

#	Text
Land Use - 1	Maintain Snoqualmie's unique character and attractiveness with new development that complements the existing built and natural environment and allows a rich tourist and commercial center to thrive.
Land Use - 2	Feature and preserve the story of Snoqualmie’s history and identity using buildings, districts, and landscape (with sustainable development) that fosters civic pride.
Land Use - 3	Pursue annexations that implement the future land use map designations.
Land Use - 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.
Land Use - 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.
Land Use - 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.
Land Use - 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.
Land Use - 8	Provide needed institutional and utility land uses within the community with minimal land use conflicts.

GOAL LU 1: Snoqualmie’s urban growth area is sufficiently sized and configured to accommodate projected growth, and maintains long term compatibility between a range of land uses.

GOAL LU 2: A generally compact development pattern of physically connected, distinct, complete neighborhoods that provide for a balanced mix of land uses essential to the daily life of Snoqualmie citizens, employees and surrounding rural area residents.

GOAL LU 3: Development and conservation within the 100-year floodplain is managed to protect existing and new development from flood hazards and to promote enjoyment of the natural and scenic character of the Snoqualmie River shoreline.

GOAL LU 4: High quality residential areas that provide dwelling units of various type, density, and costs to meet the needs and interests of a diverse population.

GOAL LU 5: A local economy that meets our citizens’ everyday commercial needs, supports a vibrant tourism industry, provides living-wage jobs, enhances community distinctiveness, and maintains a sufficient and sustainable tax base for the City.

GOAL LU 6: Needed institutional and utility land uses are accommodated within the community with minimal land use conflicts.

GOAL LU 7: Annexations support phasing of growth to meet 20-year targets and further the goals, objectives and policies of the City’s Comprehensive Plan

GOAL LU 8: Sub-area planning prior to annexation effectively manages growth and development within the urban growth area, and assures consistency with comprehensive plan goals, objectives and policies.

Maintain Snoqualmie's unique character and attractiveness with new development that complements the existing built and natural environment and allows a rich tourist and commercial center to thrive.

Feature and preserve the story of Snoqualmie's history and identity using buildings, districts, and landscape (with sustainable development) that fosters civic pride.

Pursue annexations that implement the future land use map designations.

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.

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.

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.

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.

Provide needed institutional and utility land uses within the community with minimal land use conflicts.

Strive to maintain existing view corridors, including the Snoqualmie River and other natural features, while minimizing sensitive areas impacts.

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.

Enter into interlocal agreements with King County for annexations when feasible, including the application of contingent zoning to potential annexation areas.

Promote a range of uses that help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity.

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.

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 institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas.

Protect the scenic nature of the I-90 corridor and the upper Snoqualmie Valley through partnerships like the Mountains to Sound Greenway Trust.

Support the preservation of Snoqualmie Valley history, facilities, and culture by working with and supporting the efforts of heritage organizations, agencies, and tribes.

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.

Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other.

Protect development from flood hazards through the application of residential lot coverage and impervious surface standards.

Support inclusive community planning that identifies the needs of diverse communities, protects cultural resources, and embraces cohesion in the face of change.

Ensure the impacts to surrounding areas from Essential Public Facilities are appropriately mitigated.

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.

Consider local heritage when naming City streets and facilities.

Present docket items addressing Urban Growth Area adjustments to accommodate uses needed to serve the community.

Consider appropriate land use designations and zoning districts for undeveloped land, including Snoqualmie Hills West, that implement the goals and policies of this plan.

Support commercial uses compatible in scale and character to existing single-family uses in residentially-zoned districts within the floodway.

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.

Support historic design review through the Snoqualmie Historic Design Review Board and/or in partnership with the King County Landmarks Commission.

Maintain an inter-local agreement with King County for historic preservation assistance and inventory as well as landmark designation purposes.

Regularly evaluate the supply of vacant land and land suitable for re-development.

