

Council Agenda Bill

AB Number

AB25-103

Agenda Bill Information

Title *

Critical Areas Ordinance

Action *

Motion

Council Agenda Section

Ordinance

Council Meeting Date *

11/10/2025

Staff Member

Mona Davis

Department *

Community Development

Committee

Community Development

Committee Date

11/03/2025

Exhibits

Packet Attachments - If any

x5 Letter of Support from WDFW.pdf	172.21KB
x3 Crosswalk between existing and new code.pdf	357.42KB
x2 Best Available Science memo.pdf	224.13KB
x1 Summary of Changes.pdf	166.44KB
x6 Planning Commission Recommendation.pdf	73.23KB
CAO Ordinance.docx	29.55KB
x4 SMC 19.12 091825 track changes in red.pdf	439.98KB
SMC 19.12 091825 track changes accepted.pdf	413.2KB

Summary

Introduction *

Brief summary.

This agenda bill seeks City Council adoption of the proposed ordinance adopting a revised Chapter 19.12 Critical Areas of the SMC.

Proposed Motion

Move to approve Ordinance 1313 amending Snoqualmie Municipal Code Title 19 Chapter 19.12 related to Critical Areas.

Background/Overview*

What was done (legislative history, previous actions, ability to hyperlink)

The Washington Growth Management Act (GMA) requires cities to update their Critical Areas Ordinance (CAO) within one year of the periodic update to the Comprehensive Plan pursuant to RCW 36.70A.130(7). All critical areas must be designated and functions and values protected using the Best Available Science (BAS) information as required in the GMA.

Following the Planning Commission's initial recommendation for approval of the draft CAO and Flood Hazard Regulations updates on December 2, 2024, the Community Development Committee requested staff to further assess the status of the floodplain mapping for the Snoqualmie River and critical area buffers.

Additionally, the city received comments on the proposed CAO updated on December 20, 2024 from WA Department of Fish & Wildlife (WDFW), which prompted staff to re-assess and an opportunity to incorporate additional changes. The city provided the updated draft CAO to WDFW in August 2025 for comment. Resolution of these comments are reflected in the current draft CAO. The Summary of Changes memo (x1) provides updates that were made to the CAO since December 2, 2024.

The Planning Commission reviewed a revised draft at their regular meeting on October 6, 2025 and unanimously recommended approval with conditions as stipulated in the attached Planning Commission Recommendation (x6).

Analysis*

The proposed ordinance would adopt a revised critical areas code that utilizes Best Available Science (BAS) and is consistent with the requirements of the Washington Growth Management Act (GMA)

Budgetary Status*

This action has indirect budgetary implications.

Budget Summary

Fiscal Impact

Amount of Expenditure	Amount Budgeted	Appropriation Requested
Fiscal Impact Screenshot		