



PLANNING COMMISSION REGULAR HYBRID MEETING

Monday, November 06, 2023, at 7:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMISSIONERS

Chair: Luke Marusiak

Vice Chair: Andre Testman

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

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

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

Press *6 to mute and unmute.

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

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

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

CALL TO ORDER & ROLL CALL

AGENDA APPROVAL

PUBLIC COMMENTS

COUNCIL LIAISON REPORT

MINUTES

1. Approval of the minutes dated October 16, 2023.

PERMIT REVIEW/DESIGN REVIEW BOARD

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

LEGISLATIVE/POLICY ITEMS/REGULATIONS

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

2. Mixed Use Final Plan

OTHER BUSINESS

3. Capital Facilities Element
4. Transportation Element

Items of Planning Commissioner Interest

Upcoming Schedule

[5.](#) Future Agenda List

[6.](#) Work Program

ADJOURNMENT



PLANNING COMMISSION MINUTES

REGULAR HYBRID MEETING

OCTOBER 16, 2023

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

CALL TO ORDER & ROLL CALL: Chair Marusiak called the meeting to order 7:07 PM

Commissioners:

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

Councilmember Johnson was also in attendance.

Commissioner Chris Alef (excused) was absent.

City Staff:

Emily Arteche, Community Development Director; Jeff Hamlin, Interim Parks and Public Works Director; Ashley Wragge, Planning Technician; Jonathan Kesler, Senior Planner; Jimmie Betts, IT Support Systems.

PUBLIC COMMENT

No comments.

AGENDA APPROVAL

Agenda approved unanimously.

MINUTES

October 2, 2023 were approved unanimously.

COUNCIL LIASION UPDATE

City Council adopted ADU recommendations. Parkway sensors are still being worked on and the striping has begun. Model train is still in talks with the Snoqualmie Tribe.

HISTORIC DESIGN REVIEW BOARD

No review.

LEGISLATIVE/POLICY ITEMS/ REGULATIONS

Comprehensive Plan- Transportation

Review of draft policies continues. Topics covered are: Land Use and Transportation Coordination, emphasis on bike trails and connections; Intergovernmental Transportation Planning, what does potential coordination look like; Street Systems, focused on mode shift and levels of service; Bicycle and Pedestrian System, bike lanes and safety for emerging transportation technology.

OTHER BUSINESS

Selection of New Chair

Staff brought to attention that selection of new chair is recommended after two years.

Planning Commission Interest

Housing Element Presentation to Community Development Committee
Economic Development Element Presentation to Community Development Committee
Local water supply and water conservation

Upcoming Schedule

Future Agenda List

Work Program

The next meeting will be on Monday November 6, 2023.

ADJOURNMENT

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

The meeting adjourned at 8:25 pm.

Minutes by Ashley Wragge, Planning Technician

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

Minutes approved at the _____ Planning Commission Meeting.



Community Development Department

Emily Arteche, AICP, Director

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MEMORANDUM

To: Planning Commission

From: Jonathan Kesler, AICP, Senior Planner

Date: November 6, 2023

Subject: Mixed Use Final Plan Amendment to SR-I coming soon.

Introduction

In the past year several discussions have occurred on development code changes related to Snoqualmie Ridge One (SR-I). Specific concerns include: commercial uses on Center Boulevard.

Council wants more retail on Center Blvd. It's difficult to allow more retail there, due to some conditions in the Mixed-Use Final Plan approved in 1995. Because of this, waivers were issued for *non-retail uses*. After a review, the City Council Community Development Committee earlier this year directed staff to consider the following:

1. A Mixed-Use Final Plat Amendment to the Snoqualmie Municipal Code (SMC).

To complete the above item, it is necessary to address several competing conditions of approval governing the SR-I Mixed-Use Final Plan to allow for a clear processing path forward. These conditions are described in the table below.

SR	Cond. #	Mixed Use Final Plan Condition of Approval
I	4	The development standards specifically approved with this Final Plan shall govern future development applications in place of any conflicting standards found elsewhere in the Snoqualmie Municipal Code.
I	5	Development standards adopted by the City after the date of the Final Plan which are different than those specifically approved in the Final Plan shall apply to SR only if determined by the City Council to be

		necessary to address imminent public health and safety hazards, or, in the case of subsequently adopted more restrictive standards that are not necessary to address imminent public health and safety hazards, shall apply if the applicant elects to use these standards in place of those approved in the Final Plan.
I	143	For the purposes of these conditions, “Applicant” means Weyerhaeuser Real Estate Company, or any successor or assign to WRECO’s interest in any portion of this property, including, for the purposes of ongoing obligations after completion of construction, any subsequent owner or operator of the property or facility involved.
I	TBD	Additional conditions to be changed as needed

Next Steps

Staff will bring forward a staff report for the Amendment in early 2024 for Planning Commission discussion and review. As described above, these will include amending the SR-I Mixed Use Final Plan to remove or amend Conditions of Approval 4, 5, 143 and others, as needed and allow for item 1, described above, to be processed.

