



PLANNING COMMISSION REGULAR MEETING AGENDA

Monday, February 03, 2025, at 7:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMISSIONERS

Chair: Andre Testman

Vice Chair: Ashleigh Kilcup

Commissioners: Steve Smith, 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 January 21, 2025.

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.

- [2.](#) Historic Overlay Color Palettes.

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.

- [3.](#) Housing Regulations and Draft Amendments.

OTHER BUSINESS

Items of Planning Commissioner Interest

Upcoming Schedule

[4.](#) Future Agenda List.

[5.](#) Work Program.

ADJOURNMENT



PLANNING COMMISSION REGULAR MEETING MINUTES

January 21, 2025

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 7:00 p.m.

Commissioners:

Chair Luke Marusiak, Andre Testman, Ashleigh Kilcup, Darrell Lambert, and Dan Murphy were present.

Commissioner Smith was absent.

Councilmember Johnson was present.

City Staff:

Dena Burke, City Attorney; 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.

COUNCIL LIASION UPDATE

Councilmember Johnson thanked Commissioners for all their hard work in 2024 and he looks forward to continuing working with the Commission as Council liaison in 2025.

A couple of things the Council is working on:

- Adopted Transportation Impact Fee on new developments. This will help growth pay for growth.
- Updating utility rates.

Councilmember Johnson discussed replacing a water retention pond with a big tank or reservoir that is contained when explaining some of the reasons for updating utility rates. The Commissioners were interested in learning more about this project.

MINUTES

1. The minutes dated December 2, 2024, were unanimously approved.

SPECIAL BUSINESS

2. Election of Chair and Co-Chair.

Commissioner Marusiak nominated Commissioner Testman for Chair. Commissioner Testman is ready to put in the work.

Commissioner Testman nominated Commissioner Kilcup. Commissioner Kilcup would like to be Vice Chair.

Commissioner Marusiak nominated Commissioner Kilcup for Co-Chair.

The motion was made to:

Appoint Commissioner Testman for Chair and Commissioner Kilcup for Co-Chair.

PASSED: 6-0 (Marusiak, Testman, Kilcup, Lambert, Murphy)

PERMIT REVIEW/DESIGN REVIEW BOARD – There was no design review.

LEGISLATIVE/POLICY ITEMS/ REGULATIONS3. **Historic Downtown Retail District Overlay Code Amendments.**

The motion was made to:

Recommend amending the SMC retail use requirements in the Downtown Historic Retail Overlay Zone, Snoqualmie Ridge I Retail Development Standards, and Snoqualmie Ridge Mixed Use Final Plan, as outlined in the agenda.

PASSED: 6-0 (Marusiak, Testman, Kilcup, Lambert, Murphy)

OTHER BUSINESS**Items of Planning Commission Interest**

- Update on Splash Pad.
- Electric scooters and bicycles.

Upcoming Schedule

4. Future Agenda List.

- Continue wireless code amendments discussion.
- Update from Climate Change Committee.
- History of Snoqualmie Ridge development.
- Change the time of the meeting. Staff to identify five possible times for Commission to select from.

5. Work Program.

- Working on climate change associated with Comprehensive Plan amendment.
- Wireless code amendments.
- Sign code.
- Refreshing the Historic Design Review Color Palette.
- City-wide Development Standards.
- Mill Site Design Standards.
- Design standard review and procedure requirements for permitting commercial buildings and multifamily.

ADJOURNMENT

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

The meeting was adjourned at 7:51 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 _____ Planning Commission Meeting.

DRAFT



Emily Arteche, Director
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MEMORANDUM

To: Planning Commission
From: Mona Davis, Sr Planner
Date: February 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:

Pursuant to SMC Chapter 17.35.150(C), the Board may consider variances from the strict application of the standards if the applicant demonstrates the need for such a variance. Businesses have expressed frustration with the limited scope of color palettes available to them and the additional time and expense of processing a variance application.

ANALYSIS:

The Commission should consider expanding the color palette options for local businesses in the Historic Downtown to provide for more flexibility and options to the business owners.

NEXT STEPS:

Staff will prepare additional materials for review and discussion at a future regular meeting, which will include an opportunity to solicit public comments.

Attachment: Existing Snoqualmie Façade – Exterior Color Palette

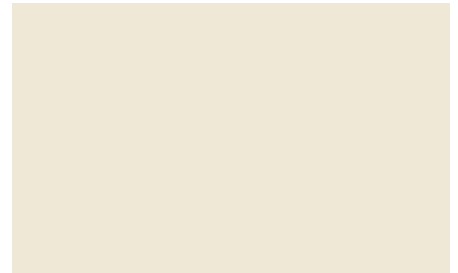
Palettes

Item 2.

