



COMMUNITY DEVELOPMENT COMMITTEE & COMMITTEE OF THE WHOLE MEETING

Monday, July 07, 2025, at 6:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMITTEE MEMBERS

Chair: Louis Washington

Councilmembers Jolyon Johnson and Robert Wotton

This meeting will be conducted in person and remotely using Zoom.

Join by Telephone: To listen to the meeting via telephone, please call **253.215.8782** and enter

Webinar ID **860 6728 7531** and Password **1730040121** if prompted.

Press *9 to raise your hand to speak. Raising your hand signals the meeting moderator that you have a comment.

Press *6 to mute and unmute.

Join by Internet: To watch the meeting over the internet via your computer, follow these steps:

- 1) Click this [link](#)
- 2) If the Zoom app is not installed on your computer, you will be prompted to download it.
- 3) If prompted for Webinar ID, enter **860 6728 7531**; Enter Password **1730040121**
- 4) Please confirm that your audio works prior to participating.

CALL TO ORDER & ROLL CALL

AGENDA APPROVAL

PUBLIC COMMENTS (online public comments will not be taken).

MINUTES

1. Approval of the minutes dated June 2, 2025.

AGENDA BILLS

2. **AB25-069:** Historic Downtown Color Palettes Resolution

UPCOMING ITEMS

(The following items reference either upcoming projects or issues pertaining to matters of the Community Development Council Committee. This for informational purposes.)

ADJOURNMENT



COMMUNITY DEVELOPMENT COMMITTEE & COMMITTEE OF THE WHOLE MEETING MINUTES JUNE 2, 2025

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

CALL TO ORDER & ROLL CALL: Councilmember Washington called the meeting to order at 6:01 pm.

Committee Members:

Councilmembers Louis Washington, Rob Wotton and Jo Johnson were present.

Mayor Katherine Ross was also present.

City Staff:

Mike Chambless, City Administrator; Dena Burke, City Attorney; Mona Davis, Community and Economic Development Director; Deana Dean, City Clerk; and Andrew Jongekryg, IT Support.

AGENDA APPROVAL – The agenda was approved as presented.

PUBLIC COMMENTS – There were no public comments.

MINUTES – The minutes dated May 19, 2025, were approved as presented.

AGENDA BILLS – There were no agenda bills.

DISCUSSION ITEMS

2. Review of Council Work Plan. Community & Economic Development Director Mona Davis provided a status update on the items in the CD department work plan. Discussion followed. Updating the zoning map should be added to the list. Due to time, the remaining four items will be discussed at the next committee meeting.

ADJOURNMENT - The meeting was adjourned at 6:55 pm.

Minutes prepared by Deana Dean, City Clerk.

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

Minutes approved at the _____ Community Development Committee Meeting.

Council Agenda Bill

AB Number

AB25-069

Agenda Bill Information

Title *

Exterior Color Palette

Action *

Motion

Council Agenda Section

Committee Report

Council Meeting Date *

07/14/2025

Staff Member

Mona Davis

Department *

Community Development

Committee

Community Development

Committee Date

07/07/2025

Exhibits

Packet Attachments - if any

Draft Resolution_Color Palette.docx	24.48KB
Planning Commission Recommendation 6-12-25 color palette.pdf	49.21KB
Staff Memo_Snoqualmie Color Palette for CD Committee and City Council.pdf	195.45KB
Exhibit A - Final Updated Color Palette 2025.pdf	122KB

Summary

Introduction *

Brief summary.

Planning Commission held several meetings with staff, which included a public hearing to obtain feedback on expanding the exterior color palette options for buildings within the Historic and Landmark Districts. The Planning Commission made a motion on May 19th to recommend approval of the color palette (Exhibit A) and forward a Resolution to the Council.

Proposed Motion

Move to approve Resolution XXXX adopting a new exterior color palette for buildings that lie within the Historic District Overlay or Historic Landmark Overlay.

Background/Overview *

What was done (legislative history, previous actions, ability to hyperlink)

See staff memo dated 6-13-25

Analysis*

The City Council's affirmation of the Planning Commission's updated and approved color palette would provide businessowners and residents in the historic district overlay, landmark district overlay, and individual designated landmarks greater flexibility with exterior paint color in the interim.

Budgetary Status*

This action has no budgetary implications.



