

CITY OF SNOQUALMIE
Community Development Committee and
Council Committee of the Whole Meeting Agenda

Monday, August 5, 2019 5:30pm

Council Chambers
38624 SE River St
Snoqualmie, WA 98065

This is an open public meeting. Please contact the Community Development Department at 425-888-5337 for more information.

Committee members:

James Mayhew, Chair	jmayhew@ci.snoqualmie.wa.us
Matt Laase, Member	mllaase@ci.snoqualmie.wa.us
Bob Jeans, Member	bjeans@ci.snoqualmie.wa.us
Peggy Shepard, Alternate	pshepard@ci.snoqualmie.wa.us

Staff Attendees:

Mark Hofman – Community Development Director	mhofman@ci.snoqualmie.wa.us
Matt Larson- Mayor	mayor@ci.snoqualmie.wa.us
Bob Sterbank – City Attorney	bsterbank@ci.snoqualmie.wa.us
Jason Rogers – Senior Planner	jrogers@ci.snoqualmie.wa.us
Gwyn Berry – Planning Technician	gberry@ci.snoqualmie.wa.us

CALL TO ORDER- Committee Chair

- Citizen comments for items not on the agenda

DISCUSSION ITEMS

- Minutes from July 15, 2019
- **AB 19-061**; Ordinance approving the Shoreline Master Program update; **ACTION**
- Tourism plan background; **DISCUSSION**
- Affordable housing goal; **DISCUSSION**
- Community Development Committee Goals and Objectives; **DISCUSSION**

UPCOMING ITEMS (The following items reference either upcoming projects or organizations that the Committee partners with. There will be no discussion of these items unless there is a change in status.)

- Wireless ordinance 5G update (August 19th)

ADJOURNMENT

Meeting audio will be available on the City website the day after the meeting has taken place.

Page 2

Page 4

**CITY OF SNOQUALMIE
Community Development Council Committee
and
Council Committee of the Whole**

**MINUTES of
Monday, July 15, 2019**

Council Chambers
38624 SE River Street - Snoqualmie, WA 98065

CALL TO ORDER

Councilmember Jeans called the meeting to order at 5:32 PM.

Committee Members:

James Mayhew – Chair (absent, excused)
Matthew Laase – Member
Bob Jeans – Member
Peggy Shepard –Alternate Member

Staff Attendees:

Matt Larson- Mayor
Mark Hofman- Community Development Director
Bob Sterbank- City Attorney
Nicole Sanders – Senior Planner
Jason Rogers – Senior Planner
Gwyn Berry- Planning Technician

Also attended:

Katherine Ross, Councilmember
Anna Sotelo – Citizen

Citizen Comments for items not on the agenda

No citizen comments

NEW BUSINESS

Minutes

The June 17, 2019 minutes were approved as presented.

No Boat Brewery sign deviation

Staff presented a proposal from No Boat Brewery for a deviation from the Snoqualmie Ridge Development Standards signage section for a larger than normally allowed sign. The owner gave an overview of the request.

The Council Committee took action on the following agenda bills:

Agenda Bills	Action Taken
AB 19-073; Third amendment to the Riverwalk Phase I Design Agreement with Berger Partnership	Approved- consent
AB 19-082; Economic Development Partnership Agreement between the Port of Seattle and City of Snoqualmie;	Approved- non-consent

AB 19-061 ; Ordinance approving the Shoreline Master Program update	Councilmember Shepard wants references to Boarst Lake and boating removed from the plan. This agenda bill will come back to the August 5, 2019 meeting for additional review.
----------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Anna Sotello- Snoqualmie

Re: Shoreline Master Plan, stated that the City can't dictate what happens on private property.

DISCUSSION ITEMS

- Tourism plan background (no discussion).
- Affordable housing goal (no discussion).
- Community Development Committee goals and objectives (no discussion).

UPCOMING ITEMS (The following items reference either upcoming projects or organizations that the Committee partners with. There will be no discussion of these items unless there is a change in status.)

- Wireless ordinance 5G (August 5th).

ADJOURNMENT

The meeting adjourned at 6:48 pm

Minutes taken by Gwyn Berry

Meeting audio is available on the City website



City of Snoqualmie City Council Agenda Bill

Council Meeting Date:	Monday, June 24, 2019	Agenda Bill#:	AB19-061
Department:		Date Submitted:	Thursday, June 13, 2019
Author:		Council Committee:	Community Development Committee

Title: Ordinance Adopting Shoreline Master Program Update (Introduce 06/10/2019 - Action 06/24/2019)

Action Required:

Exhibits:

