



PLANNING COMMISSION REGULAR HYBRID MEETING

Monday, October 03, 2022, at 7:30 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMISSIONERS

Chair: Luke Marusiak

Vice Chair: Andre Testman

Commissioners: Chris Alef, David Goodman, Darrell Lambert,
Neeraj Mathur, and Steve Smith

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

Join by Telephone at 7:30 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 7:30 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.

CALL TO ORDER & ROLL CALL

AGENDA APPROVAL

PUBLIC COMMENTS

COUNCIL LIAISON REPORT

MINUTES

1. Approval of the minutes dated September 6, 2022

PROPOSED Action: Approve the minutes dated September 6, 2022.

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. DRB22-0008: Wild Hare Sign

PROPOSED Action: Approve DRB22-0008 Wild Hare Sign with conditions as recommended by staff.

3. DRB22-0010: Salish Lodge Porte Cochere

PROPOSED Action: Approve DRB22-0010 Salish Lodge Porte Cochere with conditions, as recommended by staff.

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.

- [4.](#) Historic Design Review Procedures Code Amendment

PROPOSED Action: No action; discussion only.

OTHER BUSINESS

5. Short Course Followup

Items of Planning Commissioner Interest

Upcoming Schedule

- [6.](#) Planning Commission Planning Schedule

ADJOURNMENT



PLANNING COMMISSION MINUTES

REGULAR HYBRID MEETING

September 6, 2022

This meeting was conducted as a hybrid in-person and remote meeting; the in-person option was in the Council Chambers at Snoqualmie City Hall, and the remote participation option was using teleconferencing technology provided by Zoom.

CALL TO ORDER & ROLL CALL:

Commissioners:

Chair Luke Marusiak, Vice-Chair Andre Testman, and Commissioners Darrell Lambert, Chris Alef, David Goodman, and Steve Smith were present.

Commissioner Neeraj Mathur was absent.

Councilmember Jo Johnson, Council Liaison, was also present.

City Staff:

Emily Arteché, Community Development Director; and Jason Rogers, Senior Planner.

AGENDA APPROVAL

It was moved by Marusiak; second by Testman to:

Approve the agenda.

PASSED: 6 to 0

PUBLIC COMMENTS

There were no public comments.

COUNCIL LIASION REPORT

Councilmember Johnson reported on Snoqualmie Days and the pancake breakfast, and also reminded the Commission of the upcoming Short Course on Local Government Planning on September 19.

MINUTES

It was moved by Marusiak; second by Smith to:

Approve the July 18, 2022, meeting minutes.

PASSED: 6 to 0

OTHER BUSINESS

Community Development Committee Priorities

Staff shared highlights of the Community Development Committee's discussion about priorities. The priorities that the Committee identified that the Planning Commission should provide review and recommendation are:

- Integration of Snoqualmie Ridge I and II standards into the Zoning Code
- R-1 Zone relook
- Historic Design Review procedures and standards

Items of Commissioner Interest

Commissioners shared their items, and staff provided responses.

ADJOURNMENT

It was moved by Marusiak; second by Lambert to:
Adjourn the meeting
PASSED: 6 to 0

Chair Marusiak adjourned the meeting at 8:32 PM

CITY OF SNOQUALMIE

Attest:

Luke Marusiak, Chair

Jason Rogers, Senior Planner

DRAFT



38624 SE River St
PO Box 987
Snoqualmie, WA 98065

Office: 425-888-5337
Fax: 425-831-6041

www.snoqualmiewa.gov

HISTORIC DESIGN REVIEW STAFF REPORT: Wild Hare (DRB 22-0008)

PROJECT DESCRIPTION:

The application is for Historic Design Review Board approval of one wall sign identifying "Wild Hare Antiques" in dimensional lettering on the building located at 8050 Railroad Ave SE.

The proposed sign is a total of approximately 20 square feet. The sign will be attached to the building facing Railroad Avenue.

BUILDING HISTORY AND CONTEXT:

The building was formally occupied by Wild Hare Vintage, but that business has since been sold to a new owner. The new owner is keeping the name of the previous business, but is updating the branding and signage.

OTHER PERMITS REQUIRED:

A building permit will be required.

SCOPE OF AUTHORITY:

The Downtown Historic District is established in Chapter 17.35 SMC – Historic District Overlay Zone. SMC 17.35.060 requires Historic Design Review Board approval for all regulated improvements within the Historic District Overlay Zone. As the Historic Design Review Board has not yet been established, SMC 17.35.055 gives the authority to the Design Review Board to conduct review.

