



PLANNING COMMISSION REGULAR HYBRID MEETING

Monday, August 21, 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 August 7, 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. ADU Draft Amendment
3. EDC Recommendation on Economic Development Element
4. Land Use Element Policy Review

OTHER BUSINESS

Items of Planning Commissioner Interest

Upcoming Schedule

[5.](#) Future Agenda List

[6.](#) Work Program

ADJOURNMENT



PLANNING COMMISSION MINUTES

REGULAR HYBRID MEETING

August 7, 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 7:00 PM

Commissioners:

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

Darrell Lambert was absent.

City Staff:

Emily Arteche, Community Development Director; Jonathan Kesler, Senior Planner.

PUBLIC COMMENT

Public Hearing- Accessory Dwelling Units open at 7:09 PM and will be left open for comment until August 21, 2023.

AGENDA APPROVAL

Agenda approved unanimously.

MINUTES

June 20, 2023 minutes were unanimously approved as written.

July 17, 2023 minutes were altered to show updated next meeting and approved.

COUNCIL LIASION UPDATE

There have been staff changes with the Fire and Police Chief leaving the city. Administration will start the search to replace these positions. Council discussed the proposed model train museum rental and developer agreement. A decision will be coming soon and the concerns stated at the meeting will be considered.

HISTORIC DESIGN REVIEW BOARD

No review.

LEGISLATIVE/POLICY ITEMS/ REGULATIONS

Accessory Dwelling Units

Staff briefly overviewed HB 1337 and showed the commission code adjustments. A public hearing was opened and will remain open until the next Planning Commission meeting on August 21, 2023.

Comprehensive Plan- Land Use

Staff consultants presented draft goals and policies for the Land Use Element of the Comprehensive Plan including alterations the tribe presented on previous draft goals and policies. The topics covered in this meeting included development patterns, specific land uses, regional planning, design character and quality, and cultural resources.

OTHER BUSINESS

Planning Commission Interest

Boeing Classic- hotel occupancy

Upcoming Schedule

Future Agenda List

Work Program

The next meeting will be on Tuesday September 5, 2023.

ADJOURNMENT

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

The meeting adjourned at 8:21 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, AICP, Director
38624 SE River St. | P.O. Box 987
Snoqualmie, Washington 98065
(425) 888-5337 | earteche@snoqualmiewa.gov

MEMORANDUM

To: Planning Commission
From: Jonathan Kesler, AICP, Senior Planner
Date: August 21, 2023
Subject: Continuation of the Public Hearing of August 7, 2023 - Accessory Dwelling Units (ADUs)
Changes to the Development Regulations

Changes to state law will require cities to 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 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. The strikeout of the invalid sections, along with the underlined additions to regulations are included, as well.

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:

Continuation of Public Hearing, that began at the August 7, 2023 meeting, on August 21, 2023, then Community Development (CD) Committee review on September 18, 2023; then first reading of the Ordinance, tentatively scheduled for the City Council meeting of September 25, 2023.

Please see the annotations on the following page that go with the amendment language underlined and strikethroughs, which are shown on the accompanying document.

Accessory Dwelling Units (ADUs) Updates to the Snoqualmie Municipal Code

Chapter 17.10., Definitions

The entire 17.10.020, Definitions section should abandon the uses of letters to locate the definitions. Instead, a combination of numerical/alphabetical listings of definitions should be adopted, in the following manner:

17.10.025, "A Definitions"; 17.10.030, "B Definitions"; 17.10.035, "C Definitions"; etc. This would allow for unlimited additions within each alphabetical section, rather than the awkward use of AAA, BBB, CCC, DDD etc., now used that does not allow for the addition of any new definitions within the list. (See attached document).

In addition, the following new definitions need to be inserted into the Definitions Section to bring it into compliance with state law: "attached accessory dwelling unit", "detached accessory dwelling unit", "gross floor area", "major transit stop", "owner", "principal unit" and "short term rental".

The following definition need to be modified: "Accessory dwelling unit".

Chapter 17.15 Residential District Regulations.

Chapter 17.15.040 Residential District Regulations. After Table 1, add footnote 10 at the end (see attached).

Chapter 17.32.070 Site Design. See revision to: F. Accessory Dwelling Units.

Chapter 17.55.070 Accessory Dwelling Units (ADUs). See deletions and additions throughout the entire section.

1 **17.10.020 Definitions.**

2
3 **17.10.025, "A Definitions"**

- 4
5 A. **"Accessory use"** means a use incidental and subordinate to the principal use and located on the
6 same lot or in the same building as the principal use.
- 7 B. **"Accessory dwelling unit"** means a dwelling unit on the same lot or in the same building as a single-
8 family dwelling unit duplex, triplex, townhome, or other housing unit which is the principal use of
9 the lot.
- 10 C. **"Assisted living quarters"** means a dwelling unit in a building consisting of two or more units in
11 which various levels of personal assistance are available to residents and may include support
12 services as deemed necessary such as food preparation and dining areas, group activity areas,
13 medical supervision and similar activities.
- 14 **"Attached accessory dwelling unit"** means an accessory dwelling unit located within or
15 attached to a single-family housing unit, duplex, triplex, townhome, or other housing unit.

16
17 **17.10.030, "B Definitions"**

- 18
19 D. **"Bay window"** means a window that extends from the main exterior wall of a residential structure,
20 has sidewalls not more than 60 degrees out of plane with the main exterior wall, is primarily
21 constructed of glazing supported by conventional light framing, and has a width of not more than
22 the lesser of 30 percent of the main exterior wall from which it protrudes or 14 feet.
- 23 E. **"Bed and breakfast"** means a single-family dwelling within which bedrooms are available for paying
24 guests.
- 25 F. **"Bioretention"** is as defined in SMC [15.18.040](#).
- 26 G. **"Boarding house"** means a single-family dwelling within which roomers or boarders are housed or
27 fed.
- 28 H. **"Building"** means a structure having a roof.