- 1 ORD Adopting SMP
- 2 Council Report Shoreline Master Program
- 3 SMP Draft
- 4a Wetlands and Floodplain
- 4b Shoreline Jurisdiction and Environments Map
- 5 Exhibit E links
- 6a Periodic Review Checklist Snoqualmie
- 6b SMP Submittal Checklist Snoqualmie
- 7a Planning Commission Minutes 09052017
- 7b Snoqualmie Tribe August 17 2017
- 7c Snoqualmie Tribe May 29 2019
- 7d Summary of public testimony
- 7e Sheppard email
- 7f Lowney email
- 7g Shepard email
- 8 Old and New SMP comparison
- 9 CDC SMP Presentation June 3 2019

Budget:

Council Agenda Report:

Summary Statement:

The City is required by state law to periodically update the Shoreline Master Program, with the next update due on June 30, 2019. The City's existing SMP was adopted in 1971 and last updated in 1992. The City has attempted to update its SMP several times since 2000, however no updated SMP has been adopted. This updated SMP incorporates language to address significant changes in state law and administrative rules over the past 20 years concerning shorelines and critical areas. Following the City Council's adoption of the SMP, the City is required to obtain Department of Ecology's approval. Because Ecology approval is required, the City has limited flexibility in many of the revised standards. Staff has worked closely with Ecology to develop the updated SMP.

Recommended Action:

MOVE to adopt Ordinance No. _____ Adopting the Shoreline Master Program Update.



City of Snoqualmie City Council Agenda Bill

Council Agenda Staff Report for AB19-061

TO: Snoqualmie City Council
Community Development Committee

FROM: Jason Rogers, Senior Planner

DATE: Thursday, June 13, 2019

SUBJECT: AB19-061 - Ordinance Adopting Shoreline Master Program Update (Introduce 06/10/2019 - Action 06/24/2019)

BACKGROUND

Due to the length of the council staff report for agenda bill 19-061, it is attached as a separate exhibit.

ANALYSIS

Due to the length of the council staff report for agenda bill 19-061, it is attached as a separate exhibit.

RECOMMENDATION

Due to the length of the council staff report for agenda bill 19-061, it is attached as a separate exhibit.

BUDGET

Due to the length of the council staff report for agenda bill 19-061, it is attached as a separate exhibit.

#	Theme	Specific Issues	Staff Response	CDC Discussion
1.	General cleanup and organization items	A. Include maps for the updated SMP B. Include maps for the current SMP C. Page numbering is not consistent D. Add the Aquatic Environment to the maps E. Ensure the order of the Environment listings are consistent	[7/26/2019] The maps for the updated SMP are included in the materials distributed. The map for the current SMP has been distributed. Page numbering has been corrected. Environment listing order can be corrected via a CDC-recommended amendment.	[None to date]
2.	Requests for new sections	A. Add a public engagement section and/or a public involvement section B. Add a future updates section	[7/26/2019] Public engagement is required by state law and rules, both of which apply to SMP adoption and amendments regardless of whether the City’s SMP contains a discrete public engagement section or not. In addition, as a City fully planning under the Growth Management Act, the GMA’s public participation requirements also apply. See RCW 90.58.130, WAC 173-26-100, WAC 173-26-201, and RCW 36.70A.140.	[None to date]
3.	Buffer widths	A. Explain the intent of policy ED G2-P3 (page 12) B. Explain the intent of policy CON G1-P5 (page 31) C. Is there a limit to buffer “relaxation?” Reference policies ED G2-P3 and PA G2-P4 (pages 12 and 15)	[7/26/2019] The intent of policy ED G2-P3 is to allow for smaller buffer widths within the shoreline area directly adjacent to the historic downtown area of Snoqualmie to enhance public access and ensure the continued viability of the historic downtown. To compensate for a smaller shoreline buffer width here, larger shoreline buffers are required elsewhere to achieve “no net loss” of shoreline functions. Policy CON G1-P5 is designed to provide for the proposed Riverwalk trail system. Implementation is achieved through the Shoreline Use regulations and allowances in the critical areas regulations. See e.g. proposed SMC 19.08.490(E) (page 63 of the SMP document). Note that the critical areas regulations already allow this as adopted in 2016. See e.g. SMC 19.12.160(C)(12) and SMC 19.12.170(H)(7). There is no actual limit to the relaxation of buffers, however the SMP overall must achieve “no net loss” and excessive buffer reduction could potentially run afoul of critical areas regulations, which by law must be developed using “best available science” (RCW 36.70A.172).	[None to date]
4.	Borst Lake	A. Qualify all policies related to potential future use of Borst Lake on resolution of potential contamination issues. B. What steps would be necessary for future use of Borst Lake? C. What information is available about potential contamination issues for Borst Lake, and could the City get additional information? D. Would closure of Mill Pond Road affect Borst Lake? E. Possible discrepancy between Borst Lake policies and Aquatic Environment policies. F. Include consideration of Borst Lake as private property. G. What, if any, state codes apply to potential contamination issues in Borst Lake?	[7/26/2019] The full list of goals and policies related to Borst Lake was distributed to the CDC via email on June 21. Following CDC discussion on July 15, staff worked to identify consistent qualifying language for goals and policies related to Borst Lake to address concerns identified by the CDC. These will be distributed via separate email next week. As previously noted, the goals and policies of the SMP are read as a whole and meaning must be given to each part; the goals and policies cannot be read separately or via their distinct parts. While staff makes every effort to write the goals and policies in an accessible and stylistically-correct manner, sometimes this desire comes secondary to ensuring precision and/or using correct grammar. Regarding pollution in Borst Lake, the City has access to the Dept. of Ecology’s Class II inspection report from 1994; this report is available on the City’s website. Ecology collected water samples from the outlet weir along Mill Pond Road and from two ditches that drain into Borst Lake, and sediment samples from three locations in Borst Lake. Ecology’s testing revealed oils and greases as the primary contaminants present, along with detectable quantities of other materials including metals. PCBs were not found above the detection threshold. The report did not draw conclusions as to whether these concentrations posed a health hazard or exceeded any applicable threshold. The City tracks water quality monitoring in the Snoqualmie River, and to-date this monitoring has not revealed the presence on toxic contamination in the Snoqualmie River within the City.	[7/15/2019] CDC discussed the following: <ul style="list-style-type: none"> • Whether the City (or other party) could seek a document or documents certifying Borst Lake as safe for in- or on-water (recreational) use. • Concerns about whether the City is, or should be seen to be, promoting use of a potentially contaminated water body, especially one that is private property. • Whether water quality testing is occurring. • Whether the SMP should address future use(s) of Borst Lake at this time • Identification of other sites elsewhere that are similar to the former Mill and Mill Pond. Everett was mentioned specifically.

