



PLANNING COMMISSION REGULAR HYBRID MEETING

Monday, June 03, 2024, at 7:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMISSIONERS

Chair: Luke Marusiak

Vice Chair: Andre Testman

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

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

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

Press *6 to mute and unmute.

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

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

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

CALL TO ORDER & ROLL CALL

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

AGENDA APPROVAL

COUNCIL LIAISON REPORT

MINUTES

- [1.](#) Approval of the minutes dated May 20, 2024.

PERMIT REVIEW/DESIGN REVIEW BOARD

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

LEGISLATIVE/POLICY ITEMS/REGULATIONS

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

- [2.](#) Climate Change Element Introduction
- [3.](#) Retail District Overlay Boundaries

OTHER BUSINESS

Planning Commission Regular Hybrid Meeting
June 03, 2024

4. Training- Historic Preservation

Items of Planning Commissioner Interest

Upcoming Schedule

[5.](#) Future Agenda List

ADJOURNMENT



PLANNING COMMISSION MINUTES REGULAR HYBRID MEETING May 20, 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 7:04 PM

Commissioners:

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

Commissioner Steve Smith was excused.

City Staff:

Emily Arteche, Community Development Director; Ashley Wragge, Planning Technician; Andy Latham, IT Support Systems.

PUBLIC COMMENT

No comments.

AGENDA APPROVAL

Agenda unanimously approved.

MINUTES

May 6, 2024 minutes were approved unanimously.

COUNCIL LIASION UPDATE

Council is reviewing the CIP. The non-utility portion, projects and programs, is being reviewed. The current estimate for the Community Center Expansion is 29 million. 911 response system ordinance passed, it is now a crime to call 911 for non-emergency calls. King street closure is proposed for the summer to trial using that as a pedestrian and business space extension from the gazebo, the downtown merchants are supportive of this proposal.

PUBLIC HEARING

No public hearing.

DESIGN REVIEW BOARD

No design review.

LEGISLATIVE/POLICY ITEMS/ REGULATIONS

Historic Downtown Retail Code Amendment Recommendation and MUFP Amendment Update

Staff overviewed the Mixed Use Final Plan Amendments, the current requirements for the Downtown Historic retail requirements and the evolution of the code proposals including how it connects to the MUFP amendment. After discussion on the recommendation, the Planning Commission unanimously approved a motion to: eliminate conditions 4 and 5 in the SRI MUFP and Development Standards; amend SR1 Mixed Use Final Plan Development Standards Chapter 12E.040 to add a 90% retail requirement of the businesses in the three-block area of Neighborhood Center facing Center Boulevard SE from Snoqualmie Parkway to SE Ridge Street; amend 17.37.040(A)(2) Waiver of special use regulations to require vacancy period to 365 days prior to applying for a waiver; amend 17.37.040(B)(1) to add online advertising of

vacancies; amend 17.37.040(C) to require the Council Community Development Committee issue a written decision allowing or denying a waiver and appealable to City Council; amend 17.37.030(A) Special use regulations within downtown historic district overlay zone to increase the minimum percentage of storefronts to 90%; Increase Retail District Overlay to includes Falls Avenue SE.

OTHER BUSINESS

Training- Historic Preservation

Presented a video from King County covering their historic preservation programs.

Planning Commission Interest

Upcoming Schedule

Future Agenda List

Work Program

The next meeting will be on Monday, June 3, 2024.

ADJOURNMENT

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

The meeting adjourned at 8:28 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.



Emily Arteche, Director
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MEMORANDUM

To: Planning Commission
From: Emily Arteche, Director
Chris Green, Consulting Land Use Planning Manager, Otak
Date: June 3, 2024
Subject: Introduction to Comprehensive Plan Climate Element

INTRODUCTION

The Washington Growth Management Act (GMA) requires cities planning under GMA to adopt a new comprehensive plan chapter (sometimes referred to as an “element”) addressing climate change and resilience. The Climate Element will be developed through a public process taking place through the remainder of 2024 into 2025.

