



PLANNING COMMISSION REGULAR HYBRID MEETING

Monday, April 15, 2024, at 7:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMISSIONERS

Chair: Luke Marusiak

Vice Chair: Andre Testman

Commissioners: Chris Alef, Ashleigh Kilcup, Michael Krohn, Darrell Lambert, and Steve Smith.

Join by Telephone at 7:00 PM: To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **864 8750 2701** and Password **1900040121** 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 at 7:00 PM: 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 **864 8750 2701**; Enter Password **1900040121**
- 4) Please confirm that your audio works prior to participating.

This meeting will be conducted in person and remotely using teleconferencing technology provided by Zoom.

CALL TO ORDER & ROLL CALL

PUBLIC COMMENT - *Public comment will be accepted by in-person attendees. Remote attendees may submit written comments to the staff liaison.*

AGENDA APPROVAL

COUNCIL LIAISON REPORT

MINUTES

1. Approval of the minutes dated March 18, 2024.

PERMIT REVIEW/DESIGN REVIEW BOARD

The Planning Commission, sitting as the Design Review Board or the Historic Design Review Board, reviews the design of certain development proposals in Snoqualmie. The Planning Commission also reviews certain development permits per the Snoqualmie Municipal Code. Public comment may be limited for some or all of these items due to the nature of the permit approval process.

LEGISLATIVE/POLICY ITEMS/REGULATIONS

The Planning Commission reviews proposed legislation within its scope of authority, including Comprehensive Plan amendments and development regulation amendments, and planning and development replated policy items referred by the City Council.

2. (Public Hearing) Emergency Housing

3. MUFP Amendment

OTHER BUSINESS

Planning Commission Regular Hybrid Meeting
April 15, 2024

Items of Planning Commissioner Interest

Upcoming Schedule

[4.](#) Future Agenda List

[5.](#) Work Program

ADJOURNMENT



PLANNING COMMISSION MINUTES

REGULAR HYBRID MEETING

March 18, 2024

This meeting was conducted in person and remotely using teleconferencing technology provided by Zoom.

CALL TO ORDER & ROLL CALL: Chair Marusiak called the meeting to order 7:02 PM

Commissioners:

Chair Luke Marusiak, Vice- Chair Testman, Steve Smith, Ashleigh Kilcup, Michael Krohn, and Darrell Lambert were present.

Commissioners Michael Krohn and Chris Alef were excused.

City Staff:

Emily Arteche, Community Development Director; Ashley Wragge, Planning Technician; Andy Latham, IT Support Systems.

PUBLIC COMMENT

No comments.

AGENDA APPROVAL

Agenda altered to remove Council Liaison Report and approved unanimously.

MINUTES

February 20, 2024 minutes were approved unanimously.

COUNCIL LIASION UPDATE

No update.

DESIGN REVIEW BOARD

No design review.

LEGISLATIVE/POLICY ITEMS/ REGULATIONS

Comprehensive Plan- Environment

Planning Commission reviewed draft policies and alterations proposed by staff after receiving input from the Washington Department of Fish and Wildlife. A draft was agreed upon and will be signed and forwarded to the Community Development Committee.

SB 5290

Staff presenting SB 5290 contents to prepare the commission for upcoming code changes. These code changes are procedural amendments to permit processing times. Current timeframe is 120 days and the timeframe will be reduced based on development type.

OTHER BUSINESS

Planning Commission Interest

Tribe selling cannabis

Snoqualmie Hotel Article

Upcoming Schedule

Future Agenda List

Work Program

The next meeting will be on Monday, April 15, 2024.

ADJOURNMENT

MOTION by Commissioner Marusiak, **SECONDED** by Commissioner Lambert to adjourn the meeting.

Motion carried unanimously.

The meeting adjourned at 7:47 pm.

Minutes by Ashley Wragge, Planning Technician

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

Minutes approved at the _____ Planning Commission Meeting.



Emily Arteche, Director
38624 SE River St. | P.O. Box 987
Snoqualmie, Washington 98065
(425) 888-5337 | earteche@snoqualmiewa.gov

STAFF MEMORANDUM

To: Planning Commission
From: Andrew Levins, Land Use Planning Consultant
Date: April 15, 2024
Subject: House Bill 1220: Transitional and Supportive Housing Code Updates

Changes to state law require cities to not prohibit permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters in certain zones.

