



PLANNING COMMISSION REGULAR MEETING AGENDA

Monday, April 07, 2025, at 7:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMISSIONERS

Chair: Andre Testman

Vice Chair: Ashleigh Kilcup

Commissioners: Simon Hurley, Darrell Lambert, Luke Marusiak, Dan Murphy, and VACANT.

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

Join by Telephone: 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: 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.

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 17, 2025.

NEW BUSINESS

2. Climate Element Presentation and Update
3. SMC 17.35 Historic Overlay - Color Palette Presentation and Discussion

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 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 related policy items referred by the City Council.

OTHER BUSINESS

Items of Planning Commissioner Interest

Upcoming Schedule

ADJOURNMENT



PLANNING COMMISSION MEETING MINUTES MARCH 17, 2025

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 7:03 pm.

Commissioners: Ashleigh Kilcup (remote), Luke Marusiak, Dan Murphy, and Andre Testman were present.

It was moved by Commissioner Testman, seconded by Commissioner Marusiak to excuse Commissioners Lambert and Hurley which passed unanimously.

Councilmember Jo Johnson was present.

City Staff:

Mona Davis, Interim Community Development Director/Senior Planner; Deana Dean, City Clerk; and Jimmie Betts, IT Support.

PUBLIC COMMENT – There were no public comments.

AGENDA APPROVAL

It was moved by Commissioner Testman, seconded by Commissioner Marusiak to approve the agenda which passed unanimously.

COUNCIL LIASION UPDATE

Councilmember Johnson had no updated but answered commissioner questions regarding the public hearing regarding the water reclamation facility.

MINUTES

1. It was moved by Commissioner Testman, seconded by Commissioner Murphy to approve the minutes dated March 3, 2025, which passed unanimously.

NEW BUSINESS

2. Comprehensive Plan: Climate Element. This item was introduced by Interim Community Development Director Mona Davis. Consultant Chris Green from Otak (remote) provided a presentation on climate change and resiliency. Topics included review of the project, CPAT progress report, engagement progress report, overview of sub-elements, and next steps. It was noted there have been two opportunities for community input. Climate planning workshops were held on February 27, 2025, and March 6, 2025. Commissioner comments under climate hazard priorities included smoke/air quality, ventilation, threats due to high winds, and investments in urban forestry including protection of wildlife. Commissioner Murphy inquired as to when the emergency management plan was last updated. Discussion followed and included wildfires, forest management, 2019 GHG inventory figures, and emissions reductions. Commission questions answered throughout the presentation.

PERMIT REVIEW/DESIGN REVIEW BOARD – There were no items.

LEGISLATIVE/POLICY ITEMS/REGULATIONS – There were no items.

OTHER BUSINESS

Items of Planning Commission Interest

3. Growth and Economic Development Video. Part 2: Economic Development in Snoqualmie by Mayor Larson in June 2017 was reviewed.

Commissioner Marusiak inquired about drought and freshwater status. Staff will have a public works staff member speak to the commission at a future meeting.

Upcoming Schedule.

ADJOURNMENT

It was moved by Commissioner Testman, seconded by Commissioner Murphy to adjourn the meeting which passed unanimously.

The meeting adjourned at 8:23 pm.

*Minutes prepared by Deana Dean, City Clerk.
Recorded meeting audio is available on the City website after the meeting.
Minutes approved at the _____, 2025, Planning Commission Meeting.*



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MEMORANDUM

To: Planning Commission
From: Mona Davis, Senior Planner
Andrew Love, Contract Planner
Date: April 3, 2025
Subject: SMC 17.35 Historic Overlay – Color Palettes

INTRODUCTION:

Snoqualmie Municipal Code (SMC) Chapter 17.35 requires historical design review on some applications, which is designated to the Planning Commission as the Historical Design Review Board. A Type 1 permit is required to change the exterior paint color using approved colors in the color palette; however, a variance is required if businesses opt to utilize a different color that's not on the approved exterior color palette (see attached).

BACKGROUND:

Historic district color requirements are guidelines set to maintain the aesthetic and historical integrity of buildings in designated areas. These requirements often aim to preserve the character of a neighborhood or area by ensuring that any changes or renovations align with the established architectural style.

