



PLANNING COMMISSION MEETING

Monday, April 06, 2026, 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, VACANT, 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.

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**

CALL TO ORDER & ROLL CALL

AGENDA APPROVAL

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

MINUTES

- [1.](#) Approval of the minutes dated March 16, 2026.

NEW BUSINESS

2. Staff Introductions
- [3.](#) Design Review for New Sign and Variance Request

COUNCIL LIAISON REPORT

DEPARTMENT REPORT

ADJOURNMENT



PLANNING COMMISSION MEETING MINUTES March 16, 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 7:04 pm.

Commissioners: Ashleigh Kilcup, Luke Marusiak, Simon Hurley and Andre Testman were present.

Darell Lambert's late arrival was excused. He was present starting at 7:12 pm.

Councilmember Murphy was present.

Mayor Mayhew was present.

City Staff:

Mona Davis, Community Development Director; Dena Burke, City Attorney; Robert Thrall, Interim City Clerk; and Jimmie Betts, IT Support.

AGENDA APPROVAL - The agenda was approved.

PUBLIC COMMENT – There were no public comments.

MINUTES – The minutes dated February 2, 2025, were approved as amended.

NEW BUSINESS

2. City Council Priorities – Director Davis led the discussion. She went over the current staffing of her department. She then continued the discussion by going over the Community Development priorities. Commissioners joined the discussion to ask questions and provide insight.

COUNCIL LIAISON REPORT – CM Murphy discussed City Council passing an ordinance on Automated Traffic Safety Cameras, and the Priorities of the Community Development Committee.

ADJOURNMENT - The meeting adjourned at 7:31 pm

Minutes prepared by Robert Thrall, Legal Assistant.

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

Minutes approved at the _____, 2026, Planning Commission Meeting.



Community Development Department

City of Snoqualmie
38624 SE River St. | PO Box 987
Snoqualmie, Washington 98065
(425) 888-5337 | www.snoqualmiewa.gov

TYPE I HISTORICAL DESIGN REVIEW AND VARIANCE FROM HISTORICAL DESIGN REVIEW STAFF RECCOMENDATION

To: Planning Commission (serving as the Historical Design Review Board per SMC 17.35.055)
From: Ashley Orre, Planning & Permit Technician
Date of Report: March 31, 2026
Project Name: Retro Alley Arcade Historical Design Review
Project Number: DRB2026-0005, VAR2026-0001
Project Location: 8036 Falls Ave SE, Snoqualmie, WA 98065

BACKGROUND:

The City of Snoqualmie (“City”) received an application for Type I Historical Design Review, dated March 20, 2026. The City determined the application to be complete on March 30, 2026, pursuant to SMC Section 14.30.050. The project is located at 8036 Falls Ave SE and is within the Downtown Historic Overlay District (“Historic District”). The project’s location is shown in Figure 1, Page 3.

PROJECT DESCRIPTION:

The applicant is requesting a historical design review permit for signage associated with the new business, Retro Alley Arcade. The proposal includes a wood-composite sign featuring the business name, “Retro Alley Arcade,” painted in the approved color palette shade, Extra White. An additional arcade-themed accent piece, constructed from the same materials and painted in Classical Yellow, is also proposed and in compliance with the approved color palette.

The applicant is seeking a variance from SMC 17.75.020(I) to allow signage larger than what is permitted, citing the building’s significant setback from Falls Avenue and the need for improved visibility. SMC 17.75.020(I) permits one sign located flat against the building, provided the sign does not exceed 20 square feet. The proposed sign is 43 square feet.

OTHER PERMITS REQUIRED:

In addition to this Historical Design Review approval, the applicant must obtain a Sign Permit. A Building Permit will also be required to ensure the signage is securely attached to the building.

SCOPE OF AUTHORITY:

Permanent signage within the Historic District is classified as a Type I project under SMC 17.35.120(A). Type I projects are reviewed by the Historic Preservation Officer, unless they are referred to the Historic Design Review Board, as outlined in SMC 17.35.150. Due to the requested variance, this project has been referred to the Historic Design Review Board for review and approval. Under 17.35.150.,

Should an applicant for a Type I project request a variance from the strict application of the standards of this chapter, the board shall review and make a decision on the project and the variance. The board shall take the following factors into consideration with respect to decisions on variances:

1. The extent to which the project would adversely affect the character of the building or the overall historic district;
2. The reasonableness of the proposed project in light of other alternatives available to achieve the objectives of the owner and the applicant; and
3. The extent to which the proposed variance may be necessary to meet the requirements of a law or regulation, such as the building code, including the Washington State Barrier Free regulations, the Model Toxic Control Act or the Flood Hazard regulations.

STAFF RECOMMENDATION:

The application is consistent with the standards outlined in SMC 17.35.230 *Sign Standards*, and 17.75 *Signs*, except for the size requirements. SMC 17.75.020(I) states that signs in commercial zones must not exceed 20 square feet. The proposed signage is 43 square feet. Staff recommends that, because the building is setback from Falls Ave, a variance is justified for business visibility. Staff finds that the proposed signage, as shown in the rendering provided by the applicant (Attachment 1), does not adversely affect the character of the building or the overall historic district.

