

CITY OF SNOQUALMIE

COMPREHENSIVE PLAN

2024 – 2044





SNOQUALMIE 2044
CITY OF SNOQUALMIE
COMPREHENSIVE PLAN

Adopted by Snoqualmie City Council
December 9, 2024
Resolution **xxxx**

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ACKNOWLEDGMENTS

CITIZENS OF THE CITY OF SNOQUALMIE

SNOQUALMIE CITY COUNCIL

Katherine Ross, Mayor

Ethan Benson

Rob Wotton

Bryan Holloway

Louis Washington

Catherine (Cat) Cotton

Cara Christensen

Jolyon Johnson

SNOQUALMIE PLANNING COMMISSION

Luke Marusiak, Chair

Andre Testman, Vice Chair

Ashleigh Kilcup

Michael Krohn

Darrell Lambert

Dan Murphy

Steve Smith

COMMUNITY DEVELOPMENT DEPARTMENT

Emily Arteche, AICP, Community Development Director

Mona Davis, Senior Planner

**Ashley Wragge, Planning Technician*

CONTRIBUTING CITY STAFF

Mike Chambless, City Administrator

Deana Dean, City Clerk

Danna McCall, Communications Coordinator

Drew Bouta, Finance Director

Mike Bailey, Fire Chief

Jeff Hamlin, Parks & Public Works Director

Brian Lynch, Police Chief

CONSULTANT TEAM

FCS Group

Fehr & Peers

LDC

Otak

Perteet

**Term of position concluded prior to Planning Commission recommendation or City Council adoption*

An impressionistic oil painting of a river scene. In the background, a wooden truss bridge spans across the water. The foreground is dominated by dense, dark green foliage and trees, with some light blue and white brushstrokes suggesting reflections or highlights on the water and leaves. The overall style is expressive and textured, with visible brushwork throughout.

VOLUME I

Goals and Policies

DMcAllister



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INTRODUCTION

Welcome to the City of Snoqualmie Comprehensive Plan. This plan projects the future of Snoqualmie through 2044, articulating goals and policies designed to cultivate a vibrant, sustainable, and inclusive community. It is the result of a periodic update process conducted in 2023 and 2024, refining the goals, policies, and supporting analysis of the 2014 Comprehensive Plan based on updated data and extensive community engagement. It serves as a foundation for the City's regulations and guides decision-making processes, ensuring that growth and development align with the aspirations of our residents.

Building on the principles established in previous plans, this Comprehensive Plan addresses community needs and complies with the Washington Growth Management Act (GMA) requirements for regular updates. It also aligns with King County's Countywide Planning Policies and the Puget Sound Regional Council's Vision 2050, ensuring regional coherence and collaboration. Through this plan, we aim to balance development with the preservation of our natural beauty and cultural heritage, ensuring a high quality of life for all Snoqualmie residents.



PLANNING FRAMEWORK

GROWTH MANAGEMENT ACT (GMA)

The State of Washington enacted the Growth Management Act (GMA) in 1990 to address the challenges posed by rapid growth and development. This legislation mandates that the state's fastest-growing counties, along with the cities within them, prepare comprehensive plans that guide conservation and development over a twenty-year period. These comprehensive plans serve as the legal foundation for all subsequent planning and zoning activities within the city, ensuring they are aligned with the GMA's goals and requirements.

To comply with the GMA, counties, in cooperation with cities, must designate urban growth areas (UGAs) to encompass areas and densities sufficient to accommodate the projected 20-year growth. All cities must be within a UGA, ensuring that growth is managed efficiently and sustainably. Additionally, public facilities and services necessary to support development must be in place or have funding committed within six years to serve new development concurrently.

GMA PLANNING GOALS

The GMA outlines fourteen statutory goals to guide the development of comprehensive plans. These goals ensure that plans are not only internally consistent but also compatible with the plans of neighboring jurisdictions. The statutory goals of the GMA are as follows:

1. **Urban Growth:** Direct growth to areas where urban services can be provided efficiently.
2. **Reduce Sprawl:** Minimize the spread of low-density development on undeveloped land.
3. **Transportation:** Develop efficient, multimodal transportation systems coordinated with regional and local plans.
4. **Housing:** Ensure affordable housing is available to all economic segments and encourage a variety of housing types and densities.
5. **Economic Development:** Promote economic growth throughout the state, focusing on opportunities for all citizens, including disadvantaged individuals and regions with insufficient growth, while respecting natural resource capacities.
6. **Property Rights:** Protect landowners' rights from arbitrary actions and ensure fair compensation for public use of private property.
7. **Permitting:** Ensure timely and predictable processing of permit applications by state and local governments.

8. **Natural Resource Industries:** Support and enhance industries based on natural resources, such as timber, agriculture, and fisheries, and encourage conservation of productive lands.
9. **Open Space and Recreation:** Preserve open spaces, enhance recreational opportunities, conserve habitats, and develop parks.
10. **Environment:** Protect and enhance environmental quality, including air and water quality.
11. **Citizen Participation and Coordination:** Promote active citizen involvement in planning processes and coordinate efforts among communities and jurisdictions.
12. **Public Facilities and Services:** Ensure necessary public facilities and services are adequate to support development without reducing current service levels below established standards.
13. **Historic Preservation:** Identify and preserve lands, sites, and structures of historical and archaeological significance.
14. **Shoreline Management:** Effectively manage the state's shorelines to balance development with environmental conservation.

GMA PLANNING TIMELINES

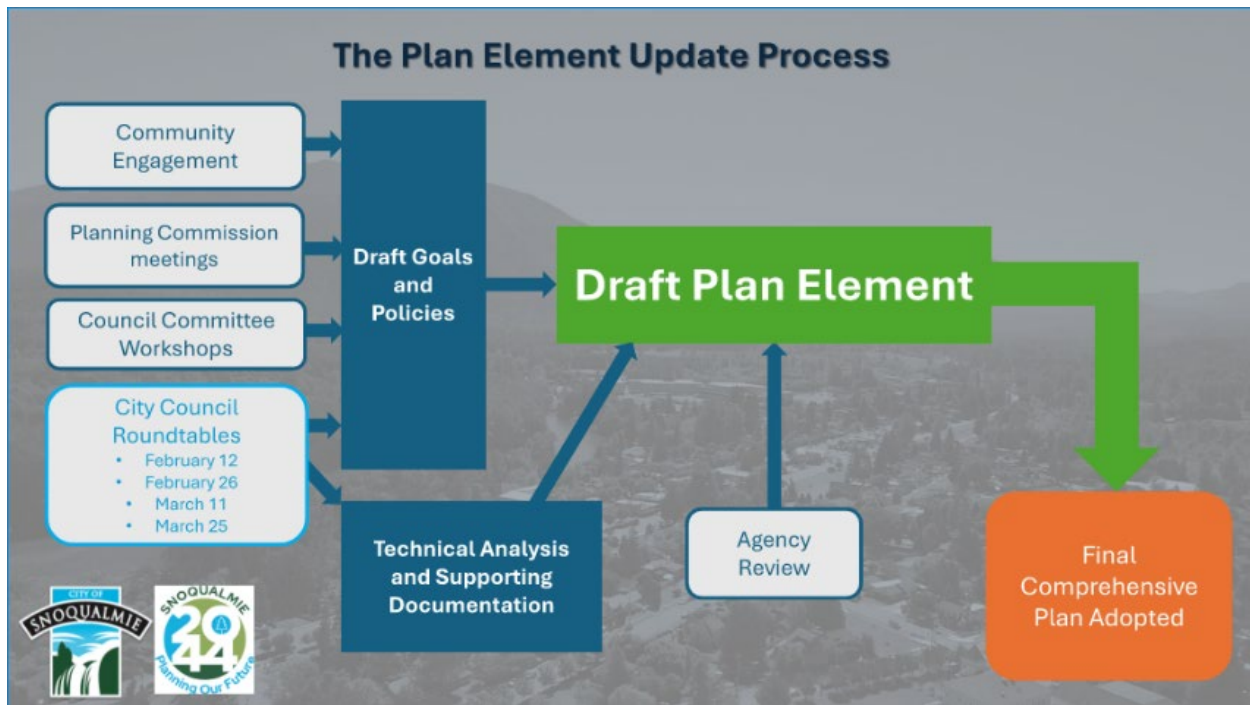
Local governments were to adopt their initial comprehensive plans by July 1, 1994. According to updates to RCW 36.70A.130 (5), King County cities must update both comprehensive plans and development regulations on or before December 31, 2024, again on or before June 30, 2034, and every ten years thereafter. Development regulations must be consistent with and implement the comprehensive plan. The GMA was amended in 2022 to require cities such as Snoqualmie to submit an implementation progress report five years after each periodic review of their comprehensive plans. For Snoqualmie, the first report is expected to be submitted in 2029, between the 2024 and 2034 periodic updates.

REGIONAL PLANNING FRAMEWORK

The Snoqualmie Comprehensive Plan update supports and helps implement the multicounty policy guidance of Vision 2050. Vision 2050, created by the Puget Sound Regional Council (PSRC), provides a strategic framework for sustainable and equitable growth in the central Puget Sound region through 2050. This plan builds on Vision 2040, retaining its core emphasis on a strong economy, healthy environment, and urban growth within designated centers, while incorporating new regional outcomes and a heightened focus on equity, health, and climate resilience.

Snoqualmie's comprehensive plan advances a sustainable approach to growth and future development. The plan incorporates a systems approach to planning and decision-making that addresses protection of the natural environment. It commits to maintaining and restoring ecosystems by conserving key habitats, protecting surface and groundwater resources, and reducing greenhouse gas emissions. The plan includes provisions that ensure a healthy environment remains available for future generations. The updated comprehensive plan aligns with residential and employment targets set by Vision 2050, identifying the targeted number of housing units and employment opportunities in the city for the year 2044. The plan is also

consistent with the 2021 King County Countywide Planning Policies, which guide local comprehensive plans in managing growth and coordinating regional efforts.



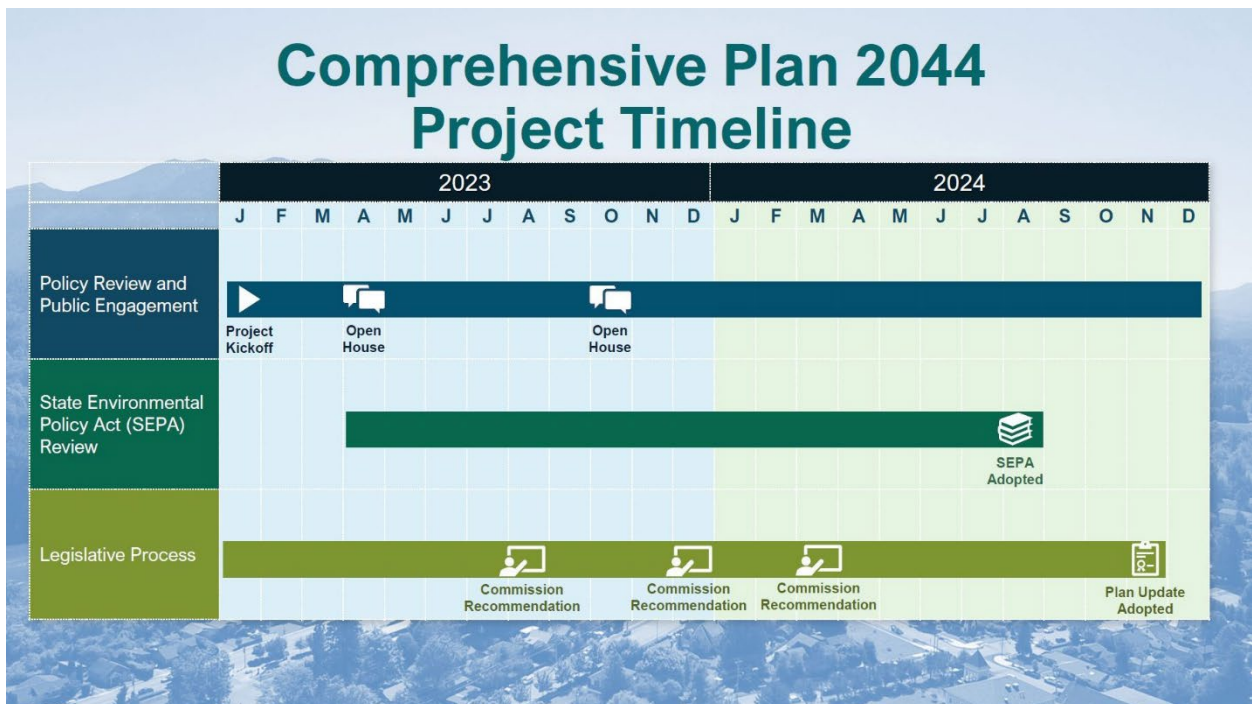
The comprehensive plan addresses each of the policy areas in Vision 2050. Policies include habitat protection, water conservation, air quality, and climate change. Environmentally friendly development techniques, such as low-impact development, are supported. The plan calls for compact urban development and includes standards for mixed-use development.

The housing element commits to expanding housing production at all income levels to meet the diverse needs of current and future residents. Economic development policies focus on creating jobs, investing in all people, and maintaining a high quality of life. The transportation element advances cleaner and more sustainable mobility, with provisions for complete streets, alternatives to driving alone, and community health. Transportation planning is coordinated with neighboring jurisdictions, including level-of-service standards and concurrency provisions. Public service policies emphasize sustainability and conservation. The comprehensive plan also addresses local implementation actions consistent with Vision 2050, ensuring Snoqualmie's growth is resilient, inclusive, and sustainable.

SNOQUALMIE'S PERIODIC UPDATE PROCESS

Beginning in January 2023, the City of Snoqualmie embarked on a comprehensive two-year project to update its Comprehensive Plan for the period of 2024-2044. This extensive initiative was designed to align with state law and the Growth Management Act (GMA) while addressing the evolving needs and priorities of the community. The update process was highly participatory, drawing on citizen input gathered over three years through a variety of channels, including public meetings, workshops, and consultations with City boards, commissions, and council committees. Key contributors to the process included the Planning Commission, Economic Development Commission, Park Board, and Arts Commission. Professional staff and consultants played a critical role in shaping the plan, ensuring it reflected the community's vision and goals.

Adopted in 2024, the updated Comprehensive Plan will guide the City's growth and development through 2044. The two-year update process was characterized by extensive public engagement, including two citywide open houses, surveys, and informational outreach initiatives. The City of Snoqualmie is committed to monitoring and updating the plan as needed to respond to changing conditions and ensure it continues to reflect the interests and aspirations of the community. This ongoing commitment to public involvement and adaptive planning will help ensure that Snoqualmie's growth remains sustainable and aligned with the community's long-term vision.





ABOUT THE PLAN

The Snoqualmie Comprehensive Plan serves as a broad and cohesive blueprint for the city's future growth and development. It is designed to be internally consistent, ensuring that each element aligns with the others and with additional specific plans such as the Sewer System Comprehensive Plan, City of Snoqualmie Water System Comprehensive Plan, and the City of Snoqualmie Hazard Mitigation Plan. The plan is comprehensive, covering all geographic and functional aspects critical to the city's development, and general, summarizing major policies without delving into specific locations or regulations. It is also long-range, setting forth strategies to achieve the city's vision for the future, beyond current pressing issues.





The Comprehensive Plan is organized into two volumes:

- **Volume 1** is organized into several key elements, each addressing essential aspects such as land use, housing, transportation, capital facilities, utilities, and shorelines, along with additional chapters on the environment, economic development, and parks and recreation to address local priorities. Goals and policies for each element are clearly outlined in this first volume of the plan for easy reference and implementation.
- **Volume 2** includes additional documentation, with supporting data and analysis, background discussions, and subsections that cover specific issues and Growth Management Act (GMA) requirements for each element.

COMPREHENSIVE PLAN ELEMENTS

The Comprehensive Plan is divided into chapters called “Elements.” Elements can be understood on their own but are also interconnected parts of the Comprehensive Plan and its framework. At a minimum, the GMA requires comprehensive plans to include elements focused on land use, housing, transportation, capital facilities, and utilities. Snoqualmie has tailored its Comprehensive Plan to local priorities by including optional elements such as environment, economic development, and parks and recreation, aligning with goals in these areas. The following table summarizes the purpose of each individual element, providing a detailed overview of the city's planning framework.

In 2023, a mandatory climate and resilience element was added, which must be adopted by jurisdictions in King County by 2029. Optional elements are allowed, such as solar energy, conservation, recreation, economic development, and sub-area plans.

Element	Focus
Land Use 	<p>A long-range guide to the physical development of the City and its urban growth area. It translates the City vision into a physical plan describing where and how to develop, redevelop and preserve the city through general land use designations. Land use designations provide residents and property owners predictability about the nature of land use planned in Snoqualmie, helping guide future land use development applications.</p>
Housing 	<p>Considers the supply and condition of existing housing and analyzes housing needs for the City's current and projected population. Policies address various topics including residential growth capacity, development of various housing types and densities to meet all population segment needs and providing low cost and affordable housing for residents.</p>
Transportation 	<p>Guides transportation system improvements to meet Snoqualmie’s existing and future travel needs. This Element incorporates local land use planning and the regional transportation system, helping the City to develop a comprehensive, multi-modal transportation system to serve the planning area, while supporting the broader long-range goals of community development.</p>
Capital Facilities and Utilities 	<p>Identifies essential public capital facilities along with private infrastructure facilities, establishes acceptable levels of service, and ensures that these facilities and services are provided in a timely manner to support existing and future residents. It is the mechanism the City can use to coordinate its physical and fiscal planning.</p>

Parks and Recreation



Emphasizes the need to continue the high levels of service provided by existing parks, open space, recreation facilities, and programs while meeting future needs based on recreation trends and population demand, as established in the City's adopted Open Space, Parks, and Recreation Plan.

Environment



Prioritizes protection of Snoqualmie's natural setting, including habitat areas, natural hazards, wetland protection, preservation of surface and groundwater quality, air quality, and sustainability.