1. BACKGROUND:

In 2021, the Washington State Legislature passed and the Governor signed HB 1220, amending RCW 35A.21.430 and RCW 35.21.683 requiring cities to plan for and accommodate housing affordable to all segments of the population as part of their Comprehensive Plans. HB 1220 also requires that:

- Cities must not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed, and
- Cities must not prohibit indoor emergency shelters and indoor emergency housing in any zone in which hotels are allowed no later than September 30, 2021.

A SEPA checklist was prepared on April 1, 2024 and a Determination of Non-Significance was issued on April 3, 2024. The comment period for DNS started on April 3 and will conclude on April 16. The changes proposed to the SMC are described in Attachment 1, "Strikeout and Underline Draft Amendments."

2. ANALYSIS:

Attachment 2, "HB 1220 Crosswalk Matrix," summarizes the reasoning for the specific changes proposed to the SMC. In addition to the required changes to the SMC, HB 1220 also requires that the City of Snoqualmie update its Comprehensive Plan Housing Element to "plan for and accommodate" housing affordable to all income levels. This Comprehensive Plan update is part of a separate effort and not under consideration of the Planning Commission as part of this current update to the SMC.

Though enacted in 2021, the City of Snoqualmie has not yet achieved compliance with HB 1220. The SMC currently identifies "shelters for temporary placement" and "special needs housing" as uses that provide housing to persons on a temporary basis for a duration not to exceed four weeks. These uses alone are insufficient to meet State requirements, which mandate the City of Snoqualmie specifically address emergency shelters, emergency housing, transitional supportive housing, and permanent supportive housing in the SMC. The amendments proposed in Attachment 1 and summarized in Attachment 2 are intended to bring the SMC into compliance with the requirements of HB 1220. Staff has confirmed with Commerce that the proposed amendments are acceptable and would achieve compliance with HB 1220.

The requirements of HB 1220 apply to all cities planning under the GMA or Planning Enabling Act, and are not intended to address a specific deficiency in the way that the City of Snoqualmie currently addresses housing insecurity in its code. Instead, the requirements of HB 1220 broadly establish a statewide “floor” for the types of uses that each City must allow in an effort to expand the types of assistance available statewide. Staff has evaluated the requirements of HB 1220 and determined that the SMC currently does not achieve compliance with State requirements. Staff has generated a detailed analysis comparing the requirements of HB 1220 with the portions of the SMC that must be modified (Attachment 2) to achieve compliance. The proposed approach and changes to the SMC have been confirmed with the Department of Commerce to meet the requirements of HB 1220.

3. NEXT STEPS:

This is a category 3 decision, requiring an open-record hearing with recommendation by the Planning Commission and decision by City Council. Staff recommends the Snoqualmie Planning Commission open the public hearing for this item for discussion. Staff also recommends that the Planning Commission recommend the proposed SMC amendments as described in Attachment 1 for approval by the City Council at a future closed record public hearing.

ATTACHMENTS:

1. Strikeout and Underline Draft Amendments
2. HB 1220 Crosswalk Matrix

SMC Chapter 17	Existing Code	New Regulation HB 1220	Consistent	Not Consistent	Not Applicable
10.040	No definition.	The City must add "Emergency Housing" to its definitions and permitted uses table. This is proposed as "Emergency Housing or Shelter."	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10.040	No definition.	The city must add "Emergency Shelter" to its definitions and permitted uses table. This is proposed as "Emergency Housing or Shelter."	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10.115	No definition.	The city must add "Permanent Supportive Housing" to its definitions and permitted uses table.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10.110	The current definition of "Special Needs Housing" includes "Transitional Housing."	As "Transitional Housing" must now be a standalone use, this change removes "Transitional Housing" from the City's existing definition of "Special Needs Housing."	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10.115	"Transitional Housing" is currently defined but does not include all State requirements and is not a discrete use in the permitted uses table.	The city must modify its definitions of "Transitional Housing" and add it to the permitted uses table.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
55.020	No "Emergency Shelter and Housing" use in current code.	This change allows Emergency Shelter and Housing in all zones where hotels are allowed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
55.020	No "Permanent Supportive Housing" use in current code.	This change allows permanent supportive housing in all zones where multifamily housing is allowed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
55.020	No "Permanent Supportive Housing" in current code.	This change allows permanent supportive housing and transitional housing in all zones where residential dwelling units or hotels are allowed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10.040 “E” Definition

“Emergency Housing or Shelter” means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing or shelter may or may not require occupants to enter into a lease or an occupancy agreement. These facilities may include day and warming centers that do not provide overnight accommodations.

