



# PLANNING COMMISSION REGULAR HYBRID MEETING

Tuesday, February 20, 2024, at 7:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

## COMMISSIONERS

Chair: Luke Marusiak

Vice Chair: Andre Testman

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

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

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

Press \*6 to mute and unmute.

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

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

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

## CALL TO ORDER & ROLL CALL

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

## AGENDA APPROVAL

## COUNCIL LIAISON REPORT

## MINUTES

1. Approval of the minutes dated February 5, 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.*

2. Community Center Design Review (DRB2024-0001)

## 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.*

3. Environment Element

**OTHER BUSINESS**

- 4. Comprehensive Plan Update Briefing

**Items of Planning Commissioner Interest**

**Upcoming Schedule**

- [5.](#) Future Agenda List

- [6.](#) Work Program

**ADJOURNMENT**



# PLANNING COMMISSION MINUTES

## REGULAR HYBRID MEETING

### February 5, 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 7:00 PM

**Commissioners:**

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

Councilmember Johnson was also in attendance.

**City Staff:**

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

**PUBLIC COMMENT**

No comments.

**AGENDA APPROVAL**

Agenda approved unanimously.

**MINUTES**

January 16, 2024 were approved unanimously.

**COUNCIL LIASION UPDATE**

Councilmember Cotton was sworn in. The Model Train MOU was extended for another year. Transportation tax services was approved at 0.1%. Sales safety tax will be on the ballot.

**HISTORIC DESIGN REVIEW BOARD**

No review.

**LEGISLATIVE/POLICY ITEMS/ REGULATIONS**

**Emergency Housing Code Amendment SMC 17.55**

Introduction to upcoming housing code changes required per HB 1220. More to come later.

**Comprehensive Plan- Environment**

Climate policies were moved out of Environment and into the upcoming Climate Element. Topics covered include: water resources; aquifers and critical recharge areas; Snoqualmie river, stream corridors, and wetlands; as well as, geologically and flood hazardous area. Goals for the element and revisions were addressed. Additional discussion ensued about tribe alterations to draft policies.

**OTHER BUSINESS**

**Planning Commission Interest**

Wires still down

Article that mentions Snoqualmie Urban Growth

**Upcoming Schedule**

Future Agenda List

Work Program

The next meeting will be on Tuesday, February 20, 2024.

**ADJOURNMENT**

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

Motion carried unanimously.

The meeting adjourned at 8:32 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.*



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[www.snoqualmiewa.gov](http://www.snoqualmiewa.gov)

## COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT TO THE DESIGN REVIEW BOARD

**TO:** City of Snoqualmie Design Review Commission  
**FROM:** Andrew Levins, Land Use Planning Consultant  
**PROJECT:** Design Review – Snoqualmie Ridge Community Center Pool Addition  
**FILE NO.:** DRB2024-0001  
**DATE:** February 20, 2024

### PROJECT DESCRIPTION

The current application proposes to expand an existing 12,917 square-foot community center building originally constructed in 2011, located near the Snoqualmie Ridge Neighborhood Retail Center on SE Ridge Street. The proposed expansion is comprised of interior and exterior improvements that include the addition of a natatorium/pool area, locker rooms, additional multi-purpose fitness areas, community meeting spaces, a remodel of existing facilities, and the expansion of site amenities. The natatorium is proposed to include a six-lane competition lap pool as well as a leisure pool, locker rooms, a community room, a lobby, administration offices and an expansion to the group fitness area. The expansion will also provide a new centrally located front entrance with drop-off area, and an exterior patio featuring a pedestrian connection to SE Ridge Street to the south, effectuating the transition between the community center and the commercial core of the Snoqualmie Ridge Neighborhood Center.

As part of the project, existing tennis courts located to the west of the facility will be demolished and the parking lot will be reconfigured to accommodate the 25,600 square-foot building expansion, loading area, and drop-off area.

### BACKGROUND

The subject parcel is within the Mixed Use (MU) zoning district and was approved with Snoqualmie Ridge Mixed Use Final Plan ("MUFP"). The project was reviewed for consistency with the conditions, development standards, and design guidelines established by the MUFP for the existing community center on March 9, 2011 as DRB11-03. Snoqualmie Valley YMCA has operated the facility since its original approval, while the facility has remained under the ownership of the City of Snoqualmie. The construction of a pool and associated facilities is expected to expand recreational opportunities available to residents of Snoqualmie.

### APPLICATION MATERIALS

#### OTHER PERMITS/REVIEWS REQUIRED

In addition to Design Review Board approval, the project requires:

1. Site Plan Permit
2. SEPA Review
3. Building Permit

**SEPA COMPLIANCE**

The review required by the State Environmental Policy Act ("SEPA") for the original community center was incorporated into environmental review for the overall Snoqualmie Ridge MUFP, which was adopted in August 1995. However, a substantial amount of time has passed since that comprehensive environmental review effort occurred, and a new threshold determination will be conducted to ensure no significant adverse impacts occur as a result of the proposed Project. SEPA review for this project will likely utilize the SEPA DNS Adoption process, incorporating the previously completed SEPA information into current environmental review.

**DESIGN REVIEW BOARD AUTHORITY ESTABLISHED BY THE SMC**

The authority of the Design Review Board to review the Project is established by SMC 17.80.030, which states that the Design Review Board shall review proposed development plans for all proposed developments, except for those which are specifically exempted by the SMC. Additionally, Design Review Board approval is required for all landscape plans in the MU zone. Because the Project is not specifically exempted by the SMC and proposes a landscape plan within the MU zone, it is subject to review by the Snoqualmie Design Review Board.

**SUMMARY OF STAFF ANALYSIS AND RECOMMENDATION**

Based on the Design Review Guidelines promulgated by SMC 17.080.050 and evaluated in Attachment 1, the design review application materials submitted by the applicant, and the prior design review approval that occurred in 2011 (DRB11-03), Staff recommends approval for DRB24-0001, Snoqualmie Ridge Community Center Pool Addition, located at 35018 SE Ridge St.

**Attachments:**

- 1. Staff Project Consistency Evaluation with Design Guidelines**
- 2. March 9, 2011 Staff Report for DRB11-03 Design Review Approval**
- 3. DRB24-0001 Design Review Board Application Material Packet**

### Attachment 1: Design Review Board Criteria Analysis

SMC 17.80.050:	Guideline Summary	Applicant Response	Staff Response	Consistent	Not Consistent	Not Applicable
<b>17.80.050.A: Relationship of the Structure to the Site</b>						
A.1	The site should transition to the streetscape and provide for adequate landscaping and pedestrian movement.	The building addition nestles into the site, preserving the existing amphitheater and providing a new pedestrian connection to the community. Pedestrian circulation considers relocation of the main entrance to the facility, an added drop off area, new bike parking, and parking lot reconfiguration. Landscape areas at the building foundation, ground the building to the site, soften blank walls, and pull the scale of the building down to a human scale.	<i>The proposed pedestrian access from the pool addition to SE Ridge Street implements a transition from the site to the streetscape by proposing a meandering pedestrian path, framed by new hardscaping and landscaping materials that provide increased interest and variety, when compared to the current condition, and helps transition the pedestrian from the public realm of the street to an entry of the community center via an exterior patio and corner architectural detailing.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.2:	Parking and Service areas should be located, designed and screened to moderate the visual impacts.	The existing parking lot was modified to accommodate the new building addition; losing a handful of stalls. Landscaping has been preserved and added to screen and minimize the impact of the parking lot to the surrounding properties. The parking lot is located behind the building offering limited views of the parking lot from Ridge Street.	<i>Minor modifications to the existing parking lot layout are proposed that will enhance pedestrian circulation and add passenger and equipment loading areas. Visual impacts of the parking lot on the street scene are not likely to be increased above the current condition.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.3:	The height and scale of each building should be considered in relation to its site.	The building addition respects the natural grade of the site and seamlessly integrates into the height and scale of the existing building with similar roof heights and fascia lines tracking through from the existing to the new.	<i>The height and scale of the building are consistent with the scale of the adjacent school and the existing community center building, and other commercial uses within the Snoqualmie Ridge Neighborhood Center.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SMC 17.80.050:	Guideline Summary	Applicant Response	Staff Response	Consistent	Not Consistent	Not Applicable
<b>17.80.050.B: Relationship of the Structure and Site to Adjoining Area</b>						
B.1:	Harmony in texture, lines, and masses is encouraged.	When expanding an existing building, there is an inherent risk of the buildings looking disjointed and the existing building left looking dated and out of place. In an effort to avoid such a scenario, special attention was given when designing the building form and selecting exterior materials that unify and enhance the character of the existing building.	<i>The color and materials palette of the proposed pool addition does not appear inharmonious with that of the existing structure. Renderings depict colors and materials used on the existing structure extended throughout the new pool addition.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.2:	Appropriate landscape transition to adjoining properties should be provided.	The building addition retains much of the existing landscape transitions to adjoining properties. Landscaping along the western edge of the development buffers the back-of-house of the natatorium and provides a soft edge for pedestrians utilizing the trail.	<i>Landscaping enhancements are proposed throughout the near the expanded community center building. Most of the proposed landscaping is focused on the street side entry of the building, where it is used to frame the pedestrian pathway connecting the front entrance to SE Ridge St. The applicant has indicated that unsightly loading and refuse areas will be screened using landscaping techniques, easing the transition to adjoining properties.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.3:	Public buildings and structures should be consistent with the neighborhood character.	The building addition respects the architecture of the existing building and enhances it with large windows, natural materials and simple forms.	<i>The Project respects the established neighborhood character by echoing details of the existing building in the proposed structure and ensuring compatible massing and scale with other commercial and public developments in the Neighborhood Center.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.4:	Vehicular and pedestrian circulation patterns and loading facilities should be compatible.	The vast majority of the parking lot, crosswalks, and walkways have been retained from the existing building. The existing building has enhanced pedestrian safety; including a visitor drop off, wide entry walkways, and landscaping to buffer and direct pedestrians from vehicles.	<i>Vehicular and pedestrian circulation patterns are expected to remain compatible. The project proposes a new drop-off area that may reduce pedestrian and vehicular conflicts in the parking lot and improve loading efficiency. Other proposed pedestrian pathways, such as the path</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



