andre Testman

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

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

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

Press *6 to mute and unmute.

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

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

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

CALL TO ORDER & ROLL CALL

AGENDA APPROVAL

PUBLIC COMMENTS

COUNCIL LIAISON REPORT

MINUTES

1. Approval of the minutes dated September 5, 2023

PERMIT REVIEW/DESIGN REVIEW BOARD

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

LEGISLATIVE/POLICY ITEMS/REGULATIONS

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

2. Comprehensive Plan – Housing Element Policy Review

OTHER BUSINESS

Items of Planning Commissioner Interest

Planning Commission Regular Hybrid Meeting
September 18, 2023

Upcoming Schedule

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

ADJOURNMENT



PLANNING COMMISSION MINUTES

REGULAR HYBRID MEETING

September 5, 2023

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

CALL TO ORDER & ROLL CALL: Chair Marusiak called the meeting to order 7:10 PM

Commissioners:-

Chair Luke Marusiak, Michael Krohn, Chris Alef, Steve Smith, and Ashleigh Kilcup were present.

Commissioners Darrell Lambert (unexcused) and Vice- Chair Testman (excused) were absent.

City Staff:

Emily Arteché, Community Development Director; Ashley Wragge, Planning Technician.

PUBLIC COMMENT

No comment.

AGENDA APPROVAL

Agenda approved unanimously.

MINUTES

August 18, 2023 minutes were approved as written.

COUNCIL LIASION UPDATE

City Council approved Phase 1 of the Sandy Cove Restoration. Council approved the resolution of intention to designate a location for a MFTE. The designation itself will be on September 11th. The splash pad was approved.

HISTORIC DESIGN REVIEW BOARD

No review.

LEGISLATIVE/POLICY ITEMS/ REGULATIONS

Comprehensive Plan- Housing Element Policy Review

The housing element draft goals were presented along with the house bills impacting housing elements. Topics covered entailed diverse housing, affordable housing, and sustainable design.

OTHER BUSINESS

Planning Commission Interest

Parkway paving

Shuttle/ parking at Salish Lodge

Summary of Planning Commission Land Use recommendations sent to Community Development Committee

Hosting a training on meeting etiquette

Upcoming Schedule

Future Agenda List

Work Program

The next meeting will be on Tuesday September 18, 2023.

ADJOURNMENT

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

The meeting adjourned at 8:02 pm.

Minutes taken by Ashley Wragge, Planning Technician

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

Minutes approved at the _____ Planning Commission Meeting.

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

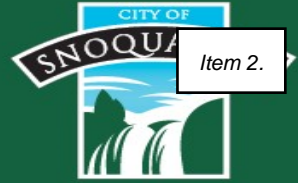
Jobs-to-housing balance: WAC 365-196-410: the number of jobs in a city or county relative to the number of housing units

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.

The City of Snoqualmie Comprehensive Plan 2024 Update The Housing Element

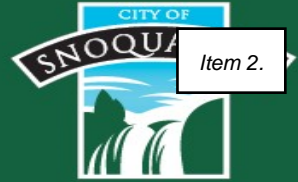


Overview of Planning Commission Meeting 09/05

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

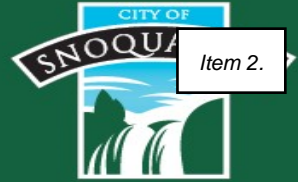


Tonight's Planning Commission Meeting

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

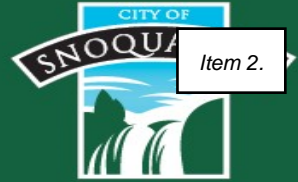


HB 1220 or 1337	
Other HB	
HSP	
MHA	

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

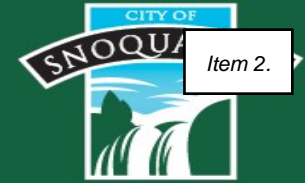


Continue to support low-income housing with exempt impact fees for development types, for example:

- 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

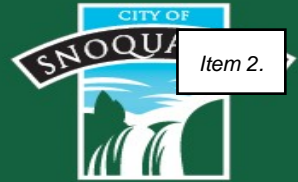


- Provide housing inspections and code compliance to ensure the **continued safety and viability of rental housing.**
- Allow for voluntary compliance efforts, which help property owners to bring existing housing into compliance and **avoid displacement through condemnation.**
- Consider recommendations 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	Green
Other HB	Grey
HSP	Light Blue
MHA	Yellow

Draft Housing Policies

Diverse Housing

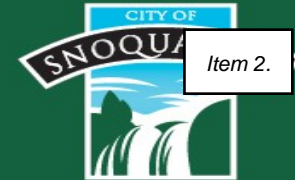


- Create a supportive environment for innovative housing that promotes City goals for affordability and housing to meet diverse household sizes, types and age ranges by considering flexibility in density and design standards.
- Allow accessory dwelling units and small-lot housing with regulations that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

