

The Planning Commission unanimously recommends that the Community Development Committee APPROVE the proposed vision, goals, and policies for the Land Use Element of the 2044 Snoqualmie Comprehensive Plan and transmit them to the City Council for consideration.

It is the recommendation of the Planning Commission to approve proposed vision, goals, and policies for the Land Use Element as presented in Attachment A.

RECOMMENDED BY THE CITY OF SNOQUALMIE PLANNING COMMISSION ON THE 21ST OF AUGUST 2023.

Luke Marusiak Date 9/1/2023
Luke Marusiak
Commission Chair

Attest by:

Ashley Wragge
Ashley Wragge
Planning Technician

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.

- a. Strive to maintain existing view corridors, including the Snoqualmie River and other natural features, while minimizing sensitive areas impacts.
- b. Protect the scenic nature of the I-90 corridor and the upper Snoqualmie Valley through partnerships like the Mountains to Sound Greenway Trust.
- c. 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.
- d. Support historic design review through the Snoqualmie Historic Design Review Board and/or in partnership with the King County Landmarks Commission.
- e. Consider appropriate lighting standards that minimize light pollution without impacts to public safety.

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

- a. 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.
- b. Support the preservation of Snoqualmie Valley history, facilities, and culture by working with and supporting the efforts of heritage organizations, agencies, and tribes.
- c. Consider local heritage when naming City streets and facilities.
- d. Maintain an inter-local agreement with King County for historic preservation assistance and inventory as well as landmark designation purposes.
- e. 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.
- f. 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.
- g. As applicable, limit incompatible uses adjacent to Tribal reservation lands.

3. Pursue annexations that implement the future land use map designations.

- a. Enter into interlocal agreements with King County for annexations when feasible, including the application of contingent zoning to potential annexation areas.
- b. 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.
- c. Present docket items addressing Urban Growth Area adjustments to accommodate uses needed to serve the community.
- d. Regularly evaluate the supply of vacant land and land suitable for re-development.

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.

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

- b. Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other.
- c. Consider appropriate land use designations and zoning districts for undeveloped land, including Snoqualmie Hills West, that implement the goals and policies of this plan.
- d. Encourage commercial nodes to feature gathering spaces as well as civic, cultural, residential and recreational uses within walking distance of one another.
- e. Support the transformation of redevelopable lands into viable uses that support the needs of the community.
- f. Ensure that land regulations promote a healthy and safe built environment.
- g. Promote appropriate infill redevelopment that maintains or enhances neighborhood character.
- h. Provide sufficient areas with appropriate zoning to provide the full continuum of goods and services needed to serve the local population.

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.

- a. 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.
- b. Protect development from flood hazards through the application of residential lot coverage and impervious surface standards.
- c. Support commercial uses compatible in scale and character to existing single-family uses in residentially-zoned districts within the floodway.
- d. 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.
- e. 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.
- f. Support programs that address potential displacement of commercial uses in the floodway.

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.

- a. 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.
- b. Support inclusive community planning that identifies the needs of diverse communities, protects cultural resources, and embraces cohesion in the face of change.
- c. Evaluate areas for potential residential and commercial displacement, including the floodplain, and use a range of strategies to mitigate displacement impacts.

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.

- a. Allow for sufficient service, hospitality, and office uses in retail-focused areas.
- b. Promote neighborhood-scale retail and service businesses within mixed-use developments.

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

- a. Allow institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas.
- b. Ensure the impacts to surrounding areas from Essential Public Facilities are appropriately mitigated.
- c. 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.