SMC 17.80.050:	Guideline Summary	Applicant Response	Staff Response	Consistent	Not Consistent	Not Applicable
			<i>connecting the building's front entrance to SE Ridge Street, do not intersect with vehicular ways.</i>			
B.5:	Compatibility of on-site vehicular circulation with street circulation should be encouraged.	The building addition does not alter the current vehicular on-site/street circulation patterns.	<i>No part of the Project proposes to modify the relationship between on- and off-site vehicular circulation.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>17.80.050.C: Landscape and Site Treatment</b>						
C.1:	Where existing topographic patterns contribute to beauty and utility of a development, they should be recognized and preserved and enhanced.	There is a considerable amount of topography on the site. Preserving the existing amphitheater at the southwest corner was a priority for the owner. The amphitheater has been re-graded to accommodate the new building. From the natatorium views showcase the topography of the amphitheater and landscape. A gently sloping walkway carves through the landscape from Ridge Street to the back entrance of the facility. Boulders, native plantings, and artwork are scattered around the walkway to preserve the natural topography and enhance the arrival experience of visitors.	<i>Proposed pedestrian connections and landscaping utilize the topography of the site to improve the Project's visual and physical relationships with the street. According to the applicant, no significant existing plants are proposed to be removed as part of the project; the final number of plants to be added will be determined by the applicant in landscape plans submitted as part of the site plan review process.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.2:	The grading of paved areas should promote safety and provide an inviting and stable appearance.	Modifications have been made to the existing site to create safer situations for pedestrians and vehicles.	<i>Grading of parking areas will remain unchanged from the current condition. New pedestrian paths are proposed to connect SE Ridge Street to the expanded building's southerly exterior patio via a meandering pathway that is ADA accessible and framed by new landscaping. This meandering path's terraced appearance will invite pedestrians up from SE Ridge Street.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SMC 17.80.050:	Guideline Summary	Applicant Response	Staff Response	Consistent	Not Consistent	Not Applicable
C.3:	Landscaping should enhance architectural features, provide buffers between incompatible land uses, and provide shade.	Landscape elements were selected for their complimentary form and color to the building; ability to buffer the building foundation, mechanical units and utilities; and provide comfort to visitors by providing shade and safety.	<p><i>Landscaping is proposed near the building expansion area but is not proposed as extensively near existing portions of the building. No incompatible uses are present that should be buffered from the community center with landscaping.</i></p> <p><i>A landscaping plan will be required and reviewed at the time of the site plan permit.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.4:	In locations where plants will be susceptible to injury by pedestrian or motor traffic, mitigating steps should be taken.	Landscaping is strategically located to avoid injury via pedestrian, bikes, and vehicles.	<i>The proposed design is unlikely to result in conflicts between landscaping and pedestrian or vehicular traffic.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.5:	Where building sites limit planting, the placement of trees or shrub in paved areas is encouraged.	Landscaping is planted throughout the property.	<i>The building site is not constrained in a way limiting plantings to paved areas.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.6:	Screening of service areas should be accomplished by use of walls, fencing, planting or combinations of these. Screening should be effective in winter and summer.	Evergreen shrubs and trees are located at service yards, utilities, large walls to minimize views of these unsightly areas around the building.	<i>Landscaping is proposed to screen loading areas and trash enclosures. No other unsightly areas are proposed by the Project.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SMC 17.80.050:	Guideline Summary	Applicant Response	Staff Response	Consistent	Not Consistent	Not Applicable
C.7:	In areas where planting will not prosper, other materials such as fences, walls, and paving of wood, brick, stone, or gravel may be used.	In-organic materials—mineral mulch, rock ballast, and landscape boulders—are specified to retain non-mowable slopes.	<i>The applicant has indicated that soft- and hardscape materials are proposed to be utilized in areas where plantings are not expected to prosper, such as on non-mowable slopes. These materials will provide stability to the terrain and visual interest and relief to the landscaping design.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.8:	Exterior lighting, when used, should enhance the building design and the adjoining landscape. Lighting standards and fixtures should be of a design and size compatible with the building and adjacent area. Lighting should be shielded and restrained in design. Excessive brightness and brilliant colors should be avoided.	On the Ridge Street side, the sloped walk up the grade will be lit with 12' pedestrian light poles integrated into the design of the path, slope, landscape. Additional building mounted lighting will be added at the new building entries while the existing building mounted lighting will remain. Existing parking lot lighting will remain with the potential addition of pole lights at the new service drive and trash enclosure.	<i>Photometric plans and nighttime renderings included in the application depict a lighting plan that enhances the building design and landscaping, consistent with this requirement. The applicant has indicated that all lighting will be shielded to prevent spillage onto adjacent properties.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>17.80.050.D: Building Design</b>						
D.1:	Architectural style is not restricted, evaluation of a project should be based on quality of	The overarching goal for the Snoqualmie Community Center is to solidify its foothold as a magnetic hub strongly poised as a dynamic core for its current customer base and attract the surrounding community. This unique	<i>The proposed pool addition complements the existing structure and Project site. It is compatible with the adjacent school building and is sufficiently set back that it is compatible with residential development located across SE Ridge</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SMC 17.80.050:	Guideline Summary	Applicant Response	Staff Response	Consistent	Not Consistent	Not Applicable
	its design and relationship to surroundings.	Snoqualmie building will celebrate the region and its history, offering additional fitness and new natatorium and aquatic amenities with inclusive design principles that create a built environment that puts people first.	<i>Street. The Design Review Committee should consider if the quality of the design and its relationship to its surroundings is appropriate.</i>			
D.2:	Buildings should be of appropriate scale and be in harmony with permanent neighboring developments.	The building expansion will create a new accessible pedestrian path from Ridge Street along with an entry directly into the main lobby, in addition to the relocated entry from the parking lot on the northside of the building. The new natatorium, community room, and exterior patio visually connect occupants of the building to the Snoqualmie Ridge Commercial Core on Center Boulevard.	<i>The scale and design of the project are consistent with the existing building and adjacent school site.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.3:	Building components, such as windows, doors, eaves and parapets, should have good proportions and relationship to one another. Building components and ancillary parts shall be consistent with anticipated life of the structure.	The balanced use of the alignment, asymmetry, and appropriate proportions enhances the aesthetics and the critical visual harmony between the expansion and the existing building.	<i>Staff concurs that the Project's asymmetrical design appropriately balances the visual contrast between the existing portions of the structure and the proposed expansion.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.4:	Paint and material colors shall be selected to coordinate the entire	Exterior material colors are designed to match and/or complement the existing building.	<i>The proposed color and materials palette complements the existing structure. Various elements of the existing structure, such as</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SMC 17.80.050:	Guideline Summary	Applicant Response	Staff Response	Consistent	Not Consistent	Not Applicable
	facade and to be compatible with adjacent buildings. Bright or brilliant colors shall be used only for accent.		<i>colors and materials, have been extended throughout the proposed expansion.</i>			
D.5:	Mechanical equipment on roof, ground, or buildings should be screened from view.	Evergreen landscaping, site obscuring enclosures, panelized screens, and roof parapets screen equipment and utilities from view.	<i>The landscaping plan indicates that loading areas and the trash enclosure will be adequately screened from view.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.6:	Exterior lighting should be part of the architectural concept. Fixtures, standards, and all exposed accessories should be harmonious with building design.	See response to C.8	<i>Photometric plans and nighttime renderings included in the application appear to depict a lighting plan that enhances the building design and landscaping, consistent with this requirement.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.7:	Monotony of design in single or multiple building projects should be avoided. Variety of detail, form, and siting should be used to provide visual interest.	While the expansion respects, enhances, and complements the existing building, the overall form/mass, use of materials, and transparency creates visual interest and completely avoids any potential monotony on the project or neighboring sites.	<i>The Project's asymmetrical design adds rhythm and interest to the community center. The proposed pool addition adds new materials and forms while avoiding conflict with the existing structure.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SMC 17.80.050:	Guideline Summary	Applicant Response	Staff Response	Consistent	Not Consistent	Not Applicable
<b>17.80.050.E: Miscellaneous Structures and Street Furniture</b>						
E.1:	Miscellaneous structures and street furniture should be designed to be part of the architectural concept of design and landscape. Materials, scale, and colors should be in harmony with buildings and surroundings.	Dumpster enclosure matches the architecture of the building. Street furniture is not applicable.	<p><i>Dumpster enclosure is not depicted on in building elevations, but the applicant has indicated it will match the design of the building.</i></p> <p><i>No miscellaneous structures or street furniture are proposed.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.2:	Lighting in connection with miscellaneous structures and street furniture should meet the guidelines applicable to the site, landscape, and buildings.	Not applicable.	<p><i>No lighting appears to be proposed as part of miscellaneous structures or street furniture.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CITY OF SNOQUALMIE  
GENERAL LAND USE APPLICATION

Item 2.

- Short Plat (or Subdivision)
- Design Review Board
- Conditional Use Permit
- Mixed Use Development Permit
- Planned Unit Development Permit
- Variance
- Binding Site Improvement Plan
- Unclassified Use Permits
- Preliminary Plat
- Comp Plan Change
- Temporary Use Permit
- Tree Removal Permit
- Other \_\_\_\_\_

**For Office Use Only**

Date \_\_\_\_\_ Rec'd By \_\_\_\_\_  
 File # \_\_\_\_\_ Zone \_\_\_\_\_  
 Fee \_\_\_\_\_ Receipt # \_\_\_\_\_

**Date Approved by:**  
 \_\_\_\_\_ Staff  
 \_\_\_\_\_ Planning Commission  
 \_\_\_\_\_ Design Review Board  
 \_\_\_\_\_ City Council

**Action Taken:**  
 \_\_\_\_\_ Approved  
 \_\_\_\_\_ Denied

**Applicant/agent** ALSC Architects; PM: Jeff Slichter  
 Mailing address 203 N. Washington; Spokane, WA 99201  
 Office Phone 509.838.8568 Mobile Phone 208.315.2196 Other Phone \_\_\_\_\_  
 Email address jslichter@alscarchitects.com

**Property Owner** City of Snoqualmie; Project Contact: Jeff Hamlin  
 Address P.O. Box 987; Snoqualmie, WA 98065  
 Office Phone (425) 888-8023 Mobile Phone (425) 559-3465 Other Phone \_\_\_\_\_  
 Email address jhamlin@snoqualmiewa.gov

**Project Address or location** 35018 SE Ridge Street, Snoqualmie, WA 98065  
 Parcel number 262407-9089  
 Legal Description Lot 2 Snoqualmie Sp #Sp10-01 Rec # 20101130900002 Sd Sp Daf - Lot 1 Snoqualmie Sp #Sp98-04 Rec #9812099005 Being Por Se 1/4 Ly N Of Se Ridge St

The undersigned applicant, and his/her/its heirs, and assigns, in consideration of the processing of the application agrees to release, indemnify, defend and hold the City of Snoqualmie harmless from any and all damages, including reasonable attorney's fees arising from any action or infraction based in whole or in part upon false, misleading, inaccurate or incomplete information furnished by the applicant, his/her/its agents or employees.

The undersigned applicant grants his/her/its permission for public officials and the staff of the City of Snoqualmie to enter the subject property for the purpose of inspection and posting attendant to this application

The information given is said to be true under penalty of perjury by the Laws of the State of Washington.

**Signature of Property Owner\*:**  Date 2-1-2024

*\*I certify that I am the owner of the property depicted on the above section marked "project address or location" and, if applicable, I hereby give consent to my authorized applicant/agent, who is identified above by the section marked "applicant/agent", to apply for any and all necessary permits for proposed project hereby identified below in the section marked "Details of project or Proposed Use"*

**Signature of Applicant/ Authorized Agent:**  Date 2/1/24

*\*I am an authorized agent representing the landowner(s) and have been given consent by the land owner(s) to seek permits.*

Relation to project: ARCHITECT

Please see reverse side.

CITY OF SNOQUALMIE  
GENERAL PROJECT/SITE INFORMATION

All of the following questions should be answered prior to submitting this application form. If a question is not applicable to your project, answer the question with n/a.