HB 1220 or 1337	
Other HB	
HSP	
MHA	

Draft Housing Policies

Diverse Housing

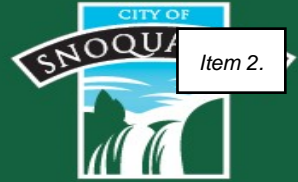


- In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.
- Support the siting and operating of emergency, transitional and permanent supportive housing, and ensure that sufficient land is 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

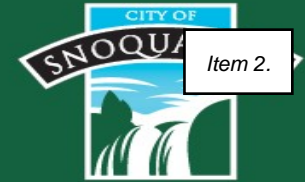
Diverse Housing



- 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	

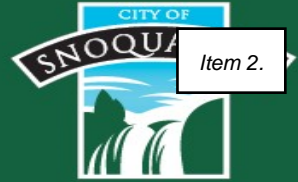
Draft Housing Policies Affordable Housing



- 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

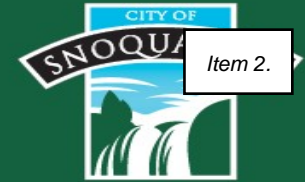


- Offer strategies and mechanisms such as density bonuses and, where allowed by law, tax waivers and relief from development fees, to encourage low, very low, and extremely low-income housing development.
- Utilize Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs. Consider offering favorable ground lease terms on city-owned land to CLTs.

HB 1220 or 1337	
Other HB	
HSP	
MHA	

Draft Housing Policies

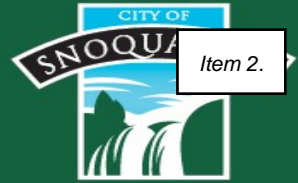
Sustainable Design and Construction



- 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	

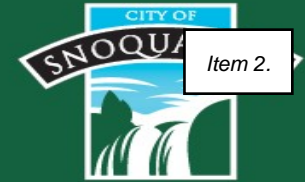
Draft Housing Policies Sustainable Design and Construction



- 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	

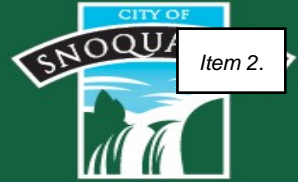
Draft Housing Policies Implementation Progress



- 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.

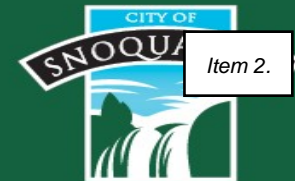
HB 1220 or 1337	
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HSP	
MHA	

Draft Housing Goals

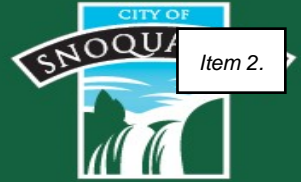


- A sufficient mix of housing types, sizes, costs and densities enables current and future citizens from all ranges of income levels, age groups and household make-ups to live within the City and provides housing to meet the needs of local employees.
- Maintain a sufficient amount of quality affordable 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





Emily Arteche, Director
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MEMORANDUM

To: Planning Commission
From: Emily Arteche, Director
Date: September 18th, 2023
Subject: Comprehensive Plan – Housing Element Policy Review

Background

The Washington Growth Management Act (GMA) requires King County and cities within King County to update their comprehensive plans on or before December 31, 2024. The housing chapter (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.

September 5th Planning Commission Meeting Overview:

At the previous Planning commission meeting held on September 5, 2023 staff and city consultants went over the draft policy updates. The presentation consisted of a brief overview of the presentation, an explanation and background to the policies. Commissioner requested more information as to how draft policies correlate to required new housing legislation.

September 18th Planning Commission Meeting Overview:

At the upcoming Planning Commission Meeting on September 18, 2023, Staff and city consultants will go over the rest of the housing element policy updates to the Comprehensive Plan. The presentation will consist of a brief overview of how to bring the policies into compliance with recent legislation, changes to the policies requested from the last meeting as well as a presentation of the remaining draft policies. The presentation will also include Key Definitions; **Exhibit 1** that explains key definitions found within the policies, as requested by the Commission. The draft policies shown are color coded according to House Bills and studies that influenced the presented drafted policies.

Analysis

The goal of these revisions is to improve clarity, remove duplicative language, update terminology, and reflect recent changes to the Growth Management Act and other laws, including House Bill 1241, **Exhibit 2** which requires a progress report to the Department of Commerce on affordability and availability. A large factor contributing to these revisions were the findings and recommendations from Snoqualmie’s Housing Strategy Plan, Middle Housing Analysis, and Housing Needs Assessment. Existing policies that are regulatory in nature (for example, those that include specific requirements for annexation proposals) have been recommended to be added to the Snoqualmie Municipal Code as a future implementation action.

HOUSE BILL 1241

State of Washington

67th Legislature

2021 Regular Session

By Representatives Duerr, Berg, Ortiz-Self, Bateman, Wicks, Macri, Harris-Talley, and Pollet

Read first time 01/18/21. Referred to Committee on Local Government.