29
30 **17.10.035, "C Definitions"**

- 31
32 I. **"Child Day Care Center"** means a day care facility for more than 12 children, not in a provider's
33 home.
- 34 J. **"Cluster"** means a grouping of dwellings to increase dwelling densities on some portions of the
35 development area in order to leave other portions free of buildings.
- 36 K. **"Co-housing"** means a type of housing development which originated in Denmark in the early
37 1970s, in which units are individually owned, but meeting and dining facilities are shared. Co-
38 housing communities place an emphasis on resident participation in planning and design,
39 intentional neighborhood design, shared community facilities and self management.
- 40 L. **"Collective garden"** means a collective garden for the purpose of producing, processing,
41 transporting, and/or delivering cannabis for medical and/or recreational use, as further defined
42 in RCW [69.51A.085](#).
- 43 M. **"Commercial service"** means a business primarily characterized by the rendering of
44 nonprofessional services to the general public and includes, by way of illustration, real estate,
45 insurance, finance and securities investments, laundromats, dry cleaners, mailing/shipping
46 services, diet and fitness centers, and appliance or small machine repair (excluding automotive).

- 47 ~~N.~~ **“Corporate offices”** means establishments primarily engaged in providing internal office
 48 administration or service to other companies as opposed to services to the general public.
 49 Corporate office uses include, by way of illustration, business headquarters or administration, call
 50 centers, research offices, and professional services of a large scale. Generally, the majority of the
 51 traffic generated from a corporate office comes from its employees and not the general public.
 52 ~~O.~~ **“Convenience store”** means a retail store containing less than 2,000 square feet of gross floor area
 53 that is designed and stocked to sell primarily food, beverages, and other household supplies to
 54 customers who typically purchase only a few items.
 55

56 17.10.040, “D Definitions”

- 57
 58 ~~P.~~ **“Data center”** means a facility used to house computer systems and associated components, such
 59 as telecommunications and storage systems for the storage, management and dissemination of
 60 data, generally including redundant or backup power supplies, redundant data communications
 61 connections, environmental controls (e.g., air conditioning, fire suppression) and various security
 62 devices. Large data centers can be industrial scale operations that have large electricity
 63 requirements and can be a source of air pollution from diesel exhaust.
 64 ~~Q.~~ **“Day care facilities”** means establishments for group care of nonresident adults or children,
 65 including day care centers and family day care homes.
 66 ~~R.~~ **“Designated manufactured home”** means a double-wide manufactured home constructed after
 67 June 15, 1976, with a pitched roof and exterior siding similar to site-built homes, and placed on a
 68 permanent foundation.
 69 **“Detached accessory dwelling unit”** means an accessory dwelling unit that consists partly or
 70 entirely of a building that is separate and detached from a single-family housing unit, duplex,
 71 triplex, townhome, or other housing unit and is on the same property.
 72 ~~S.~~ **“Development”** means the division of a parcel of land into two or more parcels; the construction,
 73 reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any
 74 mining, excavation, landfill or land disturbance, and any extension of the use of land.
 75 ~~T.~~ **“Diameter at breast height (DBH)”** means the diameter of a tree trunk measured at four and one-
 76 half feet above grade.
 77 ~~U.~~ **“Director”** means the director of community development, or equivalent position.
 78 ~~V.~~ **“Dispensary”** means a person who dispenses marijuana or cannabis for medical use to “qualifying
 79 patients” and/or “designated providers” as those terms are defined in RCW [69.51A.010](#).
 80 ~~W.~~ **“Dwelling” or “dwelling unit”** means any building or portion of a building which contains complete
 81 housekeeping facilities for one family, including provisions for sleeping, eating, cooking and
 82 sanitation, physically separated from any other dwelling unit which may be in the same building.
 83

84 17.10.045, “E Definitions”

- 85
 86 ~~X.~~ **“Extended care facilities”** means establishments for group care of resident adults that provide
 87 nursing and personal care services including medical supervision, counseling, rehabilitation, meal
 88 preparation, group activities, and similar activities.
 89

90 17.10.050, “F Definitions”

- 91 ~~Y.~~ **“Family”** means one person, or two or more related persons, or not more than five unrelated
 92 persons living together as a single housekeeping unit.
 93 ~~Z.~~ **“Family Day Care Home”** means a day care facility for up to 12 children in a provider’s home and
 94 licensed by the state.

95 AA. **"Formula take-out food restaurant"** means a restaurant or establishment that (1) is required to
 96 offer standardized menus, ingredients and interior or exterior design; and (2) serves or delivers
 97 its food or beverages in disposable containers.

98 BB. **"Front yard"** means the yard bordering on a street, and in the case of a corner lot may be either
 99 frontage.

100

101 **17.10.055, "G Definitions"**

102

103 CC. **"Garden window"** means factory assembled glazing in a frame of vinyl, aluminum or similar
 104 material, extends no closer than 36 inches to the floor below, and otherwise meets the size
 105 requirements for a bay window.

106 DD. **"Gross floor area"** means the total area of a building measured by taking the outside dimensions
 107 of the building at each floor level intended for occupancy or storage.

108 **"Gross floor area for a dwelling"** means the interior habitable area of a dwelling unit including
 109 basements and attics but **not** including a 20 garage or accessory structure.

110 EE. **"Ground cover"** means grass, forbs, shrubs, and trees less than four inches DBH.

111

112 **17.10.060, "H Definitions"**

113

114 FF. **"Heavy/resource based industrial"** means establishments engaged in the mechanical or chemical
 115 transformation of natural resource raw materials, substances or components into new products,
 116 where such processing may use heavy equipment or machinery, involves outdoor activities,
 117 produces environmental disturbances including but not limited to noise, dust, smoke, fumes,
 118 vibration or glare, may involve the use, storage, production, transport or discharge of polluting or
 119 hazardous wastes or by-products, and typically involves outdoor storage of materials, products
 120 and equipment.

121 GG. **"Height"** as applied to a building or structure means the vertical distance measured from the
 122 average elevation of the proposed finished grade around the building or structure to the highest
 123 point of a flat roof and to the mean height between eaves and ridge of a peaked roof.

124 HH. **"Heritage tree"** means a tree designated by the city council as significant because of association
 125 with historic figures or events, rarity, extraordinary aesthetic value, or provision of exemplary
 126 habitat and cultural value due to age and species.

127 II. **"Home occupation"** means a business or professional use carried on in a dwelling by a member of
 128 a family residing in the dwelling which is incidental to the use of the premises as a dwelling.

129 JJ. **"Hotel"** means a building or portion of a building for the transient rental of units for sleeping
 130 purposes, with individual toilet facilities, and which may include dining, conference and meeting
 131 rooms and accessory shops and services catering to the general public.