PURPOSES AND OBJECTIVES:

It is the purpose of historic design review to provide for the review by public officials of land development and building design in order to promote the public health, safety and welfare. Specifically, the Historical Design Review Board shall encourage well-designed developments that are creative and harmonious with the natural and man-made environments. The objectives of the Historic District Overlay Zone are stated in SMC 17.35.010 as follows:

- A. Designate, preserve, protect, enhance, and perpetuate those sites, buildings, districts, structures and objects which reflect significant elements of the city's, county's, states and nation's cultural, aesthetic, social, economic, political, architectural, ethnic, archaeological, engineering, historic and other heritage;***
- B. Foster civic pride in the beauty and accomplishments of the past;***
- C. Stabilize and improve the economic values and vitality of landmarks;***
- D. Protect and enhance the Snoqualmie tourist industry by promoting heritage-related tourism;***
- E. Promote the continued use, exhibition and interpretation of significant sites, districts, buildings, structures, and objects for the education, inspiration and welfare of the people of Snoqualmie;***
- F. Promote and continue incentives for ownership and utilization of landmarks;***

- G . Assist, encourage and provide incentives to public and private owners for preservation, restoration, rehabilitation and use of landmark buildings, sites, districts, structures and objects;***
- H. Work cooperatively with other jurisdictions to identify, evaluate, and protect historic resources in furtherance of the purposes of this chapter;***
- I. Provide for the most efficient process for review of all construction, alteration, or demolition of buildings and structures with the historic districts and the downtown landmark district to achieve the foregoing purposes.***

REVIEW CRITERIA:

Design review for this proposal is considered relative to conformance with the following adopted policy documents and regulations: Chapter 17.35 SMC, *Historic District Overlay Zone*, and Chapter 17.80 SMC, *Design Review Board*. Discussion follows relating the proposal to those applicable criteria.

Chapter 17.35 SMC, Historic Overlay Zone

17.35.180 Objectives and principles of historic design review

The historic preservation officer and the historic design review board shall be guided by the following objectives and principles in applying the specific standards set forth herein.

- A. The overall objective is to preserve historic buildings and the unique sense of place that make Snoqualmie distinctive and attractive.***
- B. The key method of achieving the overall objective is to maintain the historic details and materials of each contributing building. Design standards for contributing buildings are intended to be more stringent for contributing buildings.***
- C. Changes to non-contributing buildings or structures or the construction of new buildings or structures should enhance the overall character by using forms, details, colors and materials similar to those of contributing buildings or structures.***
- D. The standards and guidelines contained herein are based on the Secretary of the Interior's Standards for Rehabilitation, which may be consulted for assistance in understanding the intent hereof.***

17.35.230 Sign standards

- A. All requirements of chapter 17.75 of this code apply in addition to the specific standards set forth in this section.***

The 20 square foot, dimensional sign is consistent with all applicable requirements of Chapter 17.75 SMC as this section limits sign sizes to 20 square feet.

- B. Make signs part of the building's overall architectural concept. The size, material, color, lettering, number and arrangement must be harmonious with the building design. Individually crafted signs are preferable to mass-produced signs or those advertising specific brands. Freestanding pole signs or monument signs are prohibited.***

The sign will match the traditional sign styling of the building but varied enough to distinguish the different businesses. The sign size does not overpower the building's appearance. Overall, the sign is harmonious with the building's façade and surrounding signage.

- C. Use lighting that is harmonious with the overall design. Use only external lighting, with no internal or backlit signs. For external lighting the light source must be directed down, lighting the sign from above, and shielded from view.**

The applicant has not proposed any additional lighting. There is existing lighting at the sign location. No new additional lighting is proposed at this time.

- D. Signs must not obscure or detract from the buildings architectural features, or those of an adjacent building.**

The sign, as proposed, would be placed within the buildings traditionally located signage area.

- E. All signs, except approved temporary signs, must be permanently and securely attached, to avoid damage to the building and to ensure safety. Sign supports, poles and other hardware must be the minimum size needed for a safe installation and not overpower the building or the sign itself or detract from other architectural features.**

The sign will be attached to the facade using permanent anchoring or façade exterior rated fasteners. All building attachment will be confirmed for compliance with local building code law as part of the City's building code permits.

- F. Painted wood, or a wood-like material is preferred. Avoid glossy synthetic-looking materials.**

The sign material is aluminum composite with the letter made of cutout acrylic.

- G. Use neon appropriately. This includes small neon signs, with letters no larger than six inches, placed inside show windows or under canopies or awnings. Projecting neon signs are allowed above canopies if they are made of metal in a vintage style suitable to the Sunset era (1920 - 1930).**

The proposed sign does not use neon.

- H. A broad variety of colors are appropriate for signs. Make the sign colors part of the overall design of the building. Bright colors must be used only for accent, not for major portions of the sign. No fluorescent (day glo) or similar bright colors may be used.**

Bright or fluorescent colors are not used. The sign is overall very dark, utilizing white as the lettering for contrast.

- I. Allowable sign types and characteristics include:**

- 1. Painted signs, painted either directly on the building or on wood attached to the building.**
- 2. Signs painted on doorways or display windows.**
- 3. Suspended signs under canopies, not to exceed one foot high by three feet wide.**
- 4. Neon, in shop windows, under canopies or projecting in vintage styles.**
- 5. Interpretive or directional signs, as approved by the historic design review board, placed in prominent locations that do not interfere with pedestrian traffic.**

The proposed sign is an allowable sign type.

