

## Proposed Implementation Actions and Policies

#	Text	Related Existing Policy
Implementation Action-1	<p>Move policies 7.7.1 - 7.7.6 regarding Annexation Criteria to the Snoqualmie Municipal code, including:</p> <ul style="list-style-type: none"> <li>• Are consistent with the Comprehensive Plan</li> <li>• Will logically extend or make more uniform City boundaries for more unified area-wide planning</li> <li>• Show that there are adequate municipal services exist to serve the area, or include a reasonable service plan</li> <li>• Make providing public services geographically and economically feasible</li> <li>• Include a proposed land use plan and transportation study;</li> <li>• Would benefit the City by increasing employment opportunities, improving road connections, diversifying housing choices, or offering unique park or open space opportunities.</li> <li>• Includes established subdivisions.</li> </ul>	7.7.1 - 7.7.6

## Proposed Implementation Actions and Policies

#	Text	Related Existing Policy
Implementation Action-2	<p>Move policies 7.8.1 - 7.8.8 regarding required features of Annexation Implementation Plans to Snoqualmie Municipal Code, including:</p> <ul style="list-style-type: none"> <li>• Proposed land uses and primary road network and connections</li> <li>• Primary sewer, water, and stormwater utility systems, and whether the annexation requires an update to the City's current Comprehensive Water, Sanitary Sewer, and Storm Drainage Plans.</li> <li>• Provision for amendment in response to environmental review, changes over time in housing and employment needs, neighboring land uses, and evolving City and King County policies.</li> <li>• Buffers to adjacent rural and resource areas from more intensive land uses, where applicable.</li> <li>• A required study of all applicable sensitive areas.</li> <li>• Requirement that all development approvals conform substantially to the annexation implementation plan</li> <li>• Requirement that in the Mixed Use Zone, an approved mixed use final plan will be the controlling document for subsequent property development approvals.</li> <li>• Option for granting exceptions to annexation implementation plan requirements for annexations intended to provide facilities to serve the public health and safety needs of residents of the City and its urban growth area.</li> <li>• Allow for a deferral of the Annexation Implementation Plan when that the terms associated with such deferral are established in a pre-annexation agreement approved by City Council and executed by all affected parties.</li> <li>• A legally binding commitment to provide as part of development, or to fairly and equitably share on a pro-rata basis, the cost of future needs, including parks and open space, schools, fire protection services, and roads.</li> </ul>	7.8.1 - 7.8.8
Annexation-1	Enter into interlocal agreements with King County for annexations when feasible, including the application of contingent zoning to potential annexation areas.	New

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#	Text	Related Existing Policy
Annexation-2	Annexations should be reflective of the community's vision for growth, diversify the City's tax base, increase sales tax revenue, and be servable by public water and sewer, as well as the transportation network, including consideration of public transit.	7.1.3
Floodplain-1	Within the floodplain, allow for infill and redevelopment in residential zones featuring a range of housing options, including Accessory Dwelling Units, within walking distance of the historic downtown commercial core.	7.3.1, 7.3.2
Floodplain-2	Protect development from flood hazards through the application of residential lot coverage and impervious surface standards.	7.3.3
Floodplain-3	Support commercial uses compatible in scale and character to existing single-family uses in residentially-zoned districts within the floodway.	7.3.4
Floodplain-4	Work with governmental agencies to acquire high risk, chronically affected and repetitive loss riverfront properties within the floodway .	7.3.5
Floodplain-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.	7.3.7
Floodplain-6	Support programs that address potential displacement of commercial uses in the floodway.	New proposed policy based on recommendations of HSP/Middle Housing Analysis.