BACKGROUND

Climate-related changes to the Growth Management Act (GMA) that are reflected in [HB 1181](#) (Chapter 228, Laws of 2023) include amendments to several mandatory elements with timeframes for applicability based on the periodic update schedule. The City must add a climate element that is comprised of a greenhouse gas emissions reduction sub-element as well as a resilience sub-element.

In January 2024, Commerce published [intermediate climate element planning guidance](#) and a list of more than 200 model climate goals and policies (Menu of Measures) that the City could integrate into the comprehensive plan as part of a 2025 amendment. The City Climate Change Element will take a separate form as a single new element. Existing elements such as housing, transportation, and land use that contain climate change related goals and policies will be identified and may be relocated to the new Element.

At the January 16, 2024, Planning Commission meeting the Commission decided that the draft Environmental Element should be developed without policies on climate change due to the release of State mandated Climate Change Element and the detailed guidance requiring more time to research and prepare for such goals and policies.

NEXT STEPS

At the June 3, 2024, meeting, staff and consultant Otak will present an overview of the GMA requirements for the Climate Element and planning process to develop this new comprehensive plan chapter.

CLIMATE CHANGE AND RESILIENCY

A New Comprehensive Plan Element

City of Snoqualmie Planning Commission

June 3, 2024



AGENDA

- 1. Introductions**
- 2. Project Overview**
- 3. Resilience Sub-Element**
- 4. GHG Reduction Sub-Element**
- 5. Community Engagement**
- 6. Questions and Discussion**





2. PROJECT OVERVIEW

HB 1181: CLIMATE LAW (2023)

ADDS CLIMATE & RESILIENCY GOAL TO GROWTH MANAGEMENT ACT



Ensure that comprehensive plans:

- Adapt to and mitigate climate change
- Reduce GHG emissions and per capita VMT
- Foster resiliency to climate impacts and natural hazards
- Protect and enhance environmental, economic, and human health and safety; and
- Advance environmental justice