1. Details of project or Proposed Use: Construction of two additions/expansions on the existing 12,917 sf Snoqualmie Community Center located at 35018 SE Ridge Street. The ±24,000 sf expansion will include a two-pool natatorium, locker rooms, community room with storage and kitchenette, new main building entry, lobby, admin spaces and will have a covered exterior patio. The ±2,500 sf expansion will include two group fitness studios/multi-use spaces with a covered exterior area.

2. Will the project be temporary? No If Yes, how long? \_\_\_\_\_

3. Do you propose to develop this project in phases? Yes If yes, describe: Phase 1: Build Expansion/Additions while existing building stays open. Phase 2: Get TCO for expansions while completing remodel work in existing building.

4. Project Date: <sup>Data?</sup> \_\_\_\_\_

a) Land Area 211,283  SF or Acres (circle one)

b) Proposed parking spaces 155 @Lot + 13 @Street

c) Building Heights 30'-0"

d) Average slope of site 4 %

e) Lot Area Coverage

Building 38,504 SF 18.2 %

Paving 92,883 SF 44.0 %

Landscaping 79,896 SF 37.8 %

f) Number of proposed lots 1 lot (Boundary Line Adjustment underway)

g) Proposed name of subdivision N/A (Existing Subdivision: Snoqualmie Ridge)

h) Has the property been subdivided before? N/A If yes, what is the Planning Department file number? N/A

5. Existing Zoning MU

6. Proposed Use of Structure/Subdivision Community Center & Natatorium (Swimming Pool)

7. Is this site designated for special consideration on the City's Flood Hazard Base Map?

Yes     

No X

8. If you wish to have copies of City correspondence, staff reports or other documents sent to addresses other than the applicant or property owner, please indicate below:

Name Keara Flynn Address keara.flynn@Absherco.com

Name Ken Murphy Address kmurphy@alscarchitects.com

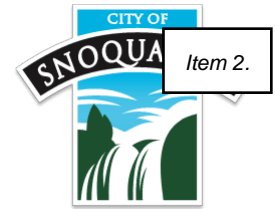
Name Michael Chambliss Address mchambliss@snoqualmiewa.gov

Patrick Fry pfry@snoqualmiewa.gov

Please see reverse side.



# CITY OF SNOQUALMIE COMMUNITY CENTER EXPANSION



DESIGN REVIEW REPORT  
FEBRUARY 2024



**ABSHER CONSTRUCTION**  
 1001 Shaw Rd  
 Puyallup, WA  
 98372  
 P 253.845.9544  
 F 253.841.0925  
 absherco.com

**ALSC ARCHITECTS**  
 203 N. Washington  
 Ste. 400  
 Spokane, WA  
 99201  
 P 509.838.8568  
 alsccarchitects.com

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## SNOQUALMIE COMMUNITY CENTER EXPANSION

The Snoqualmie Community Center is owned by the City of Snoqualmie and operated by the YMCA. The existing 12,917 sf facility was constructed in 2011. The proposed expansion would add approximately 24,000 sf to the existing Community Center, including the addition of a natatorium and locker rooms, additional multi-purpose dry-fitness, remodel/expansion of the cardio/fitness space, community meeting space, offices, support spaces, and expansion of site amenities.

The ultimate solution has been thoroughly vetted for budget and program area compliance with the Owner and Contractor.



### GUIDING PRINCIPLES

 <b>MAGNETIC HUB</b>	 <b>UNIQUELY SNOQUALMIE</b>	 <b>INCLUSIVE DESIGN</b>	 <b>MAXIMIZED FLEXIBILITY</b>	 <b>STEWARDSHIP</b>	 <b>HIGH PERFORMANCE</b>
Attraction to a Dynamic Core	Showcase of the Region & Community	Built-Environment Putting People First	Efficient, Flexible, Multi-Use Spaces	Responsible Management of Funds, Facilities, & Families	Integrated, Sustainable, Holistic Design



Street View from the South toward the new sloped walk and the Natatorium Expansion. (Day View)

## DESIGN SOLUTION

The overarching goal for the Snoqualmie Community Center is to solidify its foothold as a **MAGNETIC HUB** strongly poised as a dynamic core for its current customer base and attract the surrounding community. This **UNIQUELY SNOQUALMIE** building will celebrate the region and its history, offering additional fitness and new natatorium and aquatic amenities with **INCLUSIVE DESIGN** principles that create a built environment that puts people first.

The building expansion will create a new accessible pedestrian path from Ridge Street along with an entry in addition to the relocated entry from the parking lot on the northside of the building. The new lobby visually connects to the new natatorium, the existing gymnasium, the remodeled fitness area, and directly connects with the new community room and exterior patio, creating **MAXIMIZED FLEXIBILITY** for daily use and various community and YMCA functions and events in an efficient, multi-use space. In addition to inclusivity, community engagement, ethical leadership, good **STEWARDSHIP** can be observed through the integrated, sustainable, holistic, **HIGH-PERFORMANCE** design.

CIVIL

SITE PLAN

Site plan revisions to the project site consist of the following items:

- Parking and sidewalk changes along the north side of the building.
- Relocated building entrance on the north side.
- Added plaza area on the south side together with an ADA route to SE Ridge Street. ESM had some original topographic survey data along the north side of SE Ridge Street and it appears that the path can be done without landings and railings provided that the longitudinal slope remains under 5%, which can be updated through the DD process once ESM obtains additional survey data to confirm.

GRADING PLAN

Grading for the disturbed 1.23 acre project area require approximately 3,200 cubic yards of earthwork to be removed and hauled off from the site, including estimated excavation for the pools. The ADA parking area was moved closer to the

new entrance, so this area required regrading to meet ADA requirements. ESM can explore raising the finished floor elevation for the proposed building addition through the DD process, if internal grade changes are acceptable in the building. ESM can also further revise the grading plan to create smoother transitions.

WATER SERVICE

Domestic and fire water services are available along the north side for the proposed building expansion and the connections remain to be designed as part of the DD process. ESM will need to get information from the plumbing engineer as to whether or not the existing services can be used for this expansion or whether new services will be needed and where these services come out of the building (preferably along the north side).

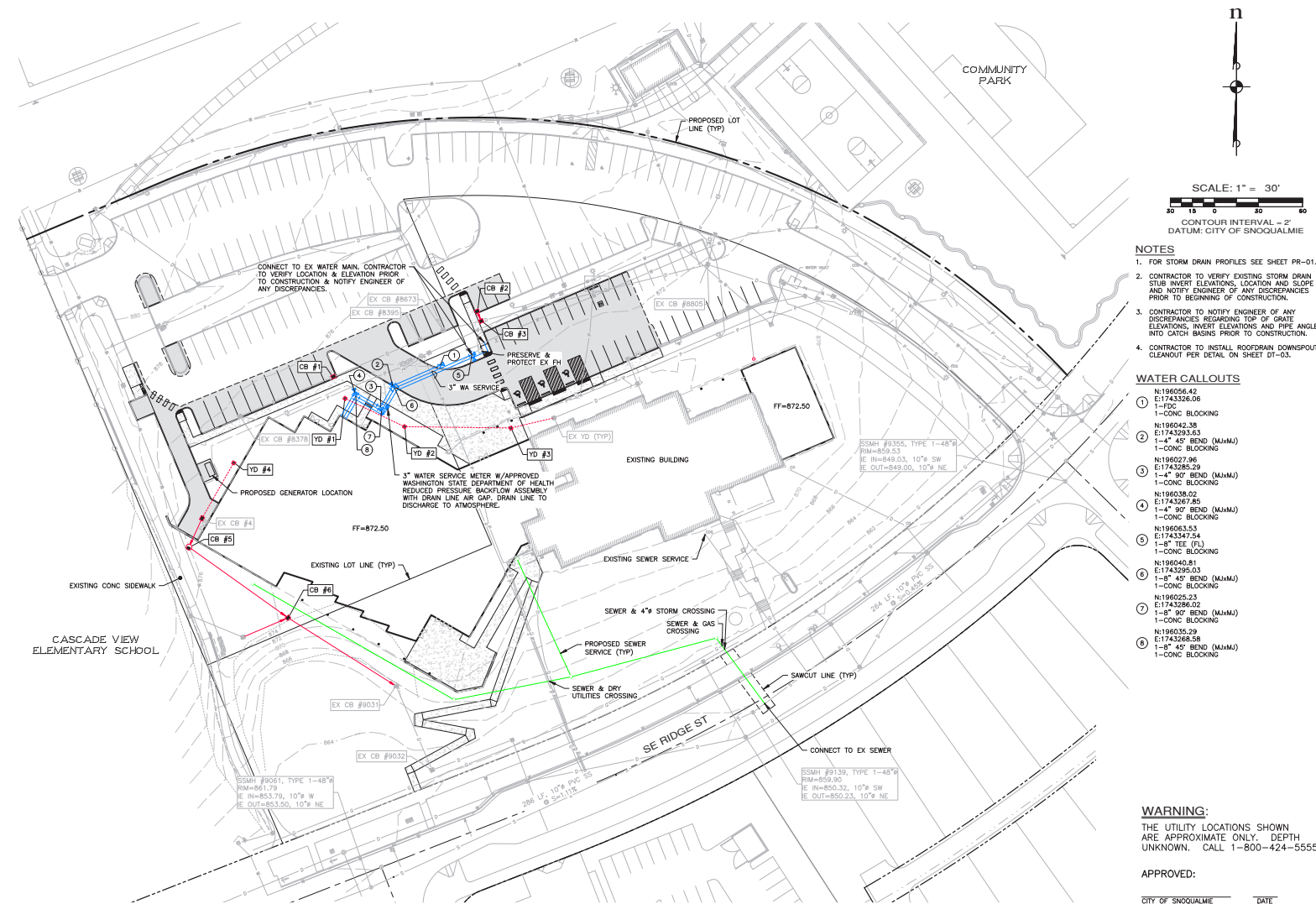
SEWER SERVICE

There is an existing 6" sewer service along the south side of the building available for the proposed building expansion. The proposed sewer

connection remains to be designed as part of the DD process. ESM will need to get information from the plumbing engineer as to whether or not the existing service can be used for this expansion or whether a new service will be needed and where these services come out of the building (preferably along the south side).

STORM DRAINAGE

The proposed project improvements will connect to storm drainage on both the north and south sides of the building. The project site is located in storm drainage Basin "E" and the Subbasin ED2/NC2 as defined by the Snoqualmie Ridge Master Drainage Plan approved in 1995. This drainage basin is defined as a direct discharge basin and therefore does not require flow control. The majority of the expansion will be building roof which is considered clean runoff and does not require water quality treatment. There is only an additional 965 square feet of new pollution generating asphalt pavement surface, which is negligible and estimated to not require additional water quality treatment, pending City confirmation.



PRELIMINARY SITE, UTILITY & GRADING PLAN

**A. RELATIONSHIP OF THE STRUCTURE TO THE SITE.**

1. *The site should be planned to accomplish a desirable transition with the streetscape and to provide for adequate landscaping and pedestrian movement.*

**RESPONSE:** The building addition nestles into the site, preserving the existing amphitheater and providing a new pedestrian connection to the community. Pedestrian circulation considers relocation of the main entrance to the facility, an added drop off area, new bike parking, and parking lot reconfiguration. Landscape areas at the building foundation, ground the building to the site, soften blank walls, and pull the scale of the building down to a human scale.

