

# Draft Land Use Policies



## General Approach

- Remove duplicative policies
- Combine policies where possible to improve clarity
- Update policy language consistent with changes to Countywide Planning Policies and state law
- Existing policies that are regulatory in nature (for example, specific requirements for annexation proposals) moved to municipal code

# Responses to questions – July 17 meeting



- Your packet includes a fact sheet that MRSC produced on annexation methods, including the interlocal agreement method created by the Legislature in 2020 (p. 9-11)
- Snoqualmie Tribe provided some comments on floodplain and annexation UGA policies (next slide)

# Previously presented policies revised based on Tribal feedback



- 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 walking distance of the historic downtown commercial core.
- Work with governmental agencies to acquire riverfront properties within the floodway and to naturalize them in order to allow for incorporation into a resilient river corridor.

# Draft Land Use Policies: Development Patterns



- Promote a range of uses that help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity.
- Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other.
- Consider appropriate land use designations and zoning districts for undeveloped land that implement the goals and policies of this plan.
- Commercial nodes, including historic downtown Snoqualmie, Better Way SE, Mill Street, and Center Boulevard, should feature commercial, civic, cultural, residential and recreational uses within walking distance of one another.

# Draft Land Use Policies: Development Patterns (cont.)



- Support the transformation of underutilized lands into viable uses that support the needs of the community.
- Ensure that land regulations promote a healthy and safe built environment.
- Promote appropriate infill redevelopment that maintains or enhances neighborhood character.

# Draft Land Use Policies: Specific Land Uses



- 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.
- Allow for sufficient service, hospitality, and office uses in retail-focused areas.
- Promote neighborhood-scale retail and service businesses within mixed-use developments.
- Allow institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas.

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



- Ensure the impacts to surrounding areas from Essential Public Facilities are appropriately mitigated.
- 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.
- Provide sufficient areas with appropriate zoning to provide the full continuum of goods and services needed to serve the local population.

# Draft Land Use Policies: Regional Planning



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



# Draft Land Use Policies: Design Character and Quality



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

# Draft Land Use Policies: Historic and Cultural Resources



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

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



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