## Proposed Implementation Actions and Policies

#	Text	Related Existing Policy
Growth Area-1	Present docket items addressing Urban Growth Area adjustments to accommodate uses needed to serve the community.	7.1.5
Land Capacity-1	Regularly evaluate the supply of vacant land and land suitable for re-development.	7.1.2

## Existing Urban Growth Area and Annexation Policies

Existing Section	Existing Policy #	Text	Action
Urban Growth Area	7.1.1	Maintain a sufficient supply of suitable land in the applicable land use designations within the City and urban growth area to ensure residential development capacity meets or exceeds the City's twenty-year housing projections.	Remove
Urban Growth Area	7.1.2	Regularly evaluate the supply and suitability of vacant and re-developable land in the City's Urban Growth Area for capacity to accommodate the full range of urban land uses needed to support projected growth in the City and surrounding rural area, including medical, governmental, institutional, commercial, service, retail and other non-residential uses as appropriate.	Revise
Urban Growth Area	7.1.3	Assess the adequacy of the designated Urban Growth Area for non-residential uses through policies addressing topics including but not limited to: community vision for a self-contained community meeting most resident needs locally; a diverse tax base not excessively dependent on property tax revenue; the ability to provide public services at adopted levels of service; and the impact of sales taxes lost to other communities due to the lack of an adequate land base.	Revise
Urban Growth Area	7.1.4	Consider accessibility to major transportation corridors in determining the location of proposed additions to the Urban Growth Area, or the feasibility of providing such access through new publicly or privately constructed transportation facilities.	Remove
Urban Growth Area	7.1.5	Present docket items for the King County Comprehensive Plan update cycles addressing Urban Growth Area adjustments based on the existing designated Urban Growth Area capacity to accommodate the full range of urban uses needed to serve the community, in accordance with the City Comprehensive Plan.	Revise
Annexation Proposals	7.7.1	Require annexation proposals to be consistent with the Comprehensive Plan, and to meet all of the following criteria:	Implementation Item

## Existing Urban Growth Area and Annexation Policies

Existing Section	Existing Policy #	Text	Action
Annexation Proposals	7.7.1.A	The annexation will logically extend City boundaries for more unified area-wide planning, or make existing City boundaries more uniform by eliminating irregular boundary lines and unincorporated islands of land;	Implementation Item
Annexation Proposals	7.7.1.B	Adequate municipal services exist to serve the area, or a reasonable service plan, including funding, is in place;	Implementation Item
Annexation Proposals	7.7.1.C	The proposed annexation boundaries make providing public services geographically and economically feasible;	Implementation Item
Annexation Proposals	7.7.1.D	The proposal includes a proposed land use plan and transportation study;	Implementation Item
Annexation Proposals	7.7.1.E	The proposal includes a legally binding commitment to provide as part of development, or to fairly and equitably share on a pro-rata basis, the cost of future public and institutional needs such as: parks and open space, schools, fire protection services, roads, utilities and public facilities.	Implementation Item
Annexation Proposals	7.7.2	When in the public interest, consider annexation proposals when required for municipal facilities or public utilities, they will provide municipal services necessary for public health and safety, or to include property in common ownership that is partially within corporate limits and annexation is desired by the owner.	Implementation Item
Annexation Proposals	7.7.3	Consider annexation proposals when it would benefit the City, such as allowing for development of employment uses providing family wage jobs; improving circulation through new road connections; providing for increased housing choices; or offering unique park or open space opportunities.	Implementation Item
Annexation Proposals	7.7.4	Prior to annexation, require the preparation and approval by City Council of an Annexation Implementation Plan for all, or an appropriate portion, of the applicable planning subarea to serve as a general land use and policy guide for annexation area development.	Implementation Item

