



# PLANNING COMMISSION MEETING AGENDA

Monday, June 02, 2025, at 7:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

## COMMISSIONERS

Chair: Andre Testman

Vice Chair: Ashleigh Kilcup

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

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

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

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

Press \*6 to mute and unmute.

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

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

## CALL TO ORDER & ROLL CALL

## AGENDA APPROVAL

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

## COUNCIL LIAISON REPORT

## MINUTES

- [1.](#) Approval of the minutes dated May 5, 2025 and May 19, 2025.

## OLD BUSINESS

- [2.](#) Draft Climate Element

## OTHER BUSINESS

Items of Planning Commissioner Interest

Upcoming Schedule

## ADJOURNMENT



## PLANNING COMMISSION MEETING MINUTES MAY 5, 2025

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

**CALL TO ORDER & ROLL CALL:** Chair Testman called the meeting to order at 7:00 pm.

**Commissioners:** Ashleigh Kilcup (remote), Darrell Lambert (remote), Luke Marusiak, Dan Murphy, Simon Hurley, and Andre Testman were present.

Councilmember Jo Johnson was also present.

**City Staff:**

Dena Burke, City Attorney; Mona Davis, Community and Economic Development Director; Jeff Hamlin, Parks & Public Works Director; Deana Dean, City Clerk; and Brian Mainstone, IT Systems Engineer.

**PUBLIC COMMENT**

- Ashley, owner of June & Gem Ceramics, spoke to paint color options.

**AGENDA APPROVAL** - It was moved by Commissioner Testman, seconded by Commissioner Marusiak to approve the agenda which passed unanimously.

**COUNCIL LIAISON REPORT** – CM Johnson noted the Splashpad Grand Opening will be on June 6, 2025, from 2-4pm, Council is considering the utility rate schedule and likely to adopt new rates at their next meeting, and the Community Development Committee has moved the retail overlay items to be heard at the next three Council meetings.

**MINUTES**

- It was moved by Commissioner Testman, seconded by Commissioner Murphy to approve the minutes dated April 21, 2025, which passed unanimously.

**NEW BUSINESS**

- King County Historic Preservation. Introduction by Community & Economic Development Director Mona Davis. Presentation by Jennifer Meisner and Sarah Steen from King County Historic Preservation. Commission questions and comments followed.
- Historic Preservation Code Amendments Discussion. Introduction by Community & Economic Development Director Mona Davis. Presentation by Contract Planner Andrew Love. Topics covered included background, map of historic areas, concerns with current version of the code, concerns with Snoqualmie Historical Design Review Board, concerns with processing, and next steps. Commissioner comments and questions followed.

**OLD BUSINESS**

- Overlay Zones Color Palette. Introduction by Community & Economic Development Director Mona Davis. Presentation by Contract Planner Andrew Love. Topics covered included background, map of historic

areas, direction from last meeting, review of city of Orting colors, current approved color palette, highlights of public comment by Richard Anderson, recommendation for color palette requirements, and potential option on color. It was noted a Public Hearing on this matter is scheduled for the May 19, 2025, Planning Commission meeting. Commissioner questions and comments followed.

It was moved by Commissioner Testman, seconded by Commissioner Marusiak to **Propose for public comment at the next Planning Commission meeting to expand the color palette as articulated as Option #3 with guidelines to be worked out between staff and commission in subsequent meetings.**

PASSED: 4-2 (Testman, Kilcup, Marusiak, Hurley) (No: Lambert and Murphy)

## 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

5. Draft Climate Element – Goals and Policies. Introduction by Community & Economic Development Director Mona Davis. Presentation by Chris Green of Otak. Topics covered included resilience sub-element requirements, priority hazards, gap analysis, preliminary resilience goals, Snoqualmie GHG Inventory, preliminary GHG emissions reduction goals and policies including build environment sector, transportation sector, and GHG emissions reduction sub-element requirements.

## OTHER BUSINESS

### Items of Planning Commission Interest:

6. Parks & Public Works Staff Updates provided by Parks & Public Works Director Jeff Hamlin and covered the irrigation reservoir - Water Reclamation Facility. Commissioner questions followed.

Commissioners Marusiak commented on non-specificity of the climate element. Commissioner Murphy commented on transit.

