



PLANNING COMMISSION REGULAR MEETING

Monday, July 15, 2024, at 7:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMISSIONERS

Chair: Luke Marusiak

Vice Chair: Andre Testman

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

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 June, 3 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.](#) Critical Areas Ordinance Update

OTHER BUSINESS

3. Historic Training

Items of Planning Commissioner Interest

Upcoming Schedule

[4.](#) Work Program

[5.](#) Future Agenda List

ADJOURNMENT



PLANNING COMMISSION MINUTES

REGULAR HYBRID MEETING

June 03, 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, Ashleigh Kilcup, Darrell Lambert, Steve Smith, and Michael Krohn were present.

City Staff:

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

PUBLIC COMMENT

No comments.

AGENDA APPROVAL

Agenda unanimously approved.

MINUTES

May 20, 2024 minutes were approved unanimously.

COUNCIL LIASION UPDATE

Council approved the Environment Element. Sidewalk addition on 384th avenue. Community center expansion cost update and impending vote.

PUBLIC HEARING

No public hearing.

DESIGN REVIEW BOARD

No design review.

LEGISLATIVE/POLICY ITEMS/ REGULATIONS

Climate Change Element Introduction

Introduction presentation that covers a general overview on new legislation requiring a climate element, resilience sub-element, GHG reduction sub-element, and community engagement.

Retail District Overlay Boundaries

Staff overviewed the proposed amendment to the current recommendation. The amendment removes a section of the current retail district overlay. Unanimous approval to amend the proposal and make the amendment part of the recommendation.

OTHER BUSINESS

Training- Historic Preservation

Presented part of a video recording from local historian, Dave Batty.

Planning Commission Interest

Upcoming Schedule

Future Agenda List

Work Program

The next meeting will be on Monday, July 1, 2024.

ADJOURNMENT

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

The meeting adjourned at 8:22 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.



Community Development Department

Item 2.

Emily Arteche, Community Development Director

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Snoqualmie, Washington 98065

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MEMORANDUM

To: Planning Commission
From: Emily Arteche, Community Development Director
Date: July 15, 2024
Subject: Critical Areas Update Introduction

Introduction:

The Washington Growth Management Act (GMA) requires cities to update their critical area ordinance or before December 31, 2024. Counties and cities have an additional 1-year extension, beyond the periodic update deadline, to complete the review and update of the Critical Areas Ordinance (CAO Update) pursuant to RCW 36.70A.130(7)(b). All critical areas must be designated, and functions and values protected using the best available scientific, (BAS) information.

The City's updated regulations should consider increased conservation and protection measures that may be necessary to preserve or enhance anadromous fisheries which are intended to preserve the natural environment, maintain fish and wildlife habitat, and protect drinking water.

In addition to updated critical area regulations the City will also update related flood hazard regulation in Chapter 15.12.

Background:

The City of Snoqualmie critical area codes are regulated by [SMC 19.12](#) and last updated by Ordinance 1176 in 2016. The Planning Commission recently completed draft Environmental Goals and Policies in March 2024, which included recommended policies for the use of Best Available Science, the protection of anadromous fisheries, the restoration and maintenance of riparian management zones and their buffers, and for the protection of the City's environmental critical areas.

Along with the update the City will also including updates to related flood hazard regulation in Chapter 15.12. Department of Commerce provided a Critical Area Handbook; a complete guidance document for updating the regulations. This [2023 publication](#), addresses the following: Wetlands rating system, Voluntary Stewardship Program, agricultural activities, FEMA Biological

Opinion, availability of LiDAR, monitoring and adaptive management, a salmon recovery roadmap, and other issues.

Analysis:

A draft ordinance and draft code amendment will be prepared for Planning Commission review at a subsequent meeting, along with public outreach/public hearing. Updates to Snoqualmie Municipal Code will also include updates to the City’s Flood Hazard Regulations, [SMC 15.12](#). Statutory requirements for the updates are defined in RCW 36.70A.030(5) and through Federal Emergency Management Agency (FEMA) which includes five types of critical areas:

| |
|--|
| 1. Wetlands. |
| 2. Areas with a critical recharging effect on aquifers used for potable water. |
| 3. Frequently flooded areas. |
| 4. Geologically hazardous areas. |
| 5. Fish and wildlife habitat conservation areas. |

Next Steps

An introduction to updating the City of Snoqualmie critical areas ordinance will be presented to the Commission by the City’s Consulting Senior Scientist, Jeff Gray. Otak. After the presentation time will be allocated for questions and answers.