10.095 “P” Definitions

“Permanent supportive housing” is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident’s health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

10.110 “S” Definitions

“Special needs housing” means housing that is provided for persons and, where applicable, their dependents who, by virtue of disability or other personal factors, face impediments to independent living and who require special assistance and services in order to sustain appropriate housing on a permanent, long-term or transitional basis. Special needs housing includes shelters for temporary placement and group homes, for up to six residents in care, that function as a single housekeeping unit and provide supportive services, including but not limited to counseling, rehabilitation and medical supervision.

10.115 “T” Definitions

“Transitional housing facilities” means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

55.020 Table of Uses

Table 1 lists uses that are regulated by the zoning code, except unclassified uses in Chapter 17.60 SMC, and uses within the mixed use district, Chapter 17.30 SMC. The uses are listed and a corresponding letter is printed for each zoning district. The letter “X” means the use is prohibited for that particular district. The letter “P” designates uses that are permitted in a particular district. The letter “C” means that a use may be permitted in a particular district, subject to a conditional use permit. The presumption established by this chapter is that all legitimate uses of land are permissible within at least one zoning district. Therefore, because the list of permissible uses set forth cannot be all-inclusive, those uses that are listed shall be interpreted liberally to include other uses that have similar impacts to the listed uses.

Table 1. Table of Uses

Land Use Descriptions		R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCII	OS-1	OS-2	OS-3	UP
1.0	Residential															
	1.1 Single-Family Dwellings															
	1.1.1 Site-Built, Modular and Designated Manufactured Home	P	P	P ⁶	P	X	X	P ⁶	X	X	X	X	X	X	X	X
	1.1.2 Accessory Dwelling Unit	P	P	P	P	X	X	P	X	X	X	X	X	X	X	X
	1.1.3 Co-Housing	C	C	C	P	X	X	C	X	X	X	X	X	X	X	X
	1.2 Multiple-Family Dwellings	X	X	P	P	X	X	P	X	X	X	X	X	X	X	X
	1.3 Homes Emphasizing Special Services or Supervision															
	1.3.1 Day Care I	P	P	P	P	X	X	P	P	P	X	X	X	X	X	X
	1.3.2 Day Care II	C	C	X	C	P ¹	P	P	P	P	P	P	X	X	X	X
	1.3.3 Special Needs Housing	C	C	C	C	X	X	C	X	X	P	X	X	X	X	X
	1.3.4 Permanent Supportive Housing	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X
	1.3.5 Transitional Housing	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X
	1.3.6 Emergency Housing or Shelter	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X
	1.4 Miscellaneous Rooms for Rent Situations															
	1.4.1 Bed and Breakfast	C	C	X	C	C ¹	C	C	P	P	X	X	X	X	X	X
	1.4.2 Boarding Houses	X	X	X	C	C ¹	C	C	C	C	C	X	X	X	X	X
	1.5 Second Story SF or MF Dwelling Units above Nonresidential Uses	X	X	X	C	P	P	P	P	P	C	C	X	X	X	X

