



# PLANNING COMMISSION REGULAR MEETING MINUTES

## Monday, February 3, 2025

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

**CALL TO ORDER & ROLL CALL:** Chair Testman called the meeting to order at 7:01 pm.

**Commissioners:**

Chair Testman, Vice Chair Kilcup, Steve Smith, Darrell Lambert, Luke Marusiak, and Dan Murphy were present.

Commissioner Kilcup (remote) joined at 7:22 p.m.

Councilmember Johnson was present.

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

**City Staff:**

Dena Burke, City Attorney (remote); Emily Arteche, Community Development Director (remote); Jeff Hamlin, Parks & Public Works Director; Mona Davis, Senior Planner; Gretchen Garrett, Deputy City Clerk; and Andrew Jongekryg, IT Support Systems.

**PUBLIC COMMENT**

**AGENDA APPROVAL** - The agenda was unanimously approved.

**COUNCIL LIASION UPDATE**

Councilmember Johnson spoke about Council approval of a contract with Perteet to create a set of City of Snoqualmie Design and Construction Standards based on Snoqualmie Ridge. The Development Standards used in Snoqualmie Ridge are not contained in the Snoqualmie Municipal Code (SMC) but in several different documents: the Development Agreement, Mixed Use Final Plan, Snoqualmie Ridge I, and Snoqualmie Ridge II. The Development Standards used in Snoqualmie Ridge will be consolidated in an effort to study the impact of applying them citywide.

**MINUTES**

1. Chair Testman moved to modify the minutes dated January 21, 2025, to show five Commissioners passed the motion in Special Business and the motion in Legislative Policy Items and Regulations. The January 21, 2025, minutes were approved unanimously as modified.

**DESIGN REVIEW BOARD**

2. Historic Overlay Color Palettes.  
Senior Planner Mona Davis spoke to the variance process required to change exterior colors on buildings in the historic district. Business owners have asked if they could have more colors to choose from rather than engage in a lengthy, expensive variance process.

Commissioner comments and questions included:

- Should we expand the palette and have more options in the neutral color base?
- How many variances have been requested in the last couple of years?

- How have other historic districts in Western Washington handled this? What is best practice?
- What are we trying to preserve historically by limiting the color palette? What obligates the City to certain colors in the historic district?
- What does King County Historic Commission say?

### LEGISLATIVE/POLICY ITEMS/ REGULATIONS

#### 3. Housing Regulations and Draft Amendments.

Land Use Planning Consultant Andrew Levins spoke to proposed amendments to SMC that target housing affordability. Amendments to regulations will increase flexibility and remove barriers by: 1) converting non-residential buildings to residential units; 2) allowing co-living housing; 3) allowing affordable housing development on land owned by religious organizations; 4) allowing housing near transit routes to achieve affordable housing bonuses; and 5) limiting requirements for off-street parking in new housing developments.

Commissioner comments and questions included:

- What is meant by 100% affordable housing in Snoqualmie?
- Are we looking at specific lots for co-living development in Snoqualmie?
- Will the residential to non-residential change apply to any commercial or mixed-use zone? What zones in Snoqualmie will this apply to?
- Does RCW 36.70A.620 relate to Transit Oriented Development (TOD)?

### OTHER BUSINESS

#### Items of Planning Commission Interest

Senior Planner Mona Davis spoke to changing the day and time of the meeting. Two Commissioners responded anonymously to the poll with options: 1) one Commissioner was good with all the proposed dates and times; and 2) the other Commissioner was good with the 7-9:00 p.m. time slot, 1<sup>st</sup> and 3<sup>rd</sup> Monday or 2<sup>nd</sup> and 4<sup>th</sup> Tuesday.

Commissioners discussed 6-8:00 p.m. on Tuesdays, attendance on Wednesdays when there is a holiday, and what is best for staff.

The motion was made to:

**Continue with current schedule of 1<sup>st</sup> and 3<sup>rd</sup> Mondays at 7:00 p.m.**

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

Commissioner Smith announced that he was stepping down effectively immediately.

Is there a plan to build new schools or replace/enhance any schools? Was the Planning Commission involved in the past with schools? What is happening with the land the school district has set aside for a new middle school?

Comment that work is happening at the Splash Pad.

## **Upcoming Schedule**

4. Future Agenda List
  - Anticipating Design Review for Snoqualmie Valley Hospital.
  - City history video.
  - Climate change update.
  - Wireless code amendments.
  - Commissioner Lambert and Chair Testman will attend the Feb. 18, 2025, meeting remotely.
5. Work Program
  - Nothing new on the work program except citywide Development Standards.

## **ADJOURNMENT**

Motion by Commissioner Testman, seconded by Commissioner Murphy to adjourn the meeting.  
Motion carried unanimously.

The meeting adjourned at 8:03 p.m.

*Minutes by Gretchen Garrett, Deputy City Clerk.  
Recorded meeting audio is available on the City website after the meeting.  
Minutes approved at the March 3, 2025 Planning Commission Meeting.*