ANALYSIS:

Below are some pros and cons, based on feedback from business owners and Planning Commissioners, in addition to some additional research by staff.

PROS:

- **Preserves Historical Integrity:** Historic color guidelines help maintain the original look and feel of a neighborhood, which can protect the historical significance of a district and ensure that modern changes don't compromise its cultural value.
- **Can Increase Property Values:** Well-preserved historic districts often attract tourists and buyers who appreciate the charm and authenticity of the area. This can lead to increased property values, benefiting homeowners and businesses.
- **Aesthetic Appeal:** A consistent color scheme can create a harmonious visual environment that feels cohesive and thoughtfully designed. This aesthetic uniformity can enhance the overall appeal of a neighborhood.
- **Protection from Inappropriate Alterations:** Color requirements can prevent owners from making alterations that may clash with the surrounding buildings or neighborhood's history, helping to maintain architectural authenticity.

CONS:

- **Limited Creative Freedom:** The City has heard from businesses that the color palette is drab with limited variety between the given options. Property owners may feel restricted in their ability to express themselves or customize their home or business.
- **Boring Streetscape:** Having a row of buildings in the same general color scheme, like different tones of beige, can create a monotonous and sterile feeling that ironically would be overly prescriptive and uncharacteristic of a historic downtown. Multiple buildings of the same shade could also work against building articulation.
- **Potential Increase in Costs:** Complying with color requirements might require extra effort, such as finding specific paints or seeking a variance.
- **Enforcement Challenges:** The enforcement of color requirements can be complicated.

In summary, while historic district color requirements help preserve the character and history of a neighborhood, they can sometimes restrict personal expression and add challenges for property owners, including small local businesses. In the City of Snoqualmie’s case, the existing color palette only offers four different combinations of colors, and applicants are not allowed to swap the base or accent color of one combination for another (only trim color). The restrictive color palette options and Type II process to seek relief from the strict standards increases the financial hardship of the applicant and lengthens the approval time. By balancing preservation with flexibility, the City of Snoqualmie can help maintain both the charm of the district and the individuality of its businesses.

OTHER CITY EXAMPLES:

City staff researched other Washington cities and focused on Burien, Carnation, Gig Harbor, Kirkland, Orting, Port Townsend, and Walla Walla. Some cities have approved specific colors (Orting and Port Townsend) while others simply have general references to earth tones, neutrals, dark saturated colors, etc. The Cities of Burien, Carnation, and Gig Harbor are similar in that they try to emphasize a darker base color with a lighter trim or a lighter base color with a darker trim. Burien standards are a bit unclear on bright colors, whereas Carnation only allows them as accent or trim colors, and Gig Harbor only allows them as accent colors.

KING COUNTY RECOMMENDATION:

It is important to note that City staff reached out to King County Historic Preservation to ensure none of the decisions made on color palette would have a negative effect on historic preservation efforts. Preservation Architect, J. Todd Scott, expressed mandating specific colors is not appropriate. They think it is fine to develop a “preferred” palette of colors, but requiring approval of paint or materials colors seems too restrictive.

NEXT STEPS:

Depending on feedback from the Planning Commission, staff will prepare a draft code amendment to Snoqualmie Municipal Code Chapter 17.35. This will be shared for review and discussion at a future regular meeting, which will include an opportunity to solicit additional public comments.

ATTACHMENTS:

- Existing Snoqualmie Façade – Exterior Color Palette
- Research of other Washington cities with color palette restrictions in historic areas

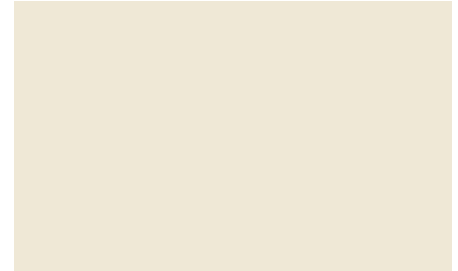
Palettes

Item 3.