**Upcoming Schedule:** The next meeting is set for May 19, 2025.

## ADJOURNMENT

It was moved by Commissioner Testman, seconded by Commissioner Marusiak to adjourn the meeting which passed unanimously.

The meeting adjourned at 9:30 pm.

*Minutes prepared by Deana Dean, City Clerk.*

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

*Minutes approved at the \_\_\_\_\_, 2025, Planning Commission Meeting.*



## PLANNING COMMISSION MEETING MINUTES MAY 19, 2025

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

**CALL TO ORDER & ROLL CALL:** Chair Testman called the meeting to order at 7:02 pm.

**Commissioners:** Luke Marusiak, Dan Murphy, Simon Hurley, and Andre Testman were present. Commissioners Ashleigh Kilcup and Darrell Lambert were not present, and their absences were excused.

Councilmember Jo Johnson was also present.

**City Staff:**

Dena Burke, City Attorney; Mona Davis, Community and Economic Development Director; Andrew Love, Contract Planner; Deana Dean, City Clerk; and Andrew Jongekryg, IT Support.

### PUBLIC HEARING

1. Overlay Zones Color Palette. This item was introduced by Chair Testman. Chair Testman opened the Public Hearing at 7:05 pm. Ashley Grammer spoke to paint color options. Commissioner Kilcup arrived at 7:06 pm. Public Hearing closed at 7:09 pm.

Presentation by Contract Planner Andrew Love which included background, map of historic areas, review of past meetings, color palette options, example images from Burien Code, downtown Snoqualmie pictures, pictures from other downtowns, and next steps. Commissioner comments and questions followed. Twelve color samples provided by Ms. Grammer. Commissioner Kilcup noted only one color to be used, either on the trim or the accent and expressed guidance on pastels be included in the attachments.

Attachment 3 read into the record by Chair Testman with discussion on proposed changes.

It was moved by Commissioner Kilcup, seconded by Commissioner Hurley to:

**Approve attachments 1 and 2 with addition of the 12 pastel options (Cabbage Rose, Rachel Pink, Pink Shadow, Classical Yellow, Belvedere Cream, Peace Yellow, Copen Blue, Festoon Aqua, Dutch Tile Blue, Orchid, Studio Mauve, and Queen Anne Lilac) as well as changing language under D, from "should" to "shall."**

PASSED: 5-0 (Testman, Kilcup, Marusiak, Murphy, Hurley)

It was moved by Commissioner Kilcup, seconded by Commissioner Murphy to:

**Replace pastels with proposed new pastel colors, add a pure white, and take attachment 1 and organize into attachment 2 so that all colors are represented along with written guidelines.**

PASSED: 5-0 (Testman, Kilcup, Marusiak, Murphy, Hurley)

### PUBLIC COMMENT

- Ashley Grammer spoke regarding harmony and same color rules of proposed color selections.

**AGENDA APPROVAL** - It was moved by Commissioner Testman, seconded by Commissioner Murphy to approve the agenda which passed unanimously.

**COUNCIL LIAISON REPORT** – CM Johnson spoke regarding utility rates.

#### **OLD BUSINESS**

1. Draft Climate Element. Introduction by Community & Economic Development Director Mona Davis. Presentation by Senior Planner Cristina Haworth (remote) of Otak. Wyatt Archer (remote) of Otak was also present. Topics covered included resilience sub-element requirements, review of each goal, and recommended policies; preliminary greenhouse gas emissions reduction sub-element goals and policies, and discussion. Commissioner questions answered throughout the presentation.

#### **OTHER BUSINESS**

Items of Planning Commission Interest: No items.

Upcoming Schedule: The next meeting is set for June 2, 2025.

#### **ADJOURNMENT**

It was moved by Commissioner Testman, seconded by Commissioner Kilcup to adjourn the meeting which passed unanimously.

The meeting adjourned at 9:18 pm.