Economic Development



Focuses on how to maintain Snoqualmie's prosperity by providing a range of employment, retail, service, and recreational opportunities for its residents. Includes strategies to create, maintain, and grow value for the residents, property owners, and businesses who have invested, or will invest, in Snoqualmie.



HISTORICAL OVERVIEW

The history of Snoqualmie from 1930 to the present day is characterized by significant developments and challenges that have shaped the city's-built environment. During the Great Depression, despite economic hardships, the Snoqualmie Falls Lumber Company mill continued operating, providing essential employment and stabilizing the local economy. The 1930s also saw community-driven efforts to improve public spaces, such as the creation of Railroad Park. The construction of the I-90 freeway in the 1960s further transformed Snoqualmie, improving accessibility and linking the town more directly with Seattle and other urban centers, which facilitated growth and development.

The Weyerhaeuser mill site played a central role in Snoqualmie's industrial landscape. Originally established in 1917, it became one of the nation's first all-electric lumber mills. The mill operated for several decades, significantly contributing to the local economy. However, its closure in 2003 marked the end of an era and presented new opportunities for redevelopment. This site is now part of the city's ongoing transformation, with plans to integrate it into the broader community framework.

The Snoqualmie Tribe has been integral to the area's heritage and recent resurgence. In 1999, the Tribe gained federal recognition, which enabled it to reclaim and develop ancestral lands. The Tribe's economic ventures, including the Snoqualmie Casino opened in 2008, have provided substantial revenue and employment opportunities, contributing to the region's economic vitality and cultural renaissance.

Snoqualmie has also faced natural challenges, particularly floods in 1990 and 2009, which caused significant damage to homes and infrastructure. These events underscored the need for improved flood management and resilience planning. The community's response included measures to mitigate future flood risks and enhance emergency preparedness, ensuring that Snoqualmie could better withstand such events.

The development of the Snoqualmie Ridge neighborhood in the late 1990s and early 2000s marked a major shift in the city's expansion. This master-planned community brought thousands of new residents and a range of amenities, including parks, schools, and retail centers. Snoqualmie Ridge has significantly increased the city's population and altered its demographic and economic profile, turning it into a thriving suburban area.



Revitalization efforts in historic downtown Snoqualmie have aimed to preserve its rich heritage while fostering tourism and community engagement. The Northwest Railway Museum, featuring the Snoqualmie Depot, serves as a key attraction, drawing visitors interested in the region's railroading history. The River Trail project and the restoration of historic buildings have further enhanced the downtown area, blending the preservation of historic character with contemporary use. These efforts have helped create a vibrant, attractive city center that honors Snoqualmie's past while looking toward its future.



SNOQUALMIE VISION

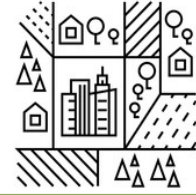
The Snoqualmie vision is intended to support unified planning for the future, shaped by extensive community engagement. This work distilled the most prominent aspects of the long-range vision to guide comprehensive plan goals, objectives, and policy development and continues to guide the City's work on the Comprehensive Plan. The vision statement is supported by three central themes and four core components, each defined by specific ideas that more fully articulate the community's vision for the future.

Snoqualmie Vision Statement

Snoqualmie is a complete, sustainable, and prosperous small city that provides a high quality of life and maintains long-term value to the benefit of our citizens and the region.

VISION CENTRAL THEMES

Complete Community: Residents may live, work, play in the city – which is a complete community with housing, jobs, shopping and services, schools/education, open space, parks and recreation, and arts, culture and entertainment for residents of all ages and income levels.



Sustainable Development: The City supports a pattern of resource use that meets human needs, while preserving the environment for present and future generations. This concept addresses economic and social considerations in meeting human needs, while maintaining the health of natural systems.



Prosperity: The City experiences economic growth, along with the qualitative gains of added social and environmental value by community development that supports and improves education, health and well-being, community services, recreation, employment, and other features integral to a prosperous community.



VISION CORE COMPONENTS

A Unified City with Strong Leadership that cultivates community, incorporates equity and sustainability in decision-making, fosters partnerships to further local and regional goals, and thrives through active citizen engagement.



A Healthy, Diverse Economy, with stable businesses and employment opportunities that benefit our citizens, the surrounding rural area, and the region as a whole.



A Distinctive Sense of Place based on the quality and beauty of our natural and built environment, valued historic and cultural assets, unique local character, and a commitment to quality design and construction.



A Livable and Complete Community where our citizens can live, work, socialize, and recreate in a safe, attractive, and healthy environment.



The Snoqualmie Vision, including its Central Themes and Core Components, have guided the development of the updated goals and policies adopted in the Comprehensive Plan.



COMMUNITY ENGAGEMENT

The City of Snoqualmie's 2044 Comprehensive Plan update involved an extensive community engagement process, mandated by the Washington Growth Management Act (GMA), to ensure broad public participation and input on plan alternatives. The Public Involvement Plan aimed to identify community values through a dynamic and inclusive process, engaging a diverse audience and adapting to their needs as the project progressed. The plan's ultimate goal was to gather comprehensive community feedback to shape a well-rounded and representative Comprehensive Plan for Snoqualmie's future development.



Key audiences included residents, students, seniors, business owners, property developers, and elected officials. Additionally, the city engaged various community organizations such as the Historic Downtown Merchants Association, the Snoqualmie Indian Tribe, and local service clubs like Kiwanis and Rotary. These diverse groups ensured a wide array of perspectives and insights, crucial for creating a Comprehensive Plan that addresses the multifaceted needs of the community.

The outreach strategy utilized multiple methods to maximize engagement. These included open houses, two city-wide open houses, focus groups, and visioning workshops, which provided platforms for direct interaction and feedback. The city also conducted place-based outreach through pop-up conversations in parks, libraries, and community events, along with presentations at community organization meetings and official public hearings. Public comments were actively solicited via the city’s webpage and at all public meetings, ensuring continuous input from community members.



Various communication channels and tools supported these outreach efforts. A dedicated webpage, regularly updated with relevant information, along with the City’s social media presence on Facebook helped disseminate information widely. Additional methods included digital and print newsletters, press releases, utility bill inserts, and postcards. These tools ensured that community members were well-informed and had multiple avenues to participate in the planning process. The comprehensive and iterative engagement strategy ensured the plan evolved in alignment with the community’s vision and goals.



PLAN ELEMENTS



LAND USE

INTRODUCTION

The Land Use Element of Snoqualmie's comprehensive plan is designed to shape the future development and land use within the city, preserving its high quality of life and distinct community character. This element harmonizes new growth with the city's natural features, promoting environmental protection and fostering open spaces that enhance community cohesion. By respecting both current and historical character, it ensures new developments integrate seamlessly with existing structures. Importantly, it emphasizes regional coherence, coordinating planning efforts with neighboring municipalities, special districts, and King County to create a unified approach to development. Compliance with the Growth Management Act (GMA) ensures Snoqualmie can accommodate 20 years of growth through appropriately zoned, buildable land, aiming to contain urban sprawl and promote sustainable, livable, and healthy communities.



To achieve these objectives, the Land Use Element sets forth goals such as maintaining Snoqualmie's unique character, promoting tourism and commerce, and reflecting the city's history through sustainable development. It supports annexations aligned with future land use maps, encourages compact, connected neighborhoods with balanced land uses, and manages floodplain development to protect against hazards while preserving the natural beauty of the Snoqualmie River shoreline. The plan also aims to provide diverse housing options for all economic segments, develop a robust local economy with living-wage jobs and a sustainable tax base, and ensure necessary institutional and utility land uses with minimal conflicts. These goals collectively guide Snoqualmie's growth and development, ensuring it remains a thriving, cohesive, and sustainable community.

LAND USE GOALS AND POLICIES

GOAL LU-1: Maintain Snoqualmie's unique character and attractiveness with new development that complements the existing built and natural environment and allows tourism and commerce to thrive.

POLICY LU-1.1: Strive to maintain existing view corridors, including the Snoqualmie River and other natural features, while minimizing sensitive areas impacts;

POLICY LU-1.2: Protect the scenic nature of the I-90 corridor and the upper Snoqualmie Valley through partnerships;

POLICY LU-1.3: 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;

POLICY LU-1.4: Support historic design review through the Snoqualmie Historic Design Review Board and/or in partnership with the King County Landmarks Commission;

POLICY LU-1.5: Consider appropriate lighting standards that minimize light pollution without impacts to public safety.

GOAL LU-2: Tell the story of Snoqualmie's history and identity through buildings, districts, and landscape (with sustainable development) that fosters civic pride.

POLICY LU-2.1: Work individually and cooperatively to identify and evaluate important aspects of historical, and cultural, environmentally sensitive, and open space heritage and adopt appropriate regulations or other strategies to protect these resources;

POLICY LU-2.2: Support the preservation of Snoqualmie Valley history, facilities, and culture by working with and supporting the efforts of heritage organizations, agencies, and in concert with tribes;

POLICY LU-2.3: Consider local heritage when naming City streets and facilities;

POLICY LU-2.4: Maintain an inter-local agreement with King County for historic preservation assistance and inventory as well as landmark designation purposes;

POLICY LU-2.5: 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;

POLICY LU-2.6: 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.

POLICY LU-2.7: As applicable, limit incompatible uses adjacent to Tribal reservation lands.

GOAL LU-3: Pursue annexations that implement the future land use map designations.

POLICY LU-3.1: Enter into interlocal agreements with King County for annexations when feasible, including the application of contingent zoning to potential annexation areas;

POLICY LU-3.2: Annexations should be reflective of the community vision for growth, diversify the City tax base, increase sales tax revenue, be servable by public water, sewer, and transportation network, including consideration of public transit and other community goals;

POLICY LU-3.3: Ensure City proposed King County Comprehensive Plan and/or Countywide Planning Policy docket items addressing Urban Growth Area adjustments to accommodate growth serve the community while conforming with adopted Countywide Planning Policies and State Growth Management Act, GMA requirements;

POLICY LU-3.4: Regularly evaluate the supply of vacant land and land suitable for re-development.

GOAL LU-4: 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.

POLICY LU-4.1: Promote a range of uses that help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity;

POLICY LU-4.2: Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other;

POLICY LU-4.3: Consider appropriate land use designations and zoning districts for undeveloped land, including Snoqualmie Hills West, that implement the goals and policies of this plan;

POLICY LU-4.4: Encourage commercial nodes to feature gathering spaces as well as civic, cultural, residential and recreational uses within walking distance of one another;

POLICY LU-4.5: Support the transformation of redevelopable lands into viable uses that support the needs of the community.

POLICY LU-4.6: Ensure that land regulations promote a healthy and safe built environment;

POLICY LU-4.7: Promote appropriate infill redevelopment that maintains or enhances neighborhood character;

POLICY LU-4.8: Provide sufficient areas with appropriate zoning to provide the full continuum of goods and services needed to serve the local population.

GOAL LU-5: 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.

POLICY LU-5.1: Within the floodplain, but outside the floodway, allow for infill and redevelopment in residential zones featuring a range of housing

options, including accessory dwelling units, within pedestrian-accessible distances of the historic downtown commercial core;

POLICY LU-5.2: Protect development from flood hazards through the application of residential lot coverage and impervious surface standards;

POLICY LU-5.3: Support commercial uses compatible in scale and character to existing single-family uses in residentially zoned districts within the floodway;

POLICY LU-5.4: Work with governmental agencies to acquire riverfront properties within the Snoqualmie River Trail and to naturalize them in order to allow for incorporation into a resilient river corridor;

POLICY LU-5.5: Continue to participate in the FEMA Flood Insurance Program and Community Rating System and implement measures to improve the City's flood insurance rating to benefit floodplain property owners;

POLICY LU-5.6: Support programs that address potential displacement of commercial uses in the floodway.

GOAL LU-6: 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.

POLICY LU-6.1: Allow and encourage a range of housing types and price ranges that are affordable to all economic segments of the City and make it possible for people to live and work in Snoqualmie;

POLICY LU-6.2: Support inclusive community planning that promotes equity, diversity and inclusion, identifies the needs of diverse communities, protects cultural resources, and embraces cohesion;

POLICY LU-6.3: Evaluate areas for potential residential and commercial displacement, including the floodplain, and use a range of strategies to mitigate displacement impacts.

GOAL LU-7: 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.

POLICY LU-7.1: Allow for sufficient service, hospitality, and office uses in retail-focused areas;

POLICY LU-7.2: Promote neighborhood-scale retail and service businesses within mixed-use developments.

GOAL LU-8: Provide needed institutional and utility land uses within the community with minimal land use conflicts.

POLICY LU-8.1: Allow institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas;

POLICY LU-8.2: Ensure the impacts to surrounding areas from Essential Public Facilities are appropriately mitigated;

POLICY LU-8.3: Allow power generation facilities, sewage and water treatment plants, other public or private utilities, parks and open space uses, and other accessory commercial uses in areas designated Utility Park.

LAND USE DESIGNATIONS

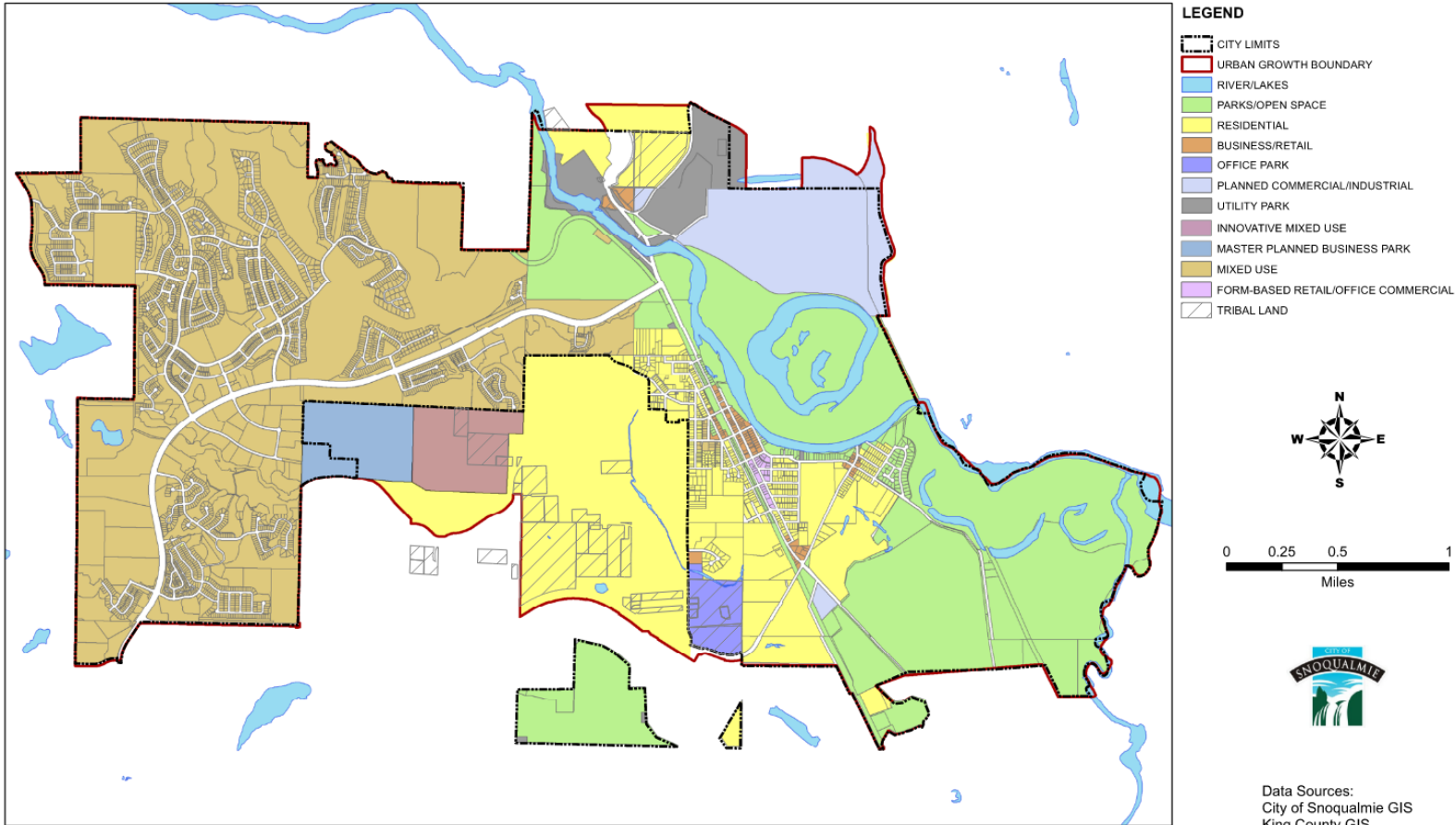
Land use designations, which serve as guiding principles rather than legally binding regulations, inform future zoning considerations but do not directly alter zoning districts or their descriptions, which remain subject to a separate public process. The land use designations provide a general framework for the types of uses that may occur within each category, influenced by factors such as physical constraints, historical planning, existing land use patterns, and infrastructure. The accompanying Future Land Use Map illustrates the proposed distribution, location, and extent of these uses across Snoqualmie's Urban Growth Area. The following table summarizes the predominant land use designations, providing a high-level overview of the types of uses envisioned within each category.