Table 1. Table of Uses

Land Use Descriptions		R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCII	OS-1	OS-2	OS-3	UP
1.6	Home Occupations	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X
2.0	Commercial/Business															
2.1	Retail/Service															
	2.1.1 Groceries/Supermarket	X	X	X	X	P	P	P	X	P	C	P	X	X	X	X
	2.1.2 Convenience Stores	X	X	X	P	P	P	P	X	P	C	P	X	X	X	X
	2.1.3 Retail Sales	X	X	X	P ⁴	P	P	P	P ⁵	P	X	P	X	X	X	X
	2.1.4 Retail Services	X	X	X	P ⁴	P	P	P	P	P	X	P	X	X	X	X
	2.1.4a Hair/Beauty/Nail Salon	X	X	X	P ⁴	P	P	P	P	P	X	P	X	X	X	X
	2.1.4b Tattoo Parlor	X	X	X	X	P ¹	P	P	P	P	X	P	X	X	X	X
	2.1.4c Shoe Repair	X	X	X	X	P ¹	P	P	P	P	X	P	X	X	X	X
	2.1.4d Copy/Print/Photo Shop	X	X	X	X	P ¹	P	P	P	P	P	P	P	X	X	X
	2.1.5 Commercial Services	X	X	X	X	P ¹	P	P	P	P	X	P	X	X	X	X
	2.1.5a Banks	X	X	X	X	X	P	P	P	P	X	P	X	X	X	X
	2.1.5b Check Cashing/Quick Loan Stores	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X
	2.1.5c Pawn Shops	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X
	2.1.5d Dry Cleaner	X	X	X	X	X	P	P	P	P	X	P	X	X	X	X
	2.1.6 Art Galleries	X	X	X	P	P	P	P	P ⁵	P	X	P	X	X	X	X
	2.1.7 Restaurants and Taverns	X	X	X	P	P	P	C/P ⁷	P ⁵	P	X	C	X	X	X	X

Table 1. Table of Uses

Land Use Descriptions		R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCII	OS-1	OS-2	OS-3	UP
	2.1.8 Formula Take-Out Food Restaurants	X	X	X	X	P ³	X	P ⁵	P ⁵	X	X	X	X	X	X	X
	2.1.9 Espresso/Snack Stands	X	X	X	X	P	X	P ⁵	P ⁵	P	P	P	X	X	X	X
	2.1.10 Drive-Through Associated with Restaurant or Espresso/Snack Stand	X	X	X	X	X	P	X	X	P	X	C	X	X	X	X
2.2	Office/Professional															
	2.2.1 Professional Services	X	X	X	P	P ¹	P	P	P	P	P	P	X	X	X	X
	2.2.2 Corporate Offices	X	X	X	X	P ¹	P	P	P	P	P	P	C	X	X	X
	2.2.3 Call Centers	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X
	2.2.4 Data Centers	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X
2.3	Entertainment Uses															
	2.3.1 Theater, Auditorium	X	X	X	P	P	P	P	P	P	C	P	C	X	X	X
	2.3.2 Enclosed Commercial Recreation (bowling, arcades, etc.)	X	X	X	P	P	P	P	X	P	X	X	X	X	X	X
	2.3.3 Unenclosed Commercial Recreation (mini-golf, batting cages, amusement rides, etc.)	X	X	X	X	X	X	X	X	P	C	C	C	X	X	X
2.4	Hotels and Motels	X	X	X	X	C	C	C	C	C	C	X	X	X	X	X
2.5	Wholesale Sales	X	X	X	X	X	C	C	C	P	P	P	C	X	X	X
2.6	Small Animal Veterinarian Clinic	X	X	X	C	X	P	P	P	P	C	P	X	X	X	X
2.7	Automotive Uses															

Table 1. Table of Uses

Land Use Descriptions		R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCII		OS-1	OS-2	OS-3	UP
	2.7.1 Vehicle Sales	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X
	2.7.2 Gas Stations	X	X	X	X	X	X	X	X	X	X	P ²	P ²	X	X	X	X
	2.7.3 Vehicle Service/Repair	X	X	X	X	X	X	X	X	P	X	P	P	X	X	X	X
	2.7.4 Autobody/Painting	X	X	X	X	X	X	X	X	C	X	P	P	X	X	X	X
	2.7.5 Car Wash	X	X	X	X	X	X	X	X	P	X	P	P	X	X	X	X
	2.7.6 Towing Services	X	X	X	X	X	X	X	X	C	C	X	P	X	X	X	X
2.8	Funeral Home/Crematory	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X
2.9	Cemetery	C	C	X	C	X	X	X	C	C	C	C	X	X	X	X	X
3.0	Industrial Uses																
3.1	Light Industrial/Manufacturing	X	X	X	X	X	X	X	X	C	X	P	P	X	X	X	X
3.2	Commercial Warehouse	X	X	X	X	X	X	X	X	C	X	P	P	X	X	X	X
3.3	Resource Extraction	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X
3.4	Heavy/Resource-Based Industrial	X	X	X	X	X	X	X	X	X	X	X	C ²	X	X	X	X
3.5	Salvage/Junk Yard	X	X	X	X	X	X	X	X	X	X	X	C ²	X	X	X	X
3.6	Specialty Light Industrial/Manufacturing	X	X	X	X	C	C	C	C	C	X	P	P	X	X	X	X
4.0	Institutional																
4.1	Schools (elementary, middle, or high school)	C	C	X	C ¹	C ¹	C	C	C	C	C	C	C	X	X	X	X
4.2	Churches and Religious Institutions	C	C	X	P ¹	P ¹	P	P	P	P	X	P	C	X	X	X	X