Option 1



Building.....Benjamin Moore
Decatur Buff HC-38

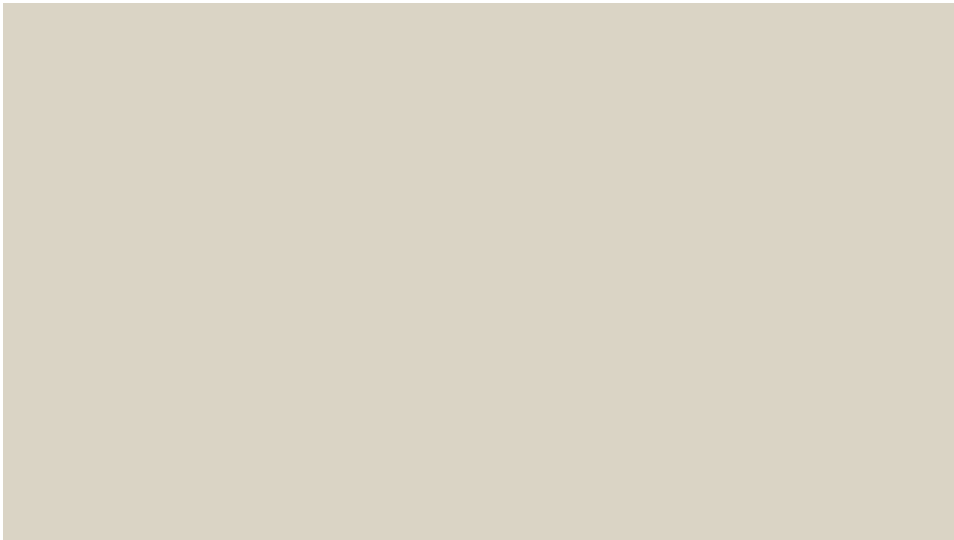


Trim.....Benjamin Moore
Navajo White OC-95



Accent.....Benjamin Moore
Newburyport Blue HC-155

Option 2



Building.....Benjamin Moore
Edgecomb Gray HC-173



Trim.....Benjamin Moore
Yorktowne Green HC-133



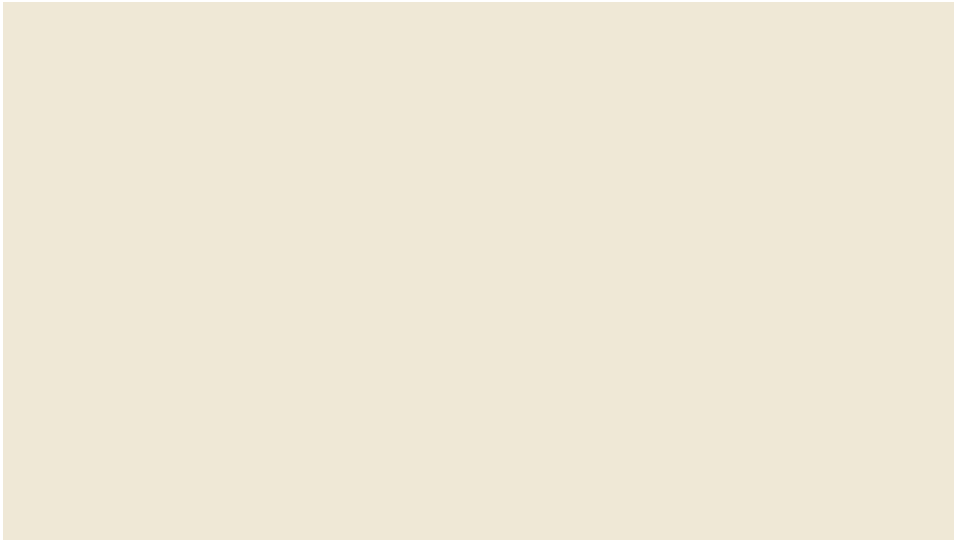
Accent.....Benjamin Moore
Cromwell Gray HC-103

**Screens and printers change the appearance of the color swatches, please use name and number of Benjamin Moore paint to achieve the correct color. Most other paint brands are able to color match to Benjamin Moore name or number.*

Palettes

Item 3.