132

133 **17.10.065, "I Definitions" (Reserved)**

134

135 **17.10.070, "J Definitions" (Reserved)**

136

137 **17.10.075, "K Definitions" (Reserved)**

138

139 **17.10.080, "L Definitions"**

140

141 KK. **"Light industrial/manufacturing"** means establishments engaged in the mechanical or chemical
 142 transformation of materials, substances or components into new products, when such processing

143 is carried on indoors, produces minimal environmental disturbances including but not limited to
 144 noise, dust, smoke, fumes, vibration or glare, does not involve the use, storage, production,
 145 transport or discharge of polluting or hazardous wastes or byproducts, and does not involve
 146 outdoor storage of materials or products.

147 ~~LL~~. **“Lot”** means a fractional part of subdivided lands having fixed boundaries and includes tracts or
 148 parcels.

149 ~~MM~~. **“Lot lines”** means the property boundaries of a lot.

150 ~~NN~~. **“Low impact development (LID)”** is as defined in SMC [15.18.040](#).

151 ~~OO~~. **“Low impact development best management practices (LID BMPs)”** is as defined in
 152 SMC [15.18.040](#).

153

154 **17.10.085, “M Definitions”**

155

156 1. **“Major transit stop”** means:

157 (a) A stop on a high-capacity transportation system funded or expanded under the provisions of
 158 Chapter 81.104 RCW;

159 (b) Commuter rail stops;

160 (c) Stops on rail or fixed guideway systems, including transitways;

161 (d) Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or

162 (e) Stops for a bus or other transit mode providing actual fixed route service at intervals of at least
 163 fifteen minutes for at least five hours during the peak hours of operation on weekdays.

164 ~~PP~~. **“Manufactured home”** means a building or portion of a building, designed for long-term
 165 residential use, manufactured off site, transported whole or in portions to a lot.

166 ~~QQ~~. **“Marijuana” or “cannabis”** means all parts of the plant Cannabis, whether growing or not, with
 167 a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin
 168 extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture,
 169 or preparation of the plant, its seeds or resin. The term does not include the mature stalks of the
 170 plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other
 171 compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the
 172 resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable
 173 of germination.

174 ~~RR~~. **“Marijuana-infused products”** means products that contain marijuana or marijuana extracts and
 175 are intended for human use. The term “marijuana-infused products” does not include useable
 176 marijuana.

177 ~~SS~~. **“Marijuana processor”** means a person licensed by the State Liquor and Cannabis Board to process
 178 marijuana into useable marijuana and marijuana-infused products, package and label useable
 179 marijuana and marijuana-infused products for sale in retail outlets, and sell useable marijuana
 180 and marijuana-infused products at wholesale to marijuana retailers.

181 ~~TT~~. **“Marijuana producer”** means a person licensed by the State Liquor and Cannabis Board to
 182 produce and sell marijuana at wholesale to marijuana processors and other marijuana producers.

183 ~~UU~~. **“Marijuana retailer”** means a person licensed by the State Liquor and Cannabis Board to sell
 184 useable marijuana and marijuana-infused products in a retail outlet.

185 ~~VV~~. **“Mobile home”** means a manufactured dwelling unit built upon a chassis, which may or may not
 186 be placed on a permanent foundation.

187 ~~WW~~. **“Modular home”** means a structure or part of a structure capable of being transported from the
 188 place of fabrication to the site on which it is to be erected, where it is placed on a permanent
 189 foundation which, together with the assembled structure, meets all the provisions of the Uniform
 190 Building Code for dwelling units.

191 ~~XX.~~ **"Motel"** is a building or buildings, detached or in connected units, which are used for sleeping
 192 purposes, with individual toilet facilities, which may or may not have kitchen facilities, designed
 193 primarily for the accommodation of automobile travelers.

194 ~~YY.~~ **"Multiple-family" or "multifamily"** means a building containing two or more dwelling units.
 195

196 **17.10.090, "N Definitions"**
 197

198 ~~ZZ.~~ **"Native vegetation"** means vegetation comprised of plant species, other than noxious weeds,
 199 which are indigenous to the Pacific Northwest Puget Sound Region and which reasonably could
 200 have been expected to naturally occur on the site.

201 ~~AAA.~~ **"Neighborhood retail"** means pedestrian-oriented retail sales or service businesses limited in
 202 intensity, built in scale with and located to serve primarily the immediately surrounding
 203 neighborhood.

204 ~~BBB.~~ **"Noxious weeds"** means as defined in SMC [15.20.020](#).
 205

206 **17.10.095, "O Definitions"**
 207

208 **"Owner"** means any person who has at least 50 percent ownership in a property on which
 209 an accessory dwelling unit is located.
 210

211 **17.10.100, "P Definitions"**
 212

213 ~~CCC.~~ **"Parcel"** means a discrete quantity of land of any size which may be lawfully conveyed
 214 separately, which may or may not be subdivided or improved.

215 ~~DDD.~~ **"Permeable pavement"** means as defined in SMC [15.18.040](#).

216 ~~EEE.~~ **"Permitted use"** means any use authorized alone or in conjunction with any other use in a
 217 specified district.

218 ~~FFF.~~ **"Premises"** means any building, structure, lot, parcel or tract.

219 ~~GGG.~~ **"Principal use" or "primary use"** means the use for which a lot, structure or building, or the
 220 major portion thereof, is designed or actually employed.

221 **"Principal unit"** means the single-family housing unit, duplex, triplex, townhome, or other
 222 housing unit located on the same lot as an accessory dwelling unit.

223 ~~HHH.~~ **"Professional services"** means businesses that provide services of a professional nature to
 224 clients either on or off site. Professional services include, by way of illustration, advertising,
 225 architecture, landscape architecture, engineering, planning, law, medicine, dentistry, optometry,
 226 massage, chiropractic, accounting, and any similar type of business.
 227

228 **17.10.105, "Q Definitions" (Reserved)**
 229

230 **17.10.110, "R Definitions"**
 231

232 ~~III.~~ **"Rear yard"** means the yard bordering the rear property line, which is the non-frontage lot line
 233 that connects side lot lines.

234 ~~JJJ.~~ **"Recreation space"** means covered and uncovered space designed and intended for active or
 235 passive recreational activity, including but not limited to sports facilities, playgrounds, or wooded
 236 areas, and excluding driveways, parking areas and rockeries.