Table 1. Table of Uses

Land Use Descriptions		R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCII	OS-1	OS-2	OS-3	UP	
4.3	Health Services																
	4.3.1 Hospitals	X	X	X	X	X	X	C	C	C	P	P	C	X	X	X	X
	4.3.2 Extended Care Facilities	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X
	4.3.3 Assisted Living Quarters	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	X
4.4	Museums/Interpretive Centers	C	C	X	P	P	P	P	P	P	P	P	C	C	C	P	C
4.5	Community Centers	C	C	X	P	P	P	P	P	P	P	P	C	C	C	X	C
4.6	Social/Fraternal/Youth Clubs, Lodges, Halls	X	X	X	X	P ¹	P	P	P	P	P	P	P	X	X	X	X
5.0	Recreation																
5.1	Golf Course	C	C	X	P	X	X	X	X	X	X	X	C	X	C	X	X
5.2	Country Club	C	X	X	P	X	P	P	P	P	C	P	C	X	C	X	X
5.3	Swimming Pool	C	C	X	P	X	P	P	P	P	C	P	C	X	C	X	X
5.4	Riding Stables	C	X	X	C	X	X	X	X	X	X	P	X	C	C	X	X
6.0	Public Service																
6.1	Parks and Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6.2	Public Utilities	P	P	X	C	C	P	P	P	P	P	P	P	C	C	C	P
6.3	Municipal Government Facilities																
	6.3.1 Police and Fire	C	C	X	P	P	P	P	P	P	P	P	P	X	X	X	P
	6.3.2 Offices	X	X	C	P	P	P	P	P	P	P	P	P	X	X	X	P
	6.3.3 Library	X	C	C	P	P	P	P	P	P	P	P	P	X	X	X	X

Table 1. Table of Uses

Land Use Descriptions		R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCII	OS-1	OS-2	OS-3	UP
	6.3.4 Wastewater Treatment Plant	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P
7.0	Agricultural															
	7.1 Commercial Greenhouse	C	C	X	C	X	C	C	C	C	P	P	C	C	X	X
	7.2 Commercial Farm/U-Pick	P	C	X	C	X	X	X	X	C	C	P	C	C	X	X
	7.3 Large Animal Veterinarian Facility	C	X	X	X	X	C	C	C	C	X	P	C	X	X	X
	7.4 Public/Pea Patch Gardens	P	P	P	P	X	P	P	P	P	P	P	P	P	X	P
8.0	Storage and Parking															
	8.1 Commercial/Municipal Parking Lot	X	X	X	C	P	P	P	P	P	C	P	P	X	P	X
	8.2 Enclosed Commercial Storage Facility	X	X	X	X	X	X	X	X	X	C	P	P	X	X	X
	8.3 Outdoor Storage Lot	X	X	X	X	X	X	X	X	X	C	P	P	X	X	X

- 42 ¹ Second floor only within downtown retail overlay district per Chapter [17.37](#) SMC.
- 43 ² Outside floodplain only.
- 44 ³ Must meet all applicable historic district standards, Chapter [17.35](#) SMC.
- 45 ⁴ Subject to planned residential standards, SMC [17.15.050](#).
- 46 ⁵ Allowed as ground floor uses only as part of a vertical mixed use building.
- 47 ⁶ Must comply with design standards applicable to other residential uses in this zone.
- 48 ⁷ Conditional for all parcels except those with a storefront block frontage. Permitted for parcels with a
- 49 storefront block frontage.
- 50



Community Development Department

Item 3.