Encourage commercial nodes to feature gathering spaces as well as civic, cultural, residential and recreational uses within walking distance of one another.

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.

Consider appropriate lighting standards that minimize light pollution without impacts to public safety.

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.

Support the transformation of redevelopable lands into viable uses that support the needs of the community.

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.

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.

As applicable, limit incompatible uses adjacent to Tribal reservation lands.

Ensure that land regulations promote a healthy and safe built environment.
Promote appropriate infill redevelopment that maintains or enhances neighborhood character.

Support programs that address potential displacement of commercial uses in the floodway.

#	Text
Development Pattern-1	Promote a range of uses that help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity.
Development Pattern-2	Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other.
Development Pattern-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.
Development Pattern-4	Encourage commercial nodes to feature gathering spaces as well as civic, cultural, residential and recreational uses within walking distance of one another.
Development Pattern-5	Support the transformation of redevelopable lands into viable uses that support the needs of the community.
Development Pattern-6	Ensure that land regulations promote a healthy and safe built environment.
Development Pattern-7	Promote appropriate infill redevelopment that maintains or enhances neighborhood character.
Specific Land Uses-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.
Specific Land Uses-2	Allow for sufficient service, hospitality, and office uses in retail-focused areas.
Specific Land Uses-3	Promote neighborhood-scale retail and service businesses within mixed-use developments.
Specific Land Uses-4	Allow institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas.
Specific Land Uses-5	Ensure the impacts to surrounding areas from Essential Public Facilities are appropriately mitigated.
Specific Land Uses-6	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.
Specific Land Uses-7	Provide sufficient areas with appropriate zoning to provide the full continuum of goods and services needed to serve the local population.
Regional Planning-1	Support inclusive community planning that identifies the needs of diverse communities, protects cultural resources, and embraces cohesion in the face of change.
Regional Planning-2	Evaluate areas for potential residential and commercial displacement, including the floodplain, and use a range of strategies to mitigate displacement impacts.
Regional Planning-3	As applicable, limit incompatible uses adjacent to Tribal reservation lands.
Design Character and Quality-1	Strive to maintain existing view corridors, including the Snoqualmie River and other natural features, while minimizing sensitive areas impacts.
Design Character and Quality-2	Protect the scenic nature of the I-90 corridor and the upper Snoqualmie Valley through partnerships like the Mountains to Sound Greenway Trust.
Design Character and Quality-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.
Design Character and Quality-4	Support historic design review through the Snoqualmie Historic Design Review Board and/or in partnership with the King County Landmarks Commission.
Design Character and Quality-5	Consider appropriate lighting standards that minimize light pollution without impacts to public safety.
Historic and Cultural Resources-1	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.

Historic and Cultural Resources-2	Support the preservation of Snoqualmie Valley history, facilities, and culture by working with and supporting the efforts of heritage organizations, agencies, and tribes.
Historic and Cultural Resources-3	Consider local heritage when naming City streets and facilities.
Historic and Cultural Resources-4	Maintain an inter-local agreement with King County for historic preservation assistance and inventory as well as landmark designation purposes.
Historic and Cultural Resources-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.
Historic and Cultural Resources-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.
Annexation-1	Enter into interlocal agreements with King County for annexations when feasible, including the application of contingent zoning to potential annexation areas.
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.
Floodplain-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 walking distance of the historic downtown commercial core.
Floodplain-2	Protect development from flood hazards through the application of residential lot coverage and impervious surface standards.
Floodplain-3	Support commercial uses compatible in scale and character to existing single-family uses in residentially-zoned districts within the floodway.
Floodplain-4	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.
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.
Floodplain-6	Support programs that address potential displacement of commercial uses in the floodway.
Growth Area-1	Present docket items addressing Urban Growth Area adjustments to accommodate uses needed to serve the community.
Land Capacity-1	Regularly evaluate the supply of vacant land and land suitable for re-development.