237 ~~KKK.~~ **"Retail outlet"** means a location licensed by the State Liquor and Cannabis Board for the retail
 238 sale of useable marijuana and marijuana-infused products.

239 ~~LLL~~. **“Retail sales”** means businesses characterized by the sale of tangible goods directly to consumers.
 240 ~~MMM~~. **“Retail services”** means businesses characterized by personal services to the general public
 241 that typically also have a retail component. Retail services include, by way of illustration, barber,
 242 beauty, or nail salons, shoe repair, photo shops, and copy shops. Retail services do not include
 243 the sales, servicing, repair, or storage of motor vehicles.
 244

245 **17.10.115, “S Definitions”**

246
 247 ~~NNN~~. **“Setback”** means the distance buildings, structures or uses must be removed from a lot line,
 248 and in the case of a building, is measured from a property boundary to a building’s closest vertical
 249 wall.

250 ~~OOO~~. **“Shell building”** means a building intended to be divided into an unknown number of units.

251 ~~PPP~~. **“Shelters for temporary placement”** means housing units within the city that provide housing
 252 to persons on a temporary basis for a duration not to exceed four weeks.

253 “Short-term Rental” means a lodging use, that is not a hotel or motel or bed and breakfast, in
 254 which a dwelling unit, or portion thereof, is offered or provided to a guest by a short-term rental
 255 operator, for a fee, for fewer than 30 consecutive nights.

256 ~~QQQ~~. **“Side yard”** means the yard adjacent interior lot lines other than the rear lot line.

257 ~~RRR~~. **“Significant tree”** means any evergreen tree of at least 15 inches DBH, and any deciduous tree,
 258 other than red alder and cottonwood trees, at least 12 inches DBH. Red alder and cottonwood
 259 trees of any size are not considered significant trees.

260 ~~SSS~~. **“Single-family”** means a detached dwelling unit, other than a mobile home, containing one
 261 dwelling unit.

262 ~~TTT~~. **“Special needs housing”** means housing that is provided for persons and, where applicable, their
 263 dependents who, by virtue of disability or other personal factors, face impediments to
 264 independent living and who require special assistance and services in order to sustain appropriate
 265 housing on a permanent, long-term or transitional basis. Special needs housing includes shelters
 266 for temporary placement, transitional housing facilities and group homes, for up to six residents
 267 in care, that function as a single housekeeping unit and provide supportive services, including but
 268 not limited to counseling, rehabilitation and medical supervision.

269 ~~UUU~~. **“Specialty light industrial/manufacturing”** means a small-scale light industrial/manufacturing
 270 business under 10,000 square feet in total floor area whose products are of an art/craft or
 271 specialty food or beverage nature, which contains a storefront retail sales component which is
 272 open during normal retail business hours for the zoning district, and may provide an opportunity
 273 for customers or the general public to observe the product fabrication or manufacturing process.
 274 Specialty light industrial/manufacturing uses include, by way of illustration, microbreweries,
 275 coffee roasters, candy makers, and pottery, glassblowing and jewelry-making studios and any
 276 similar type of business.

277 ~~VVV~~. **“Structure”** means that which is built or constructed, including any piece of work artificially built
 278 up or composed of parts joined together in some definite manner and having a permanent
 279 location on the ground.
 280

281 **17.10.120, “T Definitions”**

282
 283 ~~WWW~~. **“Transitional housing facilities”** means housing units within the city owned by public housing
 284 authorities, nonprofit organizations or other public interest groups that provide housing to
 285 persons on a temporary basis for a duration not to exceed 24 months in conjunction with job

286 training, self-sufficiency training, and human services counseling; the purpose of which is to help
287 persons make the transition from homelessness to placement in permanent housing.

288 ~~XXX.~~ **“Two-track driveway”** means as defined in Chapter [12.16](#) SMC.

289

290 **17.10.125, “U Definitions”**

291

292 ~~YYY.~~ **“Use”** means the nature of the occupancy, the type of activity, or the character and form of
293 improvements to which land is devoted or may be devoted.

294 ~~ZZZ.~~ **“Useable marijuana”** means dried marijuana flowers. The term “useable marijuana” does not
295 include marijuana-infused products.

296

297 **17.10.130, “V Definitions”**

298

299 ~~AAAA.~~ **“Vegetated roof”** means a pervious growing medium, plants, and a moisture barrier
300 constructed on top of a conventional flat roof or a sloped roof.

301

302 **17.10.135, “W Definitions”**

303

304 ~~BBBB.~~ **“Width”** when referring to the width of a lot, means the mean horizontal distance between the
305 side lot lines.

306

307 **17.10.140, “X Definitions” (Reserved)**

308

309 **17.10.145, “Y Definitions”**

310

311 ~~CCCC.~~ **“Yard”** means the area between a lot line and a building or structure. (Ord. 1198 § 22 (Exh. D),
312 2017; Ord. 1171 § 4, 2016; Ord. 1128 § 1, 2014; Ord. 1066 § 2, 2010; Ord. 980 § 1, 2005; Ord. 901
313 § 1, 2002; Ord. 744 § 2, 1995).

314

315 **17.10.150, “Z Definitions” (Reserved)**

316

317 **Chapter 17.15 RESIDENTIAL DISTRICT REGULATIONS**

318

319 **Chapter 17.15.040 Residential District Regulations**

320

321 A. The following table indicates restrictions and regulations for minimum lot areas, setbacks, and building
322 height for all residential structures permitted in the R-C, R-1, R-2 and R-3 residential districts:

323

Table 1 – Area, Height, Setback and Miscellaneous Provisions

		R-C	R-1-10	R-1-7.5	R-1-4	R-2	R-3
1.	Minimum lot area – square feet (sf)	20,000 ¹	10,000 ⁵	7,500 ⁵	4,000 ⁵	6,000 ⁸	6,000
2.	Minimum lot area per dwelling – sf ²	5 acres	10,000	7,500	4,000	NA	NA
3.	Maximum density – dwelling units/acre ⁷	NA	NA	NA	NA	25	30
4.	Minimum front yard setback for all principal buildings ⁴	25 ft.	25 ft.	20 ft.	15 ft.	10 ft.	0 ft.