<p>Residential</p>	<p>Covers a broad range of housing sizes and types, from low to high-density housing as defined below:</p> <ul style="list-style-type: none"> • High Density Residential (12-24 dwelling units per acre) • Medium Density Residential (6-12 dwelling units per acre) • Low Density Residential (up to 5 dwelling units per acre) • Constrained Residential (large parcels subject to significant environmental constraints and lack of adjacent sewer service) <p><i>**The residential designation is not intended to include transient housing such as campgrounds, hotels, shelters, or time-shares.</i></p>
<p>Business/Retail</p>	<p>A broad variety of retail and other commercial uses with pedestrian-oriented retail and service uses centered in and around the historic downtown core and other general commercial uses centered near the SR202/Meadowbrook Way and Park St./Meadowbrook Way intersections. Current zoning district classifications within this designation include Business Retail I and II and Business General.</p>
<p>Form Based Commercial</p>	<p>Allowing for infill and re-development with an emphasis on pedestrian-oriented form and development pattern compatible with the Downtown Historic and Landmark District. A range of retail, commercial and office</p>

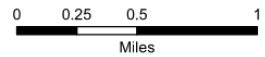
	uses could be allowed, but development is driven by form rather than use.
Office Park	Predominantly office uses in a campus setting.
Planned Commercial/Industrial	Requires a master-planned development plan for a potential mix of commercial, office and light industrial and manufacturing uses.
Mixed Use	A master-planned mix of residential, commercial, employment, institutional, utility and recreation use, excepting heavy industrial.
Innovative Mixed Use	Requires a master planned development plan to include a mix of residential types, sizes, costs, and living arrangements to expand the range of housing choices within the City and may include small-scale or compatible retail and service uses. Could include age restricted, independent or assisted-living housing for seniors; forms of cooperative housing; or plan for exceptional environmental outcomes.
Master Planned Business Park	Envisioned as an extension of the Snoqualmie Ridge Business Park, allowing office, research and development, and light manufacturing/industrial uses, but limiting warehouse and distribution uses.
Parks/Open Space	Active and passive recreation areas, allowing for museums, natural/cultural interpretive centers, community centers, golf courses and other commercial recreation uses in some areas, agriculture, along with natural open space and wildlife corridors.
Utility Park	Power generation and accessory uses, sewage and water treatment plants, other utilities and accessory parks, and open space uses.

FUTURE LAND USE MAP

The Future Land Use Map reflects desired uses and implements the land use goals and policies in this plan; it does not always represent existing uses. Decisions and implementation based on these designations should include consideration of the entire comprehensive plan and site-specific conditions.



- LEGEND**
- CITY LIMITS
 - URBAN GROWTH BOUNDARY
 - RIVER/LAKES
 - PARKS/OPEN SPACE
 - RESIDENTIAL
 - BUSINESS/RETAIL
 - OFFICE PARK
 - PLANNED COMMERCIAL/INDUSTRIAL
 - UTILITY PARK
 - INNOVATIVE MIXED USE
 - MASTER PLANNED BUSINESS PARK
 - MIXED USE
 - FORM-BASED RETAIL/OFFICE COMMERCIAL
 - TRIBAL LAND



Data Sources:
City of Snoqualmie GIS
King County GIS

All users of the data shall be advised that the map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. THIS IS NOT A SURVEY. The City of Snoqualmie assumes no liability for variations ascertained by an actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The City makes no warranty of fitness for a particular purpose. This disclaimer shall be present on all paper map products and shall be included in the terms of use for this data in a web or software system.
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CITY AND URBAN GROWTH AREA
LAND USE DESIGNATIONS

April 2024



HOUSING

INTRODUCTION

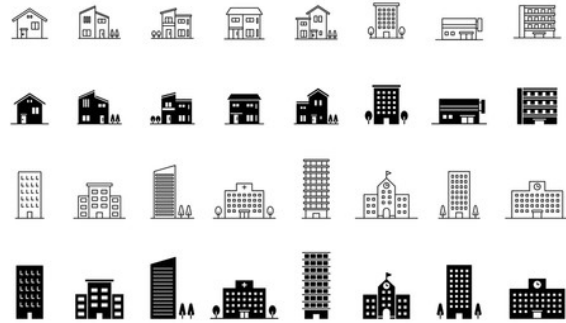
The Growth Management Act (GMA), specifically RCW 36.70A.070(2), outlines the requirements for housing elements within comprehensive plans for Washington state municipalities. Recent legislative changes, particularly those enacted through HB 1220 in the 2021 session, have significantly amended these provisions to address housing equity, affordability, and accessibility more robustly. HB 1220 mandates that local jurisdictions not only plan for housing across all economic segments but also explicitly accommodate housing for special needs populations, such as low-income households, seniors, and individuals with disabilities. This legislative update emphasizes the need for inclusive planning that mitigates and rectifies racially disparate impacts and historical inequities in housing.



One of the key changes introduced by HB 1220 is the requirement for jurisdictions to conduct a thorough housing needs assessment that reflects current and projected demands, particularly for populations disproportionately affected by housing shortages and affordability crises. The law now requires municipalities to plan for and promote a variety of housing types, including emergency shelters, permanent supportive housing, and transitional housing. Additionally, HB 1220 directs cities and counties to periodically update their comprehensive plans to incorporate these assessments, ensuring that housing strategies remain relevant and responsive to evolving community needs. Additional language has been added to goals and policies to include a mix of housing types and densities within the City. The role of accessory dwelling units (ADUs) in meeting housing needs was considered, with an analysis of ADU market and development capacity included in the *Land Capacity Analysis* and *Housing Strategy Plan*.

Regional housing policies adopted in Puget Sound Regional Council (PSRC)'s Vision 2050 regional housing strategy and the 2021 Countywide Planning Policies for King County aim to provide a full

range of affordable, accessible, healthy, and safe housing choices for all residents. They require jurisdictions to preserve, improve, and expand their housing stock, promote fair and equitable access, and eliminate disparities based on race, place, ability, and income. Vision 2050 emphasizes building diverse housing types, ensuring stability for residents by meeting their housing needs, and creating sustainable funding sources for very low-income and unhoused populations. These goals and policies guide local plans, such as the City of Snoqualmie's updated Comprehensive Plan Housing Element.



Volume 2 contains supporting documentation for the updated Housing Element provides more detailed analysis in support of these new requirements. The *Racial Equity and Displacement Analysis* and *Snoqualmie Valley Housing Needs Assessment*, both completed in 2023, identify areas and groups that may be at higher risk for displacement, with mapping and discussion to inform housing policies that address risks of disparate impacts, exclusion, and displacement. Volume 2 also features the land capacity analysis tailored to meet HB 1220 directives, evaluating the city's ability to accommodate growth and diverse housing options. Furthermore, the *Housing Strategy Plan* adopted by City of Snoqualmie in 2023 is a cornerstone of the updated Housing Element, with goals and policies implementing the five strategies recommended by the *Housing Strategy Plan* to remove barriers to housing and affordable housing development:

1. Incentivize new housing.
2. Bring down the cost of development.
3. Encourage a wide variety of housing types.
4. Improve the regulatory environment for permits.

The *Housing Strategy Plan* and goals and policies adopted in the Housing Element outline actionable steps and goals for increasing housing affordability, availability, and inclusivity, ensuring that the city's housing policies are equitable and effective in meeting the needs of all residents.

HOUSING GOALS AND POLICIES

GOAL H-1: A sufficient mix of housing types, sizes, costs, and densities enables current and future citizens of all economic levels, age groups, and household make-ups to live within the City and provides housing to meet the needs of local employees.

POLICY H-1.1: 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.

POLICY H-1.2: Allow accessory dwelling units and small-lot housing with regulations that minimize procedural requirements and address neighborhood compatibility.

- POLICY H-1.3:** In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.
- POLICY H-1.4:** 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.
- POLICY H-1.5:** 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.
- POLICY H-1.6:** Consider incentives to allow more senior housing in the City, where appropriate.
- POLICY H-1.7:** 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.

GOAL H-2: Maintain a sufficient amount of quality affordable housing with healthy living environments.

- POLICY H-2.1:** Work towards meeting the Countywide Planning Policies for moderate, low, very low, and extremely low-income housing and for emergency housing, emergency shelters, and permanent supportive housing.
- POLICY H-2.2:** Work with the community to plan for, create, and retain affordable housing.
- POLICY H-2.3:** Apply for housing funds available to assist in the development or improvement of affordable housing.
- POLICY H-2.4:** To the 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.
- POLICY H-2.5:** 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.
- POLICY H-2.6:** Consider utilizing 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.

- POLICY H-2.7:** Continue to support low-income housing with exempt impact fees for development types, for example:
- POLICY H-2.8:** ADU's,
- POLICY H-2.9:** Transitional housing facilities,
- POLICY H-2.10:** Shelters for temporary placement,
- POLICY H-2.11:** Community residential facilities,
- POLICY H-2.12:** Senior housing, and
- POLICY H-2.13:** Tiny homes
- POLICY H-2.14:** Consider recommendations from the Snoqualmie Valley Housing Taskforce and others to further promote affordable housing.
- POLICY H-2.15:** Provide new affordable housing and social services meeting the needs of our future residential and business communities, especially our local workforce of educational employees, first responders, retail clerks, and service industry employees with housing.
- POLICY H-2.16:** 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.
- POLICY H-2.17:** Consider partnerships with state and local agencies, community organizations, and the Snoqualmie Tribe to find solutions that would reduce, mitigate, and/or prevent displacement of very low to moderate-income households earning up to 80 percent of area median income.

GOAL H-3: Support sustainable housing design through construction regulations, education, and partnerships.

- POLICY H-3.1:** Support the use of high-quality, durable, fire-resistant materials, 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 balance the lifetime costs, energy use, and impact on natural resources.
- POLICY H-3.2:** Promote and raise public awareness of options for lower daily housing expenses, available tax incentives for green housing renovations, and energy conservation practices.
- POLICY H-3.3:** Consider keeping short subdivisions and small redevelopments more affordable by providing alternative streetscape improvements, open space, and recreation amenities requirements.
- POLICY H-3.4:** Consider making affordable housing types exempt from Floor Area Ratio (FAR) regulations and adding minimum density to areas where affordable housing is allowed.
- POLICY H-3.5:** Promote awareness of green housing renovation options and energy conservation practices that lower the cost of daily housing expenses.



TRANSPORTATION

INTRODUCTION

The Transportation Element is intended to guide transportation system improvements to meet Snoqualmie's existing and future travel needs of all types of users. This Element incorporates consistency with local land use planning and the regional transportation system, helping the City to develop a comprehensive, multi-modal transportation system to serve the planning area, while supporting the broader long-range goals of community development. Specifically, the Growth Management Act (GMA), specifically WAC 365-196-430, requires:



- Using land use assumptions and forecasted population growth in estimating travel demand;
- An inventory of existing air, water, and ground transportation facilities & services as a basis for future planning;
- Multi-modal Level of Service standards to gauge system performance and to support regional coordination and environmental justice;
- Identified actions and requirements to bring existing facilities & services up to established multi-modal level of service standards;
- Future traffic forecasts based on the land use assumptions and growth targets;
- Identified improvements and programs to address current and future transportation system deficiencies within the multi-modal network;
- Identified and designated planned pedestrian and bicycle improvements to promote healthy lifestyles;
- A description of any existing or planned transportation demand management strategies;

- A realistic multi-year financing plan and funding resources, in coordination with multi-modal level of service standards and the land use element;
- Identified methods for obtaining alternative funding when revenues do not meet transportation needs; and
- An explanation of intergovernmental coordination and regional consistency.

Furthermore, WAC 365-196-430(a) and RCW 36.70A.040(6) requires transportation improvements be made concurrent and in coordination with the land use element. For the City of Snoqualmie, it is also important to provide an efficient transportation system that minimizes disruption to the natural environment, supports active transportation methods, and maintains the character of city neighborhoods.

TRANSPORTATION GOALS AND POLICIES

GOAL T-1: Provide for safe and efficient transportation system for vehicle, pedestrian, bicycle and transit travel within the City, that supports the City's planned land use pattern.

PRIORITY T-1.1: Plan and preserve transportation system routes and capacity to support planned growth based on projected travel demands;

PRIORITY T-1.2: Ensure that street infrastructure projects are designed to harmonize with and enhance the distinctive character and visual identity of each city area;

PRIORITY T-1.3: Ensure transportation improvements or strategies address development impacts in a manner concurrent with the city's adopted levels of service standards, as required by the GMA;

PRIORITY T-1.4: Connect streets, sidewalks, trails, bicycle facilities, and transit routes and facilities to neighborhoods, shopping and services, schools, transit, parks and trails whenever feasible with existing rights of way to form an integrated, balanced and convenient multi-modal system;

PRIORITY T-1.5: Maintain a transportation capital improvement plan that balances and coordinates system improvements for all modes, supports economic development and plans for population area growth;

PRIORITY T-1.6: Encourage multiple connections between new development and historic parts of the city when feasible;

PRIORITY T-1.7: Monitor and prepare for changes in transportation technologies and mobility patterns;

PRIORITY T-1.8: Increase the resilience of the City's transportation system, support strategies for security and emergency management responses, and improve signage for transportation services and options including bicycles through the downtown.

GOAL T-2: Ensure regional coordination and consistency with the State, PSRC, King County and adjacent jurisdictions' transportation plans.

- PRIORITY T-2.1:** Coordinate with WSDOT on the transfer of the Snoqualmie Parkway to state operational and maintenance responsibility;
- PRIORITY T-2.2:** Coordinate with local and regional entities when traffic generated outside Snoqualmie especially on Highways 202 and 18 and Interstate-90 could impact City levels of service;
- PRIORITY T-2.3:** Support and participate in cooperative regional transportation planning processes to ensure that City interests are reflected in regional transportation plans while supporting the Regional Growth Strategy;
- PRIORITY T-2.4:** Support safe movement of freight by establishing clear signage, on routes that service trucks, hazardous material transport, and oversized load routes.

GOAL T-3: Promote an equitable and accessible transportation system through services, facilities, and improvements.

- PRIORITY T-3.1:** For vehicular transportation planning and development review, use level of service (LOS) measures to evaluate system performance and needs to apply a peak-hour LOS D standard for arterial intersections. A LOS E at side-street stop locations is acceptable unless a signal is warranted or required by the City Traffic Engineer. The LOS shall be calculated with the delay method described in the most recent edition of the Highway Capacity Manual;
- PRIORITY T-3.2:** Plan street development and redevelopment to create complete streets, that accommodate pedestrians, cyclists, and transit users within right of way aligning with street classification and projected travel volumes where feasible;
- PRIORITY T-3.3:** When planning street development provide a protected space for bicycles with clear markings and signage;
- PRIORITY T-3.4:** Support access, connections, and mobility for all;
- PRIORITY T-3.5:** Ensure the needs of vulnerable and historically underserved populations through investment in equitable modes of transportation;
- PRIORITY T-3.6:** Recognize and accommodate the special transportation needs of the elderly, children, and persons with disabilities in all aspects of transportation planning, programming, and implementation;
- PRIORITY T-3.7:** Ensure safety enhancements and maintenance of infrastructure in transportation improvement projects for all modes.

GOAL T-4: Encourage a system of safe trails and corridors including lighting, that supports non-motorized travel for commuting, local trips, and healthy physical activity.

- PRIORITY T-4.1:** Encourage new development and targeted systems of development to provide pedestrian and bicycle pathways that safely connect

residential neighborhoods, commercial areas, schools, transit routes, parks, regional trails, and other destinations within the City;

- PRIORITY T-4.2:** Consider opportunities for multi-use trails (separated from vehicle lanes) on principal and minor arterial corridors, and shared bicycle facilities on select collector arterials;
- PRIORITY T-4.3:** Collaborate with the School District to identify pedestrian safety improvements on school walk routes;
- PRIORITY T-4.4:** Ensure adequate bicycle parking provisions in historic downtown, Snoqualmie Ridge neighborhood center, public parks, and large offices and industrial developments to meet demand, promote bicycle travel and multimode commuting;
- PRIORITY T-4.5:** Evaluate the use of e-bikes and e-scooters on City sidewalks, trails, and parks, considering safety and potential conflicts with pedestrians and other users.

GOAL T-5: Strive to improve air quality by reducing vehicular greenhouse gas emissions and supporting alternative options to single-occupant vehicle travel.

- PRIORITY T-5.1:** Collaborate with Metro and other organizations to improve service and increase transit ridership within the City and between Snoqualmie, regional destinations, and adjacent communities;
- PRIORITY T-5.2:** Collaborate with the Snoqualmie Valley School District to develop and implement demand management strategies to reduce traffic and parking problems around schools;
- PRIORITY T-5.3:** Consider additional opportunities including leveraging grants for the installation of electric vehicle recharge and alternate fuel refueling stations including public and private partnerships to actively encourage and promote the use of electric and alternatively fueled vehicles;
- PRIORITY T-5.4:** Support public education on the social and environmental impacts of travel choices to encourage the use of alternatives to single-occupancy travel;
- PRIORITY T-5.5:** Engage with regional sustainability organizations to promote eco-friendly transportation initiatives;
- PRIORITY T-5.6:** Explore the feasibility of establishing mobility hubs at suitable locations in the City to facilitate use of mass transit and carpooling accessibility;
- PRIORITY T-5.7:** Seek to improve air quality and reduce greenhouse gas emissions, employ and encourage strategies to reduce vehicle use, promote single occupant vehicle alternatives, and improve the transportation system's operating efficiency;
- PRIORITY T-5.8:** Design transportation facilities improvements consistent with City stormwater regulations which minimize impacts and encourage fish passage and wildlife habitat areas and corridors;

- PRIORITY T-5.9:** As feasible, incorporate environmental factors into transportation decision-making that minimizes negative impacts to natural and cultural resources;
- PRIORITY T-5.10:** For vehicular and all transportation methods, including transit, bicycles, pedestrian planning and development review, use level of service (LOS) measures to evaluate system performance and needs that reflects the community's expectations for transportation performance;
- PRIORITY T-5.11:** For multimodal levels of service consider frequency, presence, and span of services to evaluate system performance and need including deficiencies;
- PRIORITY T-5.12:** Identify projects, programs or strategies that will address existing and all future transportation deficiencies including transit, bicycles, and pedestrian.

GOAL T-6: Provide for maintaining and preserving the life and utility of the City's transportation system and investments.