Community Development Department

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MEMORANDUM

To: Community Development Committee / City Council
From: Mona Davis, Community & Economic Development Director
Andrew Love, AICP, Contract Planner
Date of Memo: June 13, 2025
Date of Meeting: July 7, 2025
Subject: Snoqualmie Color Palette (Chapter 17.35 SMC)

INTRODUCTION:

City staff were tasked with updates to the approved color palette. Currently, Chapter 17.35 of the Snoqualmie Municipal Code (SMC) requires historical design review for the City's "historic district overlay zones," "downtown historic commercial landmark district," and individual landmarks.

Type I projects are administrative and can include "exterior painting of **noncontributing** buildings or structures [in the overlay zones and/or landmark district], **using approved colors**" (SMC 17.35.120(A)(2)).

Type II projects are reviewed by the historic preservation officer, who makes a staff report and recommendation to the Historical Design Review Board (which the Planning Commission has been serving as for many years). A Type II project can include the following:

- "For **contributing** buildings or structures [in the Landmark District or individual Landmarks], any alteration in exterior appearance or replacement of historic materials with nonhistoric materials" (SMC 17.35.120(B)(1)).
- "For **noncontributing** buildings or structures [in the overlay zones and/or landmark district], any exterior repairs (other than emergency repairs needed for the immediate protection of property, life or safety) or alterations other than those designated as Type I" (SMC 17.35.120(B)(2)).

The last section of code above means that if a business in a non-historical building (but still in either the overlay zone or landmark district) proposes a color scheme other than the approved color palette, they still must go through design review. The existing color palette is quite restrictive, because it only allows four color combinations for the main building, trim, and accent colors. Businesses cannot pick between the four choices. Optionally, there are four additional colors that can be used for "trim/storefront window." Previously, the city has heard frustration from the small business owners of downtown about the limited color palette.

BACKGROUND:

- On February 3, 2025, City staff brought a memorandum to Planning Commission seeking feedback on potential updates to the City’s historic overlay color palette.
- On April 7, 2025, City staff presented potential options for updating the color palette and posed several questions for discussion. Some communities like the City of Orting maintained strict color options, whereas other cities like Burien, Carnation, and Gig Harbor have more general guidelines. In Carnation’s case, there is a chart outlining which types of colors are allowed without prescribing certain shades.
- On April 21, 2025, staff provided the Planning Commission a wide range of colors from the two historic paint collections mentioned above, but the Planning Commission instructed staff to return with only the Orting colors (24 out of 60 colors in the Sherwin-Williams Historical Color Collection) and the currently approved Snoqualmie color palette (which feature 20 colors, with limitations on mixing and matching).
- On May 5, 2025, King County Historic Preservation came to present and later gave feedback on the color palette issue, including the fact that no other jurisdiction in King County has a strict color palette for their historic district. They recommended having a “preferred” color palette rather than a strict color palette. In addition, two other members of the public gave input as did Councilmember Jo Johnson. After a lengthy discussion of options and weighing pros and cons, the Planning Commission gave guidance on what they would like to see for the Public Hearing.
- On May 19, 2025, Planning Commission held a public hearing to further discuss the options staff provided based on the guidance from May 5, in addition to seeking comments from the public. City staff prepared three options:
 - **Option 1** included the 16 colors of the existing Snoqualmie color palette and the addition of the 24 identified Sherwin-Williams options with the option to mix and match most colors.
 - **Option 2** included a general table of example colors without limiting applicants to specific paint colors. This was intended to be like the regulations of cities like Burien, Carnation, and Gig Harbor. Certain color families would have been allowed or prohibited instead of requiring very specific paint colors, based on whether it is a main color, trim, or accent.
 - **Option 3** provided example language that could supplement either Option 1 or Option 2.

City staff received several comment letters ahead of the meeting in support of expanded the color palette, and these letters were provided to the Planning Commissioners before the public hearing and entered into the record. One of the commenters and downtown businessowner, Ashley Grammer, recommended 12 additional colors to include some lighter options as trim or accent color options.

After the Public Hearing, the Planning Commission made a motion to recommend Option 3 (with minor language modification) and a blend Option 1 and Option 2, resulting in a similar table as Option 2 while maintaining a set color palette like Option 1. The motion also incorporated the 12 additional colors as pastel options, and to include an additional white.