*Minutes prepared by Deana Dean, City Clerk.*

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

*Minutes approved at the \_\_\_\_\_, 2025, Planning Commission Meeting.*

## Memorandum

**To:** Snoqualmie Planning Commission

**From:** Chris Green, Consultant Project Manager, Otak  
Cristina Haworth, Senior Planner, Otak

**Copies:** Mona Davis, City of Snoqualmie

**Date:** May 28, 2025

**Subject:** Workshop #4 – Continued Review of Draft Goals and Policies for the Climate Resilience and Greenhouse Gas Emissions Reduction Sub-Elements

**Project No.:** 32703.W

---

The June 2 workshop continues the Planning Commission’s review of the draft goals and policies for the Climate Element, following discussion at the May 19 workshop. This meeting provides an opportunity to review and confirm redline revisions made in response to Planning Commission comments and follow-up coordination with City staff.

Attachments for this meeting include updated redline versions of the goals and policies for both the Climate Resilience Sub-Element and the Greenhouse Gas Emissions Reduction Sub-Element. These edits reflect the Commission’s recent feedback, with an emphasis on clarity, feasibility, and local implementation.

### Strategic Guidance for Review

As you review the revised goals and policies, we encourage you to think critically about where the City should focus its time and resources. The state’s five-year progress reporting requirement means that not everything can be implemented at once—prioritizing the most impactful and achievable actions will be essential. Your input on which goals deserve the City’s attention and investment will help ensure the Climate Element leads to measurable progress and remains realistic to implement.

### Attachments:

1. Redline: Draft Resilience Goals and Policies
2. Redline: Draft Greenhouse Gas Emissions Reduction Goals and Policies

**Snoqualmie Climate Element  
DRAFT Resilience Goals and Policies**

Item 2.

wildfire, flooding,

Policy ID	Policies	This Might Look Like...
<b>GOAL 1</b>	<b>Enhance emergency preparedness, response, and recovery efforts to mitigate risks and impacts associated with extreme weather and other hazards worsened by climate change.</b>	
1.1	Analyze how the municipal water system maintains adequate pressure during a major wildfire event and how it will look under current and projected drought conditions.	Hire a consultant to perform specialized modeling (e.g., for the water system).
1.2	Support the development of community wildfire protection plans.	Lead or participate in collaborative wildfire protection and/or smoke planning projects. This may overlap to some degree with the Jurisdictional Annex to the Regional Hazard Mitigation Plan.
1.3	Develop and implement notification alerts within the community to reduce risk exposure to wildfire smoke and particulate matter.	Provide an opt-in mass notification system, such as Alertus.
1.4	Partner with residents, emergency management officials, the Puget Sound Clean Air Agency, and other stakeholders to develop and implement a wildfire smoke resilience strategy.	Dedicate funding to plan/strategy implementation actions.
1.5	Develop and distribute educational materials that empower individuals to be prepared for potential disasters.	Tailor and adopt the Model Recovery Ordinance.
1.6	Adopt a pre-event disaster recovery ordinance to facilitate recovery through planned outcomes and governance	
<b>GOAL 2</b>	<b>Ensure that public and private development, redevelopment, infrastructure, and facilities projects are resilient to climate change.</b>	
2.1	Establish or maintain development regulations that incorporate best practices for reducing the risk of wildfire, extreme heat, flooding, and other climate-exacerbated hazards.	Adopt and/or maintain regulations for the following: floodplain management, Firewise practices or WUI management, green buildings, solar- or other alternative energy-readiness requirements, drought-tolerant landscaping, etc.
2.2	Reduce residential development pressure in the wildland-urban interface.	Improve transportation mode choice and connectivity to expand emergency response/evacuation options.
2.3	Acquire properties or easements on properties that are vulnerable to climate-exacerbated hazards and are or will become unsuitable for development.	Consider redundancy in the provision of infrastructure and services.
2.4	Ensure that the local transportation system (infrastructure, routes, and travel modes) is able to withstand and recover quickly from the impacts of extreme weather events and other hazards exacerbated by climate change.	Reduce density in the wildland-urban interface and increase density in more urban areas to accommodate growth allocations while reducing risk.
2.5	Improve street connectivity and multimodal transportation options, including sidewalks and street crossings, to serve as potential evacuation routes.	Purchase properties at extreme or significant risk of wildfire or flooding related property damage.
2.6	Ensure that all community members have equitable access to green space within a half-mile.	Invest in more nonmotorized networks, prioritizing missing connections.
2.7	Develop and implement an urban heat resilience strategy that includes land use, urban design, urban greening, and waste heat reduction actions.	Coordinate with transit agencies to expand service, and facilitate the expansion as needed with infrastructure improvements.