Existing Urban Growth Area and Annexation Policies

Existing Section	Existing Policy #	Text	Action
Annexation Proposals	7.7.5	Prior to annexation, require the preparation of a pre-annexation zoning regulation, pursuant to the provisions of RCW 35A.14.330 and 340 that is consistent with the comprehensive plan land use designation for the property.	Implementation Item
Annexation Proposals	7.7.6	Ensure annexation of individual properties conform substantially to the policies of the approved annexation implementation plan, and the applicable policies of the comprehensive plan.	Implementation Item
Annexation Implementation Plans	7.8.1	Require an annexation implementation plan to portray, at a minimum, proposed land uses; primary road network and connections; and primary utility systems, including locations for sewer mains and lift stations, major storm water facilities, water mains, pump stations and reservoirs.	Implementation Item
Annexation Implementation Plans	7.8.2	Require the annexation implementation plan include a review of the City's current Comprehensive Water, Sanitary Sewer, and Storm Drainage Plans, and include provision for any required updates to those plans.	Implementation Item
Annexation Implementation Plans	7.8.3	Allow that annexation implementation plans may be amended in the review process of more specific final plans based on environmental review, in response to changes over time in housing and employment needs, neighboring land uses and evolving City and King County policies.	Implementation Item
Annexation Implementation Plans	7.8.4	Require all development approvals to conform substantially to the annexation implementation plan. An approved mixed use final plan will be the controlling document for subsequent property development approvals in the Mixed Use Zone.	Implementation Item
Annexation Implementation Plans	7.8.5	Where the area proposed for annexation abuts designated King County rural or resource areas, require the land use plan to include buffers to adjacent rural and resource areas from more intensive land uses.	Implementation Item

## Existing Urban Growth Area and Annexation Policies

Existing Section	Existing Policy #	Text	Action
Annexation Implementation Plans	7.8.6	When the proposed annexation area contains sensitive areas, require the annexation implementation plan to include a study of all applicable sensitive areas.	Implementation Item
Annexation Implementation Plans	7.8.7	Consider granting exceptions to annexation implementation plan requirements for annexations of a public health and safety nature, or providing facilities to serve residents of the City and its urban growth area.	Implementation Item
Annexation Implementation Plans	7.8.8	When a proposed annexation is not accompanied by a development proposal allowing for meaningful consideration of required Annexation Implementation Plan topics, consider deferring Annexation Implementation Plan preparation until after annexation, provided that the terms associated with such deferral are established in a pre-annexation agreement approved by City Council and executed by all affected parties.	Implementation Item
Annexation Implementation Plans	7.8.9	Require Mill, Snoqualmie Hills, and Snoqualmie Falls Planning Area annexation implementation plans to implement the requirements of specific Planning Areas as articulated in Table 1.3.	Remove



## Existing Floodplain Land Use Policies

Existing Section	Existing Policy #	Text	Keep / Revise / Move / Combine / Remove
Floodplain Land Use	7.3.1	Limit creation of new single family residential lots in the floodplain to low density where roads and services are adjacent, but allow for small lot infill and redevelopment with attached townhomes and residential units above commercial uses in the floodplain where such uses can be served by alleys and are within walking distance of the historic downtown commercial core.	Revise
Floodplain Land Use	7.3.2	Encourage a range of housing options and settings by allowing for creation of new lots in the floodplain through subdivisions with various low density lot sizes as appropriate, depending on existing infrastructure, development pattern and proximity to the downtown core.	Revise
Floodplain Land Use	7.3.3	Help protect development from flood hazards through residential lot coverage standards and impervious surface standards for different land use designations.	Revise
Floodplain Land Use	7.3.4	Use the Floodway Overlay District (SMC 17.40) for residentially-zoned districts within the 100-year floodway to provide opportunity for commercial uses compatible in scale, character and impacts to existing single-family uses.	Revise
Floodplain Land Use	7.3.5	Work with the King County Flood Control District to target high risk, chronically affected and repetitive loss riverfront properties within the floodway for eventual acquisition.	Revise
Floodplain Land Use	7.3.6	Do not permit the construction of critical facilities or heavy industrial uses within the floodplain unless there is no feasible alternative. Require critical facilities permitted within the floodplain to be elevated or floodproofed consistent with FEMA technical guidance.	Remove

## Existing Floodplain Land Use Policies

Existing Section	Existing Policy #	Text	Keep / Revise / Move / Combine / Remove
Floodplain Land Use	7.3.7	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.	Keep
Floodplain Land Use	7.3.8	Require the first floor of new residential construction and construction involving substantial improvements to existing residential structures to be elevated to at least three feet above the base flood elevation.	Remove