



Community Development Department

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MEMORANDUM

To: City Council
From: Emily Arteche, Community Development Director
Date: February 12, 2024
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; (2044). The Element also must be compliant with all the legislative changes made since the previous Comprehensive Plan completed over 8 years ago in 2015.

To facilitate the review and approval of the draft Elements, (see Attachment 1: PC Recommendation with Community Development Committee Recommended Edits, dated November 20, 2023) roundtable discussions will be held; followed by resolutions of approval.

Background

The land use element draft goals and policies were discussed at a series of meetings with the public, Planning Commission, and the Community Development Council Committee on the following dates:

- On April 6, 2023, City Staff and consultants held a Comprehensive Plan Open House and received input from the public on the Element.
- On July 17, 2023, City Staff and 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, City Staff and consultants revised policies from the Balanced, Healthy Development Pattern, Residential Land Use, Commercial and Industrial Land Use, and Institutional and Utilities Land Use.
- On the August 21, 2023, the Planning Commission completed work on the draft Land Use Element, with recommended draft land use goals (see Attachment 2).
- On September 1, 2023, the Community Development Council Committee reviewed the recommended Element at a regularly scheduled meeting.
- On September 18, 2023, the Community Development Council Committee reviewed the recommended Element at a regularly scheduled meeting.

- On October 2, 2023, the Community Development Council Committee reviewed the recommended Element at a regularly scheduled meeting.
- On October 16, 2023, the Community Development Council Committee reviewed the recommended Element and discussed responses to council comprehensive plan land use questions (see Attachment 3, Council Comprehensive Plan Land Use Element Questions 10/11/2023).
- On October 18, 2023, City Staff and consultants held a Comprehensive Plan Open House and received input from the public on the Element.
- On November 6, 2023, the Community Development Council Committee reviewed the recommended Element at a regularly scheduled meeting including amendments to the draft Land Use policies based on comments received from Puget Sound Regional Council, PSRC.
- On November 20, 2023, the Community Development Council Committee reviewed and recommended moving the recommended Element to the City Council for review.

The draft recommended goals and polices were solicited or early review at the state and regional level for GMA and Vision 2050 consistence. Review comments were received from the Puget Sound Regional Council, Liz Underwood-Bultmann Principal Planner, Growth Management Planning on October 9, 2023, (see Attachment 4). Recommended edits to the Planning Commission recommended policies shown below were approved by the Community Development Council Committee on November 6, 2023.

- 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.*

Analysis

A part of the review processes the 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. Please see the 2044 Plan reorganization outline, (see Attachment 5).

The revisions are intended to improve clarity, remove duplicative language, update terminology, and reflect the values of the community and meet recent changes to the Growth Management Act and other laws. Approximately 46 bills related to the Comprehensive Plan were passed during the time span, (see Attachment 6). A complete list of legislation is also and available for viewing in the following link;

<https://deptofcommerce.app.box.com/s/41vk2hbhsder8movy8kmlylbwac6v7ik>

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 Land Use Evolution Spreadsheet, (see Attachment 7) includes different spreadsheets used by Staff and City consultants to keep track of the review process.

The spreadsheet demonstrates the evolution of goals and policies, i.e., when policies were combined, moved, updated to support new requirements, modified to address public comment, eliminated to reflect current conditions and/or adapted to fit the PSRC Vision 2050. This Element is rewritten and will fit into a reorganized Plan.

The recommendations also reflect Tribal and public comments received during the planning process. Tribal coordination began in the Fall of 2022 and included early review before the completion of the legislative process. The Two public open house events with dozens of attendees were held on April 6 and October 16, 2023. A “Take the Comp Plan Update Survey” provides an active -ongoing way for the public to share thoughts on our community. Combined public outreach efforts generated 49 public comments related to this Element since the launch of the Plan update in January 2024, (see Attachment 8: Land Use Element Public Comments Table). Many of the comments received emphasis, “keeping us rural”, and to “keep growth down” and the natural beauty of our community.

Next Steps

Discuss draft land use goals and policy recommendations shown in Attachment 1 for approval by resolution at an upcoming City Council meeting.

Attachment 1: PC Recommendation with Community Development Committee Recommended Edits

Attachment 2: Signed PC Recommendation

Attachment 3: Council Committee Comprehensive Plan Land Use Element Questions 10_11_2023

Attachment 4: PSRC Comments Snoqualmie Draft Land Use Element

Attachment 5: 2044 Snoqualmie Comprehensive Plan Outline

Attachment 6: GMA-amendments-1995-2023

Attachment 7: Land Use Element Evolution Spreadsheet

Attachment 8: Land Use Element Public Comments Table