#	Theme	Specific Issues	Staff Response	CDC Discussion
			As private property, the property owner could allow use of Borst Lake provided no permits are required. Such activity would be at the property owner and users' own risk. Any activities requiring a City permit, such as construction of a building or improvements such as a launch or dock, would require compliance with the City's shoreline policies and regulations through a Shoreline Permit, as well as any other applicable regulations.	
5.	Floodway/floodplain	A. How would the LOMR/CLOMR process affect the SMP? B. Does the SMP alter the relationship between the shoreline, flood, and critical area regulations? C. Does the SMP affect residential properties in the floodway? D. Clarify the intent of policies regarding structural flood protection. E. Who pays for shoreline stabilization?	[7/26/2019] If FEMA approves the LOMR and the floodway changes, the City would need to adopt a revised SMP reflecting the new floodway; this would include Ecology approval of the revised shoreline jurisdiction. The Shoreline Master Program is intended to manage and protect the shoreline area, which per statute is defined to include various areas including the entire floodway; as such the SMP is intended to manage land use within the floodway. Inclusion of the floodplain in the shoreline area is optional under state law. The updated SMP does not include the floodplain areas, as the floodplain does not provide a high level of shoreline function and is already highly regulated by the City's flood hazard regulations in Chapter 15.12 SMC. In general, the City's flood hazard regulations are stricter than the shoreline regulations. The intent of Policy SU G8-P1 is to avoid development that would require simultaneous or later implementation of structural flood protection measures, such as bank armoring. For example, construction of a building could redirect flood water flows at other development, thereby increasing a downstream flood hazard. Shoreline stabilization measures are designed, permitted, and constructed on a case-by-case basis. Depending on the proponent, the projects can be public, private, or both.	[None to date]
6.	Public involvement	A. Identify the public meetings for review of the SMP update. B. Identify changes to the SMP (if any) stemming from public comments C. SMP lacks context to other City planning documents, Council Goals, and citizen expectations.	[7/26/2019] Public meetings include: <u>Shoreline Hearing Board</u> – 20 meetings 2010-2013 to review technical background reports <u>Planning Commission</u> – 7 meetings 2015-2017, including a public hearing on September 5, 2017 <u>Shoreline Hearing Board</u> – 2 meetings in 2019, including a public hearing on May 29, 2019 The City incorporated several changes to the draft SMP in response to the public comment, including changes to the Shoreline Inventory to add information about the Snoqualmie River Temperature TMDL, and addition of qualifying language to some policies relating to Borst Lake.	[None to date]
7.	Procedural	A. Identify the City Council's action for the SMP update. B. Describe the various deadlines for adoption of the SMP update. C. Council review will take time; please ask for an extension from Ecology.	[7/26/2019] The City Council would adopt an ordinance that would adopt the Shoreline Master Program document. The SMP includes changes to the Snoqualmie Municipal Code, specifically replacement of Chapter 19.08 SMC. The other documents in the agenda bill are included for background, information, and reference and are not part of the City Council's action. The original deadline to adopt a revised Shoreline Master Program compliant with state rules adopted in 2003 was December 1, 2009, per RCW 90.58.080(2)(a)(ii). The subsequent periodic update is due June 30, 2019, per RCW 90.58.080(4)(b)(i). A future periodic update is due in 8 years (2027). While there are no specific penalties for missing deadlines (except related to grant funding for Master Program updates), Ecology has statutory authority to impose a Master Program on the City if the City fails to adopt a compliant Master Program. See RCW 90.58.070(2). This has never occurred to date. The Department of Ecology is aware of the current status of Snoqualmie's SMP update and would like to conclude City review as quickly as possible.	[7/15/2019] The CDC expressed a general desire to complete review and take action as quickly as possible, however that review needs to be complete and satisfactory to the City Council.
8.	Mill Site	A. Add information about historic use of the Mill Site.	[7/26/2019] Please see the Shoreline Inventory and Characterization report, which is included in the Appendices to the SMP document.	[None to date]
9.	Restoration Plan	A. Add the restoration projects and goals to the SMP	[7/26/2019] Please see the Shoreline Restoration Plan, which is included in the Appendices to the SMP document.	[None to date]