NEXT STEPS:

The City Council’s affirmation of the Planning Commission’s updated approved color palette would provide businessowners and residents in the overlay zones, landmark district, and individual designated landmarks greater flexibility with exterior paint color in the interim.



Community Development Department

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The Planning Commission unanimously recommends that the City Council Community Development Committee consider the proposed update to the approved color palette as defined in SMC Section 17.35.040(C) and transmit said color palette to the City Council for approval.

The Planning Commission recommends the City Council approve the proposed color palette as presented in Exhibit A.

Recommended by the City of Snoqualmie Planning Commission on the 12th of June 2025.

Andre Testman
Planning Commission Chair

Attest by:

Mona Davis
Community and Economic Development Director

RESOLUTION NO. _____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SNOQUALMIE, WASHINGTON, AFFIRMING THE DECISION OF THE HISTORIC DESIGN REVIEW BOARD FOR UPDATING THE APPROVED COLOR PALETTE AS DEFINED IN SUBSECTION SMC 17.35.040(C), AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, Section 17.35.110 of the Snoqualmie Municipal Code (“SMC”) requires historical design review for the City’s “historic district overlay zones,” “downtown historic commercial landmark district,” and individual designated landmarks; and

WHEREAS, Subsection 17.35.040(C) SMC and Subsection 17.35.210(M) SMC require the Historic Design Review Board to establish an approved color palette to be used during historical design review; and

WHEREAS, the existing approved color palette provides four color combinations, with 20 total colors divided by colors for the main building, trim, accent, and optional trim/storefront window, with no ability to pick colors between the four combinations, with the exception of the optional trim/storefront window colors; and

WHEREAS, as a result of outreach with downtown Snoqualmie businessowners, the City determined that the existing color palette severely limits paint color options unless the applicant applies for a Type II permit outlined in Subsection 17.35.120(B)(2); and

WHEREAS, Subsection 17.35.120(B)(1) still requires historic design review for any alteration to exterior appearance of any contributing building or structure, regardless if the proposed colors meet the approved color palette; and

WHEREAS, the Planning Commission has been serving as the Historic Design Review Board in accordance with Section 17.35.055; and

WHEREAS, the Planning Commission and Planning Department staff met over multiple meetings to discuss options for updating the approved color palette;

WHEREAS, the Planning Commission held a duly noticed public hearing on May 19, 2025 to receive testimony on the proposed updates to the approved color palette, and

WHEREAS, the Planning Commission, by motion on May 19, 2025, unanimously recommended approval of the proposed color palette with modifications; and

WHEREAS, the Community Development Committee of the Snoqualmie City Council reviewed the Planning Commission's recommendation on July 7, 2025; and

WHEREAS, there is no proposed change to the Snoqualmie Municipal Code, therefore, the action is exempt from undergoing non-project SEPA review; and

WHEREAS, the Snoqualmie City Council has considered the recommendations of the Community Development Committee and the Planning Commission and has determined to take the actions set forth in this resolution:

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Snoqualmie, Washington, as follows:

Section 1. Recitals Adopted. The foregoing recitals ("Whereas" statements) are hereby adopted as Findings of Fact and Conclusions of Law.

Section 2. Updates to Approved Color Palette. The City Council of the City of the City of Snoqualmie affirms the design of the Planning Commission serving as the Historic Design Review Board to update the approved color palette as defined in Subsection 17.35.040(C), attached hereto as Exhibit A.

Section 3. Severability. If any one or more section, subsection, or sentence of this resolution or any of the attachments hereto, as applicable, is held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this resolution or any of the attachments hereto, as applicable, and the same shall remain in full force and effect.

Section 4. Corrections by City Attorney. Upon approval of the City Attorney, the City Clerk are authorized to make necessary corrections to this resolution and/or any attachments hereto, including the correction of clerical or typographical errors; references to other local, state,

or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 5. Effective Date. This resolution shall become effective immediately upon passage.

PASSED by the City Council of the City of Snoqualmie, Washington, this 14th day of July 2025.

Katherine Ross, Mayor

Attest:

Approved as to form:

Deana Dean, City Clerk

Dena Burke, City Attorney



APPROVED EXTERIOR COLOR PALETTE

as applicable in Chapter 17.35 SMC

**Basic
Building
Shell**

**Trim and/or
Accent**
Max. 10% of Facade

Item 2.

