



Community Development Department

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MEMORANDUM

To: Community Development Committee
From: Emily Arteche, Director CD
Date: September 18, 2023 and resubmitted on November 4, 2023
Subject: Comprehensive Plan – Land Use Element Policy Review

Introduction

The Washington Growth Management Act (GMA) requires King County and cities within King County to update their comprehensive plans on or before December 31, 2024. The land use chapter (sometimes referred to as an “element”) is the core of the Comprehensive Plan and must incorporate updated growth targets and show how the city is planning to grow and change over the planning horizon of 20 years. It also must be compliant with all the legislative changes made since the previous Comprehensive Plan completed over 8 years ago in 2015. Approximately 46 bills related to the Comprehensive Plan were passed during the time span. A complete list of legislation is attached as Attachment 1 to your packet and available for viewing, <https://deptofcommerce.app.box.com/s/41vk2hbhsder8movy8kmlylbwac6v7ik>

Background

The city’s existing land use element includes policies in to eight different focus areas. On July 17, 2023, staff and city consultants presented draft policies from the Urban Growth Area, Annexation Proposals, Annexation Implementation Plan, and Floodplain Land Use sections for the Planning Commission to review and discuss. On August 7, 2023, staff presented revised policies from the Balanced, Healthy Development Pattern, Residential Land Use, Commercial and Industrial Land Use, and Institutional and Utilities Land Use. The Commission completed work on the draft Land Use Element on the August 21, 2023, with draft land use goals. The Planning Commission recommendation is included as Attachment 2.

A part of the review processes this element was expanded to include Community Character Element policies on Design Character and Quality, Historic and Cultural Resources. The merger of the two elements was discussed and agreed upon by the Planning Commission as an enhancement to the new 2044 Plan. A copy of the 2044 Plan reorganization outline is attached, Attachment 3.

The goal of revisions is to improve clarity, remove duplicative language, update terminology, and reflect recent changes to the Growth Management Act and other laws. Existing policies that are regulatory in nature (for example, those that include specific requirements for annexation proposals) were identified as suitable implementation regulations to be added to the Snoqualmie Municipal Code as a future implementation action. The attached MS Excel Land Use workbook, Attachment 4 includes 11 different spreadsheets used by staff and city consultants during the review process. The workbook helps

demonstrates the evolution of goals and policies, i.e., when policies were combined, moved, updated to support new housing requirements, modified to address public comment, eliminated to reflect current conditions and/or adapted to fit the 2050 Vision. This element is rewritten and will fit into a Plan that is being reorganized. At the October 16, 2023 meeting, responses to council comprehensive plan land use questions were provided. The crosswalk is included as Attachment 6.

The draft recommended goals and policies were solicited for early review at the state and regional level for GMA and Vision 2050 consistency. Review comments received from the Puget Sound Regional Council, Liz Underwood-Bultmann Principal Planner, Growth Management Planning are included in Attachment 5. Recommended edits to the existing recommended policies, shown in underline and strikeout include the following:

LU Policy: *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 and in alignment with tother community goals.*

LU Policy: *~~Present~~ 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.*

NEXT STEPS

Discuss signed draft goals and policy recommendations shown in Attachment 2 and the two amendments to existing recommended land use policies shown above.

Attachment 1: GMA-amendments-1995-2023

Attachment 2: Signed PC Recommendation

Attachment 3: 2044 Snoqualmie Draft Comprehensive Plan Outline

Attachment 4: Land Use Element Evolution Spreadsheet

Attachment 5: PSRC Comments Snoqualmie Draft Land Use Element

Attachment 6: Council Comprehensive Plan Land Use Element Questions 10_11_2023