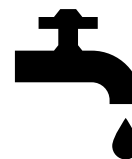
- PRIORITY T-6.1:** If feasible, ensure consistent and equitable system improvements throughout the City;
- PRIORITY T-6.2:** Encourage design of new developments to provide efficient pedestrian friendly traffic circulation;
- PRIORITY T-6.3:** Systematically and objectively prioritizes paving projects in accordance with a Pavement Management Plan;
- PRIORITY T-6.4:** Employ Best Management Practices (BMPs) for storm water management, including low-impact development (LID) strategies, effective street cleaning, and other measures to alleviate major pollution sources from roadway uses;
- PRIORITY T-6.5:** Support local transit partnerships for better regional connections and to support tourism within Snoqualmie;
- PRIORITY T-6.6:** Reduce need for new capital improvements through investments in operations, demand management strategies and system management activities to improve the efficiency of the City's current transportation system and facilities;
- PRIORITY T-6.7:** Identify stable and adequate funding mechanisms for transportation facilities;
- PRIORITY T-6.8:** Ensure that the land use element, transportation element, and financing plan are coordinated and consistent for the 6 and 20-year planning period.



CAPITAL FACILITIES AND UTILITIES

INTRODUCTION

The Capital Facilities and Utilities Element of Snoqualmie's comprehensive plan explains the public services and facilities needed to support the city's growing population and job market. This plan includes transportation systems like streets and sidewalks, parks and recreation areas, schools, libraries, stormwater management, water and sewer systems, and public safety services. By planning for these facilities alongside land use plans, the city ensures that development is well-supported. This element also strengthens other important parts of the comprehensive plan, such as transportation and parks. The Growth Management Act requires the city to keep an inventory of current facilities, forecast future needs, identify locations and capacities for new facilities, create a financing plan, and reassess plans if funding is insufficient. This organized approach helps Snoqualmie prioritize and manage capital projects efficiently, ensuring that the city's infrastructure meets service standards.



To reach these goals, Snoqualmie has set several key objectives for the Capital Facilities and Utilities Element. These include providing quality infrastructure for current and future residents and businesses, replacing aging infrastructure on time to maintain public services, and planning financially for the long-term maintenance, repair, and replacement of facilities. Additionally, the city aims to improve coordination within the city and with neighboring areas to align capital facility plans with broader land use and regional goals. Protecting and maintaining existing infrastructure is also a priority, ensuring the city's investments are preserved. Through these goals, Snoqualmie is dedicated to building a strong and sustainable framework for public services and facilities, supporting the city's growth and enhancing the quality of life for its residents.

CAPITAL FACILITIES & UTILITIES GOALS AND POLICIES

GOAL CFU--1: Quality Infrastructure: Provide quality infrastructure to serve current and future residents and businesses.

PRIORITY CFU 1.1: Adopt level of service standards to accommodate growth concurrent with development;

PRIORITY CFU 1.2: Size essential capital facilities to meet the long-term demands of the community, and when feasible, phase facility development to match capital investments with actual community needs;

PRIORITY CFU 1.3: Provide adequate infrastructure in applicable areas to support the development of regional/local centers;

PRIORITY CFU 1.4: Avoid growth in areas that cannot be adequately served by utilities;

PRIORITY CFU 1.5: If the City is selected as a state or regional capital facility site, or is otherwise impacted by such a facility, ensure appropriate mitigation for local impacts is provided;

PRIORITY CFU 1.6: Plan for major or “trunk” utility facility locations and consider designating routes suitable for facility improvements, subject to development regulations;

PRIORITY CFU 1.7: Ensure that utility improvements minimize neighborhood impacts, are environmentally sensitive, aesthetically pleasing, safe and provided in a timely manner to serve planned growth;

PRIORITY CFU 1.8: To the maximum extent feasible, require the undergrounding of all new electrical and communication lines, the undergrounding of existing lines during road and utility improvements, and/or architectural compatibility of all new above-ground facilities;

PRIORITY CFU 1.9: Encourage the joint use of utility corridors for agriculture or passive recreation uses, provided that such uses are consistent with prudent legal and utility practice;

PRIORITY CFU 1.10: Site or expand capital facilities in a manner that considers impacts on historically marginalized communities;

PRIORITY CFU 1.11: Do not locate capital facilities outside the urban growth area unless it is demonstrated that non-urban sites are the most appropriate location;

PRIORITY CFU 1.12: Reduce and mitigate noise and light pollution caused by capital facilities;

PRIORITY CFU 1.13: Design capital facilities to achieve community development objectives and improve neighborhoods;

PRIORITY CFU 1.14: Coordinate capital investment projects and programs across departments.

GOAL CFU--2: Continuity of Public Services: Invest in the timely replacement of aging infrastructure to ensure continuity and delivery of vital public services.

- PRIORITY CFU 2.1:** Define essential public facilities, consistent with the Revised Code of Washington and the Growth Management Act;
- PRIORITY CFU 2.2:** To the extent feasible, increase the resilience of utilities and infrastructure by preparing for disasters and planning for system recovery;
- PRIORITY CFU 2.3:** Allow natural boundaries to help determine the routes and placement of infrastructure connections and improvements;
- PRIORITY CFU 2.4:** Provide residents with access to high-quality drinking water that meets or exceeds state and federal requirements;
- PRIORITY CFU 2.5:** Reduce per capita rate of water consumption through conservation, efficiency, reclamation, and reuse;
- PRIORITY CFU 2.6:** Establish level of service standards to guide delivery of quality services to current and future residents and businesses;
- PRIORITY CFU 2.7:** Consider the impacts of climate change, economic, and health impacts when siting and building essential capital facilities;
- PRIORITY CFU 2.8:** Plan for the long-term renewal or replacement of aging capital facilities as needed to maintain target service levels.

GOAL CFU--3: Long-Term Financial Sustainability: Provide long-term financial plans by identifying resources for the future maintenance, repair, and replacement of capital facilities citywide.

- PRIORITY CFU 3.1:** Seek grants to fund capital improvements whenever feasible, and plan for available funding to support the City's share of planned improvements;
- PRIORITY CFU 3.2:** Manage City debt effectively while maintaining sufficient required reserves for emergencies;
- PRIORITY CFU 3.3:** Allocate City sewer and water connection fees primarily for capital improvements related to facility expansion;
- PRIORITY CFU 3.4:** Evaluate new and existing sources of funding for services, maintenance and infrastructure;
- PRIORITY CFU 3.5:** Ensure parks facility users are paying reasonable fees for the usage and costs of operating and maintaining the facilities;
- PRIORITY CFU 3.6:** Evaluate and if appropriate, annually adopt by reference the Snoqualmie Valley School District Six-Year Capital Facility Plan and update school impact fees on new

residential units to ensure that school facilities will be provided to meet projected growth.

GOAL CFU--4: **Intra-City and Regional Coordination: Provide long-term capital facility plans that consider and complement land use objectives and capital facility planning efforts and objectives of neighboring jurisdictions.**

PRIORITY CFU 4.1: Participate in inter-jurisdictional efforts to site essential capital facilities and pursue agreements among jurisdictions to mitigate against the disproportionate burden that may fall on the jurisdiction which becomes the site of a facility;

PRIORITY CFU 4.2: Coordinate with neighboring jurisdictions on infrastructure projects that cross city boundaries in planning, development, and design;

PRIORITY CFU 4.3: Work with Snoqualmie Valley School District to meet existing and future community needs, including walkable safe routes to schools;

PRIORITY CFU 4.4: Coordinate with other jurisdictions to implement multi-jurisdictional facility improvements and attempt to coordinate land use procedures for consistent decision making.

GOAL CFU--5: **Protection and Preservation of Existing City Infrastructure: Protect and preserve its significant investment in infrastructure by adequately funding regular and ongoing maintenance needs of critical infrastructure.**

PRIORITY CFU 5.1: Require the joint use or co-location of utility trenches, conduits and poles to minimize aboveground structures, and to provide for the expansion, maintenance and upgrading facilities with the least amount of service disruption;

PRIORITY CFU 5.2: Reduce per capita rate of water consumption through conservation, efficiency, reclamation, and reuse;

PRIORITY CFU 5.3: Encourage and support replacement of failing septic systems within the urban growth area with sanitary sewers or alternative technology that is comparable or better.



PARKS AND RECREATION

INTRODUCTION

The purpose of the Open Space, Parks and Recreation Plan is to guide the City in acquiring, developing, improving and managing its current and future open space, park and recreation facilities and programming. This Plan assesses the strengths and weaknesses of the current park system, provides direction for future development and capital expenditures, and establishes and implementation program.

In addition to providing the Snoqualmie Parks and Events Commission and Snoqualmie City council with a basic framework for park system decisions, this document also provides other benefits to the City. This Plan supports requests to obtain funds for park system capital improvements, improves coordination between various recreation planning agencies, helps maximize the benefits of each dollar spent, facilitates the protection of important natural areas and habitats and helps provide for the City's current and future park and recreation needs.

Overall Goal

Provide a well-maintained, interconnected, and inclusive parks system that allows for enjoyment of the city's natural beauty while providing equitable access to programs and activities, and protection of valuable natural resources

PARKS AND RECREATION GOALS AND POLICIES

The policies in this Element provide a basis of support for a functional and integrated parks system which includes, but is not limited to, open space, parks, trails, urban forest, community gardens and other recreational amenities and programs. The components of this vital system contribute to the physical, mental, and emotional well-being of Snoqualmie residents and surrounding areas. Other publicly owned lands outside of formal parks contribute to the system of open spaces and its environmental benefits and are addressed in the Snoqualmie Comprehensive Plan.

The following policies address various aspects of parks planning, namely: inclusive parks, facility investment, community connectivity, and natural resources.

GOAL P&R-1: **Inclusive Parks: Facilitate a universally equitable, inclusive, and expansive parks system that provides all residents with access to Snoqualmie's amenities, open spaces, and recreational programming.**

- POLICY P&R-1.1:** Expand City-offered programming opportunities and conduct a fee study to understand revenue generation opportunities that may exist by programming existing parks;
- POLICY P&R-1.2:** Plan for and fund development of community facilities to allow opportunities for additional performing arts programs and events;
- POLICY P&R-1.3:** Evaluate playground replacement equipment based on location and level of service (LOS) in each specific area. Consider alternatives to traditional playground facilities in areas with a high concentration of playgrounds;
- POLICY P&R-1.4:** Evaluate existing programming opportunities with a focus on expanding programs that appeal to middle school and high school age groups;
- POLICY P&R-1.5:** Expand senior programs such as fitness classes, and outdoor recreation groups;
- POLICY P&R-1.6:** Study the feasibility of adding transportation or shuttle options for seniors;
- POLICY P&R-1.7:** Provide educational materials and resources for senior residents which expand awareness of and access to local and regional recreational opportunities;
- POLICY P&R-1.8:** Study feasibility of adding or partnering with third parties to offer adult sports leagues;
- POLICY P&R-1.9:** Design and construct parks and facilities to allow multiple uses and provide amenities accessible to users of diverse physical capabilities, mental capabilities, skill levels, age groups, income levels, cultural backgrounds, and activity interests.

GOAL P&R-2: Facility Investment: Facilitate a universally equitable, inclusive, and expansive parks system that provides all residents with access to Snoqualmie’s amenities, open spaces, and recreational programming.

- POLICY P&R-2.1:** Create a lifecycle replacement and asset management system for parks equipment and facilities;
- POLICY P&R-2.2:** Conduct an ADA accessibility assessment of all parks and recreation facilities;
- POLICY P&R-2.3:** Conduct a lighting assessment of all parks and recreation facilities to maximize park use hours while adhering to Dark Sky initiatives and local ordinances;
- POLICY P&R-2.4:** Establish procedures for park land decommissioning and investigate underutilized parks for decommissioning or reinvestment;
- POLICY P&R-2.5:** Study the creation of a dog park or off-leash amenity in one of the parks on the ridge;
- POLICY P&R-2.6:** Study potential upgrades to enhance park’s view corridors and user’s experience with natural features;
- POLICY P&R-2.7:** Evaluate and expand facilities and operations at Riverview Park;
- POLICY P&R-2.8:** Reimagine and enhance Railroad Park to serve as a destination park and downtown event venue;
- POLICY P&R-2.9:** Expand the community center to provide additional capacity and the ability to implement indoor recreation opportunities;
- POLICY P&R-2.10:** Study the feasibility, including cost of facilities and staff, of providing aquatics access and programming for an extended portion of the year;
- POLICY P&R-2.11:** Develop and maintain athletic facilities that meet competitive playing standards for diverse abilities, age groups, skill levels, and recreational interests;
- POLICY P&R-2.12:** In park development or re-development plans, place a high priority on creating facilities that are energy efficient, vandal resistant, and water conscious and that require minimal maintenance;
- POLICY P&R-2.13:** Prioritize the importance of open space for the preservation of natural resources and use the full range of regulatory and land preservation tools available to create, maintain and steward the local and regional open space system;
- POLICY P&R-2.14:** Identify and prioritize acquiring and protecting open space sites that provide scenic views, valuable wildlife habitat, watershed conservation, serve scientific or education purposes, and/or contain other significant natural or cultural resources; examples include threatened and urban wildlife habitat, nesting sites, foraging areas, and wildlife mitigation corridors that promote habitat connectivity;

- POLICY P&R-2.15:** Ensure development protects and conserves open space areas, views and viewsheds, and maintains natural vegetation;
- POLICY P&R-2.16:** Develop and retain green belts or other vegetated buffer areas where appropriate between residential neighborhoods and between residential and adjacent non-residential areas;
- POLICY P&R-2.17:** Protect visual access to water bodies and rivers;

GOAL P&R-3: Community Connectivity: Enhance community connectivity by linking the city-wide trail network and provide spaces for community gathering and group recreation.

- POLICY P&R-3.1:** Identify trail connections to better implement and connect RiverTrail Projects such as RiverTrail Northwest of Sandy Cove, Sandy Cove Improvement Project, and Sandy Cove Bank Stabilization;
- POLICY P&R-3.2:** Utilize multiple sources in acquiring funds and properties for parks, park facilities, and park programs;
- POLICY P&R-3.3:** Provide trailhead amenities at Riverview Park to support new trail and boardwalk development;
- POLICY P&R-3.4:** Create a standardized signage and wayfinding plan to communicate a unified parks system and provide improved trail navigation;
- POLICY P&R-3.5:** Create venues for large special events and festivals to promote a sense of community and enhance economic development;
- POLICY P&R-3.6:** Host community wellness events such as City-sponsored walks/runs or fitness sport tournaments to promote health, wellness, and community;
- POLICY P&R-3.7:** Advertise and market special events and program offerings through the use of multiple engagement tools;
- POLICY P&R-3.8:** Increase recreation opportunities in the downtown area;
- POLICY P&R-3.9:** Study feasibility of hosting more programs and special events in the winter months;
- POLICY P&R-3.10:** Provide opportunities for Snoqualmie residents of diverse ages, abilities (physical and mental), cultural backgrounds, and interests to participate in a wide range of recreation programs and community events that are accessible and affordable;
- POLICY P&R-3.11:** Develop trail systems for a wide variety of users including pedestrian, equestrian, and bicycle users to connect open spaces, parks, recreation facilities, neighborhoods, employment areas, shopping areas, schools and other public spaces and facilities with specific attention to regional trail connections;
- POLICY P&R-3.12:** Integrate trails as alternative transportation routes, connecting them to transit stops, bike facilities, and sidewalk access points to create a comprehensive network of nonmotorized transportation throughout Snoqualmie and the region;

- POLICY P&R-3.13:** Require that new development aid in expanding and/or providing linkages to the local and regional trail systems;
- POLICY P&R-3.14:** Furnish trail systems with appropriate trailhead improvements that may include interpretive and directory signage, trail use rules and regulations, rest stops, drinking fountains, parking and loading areas, bike racks, restrooms, dog waste stations, trash containers and other services elements supporting trails-related use and maintenance;
- POLICY P&R-3.15:** Create and maintain strategic partnerships with the community, not-for-profit groups, and other stakeholders, to foster cooperative and volunteer efforts for trails-related upkeep and maintenance;
- POLICY P&R-3.16:** Acquire and preserve shoreline access for waterfront trails and water-related recreational activities in accordance with the Snoqualmie Shoreline Master Program;

GOAL P&R-4: Natural Resources: Enhance community connectivity by linking the city-wide trail network and provide spaces for community gathering and group recreation.

- POLICY P&R-4.1:** Expand program offerings to include nature education and recreation opportunities.
- POLICY P&R-4.2:** Explore opportunities and partnerships to host environmental education programs about local wildlife and ecosystems.
- POLICY P&R-4.3:** Create a formal volunteer program to promote educational and open space preservation opportunities.
- POLICY P&R-4.4:** Continue to grow the Green Snoqualmie Partnership through the development of a regional marketing plan for eco-tourism.
- POLICY P&R-4.5:** Consider implementing eco-tourism programs and opportunities in city forest lands.
- POLICY P&R-4.6:** Implement the recommendations of the Natural Infrastructure Assessment (2020).

GOAL P&R-5: Communication: Improve communication with the public on the City's integrated parks system through a variety of media.

- POLICY P&R-5.1:** Consult the Parks and Events Commission prior to approval of development agreement provisions, or amendments thereto, that involve parks acreage, open space, facilities mitigation or adjustments to the number of residential units;
- POLICY P&R-5.2:** Continue to utilize citizen participation in planning, developing, operating, stewarding and maintaining the City's integrated parks system, encouraging citizen input at all stages of parks planning to inform park management decisions;
- POLICY P&R-5.3:** Utilize ongoing public information and awareness strategies to keep the community informed and supportive of park projects;

POLICY P&R-5.4: Promote partnerships with public and private service providers to meet cultural, recreational and social needs of the community in parks program planning;

POLICY P&R-5.5: Work with the Meadowbrook Farm Preservation Association to better reflect the needs and desires of city residents for Meadowbrook Farm;

GOAL P&R-6: **Community Gardens:** Maintain and promote open public space within the city for community gardens.