2. *Parking and service areas should be located, designed, and screened to moderate the visual impact of large, paved areas.*

**RESPONSE:** The existing parking lot was modified to accommodate the new building addition; losing a handful of stalls. Landscaping has been preserved and added to screen and minimize the impact of the parking lot to the surrounding properties. The parking lot is located behind the building offering limited views of the parking lot from Ridge Street.

3. *The height and scale of each building should be considered in relation to its site.*

**RESPONSE:** The building addition respects the natural grade of the site and seamlessly integrates into the height and scale of the existing building with similar roof heights and fascia lines tracking through from the existing to the new.

**B. RELATIONSHIP OF THE STRUCTURE AND SITE TO ADJOINING AREA.**

1. *Harmony in texture, lines, and masses is encouraged.*

**RESPONSE:** When expanding an existing building, there is an inherent risk of the buildings looking disjointed and the existing building left looking dated and out of place. In an effort to avoid such a scenario, special attention was given when designing the building form and selecting exterior materials that unify and enhance the character of the existing building.

2. *Appropriate landscape transition to adjoining properties should be provided.*

**RESPONSE:** The building addition retains much of the existing landscape transitions to adjoining properties. Landscaping along the western edge of the development buffers the back-of-house of the natatorium and provides a soft edge for pedestrians utilizing the trail.

3. *Public buildings and structures should be consistent with the established neighborhood character.*

**RESPONSE:** The building addition respects the architecture of the existing building and enhances it with large windows, natural materials and simple forms.

4. *Compatibility of vehicular pedestrian circulation patterns and loading facilities in terms of safety, efficiency, and convenience should be encouraged.*

**RESPONSE:** The vast majority of the parking lot, crosswalks, and walkways have been retained from the existing building. The existing building has enhanced pedestrian safety; including a visitor drop off, wide entry walkways, and landscaping to buffer and direct pedestrians from vehicles.

5. *Compatibility of on-site vehicular circulation with street circulation should be encouraged.*

**RESPONSE:** The building addition does not alter the current vehicular on-site/street circulation patterns.

**C. LANDSCAPE AND SITE TREATMENT.**

1. *Where existing topographic patterns contribute to beauty and utility of a development, they should*

*be recognized and preserved and enhanced.*

**RESPONSE:** There is a considerable amount of topography on the site. Preserving the existing amphitheater at the southwest corner was a priority for the owner. The amphitheater has been re-graded to accommodate the new building. From the natatorium views showcase the topography of the amphitheater and landscape. A gently sloping walkway carves through the landscape from Ridge Street to the back entrance of the facility. Boulders, native plantings, and artwork are scattered around the walkway to preserve the natural topography and enhance the arrival experience of visitors.

2. *Grades of walks, parking spaces, terraces, and other paved areas should promote safety and provide an inviting and stable appearance.*

**RESPONSE:** Modifications have been made to the existing site to create safer situations for pedestrians and vehicles.

3. *Landscape treatment should enhance architectural features, provide buffers between incompatible land uses, and provide shade.*

**RESPONSE:** Landscape elements were selected for their complimentary form and color to the building; ability to buffer the building foundation, mechanical units and utilities; and provide comfort to visitors by providing shade and safety.

4. *In locations where plants will be susceptible to injury by pedestrian or motor traffic, mitigating steps should be taken.*

**RESPONSE:** Landscaping is strategically located to avoid injury via pedestrian, bikes, and vehicles.

5. *Where building sites limit planting, the placement of trees or shrubs in paved areas is encouraged.*

**RESPONSE:** Landscaping is planted throughout the property.

6. *Screening of service yards, and other places which tend to be unsightly, should be accomplished by use of walls, fencing, planting, or combinations of these. Screening should be effective in winter and summer.*

**RESPONSE:** Evergreen shrubs and trees are located at service yards, utilities, large walls to minimize views of these unsightly areas around the building.

7. *In areas where general planting will not prosper, other materials such as fences, walls, and paving of wood, brick, stone, or gravel may be used.*

**RESPONSE:** In-organic materials--mineral mulch, rock ballast, and landscape boulders--are specified to retain non-mowable slopes

8. *Exterior lighting, when used, should enhance*

*the building design and the adjoining landscape. Lighting standards and fixtures should be of a design and size compatible with the building and adjacent area. Lighting should be shielded and restrained in design.*

**RESPONSE:** On the Ridge Street side, the sloped walk up the grade will be lit with 12' pedestrian light poles integrated into the design of the path, slope, landscape. Additional building mounted lighting will be added at the new building entries while the existing building mounted lighting will remain. Existing parking lot lighting will remain with the potential addition of pole lights at the new service drive and trash enclosure.

**D. BUILDING DESIGN.**

1. *Architectural style is not restricted; evaluation of a project should be based on quality of its design and relationship to surroundings.*

**RESPONSE:** The overarching goal for the Snoqualmie Community Center is to solidify its foothold as a magnetic hub strongly poised as a dynamic core for its current customer base and attract the surrounding community. This unique Snoqualmie building will celebrate the region and its history, offering additional fitness and new natatorium and aquatic amenities with inclusive design principles that create a built environment that puts people first.

2. Buildings should be to appropriate scale and be in harmony with permanent neighboring developments.

**RESPONSE:** The building expansion will create a new accessible pedestrian path from Ridge Street along with an entry directly into the main lobby, in addition to the relocated entry from the parking lot on the northside of the building. The new natatorium, community room, and exterior patio visually connect occupants of the building to the Snoqualmie Ridge Commercial Core on Center Boulevard.

3. Building components, such as windows, doors, eaves, and parapets, should have good proportions and relationship to one another. Building components and ancillary parts shall be consistent with anticipated life of the structure.

**RESPONSE:** The balanced use of the alignment, asymmetry, and appropriate proportions enhances the aesthetics and the critical visual harmony between the expansion and the existing building.

4. Paint and material colors shall be selected to coordinate the entire facade and to be compatible with adjacent buildings. Bright or brilliant colors shall be used only for accent.

**RESPONSE:** Exterior material colors are designed to match and/or complement the existing building.

5. Mechanical equipment or other utility hardware on roof, ground, or buildings should be screened from view.

**RESPONSE:** Evergreen landscaping, site obscuring enclosures, panelized screens, and roof parapets screen equipment and utilities from view.

6. Exterior lighting should be part of the architectural concept. Fixtures, standards, and all exposed accessories should be harmonious with building design.

**RESPONSE:** See response to C.8

7. Monotony of design in single or multiple building projects should be avoided. A variety of detail, form, and siting should be used to provide visual interest.

**RESPONSE:** While the expansion respects, enhances, and complements the existing building, the overall form/mass, use of materials, and transparency creates visual interest and completely avoids any potential monotony on the project or neighboring sites.

**E. MISCELLANEOUS STRUCTURES AND STREET FURNITURE.**

1. Miscellaneous structures and street furniture should be designed to be part of the architectural

concept of design and landscape. Materials should be compatible with buildings, scale should be appropriate, colors should be in harmony with buildings and surroundings, and proportions should be to scale.

**RESPONSE:** Dumpster enclosure matches the architecture of the building. Street furniture is not applicable.

2. Lighting in connection with miscellaneous structures and street furniture should meet the guidelines applicable to the site, landscape, and buildings. (Ord. 1273 § 1 (Exh. A), 2023; Ord. 744 § 2, 1995).