#	Theme	Specific Issues	Staff Response	CDC Discussion
10.	Riverwalk	<p>A. Describe how Riverwalk would improve visual access to the river, especially for businesses.</p> <p>B. Describe how Riverwalk would deter inappropriate physical river access</p>	<p>[7/26/2019] The updated SMP contains several policies related to Riverwalk. Riverwalk as envisioned would enhance visual access to the river, and the central section between King and River Streets, behind the businesses along Falls Avenue, would greatly enhance visual access to the river and provide a significant amenity to the businesses adjacent to the Riverwalk. However, the SMP is intended to set general parameters of Riverwalk through policy, and future phases of Riverwalk are not presently designed or funded for construction. For additional details about Riverwalk, please contact Nicole Sanders.</p>	[None to date]
11.	Miscellaneous clarifications	<p>A. Are there 6 or 7 shoreline environments?</p> <p>B. Why are certain land uses prohibited in the Aquatic Environment?</p> <p>C. Inconsistency in language between “significant loss of vegetation” and “minimizing impacts to” vegetation.</p> <p>D. Does the City require homeowners on septic to connect to sewer?</p> <p>E. Clarify about Swing Rock preservation</p> <p>F. Sandy Cove Park facilities</p>	<p>[7/26/2019] There are 6 environments; Urban Riverfront Conservancy is a sub-designation of the Urban Riverfront designation. See SMP Chapter 2, B.1.</p> <p>The Aquatic environment, by definition, is waterways. It is not possible to have land-based facilities such as parks or recreation areas and their ancillary facilities (restrooms, etc.) in the water. The exception would be docks or piers, which are noted separately in the use table.</p> <p>There is not an inconsistency in language, as the policies with the language are addressing different things (recreation in one case and circulation facilities in another). However staff will review the noted language to ensure a level of consistency in language and tone.</p> <p>The “Swing Rock” is located between Stone Quarry Road and SR 202 approximately midway between Snoqualmie and North Bend. It is currently being mined for gravel. Preservation of Swing Rock is a longstanding goal of the Cities of Snoqualmie and North Bend, and the Snoqualmie Tribe.</p> <p>Questions about Sandy Cove Park facilities are outside the scope of the SMP. The SMP (both the current and updated SMP) generally would allow park improvements, as the SMP sets general policy guidance and specific land use regulations. Whether a wading beach is an appropriate amenity is a question for the City Council in conjunction with the Mayor, Parks and Public Works Department, and Parks and Events Commission, separate from the SMP.</p>	[None to date]
12.				

1. Shoreline Environment Designations – List

Proposed Changes:

Revise the order of the Shoreline Environment Designations so that the order of the list is consistent with the order in the text.

A. Shoreline Environment Designations

Shoreline environments are geographical divisions of the shoreline within which goals, management policies, and development standards and regulations specific to that environment may apply. These designations are derived from, but are not exactly coextensive with, the segments inventoried in the Shoreline Analysis Report. This chapter explains the purpose and designation criteria for each of the shoreline environments, and adopts the map showing the locations of the shoreline environments within the boundaries of shoreline jurisdiction.

Six shoreline environments for the City are defined in this chapter. The six shoreline environments are:

1. Urban Riverfront Environment
2. Urban Floodplain Environment
3. ~~Hydropower~~ Urban Conservancy Environment
4. ~~Urban Conservancy~~ Hydropower Environment
5. Natural Environment
6. Aquatic Environment

The location of each of these shoreline environments is hereby established as shown in Appendix A, Map A.1 which is hereby adopted as the official map of the shoreline environments of the City of Snoqualmie. Portions of Kimball Creek below its confluence with Coal Creek are located in the City's Urban Growth Area (UGA) and are predesignated Urban Floodplain under the Shoreline Master Program (SMP). All other areas within the UGA that fall under shoreline jurisdiction when annexed are hereby predesignated as Urban Floodplain Environment.