POLICY P&R-6.1: Protect and support existing community gardens in the city as important open space resources that build community and provide a local food source;

POLICY P&R-6.2: Expand and increase support for community gardens and youth involvement in growing and preparing their own food through partnerships with other agencies such as schools, senior centers, neighborhood groups, businesses, and civic and gardening organizations;

POLICY P&R-6.3: Identify existing and potential community garden sites on public property, including parks, recreation centers, public easements and rights-of-way, and surplus properties, and prioritize community gardens in underserved areas;

POLICY P&R-6.4: Encourage and promote new construction to incorporate green roofs, edible landscaping, and use of roof spaces for community gardening;

GOAL P&R-7: **Urban Forestry:** Encourage and promote new construction to incorporate green roofs, edible landscaping, and use of roof spaces for community gardening.

POLICY P&R-7.1: Fully implement urban forestry standards and programs that provide education, encouragement and assistance for planting, maintaining and preserving trees on private property, street frontage planter strips, parks and natural open spaces;

POLICY P&R-7.2: Ensure that trees are an important part of public investments made for economic development and redevelopment activities;

POLICY P&R-7.3: In planning urban forestry enhancement projects, review tree equity data, such as American Forests "Tree Equity Score" to ensure equitable access for residents and visitors to the benefits of trees;

POLICY P&R-7.4: Plant street trees on all new streets and ensure street trees are prioritized in improvement plans for existing city streets;

POLICY P&R-7.5: Encourage the selection of species appropriate to projects, locations and site conditions to minimize conflicts with existing or planned public infrastructure. Provide adequate diversity for the urban ecosystem by varying tree species, distribution, forms, textures, flowering characteristics, and other aesthetic benefits to enhance city street environments;

- POLICY P&R-7.6:** Remove invasive species and noxious weeds to protect native plant and animal habitat on public property and educate citizens on the importance of their removal on private property. Prioritize removal of invasive species in valuable habitat and/or ecological function areas such as wetlands and streams;
- POLICY P&R-7.7:** Encourage the use of native and/or regionally produced edible plants and fruit-bearing trees;
- POLICY P&R-7.8:** Maintain a citywide canopy cover survey and canopy cover target to protect and enhance the current coverage offered by our urban forest and ensure that the forest's air, water quality, water management and economic benefits continue in perpetuity or are enhanced in the future;
- POLICY P&R-7.9:** Maintain the landmark tree program to inventory, protect and maintain trees with historic significance or other community value and prioritize preservation of these trees during development project planning;
- POLICY P&R-7.10:** Review City tree ordinances to ensure that they are consistent with urban forest and open space preservation and enhancement goals;





ENVIRONMENT

INTRODUCTION

The Environmental Element encompasses methods of stewardship for apprehending, protecting, preserving, and conserving the quality and quantity of natural environmental assets within and surrounding the City of Snoqualmie. When natural resources are actively protected and enhanced through mindful and cognizant coordination, a healthy functioning ecosystem can provide added safety and assurance to a community during potential natural hazards and disasters. Although, not a mandatory element, incorporating the Environmental Element enhances the City's commitment to regulating designated critical areas as expressed in WAC 365-196-485 and defined in RCW 36.70A.030(11). The element further provides additional acknowledgement of other environmental assets that support the community's character and resiliency in coordination with the Parks and Recreation, and Economic Development elements. Protecting the health, quality, and functionality of these natural resources are crucial to mitigating the city's future growth and continued economic development.



In 2021, Washington passed the Climate Commitment Act (CCA). It was followed up in 2023 by HB 1181, which introduced new requirements to local Comprehensive Planning processes, including a requirement to adopt a climate change and resiliency element designed to result in greenhouse gas emissions reductions and improved resilience to mitigate or avoid adverse impacts of climate change. This includes a climate resilience sub-element. Cities with populations above 6,000 in the eleven most populous counties (including King County) must include a greenhouse gas emissions sub-element as part of their climate element. Jurisdictions in King County must adopt climate elements by June 30, 2029. In June 2024, City of Snoqualmie began a planning process to develop a Climate Element, and accompanying changes to existing plan policies and development regulations, to be adopted in 2025.

ENVIRONMENT GOALS AND POLICIES

GOAL ENV-1: The health, wildlife and ecosystem services and functions provided by the City's natural environment are protected and enhanced, and potential hazards to citizen health, welfare and property are minimized.

- POLICY ENV-1.1:** Incorporate and utilize applicable best available science for purposes of designating and protecting all regulated critical areas and anadromous fisheries that need "special consideration" for their conservation and protection;
- POLICY ENV-1.2:** Protect Snoqualmie's environmental critical areas, habitat, and the natural environment through land use plans, surface water management plans and programs, comprehensive park plans, development regulations and site-specific project review and consultation with affected Tribes;
- POLICY ENV-1.3:** Consider areas of high wildlife movement and mortality and the needs of all roadway users when designing and building neighborhood traffic safety projects;
- POLICY ENV-1.4:** Ensure the protection and recovery of ecosystems to provide healthy habitat and support fish, wildlife, and plant populations in a changing climate. This includes actively managing lands through controlling noxious weeds, restoring native vegetation, and monitoring project results;
- POLICY ENV-1.5:** Coordinate with governmental agencies, non-profit organizations and Tribes to protect and enhance the environment through countywide and watershed planning, fish and wildlife resource management, and habitat protection networks across jurisdictional boundaries;
- POLICY ENV-1.6:** Establish and maintain relations with Native American tribes to identify and preserve archaeological sites and traditional cultural properties;
- POLICY ENV-1.7:** Actively manage city forest lands to decrease climate-exacerbated risks from severe wildfires, protect residents, and improve ecosystem health and habitat and encourage others to do so;
- POLICY ENV-1.8:** Apply Best Available Science, including Traditional Ecological Knowledge, to protect critical areas, such as wetlands, landslide hazard and erosion-prone areas, and maintain these areas in their natural condition, including native vegetation preservation;
- POLICY ENV-1.9:** Control the spread of noxious weeds as identified by King County Noxious Weed Control Board from public properties, particularly in more fire-prone areas like roadsides and utility corridors and if possible, educate citizens about the control of noxious weeds on private property;
- POLICY ENV-1.10:** Support integrated and interdisciplinary approaches for environmental planning and assessment;

- POLICY ENV-1.11:** Promote innovative and environmentally sensitive practices in site planning, design, materials selection, construction and maintenance;
- POLICY ENV-1.12:** Encourage environmental stewardship on private and public lands through partnerships and voluntary efforts that protect, restore and enhance the quality and functions of critical areas and associated buffers;
- POLICY ENV-1.13:** Support programs that ensure that all residents, regardless of race, social, or economic status, have clean air, clean water, and other elements of a healthy environment, and prioritize the reduction of impacts to vulnerable populations that have been disproportionately affected by climate change.

GOAL ENV-2: Rivers, streams aquifer recharge areas, and other water resources within the City are protected and managed for multiple beneficial uses.

- POLICY ENV-2.1:** Preserve and protect natural surface water storage sites, such as wetlands, aquifers, streams, and water bodies as these are critical features that support hydrological functions, water quality, regulate surface flows, and recharge groundwater;
- POLICY ENV-2.2:** Coordinate the management and restoration Snoqualmie watershed through participation in the Snoqualmie Watershed Forum and the implementation of the Puget Sound Action Agenda;
- POLICY ENV-2.3:** Coordinate with WSDOT, King County, and neighboring jurisdictions to plan and prioritize culvert upgrades and utility crossings to ensure fish passage barrier removal, adequate projected stormwater passage, and continued climate-related adaptations to handle water passage into the future throughout Snoqualmie, especially where terrestrial species connectivity can be restored simultaneously (i.e., with wider bridges);
- POLICY ENV-2.4:** Ensure that local regulations for surface and stormwater management allow for and encourage Low-Impact Development (LID) and Natural Drainage practices. Support retrofitting basins to improve stormwater management and quality;
- POLICY ENV-2.5:** Encourage building construction that uses alternative techniques to minimize impervious surfaces and reduce harmful impacts to the natural environment and proximate waterways;
- POLICY ENV-2.6:** Actively investigate and promote water conservation strategies to efficiently use the City's legal access to water, and to reduce the amount of wastewater to be treated, through such measures as rotating irrigation schedules, and by incentivizing or requiring installation of water-wise landscaping throughout the City;

- POLICY ENV-2.7:** Work with the State Department of Ecology, King County, Tribes, and other stakeholders to reduce or eliminate pollution sources and protect public health;
- POLICY ENV-2.8:** Work in conjunction with King County to take corrective action to remove contaminant loading due to failing septic systems and stormwater runoff in susceptible recharge areas;
- POLICY ENV-2.9:** Seek funding to support stormwater retrofitting and green technologies in areas where water quality is impacted by stormwater;
- POLICY ENV-2.10:** Natural hydraulic, hydrologic, and habitat functions, and scenic and recreational values of rivers, streams, wetlands, and natural drainage courses are protected;
- POLICY ENV-2.11:** Minimize stream crossings, utilizing bridges rather than culverts whenever feasible, and minimize new utility crossing impacts, when possible, by using techniques such as bridges, tunneling, or other innovative methods;
- POLICY ENV-2.12:** Participate in regional species protection efforts, including salmon habitat enhancement and restoration. Identify, prioritize, and eliminate physical barriers (such as fish blocking culverts), and other impediments to anadromous fish spawning and rearing habitat;
- POLICY ENV-2.13:** Maintain infrastructure located within stream corridors in accordance with Best Management Practices that minimize water quality impacts and pursue design modifications or alternative siting options for when significant alterations are undertaken;
- POLICY ENV-2.14:** Protect wetlands areas, functions and values within the City and urban growth area, and allow the creation of wetlands where feasible and appropriate;
- POLICY ENV-2.15:** Restore and maintain previously disturbed wetlands and stream buffers riparian management zones and their buffers where feasible; using the correct mitigation sequencing and maintain restored buffers for optimal ecosystem services;
- POLICY ENV-2.16:** Ensure wetland regulations allow for conservation easements and other techniques to preserve their health and existence.

GOAL ENV-3: Public health and property damage risk associated with flood and geologic hazard areas have been reduced, while preventing irreparable harm to regionally significant ecological resources.

- POLICY ENV-3.1:** Pursue strategies to lower the City's classification rating in the federal FEMA program;
- POLICY ENV-3.2:** Protect properties and ecological functions in the floodplain with development regulations guided by standards established by FEMA, and the Department of Ecology, and Best Available Science that incorporates climate change projections;

- POLICY ENV-3.3:** Pursue the reduction of accelerated erosion and sedimentation due to construction and construction-related activities;
- POLICY ENV-3.4:** Protect areas with severe geologic hazard potential, limiting development in hazard areas or requiring development to minimize grading and enhance native vegetation to the greatest extent possible;
- POLICY ENV-3.5:** Seek to restore natural vegetative cover and natural drainage features on degraded sites, including the removal of invasive weeds as necessary;
- POLICY ENV-3.6:** Support the implementation of the City's Hazard Mitigation Plan to reduce risks associated with floods, erosion, damages to property owners, and other observed hazards and improve development regulations.





ECONOMIC DEVELOPMENT

INTRODUCTION

A robust local economy is paramount to Snoqualmie's sustained fiscal health and community vibrancy. The City is committed to fostering a diverse array of employment, retail, service, and recreational opportunities, aligning with its vision of becoming a "complete community" where residents can live, work, shop, and thrive. While the economic development element is not currently mandatory due to funding constraints, Snoqualmie recognizes the crucial role of economic growth in enhancing residents' quality of life. Strategies for economic development are integrated with essential elements like land use, housing, utilities, and transportation, ensuring a comprehensive approach to community development.



While the economic development element is listed as a mandatory component in RCW 36.70A.070, it is not currently a requirement due to the lack of provided funding when this element was incorporated into the Growth Management Act (GMA). Nevertheless, the importance of fostering economic growth, vitality, and a high quality of life is undeniable. Therefore, strategies to support economic development should be integrated with other critical elements such as land use, housing, utilities, and transportation. This holistic approach ensures that economic development efforts are aligned with the broader goals of creating a sustainable, vibrant community.

Snoqualmie's economic development goals prioritize attracting businesses that cater to resident needs, offer varied job opportunities, and contribute to city revenues while preserving its unique character. The City maintains a business-friendly climate through efficient regulations and code compliance, emphasizing environmental and cultural resource protection. Capitalizing on the draw of nearby natural features and the charm of its historic downtown, Snoqualmie leverages these assets to drive economic growth sustainably, enriching both residents and visitors alike while preserving the essence of what makes the city special.

ECONOMIC DEVELOPMENT GOALS AND POLICIES

GOAL ED-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.

POLICY ED-1.1: Encourage a diverse range of smaller-scale, locally based, and independently-owned businesses to locate to Snoqualmie;

POLICY ED-1.2: Recruit businesses that will capture a greater share of residents' spending on retail goods and services without compromising the City's small-town look and feel;

POLICY ED-1.3: 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;

POLICY ED-1.4: Prioritize the recruitment of businesses that follow environmental and socially responsible business practices;

POLICY ED-1.5: Prioritize the recruitment of a wide range of potential businesses that will create higher-than-average wages jobs to match local workforce skills allowing for residents to live and work in Snoqualmie;

POLICY ED-1.6: Strategically recruit businesses based on the features of individual vacant commercial and industrial spaces;

POLICY ED-1.7: Identify complementary and new industries to recruit to Snoqualmie based on sectors that are already well-represented in the City;

POLICY ED-1.8: Support the preservation and occupancy of key historic landmarks downtown including full-service restaurants.

GOAL ED-2: The City fosters a business climate that facilitates economic development through expedient and equitable regulations, permit review processes, and code compliance, while effectively preserving and protecting the area's environmental and cultural resources.

POLICY ED-2.1: Cultivate a policy and regulatory environment that helps to achieve the City's economic development goals;

POLICY ED-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;

- POLICY ED-2.3:** Explore partnerships with community and external organizations to address barriers and disparities such as diversity, equity and inclusion faced by small businesses to promote economic development opportunities;
- POLICY ED-2.4:** Strive to provide opportunities for business owners to share information on challenges and opportunities of the local business environment;
- POLICY ED-2.5:** Ensure business owners have accurate and timely information on permit applications and other review processes;
- POLICY ED-2.6:** Apply and enforce rules consistently across all business types and locations;
- POLICY ED-2.7:** Encourage local businesses to be aware of evolving technologies that lead to increased competitiveness, innovation, efficiency, productivity, and job opportunities;
- POLICY ED-2.8:** Foster a business environment that promotes local entrepreneurship.

GOAL ED-3: The City advances its economic development goals and maintains its competitiveness through land use regulations, strategic planning, and capital investments.

- POLICY ED-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;
- POLICY ED-3.2:** Advocate for Snoqualmie's economic interests at the county, regional, state, and federal levels;
- POLICY ED-3.3:** Consider creating a historic Meadowbrook Retail District and sites not yet considered that promotes retail and service options that enhances the future River Trail for residents and visitors;
- POLICY ED-3.4:** Collaborate with intergovernmental partners to improve transit service to, from, and within Snoqualmie, aiming for increased frequency and accessibility;
- POLICY ED-3.5:** Attract developments with the potential to create a variety of jobs and commercial spaces of varying sizes to accommodate businesses of different scales and provide space for small businesses to grow;

- POLICY ED-3.6:** Encourage the development of housing options that are affordable for the full range of employment opportunities in the City;
- POLICY ED-3.7:** Ensure that economic growth and development is balanced with environmental and cultural resource protection;
- POLICY ED-3.8:** Encourage the creation of public gathering spaces near commercial areas in a manner that promotes commerce;
- POLICY ED-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);
- POLICY ED-3.10:** Ensure land use regulations support and promote the development of suitable forms of overnight lodging, with a particular focus on the downtown historic district;
- POLICY ED-3.11:** Ensure that Snoqualmie's infrastructure supports electric vehicle charging and other emerging climate-friendly technologies adequately.

GOAL ED-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.

- POLICY ED-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 historic Meadowbrook, to foster desired economic development;
- POLICY ED-4.2:** Create wayfinding signage where Meadowbrook Way and Snoqualmie Parkway intersect with Railroad Avenue SE directing visitors to the historic downtown;
- POLICY ED-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;
- POLICY ED-4.4:** Support and celebrate the contributions of the city's existing culturally and ethnically diverse businesses, institutions, and the Snoqualmie Tribe;
- POLICY ED-4.5:** Maximize the Snoqualmie River Trail 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;

- POLICY ED-4.6:** 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;
- POLICY ED-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;
- POLICY ED-4.8:** 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;
- POLICY ED-4.9:** 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 and history;
- POLICY ED-4.10:** Promote public art events hosted by the Arts Commission, Art and Industry and other organizations such as Plein Air Paint Out, Art of the Rails, Chalk the Block, Snoqualmie Days, pole banners, and window murals;
- POLICY ED-4.11:** Encourage the creation of public murals throughout the City that are representative of the history, culture, and heritage of the Snoqualmie Valley;
- POLICY ED-4.12:** 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 River Trail.



SHORELINES

INTRODUCTION

The Shorelines Element of the City of Snoqualmie’s Comprehensive Plan is guided by Washington State’s Shoreline Management Act (SMA) of 1971, which aims to preserve and manage the state’s valuable shorelines while accommodating appropriate development. The City of Snoqualmie’s Shoreline Master Program (SMP) reflects this balance by establishing policies, goals, and regulations that are specifically tailored to protect and enhance Snoqualmie’s unique shoreline resources—namely, the Snoqualmie River, Kimball Creek, Borst Lake (Mill Pond), and their associated floodplains and wetlands.

The City’s shorelines are essential to its identity, providing recreational opportunities, natural beauty, and habitats for diverse plant and animal species. They also represent areas of historical and cultural importance, economic activity, and environmental sensitivity. To uphold these values, the SMP designates distinct shoreline environments based on their ecological functions, existing land use, and potential for public access. These environments—Urban Riverfront, Urban Floodplain, Urban Conservancy, Hydropower, Natural, and Aquatic—each support specific types of development and land uses that align with the City’s vision for sustainable, community-centered shoreline management.

