

Key:
 N/A, Not Applicable
 R, Regulated by Code

Council Comprehensive Plan Land Use Element Questions

#	Council Questions		Staff Responses
1.	ADU 17.55.070 E. <i>If the parcel is within one half mile of a major transit stop, or is less than 6000 square feet in size, then off-street parking for the ADU is not required?</i>	N/A	The City does not have a major transit stop per the definition of HB 1337.
2.	Critical Areas Ord., RCW 36.70A.060 SB 5374 – Relating to the adoption of county critical area ordinances by small cities. The bill allows cities under 25,000 to adopt the county’s critical area ordinance by reference as long as the CAO is not under appeal. Once adopted by reference, the city is not required to take further action during future GMA periodic updates. Counties are entitled to a portion of the city’s grant funding that otherwise would have been used to update their CAOs. <i>Is that what the city is planning to do here? Or are we taking further/our own action on this item at a later time?</i>	N/A	Further action on this after December 2024.
3.	Ch. 36.70A (GMA), Ch. 43.21C (SEPA), Chs. 64.34, .32, .38, and .90 RCW. HB 1337 – Expanding housing options by easing barriers to the construction and use of ADUs. <i>So is the City planning to forego the 50% of impact fees that we otherwise would be entitled to keep?</i>	R	The Snoqualmie Municipal Code currently exempts school impact fees on affordable housing units.
4.	For the sections where the existing policy has been removed, is there a location in the materials that identifies the reasoning for the removal? If not, please advise as to the reason for the removal of the following five : <i>7.4.3 that states “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”</i>	R	Height is regulated by the Snoqualmie Municipal code and amendments to the municipal code for heigh could be considered after December 2024.
5.	<i>7.2.8 – “balanced, healthy development pattern – restricted the allowance of drive through and formula fast food restaurants near schools”</i>	R	Fast Food restaurants regulated by Snoqualmie Municipal code 17.55.020 Table of uses.
6.	<i>7.5.4 Commercial land use – removed the requirement that industrial development be designed to minimize environmental impacts, complement viewsapes, retain significant trees, and buffer impact generating activities from other less intensive uses.</i>	R	Critical areas are regulated by Snoqualmie Municipal code 19.12 and Landscaping is regulated by Snoqualmie Municipal code 17.70

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7.	7.3.6 <i>Floodplain Land Use 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.</i>	R	Critical facilities are regulated by Snoqualmie Municipal code 17.55.020 Table of uses which includes zones within floodplain. Flooding including floodproofing is regulated by Snoqualmie Municipal code Chapter 15.12
8	7.3.8 <i>Floodplain Land Use 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.</i> Also, was this revised from 3 feet to 1 foot? If so, what was the justification?	R	Flooding including to one foot is regulated by Snoqualmie Municipal code Chapter 15.12 and was updated per ordinance Ord. 1237 § 1, 2020 where recent amendments to the NFIP regulations required an amendment of the city Flood Hazard Regulations