Best Available Science Review and City Code Updates (SMC 19.12 – Critical Areas)

2044 Comprehensive Plan Update

- Streams & Riparian Zones (SMC 19.21.160)
- Wetlands (SMC 19.12.170)
- Frequently Flooded Areas (SMC 19.12.150) and Flood Hazard Regulations (SMC 15.12)
- Administrative updates (e.g., definitions, code references)

Best Available Science Review and City Code Updates (SMC 19.12 – Critical Areas)

2044 Comprehensive Plan Update

- Current Streams Code (SMC 19.21.160)
 - SMC Table 19.12.160-1 for Standard Buffers (25' – 200')
 - Allows for increased buffer widths (SMC 19.12.090)

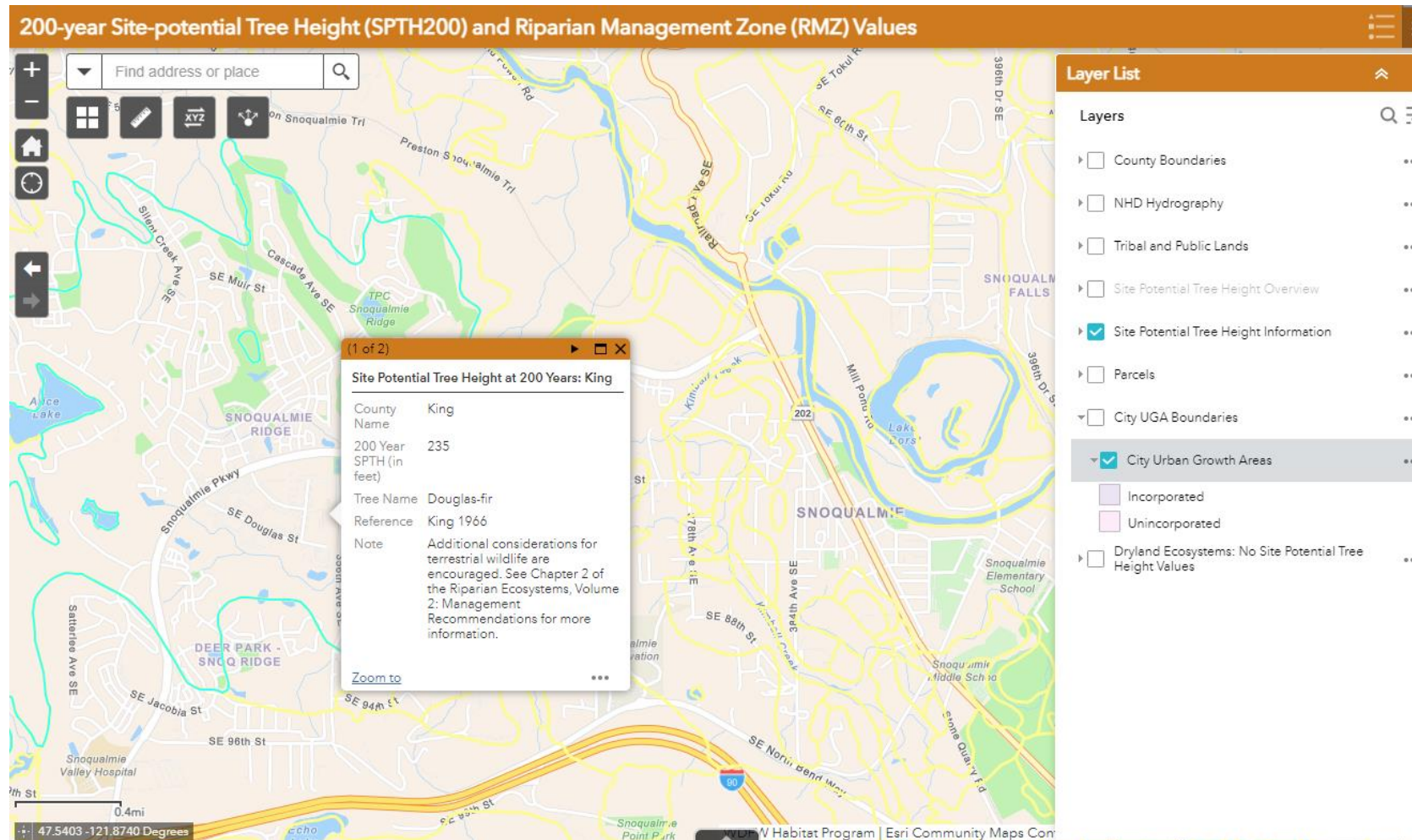
BAS: Volume 1: Science Synthesis and Management Implications (Quinn et al. 2020) and *Volume 2: Management Recommendations* (Rentz et al. 2020)

- Riparian Management Zones (RMZs)
- Site Potential Tree Height (SPTH) and Desired Future Condition (DFC)
- Climax tree height (+200 years) and soil types
- 100' (minimum) to 240' RMZs

Best Available Science Review and City Code Updates (SMC 19.12 – Critical Areas)

WDFW Riparian Ecosystems Maps and Assistance

Item 2.