The following over-arching goal of the Shoreline Master Program is intended to support and supplement all other goals and policies of this Element:

Overall Goal

Shoreline use, activities, and development within the City’s shoreline jurisdiction result in minimal adverse impacts and no net loss of shoreline ecological functions.

COMPONENTS OF THE SHORELINES ELEMENT

The City's Shoreline Management Program, most recently updated in 2021, establishes goals and policies that promote diverse uses of shoreline areas, enhance public access, and support economic development opportunities consistent with environmental protection standards. Key goals include encouraging water-enjoyment uses near riverfront and lakefront areas, preserving natural habitats, and providing access through connected trails and viewing platforms. Additionally, the SMP prioritizes maintaining floodplain functions and respecting the historical and cultural significance of shoreline areas, contributing to a balanced, sustainable approach to shoreline management in Snoqualmie.

These goals and policies of the SMP are contained within eight "elements" in that document, which function as sub-elements of the Shorelines Element in this comprehensive plan. These sub-elements include:

- Economic Development
- Public Access
- Recreation
- Circulation
- Shoreline Use and Shoreline Modification
- Conservation
- Historical, Cultural, Scientific, and Educational
- Flood Hazard Management

The SMP, included in this Element's corresponding section in Volume 2, contains the background data and analysis that describe the shorelines and applicable development regulations of the city, and provides the foundation for the following goals and policies.

ECONOMIC DEVELOPMENT GOALS & POLICIES

The City's shoreline jurisdiction affords varying opportunities for economic development related to proximity to the Snoqualmie River. In areas very close to the left bank riverfront of the Snoqualmie River between the downtown Snoqualmie Historic District and the Meadowbrook Historic District, the future development of water-dependent uses or water-related uses is unlikely. However, there is a significant opportunity for additional water-enjoyment economic uses to provide visual access and aesthetic enjoyment of the main stem of the Snoqualmie River.

Borst Lake is located within the floodplain of the Snoqualmie River and is situated on the opposite side of the river from the historic downtown. Borst Lake offers opportunities for development of water-oriented growth associated with recreational tourism that will advance economic development. However, Borst Lake is potentially contaminated due to the historic operations of the Snoqualmie Mill, and further review is necessary prior to implementation of any future activities on or adjacent to the lake.

Further from the riverfront of the Snoqualmie River, projects related to economic development opportunities should be encouraged based upon the suitability of the land for such development and consistency with underlying zoning.

GOAL S-1: Water-oriented projects in support of economic development are promoted at appropriate locations in the Aquatic and Urban Conservancy environments on and adjacent Borst Lake to support recreational tourism businesses and activities, provided water quality and potential toxic contamination in Borst Lake is addressed.

POLICY S-1.1: Allow non-motorized boating (canoes, kayaks, and similar small hand-powered vessels) within Borst Lake, provided water quality and potential toxic contamination in Borst Lake are addressed.

POLICY S-1.2: Allow pedestrian and bicycle trails, boardwalks, public parking, and viewing areas within the buffer of Borst Lake to provide for visual access. Allow access points for non-motorized boating within the buffer of Borst Lake to provide for physical access provided water quality and potential toxic contamination in Borst Lake is addressed.

GOAL S-2: Water-oriented projects in support of economic development are promoted at appropriate locations in the Aquatic and Urban Conservancy environments on and adjacent Borst Lake to support recreational tourism businesses and activities, provided water quality and potential toxic contamination in Borst Lake is addressed.

POLICY S-2.1: Allow existing and new businesses in the Urban Riverfront Environment and the Urban Floodplain Environment within the Mill Planning Area to develop facilities for water-enjoyment uses, including river and lake vistas from walkways, patios and decks of restaurants and other tourist oriented businesses to enhance both tourism and general economic vitality.

POLICY S-2.2: Promote the development of a system of connected public riverfront trails, boardwalks and viewing platforms in the Urban Riverfront Urban Conservancy Environments, linking privately owned water enjoyment economic development and publicly owned facilities in support of tourism and general economic vitality.

POLICY S-2.3: Relax buffer standards in the Urban Riverfront Environment to allow for greater visual public access to the riverfront from walkways, decks or patios of businesses; provided any loss of shoreline ecological functions is fully mitigated by restoration or enhancement projects in the Natural Environment or Urban Conservancy Environment.

GOAL S-3: Nonwater-oriented uses, which foster or enhance economic development opportunities, are located within suitable environment designations and are consistent with underlying zoning.

POLICY S-3.1: Prohibit nonwater-oriented economic development in the Natural Environment.

- POLICY S-3.2:** Allow economic development in the Urban Conservancy Environment only to the extent consistent with the underlying zoning, and preserves the largely undeveloped nature of this environment consistent with existing low intensity recreation and agricultural uses, preservation of floodplain storage functions, protection of publicly owned open spaces, and public access to the Snoqualmie River.
- POLICY S-3.3:** Allow nonwater-oriented economic development, including retail, commercial, and light industrial uses in the Urban Floodplain Environment consistent with underlying zoning, critical areas regulations and flood hazard regulations.
- POLICY S-3.4:** Allow economic development for power generation in the Hydropower Environment consistent with Federal Energy Regulatory Commission regulations.
- POLICY S-3.5:** Allow hospitality, passive recreation, and visitor support uses which support economic development opportunities in the Hydropower Environment consistent with the importance of Snoqualmie Falls as a unique international attraction.

PUBLIC ACCESS GOALS AND POLICIES

Public access includes the ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations (WAC 173-26-221(4)(d)(i)). Two City parks within the Urban Riverfront Environment provide direct public access to the riverfront of the Snoqualmie River. Sandy Cove Park at the foot of King Street affords good visual access year round, provides direct access to the water's edge except during periods of high water and flooding, and offers wading access. Riverview Park on Park Street provides only visual access due to its high bank. The City has also acquired a number of additional high-bank parcels along the left bank of the Snoqualmie River within the Urban Riverfront Environment, which will provide visual public access to the river once developed for public access. The King County Flood Control Zone District currently owns a significant portion of riverfront parcels in the Meadowbrook neighborhood at the eastern end of the Urban Riverfront Environment, which is expected to be conveyed to the City for park and open space uses. These parcels could provide additional visual access in the future.

The City owns large undeveloped open spaces within the Natural and Urban Conservancy Environments, which could be enhanced for additional physical and visual public access. These include the Kimball Creek open space (adjacent to the banks of Kimball Creek near its mouth) and the Snoqualmie River Open Space, (between SR 202 and the Snoqualmie River through which Kimball Creek flows to its mouth). The City also owns the portion of Three Forks Natural Area on the left bank of the Snoqualmie River within the city limits. All of these areas could be enhanced for additional public access, including trails, picnic areas and, in some locations, seasonal access to the water's edge for various recreation opportunities.

The existing SR202 and Meadowbrook Way Bridges, as well as King County's uncompleted Snoqualmie Valley Trail pedestrian bridge, provide visual public access to the Snoqualmie River.

The privately owned Puget Sound Energy Park within the Hydropower Environment also affords public access. An estimated two million people visit the park annually, where they can view Snoqualmie Falls from the upper Park's walkways and overlooks, or they can follow a hiking trail to the bottom of the Falls, where Puget Sound Energy provides direct public access for kayakers and other recreation users.

The greatest opportunity to enhance public access to the riverfront of the Snoqualmie River lies in a connected system of publicly accessible riverfront trails and viewing platforms, comprising a looped riverwalk corridor on both banks of the Snoqualmie River. Portions of the proposed system area are located on private land; therefore, the City acquired a large amount of left bank riverfront real property which could form the backbone of a river walk trail system with viewing platforms from Snoqualmie Falls to the Meadowbrook Bridge. Within the Mill Planning Area, the City has also secured commitments from the property owners for a riverwalk trail corridor along the right bank of the Snoqualmie River, which will allow for development of a looped system with connections to local and regional upland trail corridors.

Another potentially important opportunity for additional public access and enjoyment of the shoreline and linkage to water-oriented economic development is for a pedestrian and bicycle trail around Borst Lake, with put-in/take-out points for non-motorized boating. Borst Lake and its surrounding land are currently entirely privately-owned, and Borst Lake is potentially contaminated due to the historic operations of the Snoqualmie Mill and further review is necessary prior to implementation of any future activities on or adjacent to the lake. However, the City's zoning for the property encourages development of public and private open space, parks, and recreational uses within the floodway, including Borst Lake.

GOAL S-4: Public access to the Snoqualmie River, Kimball Creek, and Borst Lake is provided through the acquisition, preservation, and extension of publicly and privately owned open spaces, parks, and trails in the Natural, Urban Riverfront, and Urban Conservancy Environments.

- POLICY S-4.1:** Preserve and enhance existing visual public access to the riverfront areas at publicly owned parks and open space properties along the Snoqualmie River, including Sandy Cove Park, Riverview Park, and acquired residential properties in the floodway within the Urban Riverfront Environment.
- POLICY S-4.2:** Pursue opportunities to provide additional visual or physical public access to riverfront areas in other publicly owned properties, including the Snoqualmie River Open Space and Three Forks Natural Area in the Natural Environment and within public trail easements within the Natural Environment.
- POLICY S-4.3:** Require the provision of public shoreline access as appropriate to the Snoqualmie River and Borst Lake in conjunction with land use entitlements for development.

GOAL S-5: Public access to the Snoqualmie River riverfront is encouraged through the provision of a system of riverwalk trails, boardwalks, and viewing platforms linking publicly owned facilities and privately owned water enjoyment economic development uses.

POLICY S-5.1: Pursue additional opportunities for visual public access to the riverfront from publicly owned properties, including shoreline “Riverwalk” trails, boardwalks, and viewing platforms at various locations between the SR 202 Bridge on the north and west and Meadowbrook Bridge on the south and east, incorporating private facilities providing public access to the extent feasible pursuant to Shoreline Economic Development Policy 3.d.

POLICY S-5.2: Acquire riverfront properties, or other rights of way, as they become available, subject to funding availability, for future development of a connected system of riverwalk trails, boardwalks, and public viewing platforms.

POLICY S-5.3: Work with riverfront property owners and business owners to incorporate private property into a connected system of “Riverwalk” trails, boardwalks and viewing platforms, linking water-enjoyment economic development in the Urban Riverfront, Urban Floodplain and Conservancy Environments.

POLICY S-5.4: In support of economic development, adopt development standards and regulations including relaxed buffer standards to allow riverfront water enjoyment uses to provide visual public access for customers and the public from river oriented walkways, decks, balconies, and other viewing areas.

RECREATION GOALS AND POLICIES

Recreational opportunities vary depending on proximity to the Snoqualmie River. The City provides a number of parks and recreational opportunities in the floodway portion of its shoreline jurisdiction, such as the Meadowbrook Farm Open Space and Centennial Fields Park, which are not significantly affected by their location within shoreline jurisdiction except for periodic flooding events. Portions of Meadowbrook Farm are located in the Urban Conservancy Environment. Meadowbrook Farm is a 450-acre open space property jointly owned by the Cities of North Bend and Snoqualmie. It serves as a community separator and provides areas for community events and passive recreation and an existing and planned system of trails. Centennial Fields, located within the Urban Floodplain Environment, provides active recreational facilities including three baseball fields, one football field, a picnic shelter, and a children’s play structure.

Recreational opportunities along the riverfront of the Snoqualmie River above Snoqualmie Falls are available at Sandy Cove Park, Riverview Park, and Three Forks Natural Area, as well as the privately owned Mount Si Golf Course. Sandy Cove Park provides for passive recreation such as picnicking and viewing, but also includes an informal beach that park visitors use for wading in the summer. Riverview Park features limited active recreation facilities, with a basketball court, a picnic shelter, and children’s play equipment. The Three Forks Natural Area contains a City owned off-leash dog park and is bisected by the King County Snoqualmie Valley Trail. Recreation at this location consists mainly of passive or low intensity uses such as viewing the riverfront, hiking, fishing,

picnicking, and wading. Mount Si Golf Course provides an 18-hole golf course, driving ranges, and putting green.

Puget Sound Energy provides active recreation action including access to the Snoqualmie River for boaters using kayak, canoe, and river rafts below the falls within the boundaries of the hydroelectric project and consistent with the FERC hydroelectric facility license requirements. The opportunity for expanded riverfront recreation such as swimming or boating above Snoqualmie Falls is significantly limited due to the hazards of steep banks, cold water, swift currents, and proximity to the 268 foot waterfall and the hydroelectric facilities.

Another potentially important opportunity for additional recreation and enjoyment of the shoreline is for a pedestrian and bicycle trail around Borst Lake, with put-in/take-out points for non-motorized boating. Borst Lake and its surrounding land are currently entirely privately-owned, and Borst Lake is potentially contaminated due to the historic operations of the Snoqualmie Mill and further review is necessary prior to implementation of any future activities on or adjacent to the lake.

GOAL S-6: A variety of active and passive recreation sites and facilities are provided as appropriate within the shoreline based on consideration of location, public safety, and protection of natural resources.

- POLICY S-6.1:** Ensure shoreline recreational developments are consistent with all adopted park, recreation, and open space plans and are given priority over other development for water access and use.
- POLICY S-6.2:** Allow high intensity active recreation facilities in the Urban Floodplain and Urban Conservancy Environments, provided such facilities shall comply with the applicable flood hazard regulations in Chapter 15.12 SMC.
- POLICY S-6.3:** Allow low intensity active recreation facilities in all shoreline environments except the Natural Environment.
- POLICY S-6.4:** Allow trails, viewing areas or platforms, and picnic areas in all environments, provided such facilities in the Natural Environment are of a size and design to have minimal impacts on the shoreline.
- POLICY S-6.5:** Support trail connections between the King County Snoqualmie Valley Trail and City of Snoqualmie trails such as the Centennial Trail, and support completion of the linkage to King County's Preston-Snoqualmie Trail.
- POLICY S-6.6:** Work cooperatively with Puget Sound Energy to provide safe access for non motorized boating in the Snoqualmie River below Snoqualmie Falls, and to improve pedestrian connectivity between the privately owned Snoqualmie Falls Park and City trails and parks.
- POLICY S-6.7:** Provide a riverfront trail system along both the left and right banks of the Snoqualmie River, creating a looped "riverwalk" trail offering visual public access to the river between Snoqualmie Falls and the Meadowbrook Historic District, with connections to other local and regional trails and parks.

- POLICY S-6.8:** Allow for non-motorized boating activities in the Borst Lake Aquatic Environment provided water quality and potential toxic contamination in Borst Lake is addressed.
- POLICY S-6.9:** Ensure recreation facilities are located and designed to be compatible with the existing natural character and ecology of the shoreline.
- POLICY S-6.10:** Allow low intensity recreational opportunities in all shoreline environments provided these activities do not result in the significant loss of vegetation.

CIRCULATION GOALS AND POLICIES

The transportation and circulation system within the shoreline of the City of Snoqualmie is a network of city streets, state highway SR-202, bridges, bike paths, trails, and railroad facilities. No significant new roads are planned within shoreline jurisdiction. Most anticipated work on the circulation system within shoreline jurisdiction will consist of maintenance or upgrades and improvements to existing roads. Due to the dense nature of shoreline jurisdiction in the City of Snoqualmie, bicycle paths, sidewalks, and trails could be important components of the circulation system.

GOAL S-7: A multimodal circulation system is provided within shoreline jurisdiction.

- POLICY S-7.1:** Ensure that all new or upgraded roads within shoreline jurisdiction include adequate facilities for pedestrians, bicycles, and public transportation as appropriate.
- POLICY S-7.2:** Encourage the development of trail and bicycle paths in riverfront areas where appropriate, provided they are constructed in a manner compatible with the existing natural character and ecology of the shoreline.
- POLICY S-7.3:** Where feasible, create connections between new and existing trails.
- POLICY S-7.4:** Locate and design circulation systems as necessary to satisfy public needs while minimizing impacts to the natural features and functions of the shoreline.
- POLICY S-7.5:** Allow existing transportation facilities to be maintained, repaired, and replaced in all shoreline environments.
- POLICY S-7.6:** Implement the Riverwalk Master Plan for purposes of providing pedestrian connectivity within shoreline jurisdictions.

USE AND MODIFICATION GOALS AND POLICIES

Riverfront shoreline uses in the City of Snoqualmie have historically not been water-dependent or water-oriented except for those hydropower, hospitality and recreation uses at Snoqualmie Falls. There are no marinas, wharves, docks, piers, or other similar facilities. This is mainly due to the Snoqualmie Falls, which is a 268 foot high, impassible barrier to further upstream navigation. In addition, the Snoqualmie River currents pose a danger for recreational boating, floating, or swimming upstream of Snoqualmie Falls. Historically, residential and commercial uses were located

near the riverfront, with various other uses in the floodplain farther from the riverfront including residential, commercial, schools, churches and the railroad. In general, existing retail and commercial uses near the riverfront do not take advantage of their riverfront location.

Uses located within shoreline jurisdiction but not in proximity to the riverfront are not significantly affected by their location within shoreline jurisdiction except for flood considerations.

The Snoqualmie River is a shoreline of statewide significance. The historic commercial and residential development pattern occupies most of the downtown area near the riverfront and within the floodplain. Commercial and open space uses within the Urban Riverfront and Urban Floodplain Environments remain a viable development pattern, especially when considering the limited anticipated future development and redevelopment within shoreline jurisdiction. Residential use remains as a viable and desirable shoreline use outside of the floodway portions of the Urban Floodplain Environment.

The goals of RCW 90.58.020 for shorelines of statewide significance (preservation of natural character, long term over short term benefit, protection of resources and ecology of the shoreline, increasing public access to public owned areas, and increasing recreational opportunities) are largely achieved in Snoqualmie through acquisition, public ownership, and permanent protection of large areas of open space along the river and within the floodplain. The properties include the Kimball Creek Open Space (30.88 acres), Snoqualmie River Open Space (23.36 acres), Three Forks Natural Area (19.29 acres), portions of Meadowbrook Farm (244.47 acres), and various other riverfront parcels acquired or to be acquired by the City for flood damage reduction, open space and passive recreation purposes.