Option 3



Building.....Benjamin Moore
Sail Cloth



Trim.....Benjamin Moore
Kendall Charcoal HC-166

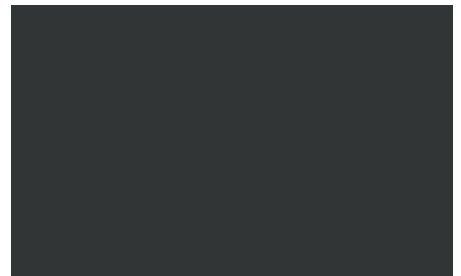


Accent.....Benjamin Moore
Ozark Shadows AC-26

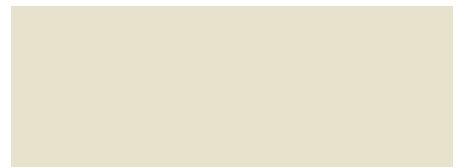
Option 4



Building.....Benjamin Moore
Hampshire Gray HC-101



Trim.....Benjamin Moore
Black Satin 2131-10

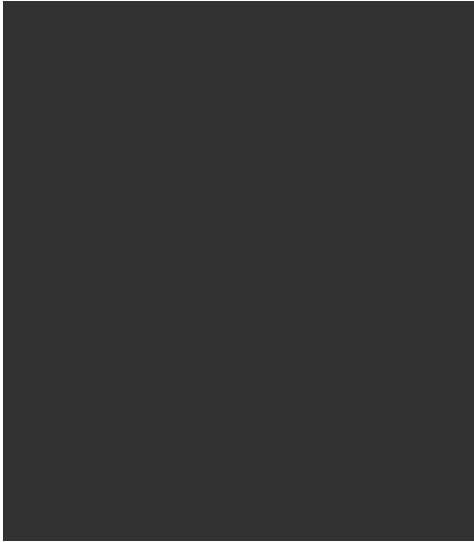


Accent.....Benjamin Moore
Landcaster Whitewash HC-17

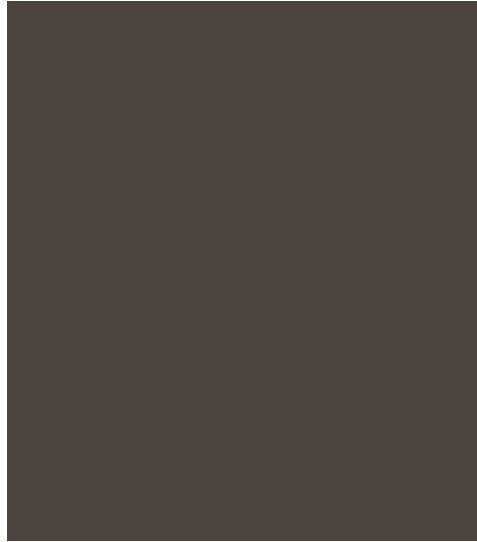
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Optional Trim/Storefront Window

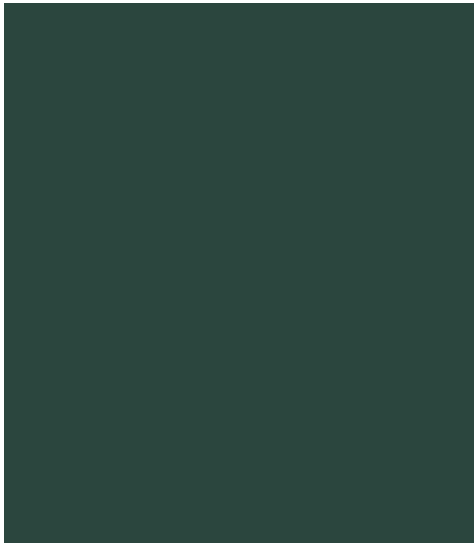
Item 3.



Benjamin Moore
Black 2132-10



Benjamin Moore
Night Horizon 2134-10



Benjamin Moore
Essex Green E-43



Benjamin Moore
Hodley Red HC-65

**Screens and printers change the appearance of the color swatches, please use name and number of Benjamin Moore paint to achieve the correct color. Most other paint brands are able to color match to Benjamin Moore name or number.*

Snoqualmie Facade *Exterior Color Palette*



Historic Color Palette Research:

Burien

CHAPTER 19.49 OLD BURIEN DESIGN STANDARDS REVISED 2/25

19.49.100 Building Details and Materials

- J. A storefront's palette should be no more than three colors; one base color, one trim color, and one accent color. Encourage trim and accent colors that contrast with the base color. Specifically, darker base colors with white trim work particularly well (see Figure 24). However, lighter base colors can effectively be combined with dark trim colors (see Figure 25).