1 AN ACT Relating to planning under the growth management act;
2 amending RCW 90.58.080 and 90.58.080; reenacting and amending RCW
3 36.70A.130; providing an effective date; and providing an expiration
4 date.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

6 **Sec. 1.** RCW 36.70A.130 and 2020 c 113 s 1 and 2020 c 20 s 1026
7 are each reenacted and amended to read as follows:

8 (1)(a) Each comprehensive land use plan and development
9 regulations shall be subject to continuing review and evaluation by
10 the county or city that adopted them. Except as otherwise provided, a
11 county or city shall take legislative action to review and, if
12 needed, revise its comprehensive land use plan and development
13 regulations to ensure the plan and regulations comply with the
14 requirements of this chapter according to the deadlines in
15 subsections (4) and (5) of this section.

16 (b) Except as otherwise provided, a county or city not planning
17 under RCW 36.70A.040 shall take action to review and, if needed,
18 revise its policies and development regulations regarding critical
19 areas and natural resource lands adopted according to this chapter to
20 ensure these policies and regulations comply with the requirements of
21 this chapter according to the deadlines in subsections (4) and (5) of

1 this section. Legislative action means the adoption of a resolut
2 or ordinance following notice and a public hearing indicating at a
3 minimum, a finding that a review and evaluation has occurred and
4 identifying the revisions made, or that a revision was not needed and
5 the reasons therefor.

6 (c) The review and evaluation required by this subsection shall
7 include, but is not limited to, consideration of critical area
8 ordinances and, if planning under RCW 36.70A.040, an analysis of the
9 population allocated to a city or county from the most recent ten-
10 year population forecast by the office of financial management.

11 (d) Any amendment of or revision to a comprehensive land use plan
12 shall conform to this chapter. Any amendment of or revision to
13 development regulations shall be consistent with and implement the
14 comprehensive plan.

15 (2)(a) Each county and city shall establish and broadly
16 disseminate to the public a public participation program consistent
17 with RCW 36.70A.035 and 36.70A.140 that identifies procedures and
18 schedules whereby updates, proposed amendments, or revisions of the
19 comprehensive plan are considered by the governing body of the county
20 or city no more frequently than once every year. "Updates" means to
21 review and revise, if needed, according to subsection (1) of this
22 section, and the deadlines in subsections (4) and (5) of this section
23 or in accordance with the provisions of subsection (6) of this
24 section. Amendments may be considered more frequently than once per
25 year under the following circumstances:

26 (i) The initial adoption of a subarea plan. Subarea plans adopted
27 under this subsection (2)(a)(i) must clarify, supplement, or
28 implement jurisdiction-wide comprehensive plan policies, and may only
29 be adopted if the cumulative impacts of the proposed plan are
30 addressed by appropriate environmental review under chapter 43.21C
31 RCW;

32 (ii) The development of an initial subarea plan for economic
33 development located outside of the one hundred year floodplain in a
34 county that has completed a state-funded pilot project that is based
35 on watershed characterization and local habitat assessment;

36 (iii) The adoption or amendment of a shoreline master program
37 under the procedures set forth in chapter 90.58 RCW;

38 (iv) The amendment of the capital facilities element of a
39 comprehensive plan that occurs concurrently with the adoption or
40 amendment of a county or city budget; or

1 (v) The adoption of comprehensive plan amendments necessary
2 enact a planned action under RCW 43.21C.440, provided that amendments
3 are considered in accordance with the public participation program
4 established by the county or city under this subsection (2)(a) and
5 all persons who have requested notice of a comprehensive plan update
6 are given notice of the amendments and an opportunity to comment.

7 (b) Except as otherwise provided in (a) of this subsection, all
8 proposals shall be considered by the governing body concurrently so
9 the cumulative effect of the various proposals can be ascertained.
10 However, after appropriate public participation a county or city may
11 adopt amendments or revisions to its comprehensive plan that conform
12 with this chapter whenever an emergency exists or to resolve an
13 appeal of a comprehensive plan filed with the growth management
14 hearings board or with the court.

15 (3)(a) Each county that designates urban growth areas under RCW
16 36.70A.110 shall review, according to the schedules established in
17 subsections (4) and (5) of this section, its designated urban growth
18 area or areas, and the densities permitted within both the
19 incorporated and unincorporated portions of each urban growth area.
20 In conjunction with this review by the county, each city located
21 within an urban growth area shall review the densities permitted
22 within its boundaries, and the extent to which the urban growth
23 occurring within the county has located within each city and the
24 unincorporated portions of the urban growth areas.

25 (b) The county comprehensive plan designating urban growth areas,
26 and the densities permitted in the urban growth areas by the
27 comprehensive plans of the county and each city located within the
28 urban growth areas, shall be revised to accommodate the urban growth
29 projected to occur in the county for the succeeding twenty-year
30 period. The review required by this subsection may be combined with
31 the review and evaluation required by RCW 36.70A.215.