The intent of the shoreline use and modification policies is to support existing uses and appropriate new development within the City's shoreline jurisdiction, with appropriate provision for protection of critical areas, protection of public and private property, pursuing advancement of public restoration efforts, and continual assessment of the cumulative effect of all development and uses.

GOAL S-8: Allowable uses for each shoreline environment are generally consistent with the goals of the Shoreline Management Act, the existing development pattern, the underlying zoning, and the purposes of the shoreline environment designations.

POLICY S-8.1: Establish allowable shoreline uses within each environment designation that are compatible with the existing development pattern, consistent with underlying zoning, and consistent with the nature and purpose of the shoreline environment in which such use is located.

POLICY S-8.2: Regulate development within all shoreline environments to protect the public health, safety, and welfare through application of all development regulations of general applicability throughout the City including but not limited to flood hazard regulations, clearing and grading regulations, surface and storm water regulations, and building and fire regulations.

POLICY S-8.3: Unless otherwise allowed by RCW 90.58.320, prohibit any new or expanded building or structure of more than thirty-five feet above

average grade level on shorelines of the state that will obstruct the view of a large number of residences on areas adjoining such shorelines.

POLICY S-8.4: Recognize and protect private property consistent with the public interest through shoreline variances as may be necessary to avoid the unconstitutional taking of private property.

POLICY S-8.5: Apply lot size, building setback, height regulations, and performance standards as established by the underlying zoning regulations.

POLICY S-8.6: Ensure shoreline development does not result in any net loss of existing shoreline ecological functions as described in the Shoreline Analysis Report through on-going evaluation of the cumulative impacts of all permitted uses within shoreline jurisdiction and related implementation of appropriate mitigation.

GOAL S-9: Resources of the Aquatic Environment are protected through prohibition of most uses or development other than public access.

POLICY S-9.1: Allow uses designed to protect and restore resources waterward of the ordinary high water mark in the Aquatic Environment.

POLICY S-9.2: Allow public access to the water along the riverfront in the Aquatic Environment to the extent feasible, provided such public access is not detrimental to public safety or high value ecological resources.

POLICY S-9.3: Allow pedestrian bridges and overwater viewing piers that provide visual access and connectivity between shoreline public access and recreation areas, provided that no significant ecological impact will result.

POLICY S-9.4: Allow roadway and utility bridges to be built when it can be demonstrated that there is no feasible alternative and ecological impacts are mitigated. When allowed, encourage multiple use of such facilities including pedestrian access, and limit the size to that necessary to support the structure's intended use.

POLICY S-9.5: Ensure all developments and uses on navigable waters or their beds are located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for safe, and unobstructed passage of fish and wildlife, particularly those species dependent on migration.

POLICY S-9.6: Prohibit uses that adversely impact the ecological functions of critical freshwater habitats except where necessary to achieve the objectives of RCW 90.58.020, and then only when associated impacts are mitigated.

POLICY S-9.7: Prohibit in-water pipes, cables, conduits, or other similar facilities in the Aquatic Environment.

GOAL S-10: The shoreline ecological functions of the Natural Environment remain intact or relatively free from human interference through implementation of appropriate use restrictions.

POLICY S-10.1: Prohibit any use or development in the Natural Environment that would degrade existing shoreline ecological functions to protect areas that are ecologically intact or minimally degraded areas.

POLICY S-10.2: Allow only uses requiring a riverfront location to provide public access for recreational or educational purposes, such as riverwalk trails, boardwalks and viewing platforms, or public access to natural beach areas in the Natural Environment when such uses are consistent with protecting shoreline ecological functions and public safety.

POLICY S-10.3: Allow maintenance of existing roads and utilities within the Natural Environment, but do not allow new roads or utilities unless there is no feasible alternative.

POLICY S-10.4: Encourage habitat restoration projects.

POLICY S-10.5: Allow low intensity public uses such as scientific, historical, cultural, and educational research uses; and water-oriented recreational access if ecological impacts are avoided.

GOAL S-11: The Urban Conservancy Environment retains its largely undeveloped character through implementation of appropriate use restrictions.

POLICY S-11.1: Allow conservation, restoration, and enhancement projects and uses in the Urban Conservancy Environment that preserve, restore, or enhance natural character; preserve open space and floodplain functions; and protect critical areas. Publicly owned lands within the Urban Conservancy Environment should be priority locations for projects to restore or enhance shoreline ecological functions.

POLICY S-11.2: Allow public access, recreation, low-density residential, and low intensity economic development uses in the Urban Conservancy Environment that are consistent with the underlying zoning and preserve the largely undeveloped character of this environment.

POLICY S-11.3: Allow agricultural uses at Meadowbrook Farm in the Urban Conservancy Environment, subject to best management practices and protection of critical areas.

POLICY S-11.4: Give preference to water-oriented uses over non-water oriented uses and give highest priority to water dependent uses to shoreline areas adjacent to Borst Lake. For any use in or adjacent to Borst Lake, water quality and potential toxic contamination in Borst Lake must be addressed.

GOAL S-12: Uses in the Urban Riverfront Environment reflect the existing urban development pattern and encourage public access through riverwalk trails, boardwalks and viewing platforms linked with private water-enjoyment economic development.

POLICY S-12.1: Allow second story single-family and small scale multi-family residential above non-residential, retail, commercial, and limited

light industrial uses in the Urban Riverfront Environment consistent with the existing development pattern and the underlying zoning.

POLICY S-12.2: Give preference to water-enjoyment uses on riverfront properties within the Urban Riverfront Environment that are consistent with the underlying zoning as conditional uses and appropriate to site-specific conditions, with conditions of approval for provision of public access for customers and the general public.

POLICY S-12.3: Allow continued use and maintenance of existing legal non-conforming residential structures and uses in the Urban Riverfront Environment, but prohibit enlargement except as permitted by applicable State and Federal floodway regulations. Require subsequent uses to be conforming uses if non-conforming residential uses are discontinued.

POLICY S-12.4: Restore and enhance publicly owned open space properties within the Urban Riverfront to improve ecological functions while providing for public access for views to the river and enjoyment of the riverfront. This may include provision of riverwalk trails, boardwalks, viewing platforms, parks, and supporting facilities, and for informal beach access to the riverfront where consistent with protection of shoreline ecological functions and public safety.

POLICY S-12.5: Require new development and redevelopment of second story single-family and small scale multi-family residential above non-residential, retail, commercial and light industrial uses in the Urban Riverfront Environment to plan for and provide views to the riverfront from walkways, decks and patios for their customers and the public. This requires site and building design oriented toward river views, and providing links to publicly owned public access facilities to the maximum extent feasible.

POLICY S-12.6: Use on-street and publicly owned parking facilities to the maximum extent feasible within the Urban Riverfront Environment to minimize the need for off-street parking. Locate required on-site parking, if any, landward of commercial or light industrial uses, except within the Downtown Historic District between SE Fir Street and SE River Street and the Meadowbrook Historic District around the SE Park Street and Meadowbrook Avenue SE intersection, in order to maintain the established main street development pattern.

GOAL S-13: Uses in the Urban Riverfront Environment reflect the existing urban development pattern and encourage public access through riverwalk trails, boardwalks and viewing platforms linked with private water-enjoyment economic development.

POLICY S-13.1: Allow second story single-family and small scale multi-family residential above non-residential, retail, commercial, and limited light industrial uses in the Urban Riverfront Environment consistent with the existing development pattern and the underlying zoning.

POLICY S-13.2: Allow innovative housing types in the Urban Floodplain Environment, subject to development of appropriate authorizing regulations in the zoning code.

- POLICY S-13.3:** Require small scale multi-family residential development in the Urban Floodplain Environment to provide public access to approved trail systems located within wetland buffers, where feasible.
- POLICY S-13.4:** Allow office, retail, and other commercial development in the Urban Floodplain where authorized by the underlying zoning.
- POLICY S-13.5:** Allow light industrial uses in the Urban Floodplain Environment where authorized by the underlying zoning.
- POLICY S-13.6:** Allow governmental, educational, museum, and institutional uses in the Urban Floodplain Environment where authorized by underlying zoning.

GOAL S-14: Uses in the Urban Riverfront Environment reflect the existing urban development pattern and encourage public access through riverwalk trails, boardwalks and viewing platforms linked with private water-enjoyment economic development.

- POLICY S-14.1:** Allow power generation facilities and accessory uses in the Hydropower Environment consistent with any license issued by the Federal Energy Regulatory Commission.
- POLICY S-14.2:** Allow other public or private utilities and parks and open space uses in the Hydropower Environment when consistent with the purpose of the Hydropower Environment.
- POLICY S-14.3:** Allow appropriate visitor and tourist related commercial services in the Hydropower Environment.
- POLICY S-14.4:** Preserve the existing undeveloped character of the Snoqualmie Falls viewshed and protect adjacent riverfront areas from any future development in the Hydropower Environment unless specifically required as a condition of a Federal Energy Regulatory Commission license.
- POLICY S-14.5:** Prohibit new non-water oriented uses except when allowed by a current Federal Energy Regulatory Commission license for the Snoqualmie Falls hydroelectric facility, and when such uses do not conflict with or limit opportunities for water oriented uses or where there is no direct access to the shoreline.
- POLICY S-14.6:** Require new development to include environmental cleanup and restoration of the shoreline in compliance with relevant state and federal law.
- POLICY S-14.7:** Where redevelopment occurs within the Hydropower Environment, ensure visual and physical public access is maintained and improved and adheres to appropriate standards for signage, site planning, screening, architectural design, and maintenance of natural vegetative buffers.

GOAL S-15: Flood hazard reduction measures for protection of public and private property is provided through non-structural methods, except where structural measures are the only feasible solution.

- POLICY S-15.1:** Locate and design new development near the riverfront to avoid the need for future structural flood hazard reduction measures to the greatest extent practicable and avoid or minimize new development that would require flood hazard reduction measures that could result in significant impacts to adjacent or downstream properties and shoreline ecological functions.
- POLICY S-15.2:** Where feasible, pursue non-structural measures to reduce flood hazards for public and private property, such as elevating or relocating structures, increasing buffers, enhancing vegetation, or managing drainage and runoff in preference to shoreline stabilization measures.
- POLICY S-15.3:** Allow new structural flood hazard reduction measures only where demonstrated to be necessary, when non-structural methods are infeasible, and when mitigation is provided.
- POLICY S-15.4:** New structural flood hazard reduction measures should be allowed only when located landward of associated wetland and buffer areas, except where no alternative exists as documented in a geotechnical analysis.

GOAL S-16: Measures to reduce shoreline erosion for protection of public and private property is provided through non-structural methods, except where structural measures are the only feasible solution.

- POLICY S-16.1:** Allow structural shoreline stabilization measures to protect existing public and private property when the infrastructure or primary structures are in danger from shoreline erosion as demonstrated by conclusive evidence and documented by a geotechnical analysis.
- POLICY S-16.2:** Allow shoreline stabilization measures to control erosion when designed as part of a planned shoreline public access or enjoyment improvement.
- POLICY S-16.3:** When structural shoreline stabilization measures are allowed to reduce shoreline erosion, require the use of soft structural measures such as bio engineered methods (e.g., jute netting and live staking) or bio-technical methods (e.g., erosion control matting and live cribbing) that provide restoration of ecological functions, unless a geotechnical report demonstrates that soft structural stabilization measures will not be sufficient and hard structural methods (e.g. riprap and gabion walls) are required.
- POLICY S-16.4:** Limit the size of structural shoreline stabilization measures necessary and ensure that publicly financed or subsidized shoreline erosion control measures do not restrict appropriate public access to the shoreline except where such access is determined to be infeasible because of incompatible uses, safety, security, or harm to ecological functions.
- POLICY S-16.5:** Allow replacement of existing shoreline stabilization structures based on demonstrated need. Allow waterward encroachment of replacement shoreline structures only for residences occupied prior to January 1, 1992.

GOAL S-17: Agricultural activities are accommodated in appropriate locations on public and private lands subject to best management practices and appropriate environmental protection.

- POLICY S-17.1:** Allow existing agricultural activities occurring on agricultural land to continue without modification of or limitation, as provided in RCW 90.58.065, the definitions of which are hereby incorporated herein by this reference.
- POLICY S-17.2:** Allow new agricultural uses on Meadowbrook Farm when consistent with the approved Meadowbrook Farm Master Site Plan.
- POLICY S-17.3:** Allow new agricultural activities on privately and publicly owned land, including on privately owned land not meeting the definition of agricultural land, in the Urban Floodplain Environment and Urban Conservancy Environment subject to compliance with applicable policies and regulations.
- POLICY S-17.4:** Require all new and expanded agricultural uses to maintain adequate buffers from streams and wetlands to protect critical areas and to employ best management practices to control pollution.
- POLICY S-17.5:** Permit development on agricultural land as defined in the Shoreline Management Act in compliance with the underlying zoning and all city code regulations.

GOAL S-18: Non-commercial aquaculture for conservation or habitat purposes is allowed subject to the provision of appropriate environmental protection.

- POLICY S-18.1:** Give preference to aquaculture operations that minimize environmental impacts through use of fewer visible structures or less extensive substrate and vegetation modifications.
- POLICY S-18.2:** Prohibit aquaculture in areas where it would degrade water quality.
- POLICY S-18.3:** Ensure aquaculture facilities are designed to minimize nuisance odors and noise, as well as visual impacts on surrounding shoreline development.

GOAL S-19: Boating facilities are provided only at safe locations and are limited to launches for canoes, kayaks, or other small non-motorized vessels.

- POLICY S-19.1:** Allow non-motorized boating only on the Snoqualmie River below Snoqualmie Falls or above the Meadowbrook Bridge, and potentially on Borst Lake provided water quality and potential toxic contamination in Borst Lake is addressed.
- POLICY S-19.2:** Prohibit motorized boating on the Snoqualmie River and on Borst Lake.
- POLICY S-19.3:** Prohibit boating of any nature on the Snoqualmie River downstream of Meadowbrook Bridge to Snoqualmie Falls.
- POLICY S-19.4:** Allow launches and take-out locations for canoes, kayaks, or other small non-motorized vessels below Snoqualmie Falls, above Meadowbrook Bridge, and in Borst Lake where appropriate access can be provided consistent with public safety and protection of

shoreline ecological functions, and also provided water quality and potential toxic contamination in Borst Lake is addressed.

POLICY S-19.5: Prohibit piers, docks, and floating platforms over the Snoqualmie River, except for limited use of piers to provide public viewpoints identified in an approved integrated shoreline area public access system plan.

POLICY S-19.6: Potentially allow a limited number of piers, docks, or floating platforms in Borst Lake for canoes, kayaks, or other small non-motorized vessels, provided the size is limited to the minimum necessary to support the structure's intended use, and water quality and potential toxic contamination in Borst Lake is addressed.

POLICY S-19.7: Ensure all boat launches, piers, docks, and floats are located and designed to minimize interference with surface navigation, consider impacts to public views, and allow for the safe and unobstructed passage of fish and wildlife, particularly those dependent on migration.

GOAL S-20: Dredging is limited to that necessary for shoreline restoration projects and flood hazard reduction.

POLICY S-20.1: Allow dredging only for restoration projects and flood hazard reduction only as part of a long-term management strategy consistent with an approved flood hazard reduction plan to ensure that impacts to the riverine geomorphic process are minimized.

POLICY S-20.2: Allow dredging for fill material only for projects associated with the state Model Toxics Control Act (MTCA) or federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) habitat restoration, or any other substantial restoration effort approved by a shoreline conditional use permit.

GOAL S-21: Prohibit disposal of dredged material within shoreline jurisdiction.

POLICY S-21.1: Fill within shoreline jurisdiction is limited through compliance and enforcement with the City's Flood Hazard Regulations and the Critical Areas Regulations of the SMP.

POLICY S-21.2: Prohibit fill waterward of the ordinary high water mark of the Snoqualmie River or Kimball Creek, except as required for restoration or flood hazard reduction projects.

POLICY S-21.3: Prohibit fill of wetlands or buffers within shoreline jurisdiction except as allowed by Article VI of Chapter 19.08 SMC, including integrated protections of Chapter 19.12 SMC, with full mitigation by providing replacement wetlands or buffers at the prescribed ratios.

POLICY S-21.4: Allow fill landward of the ordinary high water mark of the Snoqualmie River or Kimball Creek and outside wetlands and buffers only to the extent allowed by Flood Hazard Regulations, Chapter 15.12 SMC, which are designed to preserve both flood storage and flood conveyance capacity.

GOAL S-22: Apply the Forest Practices Act and rules to forest practice activities.

- POLICY S-22.1:** Ensure compliance with the State Forest Practices Act (Chapter 76.09 RCW) for all forest management activities, including Class IV, general forest practices, where shorelines are being converted or are expected to be converted, to non-forest uses.
- POLICY S-22.2:** Conduct forest practices within shoreline areas to maintain the ecological function of the watershed's hydrologic system.
- POLICY S-22.3:** Where forest lands are converted to another use, assure no significant adverse impacts on other shoreline uses, resources, and values such as recreation and public access.

GOAL S-23: Industrial uses and redevelopment are encouraged to locate where environmental cleanup and restoration can be accomplished.

- POLICY S-23.1:** Light industrial development shall be located, designed, and constructed in a manner to avoid significant adverse impact to shoreline ecological, aesthetic, and recreational resources and values.
- POLICY S-23.2:** Encourage the location of industrial uses and redevelopment where environmental cleanup and restoration can be accomplished.

GOAL S-24: Allow in-stream structures only when consistent with the public interest, ecological functions, and environmental protection.