Best Available Science Review and City Code Updates (SMC 19.12 – Critical Areas)

2044 Comprehensive Plan Update

| Current Code (19.12.160-1) | | WDFW/BAS | |
|---|--------------|-----------------------|--------------------------|
| Stream Classification | Buffer Width | Stream Classification | Buffer Width |
| Class 1 streams and Class 2 streams with anadromous salmonids | 100' | Type S | 210' – 235' (SMP = 200') |
| Class 2 | 75' | Type F | 210' – 235' |
| Class 3 | 50' | Type Np | 100' – 235' |
| Class 4 | 25 | Type Ns | 100' – 235' |
| Snoqualmie River SF and RB within Natural Shoreline Env. | 200' | | 210' – 235' |
| Snoqualmie River within Urban Riverfront Env. | 25' | | 210' – 235' |

Wetlands (SMC 19.12.170)

Allowed Uses, Exemptions, and Exceptions: remove Cat 3/4, <1k SF exemption

Impacts and Mitigation Ratios: Direct and Indirect

- (2021 Interagency Manual: Wetland Mitigation in WA State, Part 1: Agency Policies and Guidance, Version 2 – Ecology, USACE, EPA)

Wetland Buffers: align with Ecology's Wetland Guidance for Critical Areas Ordinance (CAO) Updates (2022)

- Buffer reduction/enhancement versus averaging
- Functionally disconnected buffers

Buffer widths, options – land use intensity, habitat corridor, ratings/scores, minimization measures

Frequently Flooded Areas (SMC 19.12.150) and Flood hazard Regulations (SMC 15.12)

FEMA compliance is required; used as baseline

40% of NFIP claims from 2017-19 for properties outside of FEMA mapped flood zones

King County applies FEMA regulations and additional protections by regulating areas 3' above FEMA minimums (e.g., Flood protection elevation)



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Planning Commission Work Program

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

| 2024 WORK PROGRAM ITEMS | | |
|---|------------------|--------|
| TOPIC | DATE | STAFF |
| Comprehensive Plan Update | Q1-4 | Emily |
| Snoqualmie Ridge Mixed Use Final Plan Amend – Center Blvd Retail Uses | Q1-Q3 | Andrew |
| Code Amendment Temporary & Emergency Housing | Q1-2 | Andrew |
| Climate Change Element | Q2 and thru 2025 | Emily |
| Historic Design Review Board Training | Q2 | Ashley |
| Code Amendment Critical Areas Ordinance, Flood Improvement Permit | Q2-4 | Emily |
| Retail Code Amendments | Q2-4 | Andrew |
| Snoqualmie Mill Design Standards | Q3 | Andrew |
| Climate Change Element | Q2 and thru 2025 | Emily |
| Citywide Development Standards | Q3 | Andrew |

| FUTURE WORK PROGRAM ITEMS | | |
|--------------------------------------|------|-------|
| TOPIC | DATE | STAFF |
| Code Amendment Sign Code update | TBD | TBD |
| Code Amendment Wireless | TBD | TBD |
| Code Amendment Historic Preservation | TBD | TBD |
| | | |
| | | |

FUTURE AGENDA LIST

| Agenda Items | 2024 | | | | | | | | | | | | | | |
|--|--------------------------------|-----------------------------|--------|-------|---------------------------|--------------------------|---|---------------------|--------|----------------|----------------|-------|--------|-------|--------|
| | 20-May | 3-Jun | 17-Jun | 1-Jul | 15-Jul | 5-Aug | 19-Aug | 3-Sep | 16-Sep | 7-Oct | 21-Oct | 4-Nov | 18-Nov | 2-Dec | 16-Dec |
| Comprehensive Plan Review | | | | | | | | | | | | | | | |
| Climate Change | | Climate Change Introduction | | | | | | | | Climate Change | Climate Change | | | | |
| Legislative/ Policy Items/ Regulations | | | | | | | | | | | | | | | |
| Design Review / Historic Design Review | | | | | | | | | | | | | | | |
| Training | Historic Preservation | Historic Preservation | | | Historic Preservation | Historic Preservation | | | | | | | | | |
| Other | MUFP Amendment | | | | | MUFP Amendment | | | | | | | | | |
| Staff/Chair comment items | | | | | Splash Pad | | | | | | | | | | |
| Code Amendments | Historic Downtown Introduction | | | | Critical Areas Code Intro | Downtown Historic Retail | Downtown Historic Retail Public Hearing | Critical Areas Code | | | | | | | |
| Key: | | | | | | | | | | | | | | | |
| Public Hearing | | | | | | | | | | | | | | | |
| Discussion | | | | | | | | | | | | | | | |
| Training | | | | | | | | | | | | | | | |