The link to SR-I Mixed Use Final Plan can be found here:

<https://www.snoqualmiewa.gov/DocumentCenter/View/1596/SR-I-Mixed-Use-Final-Plan-PDF>



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MEMORANDUM

To: Planning Commission
From: Emily Arteche, Director
Todd Chase, Principal, FCS GROUP
Martin Chaw, Sr. Project Manager, FCS GROUP
Date: October 25, 2023
Subject: Comprehensive Plan Update – Introduction to Capital Facilities and Utilities Element

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 capital facilities and utilities chapter (sometimes referred to as an “element”) is a required element under RCW 36.70A.070(3) and mandates the inclusion of the following components: inventory of existing capital facilities, forecast of future capital facility needs; locations and capacities of new capital facilities; six year funding plan; and to reassess the land use element (RCW 36.70A.070(1)) if funding falls short. An overarching GMA goal of this chapter is to provide for a comprehensive identification of the public facilities needed to accommodate forecasted growth and identifies those projects which have secured funding as well as a list of projects which have not yet been funded.

At the November 6, 2023, Planning Commission meeting, staff and Martin Chaw, Sr. Project Manager, from FCS GROUP will present an overview of the capital facilities chapter and its requirements under GMA. The work associated with this chapter includes an inventory of current capital facilities (includes city buildings and other assets, utility infrastructure, and non-utility infrastructure such as parks, police, and fire/emergency medical services), level of service (LOS) standards, future capital facilities needed to service growth, current sources of funding and constraints thereto, and identification of funded projects, unfunded projects, and sources of available funds.

For the Planning Commission, draft capital facility goals and policies are expected to be presented and discussed at the upcoming November and December meetings with a review of the draft capital facilities element in the last half of the first quarter 2024. The goal of revisions to the capital facilities chapter goals and policies is to ensure the City plans for adequate facilities that are consistent with the City’s comprehensive plan consistent with the projected population growth and land use plan concurrent with the impacts of new development in order to achieve and maintain adopted level of service standards based on sound financial policies.

In addition, under the GMA, the capital facilities plan must also be consistent and concurrent: this means the plan must be both internally consistent and consistent with the plans of other jurisdictions sharing a common boundary (School District No. 410); and appropriate public facilities and services must be in place, or funds committed for their provision, within six years to concurrently serve new development.

WA State Growth Management Act



GMA – RCW 36.70A.070

- Sec1. Land Use
- Sec2. Housing
- **Sec3. Capital Facilities Plan**
- Sec4. Utilities
- Sec5. Rural (for counties)
- Sec6. Transportation
- Sec7. Economic Development
- Sec8. Parks and Recreation
- Sec9. Climate Change and Resiliency



Discussing tonight

Capital Facilities Element

RCW 36.70A.070(3) – Mandatory Elements

- Inventory of existing capital facilities
- Forecast of future capital facility needs
- Locations and capacities of new capital facilities
- Six year funding plan
- Reassess land use element if funding falls short