BROWNS, GRAYS, & NEUTRALS



Renwick Rose Beige
(SW 2804)
RGB: 175, 136, 113
Hex Value: #AF8871



Downing Sand
(SW 2822)
RGB: 203, 188, 165
Hex Value: #CBBCA5



Downing Earth
(SW 2820)
RGB: 136, 123, 103
Hex Value: #887B67



Downing Stone
(SW 2821)
RGB: 166, 163, 151
Hex Value: #A6A397



Downing Straw
(SW 2813)
RGB: 202, 171, 125
Hex Value: #CAAB7D



Renwick Beige
(SW 2805)
RGB: 195, 176, 157
Hex Value: #C3B09D



Rookwood Brown
(SW 2806)
RGB: 127, 97, 74
Hex Value: #7F614A



Rookwood Medium
Brown (SW 2807)
RGB: 110, 82, 65
Hex Value: #6E5241



Rookwood Dark
Brown (SW 2808)
RGB: 95, 77, 67
Hex Value: #5F4D43



Rookwood Antique
Gold (SW 2814)
RGB: 165, 130, 88
Hex Value: #A58258



Renwick Olive
(SW 2815)
RGB: 151, 137, 106
Hex Value: #97896A



Rookwood Clay
(SW 2823)
RGB: 154, 126, 100
Hex Value: #9A7E64



Decatur Buff
(BM HC-38)
RGB: 193, 167, 125
Hex Value: #C1A77D



Renwick Golden Oak
(SW 2824)
RGB: 150, 114, 76
Hex Value: #96724C



Renwick Heather
(SW 2818)
RGB: 139, 125, 123
Hex Value: #8B7D7B



Downing Slate
(SW 2819)
RGB: 119, 127, 134
Hex Value: #777F86



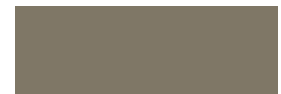
Kendall Charcoal
(BM HC-166)
RGB: 103, 102, 98
Hex Value: #676662



Ozark Shadows
(BM AC-26)
RGB: 182, 180, 172
Hex Value: #B6B4AC



Hampshire Gray
(BM HC-101)
RGB: 144, 137, 114
Hex Value: #908972

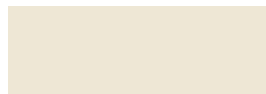


Cromwell Gray
(BM HC-103)
RGB: 127, 119, 102
Hex Value: #7F7766

WHITES & OFF-WHITES



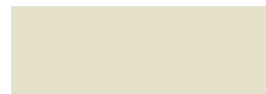
Sail Cloth
(BM OC-142)
RGB: 228, 222, 206
Hex Value: #E4DECE



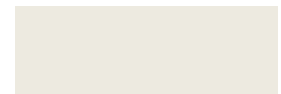
Navajo White
(BM OC-95)
RGB: 238, 231, 213
Hex Value: #EEE7D5



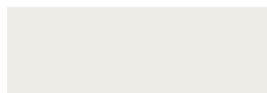
Edgecomb Gray
(BM HC-173)
RGB: 217, 211, 196
Hex Value: #D9D3C4



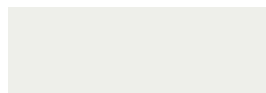
Lancaster Whitewash
(BM HC-174)
RGB: 230, 225, 203
Hex Value: #E6E1CB



Alabaster
(SW 7008)
RGB: 237, 234, 224
Hex Value: #EDEAE0



Pure White
(SW 7005)
RGB: 237, 236, 230
Hex Value: #EDECE6



Extra White
(SW 7006)
RGB: 238, 239, 234
Hex Value: #EEEEFEA



APPROVED EXTERIOR COLOR PALETTE

as applicable in Chapter 17.35 SMC

**Basic
Building
Shell**

**Trim and/or
Accent**
Max. 10% of Facade

Item 2.

