



## COMMUNITY DEVELOPMENT COMMITTEE & COMMITTEE OF THE WHOLE HYBRID MEETING

**Monday, October 16, 2023, at 6:00 PM**

**Snoqualmie City Hall, 38624 SE River Street & Zoom**

### COMMITTEE MEMBERS

Chair: Jolyon Johnson

Councilmembers: Cara Christensen and James Mayhew

**Join by Telephone at 6:00 PM:** To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **860 6728 7531** and Password **1730040121** if prompted.

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

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**Join by Internet at 6:00 PM:** To watch the meeting over the internet via your computer, follow these steps:

- 1) Click this [link](#)
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- 3) If prompted for Webinar ID, enter **860 6728 7531**; Enter Password **1730040121**
- 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

### MINUTES

- [1.](#) Approval of the minutes dated October 2, 2023.

### AGENDA BILLS

### DISCUSSION ITEMS

- [2.](#) Housing Element Recommendation
- [3.](#) Economic Development Recommendation
- [4.](#) Land Use Element

### ADJOURNMENT

### UPCOMING ITEMS

*(The following items reference either upcoming projects or issues pertaining to matters of the Community Development Council Committee. There will be no discussion of these items unless there is a change in status.)*



## COMMUNITY DEVELOPMENT COMMITTEE MINUTES REGULAR HYBRID MEETING OCTOBER 2, 2023

*This meeting was conducted as a hybrid in-person and remote meeting; the in-person option was in the Council Chambers at Snoqualmie City Hall, and the remote participation option was using teleconferencing technology provided by Zoom.*

**CALL TO ORDER & ROLL CALL:** Chair Johnson called the meeting to order at 6:01 PM

**Committee Members:**

Chair Jo Johnson, Councilmember Cara Christensen, and Councilmember James Mayhew were present.

Mayor Ross and Councilmember Rob Wotton were present.

**City Staff:**

Emily Arteche, Community Development Director; Mike Chambless, Interim City Administrator; Carson Hornsby, Management Analyst; Ashley Wragge, Planning Technician; Andrew Jongekryg, IT Systems Support.

**AGENDA APPROVAL**

The agenda content was arranged to present item three before item two and approved unanimously.

**PUBLIC COMMENTS**

No comments.

**MINUTES**

1. Committee approved the minutes for September 18, 2023.

**AGENDA BILLS**

2. AB23-118: WIRE2023-0001: Wireless Communication Facilities Permit and Conditional Use Permit  
Staff overviewed the process of how the permit went through City review and gave a brief description of the wireless tower planned. Committee decided to forward this to full council on the regular agenda and requested a preemptive executive session.
3. AB23-104: Council Priority Tracker  
Committee discussed what to add to the tracker and organization: add affordable housing as a section; desired uses for land is separate from UGA; add expanding tourism.

**DISCUSSION ITEMS**

4. Economic Development Commission Support for Economic Alliance MOU  
Rob Wotton described the MOU that is being sent to multiple cities and entities for consideration to join an economic alliance. This alliance would help with obtaining grant awards.

Once there is feedback, a revised document will be brought to council for a resolution allowing Mayor Ross to sign the MOU.

5. Housing Roundtable Update

On September 14<sup>th</sup> a group of 16 participants analyzed two parcels for affordable housing development and discussed the pros and cons of each property. One hundred properties minimum is the amount required for developer interest. Committee requested task force to bring back what incentives would work well to attract developers. A request for proposal is requested for staff to work on.

6. Land Use Element Update

Committee agreed to move to October 16, 2023 meeting due to time constraints.

**ADJOURNMENT**

Chair Johnson adjourned the meeting at 7:00 PM

**CITY OF SNOQUALMIE**

*Minutes by Ashley Wragge, Planning Technician*

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

*Minutes approved at the \_\_\_\_\_ Community Development Meeting.*

The Planning Commission unanimously recommends that the Community Development Committee APPROVE the proposed goals, and policies for the Housing Element for the 2044 Snoqualmie Comprehensive Plan and transmit them to the City Council for consideration.

It is the recommendation of the Planning Commission to approve proposed goals and policies for the Housing Element as presented in Attachment A.