Public Facility Element Contents

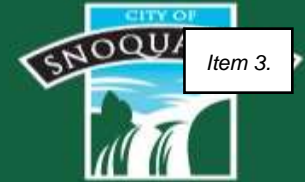


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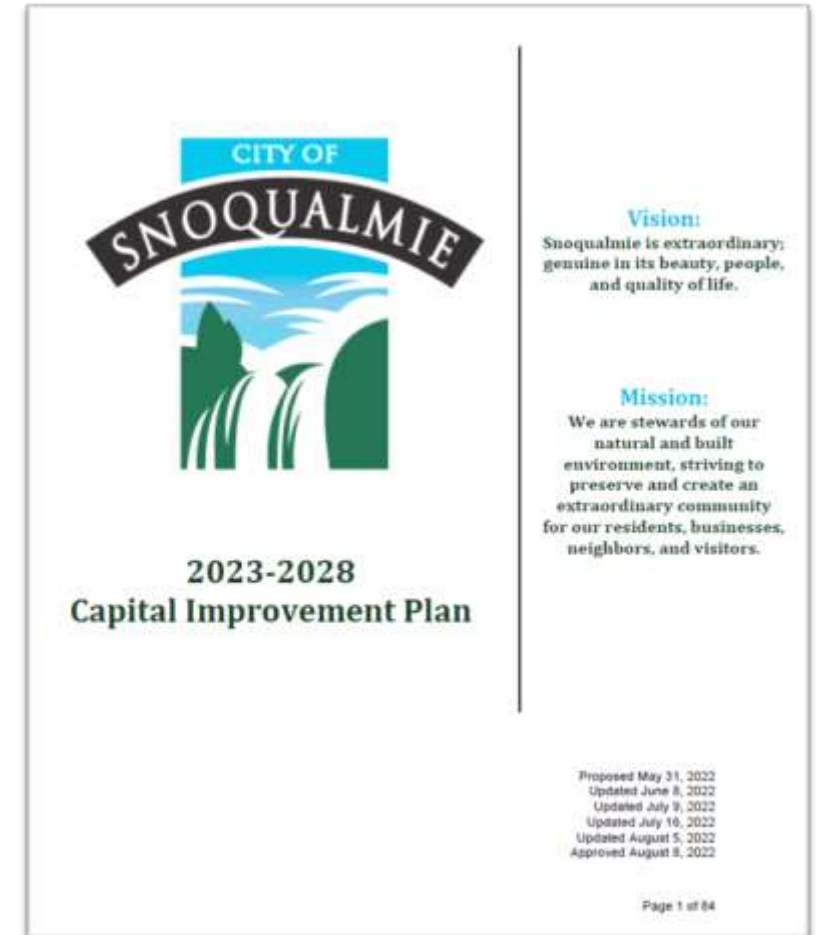
- Introduction
 - Definitions and Growth Management Act
 - Capital Facilities Plan and Legal Requirements
 - Service / Policy Standards for Level of Service
 - Current Sources of Funding and Financial Constraints
- Driving Factors
 - Goals and Policies
- Six Year Growth Projections
- Staffing
- Capital Facilities Inventory
 - General Facilities (city buildings, assets, cemetery, etc.)
 - Utility Facilities (water, sewer, storm, communications, schools, electric)
 - Non-Utility
 - Parks & Recreation Facilities (reference chapter)
 - Transportation Facilities (reference chapter)
 - Police, Fire/EMS
- GMA Essential Public Facilities
- Appendices
 - Funded Projects
 - Unfunded Projects
 - Sources of Available Funds

} Start of Discussion

2023-2028 Capital Improvement Plan



- **Guides acquisition and improvement of city infrastructure investments**
- **Inclusion in 2023-2024 biennial budget**



Capital Facilities Element Goals



- **Goal 9: The City provides, and encourages other public and private entities to provide, high quality public services and infrastructure facilities to Snoqualmie's current and future residents.**

Source: Snoqualmie 2032: Snoqualmie
Comprehensive Plan. Amended 2017

Capital Facilities Element

Table 9.1
2022 & 2032 PROJECTED POPULATION

	Interim Year 2022			Total Year 2032		
	Low	Middle	High	Low	Middle	High
2010-2032 Est. Population Gain	3,206	3,564	3,504	3,912	4,782	5,077
2010 Census State Population	10,670					
Total Population	13,876	14,234	14,174	14,582	15,462	15,747

Table 9.2: 6-Year Population Growth indicates the 2018 population projection for the City and UGA.

Table 9.2
6-YEAR POPULATION GROWTH*

	2018		
	Low	Med	High
2010-2018 Est. Population Gain	3,281	3,281	3,281
City population in 2010 Census	10,670		
Total Population	13,951	13,951	13,951

9-II FINANCIAL PRIMER: CAPITAL FACILITIES & UTILITIES

Multiple components affect a City's financial terrain at any given time, including internal financial policies and practice; federal or state legal requirements; which funding mechanisms or strategies are deployed; and, as always, local context. This section provides an overview of City finance, and some of the tools available to plan for capital expenditures.

Overview

Since 2010, the City has averaged a projected spending revenue and budget of between \$30-\$40 million annually, with roughly

- \$10-13 million in the General Fund;
- \$5-8 million Utility Funds;
- \$3-8 million Capital Project Funds
- \$3-5 million Special Reserve funds; and
- \$2-3 million Internal Service Funds.