32 (4) Except as otherwise provided in subsections (6) and (8) of
33 this section, counties and cities shall take action to review and, if
34 needed, revise their comprehensive plans and development regulations
35 to ensure the plan and regulations comply with the requirements of
36 this chapter as follows:

37 (a) On or before June 30, 2015, for King, Pierce, and Snohomish
38 counties and the cities within those counties;

1 (b) On or before June 30, 2016, for Clallam, Clark, Isla
2 Jefferson, Kitsap, Mason, San Juan, Skagit, Thurston, and Whatcom
3 counties and the cities within those counties;

4 (c) On or before June 30, 2017, for Benton, Chelan, Cowlitz,
5 Douglas, Kittitas, Lewis, Skamania, Spokane, and Yakima counties and
6 the cities within those counties; and

7 (d) On or before June 30, 2018, for Adams, Asotin, Columbia,
8 Ferry, Franklin, Garfield, Grant, Grays Harbor, Klickitat, Lincoln,
9 Okanogan, Pacific, Pend Oreille, Stevens, Wahkiakum, Walla Walla, and
10 Whitman counties and the cities within those counties.

11 (5) (a) Except as otherwise provided in subsections (6) and (8) of
12 this section, following the review of comprehensive plans and
13 development regulations required by subsection (4) of this section,
14 counties and cities shall take action to review and, if needed,
15 revise their comprehensive plans and development regulations to
16 ensure the plan and regulations comply with the requirements of this
17 chapter as follows:

18 ~~((a))~~ (i) On or before June 30, 2024, and every ~~((eight))~~ ten
19 years thereafter, for King, Kitsap, Pierce, and Snohomish counties
20 and the cities within those counties;

21 ~~((b))~~ (ii) On or before June 30, 2025, and every ~~((eight))~~ ten
22 years thereafter, for Clallam, Clark, Island, Jefferson, Lewis,
23 Mason, San Juan, Skagit, Thurston, and Whatcom counties and the
24 cities within those counties;

25 ~~((c))~~ (iii) On or before June 30, 2026, and every ~~((eight))~~ ten
26 years thereafter, for Benton, Chelan, Cowlitz, Douglas, Franklin,
27 Kittitas, Skamania, Spokane, Walla Walla, and Yakima counties and the
28 cities within those counties; and

29 ~~((d))~~ (iv) On or before June 30, 2027, and every ~~((eight))~~ ten
30 years thereafter, for Adams, Asotin, Columbia, Ferry, Garfield,
31 Grant, Grays Harbor, Klickitat, Lincoln, Okanogan, Pacific, Pend
32 Oreille, Stevens, Wahkiakum, and Whitman counties and the cities
33 within those counties.

34 (b) By no later than December 31st of the year following adoption
35 of a comprehensive plan after January 1, 2024, and annually
36 thereafter, each county and city planning under RCW 36.70A.040 with a
37 population of 7,500 or more shall create an annual work program for
38 implementing its comprehensive plan. The work program shall describe
39 the development regulations and nonregulatory measures, including
40 actions for acquiring and spending money in support of the work

1 program, which are to be considered in the upcoming year, as well
2 those measures and actions which were considered and acted upon in
3 the current year-to-date.

4 (6) (a) Nothing in this section precludes a county or city from
5 conducting the review and evaluation required by this section before
6 the deadlines established in subsections (4) and (5) of this section.
7 Counties and cities may begin this process early and may be eligible
8 for grants from the department, subject to available funding, if they
9 elect to do so.

10 (b) A county that is subject to a deadline established in
11 subsection (5) (a) (~~((ii) through (iv) [(b) through (d)])~~) of this
12 section and meets the following criteria may comply with the
13 requirements of this section at any time within the twenty-four
14 months following the deadline established in subsection (5) of this
15 section: The county has a population of less than fifty thousand and
16 has had its population increase by no more than seventeen percent in
17 the ten years preceding the deadline established in subsection (5) of
18 this section as of that date.

19 (c) A city that is subject to a deadline established in
20 subsection (5) (a) (~~((ii) through (iv) [(b) through (d)])~~) of this
21 section and meets the following criteria may comply with the
22 requirements of this section at any time within the twenty-four
23 months following the deadline established in subsection (5) of this
24 section: The city has a population of no more than five thousand and
25 has had its population increase by the greater of either no more than
26 one hundred persons or no more than seventeen percent in the ten
27 years preceding the deadline established in subsection (5) of this
28 section as of that date.

29 (d) State agencies are encouraged to provide technical assistance
30 to the counties and cities in the review of critical area ordinances,
31 comprehensive plans, and development regulations.

32 (7) (a) The requirements imposed on counties and cities under this
33 section shall be considered "requirements of this chapter" under the
34 terms of RCW 36.70A.040(1). Only those counties and cities that meet
35 the following criteria may receive grants, loans, pledges, or
36 financial guarantees under chapter 43.155 or 70A.135 RCW:

- 37 (i) Complying with the deadlines in this section; or
- 38 (ii) Demonstrating substantial progress towards compliance with
- 39 the schedules in this section for development regulations that
- 40 protect critical areas.