CLIMATE PLANNING LAW

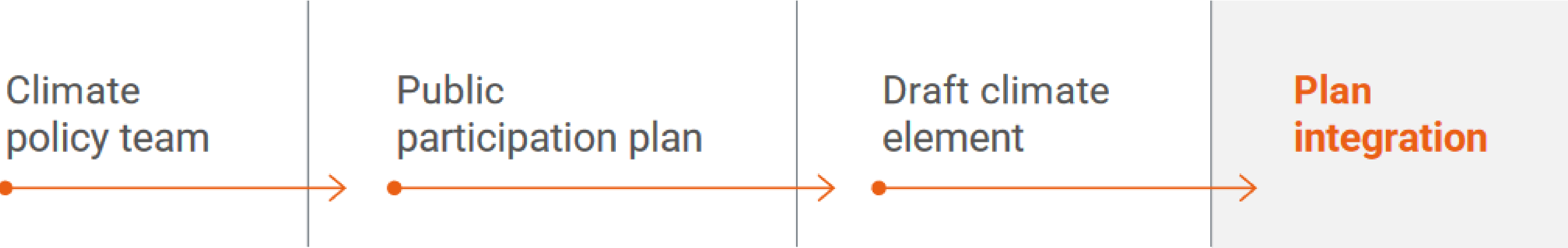
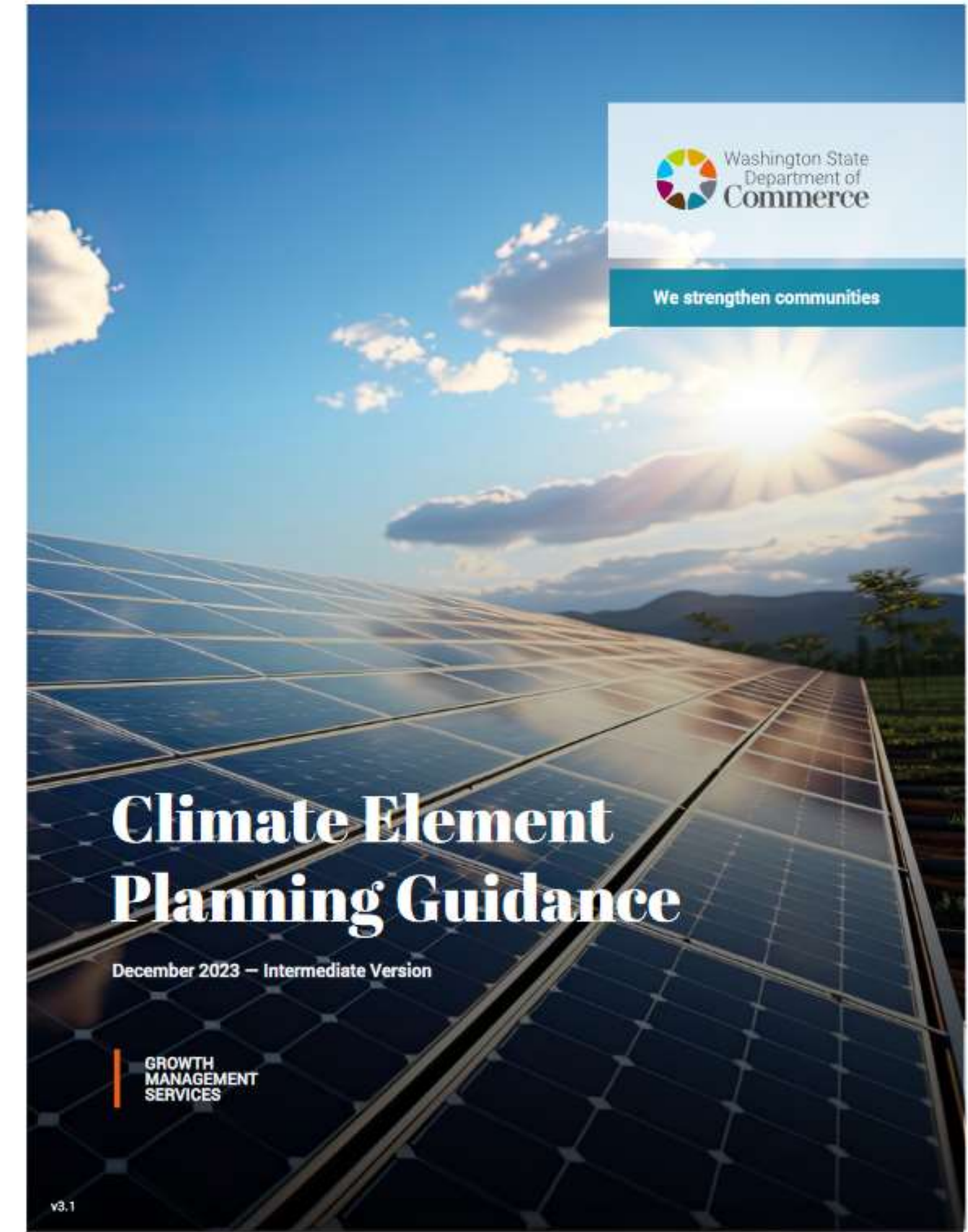
Growth Management Act requires:

- **Climate Resilience:** mandatory for all jurisdictions fully planning under the GMA and encouraged for others
- **Greenhouse Gas Emissions Reduction:** Mandatory for 11 counties (including King County) and their cities over 6,000 population (including Snoqualmie)



CLIMATE PLANNING GUIDANCE

Department of Commerce has published intermediate guidance based on the new law (HB 1181), which includes four main components:





3. RESILIENCE SUB-ELEMENT

RESILIENCE SUB-ELEMENT

SECTORS TO CONSIDER ...