- POLICY S-24.1:** Permit in-stream structures, including those for hydroelectric generation, irrigation, water supply, waste and storm water discharge, flood control, transportation, utility service transmission, fish habitat enhancement, or other purpose, only when consistent with the full range of public interests, watershed functions and processes, and environmental concerns, with special emphasis on protecting and restoring priority habitats and species. Light industrial development shall be located, designed, and constructed in a manner to avoid significant adverse impact to shoreline ecological, aesthetic, and recreational resources and values.
- POLICY S-24.2:** Ensure that in-stream structures provide protection and preservation of ecosystem-wide processes, ecological functions, and cultural resources.

GOAL S-25: No new mining operations occur within shoreline jurisdiction.

- POLICY S-25.1:** Prohibit new mining operations within shoreline jurisdiction.
- POLICY S-25.2:** Allow existing mining operations to continue as legal non-conforming uses subject to existing mining permits.
- POLICY S-25.3:** Work with the State Department of Natural Resources to limit extension of existing mining permits within shoreline jurisdiction.

GOAL S-26: Residential development is regulated to protect shoreline ecological functions and public access.

POLICY S-26.1: Require new residential subdivisions and multiunit residential development to be designed, configured, and developed to prevent the loss of ecological functions at build-out; prevent the need for new shoreline stabilization or flood hazard reduction measures; and be consistent with applicable shoreline environment designations and standards.

POLICY S-26.2: To the extent consistent with constitutional principles, require new multiunit development and subdivisions of more than four lots to provide public access in conformance to local public access plans. Where such a requirement is inconsistent with constitutional principles, encourage the provision of such public access.

GOAL S-27: **Habitat and natural ecosystem restoration and enhancement projects are accomplished as appropriate and feasible within all shoreline environments.**

POLICY S-27.1: Allow and encourage habitat and natural ecosystem restoration and enhancement programs and projects, including projects required as mitigation for other shoreline development, in all shoreline environments consistent with the following goals and objectives of the City's SMP Shoreline Restoration Plan.

Goal 1. Protect and enhance the existing shoreline riparian areas in concert with appropriate planned improvements for public access and enjoyment.

Objective A. Protect shoreline processes and ecological functions through acquisition of properties and conservation easements along the Snoqualmie River.

Objective B. Stabilize banks along the Snoqualmie River adjacent to public infrastructure and park and open space areas while restoring riparian shoreline conditions.

Objective C. Remove invasive plants and install native riparian trees, shrubs, and groundcover along the shorelines of the Snoqualmie River, Kimball Creek and Borst Lake.

Goal 2. Maintain appropriate native habitats.

Objective A. Maintain native forests within the floodway to provide diversity of habitat recruitment of woody debris of the river, attenuate flood flow velocities, and reduce sedimentation and erosion of the river.

Objective B. Protect wetlands on public and private lands through provisions of the SMP and the City Critical Area regulations, with an emphasis on preserving the highest rated wetlands in natural conditions, and restoring degraded wetlands to higher functional conditions.

Objective C. Conserve and protect critical areas within shoreline jurisdiction from loss or degradation.

Goal 3. Protect and improve water quality.

Objective A. Protect and restore native plant communities within shoreline areas.

Objective B. Reduce sediment loading, erosion, and stormwater impacts within shoreline areas by utilizing best management practices and low impact development techniques.

Objective C. Require all new development, and all existing development currently using septic systems where sewer service is available, to connect to the City's sanitary sewer system in order to protect water quality against impacts associated with failing septic tanks.

Goal 4. Restore habitat on public lands and encourage restoration on public lands.

Objective A. Encourage land use applicants in need of off-site mitigation to enhance identified degraded wetland and buffer areas within the publicly owned open-space lands of Meadowbrook Farm and the Three Forks Natural Area.

Objective B. Work with the private sector and other volunteer organizations to under-plant forests and reduce the presence of invasive non-natives in riparian shoreline areas.

Objective C. Develop a public outreach and education habitat restoration program for property owners within the shoreline area.

Goal 5. Facilitate public access on publicly owned property within the shoreline area.

Objective A. Develop a looped shoreline public access trail to increase the amount and diversity of physical and visual public access along the shorelines of the Snoqualmie River, Kimball Creek and Borst Lake to facilitate enjoyment of the shoreline aesthetic and scenic qualities, enhance opportunities for recreation, and support water-oriented economic development.

Objective B. Develop public recreation trail linkages between major public parks and other open space areas within shoreline jurisdiction.

GOAL S-28: Utility construction, extension, and maintenance projects include analysis of shoreline functions and values and mitigation as appropriate.

POLICY S-28.1: Allow maintenance of existing utilities within all shoreline environments.

POLICY S-28.2: Prohibit new utilities or utility extensions within the Natural and Urban Conservancy Environments, unless it can be demonstrated that there is no feasible alternative.

POLICY S-28.3: Allow new utilities or extensions in all other shoreline environments, provided they are appropriately planned to avoid critical areas to the maximum extent feasible.

GOAL S-29: Shoreline regulations are established, administered, and enforced consistent with these policies through a system of shoreline substantial development permits, shoreline conditional uses, and shoreline variances consistent with the requirements of the SMA and the implementing regulations of the Department of Ecology.

POLICY S-29.1: Require a shoreline substantial development permit for any non-exempt development within shoreline jurisdiction having a value greater than the threshold established by state law.

POLICY S-29.2: Provide for existing non-conforming structures and uses that recognize their existence but limits their expansion and requires a conforming use upon the abandonment of the non-conforming use.

POLICY S-29.3: Provide for shoreline conditional uses for those shoreline uses which due to their nature may require additional conditions to fully mitigate their impacts compared to uses that are permitted outright.

POLICY S-29.4: Provide for shoreline variances to allow for relief in extraordinary circumstances from hardships that would result from the strict application of the shoreline regulations and to prevent unconstitutional takings.

POLICY S-29.5: Condition all shoreline permits on providing mitigation and appropriate monitoring to ensure the mitigation is successful.

CONSERVATION GOALS AND POLICIES

The areas within shoreline jurisdiction, both on the riverfront and in the floodplain areas distant from the riverfront, vary widely from a fully developed state, to degraded areas affording some opportunities for restoration, to ecologically intact or minimally degraded open space areas providing significant wildlife habitat and other ecological functions. The floodplain is characterized by significant hydraulically connected wetlands that were formerly regulated by Chapter 19.12 of the Snoqualmie Municipal Code, Critical Areas. The large areas of publicly owned open space, including the Kimball Creek Open Space, the Snoqualmie River Open Space, Meadowbrook Farm, and Three Forks Natural Area offer excellent opportunities for conservation, mitigation, restoration, and enhancement projects.

GOAL S-30: The adoption of Article VI (critical areas), adequately protects critical areas within shoreline jurisdiction.

POLICY S-30.1: Protect critical areas located within shoreline jurisdiction, including areas with a critical recharging effect on aquifers used for potable

water, fish and wildlife habitation conservation areas, geologically hazardous areas, and channel migration zones.

POLICY S-30.2: Prohibit new development and the creation of new lots in geologically hazardous areas that would cause foreseeable risk from geological conditions during the life of the development.

POLICY S-30.3: Resolve any conflict or ambiguity between the adopted Critical Areas regulations and this SMP in favor of the regulations that are most consistent with the goals and policies of the SMA, including shoreline public access and shoreline economic development, while providing at least equal protection to critical areas through mitigation requirements as established in the Critical Areas Regulations.

POLICY S-30.4: Develop regulations to allow for innovative mitigation such as advance mitigation or mitigation banking.

POLICY S-30.5: Alter allowable uses and buffer requirements of the Critical Areas Regulations and maintain wetland regulations that allow for a continuous “Riverwalk” trail, including boardwalks, public viewing areas, public parks, and water access areas along the Snoqualmie River, Kimball Creek, and Borst Lake, regardless of the shoreline environment designation.

POLICY S-30.6: Alter allowable uses and buffer requirements of the Critical Areas Regulations to allow for water-enjoyment economic development facilities in the Urban Riverfront Environment from Fir Street to Riverview Park, provided such facilities are designed and constructed to afford public access to views of the riverfront and provide a public easement as part of a linked Riverwalk trail, boardwalk and public viewing system.

POLICY S-30.7: Provide for shoreline variances in those circumstances where the strict application of any regulation of this Shoreline Master Program would result in extraordinary hardship or the denial of all reasonable economic use of the owner’s property within shoreline jurisdiction.

GOAL S-31: Shoreline vegetation conservation is managed by appropriate restrictions on clearing of native vegetation, vegetation restoration, and the control of invasive weeds and non-native species.

POLICY S-31.1: Require clearing activities to be designed and conducted to minimize stream and wetland sedimentation, impacts to wildlife habitat, and degradation of water quality.

POLICY S-31.2: Ensure all clearing activities are limited to the minimum reasonably necessary to accommodate public access sites or specific permitted shoreline development.

POLICY S-31.3: Ensure effective maintenance of vegetation in ecologically intact shoreline areas and increase the integrity of vegetation in ecologically altered shoreline areas.

GOAL S-32: Shoreline vegetation management corridors of appropriate widths provide wildlife habitat, wildlife migration corridors and shading for temperature control along Kimball Creek, the Snoqualmie River, and Borst Lake.

- POLICY S-32.1:** Establish shoreline vegetation management corridors on the Snoqualmie River, Kimball Creek, and Borst Lake.
- POLICY S-32.2:** Prohibit the removal of vegetation, other than non-native invasive species and danger trees, in all designated shoreline vegetation management corridors in all environments except as specifically allowed by these policies.
- POLICY S-32.3:** In all shoreline vegetation management corridors, vegetation may be removed to provide public access such as trails; plazas; boardwalks; viewing areas; non-motorized boating access points; parks and accessory facilities including parking, restrooms, viewing, resting and picnic facilities; and interpretive or wayfinding signage, provided the vegetation cleared and removed is the minimum necessary to accommodate the permitted development and restoration would be required.
- POLICY S-32.4:** Ensure replanting is accomplished with species native to the Snoqualmie River Basin and the replanted areas are maintained as necessary to ensure that vegetation is fully reestablished and adequate monitoring is provided.
- POLICY S-32.5:** Allow non-motorized boating access facilities and public parking within the vegetation management corridors of Borst Lake and the Snoqualmie River below Snoqualmie Falls and upstream of the Meadowbrook Bridge consistent with public safety and protection of shoreline ecological functions, and provided water quality and potential toxic contamination in Borst Lake is addressed.
- POLICY S-32.6:** Require a vegetation management plan for development in the vegetation management corridor and require the use of best management practices for erosion and sedimentation control during construction.
- POLICY S-32.7:** Prohibit native vegetation removal on steep or unstable slopes unless part of a project, other than non-native or noxious species which should be removed by manual or mechanical means.

GOAL S-33: Mitigation projects are given priority at locations as close to the location of the impacts of development as feasible. Restoration and enhancement projects are given priority in locations affording the best opportunities to mitigate for impacts in other areas of more intensive development.

- POLICY S-33.1:** Require mitigation projects to be on-site or as close to the location of the impacts of development as feasible.
- POLICY S-33.2:** Establish mitigation sequencing for actions that may have an adverse impact on shoreline ecological functions.
- POLICY S-33.3:** Require monitoring to ensure successful mitigation and require the project proponent to take corrective measures when necessary.

- POLICY S-33.4:** Focus restoration and enhancement projects to appropriate locations within large publicly-owned properties in the Natural Environment and Urban Conservancy Environment, such as the Kimball Creek Open Space, the Snoqualmie River Open Space, Meadowbrook Farm, and Three Forks Natural Area.
- POLICY S-33.5:** Allow mitigation, restoration, and enhancement projects at appropriate locations within all shoreline environments.
- POLICY S-33.6:** Allow shoreline habitat and natural systems enhancement projects including removal of nonnative or invasive plants, shoreline stabilization, dredging, and filling, provided that the primary purpose of such actions is restoration of the natural character and ecological functions of the shoreline. Consider applications for relief from expansion of shoreline jurisdiction as authorized by RCW 90.58.580.
- POLICY S-33.7:** Restoration, enhancement, and mitigation projects should be consistent with the recommendations of the SMP Restoration Plan to the maximum extent feasible.

GOAL S-34: Impacts to shoreline ecological functions from development activity are properly evaluated and appropriate mitigation imposed to ensure no net loss of shoreline ecological functions.

- POLICY S-34.1:** Evaluate environmental impacts of proposed projects through the SEPA process for non-exempt projects and through application of SMP policies and regulations.
- POLICY S-34.2:** Require applicants for projects exempt from SEPA review or Shoreline Substantial Development Permit requirements to provide a report of project impacts on shoreline ecological impacts and mitigation.
- POLICY S-34.3:** Impose identified mitigation for project impacts as a condition of project approval.
- POLICY S-34.4:** Review the assessment of the cumulative impact on shoreline ecological functions of future shoreline development and uses that is reasonably foreseeable at a minimum every eight years, or sooner if significant change in zoning occurs within shoreline jurisdiction, and amend such policies and regulations as may be necessary. Continually review the cumulative impact of approved development projects.

GOAL S-35: The water quality of Kimball Creek, the Snoqualmie River, and Borst Lake is protected through appropriate development regulations.

- POLICY S-35.1:** Manage surface and stormwater runoff quantity and quality through strict application of Chapter 15.18 SMC, Surface and Stormwater Management Regulations, to prevent adverse water quality impacts to Kimball Creek or the Snoqualmie River from pollutants in stormwater runoff.

- POLICY S-35.2:** Encourage the use of low-impact surface and stormwater management techniques to the maximum extent feasible under existing site conditions.
- POLICY S-35.3:** Manage erosion and sedimentation impacts to water quality through strict application of Chapter 15.20 SMC, Clearing and Grading Regulations, including requirements for an approved erosion and sedimentation control plan for all land disturbing activities, regardless of whether a clearing and grading permit is required.
- POLICY S-35.4:** Require all new development and all existing development currently using septic systems to connect to the City’s sanitary sewer system where sewer service is available, consistent with requirements of SMC 13.04.060, in order to protect water quality from impacts associated with failing septic tanks.

HISTORIC, CULTURAL, SCIENTIFIC, AND EDUCATIONAL GOALS AND POLICIES

The 268-foot cascading Snoqualmie Falls is the most significant public feature located within Snoqualmie’s shoreline, and it serves as an important Snoqualmie Indian Tribe cultural resource. Other historical structures and sites found in Snoqualmie’s shoreline include the Snoqualmie Falls Hydroelectric power plant, School District Administrative offices, and old churches and buildings within the Downtown Commercial Landmark and Historic Districts including the Snoqualmie train depot and the old City Hall. The hydroelectric power plant site and historic buildings, school district administration office building, and the train depot are State-designated landmarks.

GOAL S-36: Cultural and historical resources within shoreline jurisdiction are protected to the extent feasible.

- POLICY S-36.1:** Protect sites or structures which are placed on the national, state or local historical registers and encourage their restoration.
- POLICY S-36.2:** Solicit the input of the Snoqualmie Indian Tribe, the State Historic Preservation Officer, or other appropriate authority as to sites, structures, and resources having historic, cultural value.
- POLICY S-36.3:** Require site inspection or evaluation by a professional archeologist in consultation in coordination with affected Indian tribes prior to issuing permits in areas documented to contain archaeological resources.
- POLICY S-36.4:** Stop work on any project if sites of likely historic or cultural significance are discovered in the course of the work until the historic or cultural value of the site is confirmed.
- POLICY S-36.5:** Encourage interpretive and educational projects and programs that foster a greater understanding and appreciation of the natural and cultural history of the shoreline, including the culture of the native people and the settlement history of Snoqualmie.

FLOOD HAZARD MANAGEMENT GOALS AND POLICIES

Flooding is a paramount concern in the City of Snoqualmie. The City's shoreline areas lie within a constrained floodplain subject to frequent inundation from flooding. The greater portion of the historic area of the city, platted in 1889, lies within the floodplain, and is characterized by residential and commercial development on small lots. Existing and new development in the floodplain is at risk to flooding and may impact flood conveyance and storage capacity. Furthermore, existing development located along some segments of the Snoqualmie River is susceptible to severe bank erosion.

GOAL S-37: Flood hazards are effectively managed to minimize risks to public safety, reduce flood damage, and protect natural floodplain functions through appropriate land use controls, hazard mitigation planning, development best practices, and other appropriate hazard mitigation.

POLICY S-37.1: Ensure new development in the special flood hazard area complies with the City's Comprehensive Plan, Hazard Mitigation Plan, stormwater regulations, and flood hazard area regulations.

POLICY S-37.2: Subject to availability of funding, acquire flood prone properties along the Snoqualmie riverbank in public ownership to manage flood risk and preserve open space for flood mitigation, wildlife habitat, water quality, passive recreation, and educational uses.

POLICY S-37.3: Design and construct new development in strict compliance with Chapter 15.12 SMC, Flood Hazard Regulations, to minimize damage from flooding, avoid downstream flooding impacts, protect property, and improve public safety.

POLICY S-37.4: Protect natural drainage courses and wetlands to maintain their capacity to store and convey stormwater and recharge ground water.

POLICY S-37.5: Locate, design, and construct new shoreline development to avoid the need for future structural shoreline stabilization measures to the greatest extent practicable.

POLICY S-37.6: Coordinate flood damage reduction programs with the City of North Bend and King County.

GOAL S-38: Channel migration zones are mapped and classified according to severity of the danger posed to public and private property, and appropriate development regulations are imposed.

POLICY S-38.1: Locate, map, and classify channel migration zones within shoreline jurisdiction.

POLICY S-38.2: Prohibit new development in areas classified as severe channel migration zones.

POLICY S-38.3: Generally prohibit bank armoring in any severe channel migration zones, except if determined necessary to protect existing public infrastructure and public and private buildings between SE Fir Street and the Meadowbrook Bridge.

POLICY S-38.4: Adopt development regulations in moderate channel migration zones to assure to the maximum extent feasible that bank armoring will not be required in the future to protect new development or improvements to existing development.

