



PLANNING COMMISSION REGULAR MEETING MINUTES

October 7, 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 7:04 p.m.

Commissioners:

Chair Luke Marusiak, Vice-Chair Andre Testman (remote), Ashleigh Kilcup (remote), Michael Krohn (remote), Steve Smith (remote), and Dan Murphy were present.

Commissioner Darrell Lambert was absent.

Councilmember liaison Jolyon Johnson was present.

Andrew Levins (remote), Land Use Planning Consultant from Van Ness Feldman, was present.

Chris Green (remote), Planning Manager from Otak, was present.

City Staff:

Mike Chambless, City Administrator; Emily Arteche, Community Development Director; Gretchen Garrett, Deputy City Clerk; Nicole Wiebe, Community Liaison; and Andrew Jongekryg, IT Support Systems.

PUBLIC COMMENT

No public comments.

AGENDA APPROVAL

Motion by Commissioner Marusiak to add a presentation on climate change to the future agenda list. Seconded by Commissioner Testman. The agenda was unanimously approved as amended.

MINUTES

1. The minutes dated September 16, 2024, were unanimously approved.

COUNCIL LIASION UPDATE

Councilmember Johnson briefly discussed Council approval of the Development Agreement for the Model Train Museum and Council approval of the City's 2025-2026 Biennium Budget. Commissioner questions followed.

DESIGN REVIEW BOARD

2. **Historic Design Review Requirements Variance.**

Planning Consultant Andrew Levins reviewed an application submitted for a variance from the standard palette of approved colors in Historic Downtown Snoqualmie (“Historic District”) for a building located at 8050 Railroad Ave. Purpose of variance is to make the exterior more complimentary to the intended use which will be a candy shop. Staff recommended the Commission approve the variance and adopt the findings. Commissioner discussion followed.

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

Approve the color pallet as presented.

PASSED: 6-0 (Marusiak, Testman, Kilcup, Krohn, Smith, Murphy)

LEGISLATIVE/POLICY ITEMS/ REGULATIONS

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

Planning Consultant Andrew Levins presented the following proposed code amendments:

- Expand the extents of the Downtown Historic District Retail Overlay Zone to include all parcels zoned BR-1 and BR-2
- Remove parcels currently zoned OS-2
- Increase retail use requirement to 90%
- Remove retail use waiver process
- Apply 90% ground-floor retail use requirement to storefronts facing Center Blvd SE
- Require no more than 50% of ground-floor windows of a tenant space be covered for storefronts facing Center Blvd SE

Commissioner discussion followed.

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

Approve the proposed Historic Downtown Retail District Overlay Code Amendments as presented.

PASSED: 6-0 (Marusiak, Testman, Kilcup, Krohn, Smith, Murphy)

OTHER BUSINESS

Items of Planning Commission Interest

Commissioner Kilcup had a positive experience at last Saturday’s tree planting and expressed kudos to the forestry folks.

Upcoming Schedule

4. Future Agenda List. Planning Manager Chris Green presented an update to the Climate Change Element of the City’s Comprehensive Plan. The update included a recap of the objectives (adaptation and mitigation); introduction of the Climate Planning Advisory Team (CPAT); and review of the CPAT meeting topics and timeline. Commissioner Testman volunteered to be on the CPAT team and act as liaison to the Planning Commission.
5. Work Program.

ADJOURNMENT

MOTION by Commissioner Marusiak, **SECONDED** by Commissioner Murphy to adjourn the meeting at 7:58 p.m. Motion was unanimously approved.

Minutes by Gretchen Garrett, Deputy City Clerk.

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

Minutes approved at the October 21, 2024 Planning Commission Meeting.