



PLANNING COMMISSION REGULAR HYBRID MEETING

Monday, June 05, 2023, at 7:30 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMISSIONERS

Chair: Luke Marusiak

Vice Chair: Andre Testman

Commissioners: Chris Alef, Darrell Lambert, Neeraj Mathur,
Steve Smith, and Vacant.

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

Join by Telephone at 7:30 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 7:30 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.

CALL TO ORDER & ROLL CALL

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AGENDA APPROVAL

PUBLIC COMMENTS

COUNCIL LIAISON REPORT

MINUTES

1. Approval of the minutes dated April 4, 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 replated policy items referred by the City Council.

2. Accessory Dwelling Units

OTHER BUSINESS

Items of Planning Commissioner Interest

Upcoming Schedule

[3.](#) Future Agenda List

[4.](#) Work Program

ADJOURNMENT



PLANNING COMMISSION MINUTES REGULAR HYBRID MEETING April 3, 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 7:32 PM

Commissioners:

Chair Luke Marusiak, Vice-Chair Andre Testman, Steve Smith, Darrell Lambert, and Chris Alef.

Councilmember Jo Johnson was also present.

Commissioners Neeraj Mathur was absent.

City Staff:

Emily Arteché, Community Development Director; David Goodman, Senior Planner.

AGENDA APPROVAL

Agenda approved with the addition of Council Liaison Update

MINUTES

MOTION by Chair Marusiak; **SECONDED** by Commissioner Alef to approve the minutes of January 17, 2023.

Motion passed unanimously.

COUNCIL LIASION UPDATE

Lewis Washington was appointed to council. Comprehensive Plan Open House at 6:00 pm on April 6, 2023. The Council Retreat focused on navigating the challenges and keeping in mind staff time when deciding what they want to accomplish over the year.

HISTORIC DESIGN REVIEW BOARD

Staff presented Gere Automotive Design Review Color staff report. The design was approved in a previous meeting dependent on them coming back with an official color selection. Commissioners discussed appreciation for a new color selection.

MOTION by Chair Marusiak to approve Buckshot Honey Pergola; **SECONDED** by Commissioner Testman.

Motion passed unanimously.

OTHER BUSINESS

Community Character Element

Staff informed the Committee about the in-house Community Character Element updates that will need to be done. The topics relate to topics that the Planning Commission monitors. Staff going forward will be adjusting this chapter or move it within another chapter.

Planning Commission Interest

Praise for Snoqualmie Police for helping prevent local theft.

Upcoming Schedule

The next meeting will be on Monday April 16, 2023.

ADJOURNMENT

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

The meeting adjourned at 7:54 pm.

Minutes taken by Ashley Wragge, Planning Technician

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

Minutes approved at the _____ Planning Commission Meeting.



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MEMORANDUM

To: Planning Commission
From: Jonathan Kesler, AICP, Senior Planner
Date: June 5, 2023
Subject: Accessory Dwelling Units (ADU) Regulation Update

Changes to state law will require cities allow two ADU per residential parcel.

BACKGROUND:

Accessory Dwelling Units, or ADUs, are small housing units attached to or separate from and accessory to a single-family home. ADUs are commonly used as affordable or no-cost housing for renters or relatives of a property's primary dwelling unit.

During its 2023 session, the Washington State Legislature passed and the Governor signed [HB 1337](#), "which intends to ease barriers to the construction and use of ADUs." HB 1337 restricts a jurisdiction's ability to enact regulations that inhibit the construction of ADUs, including those related to impact fees, owner occupancy requirements, lot size restrictions, lot size, and parking.

ANALYSIS:

The City's approved Housing Strategy Plan identifies ADUs as promising ways of "providing basic, affordable accommodations for households that do not need much space while potentially providing a source of rental income for homeowners." ADUs could serve as an accessible option for renters at or below 120% area median income.

The Snoqualmie Municipal Code currently allows ADUs with some restrictions. **Please see attached "crosswalk" which analyzes the City of Snoqualmie's development regulations with the new legislation, HB 1337.**

Although the City is required to update its ADU regulations within six months after the city's next periodic comprehensive plan update as required under RCW 36.70A.130, the Community Development Committee asked for it to be done sooner. For further detailed information, see the state Department of Commerce's webpage, Implementing HB 1337: Guidance for Accessory Dwelling Units, here:

[Title Chg_5-15-2023 HB 1337 Final Draft ADU Guidance.pdf](#) | [Powered by Box](#)

Next Steps

Discussion only; staff will bring back the draft changes and an agenda bill at a future meeting, tentatively scheduled for July 17, 2023.