Funds with lesser totals include debt service of about \$300-\$600 thousand (TBD) Fund of about \$100-\$150 thousand annually.



F. CAPITAL FACILITIES INVENTORY

This section provides a brief summary of existing publicly-owned capital facilities that support services to those who live and work in the City of Snoqualmie. The descriptions are intentionally brief, with pertinent background information added as warranted. The facilities described below were assessed for potential expansions for additional staff that may be needed during the near- and long-term planning period. Although no near-term facility expansions are anticipated at this time, some alternatives for select facilities are described in case expansions must be considered for unexpected situations or unique service needs within the planning term. The documents listed at the conclusion of this element contain more detailed information on existing and planned capital facilities in Snoqualmie.

F.1 EMERGENCY FACILITIES

Fire & Emergency Response Facilities

The Snoqualmie Fire Station, located at 37600 SE Snoqualmie Parkway, was constructed in 2005. The Station is approximately 17,360 square feet with five apparatus bays, an Emergency Operations Center, and the capacity to accommodate 36 to 40 full time equivalent (FTE) Fire Department staff. Given the size of the Fire Station, no expansions are anticipated within the span of this planning document, though if additional areas of the UGA are annexed into the city a satellite station may need to be considered to meet travel time Level of Service Standards (see Capital Facilities policies under LOS). The Fire Station's estimated replacement year is 2035.



Fleets & Emergency Vehicles

All city vehicles, including police, fire & special service equipment, is rented from the City Equipment Repair & Replacement (ERR).

9-III CITY OF SNOQUALMIE FLEETS INVENTORY

For equipment with existing or purchase value above \$70,000

VEHICLE #	MAKE	YEAR	DEPARTMENT USER	DEPT #	SIZE	FUEL	PURCHASE DATE	PURCHASE \$	VA
2	CHEVY	2001	Finance & Administration/City Hall	14	M	U	6/20/2001	\$32,300	
505	HONDA	2005	Finance & Administration/City Hall	14	M	U	5/20/2005	\$33,000	
305	TOYOTA	2008	Finance & Administration/City Hall	14	L	U	2/20/2008	\$25,000	
501	CHEV.	2012	Building	24	M	U	10/1/2011	\$27,200	
504	CHEV.	2012	Building	24	M	U	10/1/2011	\$27,200	
310	BACK HOE/CASE	1997	Water	34	H	D	6/19/1997	\$68,000	
228	DUMP TCK- GMC	1998	Water	34	H	D	6/19/1998	\$77,000	\$51,301
240	TRAILER-ETNYRE	1998	Water	34	H	N	6/19/1998	\$20,000	\$13,325
232	CHEVY	2003	Water	34	H	U	6/20/2003	\$45,000	\$22,311
237	FORD	2003	Water	34	M	U	6/20/2003	\$41,800	\$4,180
455	CHEVY	2004	Water	34	M	U	6/20/2004	\$27,000	\$17,988
303	CHEV.	2010	Water	34	M	U	6/1/2010	\$31,200	\$29,613
233	CHEVROLET	2011	Water	34	M	U	5/1/2011	\$28,500	\$34,096
236	FORD	2000	Wastewater	35	H	D	6/20/2000	\$40,000	\$26,650
...

Source: Snoqualmie 2032: Snoqualmie Comprehensive Plan. Amended 2017

Local Funding Options (Prelim. Example)

Funding Technique	Evaluation Criteria						
	Near-term Funding Raised	Long-term Funding Raised	Flexible Funding	Ease of Implementation	Ongoing Admin. Costs to City	Market Acceptance	Risk to City
Update Impact Fees Citywide							
Utility Fees							
City Bond or Debt Issue (councilmatic)							
Special Assessment District							
City Tax Revenues							
Impact Fee & Connection Fee Surcharge							
Local Improvement District							

* assumes developer(s) advance financing through development agreement(s) for new district.