(b) A county or city that is fewer than twelve months out compliance with the schedules in this section for development regulations that protect critical areas is making substantial progress towards compliance. Only those counties and cities in compliance with the schedules in this section may receive preference for grants or loans subject to the provisions of RCW 43.17.250.

(8) (a) Except as otherwise provided in (c) of this subsection, if a participating watershed is achieving benchmarks and goals for the protection of critical areas functions and values, the county is not required to update development regulations to protect critical areas as they specifically apply to agricultural activities in that watershed.

(b) A county that has made the election under RCW 36.70A.710(1) may only adopt or amend development regulations to protect critical areas as they specifically apply to agricultural activities in a participating watershed if:

(i) A work plan has been approved for that watershed in accordance with RCW 36.70A.725;

(ii) The local watershed group for that watershed has requested the county to adopt or amend development regulations as part of a work plan developed under RCW 36.70A.720;

(iii) The adoption or amendment of the development regulations is necessary to enable the county to respond to an order of the growth management hearings board or court;

(iv) The adoption or amendment of development regulations is necessary to address a threat to human health or safety; or

(v) Three or more years have elapsed since the receipt of funding.

(c) Beginning ten years from the date of receipt of funding, a county that has made the election under RCW 36.70A.710(1) must review and, if necessary, revise development regulations to protect critical areas as they specifically apply to agricultural activities in a participating watershed in accordance with the review and revision requirements and timeline in subsection (5) of this section. This subsection (8)(c) does not apply to a participating watershed that has determined under RCW 36.70A.720(2)(c)(ii) that the watershed's goals and benchmarks for protection have been met.

(9) (a) Counties subject to planning deadlines established in subsection (5) (a) and (b) of this section, and cities within those counties, must provide to the department an implementation progress

1 report detailing the progress they have achieved in implement
2 their comprehensive plan five years after the review and revision of
3 their comprehensive plan.

4 (b) The department shall adopt rules for indicators, measures,
5 milestones, and criteria for use by counties and cities in the
6 implementation progress report. At a minimum, these indicators,
7 measures, milestones, and criteria must cover:

8 (i) Housing affordability and availability within the
9 jurisdiction;

10 (ii) Permit processing timelines;

11 (iii) The protection of critical areas and the use of best
12 available science;

13 (iv) The jurisdiction's response to new statutory changes adopted
14 since the previous comprehensive plan update; and

15 (v) Achieving any required reductions to meet greenhouse gas
16 reduction and vehicle miles traveled requirements.

17 (c) Counties and cities subject to the review and evaluation
18 program requirements in RCW 36.70A.215 must include in the
19 implementation progress report an identification of inconsistencies
20 found during the review and evaluation between what has occurred
21 since the adoption of the countywide planning policies and the county
22 and city comprehensive plans and development regulations and what was
23 envisioned in those policies and plans and the planning goals and the
24 requirements of this chapter.

25 (d) If a city or county has not implemented statutory changes
26 adopted since the most recent periodic update in their comprehensive
27 plan or development regulations by the due date for the
28 implementation progress report, the city or county must identify the
29 need for such changes in the implementation progress report, and must
30 include necessary changes in the implementation work program required
31 under this section. Cities and counties must then adopt any necessary
32 changes within two years of submission for the implementation
33 progress report.

34 **Sec. 2.** RCW 90.58.080 and 2011 c 353 s 13 are each amended to
35 read as follows:

36 (1) Local governments shall develop or amend a master program for
37 regulation of uses of the shorelines of the state consistent with the
38 required elements of the guidelines adopted by the department in
39 accordance with the schedule established by this section.

1 (2) (a) Subject to the provisions of subsections (5) and (6)
2 this section, each local government subject to this chapter shall
3 develop or amend its master program for the regulation of uses of
4 shorelines within its jurisdiction according to the following
5 schedule:

6 (i) On or before December 1, 2005, for the city of Port Townsend,
7 the city of Bellingham, the city of Everett, Snohomish county, and
8 Whatcom county;

9 (ii) On or before December 1, 2009, for King county and the
10 cities within King county greater in population than ten thousand;

11 (iii) Except as provided by (a) (i) and (ii) of this subsection,
12 on or before December 1, 2011, for Clallam, Clark, Jefferson, King,
13 Kitsap, Pierce, Snohomish, Thurston, and Whatcom counties and the
14 cities within those counties;

15 (iv) On or before December 1, 2012, for Cowlitz, Island, Lewis,
16 Mason, San Juan, Skagit, and Skamania counties and the cities within
17 those counties;

18 (v) On or before December 1, 2013, for Benton, Chelan, Douglas,
19 Grant, Kittitas, Spokane, and Yakima counties and the cities within
20 those counties; and

21 (vi) On or before December 1, 2014, for Adams, Asotin, Columbia,
22 Ferry, Franklin, Garfield, Grays Harbor, Klickitat, Lincoln,
23 Okanogan, Pacific, Pend Oreille, Stevens, Wahkiakum, Walla Walla, and
24 Whitman counties and the cities within those counties.

