



# PLANNING COMMISSION REGULAR MEETING MINUTES

## November 18, 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 7:06 p.m.

**Commissioners:**

Chair Luke Marusiak, Vice Chair Andre Testman (remote), Ashleigh Kilcup (remote), Steve Smith (remote), and Darrell Lambert (remote) were present.

Commissioner Murphy was absent.

Councilmember liaison Johnson was present.

Jeff Gray (remote), Senior Wetland Biologist from Otak, was present.

**City Staff:**

Emily Arteche, Community Development Director; Mona Davis, Community Development Senior Planner; Gretchen Garrett, Deputy City Clerk; and Jimmie Betts, IT Support Systems.

**PUBLIC COMMENT**

**AGENDA APPROVAL**

The agenda was unanimously approved as presented.

**MINUTES**

1. The minutes dated November 4, 2024, were unanimously approved.

**COUNCIL LIASION UPDATE**

Councilmember Johnson briefly updated the Commission on Council approval of a Request for Qualifications (RFQ) for affordable workforce development on City-owned property at SE Gravenstein Court. Site is slightly forested, on a steep slope, and mostly wetlands. Not much of the property is developable so the Council decided a RFQ was appropriate to find experts with creative solutions. Evaluation of applicants will be based on experience, approach to relevant problems, expertise, finances, and community partners that offer wrap-around services. Commissioner questions and discussion followed.

- How many RFQ applicants are expected?
- How many units will be built?
- Was the King Street closure successful?

**DESIGN REVIEW BOARD**

## LEGISLATIVE/POLICY ITEMS/ REGULATIONS (2 AND 3 WERE SWITCHED)

### 2. **Critical Areas Ordinance Update Presentation.**

Senior Wetland Biologist Jeff Gray prepared a crosswalk showing the changes to the Critical Areas Ordinance. Commissioner questions during the review of the crosswalk were as follows:

- How are streams classified aka “typed?”
- What map will be used to determine if a critical area study is required?
- Is there a way to mitigate critical areas, say wetlands, on a property to create more developable land?

A public hearing about the Critical Areas Ordinance Update will take place on December 2, 2024.

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

A second public hearing about the Historic Downtown Retail District Overlay Code Amendments will take place on December 2, 2024.

Commissioner discussion included the following questions:

- Are legal non-conforming uses included or excluded in the current 25%-75% ratio of permitted uses? Will non-conforming uses be included in the new 10%-90% ratio of permitted uses?
- Why not include Park Street in the commercial zone?
- How long has zoning in Historic Retail Overlay District been in place?
- The boundary lines of the Historic Retail Overlay District need to be revisited because open space has expanded due to the RiverTrail Project and properties within the district are now considered open space.

### 4. **Wireless Code Update Introduction.**

The intent of the Wireless Code Update is to create additional wireless space, say in parks, for wireless facilities and to identify other updates required to bring the City up to date with FCC regulations. Commissioner discussion and questions followed.

- Is there a safety issue with the increase in electromagnetic emissions in parks?
- What safety measures are baked into Federal regulation of the location of wireless facilities?

## OTHER BUSINESS

### Items of Planning Commission Interest

- Discussion about changing the time of the meeting.
- Eventually move to in-person meeting attendance.
- Is there an update on 384<sup>th</sup> project completion date?
- December 2<sup>nd</sup> will be a long meeting; there will be a potluck and two public hearings.

### Upcoming Schedule

#### 5. Future Agenda List.

December 2 will be the last meeting of the year.

#### 6. Work Program.

Commissioner Kilcup will not be at the December 2 meeting.

## **ADJOURNMENT**

It was moved by Commissioner Marusiak, seconded by Commissioner Lambert to adjourn the meeting which passed unanimously.

The meeting was adjourned at 9:08 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 December 2, 2024, Planning Commission Meeting.*