2. Economic Development Element – Borst Lake general description

Proposed Changes:

Expand the description of Borst Lake at the beginning of the Economic Development Element to include notes about potential contamination in the lake due to historic Snoqualmie Mill operations.

B. Economic Development Element

The City's shoreline jurisdiction affords varying opportunities for economic development related to proximity to the Snoqualmie River. In areas very close to the left bank riverfront of the Snoqualmie River between the downtown Snoqualmie historic district and the Meadowbrook Historic District, the future development of water-dependent uses or water-related uses is unlikely. However, there is significant opportunity for additional water-enjoyment economic uses to provide visual access and aesthetic enjoyment of the main stem of the Snoqualmie River.

Borst Lake is located within the floodplain of the Snoqualmie River and is situated on the opposite side of the river from the historic downtown. Borst Lake offers opportunities for development of water-oriented growth associated with recreational tourism that will advance economic development. However Borst Lake is potentially contaminated due to the historic operations of the Snoqualmie Mill and caution should be exercised prior to implementation of any future activities on or adjacent to the lake.

Further from the riverfront of the Snoqualmie River, projects related to economic development opportunities should be encouraged based upon the suitability of the land for such development and consistency with underlying zoning.

3. Economic Development Element – Goal ED G1, Policies ED G1-P1 and -P2

Proposed Changes:

Add a qualifier to the goal and policy language regarding potential contamination in Borst Lake to ensure the goals and policies properly account for this significant issue regarding Borst Lake. Policy ED G1-P2 would be revised to separate the visual and physical access components, as water quality issues are specific to physical access and in- or on-water uses.

ED G1. Water-oriented projects in support of economic development are promoted at appropriate locations in the Aquatic and Urban Conservancy environments on and adjacent Borst Lake to support recreational tourism businesses and activities, provided water quality and potential toxic contamination in Borst Lake is addressed.

ED G1-P1. Allow non-motorized boating (canoes, kayak, and similar small hand-powered vessels) within Borst Lake, provided water quality and potential toxic contamination in Borst Lake is addressed.

ED G1-P2. Allow pedestrian and bicycle trails, boardwalks, public parking, and viewing areas ~~and access points for non-motorized boating~~ within the buffer of Borst Lake to provide for ~~physical and~~ visual access. Allow access points for non-motorized boating within the buffer or Borst Lake to provide for physical access provided water quality and potential toxic contamination in Borst Lake is addressed.

4. Economic Development Element – Goal ED G2

Proposed Changes:

Add a qualifier to the goal language regarding potential contamination in Borst Lake to ensure the goals and policies properly account for this significant issue regarding Borst Lake.

ED G2. Water-enjoyment and water-related economic development is promoted in appropriate locations near the riverfront and Borst Lake to promote tourism and support the community’s economy, provided water quality and potential toxic contamination in Borst Lake is addressed.

ED G2-P1. Allow existing and new businesses in the Urban Riverfront Environment and the Urban Floodplain Environment within the Mill Planning Area to develop facilities for water-enjoyment uses, including river and lake vistas from walkways, patios and decks of restaurants and other tourist oriented businesses to enhance both tourism and general economic vitality.

ED G2-P2. Promote the development of a system of connected public riverfront trails, boardwalks and viewing platforms in the Urban Riverfront Urban Conservancy Environments, linking privately owned water enjoyment economic development and publicly owned facilities in support of tourism and general economic vitality.

ED G2-P3. Relax buffer standards in the Urban Riverfront Environment to allow for greater visual public access to the riverfront from walkways, decks or patios of businesses; provided any loss of shoreline ecological functions is fully mitigated by restoration or enhancement projects in the Natural Environment or Urban Conservancy Environment.

5. Public Access Element – Borst Lake general description

Proposed Changes:

Expand the description of Borst Lake at the beginning of the Public Access Element to include notes about potential contamination in the lake due to historic Snoqualmie Mill operations.

C. Public Access Element

Public access includes the ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations (WAC 173-26-221(4)(d)(i))....

Another potentially important opportunity for additional public access and enjoyment of the shoreline and linkage to water-oriented economic development is for a pedestrian and bicycle trail around Borst Lake, with put-in/take-out points for non-motorized boating. Borst Lake and its surrounding land are currently entirely privately-owned, and Borst Lake is potentially contaminated due to the historic operations of the Snoqualmie Mill and caution should be exercised prior to implementation of any future activities on or adjacent to the lake. However, the City's zoning for the property encourages development of public and private open space, parks, and recreational uses within the floodway, including Borst Lake.