Proposed Implementation Actions and Policies

#	Text	Related Existing Policy	LDC Comments
Development Pattern-1	Promote a range of uses that help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity.	7.2.1	
Development Pattern-2	Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other.	7.2.2	This and the previous policy were originally combined into one and have been separated out for clarity
Development Pattern-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.	7.2.10	This encourages the City to look at the future land use map in areas including the PAA and consider zones that implement these designations and whether the future land use designations would need to change.
Development Pattern-4	Encourage commercial nodes to feature gathering spaces as well as civic, cultural, residential and recreational uses within walking distance of one another.	7.2.4	This revised policy originally referred to neighborhood centers, a specific planning concept that is not used in city plans or code in the degree of detail outlined here. That term was replaced with commercial nodes.
Development Pattern-5	Support the transformation of redevelopable lands into viable uses that support the needs of the community.	7.5.6	
Development Pattern-6	Ensure that land regulations promote a healthy and safe built environment.	7.2.6	
Development Pattern-7	Promote appropriate infill redevelopment that maintains or enhances neighborhood character.	5.1.5	Moved from Community Character policies.
Specific Land Uses-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.	7.4.1	Supportive of new housing requirements (further changes to come in housing element).
Specific Land Uses-2	Allow for sufficient service, hospitality, and office uses in retail-focused areas.	7.5.2	
Specific Land Uses-3	Promote neighborhood-scale retail and service businesses within mixed-use developments.	7.5.3	
Specific Land Uses-4	Allow institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas.	7.6.2	
Specific Land Uses-5	Ensure the impacts to surrounding areas from Essential Public Facilities are appropriately mitigated.	7.6.3	
Specific Land Uses-6	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.	7.6.4	
Specific Land Uses-7	Provide sufficient areas with appropriate zoning to provide the full continuum of goods and services needed to serve the local population.	7.5.1	

Proposed Implementation Actions and Policies

#	Text	Related Existing Policy	LDC Comments
Regional Planning-1	Support inclusive community planning that identifies the needs of diverse communities, protects cultural resources, and embraces cohesion in the face of change.	VISION 2050	This language is adapted from VISION 2050.
Regional Planning-2	Evaluate areas for potential residential and commercial displacement, including the floodplain, and use a range of strategies to mitigate displacement impacts.	VISION 2050	
Regional Planning-3	As applicable, limit incompatible uses adjacent to Tribal reservation lands.	VISION 2050	
Design Character and Quality-1	Strive to maintain existing view corridors, including the Snoqualmie River and other natural features, while minimizing sensitive areas impacts.	5.1.2	Modified existing policy
Design Character and Quality-2	Protect the scenic nature of the I-90 corridor and the upper Snoqualmie Valley through partnerships like the Mountains to Sound Greenway Trust.	5.1.3	Modified existing policy
Design Character and Quality-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.	5.1.6	Modified existing policy
Design Character and Quality-4	Support historic design review through the Snoqualmie Historic Design Review Board and/or in partnership with the King County Landmarks Commission.	5.1.7	Modified existing policy
Design Character and Quality-5	Consider appropriate lighting standards that minimize light pollution without impacts to public safety.	5.1.8	Modified existing policy
Historic and Cultural Resources-1	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.	5.2.1	
Historic and Cultural Resources-2	Support the preservation of Snoqualmie Valley history, facilities, and culture by working with and supporting the efforts of heritage organizations, agencies, and tribes.	5.2.3	Modified - less specific regarding organizations
Historic and Cultural Resources-3	Consider local heritage when naming City streets and facilities.	5.2.4	
Historic and Cultural Resources-4	Maintain an inter-local agreement with King County for historic preservation assistance and inventory as well as landmark designation purposes.	5.2.5	
Historic and Cultural Resources-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.	5.2.7	Modified existing policy
Historic and Cultural Resources-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.	5.2.8	

Existing Development Pattern, Residential, Commercial, Institutional, and Utilities Land Use Policies