Plan for stormwater management that relies on low-impact development techniques and elevates the functionality of ecosystem services.

Move to Goal 7

Plan for heat refuges that include urban forest and structures, such as covered play areas.

**Snoqualmie Climate Element  
DRAFT Resilience Goals and Policies**

without increasing pest insect populations, such as mosquitos.

Item 2

GOAL 3	Ensure the protection and recovery of ecosystems, including streams, riparian zones, wetlands, and floodplains, to provide healthy habitats and watersheds in a changing climate.	
3.1	Implement actions identified in restoration and salmon recovery plans to improve the climate resilience of streams and watersheds and to protect and restore watershed-scale processes.	Proactively restore public lands by removing invasive species and replanting with drought-tolerant and pest-resistant native or naturalized species.
3.2	Improve ecosystem health and climate resilience of aquatic and riparian habitats by reducing the threat of aquatic invasive species (e.g., fish, plants, invertebrates), protecting and restoring riparian vegetation and wetlands, and restoring the structure and function of streams and floodplains.	Require or incentivize redevelopment to reconnect stream, wetland, riparian, and/or floodplain habitat, where present.  Require or incentivize redevelopment to restore habitats.
3.3	Increase aquatic habitat resilience to low summer flows by increasing water residence time, storing water on the landscape, conserving water, protecting groundwater, keeping waters cool, and protecting water quality.	Prohibit new development from fragmenting streams, wetlands, riparian corridors, and/or floodplains. (NOTE: This is largely addressed in the CAO)  Require stormwater plans to increase water residence time (time spent on the ground/in the stream).
3.4	Inventory climate refugia and habitat connectivity needs for species under stress from climate change, and identify opportunities to expand habitat protection and improve habitat quality and connectivity to foster climate resilience.	Retrofit existing public spaces to retain water through landscape features and/or multiuse built features (flood storage in parking lots, for example).
3.5	Review and update the Critical Areas Ordinance to address climate change, including:  Ensuring setbacks for geologically hazardous (steep slopes and landslide hazard areas) are adequate so that improvements are not required to protect structures during their expected life.  Managing frequently flooded areas in the context of shifting streamflow patterns and extreme precipitation events.  Consider climate stressors when determining allowed activities and uses within wetlands and Fish and Wildlife Habitat Conservation Areas (FWHCAs), and ensure regulations maintain habitat integrity and function.  Incorporate post-wildfire debris flow and flooding hazard information into critical area delineations.  Ensure no net loss of ecosystem composition, structure, and functions, especially in Priority Habitats and Critical Areas, and strive for net ecological gain to enhance climate resilience.	Use staff or consultant resources to perform a desktop and/or field inventory of habitat conditions for stressed species. Use the inventory to identify additional areas for regulatory intervention.  Require Public Works projects to incorporate climate change considerations and fish passage improvements into water crossing (bridge and culvert) designs.  Develop a preferred vegetation species list or other resource.
3.6	Incorporate hydrologic climate impacts into the design of water-crossing structures (i.e., climate-smart culverts and bridges) for fish passage and habitat quality.	
3.7	Prioritize the selection native or naturalized drought- and pest-resistant trees, shrubs, and grasses in public and private development projects and restoration efforts to support climate resilience.	

3.8: Manage stormwater to proactively treat persistent pollutants such as PFAS and 6PPDQ before they discharge into riparian areas, wetlands, and water bodies.



adaptive climate management.

**Snoqualmie Climate Element  
DRAFT Resilience Goals and Policies**

and the Green  
Snoqualmie Partnership's  
Forest Management Plan

Item 2.