**RESPONSE:** Not applicable.



PROPOSED NATATORIUM ADDITION

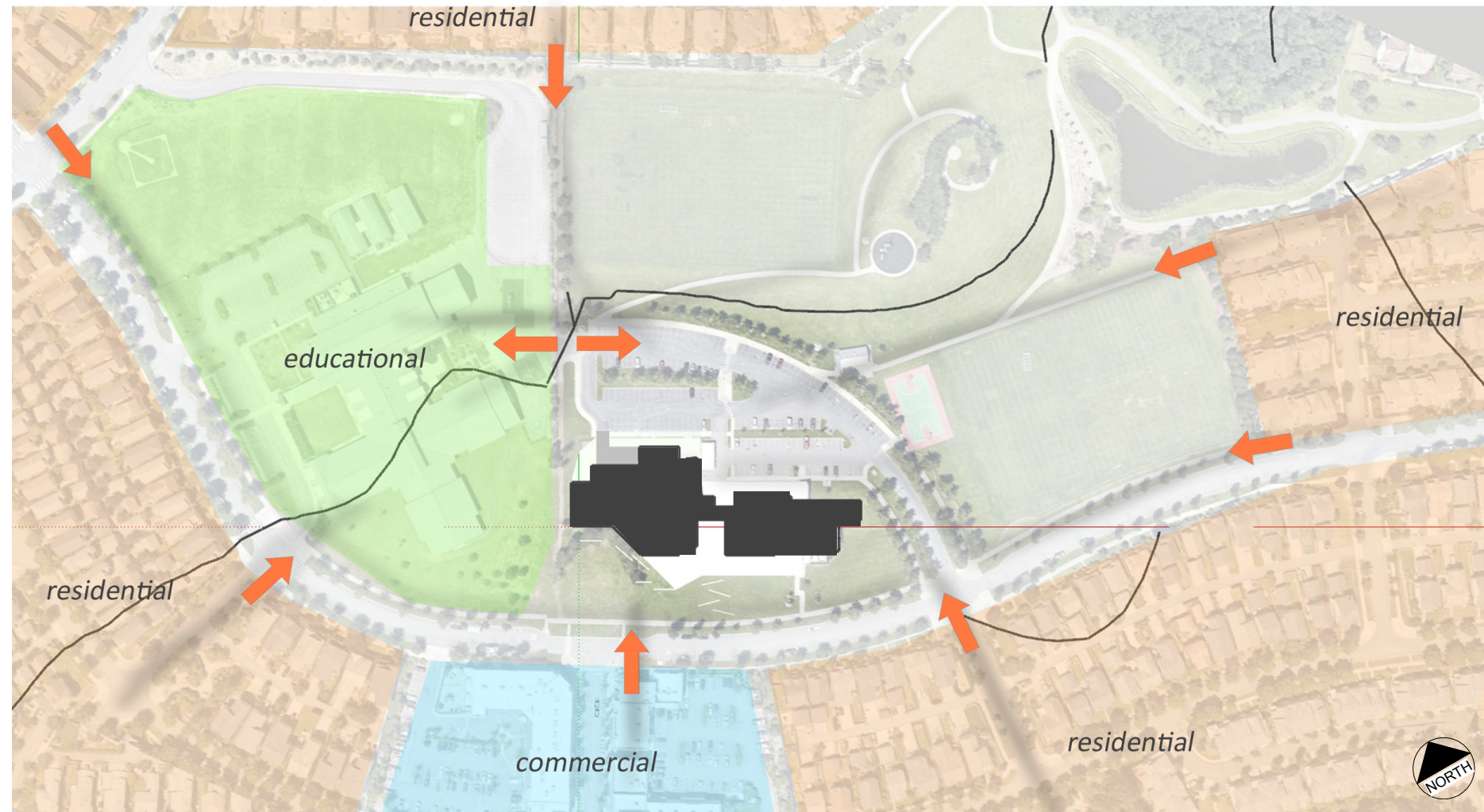


INSPIRATION: COMMUNITY CHARACTER CITY LIBRARY



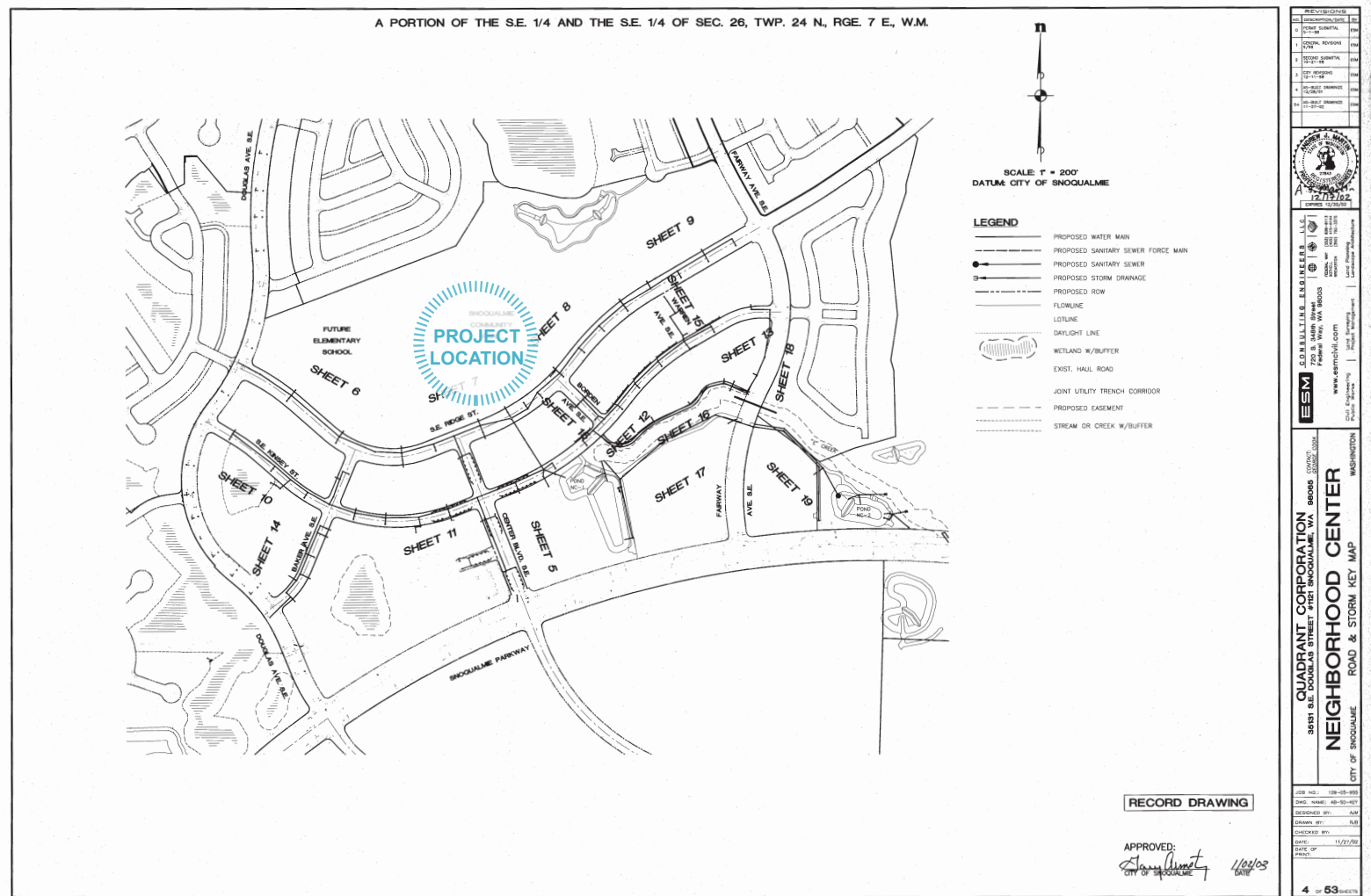
ZONING

The Community Center sits between Cascade View Elementary to the west, the city park to the north and east, and SE Ridge Street to the south. Per the Snoqualmie Ridge Development Standard the site is located in the Neighborhood Central Institutional (NCI) Area. The NCI is nestled among several large residential neighborhoods, with up to 18 units per acre. The existing Community Center sits on a hill just north of the Neighborhood Retail/Commercial Center.

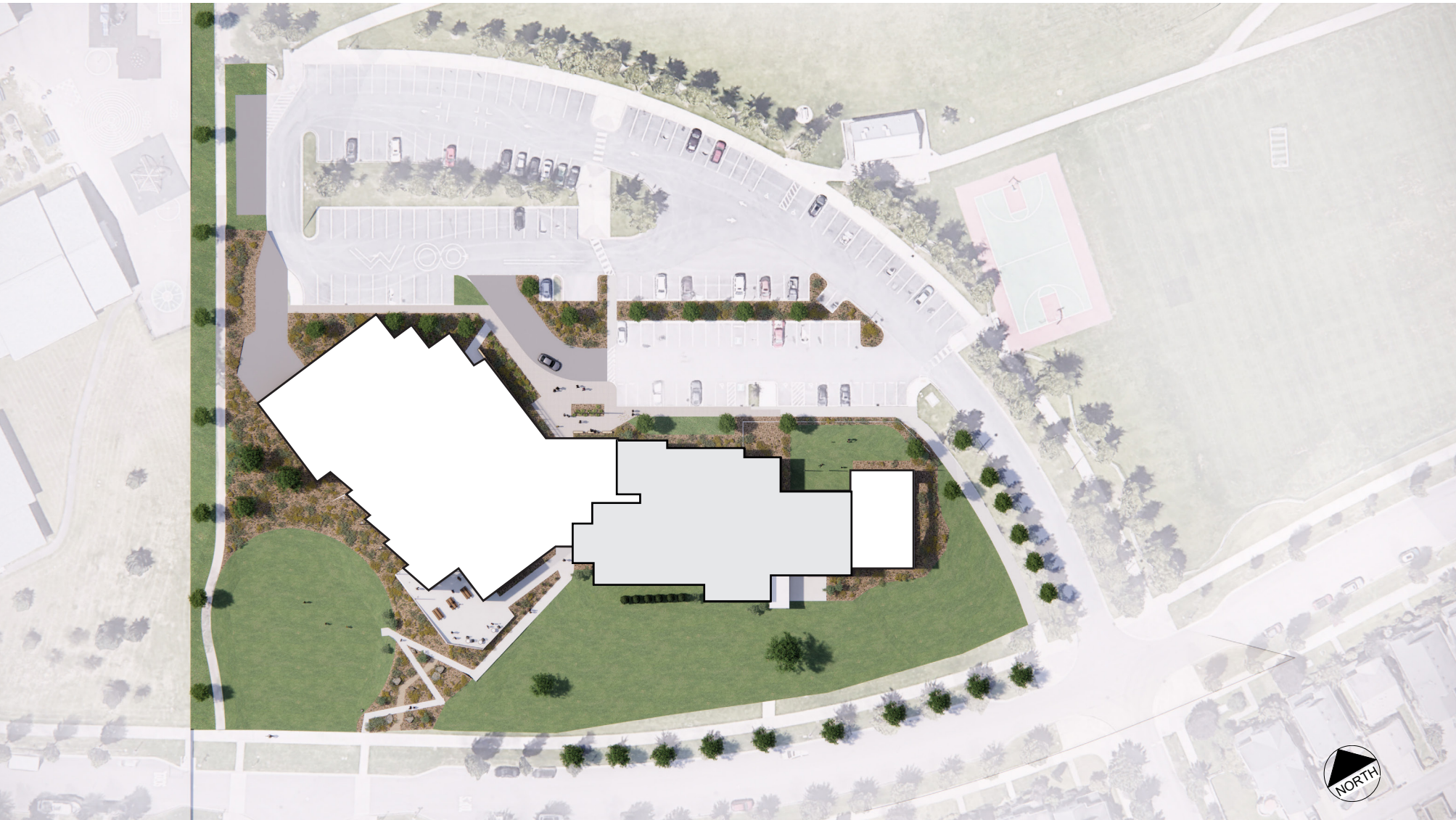


**CRITICAL AREAS AND AREA BUFFERS**

Project adjacencies to wetlands, detention ponds, and ravines are indicated on the map to the right and image below. The building addition has little impact to critical areas and buffers in the area.



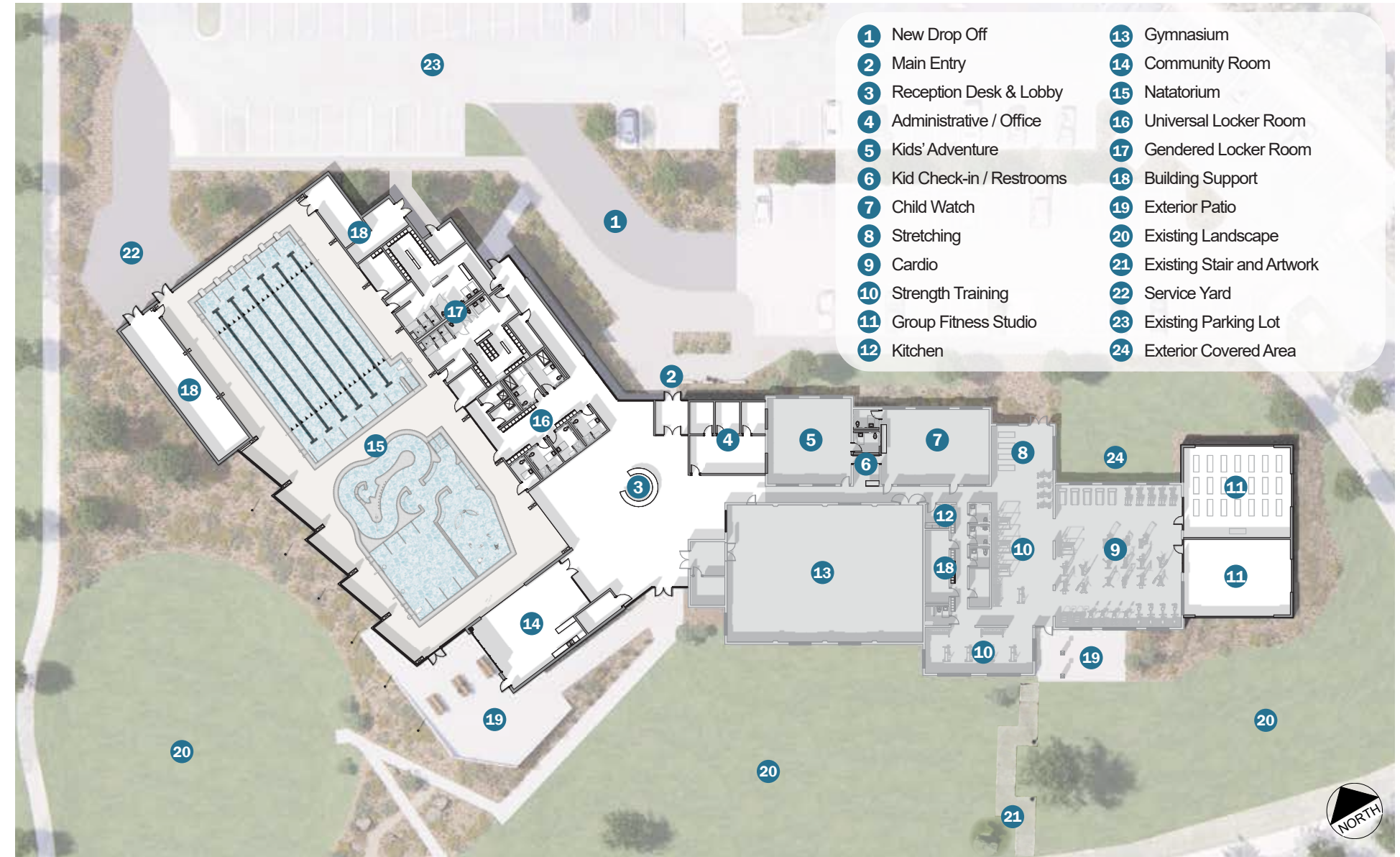
# 04 BUILDING LOCATION AND ORIENTATION



SITE PLAN

# BUILDING LOCATION AND ORIENTATION

Item 2.