Existing Policy #	Existing Section	Text	Action
7.2.1	Balanced, Healthy Development Pattern	Zone to allow and encourage mixed-use areas that integrate residential, commercial, office and public uses so that housing, jobs, daily needs and other activities are within easy walking distance of each-other.	Revise
7.2.2	Balanced, Healthy Development Pattern	Direct development of higher-density housing to areas in close proximity to shops, public facilities and transit stops to help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity.	Revise
7.2.3	Balanced, Healthy Development Pattern	Encourage land assembly allowing for feasible and attractive housing or mixed housing/commercial developments, and facilitate matching compatible owners that can work jointly to consolidate and sell or develop such land.	Remove
7.2.4	Balanced, Healthy Development Pattern	Maintain a town and neighborhood center focus for the Historic Snoqualmie and Snoqualmie Ridge neighborhoods that combines commercial, civic, cultural, residential and recreational uses.	Revise
7.2.5	Balanced, Healthy Development Pattern	Ensure land use and zoning changes do not result in significant adverse impacts to adjacent properties and require appropriate landscape buffers or mitigation to minimize the potential for incompatibility between existing and proposed uses.	Remove
7.2.6	Balanced, Healthy Development Pattern	Limit the siting and operation of adult entertainment businesses to the maximum degree constitutionally permissible to ensure such uses have a minimal impact on schools, churches, parks, public buildings, residential districts, and businesses.	Revise
7.2.7	Balanced, Healthy Development Pattern	Provide an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design.	Move - Parks, Recreation, Open Space, and Trails Plan
7.2.8	Balanced, Healthy Development Pattern	Restrict the allowance of drive-through and formula fast food restaurants in retail business districts in close proximity to schools.	Remove

Existing Development Pattern, Residential, Commercial, Institutional, and Utilities Land Use Policies

Existing Policy #	Existing Section	Text	Action
7.2.9	Balanced, Healthy Development Pattern	Encourage site design and parking standards that support other Comprehensive Plan objectives, such as impervious surface reductions, increased landscaping, better transit linkages and greater pedestrian and bicycle orientation.	Remove
7.2.10	Balanced, Healthy Development Pattern	Once initial development under an approved Mixed Use Final Plan is complete, revise Mixed Use zoning to district classifications consistent with the existing use, to regulate future use and development.	Revise
7.4.1	Residential Land Use	Maintain land use designations and zoning to allow and encourage a spectrum of housing types and price ranges that match the jobs in the City and make it possible for people to live and work in Snoqualmie.	Revise
7.4.2	Residential Land Use	Define residential density according to Table 1.1, and maintain zoning that promotes new residential subdivisions containing an integrated mix of lot sizes to promote housing diversity and avoid streetscape monotony.	Remove
7.4.3	Residential Land Use	Limit the height and scale of multifamily buildings to three stories, but consider additional height for special needs or affordable housing, where viewshed impacts can be mitigated.	Remove
7.4.4	Residential Land Use	Use multiple family housing as a transition between uses so that higher density apartment and townhouse projects are located closer to commercial and industrial land uses, and lower density duplex, triplex, garden apartments and townhouses are located closer to single family areas.	Remove
7.4.5	Residential Land Use	Provide for residential streets that maintain property values and encourage walking by supporting pedestrian safety and comfort, through standards that require on-street parking and sidewalks separated by planter strips with street trees.	Move - Transportation Element
7.4.6	Residential Land Use	Allow day care homes in all residential zones and allow day care centers in single family zones through the conditional use process, subject to state licensing and other requirements.	Remove
7.5.1	Commercial Land Use	Provide sufficient areas with appropriate zoning to provide the full continuum of goods and services needed to serve the local population.	Revise

Existing Development Pattern, Residential, Commercial, Institutional, and Utilities Land Use Policies