Table 1 – Area, Height, Setback and Miscellaneous Provisions

		R-C	R-1-10	R-1-7.5	R-1-4	R-2	R-3
5.	Minimum front yard setback for porches for principal buildings ⁴	15 ft.	15 ft.	13 ft.	8 ft.	7 ft. ⁴	7 ft. ⁴
6.	Minimum setback for all principal buildings and uses on a corner lot and building face which does not contain the main entry ⁴	25 ft.	20 ft.	15 ft.	12 ft.	10 ft.	10 ft.
7.	Minimum rear yard setback for all permitted principal buildings and uses ⁴	20 ft.	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.
8.	Minimum rear yard setback for all accessory buildings and uses ⁴	10 ft.	10 ft.	3 ft.	3 ft.	3 ft.	3 ft.
9.	Minimum side yard setback for all permitted principal buildings and uses ⁴	10 ft.	10 ft.	5 ft.	5 ft.	5 ft. ⁶	5 ft. ⁶
10.	Maximum side yard setback for all accessory uses ⁴	5 ft.	5 ft.	3 ft.	3 ft.	3 ft.	3 ft.
11.	Maximum height for all permitted principal structures ^{3, 4, 10}	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
12.	Maximum height for all permitted principal structures on lots 40 feet in width or less ^{3, 4}	NA	30 ft.	30 ft.	30 ft.	35 ft.	35 ft.
13.	Minimum width of lot	100 ft.	70 ft.	60 ft.	40 ft.	40 ft. ⁹	40 ft.
14.	Minimum width of lot with alley access	100 ft.	60 ft.	50 ft.	40 ft.	30 ft. ⁹	40 ft.

324

325 ¹ The minimum lot area is less than the minimum lot area per dwelling to allow for the clustering of lots
326 when developed together on a larger property.

327 ² Minimum lot area does not apply to accessory dwelling units.

328 ³ Church spires, church towers, flagpoles, antennas, and fire towers of a safe height may be permitted as
329 a conditional use.

330 ⁴ See subsection D of this section. See SMC [17.15.055](#) for additional setback requirements for the R-2
331 district.

332 ⁵ See subsections F and G of this section.

333 ⁶ See subsection B of this section.

334 ⁷ Based on unconstrained, developable area. Applies to development of duplex, triplex, quadruplex or
335 attached single-family units only. Accessory dwelling units shall not count toward maximum density.

336 ⁸ Applies to subdivision for single-family detached lots only.

337 ⁹ 30 ft. minimum required for development, but subdivisions allowed to create fee simple townhouse lots
338 smaller than this minimum.

339 10. ADU height limits shall not be less than twenty-four feet (24') in any residential zone, unless the height
340 limitation that applies to the principal unit is less than 24 feet, in which case the roof height limitation
341 on accessory dwelling units is equal to the roof height limitation that apply to the principal unit.

342

343

344

345 **Section 17.32.070, Site Design**

346

347 **F. Accessory Dwelling Units.**

348 1. Intent.

349 a. To encourage the development of accessory dwelling units (ADUs) in residential.

350

351 2. ADU Location and Design.

352 ~~a. ADUs may be set back five feet from the alley right-of-way and may be set back three feet~~
 353 ~~from the side and rear yard as an accessory use.~~

354 ~~b. ADUs must otherwise comply with the design requirements of this chapter, and other~~
 355 ~~governing chapters including SMC 17.55.070, Accessory dwelling units. (Ord. 1172 § 2, 2016).~~

356 a. ADUs shall comply with the design requirements of this chapter as they pertain to the
 357 principal unit on a parcel, but no additional restrictions exceeding those required for the
 358 principal dwelling unit shall be required.

359

360 **Chapter 17.55.070 Accessory Dwelling Units (ADUs)**

361

362 Accessory dwelling units (ADUs), when permitted as an allowable use, shall be subject to the following
 363 standards and criteria:

364

365 A. ~~Only one~~ Up to two (2) accessory dwelling units shall be ~~created~~ permitted per lot in single-family
 366 residential zones.

367

368 B. An accessory dwelling unit may be constructed within either an existing or a new single-family
 369 residence (principal dwelling unit).

370

371 C. The accessory dwelling unit or units may be attached to, or detached from, the principal unit.

372

373 ~~D. Any additions to the principal unit, or a new detached accessory unit, shall not exceed the allowable~~
 374 ~~lot coverage or encroach into the existing setbacks.~~

375

376 ~~E. Either the primary residence or the accessory dwelling unit shall be owner occupied. An application~~
 377 ~~for a certificate of zoning compliance for an accessory dwelling unit shall include a letter from the~~
 378 ~~owner(s) stating that the owner(s) shall occupy one of the dwelling units on the premises, except~~
 379 ~~for bona fide temporary absences for up to four months out of each year.~~

380

381 ~~D. F.~~ The accessory dwelling unit shall not be larger than ~~40 percent of the lot area or 600~~ 1000 square
 382 feet of gross floor area. ~~whichever is smaller and shall have no more than one bedroom.~~

383

384 ~~F. One off-street parking space, in addition to that which is required for the underlying zone, shall be~~
 385 ~~provided. Parking spaces include garages, carports, driveways or other off-street areas reserved~~
 386 ~~for vehicles.~~

387

388 E. If the parcel is within one half mile of a major transit stop, or is less that 6000 square feet in size,
 389 then off-street parking for the ADU is not required.

390

391 F. No more than two off-street parking spaces per unit shall be required as a condition of permitting
 392 development of ADUs on parcels greater than 6,000 square feet.

393

394 G. ADUs shall comply with the design requirements of this Code as they pertain to the principal
 395 dwelling unit on a parcel, but no additional restrictions exceeding those required for the principal
 396 dwelling unit shall be required

- 397 ~~H. The accessory dwelling unit shall be designed so that, to the degree reasonably feasible, the~~
- 398 ~~appearance of the principal unit and lot remain that of a single-family residence.~~
- 399
- 400 H. †. The design and size of the accessory dwelling unit shall conform to the building, plumbing,
- 401 electrical, mechanical, fire, health and any other applicable codes. When there are practical
- 402 difficulties involved in carrying out the provisions of this section, the building official may grant
- 403 modifications for individual cases.
- 404
- 405 I. The living space of all accessory dwelling units established in the floodplain shall be elevated to
- 406 one foot above the 100-year flood elevation. (Ord. 1198 § 22 (Exh. D), 2017; Ord. 744 § 2, 1995).
- 407