**RECOMMENDED BY THE CITY OF SNOQUALMIE PLANNING COMMISSION ON THE 2<sup>ND</sup> OF OCTOBER 2023.**

<u><i>Luke Marusiak</i></u> <small>Luke Marusiak (Oct 9, 2023 21:00 PDT)</small>	Oct 9, 2023
Luke Marusiak	Date
Planning Commission Chair	
Attest by:	
<u><i>Ashley Wragge</i></u> <small>Ashley Wragge (Oct 6, 2023 14:01 PDT)</small>	Oct 6, 2023
Ashley Wragge	Date
Planning Technician	

**1. A sufficient mix of housing types, sizes, costs and densities enables current and future citizens from a wide range of economic levels, age groups and household make-ups to live within the City and provides housing to meet the needs of local employees.**

- a. Create a supportive environment for innovative housing that promotes City goals for affordability and housing to meet diverse household sizes, types and age ranges by considering flexibility in density and design standards.
- b. Allow accessory dwelling units and small-lot housing with regulations that minimize procedural requirements and address neighborhood compatibility.
- c. In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.
- d. Support the siting and operating of emergency, transitional and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services and transit, prioritizing locations near historically underserved populations.
- e. Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities to increase opportunities for seniors to live in accessible housing with nearby services.
- f. Consider allowing more senior housing in the City, where appropriate, with existing incentives.
- g. Support the development of rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities.

**2. Maintain a sufficient amount of quality affordable housing with healthy living environments.**

- a. Work towards meeting the targets established and defined in the Countywide Planning Policies for moderate, low, very low, and extremely low-income housing as a percentage of projected overall household inventory.
- b. Work with the community to plan for, create, and retain affordable housing.
- c. Apply for housing funds available to assist in the development or improvement of affordable housing.
- d. To the maximum extent feasible, require affordable housing to be provided in new Mixed Use, Planned Residential and Innovative Development district projects that include a mix of rental and owner-occupied units, that are made available to people with low-, very low-, and extremely low incomes.
- e. Offer strategies and mechanisms such as density bonuses and, where allowed by law, tax waivers and relief from development fees, to encourage low, very low, and extremely low-income housing development.
- f. Utilize Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs. Consider offering favorable ground lease terms on city-owned land to CLTs.
- g. Continue to support low-income housing with exempt impact fees for development types, for example:
  - i. ADU's,
  - ii. transitional housing facilities,
  - iii. shelters for temporary placement,
  - iv. community residential facilities,

- v. senior housing, and
  - vi. tiny homes
- h. Consider recommendations from the Snoqualmie Valley Housing Taskforce to further promote affordable housing.
- i. Support the local workforce (educational employees, first responders, retail clerks, hospitality employees) with housing.
- j. Cooperate with other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels.

### **3. Support sustainable housing design through construction regulations, education, and partnerships.**

- a. Promote the use of high quality, durable, and low-maintenance building materials, high-efficiency energy systems, and environmentally responsible building principles in all new housing and renovation projects to reduce housing operation and maintenance costs, energy use and impact on natural resources.
- b. Raise awareness of the benefits of green housing renovations, including: waste reduction and recycling, energy efficiency, using salvaged or local materials as well as tax incentives.
- c. Promote the reduction of daily housing cost through energy conservation practices.
- d. Consider keeping short subdivisions and small redevelopments more affordable by providing alternative streetscape improvement, open space, and recreation amenities requirements.
- e. Consider making affordable housing types exempt from Floor Area Ratio (FAR) regulations and adding minimum density to areas where affordable housing is allowed.



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 20TH OF SEPTEMBER 2023.**

*bobbi harrison*

bobbi harrison (Sep 27, 2023 15:52 PDT)

Sep 27, 2023

**Bobbi Harrison**  
**Commission Chair**

**Date**

**Attest by:**

*Ashley Wragge*

Ashley Wragge (Sep 27, 2023 15:50 PDT)

**Ashley Wragge**  
**Planning Technician**



**Vision: 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) 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.**

- a) 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.
- b) 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.
- c) 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.
- d) Prioritize the recruitment of businesses that follow environmental and socially responsible business practices.
- e) Prioritize the recruitment of businesses that create jobs with higher-than-average wages that are accessible to a wide range of potential employees.
- f) Strategically recruit businesses based on the features of individual vacant commercial and industrial spaces.
- g) 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.
- h) Prioritize the recruitment of businesses that match local workforce skills to create more opportunities for residents to live and work in Snoqualmie.
- i) Support the preservation and occupancy of key historic landmarks downtown including full- service restaurants.

**2) 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.**

- a) Cultivate a policy and regulatory environment that helps to achieve the City's economic development goals.
- b) Consider risk of physical, economic, environmental, and cultural resource disruption or displacement on local business when creating or updating policies, regulations, investments, or programs.
- c) 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.
- d) Strive to provide opportunities for business owners to share challenges and opportunities of the local business environment.
- e) Ensure business owners have accurate and timely information on permit applications and other review processes related to business operations.
- f) Apply and enforce rules consistently across all business types and locations.

- g) Encourage local businesses to utilize evolving technologies that lead to increased competitiveness, innovation, efficiency, productivity, and job opportunities.
- h) Foster a business environment that promotes local entrepreneurship.