MAIN LEVEL BUILDING EXPANSION

PROJECT OVERVIEW

The Snoqualmie Community Center is owned by the City of Snoqualmie and operated by the YMCA. The existing facility was constructed in 2011 at 35018 SE Ridge Street. In an effort to provide more amenities and additional area for fitness, the proposed project will add approximately 25,600 sf to its existing 12,900 sf.

The project is comprised of a building expansion and resulting site development as well as a renovation to some existing spaces. The

expansion will include a natatorium (6 lane competition lap pool and leisure pool), locker rooms, a community room, a lobby, administration offices and an expansion to the group fitness area.

In addition to the necessary site development for the building addition, the expansion will provide a new centrally located front entrance to the north and a south facing exterior patio that includes an accessible pedestrian connection to SE Ridge Street.



BUILDING CHARACTER & MASSING

The existing building is a blend of tan and brown concrete masonry unit (CMU) walls of varying textures and shades, sheet metal parapet coping, and aluminum storefront windows. The existing entry canopy features some exposed heavy timbers.

When an existing building is being expanded, there is an inherent risk of the buildings looking disjointed and the existing building left looking dated and out of place. In an effort to avoid such a scenario, special attention will be given when designing the building form and selecting exterior materials that will unify the buildings and enhance the character of the existing building.

ARCHITECTURAL SYSTEMS

All systems below are being evaluated based on first cost, life cycle cost, durability, maintenance, performance, constructability, and aesthetics. Various systems have been evaluated within each category, and the design and documentation will be closely coordinated with the City of Snoqualmie.

EXTERIOR OPAQUE WALL SYSTEMS

- The exterior opaque walls will include :
- Cast in place concrete walls, internally furred out to achieve necessary insulation requirements.
  - CMU wall assembly which consists of CMU structure, weather resistive barrier, exterior continuous insulation, and a CMU veneer.

All exterior walls will be designed to meet the applicable Washington State Energy Code requirements.

ROOF SYSTEM

The roof of the existing building is a single ply TPO roofing membrane that is in good shape and is relatively early on its life cycle. The new roof will be a fully adhered single ply TPO roofing membrane over roof insulation and metal deck. Where feasible and to avoid extensive use of tapered insulation, the roof deck will be sloped toward roof drains. The roof system will be designed to meet the insulation requirements of the applicable Washington State Energy Code requirements.

FENESTRATION

To bring in natural daylight, the addition will feature aluminum storefront and insulated translucent panels. The aluminum storefront will offer views in and out of the building, whereas the translucent panels will bring in high, filtered light. The aluminum storefront glazing will need to be thermally high performing to meet energy code requirements and to aid with occupant comfort. The translucent panels are inherently well insulated and good at providing daylight without the potential for glare and solar heat gain. Balancing the amount of fenestration to allow daylight deep into the building will be continually evaluated with special attention to glare, privacy, thermal performance, solar heat gain, and cost.

INTERIOR FINISHES

The interior finishes at Snoqualmie Community Center YMCA will be durable, timeless, and speak to the region of Snoqualmie. Polished concrete flooring will be a low-maintenance, strong, and elegant flooring throughout the Lobby, Lounge, and Community Room. Accent walls of



a wood material will be seen in the Lounge and Community Room to bring warmth into those spaces. The Natatorium will celebrate the wood glulam structure with light and clean finishes as a complement throughout.

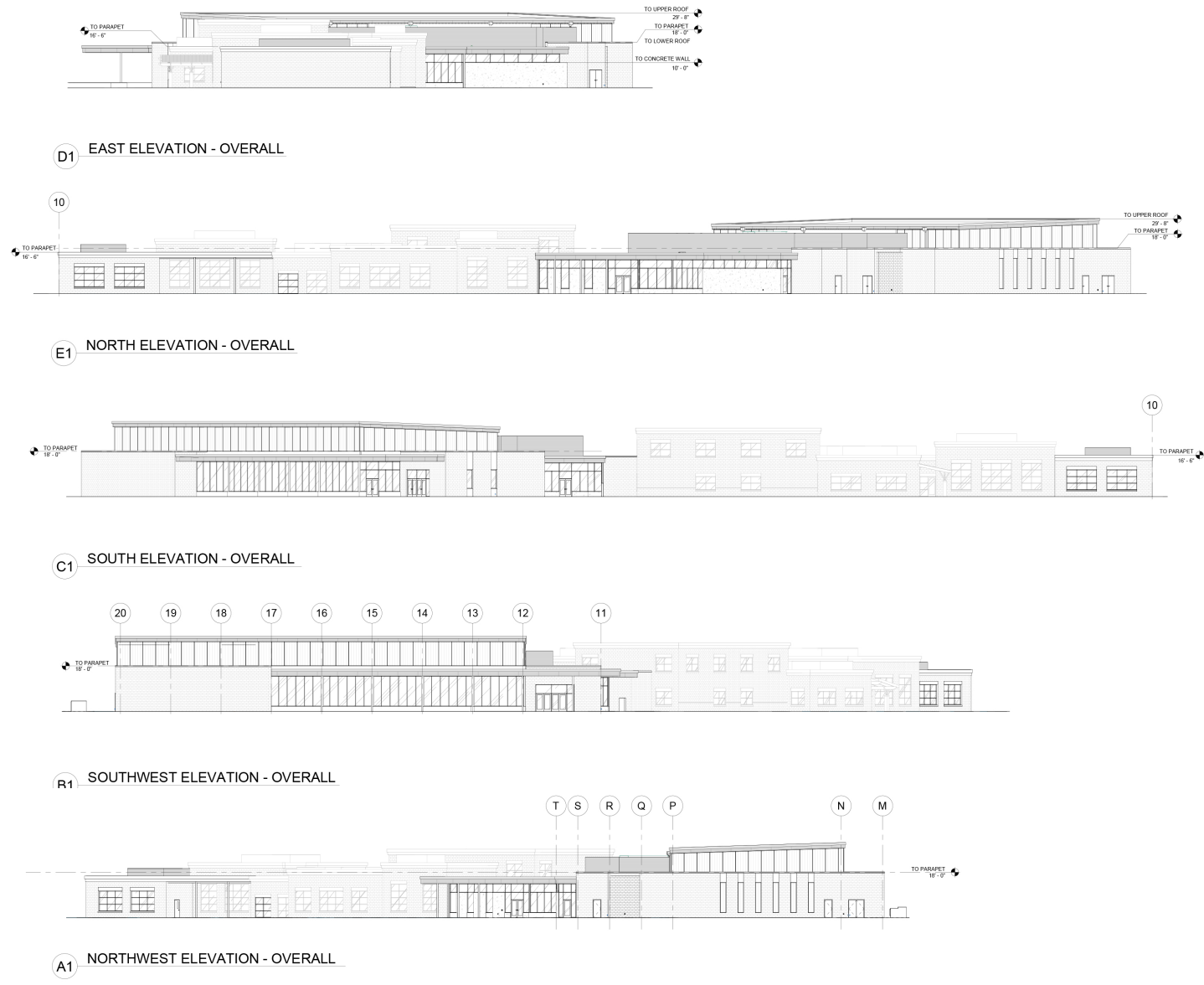
The Fitness Center will see a mix of existing and new finishes, all achieving the durability required for cardio and weightlifting functions. New rubber athletic flooring will blend with existing, and wood flooring will satisfy a multitude of activities in the

Group Fitness Studios. Mirrors will be added to new and existing walls in both the Fitness Center and Studio Rooms.

The interior of the Gymnasium will remain untouched, along with an existing Child Watch space across the hall. An existing Multi-Purpose space and adjoining storage room will receive new finishes to enhance the Kids Zone, including tiled restrooms and LVT flooring in the Kids Adventure Room.

# 04 BUILDING LOCATION AND ORIENTATION

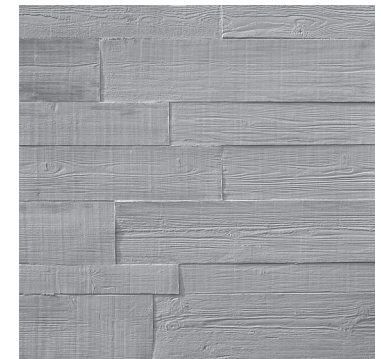
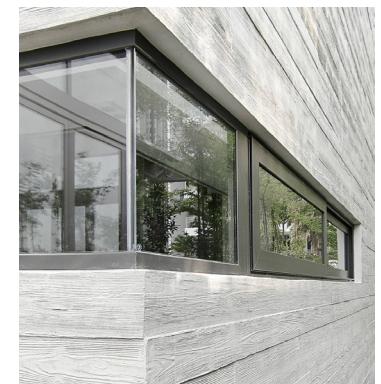
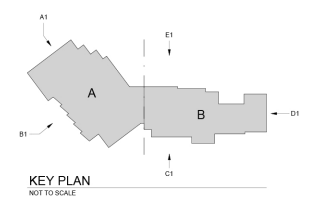
Item 2.