GOAL 4	Protect and enhance the climate resilience of urban forests by implementing climate smart forest management.	
4.1	Reduce loss of private forestland through forest stewardship education, and identify opportunities to expand incentives for forest landowners to retain forestland and increase climate resilience of forests and streams.	Encourage participation in Washington's small forest landowner assistance cost-share and stewardship programs.
4.2	Periodically review and update the Snoqualmie Urban Forest Strategic Plan to maintain and expand tree canopy cover, improve tree and watershed health, prioritize carbon sequestration, consider the impacts of climate change, and build climate resilience.	Update the Snoqualmie Urban Forest Strategic Plan, potentially also convening a steering or advisory committee.
4.3	Manage tree canopy and forests to decrease climate exacerbated risks from severe wildfires, protect residents, and improve ecosystem health and habitat.	<del>Adopt City policies related to the use of Firewise or WUI standards in managing public urban forestry resources.</del>
4.4	Prioritize urban forestry planning resources and funding for frontline communities that are hurt first and worst by climate change.	Adopt City policies that prioritize the selection of drought-tolerant and pest-resistant native or naturalized species for trees in public places.
<del>4.5</del>	<del>Develop a program to analyze and address the climate impacts and risks of pests and disease on urban trees.</del>	Develop a preferred vegetation species list or other resource.
4.6	Take early action to eliminate or control non-native invasive insect species that take advantage of climate change, especially where invasives threaten native species or ecosystem function.	Educate City staff on the spread of invasive species, pests, and diseases in urban forest resources, including hiring a professional to provide a report on vulnerability and risk in Snoqualmie.
<del>4.7</del>	<del>Use an integrated approach to prevent the spread and establishment of invasive plant species and enhance the climate resilience of native plant communities.</del>	Lead or participate in regional efforts to mitigate invasive insect species.
4.8	Create and support natural resource management plans that address existing stressors, consider climate change impacts, emphasize taking a precautionary approach to reduce risk of environmental harm, and guide adaptive management.	Develop a natural resource management plan that includes specific recommendations and/or implementation actions that will support a resilient urban forest.

urban

in alignment with the Green Snoqualmie Partnership's Forest Management Plan.

Already in FMP/City practices

Provide resources for private property owners interested in lowering the risk of wildfire damage on their properties, such as Firewise guidelines.

**Snoqualmie Climate Element  
DRAFT Resilience Goals and Policies**

Streamline and consolidate with Goal 7, Item 2.

<b>GOAL 5</b>	<b>Ensure that cultural resources and practices – including significant historic sites and culturally important traditional foods and natural resources – are resilient to the impacts of extreme weather and other natural hazards worsened by climate change.</b>	
<b>5.1</b>	Protect, enhance, and restore ecosystems in order to meet tribal treaty rights and conserve culturally important consumptive and non-consumptive resources including foods, medicinal plants, and materials that could be adversely impacted by climate change.	Identify culturally significant foods, medicinal plants, and materials and their typical range and/or habitat features, and develop a plan to ensure protection and enhancement of these areas for use by Tribes.
<b>5.2</b>	Work with partners to establish and sustain a native plant nursery and seed bank to support long-term restoration and carbon sequestration efforts.	Hire a consultant and/or work with Tribes to identify culturally significant and historic sites at risk from climate impacts, and develop specific strategies to protect those sites.
<b>5.3</b>	Establish and maintain government-to-government relations with Native American tribes for the preservation of archaeological sites and traditional cultural properties that are vulnerable to climate impacts.	Lead or partner with Tribes to convert unused or underutilized public property into a native plant nursery. Coordinate with Tribes and local schools to steward the plants.
<b>5.4</b>	Protect significant historic sites prone to floods or other hazards worsened by climate change.	Partner with the local library to retain a seed bank and/or seed library that Tribes and community members can contribute to and learn from.
<b>GOAL 6</b>	<b>Ensure that the local economy is resilient to climate disruptions and fosters business opportunities associated with climate mitigation and adaptation.</b>	
<b>6.1</b>	Support local businesses in planning for climate preparedness and continuity of operations.	Provide resources, such as training programs and education, for local business owners interested in planning for climate preparedness.
<b>GOAL 7</b>	<b>Advance environmental justice and community wellbeing by prioritizing equitable climate policies, inclusive decision-making, and access to healthy, resilient environments for all residents.</b>	
<b>7.1</b>	Create and implement culturally contextualized outreach and education initiatives and materials that will inform the community about near-term and longer-term climate change threats and build resilience.	Develop focused outreach materials for vulnerable and sensitive populations (such as children, older adults, Native Americans, people with medical conditions that can be exacerbated by smoke or particulate matter, people with disability, etc.), people with property at risk from climate change, and others, and proactively distribute them.
<b>7.2</b>	Build and support partnerships with community-based organizations with the capacity and relationships to convene diverse coalitions of residents and to educate and empower them to implement climate resilience actions.	Provide personal protective equipment and filter fans for at-risk individuals.
<b>7.3</b>	Support wildfire smoke mitigation and incentivize infrastructure updates for facilities that serve high-risk populations.	Fund HVAC updates and/or MERV 13 filters for air intake for facilities such as healthcare clinics, senior housing, and childcare facilities.