Emily Arteche, Director
38624 SE River St. | P.O. Box 987
Snoqualmie, Washington 98065
(425) 888-5337 | earteche@snoqualmiewa.gov

STAFF MEMORANDUM

To: Planning Commission
From: Andrew Levins, Land Use Planning Consultant
Date: April 15, 2024
Subject: Status Update: Snoqualmie Ridge I – Mixed Use Final Plan Amendments

BACKGROUND:

The City Council Community Development Committee (“CD Committee”) has indicated a preference for additional retail uses on Center Boulevard within Snoqualmie Ridge (“SRI”). Various SRI Mixed Use Final Plan (“MUFP”) conditions of approval, originally part of SRI Final Plan approval in 1995, make it difficult to diversify the types of retail uses in the present-day Neighborhood Center, which has resulted in the issuance of waivers for non-retail uses in this area. Modifying the MUFP to increase the types of retail uses allowed is complicated by a lack of procedural clarity, and conflicts between the MUFP and the Snoqualmie Municipal Code (“SMC”).

ANALYSIS:

After a review, the CD Committee directed Staff to consider an amendment to the SRI MUFP that could increase procedural clarity and allow a later amendment to modify the types of retail uses allowed in the SRI Neighborhood Center. In order to accomplish this MUFP amendment, several conditions of approval in the MUFP should be modified. These conditions are described in the table, below:

MUFP Condition Number:	Mixed Use Final Plan, Condition Text
4	The development standards specifically approved with this Final Plan shall govern future development applications in place of any conflicting standards found elsewhere in the Snoqualmie Municipal Code.
5	Development standards adopted by the City after the date of the Final Plan which are different than those specifically approved in the Final Plan shall apply to SR only if determined by the City Council to be necessary to address imminent public health and safety hazards, or, in the case of subsequently adopted more restrictive standards that are not necessary to address imminent public health and safety hazards, shall apply if the applicant elects to use these standards in place of those approved in the Final Plan.

143	For the purposes of these conditions, “Applicant” means Weyerhaeuser Real Estate Company, or any successor or assign to WRECO’s interest in any portion of this property, including, for the purposes of ongoing obligations after completion of construction, any subsequent owner or operator of the property or facility involved.
	Additional conditions may be modified, as identified as necessary by Staff.

NEXT STEPS:

Staff continues to formulate text amendments to the MUF. A revised notice of application, updated with the hearing date, is being mailed, published, and posted according to the public process procedures listed in SMC 17.85.030.C. This is a Category III process, and Staff plans to present the proposed amendments to the Planning Commission at an open-record hearing tentatively scheduled for May 6, 2024, where the Planning Commission may recommend the proposed amendment for approval, approval with conditions, or denial to the City Council.

FUTURE AGENDA LIST

Agenda Items	2024										
	2-Jan	16-Jan	5-Feb	20-Feb	4-Mar	18-Mar	1-Apr	15-Apr	6-May	20-May	3-Jun
Comprehensive Plan Review											
Environment		Enviroment Goals and Policies	Enviroment Goals and Policies	Enviroment Goals and Policies							
Capital Facilities and Utilities		Capital Facilites and Utilities									
Climate Change											Climate Change Intro
Design Review / Historic Design Review				Community Center							
Training											
Other		Commission Elections						MUFP Amendment Update	MUFP Amendment PH		
Staff/Chair comment items								River Trail			
Code Amendments			Emergency Housing Intro		Emergency Housing			Emergency Housing PH		Historic Downtown Intro	

Key
Public Hearing/Action
Discussion
Training



Planning Commission Work Program

Items are not listed in any order. Subject to change.

2024 WORK PROGRAM ITEMS		
TOPIC	DATE	STAFF
Comprehensive Plan Update	2024	Emily
Snoqualmie Ridge Mixed Use Final Plan Amend – Center Blvd Retail Uses	Q1-Q2	Andrew
Code Amendment Temporary & Emergency Housing	Q1	Andrew
Climate Change Element	Q2 and thru 2025	Emily
Historic Design Review Board Training	TBD	Emily
Public Process Streamlining Code Amendments	Q2	Andrew
FEMA and Flood Improvement Permit, 2 feet elevations	Q2-4	Emily
Code Amendment Critical Areas Ordinance	Q2-4	Emily
Snoqualmie Mill Design Standards	Q2	Andrew
Retail Code Amendments	Q2-4	Andrew

FUTURE WORK PROGRAM ITEMS		
TOPIC	DATE	STAFF
Code Amendment Sign Code update	TBD	TBD
Code Amendment Wireless	Q3	TBD
Code Amendment Historic Preservation	TBD	Andrew