SMC	Existing Code	New Regulation – HB 1337
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.
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 in all zoning districts within an urban growth area that allow for single-family homes in the following configurations: (i) One attached accessory dwelling unit and one detached accessory dwelling unit; (ii) Two attached accessory dwelling units; or (iii) Two detached accessory dwelling units, which may be comprised of either one or two detached structures.
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.
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.
17.55.070(F)	The accessory dwelling unit shall not be larger than ten percent (10%) 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. 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

SMC	Existing Code	New Regulation – HB 1337
17.55.070(G) and 17.65.150, Table 1	One off-street parking space, in addition to that which is required for the underlying zone.	A city or county may not require more than one off-street parking space per unit as a condition of permitting development of accessory dwelling units on lots smaller than 6,000 square feet... or require more than two off-street parking spaces per unit as a condition of permitting development of accessory dwelling 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.
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 in all zoning districts within an urban growth area that allow for single-family homes. The city or county must allow an accessory dwelling unit on any lot that meets the minimum lot size required for the principal unit
17.15.040	Height limit of thirty-five feet (35') for residential zones	The city or county may not establish roof height limits on an accessory dwelling unit of less than twenty-four feet (24'), unless the height limitation that applies to the principal unit is less than twenty-four (24'), 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.
17.55.070	Shall not exceed the allowable lot coverage or encroach into the existing setbacks, ten feet (10') 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.
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.



Emily Arteche, AICP, Director
38624 SE River St. | P.O. Box 987
Snoqualmie, Washington 98065
(425) 888-5337 | earteche@snoqualmiewa.gov

MEMORANDUM

To: Planning Commission
From: Ashley Wragge, Planning Technician
Date: August 21, 2023
Subject: Economic Development Commission Recommendation for Comprehensive Plan

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 Economic Development Element was reviewed and edited by the Economic Development Commission. The Commission reviewed the draft vision, goals, and policies to their satisfaction.

On August 16, 2023, the Chair of the Economic Development Commission, Bobbi Harrison, signed the recommendation of the draft element presented in the attachment. The attachment shows the evolution of the edits.

NEXT STEPS:

Discuss recommendation of the draft element to the Community Development Committee for further consideration.

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

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

**RECOMMENDED BY THE CITY OF SNOQUALMIE ECONOMIC DEVELOPMENT COMMISSION
ON THE 11th OF AUGUST 2023.**

Bobbi Harrison Date 8/16/2023
Bobbi Harrison
Commission Chair

Attest by:

Ashley Wragge
Ashley Wragge
Planning Technician

#	Text	Revision from July 19, 2023 EDC Meeting	Rob's comments
0.0	Snoqualmie aspires to be a vibrant small city, a beacon for employers, offering essential goods and services for residents and visitors, generating sustainable tax revenue, all while preserving its distinctive character and continuously improving the quality of life.	Snoqualmie aspires to be a vibrant small city, a beacon for employers, offering essential goods and services for residents and visitors, generating sustainable tax revenue, all while preserving its distinctive character and continuously improving and sustaining its quality of life.	Snoqualmie aspires to be a vibrant small city offering essential goods and services for residents and visitors, a beacon for employers, and a generator of sustainable tax revenue, all while preserving its distinctive character and continuously improving quality of life.
1.0	The City supports the continued success of local businesses and recruits businesses that meet the retail needs of residents, offer diverse employment opportunities, enrich the City's unique character, and generate revenue to support City services.		Recruit businesses that meet the retail needs of residents, offer diverse employment opportunities, generate revenue to support city services, and enrich the City's unique character, while supporting the continued success of existing local businesses.
1.1	Encourage the location of a diverse range of smaller-scale, locally-based, and independently-owned businesses to locate in the downtown historic district, including grocery stores and pharmacies.	Encourage the location of a diverse range of smaller-scale, locally-based, and independently-owned businesses to locate in the downtown historic district, including grocery stores, pharmacies, and restaurants.	Encourage a diverse range of smaller-scale, locally-based, and independently-owned businesses to locate in the downtown historic district, including grocery stores, pharmacies, and restaurants.
1.2	Recruit businesses that will capture a greater share of residents' spending on retail goods and service without compromising the City's small-town look and feel.		
1.3	Position Snoqualmie to capitalize on emerging economic sectors in the Snoqualmie Valley, including wine tourism, weddings, film production, and outdoor recreation and events.	Capitalize on emerging local economic sectors, including wine tourism, weddings, film production, and outdoor recreation and events as well as regional sectors such as aerospace, information and communication technology, and life sciences.	
1.4	Prioritize the recruitment of businesses that follow environmental and socially responsible business practices.		
1.5	Prioritize the recruitment of businesses that create jobs with higher-than-average wages that are accessible to a wide range of potential employees.		
1.6	Strategically recruit businesses based on the features of individual vacant commercial and industrial spaces.		
1.7	Identify specific industries to recruit to Snoqualmie based on sectors that are well-represented in the City such as water and ice sports, health care, and telecommunications.		
1.8	Recruit businesses that match the local workforce's skills to create more opportunities for residents to live and work in Snoqualmie		Prioritize the recruitment of businesses that match local workforce skills to create more opportunities for residents to live and work in Snoqualmie
2.0	The City fosters a business climate that facilitates economic development through its regulations, permit review processes, and enforcement actions, while effectively preserving and protecting the area's environmental and cultural resources.		The City fosters a business climate that facilitates economic development through expedient and equitable regulations, permit review processes, and enforcement actions, while effectively preserving and protecting the area's environmental and cultural resources.
2.1	Cultivate a policy and regulatory environment that helps to achieve the City's economic development goals.		
2.2	Consider risk of physical, economic, environmental, and cultural resource disruption or displacement on local business when creating or updating policies, regulations, investments, or programs.		
2.3	Ensure that the City's actions promote opportunity for and remove barriers to economic development for all residents and consider opportunities to partner with a Community Business Connector (CBC), Snoqualmie Valley Economic Alliance, and Snoqualmie Valley Chamber of Commerce to address racism, linguistic, cultural, geographical and financial barriers facing small businesses.		Explore partnerships with a Community Business Connector (CBC), Snoqualmie Valley Economic Alliance, and Snoqualmie Valley Chamber of Commerce to address challenges such as racism, language barriers, cultural differences, geographical disparities, and financial obstacles faced by small businesses to promote economic development opportunities.
2.4	Strive to provide opportunities for business owners to share challenges and opportunities of the local business environment.		
2.5	Ensure business owners have accurate and timely information on permit applications and other review processes related to business operations.		
2.6	Apply and enforce rules consistently across all business types and locations.		
2.7	Encourage local businesses to utilize evolving technologies that lead to increased competitiveness, innovation, efficiency, productivity, and job opportunities.		
2.8	--	Foster a business environment that promotes local entrepreneurship.	