Agriculture

**Buildings and
Energy**

**Cultural
Resources &
Practices**

**Economic
Development**

**Emergency
Management**

**Human
Health**

Ecosystems

**Transportatio
n**

**Waste
Management**

**Water
Resources**

**Zoning &
Development**



RESILIENCE SUB-ELEMENT

MINIMUM REQUIREMENTS

- Include at least one goal and supportive policy for each hazard (e.g. extreme heat) relevant to the jurisdiction
- Prioritize actions that benefit overburdened communities impacted by climate change



RESILIENCE SUB-ELEMENT

MINIMUM REQUIREMENTS

- Address climate-exacerbated natural hazards
- Identify, protect, and enhance natural areas
- Identify, protect, and enhance community resilience, including social, economic, and built-environment factors that support climate change adaption consistent with environmental justice





4. GHG REDUCTION SUB-ELEMENT

GHG REDUCTION SUB-ELEMENT

MINIMUM REQUIREMENTS:

- Set incremental targets to achieve net zero emissions by 2050
- Reduce GHG emissions generated by transportation and land use
- Reduce vehicle miles traveled per capita
- Prioritize reductions that benefit overburdened communities to maximize co-benefits of reduced air pollution and environmental justice



GHG REDUCTION SUB-ELEMENT

MINIMUM REQUIREMENTS:

- Reduce GHG emissions generated by transportation and land use
- Reduce vehicle miles traveled per capita
- Prioritize reductions that benefit overburdened communities to maximize co-benefits of reduced air pollution and environmental justice



GHG REDUCTION SUB-ELEMENT

ADOPT GOALS AND POLICIES FOR THREE CLIMATE SECTORS ...



Buildings & Energy



Transportation



**Zoning &
Development**



5. COMMUNITY ENGAGEMENT

COMMUNITY ENGAGEMENT

TO BE REFINED BY COMMUNITY ENGAGEMENT PLAN



Technical and Community Advisory Committees



Identify Vulnerable Communities and Environmental Health Disparities



Stakeholder Interviews



Online and In-Person Open Houses



Planning Commission and Committees



6. QUESTIONS AND DISCUSSION



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STAFF MEMO

To: Planning Commission
From: Ashley Wragge, Planning Technician
Date: May 31, 2024
Subject: Retail Overlay Recommendation Alteration

BACKGROUND:

The Planning Commission on May 20, 2024, reviewed a proposal from the Economic Development Commission to alter SMC 17.37 Downtown Historic District Retail Overlay Zone. Part of the recommendation from the EDC is to extend the Overlay to include Falls Avenue SE.

SMC 17.37.101 currently defines the Retail Overlay Zone to include, "all lots and parcels fronting on Railroad Avenue SE from the southerly margin of the right-of-way of SE Northern Street at its intersection with Railroad Avenue to a line intersecting Railroad Avenue defined as the southerly property boundary of 8250 Railroad Avenue S.E."

ANALYSIS:

The existing Retail District Overlay was created before the City initiated River Trail in 2015, formerly called Riverwalk. Since the completion of the Riverwalk Master Plan, the city has acquired several properties including properties identified within the existing Retail District Overlay, as shown in the map below (see Figure 1). These properties located south of SE Northern Street on the east side of Railroad Place SE are required to be open space and will remain vacant in perpetuity.



Figure 1

RECOMMENDATION:

Staff recommends the Planning Commission reconsider the motion made on May 20, 2024, to reduce Retail District Overlay and exclude properties from SE Northern Street to Fir Street, located east of Railroad Place SE and within the River Trail Master Plan.

FUTURE AGENDA LIST

Agenda Items	2024											
	16-Jan	5-Feb	20-Feb	4-Mar	18-Mar	1-Apr	15-Apr	6-May	20-May	3-Jun	17-Jun	1-Jul
Comprehensive Plan Review												
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		
Design Review / Historic Design Review			Community Center									
Training									Historic Preservation	Historic Preservation		
Other	Commission Elections						MUFP Amendment	MUFP Amendment PH	MUFP Amendment			
Staff/Chair comment items								River Trail	Grizzly Bears			
Code Amendments		Emergency Housing Intro		Emergency Housing			Emergency Housing PH		Historic Downtown Intro			Historic Downtown and MUFP Amendments
Key:												
Public Hearing												
Discussion												
Training												