Figure 24. The use of dark base colors with white trim is encouraged on storefronts.



Figure 25. Lighter base colors with dark trim can also be attractive.

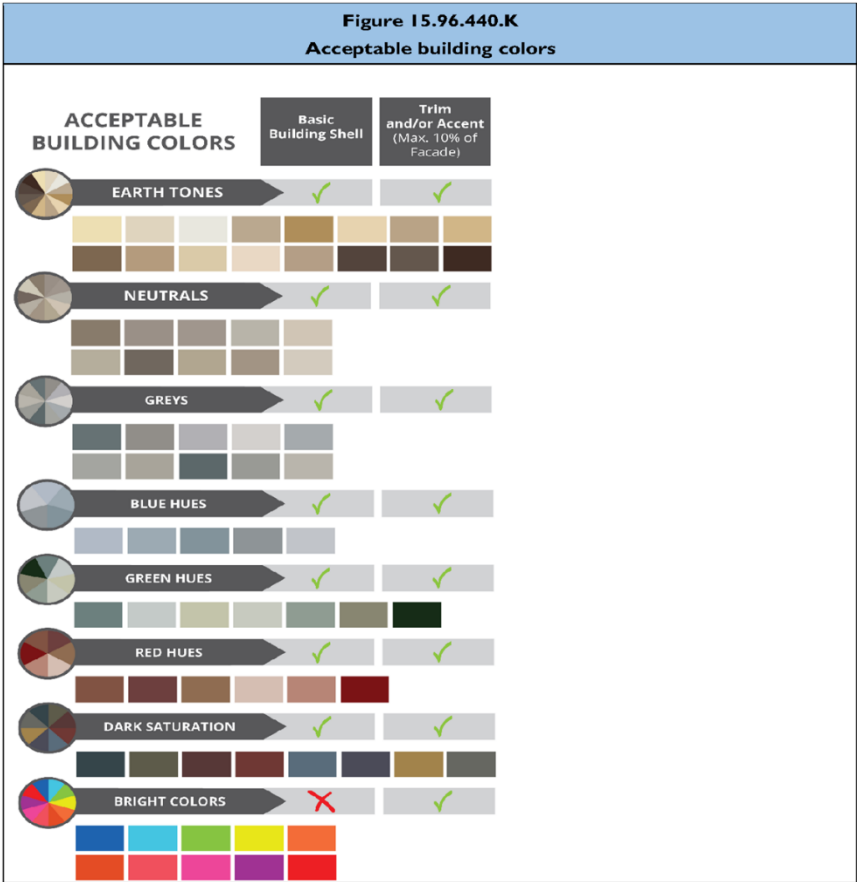
- K. Respect existing architecture and materials such as tile and brick. These materials may not be appropriate for paint application and should be treated as the background base color theme.

Carnation

CHAPTER 15.96 DESIGN STANDARDS AND HISTORIC PRESERVATION

15.96.440 Exterior building materials and color.

- I. All buildings: Muted and dark saturated colors, earth tone, neutral colors, or grays shall be utilized for the primary background of buildings. See Figure 15.96.440.B for details.
- J. All buildings: Bright building colors shall be limited to trim and accents, generally no more than 10 percent of the façade. Awnings may not use the bright colors. See Figure 15.96.440.B for details.
- K. All buildings: Contrasting colors should be utilized for trim. For example, where a dark background color is used for the shell of the building, white trim works particularly well. Dark trim colors can be effective where light colors are used for the basic building shell. Consideration should be given to contrasting the colors of new or remodeled buildings with the colors of the existing buildings in its vicinity.