DARK SATURATED COLORS



Hodley Red
(BM HC-65)
RGB: 119, 77, 74
Hex Value: #774D4A



Rookwood Terra
Cotta (SW 2803)
RGB: 151, 88, 64
Hex Value: #975840



Rookwood Red
(SW 2802)
RGB: 98, 47, 45
Hex Value: #622F2D



Rookwood Dark Red
(SW 2801)
RGB: 75, 41, 41
Hex Value: #4B2929



Rookwood Amber
(SW 2817)
RGB: 192, 134, 80
Hex Value: #C08650



Rookwood Jade
(SW 2812)
RGB: 151, 159, 127
Hex Value: #979F7F



Rookwood Blue
Green (SW 2811)
RGB: 115, 132, 120
Hex Value: #738478



Rookwood Sash
Green (SW 2810)
RGB: 80, 106, 103
Hex Value: #506A67



Yorktowne Green
(BM HC-133)
RGB: 70, 90, 93
Hex Value: #465A5D



Rookwood Dark
Green (SW 2816)
RGB: 86, 92, 74
Hex Value: #565C4A



Newburyport Blue
(BM HC-155)
RGB: 70, 85, 102
Hex Value: #465566

EXTREMELY DARK COLORS



Rookwood Shutter
Green (SW 2809)
RGB: 48, 59, 57
Hex Value: #303B39



Essex Green
(BM HC-188)
RGB: 39, 54, 46
Hex Value: #27362E



Night Horizon
(BM 2134-10)
RGB: 75, 67, 61
Hex Value: #4B433D



Black Satin
(BM 2131-10)
RGB: 49, 52, 53
Hex Value: #313435



Black
(BM 2132-10)
RGB: 49, 49, 50
Hex Value: #313132



APPROVED EXTERIOR COLOR PALETTE

as applicable in Chapter 17.35 SMC

**Basic
Building
Shell**

**Trim and/or
Accent**
Max. 10% of Facade

Item 2.

PASTELS



Queen Anne Lilac
(SW 0021)
RGB: 192, 182, 180
Hex Value: #C0B6B4



Orchid
(SW 0071)
RGB: 188, 156, 158
Hex Value: #BC9C9E



Studio Mauve
(SW 0062)
RGB: 198, 185, 184
Hex Value: #C6B9B8



Dutch Tile Blue
(SW 0031)
RGB: 154, 171, 171
Hex Value: #9AABAB



Festoon Aqua
(SW 0019)
RGB: 160, 187, 184
Hex Value: #A0BBB8



Copen Blue
(SW 0068)
RGB: 194, 204, 196
Hex Value: #C2CCC4



Classical Yellow
(SW 2865)
RGB: 248, 212, 146
Hex Value: #F8D492



Belvedere Cream
(SW 0067)
RGB: 240, 205, 160
Hex Value: #F0CDA0



Sunbeam Yellow
(SW 0078)
RGB: 240, 211, 157
Hex Value: #F0D39D



Rachel Pink
(SW 0026)
RGB: 232, 185, 174
Hex Value: #E8B9AE



Cabbage Rose
(SW 0003)
RGB: 197, 159, 145
Hex Value: #C59F91



Pink Shadow
(SW 0070)
RGB: 222, 195, 185
Hex Value: #DEC3B9

BRIGHT COLORS



NOTES:

BM = Benjamin Moore

SW = Sherwin-Williams

Screens and printers change the appearance of the color swatches. Please use the name and number of Benjamin Moore or Sherwin-Williams paint to achieve the correct color. Most other paint brands are able to color match to Benjamin Moore or Sherwin-Williams name or number.



APPROVED EXTERIOR COLOR PALETTE

as applicable in Chapter 17.35 SMC

Item 2.

ADDITIONAL REGULATIONS

- A. The referenced muted and dark saturated colors, browns, grays, whites, or other neutral colors shall be utilized for the primary background of buildings/building shell.
- B. The referenced extremely dark colors and pastels shall be limited to trim and accents, generally no more than 10 percent of the facade.
- C. Bright, neon, florescent, or day-glow colors of any shade are prohibited.
- D. Contrasting colors shall be utilized for trim. For example, where a dark background color is used for the shell of the building, white trim works particularly well. Darker trim colors can be effective where lighter colors are used for the basic building shell.
- E. Consideration shall be given to contrasting the colors of new or remodeled buildings with the colors of the existing buildings in its vicinity.
- F. Avoid painting factory colors of stone and brick. Stone and brick provide naturally durable colors and finishes that would be lost or damaged if painted. Painting or staining of stone and brick is prohibited.
- G. All finished natural wood tones are permitted.
- H. Exception: If a historic color is found to have been used on an individual Snoqualmie Landmark or a contributing building within the Landmark District through the use of laboratory testing, this color shall be permitted in a similar manner.