



PLANNING COMMISSION REGULAR MEETING MINUTES

September 16, 2024

This meeting was conducted in person at Snoqualmie City Hall and remotely using Zoom.

CALL TO ORDER & ROLL CALL: Chair Marusiak called the meeting to order at 7:03 p.m.

Commissioners:

Chair Luke Marusiak, Vice- Chair Andre Testman (remote), Darrell Lambert (remote), Steve Smith (remote), and Dan Murphy were present.

Commissioner Ashleigh Kilcup and Michael Krohn (excused) were absent.

Councilmember liaison Jolyon Johnson was present.

Andrew Levins, Land Use Planning Consultant from Van Ness Feldman, was also present.

City Staff:

Emily Arteche, Community Development Director; Gretchen Garrett, Deputy City Clerk; and Andrew Jongekryg, IT Support Systems.

PUBLIC COMMENT

AGENDA APPROVAL

The agenda was unanimously approved.

MINUTES

1. The minutes dated August 5, 2024, and September 3, 2024, were unanimously approved.

COUNCIL LIASION UPDATE

The Mayor's Proposed Budget is before the Council. Budget discussion points included:

- Three levers of budget which are 1) balancing levels of service, 2) economic development, and 3) revenue. Primary source of revenue for the City is the 1% property tax because Snoqualmie is largely a residential community.
- Budget attempts to meet the five goals of Council: 1) Encouraging Economic Vitality, 2) Enhancing and Preserving Neighborhood Livability and Quality of Life, 3) Investing in Transportation Infrastructure, 4) Assuring a Safe Community, 5) Ensuring Fiscal Transparency and Operational Stability.
- Budget assumes 5% vacancy rate in staffing and an addition of three firefighters to eliminate mandatory overtime.
- Staff is reviewing utility rates, interlocal agreement for policing with North Bend, comprehensive fee study, and other items that might impact budget such as union contracts.
- Council will likely adopt budget in early October.

PUBLIC HEARING

DESIGN REVIEW BOARD

LEGISLATIVE/POLICY ITEMS/ REGULATIONS

2. **Historic Downtown Retail District Overlay Code Amendments.**

Andrew Levins presented the proposed amendments to the municipal code that will impact the historic downtown retail district overlay. Discussion points included: combining the BR-1 and BR-2 commercial zones, eliminating the retail use waiver, and changing the required use ratio of 90% retail and 10% non-retail (see Table of Uses in agenda packet).

MOTION by Commissioner Marusiak, **SECONDED** by Commissioner Murphy to:

Prepare the code amendments necessary to eliminate the retail use waiver in commercial zones BR-1 and BR-2 and to maintain the 90% retail use requirement.

PASSED: 4-1 (Marusiak, Testman, Smith, Murphy) Nay: Lambert

OTHER BUSINESS

Items of Planning Commission Interest:

Concern about lapse in School Resource Officer at Mt Si High School.

Progress on model train museum.

Success of the first pieces of the diverging diamond.

Upcoming Schedule

3. Future Agenda List.

Director Emily Arteche briefly discussed topics for next few meetings and timelines.

4. Work Program.

Although the work program was updated, no new items were added. Mill site is on the work program for 2025. Dates will be firmed up in January 2025.

ADJOURNMENT

MOTION by Commissioner Marusiak, **SECONDED** by Commissioner Murphy to adjourn the meeting at 8:10 p.m. Motion carried unanimously.

Minutes by Gretchen Garrett, Deputy City Clerk.

Recorded meeting audio is available on the City website after the meeting.

Minutes approved at the October 7, 2024 Planning Commission Meeting.