Legend

- Most positive or least negative effect
- Positive or low to moderately negative effect
- Neutral or moderate effect
- Moderately high negative effect
- Most negative effect

Other Misc. Funding Techniques

1. LID Levy Lift
2. Transportation Benefit District
3. Tax Increment Area
4. Utility LIDs
5. Local Option Taxes (property, sales, REET, etc.)
6. Grants
7. Developer Dedications

Major Projects – Funded or Conditional Funding Identified



Non-Utility Projects (\$71.1M)

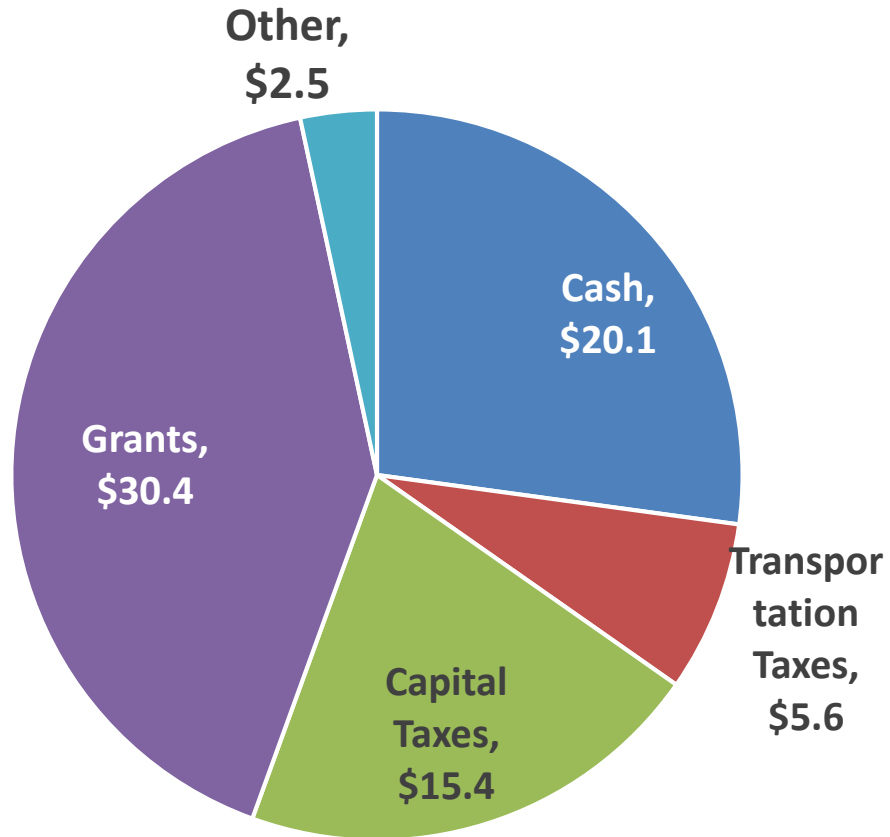
- Community Center Expansion (\$28.4M)
- Town Center Improv Phase 3 (\$7.2M)
- Snoqualmie Pkway Rehab (\$6.4M)
- Riverwalk Project Boardwalk (\$4.8M)
- Street Resurfacing (\$3.5M)
- Riverwalk Project NW of Sandy Cove Park (\$2.7M)

Utility Projects (\$72.0M)

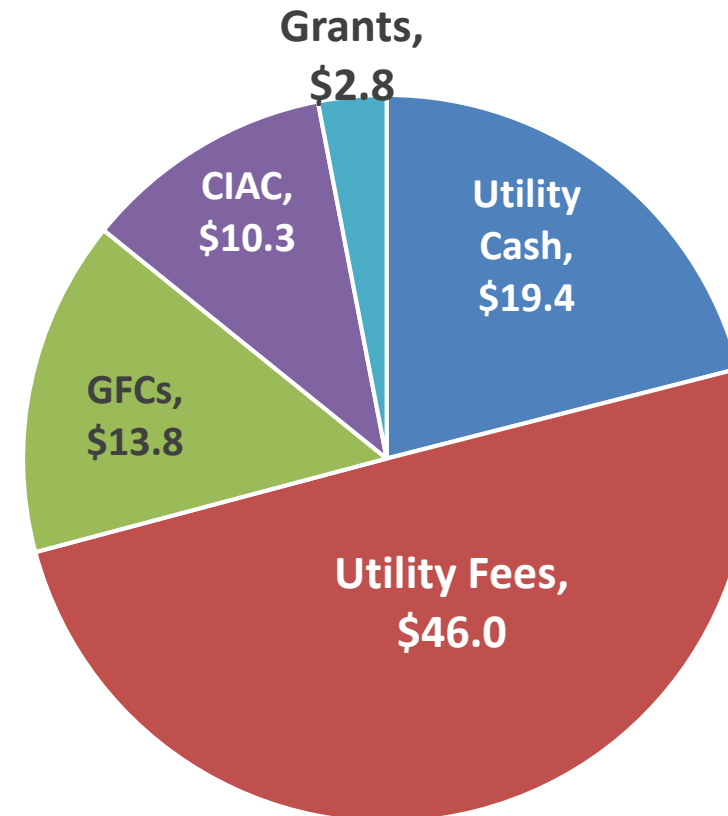
- Water Reclamation Facility Phase 3 (\$14.7M)
- Utility Main and Drainage System Replacement (\$12.8M)
- Snoqualmie Mill Water Main Loop (\$6.8M)
- Sandy Cove Park Riverbank Restoration (\$5.5M)
- 1040 Zone Reservoir (\$5.4M)
- 599 Zone Reservoir (\$4.1M)
- SR202 Bridge Utility Main Replacement (\$3.9M)