Existing Policy #	Existing Section	Text	Action
7.5.2	Commercial Land Use	Concentrate retail uses in the historic downtown and the Snoqualmie Ridge neighborhood center, while also allowing for service, hospitality and office uses.	Revise
7.5.3	Commercial Land Use	Allow and encourage neighborhood scale retail and service business uses within large-scale master-planned residential and mixed-use developments.	Revise
7.5.4	Commercial Land Use	Require industrial development be designed to minimize environmental impacts, complement viewscales, retain significant trees, and buffer impact-generating activities from other less intense uses.	Remove
7.5.5	Commercial Land Use	Locate commercial areas along major arterials to ensure adequate visibility and convenient access, but prohibit individual driveway access for separate commercial uses along SR 202 and the Snoqualmie Parkway.	Remove
7.5.6	Commercial Land Use	Support the transformation of underutilized lands such as brownfields and greyfields to viable mixed-use or commercial/industrial employment areas as appropriate.	Revise
7.6.1	Institutional & Utilities Land Use	Allow public and private elementary, middle, and high schools as a conditional use in all zoning districts, except the Parks and Open Space and Utility Park districts.	Remove
7.6.2	Institutional & Utilities Land Use	Allow for institutional uses in Mixed Use and Planned Commercial/Industrial districts, and specify certain institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas.	Revise
7.6.3	Institutional & Utilities Land Use	Allow the siting of Essential Public Facilities through the issuance of an Unclassified Use Permit, and ensure that they appropriately mitigate potential impacts on adjoining properties and neighborhoods.	Revise
7.6.4	Institutional & Utilities Land Use	Allow power generation facilities and accessory uses, sewage and water treatment plants, other public or private utilities and parks and open space uses in areas designated Utility Park, as well as visitor-related commercial services as a conditional use.	Revise

Existing Development Pattern, Residential, Commercial, Institutional, and Utilities Land Use Policies

Existing Policy #	Existing Section	Text	Action
7.6.5	Institutional & Utilities Land Use	Ensure that the existing rural, undeveloped character of the Snoqualmie Falls viewshed is adequately protected with any future development in the Puget Western - Snoqualmie Falls Utility Park area.	Remove
7.6.6	Institutional & Utilities Land Use	Require major communication utility development to provide setbacks, screening and landscaping to minimize visual impacts on adjacent properties, and provide an appearance as compatible as possible with the uses permitted in the zone.	Remove

Proposed Implementation Actions and Policies

#	Text	Related Existing Policy	LDC Comments
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"> • Are consistent with the Comprehensive Plan • Will logically extend or make more uniform City boundaries for more unified area-wide planning • Show that there are adequate municipal services exist to serve the area, or include a reasonable service plan • Make providing public services geographically and economically feasible • Include a proposed land use plan and transportation study; • Would benefit the City by increasing employment opportunities, improving road connections, diversifying housing choices, or offering unique park or open space opportunities. • Includes established subdivisions. 	7.7.1 - 7.7.6	
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"> • Proposed land uses and primary road network and connections • 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. • 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. • Buffers to adjacent rural and resource areas from more intensive land uses, where applicable. • A required study of all applicable sensitive areas. • Requirement that all development approvals conform substantially to the annexation implementation plan • Requirement that in the Mixed Use Zone, an approved mixed use final plan will be the controlling document for subsequent property development approvals. • 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. • 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. • 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. 	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	

Proposed Implementation Actions and Policies

#	Text	Related Existing Policy	LDC Comments
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, 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.	7.3.1, 7.3.2	Modified based on feedback from Snoqualmie Tribe.
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	This supports the floodway overlay zone.
Floodplain-4	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.	7.3.5	Modified based on feedback from Snoqualmie Tribe.
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.	
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
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

Existing Urban Growth Area and Annexation Policies

Existing Section	Existing Policy #	Text	Action
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
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

Existing Urban Growth Area and Annexation Policies

Existing Section	Existing Policy #	Text	Action
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
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

Existing Urban Growth Area and Annexation Policies

Existing Section	Existing Policy #	Text	Action
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
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