**MATERIAL LEGEND - EXTERIOR**

NOTE: SEE FINISHES LEGEND FOR ADDITIONAL INFORMATION

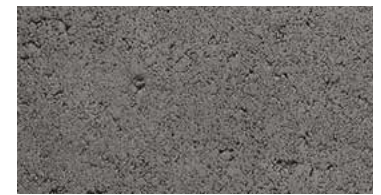
(SW1, WFL, WFL) CMU - 1	GLAZING
(SW1, WFL, WFL) CMU - 2	TRANSLUCENT GLAZING
(SW2) METAL PANEL	MECHANICAL SCREENING
CIP CONCRETE	



Concrete Form Liner

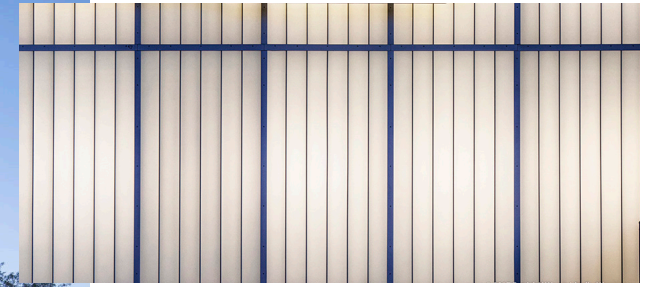
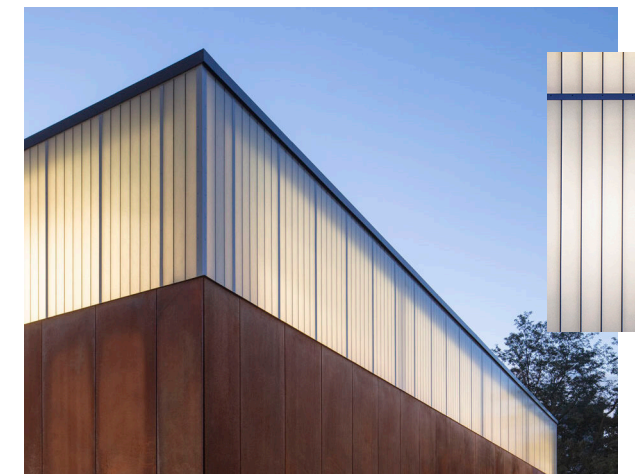


CMU Block: Buckskin, split-face



CMU VENEER: Charcoal, natural

# BUILDING LOCATION AND ORIENTATION



Natorium Kalwall



Existing Building



Parapet Color & Detail

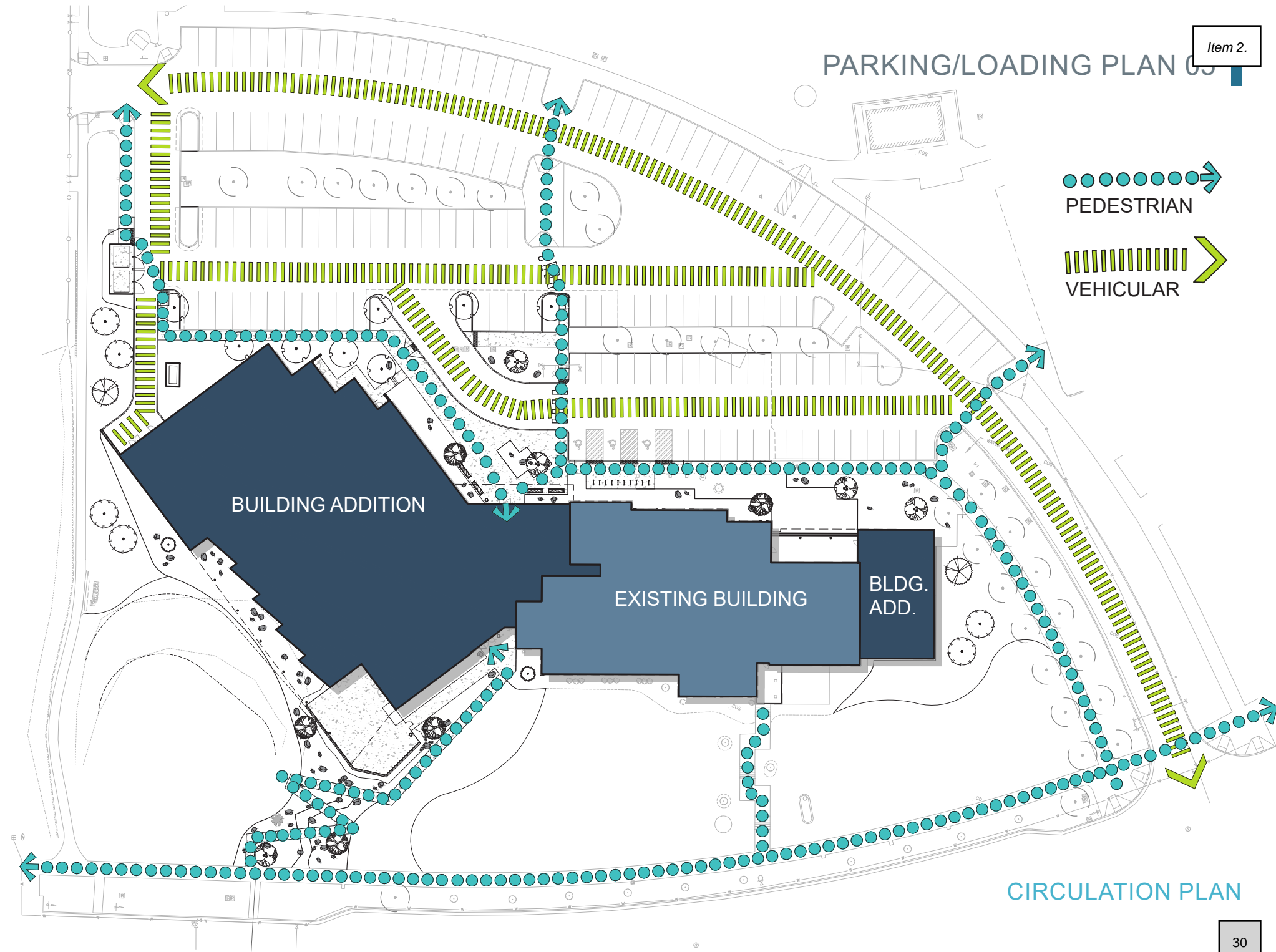
## BUILDING ELEVATIONS

## COLOR AND MATERIALS PALETTE

**VEHICULAR/PEDESTRIAN CIRCULATION**

Pedestrian pathways are strategically located to keep visitors safe. Minimizing vehicular/pedestrian crossings and positioning these interactions in prominent, highly visible locations, keep all users of the facility safe.

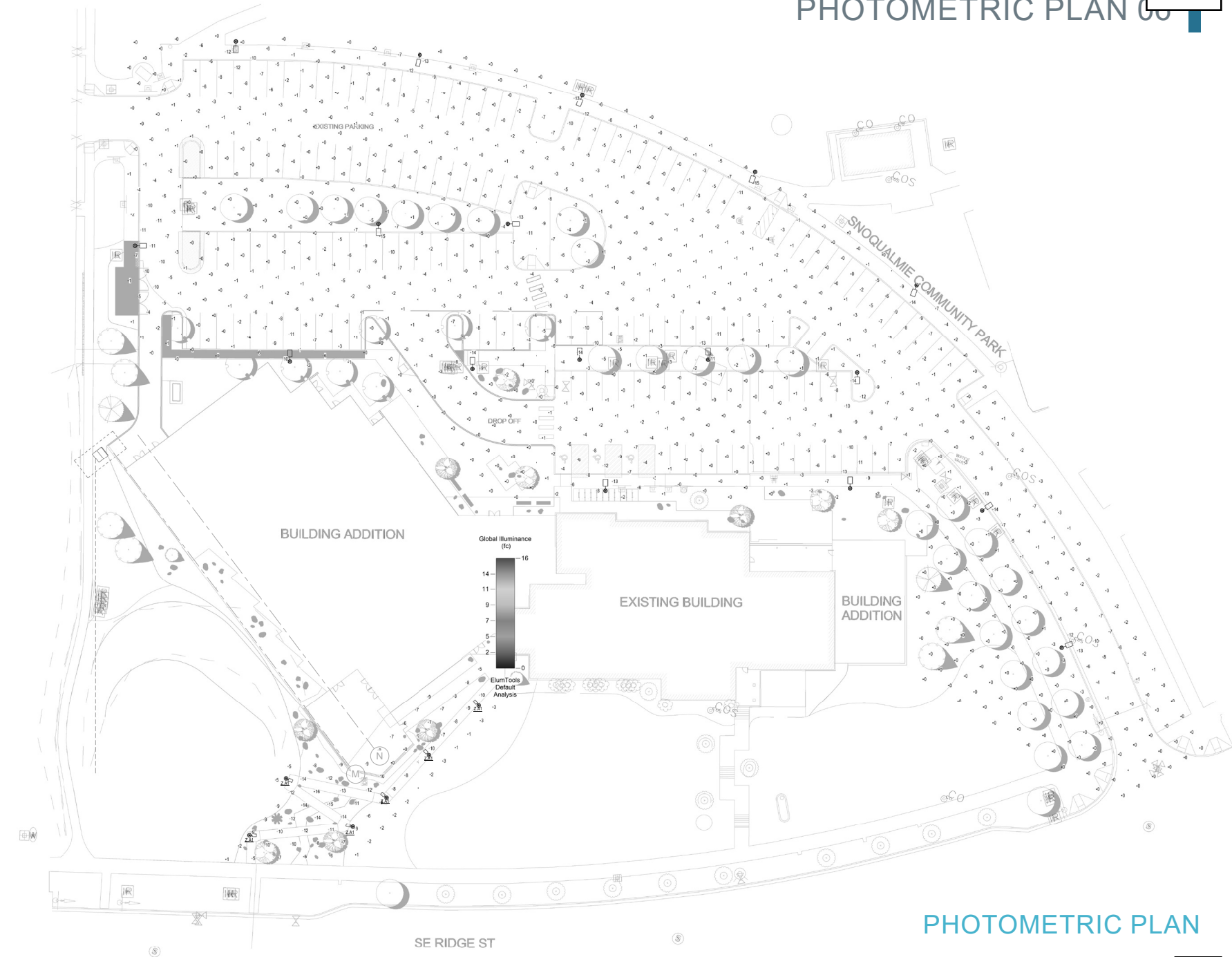
Emergency access is located at the front side of the building via Ridge Street. Parking aisle widths and cross-slopes respect the minimum standards determined by the fire district.