**3) The City advances its economic development goals and maintains its competitiveness through land use regulations, long-range and strategic planning, and capital investments.**

- a) 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.
- b) Advocate for Snoqualmie's economic interests at the county, regional, state, and federal levels.
- c) Consider creating a Meadowbrook Retail District that promotes retail and service options that enhances the future Riverwalk Trail for residents and visitors.
- d) Collaborate with intergovernmental partners to improve transit service to, from, and within Snoqualmie, aiming for increased frequency and accessibility.
- e) 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.
- f) Encourage the development of housing options that are affordable for the full range of employment opportunities in the City.
- g) Ensure that economic growth and development is balanced with environmental and cultural resource protection.
- h) Encourage the creation of public gathering spaces near commercial areas in a manner that promotes commerce.
- i) 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).
- j) Ensure land use regulations support and promote the development of suitable forms of overnight lodging, with a particular focus on the downtown historic district.
- k) Ensure that Snoqualmie's infrastructure supports electric vehicle charging and other emerging climate-friendly technologies adequately.

**4) 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.**

- a) 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.
- b) Create wayfinding signage where Meadowbrook Way and Snoqualmie Parkway intersect with Railroad Avenue SE directing visitors to the historic downtown.
- c) 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.
- d) Support and celebrate the contributions of the city's existing culturally and ethnically diverse businesses, institutions, and the Snoqualmie Tribe.
- e) 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.

- f) 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.
- g) 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.
- h) 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.
- i) 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.
- j) Promote public art by hosting events such as Plein Air Paint Out.
- k) Encourage the creation of public murals throughout the City that are representative of the history, culture, and heritage of the Snoqualmie Valley.
- l) 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.

## Council Comprehensive Plan Land Use Element Questions

#	Council Questions		Staff Responses
1.	ADU 17.55.070 E. <i>If the parcel is within one half mile of a major transit stop, or is less than 6000 square feet in size, then off-street parking for the ADU is not required?</i>	N/A	The City does not have a major transit stop per the definition of HB 1337.
2.	Critical Areas Ord., RCW 36.70A.060 SB 5374 – Relating to the adoption of county critical area ordinances by small cities. The bill allows cities under 25,000 to adopt the county's critical area ordinance by reference as long as the CAO is not under appeal. Once adopted by reference, the city is not required to take further action during future GMA periodic updates. Counties are entitled to a portion of the city's grant funding that otherwise would have been used to update their CAOs.  <i>Is that what the city is planning to do here? Or are we taking further/our own action on this item at a later time?</i>	N/A	Further action on this after December 2024.
3.	Ch. 36.70A (GMA), Ch. 43.21C (SEPA), Chs. 64.34, .32, .38, and .90 RCW. HB 1337 – Expanding housing options by easing barriers to the construction and use of ADUs. <i>So is the City planning to forego the 50% of impact fees that we otherwise would be entitled to keep?</i>	R	The Snoqualmie Municipal Code currently exempts school impact fees on affordable housing units.
4.	For the sections where the existing policy has been removed, is there a location in the materials that identifies the reasoning for the removal? If not, please advise as to the reason for the removal of the <b>following five</b> :  <i>7.4.3 that states "limit the height and scale of multifamily buildings to three stories, but consider additional height for special needs or affordable housing where viewshed impacts can be mitigated"</i>	R	Height is regulated by the Snoqualmie Municipal code and amendments to the municipal code for height could be considered after December 2024.
5.	<i>7.2.8 – "balanced, healthy development pattern – restricted the allowance of drive through and formula fast food restaurants near schools"</i>	R	Fast Food restaurants regulated by Snoqualmie Municipal code 17.55.020 Table of uses.
6.	<i>7.5.4 Commercial land use – removed the requirement that industrial development be designed to minimize environmental impacts, complement views, retain significant trees, and buffer impact generating activities from other less intensive uses.</i>	R	Critical areas are regulated by Snoqualmie Municipal code 19.12 and Landscaping is regulated by Snoqualmie Municipal code 17.70
7.	<i>7.3.6 Floodplain Land Use Do not permit the construction of critical facilities or heavy industrial uses within the floodplain unless there is no feasible alternative. Require critical facilities permitted within</i>	R	Critical facilities are regulated by Snoqualmie Municipal code 17.55.020 Table of uses which includes zones within floodplain. Flooding including floodproofing

	<i>the floodplain to be elevated or floodproofed consistent with FEMA technical guidance.</i>		is regulated by Snoqualmie Municipal code Chapter 15.12
8	<p><i>7.3.8 Floodplain Land Use Require the first floor of new residential construction and construction involving substantial improvements to existing residential structures to be elevated to at least three feet above the base flood elevation.</i></p> <p><b><i>Also, was this revised from 3 feet to 1 foot? If so, what was the justification?</i></b></p>	R	<p>Flooding including to one foot is regulated by Snoqualmie Municipal code Chapter 15.12 and was updated per ordinance Ord. 1237 § 1, 2020 where recent amendments to the NFIP regulations required an amendment of the city Flood Hazard Regulations</p>