Option 1



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

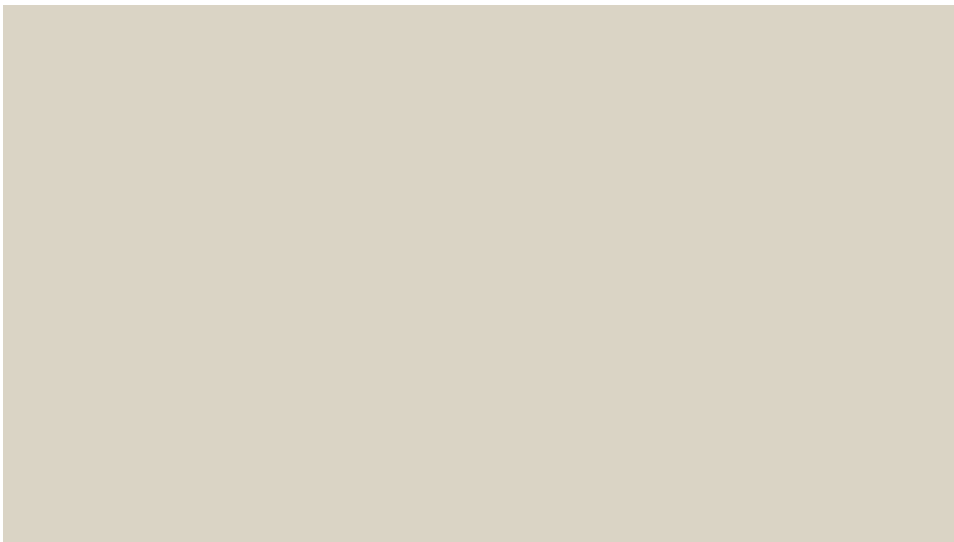


Trim.....Benjamin Moore
Navajo White OC-95



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

Option 2



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



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



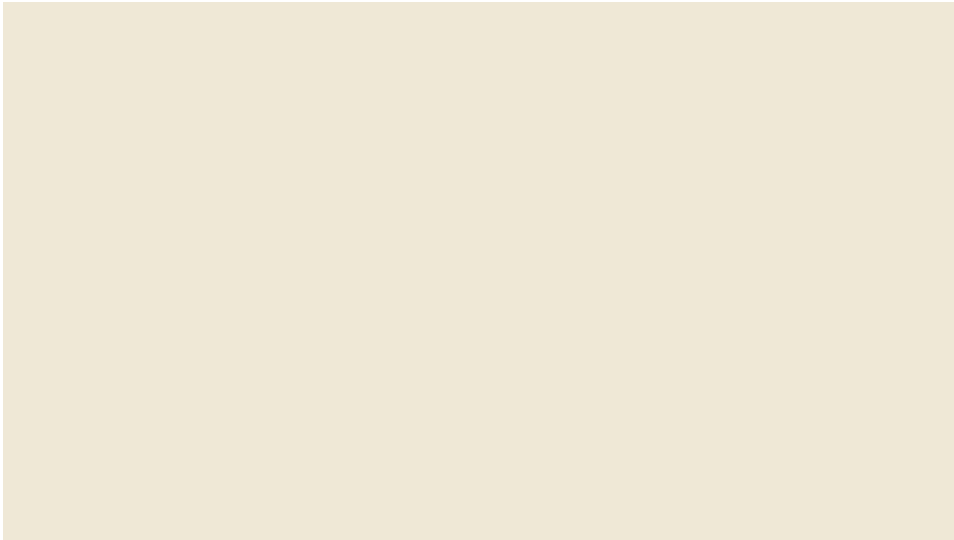
Accent.....Benjamin Moore
Cromwell Gray HC-103