Gig Harbor

CHAPTER 17.99 ARTICLE IV. ARCHITECTURE

17.99.570 Colors – Historic district.

The following color regulations apply to all structures in the historic districts. The planning staff and/or the design review board can provide guidance on selecting colors that will conform to the following criteria:

- A. Keep field colors subdued. Field or base colors (the main color of exterior walls) are limited to the more subtle earthtone colors. White, soft sands, grays, light pastels and deep, rich clay colors are appropriate field colors.
- B. Avoid bold or bright trim colors. Trim colors (fascia, cornice, window and door trim, kick panels, etc.) may contrast to complement the field color but shall not be bright or bold. A lighter or darker shade of the field color is always an appropriate trim color, as is white. When using a contrasting trim color, bright or primary colors are prohibited.
- C. Limit bright colors to finer architectural details. Accent colors can generally be brighter than field or trim colors. Accent colors should be used with restraint. Appropriate areas for accent colors are those details that might otherwise go unnoticed such as moldings or molding indentations, medallions, and shadow lines of windows and door frames. Doors are also an appropriate location for accent colors.
- D. 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.

Kirkland

DESIGN GUIDELINES FOR PEDESTRIAN-ORIENTED BUSINESS DISTRICTS

Color

Issue

Color bolsters a sense of place and community identity (e.g., white New England villages, adobe-colored New Mexico towns, limestone Cotswold villages). Kirkland should consider emphasizing the existing color scheme and developing a unified design identity.

Discussion

A variety of colors should be used in Kirkland. By no means should design be limited by overly-restrictive guidelines dictating color use. Based on Kirkland's existing color scheme, the following general guidelines can prevent garish, incongruous colors from being inappropriately applied or juxtaposed to more subdued earth tones and colors.

- Where appropriate, use the natural colors of materials such as brick, stone, tile, and stained wood (painted wood is acceptable).
- Use only high-quality coatings for concrete.
- Emphasize earth tones or subdued colors such as barn red and blue-gray for building walls and large surfaces.
- Reserve bright colors for trim or accents.
- Emphasize dark, saturated colors for awnings, and avoid garish and light colors that show dirt.
- Avoid highly-tinted or mirrored glass (except stained-glass windows).
- Consider the color of neighboring buildings when selecting colors for new buildings.

Guideline

Color schemes should adhere to the guidelines enumerated above. The use of a range of colors compatible within a coordinated color scheme should be encouraged.

Orting

ARCHITECTURAL DESIGN REVIEW GUIDELINES

- Use colors that are harmonious with adjacent buildings and characteristics of colors used in the early 1900s.
- Reproduction of colors on this page is approximate. Refer to approved City of Orting color palette.

Building Design

Use colors that are harmonious with adjacent buildings and characteristics of colors used in the early 1900s.

Sherwin Williams, Exterior Color Preservation Palette

Reproduction of colors on this page is approximate. Refer to approved City of Orting color palette.

Kelly-Moore, Historical Color



Port Townsend

17.30 HISTORIC PRESERVATION CODE

17.30.160 Historic preservation design guidelines manual adopted – Purpose – Administration.

A. Historic Preservation Standards Manual Adopted. The standards and requirements contained in the Port Townsend historic preservation design guidelines manual, as it now exists or is later amended, are hereby adopted, incorporated by reference herein, and made applicable to all developments and municipal improvements regulated under this chapter, except for projects that are exempted from the regulations of this chapter. The Port Townsend historic preservation design guidelines manual currently contains the following sections:

- 5. Port Townsend’s National Landmark Historic District Approved Color Palette;



Walla Walla

CHAPTER 20.178 DESIGN STANDARDS FOR DOWNTOWN WALLA WALLA

20.178.040 Building material and colors.

Primary facade materials shall be stone, terra cotta, or brick consistent with materials historically used in the downtown area. Wood and glass doors are allowed and wood trim is permitted in moderation. Wood is also allowed in Victorian facade treatments. Molded concrete trim consistent with historic use is also allowed. Metal siding, corrugated fiberglass, aluminum siding, mirror or metallized reflective glass, plywood, pressboard, chip board siding, exterior insulated finish system (EIFS), vinyl, cinder block, and split-faced block, and all types of plastics and imitation materials are prohibited. Finishes that reflect light and glare are prohibited. A wide variety of colors is apparent throughout downtown, but traditional light or muted colors with a pastel or earth-tone hue are generally acceptable. All finished natural wood tones are permitted. Bright, heavily saturated and/or reflective shades of red, blue, green, orange, yellow, or black are considered out of character for the downtown area and are prohibited as full facade treatments, except that bright or heavily saturated shades of red, blue, green, orange, or yellow may be used as trim colors. Fluorescent or day-glow colors of any shade are prohibited.