6. Public Access Element – Goal PA G1, Policies PA G1-P2 and -P3

Proposed Changes:

No changes are proposed for this goal and associated policies because the goal and policies call for increased public access generally including acquisition of property and/or access rights across private property. Addition of a provision about water quality in Borst Lake would weaken the goal and policies and provide an "escape clause" from the goal and policies. Note policy PA G1-P3 contains an "as appropriate" qualifier already.

PA G1. Public access to the Snoqualmie River, Kimball Creek and Borst Lake is provided through the acquisition, preservation, and extension of publicly and privately owned open spaces, parks and trails in the Natural, Urban Riverfront, and Urban Conservancy Environments.

PA G1-P1. Preserve and enhance existing visual public access to the riverfront areas at publicly owned parks and open space properties along the Snoqualmie River, including Sandy Cove Park, Riverview Park, and acquired residential properties in the floodway within the Urban Riverfront Environment.

PA G1-P2. Pursue opportunities to provide additional visual or physical public access to riverfront areas in other publicly owned properties, including the Snoqualmie River Open Space and Three Forks Natural Area in the Natural Environment and within public trail easements within the Natural Environment.

PA G1-P3. Require the provision of public shoreline access as appropriate to the Snoqualmie River and Borst Lake in conjunction with land use entitlements for development.

7. Recreation Element – Borst Lake general description

Proposed Changes:

A brief description of Borst Lake is added to the introduction of the Recreation Element, as the introduction does not presently contain a specific reference to Borst Lake.

D. Recreation Element

Recreational opportunities vary depending on proximity to the Snoqualmie River. The City provides a number of parks and recreational opportunities in the floodway portion of its shoreline jurisdiction, such as the Meadowbrook Farm Open Space and Centennial Fields Park, which are not significantly affected by their location within shoreline jurisdiction except for periodic flooding events. Portions of Meadowbrook Farm are located in the Urban Conservancy Environment. Meadowbrook Farm is a 450-acre open space property jointly owned by the Cities of North Bend and Snoqualmie. It serves as a community separator and provides areas for community events and passive recreation and an existing and planned system of trails. Centennial Fields, located within the Urban Floodplain Environment, provides active recreational facilities including three baseball fields, one football field, a picnic shelter, and a children's play structure.

Recreational opportunities along the riverfront of the Snoqualmie River above Snoqualmie Falls are available at Sandy Cove Park, Riverview Park, and Three Forks Natural Area, as well as the privately owned Mount Si Golf Course. Sandy Cove Park provides for passive recreation such as picnicking and viewing, but also includes an informal beach that park visitors use for wading in the summer. Riverview Park features limited active recreation facilities, with a basketball court, a picnic shelter, and children's play equipment. The Three Forks Natural Area contains a City owned off-leash dog park and is bisected by the King County Snoqualmie Valley Trail. Recreation at this location consists mainly of passive or low intensity uses such as viewing the riverfront, hiking, fishing, picnicking, and wading. Mount Si Golf Course provides an 18-hole golf course, driving ranges, and putting green.

Puget Sound Energy provides active recreation action including access to the Snoqualmie River for boaters using kayak, canoe, and river rafts below the falls within the boundaries of the hydroelectric project and consistent with the FERC hydroelectric facility license requirements. The opportunity for expanded riverfront recreation such as swimming or boating above Snoqualmie Falls is significantly limited due to the hazards of steep banks, cold water, swift currents, and proximity to the 268 foot waterfall and the hydroelectric facilities.

Another potentially important opportunity for additional recreation and enjoyment of the shoreline is for a pedestrian and bicycle trail around Borst Lake, with put-in/take-out points for non-motorized boating. Borst Lake and its surrounding land are currently entirely privately-owned, and Borst Lake is potentially contaminated due to the historic operations of the Snoqualmie Mill and caution should be exercised prior to implementation of any future activities on or adjacent to the lake.

8. Recreation Element – Policy R G1-P8

Proposed Changes:

Add a qualifier to the goal language regarding potential contamination in Borst Lake to ensure the goals and policies properly account for this significant issue regarding Borst Lake.

R G1. A variety of active and passive recreation sites and facilities are provided as appropriate within the shoreline based on consideration of location, public safety, and protection of natural resources.

R G1-P1. Ensure shoreline recreational developments are consistent with all adopted park, recreation, and open space plans and are given priority over other development for water access and use.

R G1-P2. Allow high intensity active recreation facilities in the Urban Floodplain and Urban Conservancy Environments, provided such facilities shall comply with the applicable flood hazard regulations in Chapter 15.12 SMC.

R G1-P3. Allow low intensity active recreation facilities in all shoreline environments except the Natural Environment.