Retain Goal 6 as standalone.  
Expand policies to address disaster preparedness.

Present information about business opportunities related to climate mitigation and adaptation.

**Snoqualmie Climate Element**  
**DRAFT Resilience Goals and Policies**

Item 2.

GOAL 8	Build organizational capacity and integrate climate resilience across City systems and decision-making processes.	
8.1	Train city staff in skills related to climate change and environmental justice to improve implementation, equity, and resilience, such as evacuation planning and wildfire resilience and regulatory tools	Pay for training and upskilling for administrative, emergency services, planning, and customer-facing staff to more fully understand climate change science, likely impacts, resilience strategies, and emergency management/response.
8.2	Support enhanced data collection for hazard events of all magnitudes to provide a fuller understanding of the community's hazard characteristics — including those affected by climate change.	Proactively collect data after hazard events and regularly analyze the event and the community's performance. Participate in cooperative regional efforts, if available.
8.3	Factor climate impacts into the planning of operations and coordination of preparedness, response, and recovery activities among first-responders and partners, including public health, law enforcement, fire, school, and emergency medical services (EMS) personnel.	Review and update strategic plans for emergency response, hazard mitigation, and emergency management agencies to incorporate climate change considerations.
8.4	Consider future climate conditions during siting and design of capital facilities, including changes to temperature and rainfall, to help ensure they function as intended over their planned life cycle.	Perform a climate change analysis in the development of any new capital facilities to consider flood and wildfire risk and the potential impact of extreme heat or precipitation.
8.5	Identify and plan for climate impacts to valued community assets such as parks and recreation facilities, including relocation or replacement.	
8.6	Ensure that Snoqualmie's Comprehensive Emergency Management Plan responds to the impacts of climate change and identifies roles and responsibilities to support a sustainable economic recovery after a disaster.	

**Snoqualmie Climate Element**  
**DRAFT Greenhouse Gas Emissions Reduction Goals and Policies**

Pilot projects that provide

Item 2.

Policy ID	Policies	This Might Look Like...
<b>GOAL 1</b>	<b>Improve the efficiency of Snoqualmie's transportation systems and services to reduce greenhouse gas emissions and vehicle miles traveled.</b>	
1.1	Expand electric vehicle infrastructure in the public right-of-way and on public property.	Build EV charging stations on public property, and allow charging stations at service stations and other locations.
1.2	Prioritize and promote public transit expansion and use through coordination of land use and transportation planning.	Work with King County Metro or SnoValley Transit to provide more frequent and convenient transit service. Support this effort by planning for denser development that will increase ridership.
1.3	Increase multimodal capacity in coordination with the location of higher-density housing and commercial centers.	Require new developments of a certain size to improve multimodal connectivity by providing sidewalks and bike lanes in frontage improvements, and coordinate with King County Metro to identify transit stops.
1.4	Create a safe, well-connected, and attractive bicycle and pedestrian transportation network to encourage active transportation	Ensure Public Works' standard road details integrate "Complete Streets" that make provision for cars, buses, bikes, pedestrians, and other transportation modes.
1.5	Integrate "Complete Streets" principles into the roadway designs of residential developments.	Allow mixed-use development in a greater range of zoning districts.
1.6	Facilitate the siting of complimentary destinations such as commercial-employment centers, schools or education centers, and residential developments.	Adopt a multi-modal Level of Service standard and require new developments to demonstrate concurrency.
1.7	Address active transportation and other multimodal types of transportation options in concurrency programs – both in assessment and mitigation.	
<b>GOAL 2</b>	<b>Foster higher-intensity land uses in downtown Snoqualmie and other mixed-use areas and transit corridors.</b>	
2.1	<p>Increase density to create more walkable, mixed-use built form that encourages the use of transit, biking, walking, and other modes and decreases single-occupancy vehicle travel and parking.</p> <p>OR</p> <p>Explore the feasibility of transit-oriented development to encourage use of transit and decrease single-occupancy vehicle travel and parking.</p>	<p>Adopt code amendments that reduce parking minimums and lowers parking ratios within 1/2 mile (a 10 minute walk) of transit-oriented development and transit stops with frequent transit service.</p> <p>Expedite or simplify permitting requirements for infill development that meets certain criteria.</p> <p>Expand the use of form-based codes to allow a greater range of land uses and development types that meet specific performance standards.</p>
2.2	Prioritize infill development through zoning and permitting process.	
2.3	Expand form-based codes where appropriate to better integrate higher-density development.	
2.4	Reduce parking minimum requirements and establish parking maximums, especially where there are multimodal options available.	