#	Text	Revision from July 19, 2023 EDC Meeting	Rob's comments
3.0	The City effectively advances its economic goals through its land use regulations, long-range planning, and capital investments.	The City advances its economic development goals and maintains its competitiveness through land use regulations, long-range and strategic planning, and capital investments.	
3.1	Ensure City investments, plans, and regulations promote economic growth and facilitate the expansion of the City's retail base equitably across all City commercial areas, business types, and communities.		
3.2	Advocate for Snoqualmie's economic interests at the county, regional, state, and federal levels.		
3.3	Consider creating a Meadowbrook Retail District that promotes additional retail and service options for residents and visitors.	Consider creating a Meadowbrook Retail District that promotes retail and service options that enhances the future Riverwalk Trail for residents and visitors.	
3.4	Work with intergovernmental partners to secure more frequent transit service to and within Snoqualmie.		Collaborate with intergovernmental partners to improve transit service to, from, and within Snoqualmie, aiming for increased frequency and accessibility.
3.5	Attract businesses with the potential to create a high number of jobs and offer commercial spaces of varying sizes to accommodate businesses of different scales and provide space for small businesses to grow.		
3.6	Encourage the development of housing options that are affordable for the full range of employment opportunities in the City.		
3.7	Ensure that economic growth and development is balanced with environmental and cultural resource protection.		
3.8	Encourage the creation of public gathering spaces near commercial areas in a manner that promotes commerce.		
3.9	Preserve the Master Planned Business Park land use designation, focused on office, research and development, and light manufacturing/industrial uses, within the City's potential annexation area (PAA).		
3.10	Ensure land use regulations support and promote development of appropriate forms of overnight lodging for the downtown historic district.		Ensure land use regulations support and promote the development of suitable forms of overnight lodging, with a particular focus on the downtown historic district.
3.11	Ensure that Snoqualmie has sufficient infrastructure to support electric vehicle charging and other emerging climate-friendly technology.		Ensure that Snoqualmie's infrastructure supports electric vehicle charging and other emerging climate-friendly technologies adequately.
4.0	The City promotes desired economic development while preserving the unique features of Snoqualmie that residents most value.	The City promotes desired economic development while sustaining the natural and built features that give Snoqualmie its unique sense of place that residents most value.	
4.1	Protect and promote the City's distinct mix of natural beauty, historic buildings, rich cultural heritage, and unique neighborhoods - including Snoqualmie Ridge, Historic Downtown, the Mill Site, and Meadowbrook, to foster desired economic development.		
4.2	Create wayfinding signs that direct visitors to the Historic Down where Meadowbrook Way and Snoqualmie Parkway intersect with Railroad Avenue SE.		Create wayfinding signage where Meadowbrook Way and Snoqualmie Parkway intersect with Railroad Avenue SE directing visitors to the historic downtown.
4.3	Leverage Snoqualmie's distinctive sense of place and unique assets such as Meadowbrook Farm, Snoqualmie Point Park, and other large park and open spaces to attract visitors through historic and cultural events and activities.		
4.4	Support and celebrate the contributions of the city's existing culturally and ethnically diverse businesses, institutions, and the Snoqualmie Tribe.		
4.5	Maximize the Snoqualmie Riverwalk as a tourism asset that connects to the Centennial Trail and the regional Snoqualmie Valley and Preston-Snoqualmie trails while protecting downtown riverfront properties from flooding.		
4.6	Support the Historic Downtown Snoqualmie Merchants Association, and encourage the formation of non-profit merchant organizations at Kimball Creek and Snoqualmie Ridge to strengthen economic vitality, design, organization, and promotion.	In collaboration with the Snoqualmie Valley Chamber of Commerce, support non-profit merchant organizations in Historic Downtown Snoqualmie, Kimball Creek, and Snoqualmie Ridge to strengthen economic vitality, design, organization, and promotion.	

#	Text	Revision from July 19, 2023 EDC Meeting	Rob's comments
4.7	Maintain and expand a wayfinding system that effectively directs visitors to Snoqualmie's commercial and retail districts and communicates information about parking, parks, and other attractions, with a particular focus on community-friendly assets.		
4.8	Identify and preserve the character and economic viability of Snoqualmie's historic sites, buildings, districts, landscape features and neighborhoods through collaboration with the King County Historic Preservation Program.	Preserve the economic viability of Snoqualmie's historic sites, buildings, districts, landscape features and neighborhoods by identifying and preserving their character and history through collaboration with the King County Historic Preservation Program and engaging informational plaques and signs.	
4.9	Enrich the cultural lives of residents and visitors by placing art in public spaces in a manner that enhances Snoqualmie's unique sense of place.	Enrich the cultural lives of residents and visitors by placing permanent and temporary art installations in public spaces in a manner that enhances Snoqualmie's unique sense of place.	
4.10	Create opportunities for public art by hosting events such as Plein Air Paint Out.	Promote public art by hosting events such as Plein Air Paint Out.	
4.11	Encourage the creation of public murals throughout the City that are representative of the history, culture, and heritage of the Snoqualmie Valley.		
4.12	Protect and promote institutional, cultural, and other unique uses such as the Northwest Railway Museum, Pacific West Rail Model Train Museum, Meadowbrook Farm, and the Snoqualmie Riverwalk.	Protect and promote institutional, cultural, natural, and other unique resources such as the Northwest Railway Museum, Pacific West Rail Model Train Museum, Meadowbrook Farm, and the Snoqualmie Riverwalk.	



Emily Arteche, Director
38624 SE River St. | P.O. Box 987
Snoqualmie, Washington 98065
(425) 888-5337 | earteche@snoqualmiewa.gov

MEMORANDUM

To: Planning Commission
From: Emily Arteche, Director
Date: August 17, 2023
Subject: Comprehensive Plan – Land Use 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 land use chapter (sometimes referred to as an “element”) is the core of the Comprehensive Plan and must incorporate updated growth targets and show how the City is planning to grow and change over the planning horizon of 20 years.

On July 17 and August 7, 2023 staff presented draft policies from the Land Use sections for Planning Commission review and discussion.