25 (b) Nothing in this subsection (2) shall preclude a local
26 government from developing or amending its master program prior to
27 the dates established by this subsection (2).

28 (3) (a) Following approval by the department of a new or amended
29 master program, local governments required to develop or amend master
30 programs on or before December 1, 2009, as provided by subsection
31 (2) (a) (i) and (ii) of this section, shall be deemed to have complied
32 with the schedule established by subsection (2) (a) (iii) of this
33 section and shall not be required to complete master program
34 amendments until the applicable dates established by subsection
35 (4) (b) of this section. Any jurisdiction listed in subsection
36 (2) (a) (i) of this section that has a new or amended master program
37 approved by the department on or after March 1, 2002, but before July
38 27, 2003, shall not be required to complete master program amendments
39 until the applicable date provided by subsection (4) (b) of this
40 section.

1 (b) Following approval by the department of a new or amend
2 master program, local governments choosing to develop or amend master
3 programs on or before December 1, 2009, shall be deemed to have
4 complied with the schedule established by subsection (2)(a)(iii)
5 through (vi) of this section and shall not be required to complete
6 master program amendments until the applicable dates established by
7 subsection (4)(b) of this section.

8 (4)(a) Following the updates required by subsection (2) of this
9 section, local governments shall conduct a review of their master
10 programs at least once every (~~eight~~) ten years as required by (b)
11 of this subsection. Following the review required by this subsection
12 (4), local governments shall, if necessary, revise their master
13 programs. The purpose of the review is:

14 (i) To assure that the master program complies with applicable
15 law and guidelines in effect at the time of the review; and

16 (ii) To assure consistency of the master program with the local
17 government's comprehensive plan and development regulations adopted
18 under chapter 36.70A RCW, if applicable, and other local
19 requirements.

20 (b) Counties and cities shall take action to review and, if
21 necessary, revise their master programs as required by (a) of this
22 subsection as follows:

23 (i) On or before June 30, 2019, and every (~~eight~~) ten years
24 thereafter, for King, Pierce, and Snohomish counties and the cities
25 within those counties;

26 (ii) On or before June 30, 2020, and every (~~eight~~) ten years
27 thereafter, for Clallam, Clark, Island, Jefferson, Kitsap, Mason, San
28 Juan, Skagit, Thurston, and Whatcom counties and the cities within
29 those counties;

30 (iii) On or before June 30, 2021, and every (~~eight~~) ten years
31 thereafter, for Benton, Chelan, Cowlitz, Douglas, (~~Grant,~~)
32 Kittitas, Lewis, Skamania, Spokane, and Yakima counties and the
33 cities within those counties; and

34 (iv) On or before June 30, 2022, and every (~~eight~~) ten years
35 thereafter, for Adams, Asotin, Columbia, Ferry, Franklin, Garfield,
36 Grant, Grays Harbor, Klickitat, Lincoln, Okanogan, Pacific, Pend
37 Oreille, Stevens, Wahkiakum, Walla Walla, and Whitman counties and
38 the cities within those counties.

39 (5) In meeting the update requirements of subsection (2) of this
40 section, local governments are encouraged to begin the process of

1 developing or amending their master programs early and are eligi
2 for grants from the department as provided by RCW 90.58.250, subject
3 to available funding. Except for those local governments listed in
4 subsection (2)(a)(i) and (ii) of this section, the deadline for
5 completion of the new or amended master programs shall be two years
6 after the date the grant is approved by the department. Subsequent
7 master program review dates shall not be altered by the provisions of
8 this subsection.

9 (6) In meeting the update requirements of subsection (2) of this
10 section, the following shall apply:

11 (a) Grants to local governments for developing and amending
12 master programs pursuant to the schedule established by this section
13 shall be provided at least two years before the adoption dates
14 specified in subsection (2) of this section. To the extent possible,
15 the department shall allocate grants within the amount appropriated
16 for such purposes to provide reasonable and adequate funding to local
17 governments that have indicated their intent to develop or amend
18 master programs during the biennium according to the schedule
19 established by subsection (2) of this section. Any local government
20 that applies for but does not receive funding to comply with the
21 provisions of subsection (2) of this section may delay the
22 development or amendment of its master program until the following
23 biennium.

24 (b) Local governments with delayed compliance dates as provided
25 in (a) of this subsection shall be the first priority for funding in
26 subsequent biennia, and the development or amendment compliance
27 deadline for those local governments shall be two years after the
28 date of grant approval.

29 (c) Failure of the local government to apply in a timely manner
30 for a master program development or amendment grant in accordance
31 with the requirements of the department shall not be considered a
32 delay resulting from the provisions of (a) of this subsection.

33 (7) In meeting the update requirements of subsection (2) of this
34 section, all local governments subject to the requirements of this
35 chapter that have not developed or amended master programs on or
36 after March 1, 2002, shall, no later than December 1, 2014, develop
37 or amend their master programs to comply with guidelines adopted by
38 the department after January 1, 2003.