Sources of CIP Funds (2023-2028)

Non-Utility (\$74.0M)

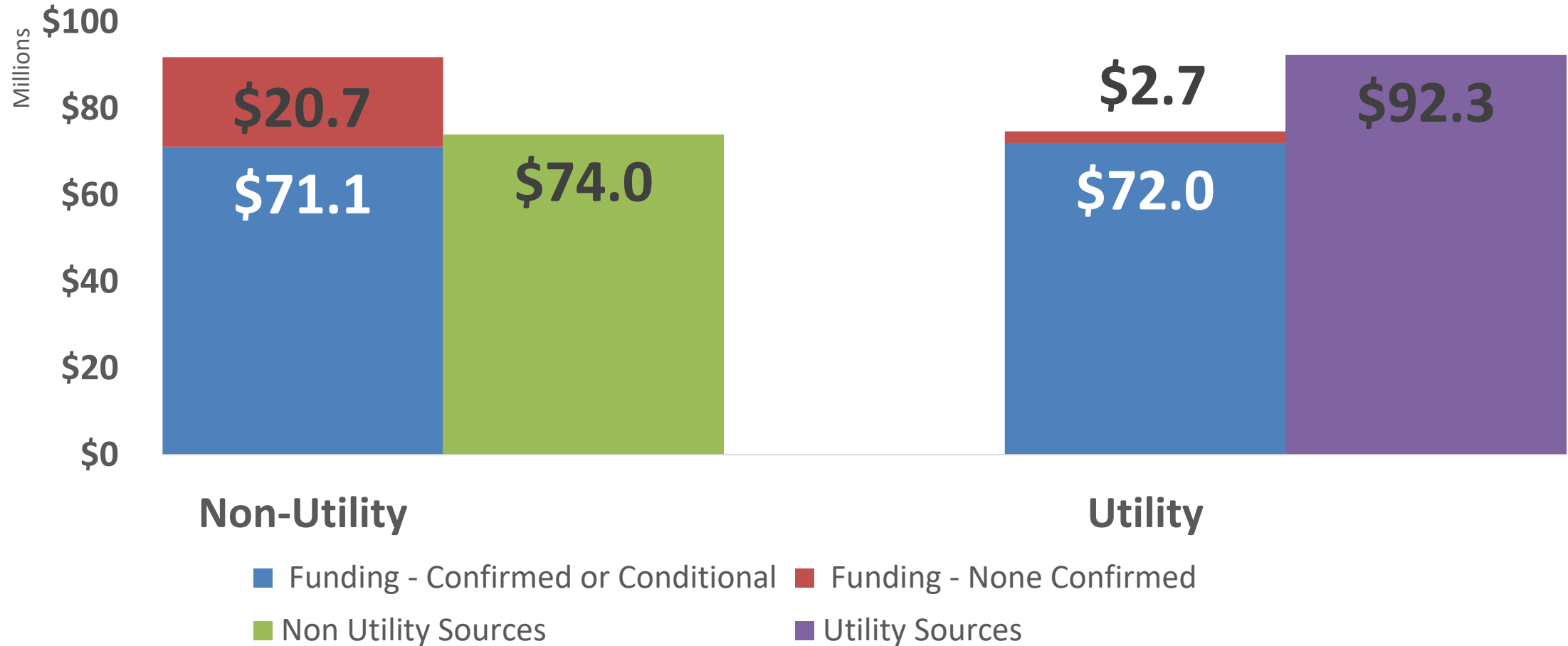


Utility (\$92.3M)



CIP = Capital Improvement Plan
GFCs = General Capital Facility Charges
CIAC = Contributions in Aid of Capital (direct contributions from a developer in support of a specific project)

2023-2028 CIP (\$166.5M)



Capital Facilities Element Next Steps (Nov.-Feb.)