**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 2.

Option 3



Building.....Benjamin Moore
Sail Cloth



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

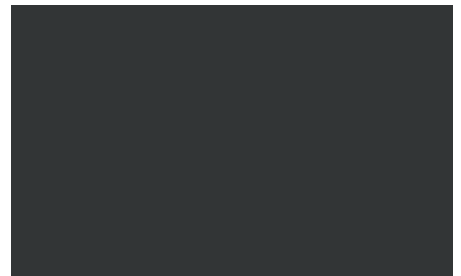


Accent.....Benjamin Moore
Ozark Shadows AC-26

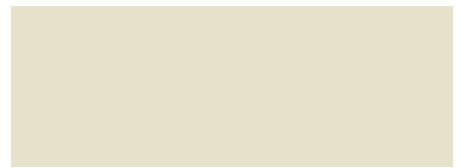
Option 4



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



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

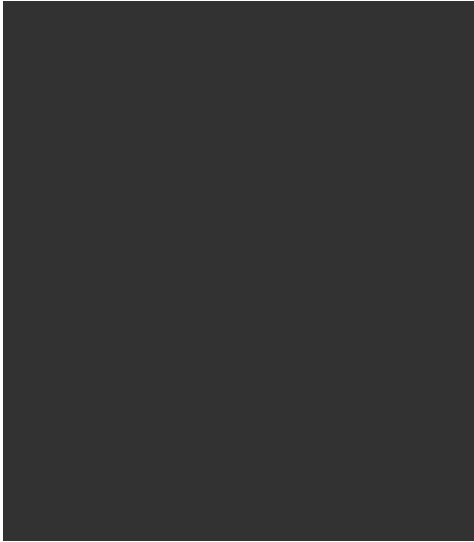


Accent.....Benjamin Moore
Landcaster Whitewash HC-17

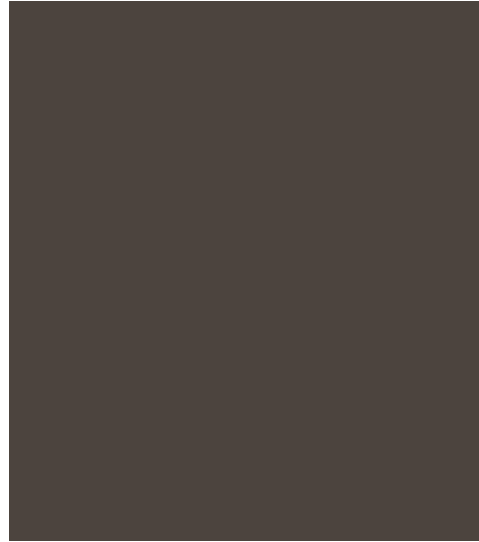
**Screens and printers change the appearance of the color swatches, please use name and number of Benjamin Moore paint to achieve the correct color. Most other paint brands are able to color match to Benjamin Moore name or number.*

Optional Trim/Storefront Window

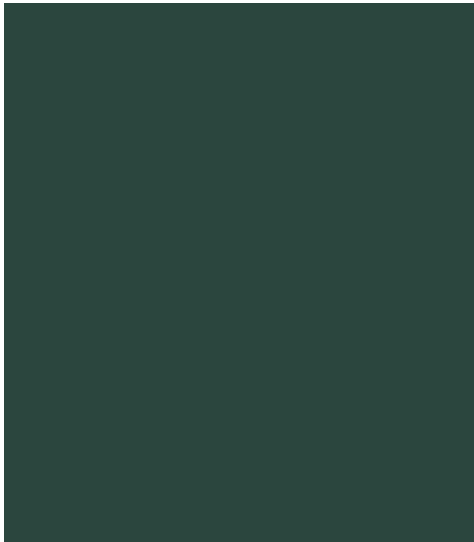
Item 2.



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





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STAFF MEMORANDUM

To: Planning Commission
From: Andrew Levins, Land Use Planning Consultant
Date: February 3, 2025
Subject: Washington State Housing Regulations and Draft Amendments

Introduction

The 2024 Washington State Legislature enacted housing numerous amendments to chapters of the Revised Code of Washington (“RCW”) that require cities to allow co-living housing, the conversion of non-residential buildings to residential use, and increased density bonuses on religious organization property used for affordable housing. Additionally, new regulations limit parking requirements for housing developments near transit stops and mandate more flexible off-street parking options.

Background

In 2021, with the passing of [House Bill 1220](#) the Washington Legislature began directing cities to plan for housing. This amendment to the Growth Management Act (GMA) instructed local governments to “plan for and accommodate” housing affordable to all income levels. The city fulfilled its statutory requires of HB 1220 with the development of a Housing Element and policies (moderate, low, very low and extremely low income), as well as regulations for emergency housing and permanent supportive housing and identifying racially disparate impacts, displacement, and exclusion. These recent mandates continue the trend of the State Legislature requiring local jurisdictions to adopt specific development standards aimed at addressing housing affordability issues and requires jurisdictions to update their development regulations within one year of the adoption of a Comprehensive Plan.