Next Steps

On August 21, 2023, LDC Matt Covert, Senior Planner will present draft goals for the recently discussed policies in specific land uses, regional planning, design, character and quality, as well as historic and cultural resources.

Draft Land Use Goals



General Approach

- Rework existing goals to more active voice
- Modify goal language to be more consistent with policy approach and state requirements

Draft Land Use Goals



- Maintain Snoqualmie's unique character and attractiveness with new development that complements the existing built and natural environment and allows a rich tourist and commercial center to thrive.
- Feature and preserve the story of Snoqualmie's history and identity using buildings, districts, and landscape (with sustainable development) that fosters civic pride.

Draft Land Use Goals (cont.)



- Pursue annexations that implement the future land use map designations.
- Encourage a compact development pattern of physically connected, distinct, complete neighborhoods that provide a balanced mix of land uses essential to the daily life of Snoqualmie residents, employees, and surrounding rural area residents.

Draft Land Use Goals (cont.)



- Manage development and conservation within the 100-year floodplain to protect existing and new development from flood hazards and to promote enjoyment of the natural and scenic character of the Snoqualmie River shoreline.
- Plan for and encourage high-quality residential areas that provide dwelling units of various type, density, and costs to meet the needs and interests of every economic segment of the community, including low-, very low-, and extremely low-income households.

Draft Land Use Policies: Specific Land Uses (cont.)



- Develop a local economy that meets residents' everyday needs, supports a vibrant tourism industry, provides living-wage jobs, enhances community distinctiveness, and maintains a sufficient and sustainable tax base for the City.
- Provide needed institutional and utility land uses within the community with minimal land use conflicts.

Draft Land Use Policies: Regional Planning



- Support inclusive community planning that identifies the needs of diverse communities, protects cultural resources, and embraces cohesion in the face of change.
- Evaluate areas for potential residential and commercial displacement and use a range of strategies to mitigate displacement impacts.
- As applicable, limit incompatible uses adjacent to Tribal reservation lands.

Draft Land Use Policies: Design Character and Quality



- Strive to maintain existing view corridors, including the Snoqualmie River and other natural features, while minimizing sensitive areas impacts.
- Protect the scenic nature of the I-90 corridor and the upper Snoqualmie Valley through partnerships like the Mountains to Sound Greenway Trust.
- Maintain the City's federally-recognized historic preservation program for the downtown and Meadowbrook commercial districts and ensure site and building changes are consistent with historic character through appropriate design standards and other regulations.
- Support historic design review through the Snoqualmie Historic Design Review Board and/or in partnership with the Snoqualmie Landmarks and Heritage Commission.
- Consider appropriate lighting standards that minimize light pollution without impacts to public safety.

Draft Land Use Policies: Historic and Cultural Resources



- Work individually and cooperatively to identify and evaluate important aspects of historical and cultural heritage and adopt appropriate regulations or other strategies to protect these resources.
- Support the preservation of Snoqualmie Valley history, facilities, and culture by working with and supporting the efforts of heritage organizations, agencies, and tribes.
- Consider local heritage when naming City streets and facilities.

Draft Land Use Policies: Historic and Cultural Resources (cont.)



- Maintain an inter-local agreement with King County for historic preservation assistance and inventory as well as landmark designation purposes.
- Work with property owners and developers to implement adaptive reuse strategies that preserve the character and viability of the city's historic sites, buildings, districts, landscape features, murals, and neighborhoods.
- Pursue grants and technical assistance as available to assist property owners with the preservation and rehabilitation of storefronts and buildings in the historic districts to preserve and restore their historic appearance and economic viability.

Draft Planning Commission Schedule

Task Name	2022				
	3-Oct	17-Oct	7-Nov	21-Nov	5-Dec
Comprehensive Plan Review				Introduction	
Housing			HNA presentation FCS Group		HAP element review
Design Review/Historic Design Review	HDRB: Wild Hare Sign DRB: Salish Front Entrance Expansion	DRB: Gere Auto			
Training	Short Course Training: Certification	Short Course	Short Course	PSRC training (recording from 11/14)	
Other		PSRC Economic Development Training 1 of 4 (recording)			
Street Use/ROW Use Code Amendment					
Code Amendments	Introduction: Appeal process/code amendment	HDRB Amendment		HDRB Amendment	HDRB Amendment
Site Plan Code Amendment			SPR Amendment	SPR Amendment	SPR Amendment
Key					
Public Hearing					
Discussion					
Action					

	2023															
19-Dec	3-Jan	17-Jan	6-Feb	20-Feb	6-Mar	20-Mar	3-Apr	17-Apr	1-May	15-May	1-Jun	20-Jun	3-Jul	17-Jul	7-Aug	21-Aug
		Joint CDC Planning Commission HAB														
	DRB: Roundhouse	DRB: Roundhouse														

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5-Sep	18-Sep	2-Oct	23-Oct	6-Nov	20-Nov	4-Dec	18-Dec		
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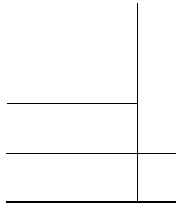
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Project Name

Historic Design Review
Design Review
Discussion Item: Planning Commissioner interest

Notes:

As Needed
As Needed
As Needed

Agenda Items	2023								
	17-Jul	7-Aug	21-Aug	5-Sep	18-Sep	2-Oct	23-Oct	6-Nov	20-Nov
Comprehensive Plan Review									
Housing			Introduction Housing						
Land Use	Land Use Goals and Policies	Land Use Goals and Policies							
Environment								Introduction Env/Climate	
Transportation									
Community Character									
Parks and Open Space									
Economic Development			Economic Development Goals and Polices						
Design Review / Historic Design Review									
Training				Historic Preservation					
Other Staff/Chair comments items									

Code Amendments	Accessory Dwelling Units (ADUs)	ADUs (Public Hearing)	ADUs (cont Public Hearing)			Center Blvd Retail Waivers			
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Key

Public Hearing/Action

Discussion

Training

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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 Amend – Center Blvd Retail Uses	Beginning Oct 2023	
Wireless Code update	TBD	
Sign Code update	TBD	

2024 WORK PROGRAM ITEMS		
TOPIC	DATE	STAFF
Comprehensive Plan Update	Throughout 2024	
Historic Preservation Code Revisions	Early 2023	