- **Review land use scenarios, transportation analysis, background documents**
- **Evaluate growth assumptions and long-term facility needs**
- **Compile Overall Public Facilities Plan and Capital Costs**
- **Confirm Growth and Level of Service Standards**
- **Identify Supplemental Funding Options**

Planning Commission Next Steps



- **Nov 6 – Overview**
- **Dec 4 – Refine Goals and Policies**
- **Dec 18 – Finalize Goals and Policies**
- **Feb-Mar 2024 – Review Draft Capital Facilities Element**



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MEMORANDUM

To: Planning Commission
From: Emily Arteche, Director
Karla Boughton, Perteet
Date: November 6, 2023
Subject: Comprehensive Plan – Transportation Element Policy Review

Background

The Washington Growth Management Act (GMA) requires King County and cities within King County to update their comprehensive plans on or before December 31, 2024. The transportation chapter (sometimes referred to as an “element”) is an essential piece of the Comprehensive Plan and must show how the City intends to provide a transportation system capable of providing for the updated growth targets over the planning horizon of 20 years. This chapter provides a summary of the existing transportation system and will address the long-term transportation needs and goals of the community.

Analysis

The City’s existing transportation use element includes policies in six focus areas. These areas include land use and transportation coordination, intergovernmental transportation planning, street system, bicycle and pedestrian system, travel demand management and environmental stewardship, and planning, design and maintenance. An internal review of the transportation policies was conducted to determine relevance, accuracy, and adherence to new regulations.

On October 2, 2023, staff/consultant presented a primer on transportation planning and the components of the Transportation chapter. On October 16, 2023, staff/consultant presented the first set of proposed updates to transportation policies to the Planning Commission. On November 6, 2023, the remaining proposed updates to transportation policies will be presented, suggested goals for the element, and three revised policies based on comments from the 10/16/23 Commission meeting.

The objective of the transportation policies review is to improve clarity in policy language, remove duplicative language, update terminology, and reflect recent changes to the Growth Management Act, and PSRC’s VISION 2050.

Draft Transportation Policies



General Approach

- Remove duplicative policies
- Combine policies where possible to improve clarity
- Update policy language consistent with changes to VISION 2050 or GMA
- Existing policies that are regulatory or programmatic were deleted or will be moved to municipal code

Draft Transportation Policies



Organized by following topics:

- Land Use and Transportation Coordination
- Intergovernmental Transportation Planning
- Street System
- Bicycle and Pedestrian System

October 16th

- Travel Demand Management and Environmental Stewardship
- Planning Design and Maintenance
- Goals

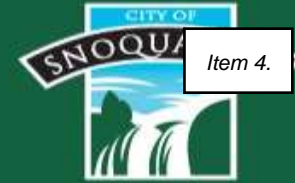
November 6th

Draft Transportation Policies: Travel Demand and Environmental Stewardship



- Collaborate with Metro and other organizations to improve service and increase transit ridership within the City and between Snoqualmie, regional destinations and adjacent communities.
- Collaborate with the Snoqualmie Valley School District to develop and implement demand management strategies to reduce traffic and parking problems around schools.
- Consider additional opportunities the installation of electric vehicle recharge and alternate fuel refueling stations to actively encourage and promote the use of electric and alternatively-fueled vehicles.
- Support public education on the social and environmental impacts of travel choice to encourage the use of alternatives to single-occupancy travel.

Draft Transportation Policies: Travel Demand and Environmental Stewardship



- Engage with regional sustainability organizations to promote eco-friendly transportation initiatives.
- Explore the feasibility of establishing mobility hubs at suitable locations in the City to facilitate use of mass transit and carpooling accessibility.
- Seek to improve air quality and reduce greenhouse gas emissions, employ and encourage strategies to reduce vehicle use, promote single occupant vehicle alternatives, and improve the transportation system's operating efficiency.

Draft Transportation Policies: Travel Demand and Environmental Stewardship



Color Code

VISION 2050 (PSRC)

- Design transportation facilities improvements consistent with City stormwater regulations and which minimize impacts to fish passage and wildlife habitat areas and corridors.
- Incorporate environmental factors into transportation decision-making that minimizes impacts to natural and cultural resources.



Draft Transportation Policies: Planning, Design and Maintenance



- Ensure consistent and equitable system improvements throughout the City.
- Limit the use of cul-de-sacs and dead-end streets in new development to encourage efficient traffic circulation.
- Systematically and objectively prioritize paving projects in accordance with a Pavement Management Plan.
- Employ Best Management Practices (BMPs) for storm water management, including low-impact development (LID) strategies, effective street cleaning, and other measures to alleviate major pollution sources from roadway uses.