R G1-P4. Allow trails, viewing areas or platforms, and picnic areas in all environments, provided such facilities in the Natural Environment are of a size and design to have minimal impacts on the shoreline.

R G1-P5. Support trail connections between the King County Snoqualmie Valley Trail and City of Snoqualmie trails such as the Centennial Trail, and support completion of the linkage to King County’s Preston-Snoqualmie Trail.

R G1-P6. Work cooperatively with Puget Sound Energy to provide safe access for non-motorized boating in the Snoqualmie River below Snoqualmie Falls, and to improve pedestrian connectivity between the privately owned Snoqualmie Falls Park and City trails and parks.

R G1-P7. Provide a riverfront trail system along both the left and right banks of the Snoqualmie River, creating a looped “riverwalk” trail offering visual public access to the river between Snoqualmie Falls and the Meadowbrook Historic District, with connections to other local and regional trails and parks.

R G1-P8. Allow for non-motorized boating activities in the Borst Lake Aquatic Environment if feasible based on water quality in Borst Lake, provided water quality and potential toxic contamination in Borst Lake is addressed.

R G1-P9. Ensure recreation facilities are located and designed to be compatible with the existing natural character and ecology of the shoreline.

R G1-P10. Allow low intensity recreational opportunities in all shoreline environments provided these activities do not result in the significant loss of vegetation.

9. Shoreline Use and Shoreline Modification Element – Policy SU G4-P4

Proposed Changes:

Add a qualifier to the goal language regarding potential contamination in Borst Lake to ensure the goals and policies properly account for this significant issue regarding Borst Lake.

SU G4. The Urban Conservancy Environment retains its largely undeveloped character through implementation of appropriate use restrictions.

SU G4-P1. Allow conservation, restoration, and enhancement projects and uses in the Urban Conservancy Environment that preserve, restore, or enhance natural character; preserve open space and floodplain functions; and protect critical areas. Publicly owned lands within the Urban Conservancy Environment should be priority locations for projects to restore or enhance shoreline ecological functions.

SU G4-P2. Allow public access, recreation, low-density residential, and low intensity economic development uses in the Urban Conservancy Environment that are consistent with the underlying zoning and preserve the largely undeveloped character of this environment.

SU G4-P3. Allow agricultural uses at Meadowbrook Farm in the Urban Conservancy Environment, subject to best management practices and protection of critical areas.

SU G4-P4. Give preference to water-oriented uses over non-water oriented uses and give highest priority to water dependent uses to shoreline areas adjacent to Borst Lake. For any use in or adjacent to Borst Lake, water quality and potential toxic contamination in Borst Lake must be addressed.

10. Shoreline Use and Shoreline Modification Element – Policies SU G12-P1, -P4, and P-6

Proposed Changes:

Add a qualifier to the goal language regarding potential contamination in Borst Lake to ensure the goals and policies properly account for this significant issue regarding Borst Lake.

SU G12. Boating facilities are provided only at safe locations and are limited to launches for canoes, kayaks, or other small non-motorized vessels.

SU G12-P1. Allow non-motorized boating only on the Snoqualmie River below Snoqualmie Falls or above the Meadowbrook Bridge, and potentially on Borst Lake ~~provided water quality is addressed~~ provided water quality and potential toxic contamination in Borst Lake is addressed.

SU G12-P2. Prohibit motorized boating on the Snoqualmie River and on Borst Lake.

SU G12-P3. Prohibit boating of any nature on the Snoqualmie River downstream of Meadowbrook Bridge to Snoqualmie Falls.

SU G12-P4. Allow launches and take-out locations for canoes, kayaks, or other small non-motorized vessels below Snoqualmie Falls, above Meadowbrook Bridge, and in Borst Lake where appropriate access can be provided consistent with public safety and protection of shoreline ecological functions, and also provided water quality and potential toxic contamination in Borst Lake is addressed.

SU G12-P5. Prohibit piers, docks, and floating platforms over the Snoqualmie River, except for limited use of piers to provide public viewpoints identified in an approved integrated shoreline area public access system plan.

SU G12-P6. Potentially allow a limited number of piers, docks, or floating platforms in Borst Lake for canoes, kayaks, or other small non-motorized vessels, provided the size is limited to the minimum necessary to support the structure's intended use, and ~~water quality issues in Borst Lake are addressed~~ water quality and potential toxic contamination in Borst Lake is addressed.

SU G12-P6. Ensure all boat launches, piers, docks, and floats are located and designed to minimize interference with surface navigation, consider impacts to public views, and allow for the safe and unobstructed passage of fish and wildlife, particularly those dependent on migration.

11. Shoreline Use and Shoreline Modification Element – Policies SU G20-P1 Goal 1 Objective C and Goal 5 Objective A

Proposed Changes:

No changes are proposed for these associated policies because they are taken directly from the Shoreline Restoration Plan and generally speak to ecological improvements.