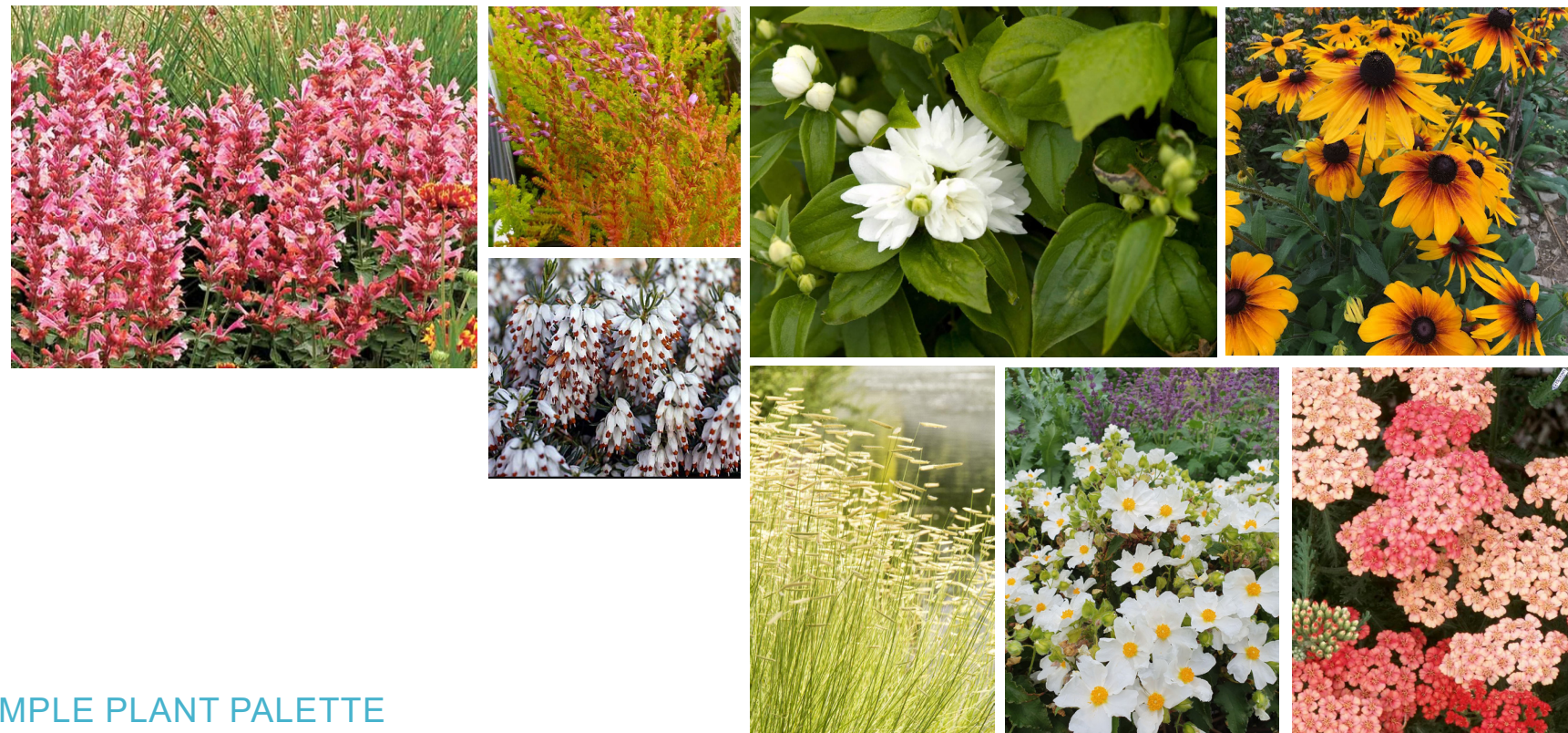
SITE LIGHTING

The building addition project is preserving the existing site lighting. Parking lot lighting will be adjusted for the new parking layout and drop off area.

Pedestrian-scale bollard lights will line the ramping path that connects the facility to the community.



07 LANDSCAPE PLAN



SAMPLE PLANT PALETTE

LANDSCAPE PLAN 07

Item 2.



LANDSCAPE PLAN



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We bring our clients' stories to life.



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MEMORANDUM

To: Planning Commission  
From: Ashley Wragge  
Date: February 20, 2024  
Subject: Comprehensive Plan Update – Environment Element Goals and Policies

**Introduction**

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 environment chapter (sometimes referred to as an “element”) is not a required element but provides the policy framework for the critical areas ordinance and is an important element to the City.

**Background**

At the December 4, 2023 meeting Staff and consultants presented an overview of the environment chapter, and its requirements under the Growth Management Act, GMA. On January 16, 2024, environmental policies were presented to the Planning Commission including environmental protection and Climate Planning and Resiliency. The Planning Commission did not have any recommended changes to the Environmental Protection policies; but did request staff and consultants review the Washington State Department of Commerce Climate Element Planning Guidance, issued on January 16, 2023 and discern whether it was appropriate to consider draft climate change goals and policies as part of the Environmental Element.

The new guidance requires Resilience and Green House Emissions Reductions Sub-elements. Over 200 policies are offered for local jurisdiction review and inclusion. The Climate Change Element is not required to be completed as part of the 2024 periodic update. Based on a review of the Climate Element Planning Guidance, staff decided to postpone further review of draft climate change goals and policies until work on the Climate Element begins.

**Analysis**

On January 16 and February 5, 2024, environmental policies were presented to the Planning Commission on environmental protection, Climate Planning and Resiliency, Water Resources, Aquifers and Critical Recharge Areas; Snoqualmie River, Stream Corridors and Wetlands; Geologic and Flood Hazard Areas as well as draft goals. The Commissions requested changes to the policy: regarding pursue strategies to lower the City's classification rating in the federal FEMA program by adding a period to the end of program.

The Commission review and discussed a table with all the draft policies and new draft goals. The table also included Tribal edits to the draft policies received by the City after the January 16, 2024 Planning Commission meeting. The Commission requested additional information on following draft policies:

- Apply Best Available Science, including Traditional Ecological Knowledge, to protect critical areas such as wetlands, landslide hazard and erosion-prone areas, and maintain these areas in their natural condition, including native vegetation preservation.
- Establish and maintain relations Follow the principles of Free, Prior and Informed Consent with regard to Native American tribes for the preservation of archaeological sites and traditional cultural properties that are vulnerable to climate impacts.

Following the Planning Commission meeting additional information was provided to the Commission on February 5 and February 7, 2024.

**Next Steps**

Verify collective agreement on draft Environmental goals and policies to be signed and transmitted to Council Community Development Committee on March 4, 2024.

The Planning Commission unanimously recommends that the Community Development Committee APPROVE the proposed vision, goals, and policies for the Environment Element of the 2044 Snoqualmie Comprehensive Plan and transmit them to the City Council for consideration.

It is the recommendation of the Planning Commission to approve proposed vision, goals, and policies for the Environment Element as presented in Attachment A.

**RECOMMENDED BY THE CITY OF SNOQUALMIE PLANNING COMMISSION ON THE 5<sup>TH</sup> OF FEBRUARY 2024.**

\_\_\_\_\_ Date \_\_\_\_\_  
Luke Marusiak  
Commission Chair

Attest by:

\_\_\_\_\_  
Ashley Wragge  
Planning Technician

**1) The health, wildlife and ecosystem services and functions provided by the City's natural environment are protected and enhanced, and potential hazards to citizen health, welfare and property are minimized.**

- a. Incorporate and utilize applicable best available science for purposes of designating and protecting all regulated critical areas and anadromous fisheries that need "special consideration" for their conservation and protection.
- b. Protect Snoqualmie's environmental critical areas, habitat, and the natural environment through land use plans, surface water management plans and programs, comprehensive park plans, development regulations and site-specific project review and consultation with affected Tribes.
- c. Ensure the protection and recovery of ecosystems to provide healthy habitat and support fish, wildlife, and plant populations in a changing climate. This includes actively managing lands through controlling noxious weeds, restoring native vegetation, and monitoring project results.
- d. Coordinate with governmental agencies, non-profit organizations and Tribes to protect and enhance the environment through countywide and watershed planning, fish and wildlife resource management, and habitat protection networks across jurisdictional boundaries.
- e. Establish and maintain relations with Native American tribes for the preservation of archaeological sites and traditional cultural properties that are vulnerable to climate change.
- f. Actively manage city forest lands to decrease climate-exacerbated risks from severe wildfires, protect residents, and improve ecosystem health and habitat and encourage others to do so.
- g. Apply Best Available Science, including Traditional Ecological Knowledge, to protect critical areas, such as wetlands, landslide hazard and erosion-prone areas, and maintain these areas in their natural condition, including native vegetation preservation.
- h. Control the spread of noxious weeds as identified by King County Noxious Weed Control Board from public properties, particularly in more fire-prone areas like roadsides and utility corridors and if possible educate citizens about the control of noxious weeds on private property.
- i. Support integrated and interdisciplinary approaches for environmental planning and assessment
- j. Promote innovative and environmentally sensitive practices in site planning, design, materials selection, construction and maintenance.
- k. Encourage environmental stewardship on private and public lands through partnerships and voluntary efforts that protect, restore and enhance the quality and functions of critical areas and associated buffers.
- l. Support programs that ensure that all residents, regardless of race, social, or economic status, have clean air, clean water, and other elements of a healthy environment, and prioritize the reduction of impacts to vulnerable populations that have been disproportionately affected by climate change.

**2) Rivers, streams aquifer recharge areas and other water resources within the City are protected and managed for multiple beneficial uses.**

- a. Preserve and protect natural surface water storage sites, such as wetlands, aquifers, streams, and water bodies as these are critical features that support hydrological functions, water quality, regulate surface flows and recharge groundwater.
- b. Coordinate the management and restoration Snoqualmie watershed through participation in the Snoqualmie Watershed Forum and the implementation of the Puget Sound Action Agenda.

- c. Ensure that local regulations for surface and stormwater management allow for and encourage Low-Impact Development (LID) and Natural Drainage practices. Support retrofitting basins to improve stormwater management and quality.
- d. Encourage building construction that uses alternative techniques to minimize impervious surfaces and reduce harmful impacts to the natural environment and proximate waterways.
- e. Actively investigate and promote water conservation strategies to efficiently use the City's legal access to water, and to reduce the amount of wastewater to be treated, through such measures as rotating irrigation schedules, and by incentivizing or requiring installation of water-wise landscaping throughout the City.
- f. Work with the State Department of Ecology, King County, Tribes and other stakeholders to reduce or eliminate pollution sources and protect public health.
- g. Work in conjunction with King County to take corrective action to remove contaminant loading due to failing septic systems and stormwater runoff in susceptible recharge areas.
- h. Seek funding to support stormwater retrofitting and green technologies in areas where water quality is impacted by stormwater.
- i. Natural hydraulic, hydrologic and habitat functions, and scenic and recreational values of rivers, streams, wetlands and natural drainage courses are protected.
- j. Minimize stream crossings, utilizing bridges rather than culverts whenever feasible, and minimize new utility crossing impacts, when possible, by using techniques such as bridges, tunneling, or other innovative methods.
- k. Participate in regional species protection efforts, including salmon habitat enhancement and restoration. Identify, prioritize, and eliminate physical barriers (such as fish blocking culverts), and other impediments to anadromous fish spawning and rearing habitat.
- l. Maintain infrastructure located within stream corridors in accordance with Best Management Practices that minimize water quality impacts and pursue design modifications or alternative siting options for when significant alterations are undertaken.
- m. Protect wetlands areas, functions and values within the City and urban growth area, and allow the creation of wetlands where feasible and appropriate.
- n. Restore previously disturbed wetland and stream buffers where feasible and maintain restored buffers.
- o. Ensure wetland regulations allow for conservation easements and other techniques to preserve their health and existence.

**3) Public health and property damage risk associated with flood and geologic hazard areas have been reduced, while preventing irreparable harm to regionally significant ecological resources.**

- a. Pursue strategies to lower the City's classification rating in the federal FEMA program.
- b. Protect properties and ecological functions in the floodplain with development regulations guided by standards established by FEMA and the Department of Ecology.
- c. Pursue the reduction of accelerated erosion and sedimentation due to construction and construction-related activities.
- d. Protect areas with severe geologic hazard potential, limiting development in hazard areas or requiring development to minimize grading and enhance native vegetation to the greatest extent possible.
- e. Seek to restore natural vegetative cover and natural drainage features on degraded sites, including the removal of invasive weeds as necessary.

# FUTURE AGENDA LIST

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



# Planning Commission Work Program

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

2024 WORK PROGRAM ITEMS		
TOPIC	DATE	STAFF
Comprehensive Plan Update	2024	Emily
Snoqualmie Ridge Mixed Use Final Plan Amend – Center Blvd Retail Uses	Q1	Andrew
Code Amendment Temporary & Emergency Housing	Q1	Andrew
Code Amendment Permit process codes and procedures-Senate Bill 5290	Q3-Q4	TBD
Code Amendment Wireless	Q3	TBD
Climate Change Element	Q2-Q3	Emily
Design Review Board, Community Center	Q1	Andrew

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