



PLANNING COMMISSION REGULAR HYBRID MEETING

Monday, May 01, 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, and Steve Smith.

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

AGENDA APPROVAL

MINUTES

1. Approval of the minutes dated April 3, 2023.

COUNCIL LIAISON UPDATE

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.](#) Legislative Session Update

OTHER BUSINESS

3. Comprehensive Plan Update
4. New Planning Staff

Items of Planning Commissioner Interest

Upcoming Schedule

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.



Emily Arteche, Director
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MEMORANDUM

To: Planning Commission
From: David Goodman, Senior Planner
Date: May 1, 2023
Subject: Legislative Session Overview

Background

The Washington State Legislature recently completed its 2023 session, which included passage of several significant bills related to local planning that may have direct or indirect impacts on the City of Snoqualmie. Staff is working on a full analysis of the legislation but sought to take the opportunity to alert the Planning Commission to several notable bills that passed, including:

- HB 1337 – Requires cities to allow at least two accessory dwelling units (ADU) on all lots that otherwise allow for single-family homes; cities may not require the owner of a lot on which there is an ADU to reside in or occupy the ADU or the primary home.
- HB 1110 – Requires cities of more than 75,000 people to allow duplexes, triplexes, and fourplexes throughout all residential zones; cities of 25,000 to 75,000 and cities with a population of less than 25,000 that are within a contiguous urban growth area must allow duplexes throughout all residential zones. Snoqualmie is exempt from this requirement because it is not within a contiguous urban growth area.
- HB 1293 - Counties and cities may apply in any design review process only clear and objective development regulations governing the exterior design of new development; does not apply to development regulations that apply only to designated landmarks or historic districts established under a local preservation ordinance. No design review process may include more than one public meeting.

Staff will return to the Planning Commission at the beginning of the 3rd Quarter of 2023 with any further analysis if needed to identify impacts of these bills on the City of Snoqualmie.



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MEMORANDUM

To: Planning Commission
From: David Goodman, Senior Planner
Date: May 1, 2023
Subject: Comprehensive Plan Update

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. Mandatory elements of Comprehensive Plans include land use, housing, capital facilities, utilities, and transportation; the City of Snoqualmie's Comprehensive Plan also includes optional economic development, parks, and community character elements. The Comprehensive Plan establishes goals, policies, and objectives to guide the City's actions on these areas from the adoption year of 2024 to the Plan's "horizon year" of 2044.

Recent Activities

Community Engagement

The City has already received over 250 comments from residents on a range of different topics through the Comprehensive Plan online survey, local business roundtable discussion, and the April 6 Comprehensive Plan Open House.

Some key early themes relating to community character, housing, and land use include:

- Concern about lack of affordable housing
 - Senior Housing
 - Focus more on townhomes, cottages, duplexes, fourplexes, smaller units, and ADUs
 - Economic development effects
 - Preference for smaller building sizes
- Desire to preserve more green space within new developments
- Desire to maintain the "mountain town" look of the community
- Opposition to further development of any kind

Consultant Coordination

Community Development staff recently held a kick-off meeting with its three primary Comprehensive Plan consultants – LDC (Housing and Land Use Elements), FCS (Capital Facilities and Utilities), and Perteeet (Transportation and Environment). Staff are working with the consultants to develop a schedule for bringing material to the Planning Commission and City Council for review.

Next Steps

None; discussion only