SU G20. Habitat and natural ecosystem restoration and enhancement projects are accomplished as appropriate and feasible within all shoreline environments.

SU G20-P1. Allow and encourage habitat and natural ecosystem restoration and enhancement programs and projects, including projects required as mitigation for other shoreline development, in all shoreline environments consistent with the following goals and objectives of the City's SMP Shoreline Restoration Plan.

Goal 1. Protect and enhance the existing shoreline riparian areas in concert with appropriate planned improvements for public access and enjoyment.

Objective A. Protect shoreline processes and ecological functions through acquisition of properties and conservation easements along the Snoqualmie River.

Objective B. Stabilize banks along the Snoqualmie River adjacent to public infrastructure and park and open space areas while restoring riparian shoreline conditions.

Objective C. Remove invasive plants and install native riparian trees, shrubs, and groundcover along the shorelines of the Snoqualmie River, Kimball Creek and Borst Lake.

Goal 2. Maintain appropriate native habitats.

Objective A. Maintain native forests within the floodway to provide diversity of habitat recruitment of woody debris of the river, attenuate flood flow velocities, and reduce sedimentation and erosion of the river.

Objective B. Protect wetlands on public and private lands through provisions of the SMP and the City Critical Area regulations, with an emphasis on preserving the highest rated wetlands in natural conditions, and restoring degraded wetlands to higher functional conditions.

Objective C. Conserve and protect critical areas within shoreline jurisdiction from loss or degradation.

Goal 3. Protect and improve water quality.

Objective A. Protect and restore native plant communities within shoreline areas.

Objective B. Reduce sediment loading, erosion, and stormwater impacts within shoreline areas by utilizing best management practices and low impact development techniques.

Objective C. Require all new development, and all existing development currently using septic systems where sewer service is available, to connect to the City's sanitary sewer system in order to protect water quality against impacts associated with failing septic tanks.

Goal 4. Restore habitat on public lands and encourage restoration on private lands.

Objective A. Encourage land use applicants in need of off-site mitigation to enhance identified degraded wetland and buffer areas within the publicly owned open-space lands of Meadowbrook Farm and the Three Forks Natural Area.

Objective B. Work with the private sector and other volunteer organizations to under-plant forests and reduce the presence of invasive non-natives in riparian shoreline areas.

Objective C. Develop a public outreach and education habitat restoration program for property owners within the shoreline area.

Goal 5. Facilitate public access on publicly owned property within the shoreline area.

Objective A. Develop a looped shoreline public access trail to increase the amount and diversity of physical and visual public access along the shorelines of the Snoqualmie River, Kimball Creek and Borst Lake to facilitate enjoyment of the shoreline aesthetic and scenic qualities, enhance opportunities for recreation, and support water-oriented economic development.

Objective B. Develop public recreation trail linkages between major public parks and other open space areas within shoreline jurisdiction.

12. Conservation Element – Policy CON G3-P5

Proposed Changes:

Add a qualifier to the policy language regarding potential contamination in Borst Lake to ensure the goals and policies properly account for this significant issue regarding Borst Lake.

CON G3. Shoreline vegetation management corridors of appropriate widths provide wildlife habitat, wildlife migration corridors and shading for temperature control along Kimball Creek, the Snoqualmie River, and Borst Lake.

CON G3-P1. Establish shoreline vegetation management corridors on the Snoqualmie River, Kimball Creek, and Borst Lake.

CON G3-P2. Prohibit the removal of vegetation, other than non-native invasive species and danger trees, in all designated shoreline vegetation management corridors in all environments except as specifically allowed by these policies.

CON G3-P3. In all shoreline vegetation management corridors, vegetation may be removed to provide public access such as trails; plazas; boardwalks; viewing areas; non-motorized boating access points; parks and accessory facilities including parking, restrooms, viewing, resting and picnic facilities; and interpretive or wayfinding signage, provided the vegetation cleared and removed is the minimum necessary to accommodate the permitted development and restoration would be required.

CON G3-P4. Ensure replanting is accomplished with species native to the Snoqualmie River Basin and the replanted areas are maintained as necessary to ensure that vegetation is fully reestablished and adequate monitoring is provided.

CON G3-P5. Allow non-motorized boating access facilities and public parking within the vegetation management corridors of Borst Lake and the Snoqualmie River below Snoqualmie Falls and upstream of the Meadowbrook Bridge consistent with public safety and protection of shoreline ecological functions, and provided water quality and potential toxic contamination in Borst Lake is addressed.

CON G3-P6. Require a vegetation management plan for development in the vegetation management corridor and require the use of best management practices for erosion and sedimentation control during construction.

CON G3-P7. Prohibit native vegetation removal on steep or unstable slopes unless part of a project, other than non-native or noxious species which should be removed by manual or mechanical means.