Analysis

These changes affect all code cities and cities planning under the Growth Management Act, including Snoqualmie. The Snoqualmie Municipal Code must be revised to implement these changes, which are summarized below:

- [RCW 35A.21.440](#): Cities must not prohibit conversion of existing non-residential buildings to residential uses in any commercial or mixed-use zone for redevelopments that occur entirely within the envelope of an existing building. This section of the RCW also restricts the types of development standards cities can impose on these residential conversions.
- [RCW 36.70A.535](#): Cities must allow Co-living housing development as a permitted use on any lot where at least 6 multi-family units could be built. "Co-living" is a residential development like dormitory-style housing where multiple independent units share common kitchen facilities, laundry rooms, etc.

- [RCW 36.70A.545](#): Cities must allow increased density bonuses for affordable housing located on property owned by a religious organization. The development must be 100% affordable, and all fees and mitigation costs required by the City must still be paid to accommodate the development.
- [RCW 36.70A.620](#): WA State changes to minimum parking requirements for housing development near existing transit stops. This change limits the amount of parking a city can require for affordable, special needs, or multifamily housing that is located within one-quarter mile of a qualifying transit stop. Snoqualmie is not currently served by a qualifying transit route, which is defined as service occurring at least four times per hour, 12 hours per day; however, these requirements are still proposed for adoption as transit agencies adjust route service over time.
- [RCW 36.70A.622](#): WA State changes to limit requirements for parking. This change affects what types of requirements cities can impose for required off-street parking. For example, prior to RCW 36.70A.622, cities could require off-street parking to occur within a garage or carport. After enacting the requirements of RCW 36.70A.622, cities must allow any kind of off-street parking space (garage, carport, or unenclosed) to satisfy parking requirements.

NEXT STEPS

No action needed at this time. Staff will prepare proposed draft amendments, a requirement crosswalk matrix, SEPA, and an additional analysis as needed to aid City implementation of changes needed for compliance with State regulations.

FUTURE AGENDA LIST

Agenda Items	2024																
	20-May	3-Jun	16-Sep	7-Oct	21-Oct	4-Nov	18-Nov	2-Dec	16-Dec	21-Jan	3-Feb	18-Feb	3-Mar	17-Mar	7-Apr	21-Apr	
Comprehensive Plan Review																	
Climate Change Element		Climate Change Introduction													Climate Change Goals	Climate Change Policies	Climate Change Policies
Design Review / Historic Design Review				Historic DRB-Var of Color	Historic DRB-Var						Color Palette Intro	SVH					
Training	Historic Preservation	Historic Preservation										City History 102					
Other	MUPP Amendment									Election of Chairs	Model Train Presentation						
Items of Interest			New Commissioner Intro	Climate Change Committee			Climate Change Committee	Potluck		Schedule/In Person Attendance	Schedule	Climate Change Committee					
Code Amendments	Historic Downtown Introduction		Historic Downtown Retail	Historic Downtown Retail	Critical Areas Code & Historic Downtown Retail	Historic Downtown Retail & Critical Areas Code	Wireless Code Intro, Historic Downtown Retail & Critical Areas Code	Critical Areas Code @ Historic Downtown Retail		Historic Downtown Retail	Housing Regulations and Draft Amendments Intro	Wireless Code	Housing Regulations and Draft Amendments	Housing Regulations and Draft Amendments			

Key:
No Meeting
Public Hearing
Discussion
Training



Planning Commission Work Program

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

2025 WORK PROGRAM ITEMS		
TOPIC	DATE	STAFF
Wireless Code Amendment	Q1	Emily
Climate Change Element	Q2 and thru 2025	Mona
Housing-Permitting Co-living, RCW36.70A.535	Q1	Andrew
Housing-Permitting commercial buildings to multifamily, RCW35A.21.440 or RCW35.21.990	Q1	Andrew
Historic Design Review Color Palette	Q1	Mona
Citywide Development Standards	Q3-4	Mona
HB 1293 Design Review Requirements and Procedures	Q2	Andrew
Housing-RCW 36.70A.545 Increased density bonus	Q1	Andrew
Housing-Parking Standards, RCW 36.70A.620 and 36.70A.622	Q1	Andrew

FUTURE WORK PROGRAM ITEMS		
TOPIC	DATE	STAFF
Snoqualmie Mill Design Standards	TBD	Andrew
Historic Preservation	TBD	Mona
Annexation Guidelines	TBD	TBD
Sign Code update	TBD	Mona