



Community Development Department

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MEMORANDUM

To: Joint Planning Commission/Community Development Committee
From: Emily Arteche, Community Development Director
Date: February 6, 2023
Subject: Planning Commission 2023 Draft Work Program

Introduction

A joint meeting of the Planning Commission and the City Council Community Development Committee was expressed by the Planning Commission to ensure efficiency and help determine priorities for the Planning Commission. The Planning Commission would like to present and discuss a proposed 2023/24 work program. (see Attachment 1). The work program is an evolving document in responsive to the ongoing work of the Planning Commission, the priorities of the city administration, and direction of the city council. It does not mandate project completion, nor does it preclude work on other projects not identified.

The draft 2023 Work Program identifies 6 current major items. In addition, the Planning Commission can anticipate seeing more routine items such as Design Review Board/Historic Design Review Board items come forward on an as-needed basis throughout the year.

Items on the work program include major projects such as the Comprehensive Plan update, code amendments, and other related items. Further details on work plan items are provide below:

1. *Comprehensive Plan, Public Engagement Plan*

There are 10 Elements of the city Comprehensive Plan that the Planning Commission will be reviewing and updating. As part of the update process is public engagement. Staff would like to share a proposed outline for facilitating public involvement, (see Attachment 2) to ensure public participation. Pursuant to RCW 36.70A.040 the city is required to establish and broadly disseminate to the public a public participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans. The procedures shall provide for broad dissemination of proposals and alternatives, opportunity for written comments, public meetings after effective notice, provision for open discussion, communication programs, information services, and consideration of and response to public comments.

2. *SMC Code Amendment-Multi-Family Tax Exemption program*

Currently this item is being presented to the Community Development Committee to help determine the legislative process and schedule. The Multifamily Housing Property Tax Exemption (MFTE) is a state law providing an 8 or 12-year property tax exemption on new, expanded, or updated multifamily housing. The exemption applies only to the residential portions of newly constructed improvements, not the value of the land, retail space, or existing improvements. No exemptions are identified in the SMC Chapter 3.10 MFTE. The recently approved Mill Site development agreement requires that the residential area identified in the approved Planned Commercial/Industrial, PCI permit be eligible to apply for an MFTE. A complete consideration of all potential residential targeted areas for MFTE should be considered as part of the city Comprehensive Plan, Housing Strategy Plan.

3. *SMC Code Amendment, -Snoqualmie Ridge Mixed Use Final Plan Development Standards and Center Boulevard Retail Use Waiver*
 - A. This work program item would include a review of SMC 17.37.040 as well as SRII MUFP conditions to prevent administrative waivers for certain commercial development in SRII. Two applications for waiver of Special Use were approved by the city in February 2021 for Suite 100 and 190, corner spaces at 7713 Center Boulevard SE. These waivers granted non-retail commercial uses be permitted in vacant corner units.
 - B. This work program item would include an integration of the Snoqualmie Ridge (SR) Development Standards including 13 chapters of standards ranging from signage to sanitary sewers. There are two sets of standards that govern development on the Ridge.

Next Steps

Discussion of the work program items.

Attachments:

Attachment 1 Planning Commission 2023 Draft Work Program

Attachment 2 Comprehensive Plan, Public Involvement Plan Outline