SMC	Existing Code	New Regulation – HB 1337	Consistent
17.32.070(F)(2)	ADU Location and Design. a. ADUs may be set back five feet from the alley right-of-way and may be set back three feet from the side and rear yard as an accessory use. b. ADUs must otherwise comply with the design requirements of this chapter, and other governing chapters including SMC 17.55.070 , Accessory dwelling units.	A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units.	<input checked="" type="checkbox"/>
17.55.070(A)	Only one accessory dwelling shall be created per lot in single-family zones.	The city or county must allow at least two accessory dwelling units on all lots that are located in all zoning districts within an urban growth area that allow for single-family homes in the following configurations.	
17.10.020	No definition for principal Unit	Definitions, Principal Unit.	
17.55.070(D)	Any additions to the principal unit, or a new detached accessory unit, shall not exceed the allowable lot coverage or encroach into the existing setbacks.	A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units.	<input checked="" type="checkbox"/>
17.55.070(E)	Either the primary residence or the accessory dwelling unit shall be owner occupied.	The city or county may not require the owner of a lot on which there is an accessory dwelling unit to reside in or occupy the accessory dwelling unit or another housing unit on the same lot.	

SMC	Existing Code	New Regulation – HB 1337	Consistent
17.55.070(F)	The accessory dwelling unit shall not be larger than 10 percent of the lot area or 600 square feet, whichever is smaller, and shall have no more than one bedroom.	The city or county may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet.	
17.55.070(G)	One off-street parking space, in addition to that which is required for the underlying zone.	(2)(a) A city may not require an off-street parking space when within one-half mile walking distance of a major transit stop, on lots smaller than 6,000 square feet and may not required more than two off-street parking spaces per unit units on lots greater than 6,000 square feet.	
17.55.070(H)	The accessory dwelling unit shall be designed so that, to the degree reasonably feasible, the appearance of the principal unit and lot remain that of a single-family residence.	A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units.	<input checked="" type="checkbox"/>
17.55.070	Only one accessory dwelling shall be created per lot in single-family zones.	The city or county must allow at least two accessory dwelling units on all lots that are located in all zoning districts within an urban growth area that allow for single-family homes.	
17.15.040	35 feet for residential zones	The city or county may not establish roof height limits on an accessory dwelling unit of less than 24 feet, unless the height limitation that applies to the principal unit is less than 24 feet, in which case a city or county may not impose roof height limitation on accessory dwelling units that is less than the height limitation that applies to the principal unit.	<input checked="" type="checkbox"/>
17.55.070	Shall not exceed the allowable lot coverage or encroach into the existing setbacks, 10 feet rear.	A city or county must allow detached accessory dwelling units to be sited at a lot line if the lot line abuts a public alley, unless the city or county routinely plows snow on the public alley.	

SMC	Existing Code	New Regulation – HB 1337	Consistent
17/50.070	ADUs may be constructed in either an existing or new single-family residence, including garages.	A city or county must allow accessory dwelling units to be converted from existing structures, including but not limited to detached garages, even if they violate current code requirements for setbacks or lot coverage.	<input checked="" type="checkbox"/>

Planning Commission Future
Agenda List

Agenda Items	2023																			
	6-Mar	20-Mar	3-Apr	17-Apr	1-May	15-May	5-Jun	20-Jun	3-Jul	17-Jul	7-Aug	21-Aug	5-Sep	18-Sep	2-Oct	23-Oct	6-Nov	20-Nov	4-Dec	18-Dec
Comprehensive Plan Review	HNA, HAP, Middle Housing				Public Input Summary / Update															
Housing																				
Land Use								Introduction of Land Use	Land Use Goals and Policies											
Transportation																				
Community Character																				
Parks and Open Space																				
Economic Development																				
Design Review/Historic Design Review			DRB: Gere Auto (colors only)																	
Training																				
Other	Joint CDC Planning Commission						2023 Legislative Session Overview													
Staff/Chair comments items																				
Code Amendments							Accessory Dwelling Units			Accessory Dwelling Units	Accessory Dwelling Units	Center Blvd Retail Waivers								
Key																				
Public Hearing																				
Discussion																				
Action																				



Planning Commission Work Program

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

2023 WORK PROGRAM ITEMS		
TOPIC	DATE	STAFF
Comprehensive Plan Update	Throughout 2023	
Snoqualmie Mill Design Standards	TBD	
Multi-Family Tax Exemption program	TBD	
Snoqualmie Ridge Mixed Use Final Plan Amendment – Center Blvd Retail Uses	TBD	
Wireless Code update	TBD	
Sign Code update	TBD	

2024 WORK PROGRAM ITEMS		
TOPIC	DATE	STAFF
Comprehensive Plan Update	Throughout 2023	