39 (8) In meeting the update requirements of subsection (2) of this
40 section, local governments may be provided an additional year beyond

1 the deadlines in this section to complete their master program
2 amendment. The department shall grant the request if it determines
3 that the local government is likely to adopt or amend its master
4 program within the additional year.

5 **Sec. 3.** RCW 90.58.080 and 2020 c 113 s 2 are each amended to
6 read as follows:

7 (1) Local governments shall develop or amend a master program for
8 regulation of uses of the shorelines of the state consistent with the
9 required elements of the guidelines adopted by the department in
10 accordance with the schedule established by this section.

11 (2)(a) Subject to the provisions of subsections (5) and (6) of
12 this section, each local government subject to this chapter shall
13 develop or amend its master program for the regulation of uses of
14 shorelines within its jurisdiction according to the following
15 schedule:

16 (i) On or before December 1, 2005, for the city of Port Townsend,
17 the city of Bellingham, the city of Everett, Snohomish county, and
18 Whatcom county;

19 (ii) On or before December 1, 2009, for King county and the
20 cities within King county greater in population than ten thousand;

21 (iii) Except as provided by (a)(i) and (ii) of this subsection,
22 on or before December 1, 2011, for Clallam, Clark, Jefferson, King,
23 Kitsap, Pierce, Snohomish, Thurston, and Whatcom counties and the
24 cities within those counties;

25 (iv) On or before December 1, 2012, for Cowlitz, Island, Lewis,
26 Mason, San Juan, Skagit, and Skamania counties and the cities within
27 those counties;

28 (v) On or before December 1, 2013, for Benton, Chelan, Douglas,
29 Grant, Kittitas, Spokane, and Yakima counties and the cities within
30 those counties; and

31 (vi) On or before December 1, 2014, for Adams, Asotin, Columbia,
32 Ferry, Franklin, Garfield, Grays Harbor, Klickitat, Lincoln,
33 Okanogan, Pacific, Pend Oreille, Stevens, Wahkiakum, Walla Walla, and
34 Whitman counties and the cities within those counties.

35 (b) Nothing in this subsection (2) shall preclude a local
36 government from developing or amending its master program prior to
37 the dates established by this subsection (2).

38 (3)(a) Following approval by the department of a new or amended
39 master program, local governments required to develop or amend maste

1 programs on or before December 1, 2009, as provided by subject
2 (2)(a)(i) and (ii) of this section, shall be deemed to have complied
3 with the schedule established by subsection (2)(a)(iii) of this
4 section and shall not be required to complete master program
5 amendments until the applicable dates established by subsection
6 (4)(b) of this section. Any jurisdiction listed in subsection
7 (2)(a)(i) of this section that has a new or amended master program
8 approved by the department on or after March 1, 2002, but before July
9 27, 2003, shall not be required to complete master program amendments
10 until the applicable date provided by subsection (4)(b) of this
11 section.

12 (b) Following approval by the department of a new or amended
13 master program, local governments choosing to develop or amend master
14 programs on or before December 1, 2009, shall be deemed to have
15 complied with the schedule established by subsection (2)(a)(iii)
16 through (vi) of this section and shall not be required to complete
17 master program amendments until the applicable dates established by
18 subsection (4)(b) of this section.

19 (4)(a) Following the updates required by subsection (2) of this
20 section, local governments shall conduct a review of their master
21 programs at least once every (~~eight~~) ten years as required by (b)
22 of this subsection. Following the review required by this subsection
23 (4), local governments shall, if necessary, revise their master
24 programs. The purpose of the review is:

25 (i) To assure that the master program complies with applicable
26 law and guidelines in effect at the time of the review; and

27 (ii) To assure consistency of the master program with the local
28 government's comprehensive plan and development regulations adopted
29 under chapter 36.70A RCW, if applicable, and other local
30 requirements.

31 (b) Counties and cities shall take action to review and, if
32 necessary, revise their master programs as required by (a) of this
33 subsection as follows:

34 (i) On or before June 30, (~~2028~~) 2029, and every (~~eight~~) ten
35 years thereafter, for King, Kitsap, Pierce, and Snohomish counties
36 and the cities within those counties;

37 (ii) On or before June 30, (~~2029~~) 2030, and every (~~eight~~) ten
38 years thereafter, for Clallam, Clark, Island, Jefferson, Lewis,
39 Mason, San Juan, Skagit, Thurston, and Whatcom counties and the
40 cities within those counties;

1 (iii) On or before June 30, (~~(2030)~~) 2031, and every (~~(eight)~~) ten
2 ten years thereafter, for Benton, Chelan, Cowlitz, Douglas, Franklin,
3 Kittitas, Skamania, Spokane, Walla Walla, and Yakima counties and the
4 cities within those counties; and

5 (iv) On or before June 30, (~~(2031)~~) 2032, and every (~~(eight)~~) ten
6 years thereafter, for Adams, Asotin, Columbia, Ferry, Garfield,
7 Grant, Grays Harbor, Klickitat, Lincoln, Okanogan, Pacific, Pend
8 Oreille, Stevens, Wahkiakum, and Whitman counties and the cities
9 within those counties.