Staff recommends **APPROVAL** for Historic Design Review and Variance permit application number DRB2026-0005 and VAR2026-0001, **with the following conditions:**

1. The applicant shall obtain a Sign Permit to install the signage.
2. The applicant shall obtain a Building Permit to install the signage.

Attachment 1: Applicant Sign Rendering

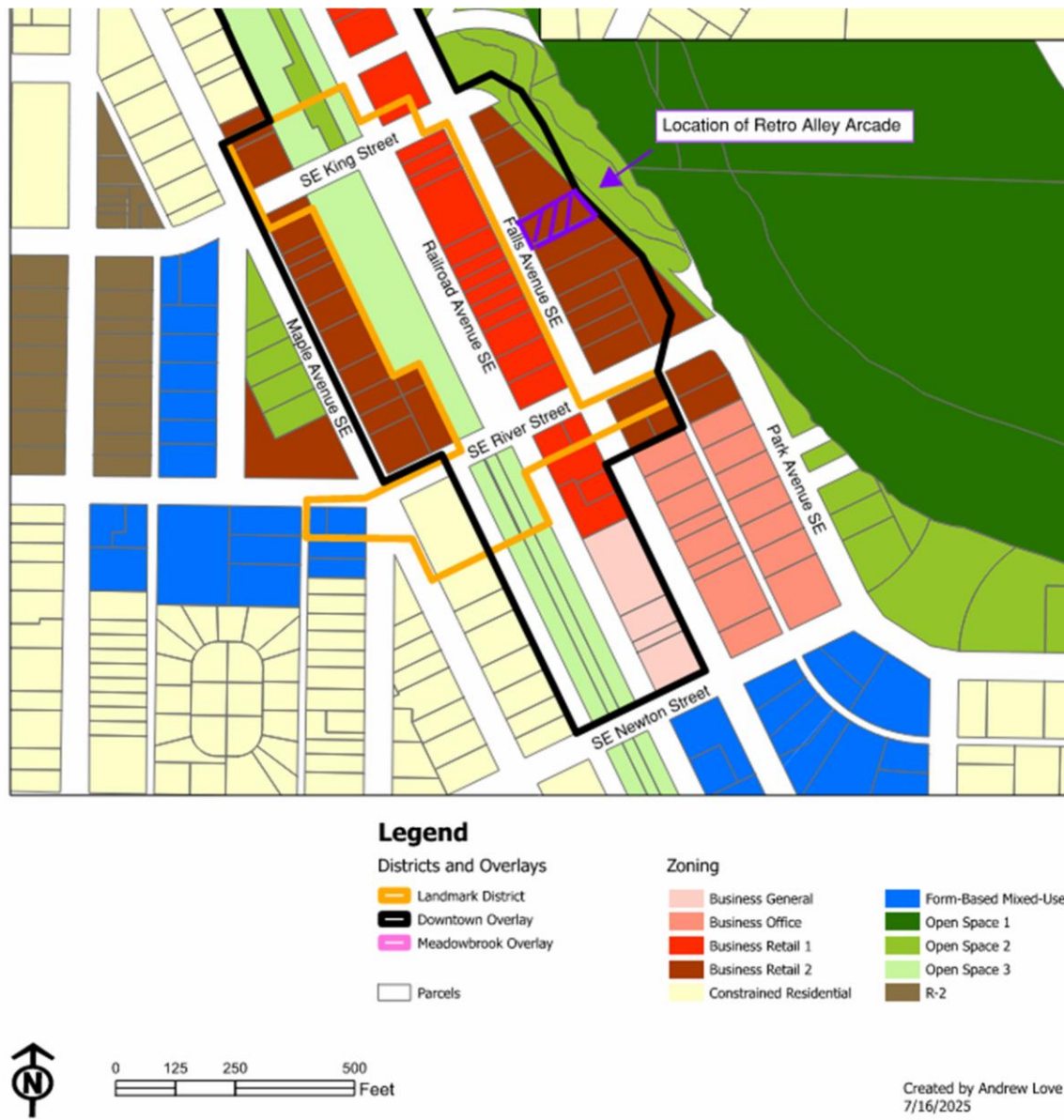


Figure 1: Map of the Snoqualmie Historic Downtown Commercial Landmark District

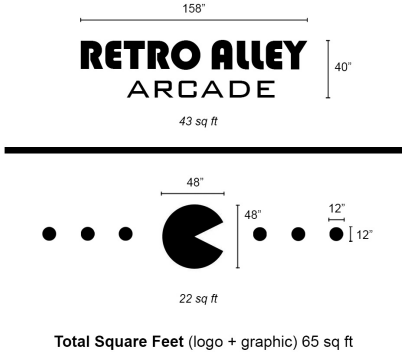
Sign Description

The sign for Retro Alley Arcade will be a hand crafted (cut) wood composite sign, painted and securely fastened to the front side of the building. An additional arcade accent piece will also be placed along side it, using the same materials / attachment method and is included in this document.

Sign / Accent Placement (Reference)



Sign / Accent Piece Design



Sign Material

Wood composite - painted

Sign Colors

Sherman Williams - Extra Wite
Sherman Williams - Classical Yellow

Note

A variance will be requested for the dimensions currently outside the scope of SMC 17.75.020. Due to the setback of the building from the road, legibility of the sign would suffer at the currently allowed dimensions.