**Snoqualmie Climate Element**  
**DRAFT Greenhouse Gas Emissions Reduction Goals and Policies**

Consider moving to  
Housing element

Item 2.

GOAL 3 Increase housing diversity and supply within urban growth areas to reduce greenhouse gas emissions and support environmental justice.		
3.1	Increase or remove density limits in areas well-served by transit and other services within the urban growth area.	Adopt code amendments to eliminate maximum density requirements, relying on dimensional standards to restrict the number of units or total nonresidential square footage to be built.  Require a certain amount of affordable housing to be built, potentially adjustable based on the income level served by the housing (i.e., less affordable housing to be provided if it serves very low income people).  Prepare for infill development by making necessary infrastructure upgrades, such as water, sewer, and stormwater services.  Consider increasing density before expanding the urban growth area.
3.2	Allow middle housing types, such as duplexes, triplexes, and ADUs, on all residential lots.	
3.3	Establish minimum residential densities within urban growth areas.	
3.4	Develop and implement inclusionary zoning to support greater income diversity in housing types.	
3.5	Plan for and invest in capital facilities to accommodate infill development.	
3.6	Maintain a stable urban growth area to reduce development pressure on rural and resource lands.	
GOAL 4 Ensure that buildings use renewable energy, conservation, and efficiency technologies and practices to reduce greenhouse gas emissions.		
4.1	Require additional net-zero greenhouse gas emission features of all new residential and commercial structures and incentivize green building certification to improve energy and environmental performance.	Adopt code amendments that require higher energy performance or that include on-site electricity generation.  Expedite permitting for buildings achieving a green building certification.  Allow flexibility in development standards to retain and renovate existing structures, such as matching nonconforming setbacks.  Expedite or simplify permitting for adaptive reuse projects.  Require structural design capable of supporting a rooftop solar array and conduit runs in place for solar-ready
4.2	Prioritize the preservation, retrofit, and adaptive reuse of buildings, recognizing the emission-reduction benefits of retaining existing buildings.	
4.3	Require all publicly owned buildings to be powered completely by renewable energy by [TARGET DATE].	
4.4	Maximize solar access where practicable, including planning for solar access when siting and designing buildings and considering a requirement for solar panels or solar-ready rooftops for new residential and commercial buildings.	
and other ecosystem features		
GOAL 5 Increase tree canopy cover to boost carbon sequestration, reduce heat islands, and improve air quality, prioritizing overburdened communities.		
5.1	Require open space set-asides (such as parks) for new development.	Plant more street trees and trees on public property.  Require a certain amount of tree canopy coverage in new private developments.  Require a certain amount of open space in new private developments that can be used as urban forest as well as community recreation, achieving a resilience co-benefit.  Minimize deforestation and encourage or require reforestation and restoration of wetlands and other vegetation or ecosystem types that store a lot of carbon.  Zone outlying forested areas (or coordinate with King County) with extremely low density to discourage the conversion to urban or suburban development.
5.2	Improve and expand urban forest management to maximize or conserve carbon storage.	
5.3	Maximize tree canopy coverage in surface parking lots.	
5.4	Maintain and manage natural lands (forests, grasslands, wetlands) to maintain or increase their carbon concentrations and avoid conversion of carbon-rich ecosystems.	
5.5	Maintain small forestland ownership and publicly owned forest properties with carbon sequestration as the goal.	

Enhance

and other ecosystem features

Focus the expansion of tree canopy coverage in riparian areas, especially along the Snoqualmie River.

Encourage private property owners to maintain healthy trees and vegetation on their properties and consider how to mitigate tree removal associated with development or redevelopment of private property.