10 (5) In meeting the review requirements of subsection (4) of this
11 section, local governments are encouraged to begin the process of
12 developing or amending their master programs early and are eligible
13 for grants from the department as provided by RCW 90.58.250, subject
14 to available funding. Except for those local governments listed in
15 subsection (2)(a)(i) and (ii) of this section, the deadline for
16 completion of the new or amended master programs shall be two years
17 after the date the grant is approved by the department. Subsequent
18 master program review dates shall not be altered by the provisions of
19 this subsection.

20 (6) In meeting the review requirements of subsection (4) of this
21 section, the following shall apply:

22 (a) Grants to local governments for reviewing master programs
23 pursuant to the schedule established by this section shall be
24 provided at least two years before the adoption dates specified in
25 subsection (4) of this section. To the extent possible, the
26 department shall allocate grants within the amount appropriated for
27 such purposes to provide reasonable and adequate funding to local
28 governments that have indicated their intent to develop or amend
29 master programs during the biennium according to the schedule
30 established by subsection (4) of this section. Any local government
31 that applies for but does not receive funding to comply with the
32 provisions of subsection (4) of this section may delay the
33 development or amendment of its master program until the following
34 biennium.

35 (b) Local governments with delayed compliance dates as provided
36 in (a) of this subsection shall be the first priority for funding in
37 subsequent biennia, and the periodic review compliance deadline for
38 those local governments shall be two years after the date of grant
39 approval.

1 (c) Failure of the local government to apply in a timely man
2 for a master program development or amendment grant in accordance
3 with the requirements of the department shall not be considered a
4 delay resulting from the provisions of (a) of this subsection.

5 (7) In meeting the update requirements of subsection (2) of this
6 section, all local governments subject to the requirements of this
7 chapter that have not developed or amended master programs on or
8 after March 1, 2002, shall, no later than December 1, 2014, develop
9 or amend their master programs to comply with guidelines adopted by
10 the department after January 1, 2003.

11 (8) In meeting the review requirements of subsection (4) of this
12 section, local governments may be provided an additional year beyond
13 the deadlines in this section to complete their master program or
14 amendment. The department shall grant the request if it determines
15 that the local government is likely to adopt or amend its master
16 program within the additional year.

17 NEW SECTION. **Sec. 4.** Section 2 of this act expires July 1,
18 2025.

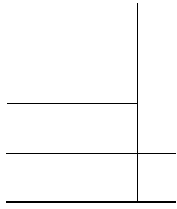
19 NEW SECTION. **Sec. 5.** Section 3 of this act takes effect July 1,
20 2025.

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Draft Planning Commission Schedule

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

	2023															
19-Dec	3-Jan	17-Jan	6-Feb	20-Feb	6-Mar	20-Mar	3-Apr	17-Apr	1-May	15-May	1-Jun	20-Jun	3-Jul	17-Jul	7-Aug	21-Aug
		Joint CDC Planning Commission HAR														
	DRB: Roundhouse	DRB: Roundhouse														



Project Name

Historic Design Review
Design Review
Discussion Item: Planning Commissioner interest

Notes:

As Needed
As Needed
As Needed

Agenda Items	2023							
	17-Jul	7-Aug	21-Aug	5-Sep	18-Sep	2-Oct	23-Oct	6-Nov
Comprehensive Plan Review								
Housing			Introduction Housing	Housing Discussion	Housing Discussion			
Land Use	Land Use Goals and Policies	Land Use Goals and Policies						
Environment								
Transportation						Intro to Transportation		
Community Character Parks and Open Space								
Economic Development			Economic Development Goals and Polices					
Design Review / Historic Design Review								
Training								
Other Staff/Chair comments items								

Code Amendments	Accessory Dwelling Units (ADUs)	ADUs (Public Hearing)	ADUs (cont Public Hearing)			Mixed-Use Final Plan Amendment	Mixed-Use Final Plan Amendment	
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Key

Public Hearing/Action

Discussion

Training

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Center Blvd Retail Waivers		
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Planning Commission Work Program

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

2023 WORK PROGRAM ITEMS		
TOPIC	DATE	STAFF
Comprehensive Plan Update	Throughout 2023	
	TBD	
Multi-Family Tax Exemption program	By Nov. 2023	
Snoqualmie Ridge Mixed Use Final Plan Amend – Center Blvd Retail Uses	Beginning Oct 2023	

2024 WORK PROGRAM ITEMS		
TOPIC	DATE	STAFF
Comprehensive Plan Update	Throughout 2024	
Historic Preservation Code Revisions	Early 2024	
Snoqualmie Mill Design Standards	TBD	
Wireless Code update	TBD	
Sign Code update	TBD	
Updates to Code RE: Temp & Emergency Housing	Early 2024	