Draft Transportation Policies: Planning, Design and Maintenance



Color Code

VISION 2050 (PSRC)

- Support local transit partnerships for better regional connections and to support tourism within Snoqualmie.
- Reduce need for new capital improvements through investments in operations, demand management strategies and system management activities to improve the efficiency of the City's current transportation system and facilities.
- Identify stable and adequate funding mechanisms for transportation facilities.
- Ensure that the land use element, transportation element, and financing plan are coordinated and consistent for the 6 and 20-year planning period.

Draft Transportation Policies: GOALS



- Provide for safe and efficient transportation system for vehicle, pedestrian, bicycle and transit travel within the City, that supports the City's planned land use pattern.
- Ensure regional coordination and consistency with the State, PSRC, King County and adjacent jurisdictions' transportation plans.
- Promote an equitable and accessible transportation system through services, facilities and improvements.
- Encourage a system of trails and corridors that supports non-motorized travel for commuting, local trips and healthy physical activity.
- Strive to improve air quality by reducing vehicular greenhouse gas emissions and supporting alternative options to single-occupant vehicle travel.

Policies from 10/16/23 Meeting

Suggested Revisions



- **Land Use and Transportation Coordination:** Connect streets, sidewalks, trails, bicycle facilities, and transit routes and facilities to neighborhoods, shopping and services, schools, transit, parks and trails whenever feasible with existing rights of way to form an integrated, balanced and convenient multi-modal system.
- **Street System:** For vehicular transportation planning and development review, use level of service (LOS) measures to evaluate system performance and needs to apply a peak-hour LOS D standard for arterial intersections. A LOS E at side-street stop locations is acceptable unless a signal is warranted or required by the City Traffic Engineer. The LOS shall be calculated with the delay method described in the most recent edition of the Highway Capacity Manual.
- **Bicycle and Pedestrian System:** Evaluate the use of e-bikes and e-scooters on City sidewalks, trails and parks, considering safety and potential conflicts with pedestrians and other users.

FUTURE AGENDA LIST

Agenda Items		2023											
		17-Jul	7-Aug	21-Aug	5-Sep	18-Sep	2-Oct	16-Oct	6-Nov	20-Nov	4-Dec	18-Dec	
Comprehensive Plan Review													
Housing				Introduction Housing	Housing Goals and Policies	Housing Goals and Policies	Final Draft Recommendation for Housing						
Land Use	Land Use Goals and Policies	Land Use Goals and Policies	Land Use Goals and Policies	Land Use Goals and Policies									
Environment									Intro to Capital Facilities and Utilites	Capital Fac & Util Goals & Policies	Capital Fac & Util Goals & Policies	Intro to Enviro	
Transportation							Intro to Transportation Element	Transportation Goal & Policies	Transportation Goal & Policies				
Community Character													
Parks and Open Space													
Economic Development			Economic Development Goals and Polices	Economic Development Goals and Polices			ED Comm recommendation of approval of Econ Dev Elem						
Design Review / Historic Design Review													
Training													
Other													
Staff/Chair comment items													
Code Amendments	Accessory Dwelling Units (ADUs)		ADUs (Public Hearing)	ADUs (cont Public Hearing)					Mixed-Use Final Plan Amend Intro				
Key													
Public Hearing/Action													
Discussion													
Training													



Planning Commission Work Program

Items are not listed in any order. Updated periodically.

2023 WORK PROGRAM ITEMS		
TOPIC	DATE	STAFF
Comprehensive Plan Update	Throughout 2023	Various
Snoqualmie Ridge Mixed Use Final Plan Amend – Center Blvd Retail Uses	Beginning Nov 2023	J. Kesler

2024 WORK PROGRAM ITEMS		
TOPIC	DATE	STAFF
Comprehensive Plan Update	Throughout 2024	Various
Snoqualmie Ridge Mixed Use Final Plan Amend – Center Blvd Retail Uses	Cont. in 1 st ¼ of 2024	J. Kesler
Historic Preservation Code Revisions	Early 2024	J. Kesler
Snoqualmie Mill Design Standards	TBD	Various
Wireless Code update	TBD	Various
Sign Code update	2 nd ½ of 2024	J. Kesler
Updates to Code RE: Temp & Emergency Housing	Early 2024	J. Kesler