J. Prohibited sign types and characteristics include:

- 1. Flashing or animated signs, including pennants, banners, streamers or balloons.**
- 2. Signs on roofs or on top of parapets.**
- 3. Backlit or internally lit signs.**
- 4. Fluorescent (day glo) or similar bright colors, or the use of other bright colors as the background color of a sign.**
- 5. Theater type (triangular projecting) marquees.**
- 6. Inflatable signs.**
- 7. Signs or lettering on fabric awnings. Lettering and graphics may be used on the edges of fixed canopies or awnings.**

The proposed sign does not contain any of the above prohibited characteristics.

K. Temporary signs are subject to the following:

- 1. Temporary signs may be allowed on construction or remodeling sites, one per site, twenty square feet or less.**
- 2. Other temporary signs, banners or exterior posters may be used for not more than sixty days, with approval of the historic preservation officer.**
- 3. Coordinated non-commercial banners or flags associated with special events may be permitted for not more than sixty days, with approval of the historic preservation officer.**
- 4. Temporary private public safety signs may be located as needed.**

Not applicable (N/A): The proposed sign is a permanent sign.

STAFF COMMENTS/RECOMMENDATIONS

Staff recommends **approval** for Design Review 22-0008 for the proposed "Wild Hare Antiques & Vintage Finds" sign to be installed at 8050 Railroad Ave SE, subject to the following conditions:

1. The signs shall be installed in the same location and placement as approved permit application and materials (DRB22-0008).
2. Any additional signs shall be submitted to the Planning Department for approval.
3. The proposed signs require a building permit(s).

The design review board may approve or approve with conditions the proposed development. If approved with conditions, the Design Review Board may require that such conditions be fulfilled prior to the issuance of a building or occupancy permit, where appropriate. The design review board may deny the proposed development plans if they do not satisfy the review criteria of SMC 17.35.230. All decisions of the design review board shall be final unless appealed.

Dylan Gamble
Associate Planner

9/27/2022

Date

* * * * *

The Snoqualmie Planning Commission, sitting as the City of Snoqualmie Historic Design Review Board pursuant to SMC 17.35.055, finds the proposed alteration of 8050 Railroad Ave SE (City File No. DRB22-0002) to be in substantial conformance with the Snoqualmie Municipal Code, specifically: SMC 17.35.180 – Objectives and Principles of Historic Design Review; and, SMC 17.35.230 – Sign Standards. Therefore, the Planning Commission hereby **approves**, by motion, the proposed sign replacement design, subject to the three (3) conditions of approval specified in the Director’s recommendation above.

Luke Marusiak, Chair
Snoqualmie Planning Commission

Date

**CITY OF SNOQUALMIE
SIGN PERMIT APPLICATION
SMC 17.75**

Item 2.

Applicant/agent Audrey Ise
Address 13279 NE 20th St
Office Phone 425 746 4151 **Mobile Phone** 206 661-5819
Email ODDAUDILE@COMCAST.NET
Property Owner ELIGITY FIFTY LLC
Address 3050 TRAIROAD AVE SNO
Office Phone _____ **Mobile Phone** _____
Other Phone _____
Project Address or location 3050 TRAIROAD AVE
Parcel number 784920-0496
Legal Description _____
Type of Sign(s) (blade, wall, etc) WALL
Size of Sign(s) 2'-6" x 3'-0"
Will the sign(s) be lighted? (circle one) Yes ☐ No ☒
If yes, please explain?

For Office Use Only

Date _____ **Rec'd By** _____

File # SIGN- _____ **Zone** _____

Fee _____ **Receipt #** _____

Date Approved by:

Staff

ARC

Historic Design Review
Board

Design Review Board

Action Taken:

Approved

Denied

Submittal Checklist: (Have you included all of the following?)

- _____ Scaled drawing of proposed sign(s) showing materials, size, shape, height and location of subject signs (1"=20" or larger).
- _____ Description and/or samples of color/materials to be used and type of illumination proposed, if any
- _____ Information demonstrating conformance with the Uniform Building Code requirements;
- _____ Signs within the Historic District, except temporary signs, must address the design review board (DRB) criteria for signs (SMC 17.30.070(C)).
- _____ \$50 fee per sign. If sign is to be located on a property within a designated historic district, a deposit for estimated DRB processing costs is required.

The undersigned applicant, and his/her/its heirs, and assigns, in consideration of the processing of the application agrees to release, indemnify, defend and hold the City of Snoqualmie harmless from any and all damages, including reasonable attorney's fees arising from any action or infraction based in whole or in part upon false, misleading, inaccurate or incomplete information furnished by the applicant, his/her/its agents or employees.

The undersigned applicant grants his/her/its permission for public officials and the staff of the City of Snoqualmie to enter the subject property for the purpose of inspection and posting attendant to this application

The information given is said to be true under penalty of perjury by the Laws of the State of Washington.

Signature of Property Owner*: _____ **Date** _____

**I certify that I am the owner of the property depicted on the above section marked "project address or location" and, if applicable, I hereby give consent to my authorized applicant/agent, who is identified above by the section marked "applicant/agent", to apply for any and all necessary permits for proposed project hereby identified below in the section marked "Details of project or Proposed Use"*

Signature of Applicant/Authorized Agent: Audrey Ise **Date** 3/22/22

**I am an authorized agent representing the landowner(s) and have been given consent by the land owner(s) to seek permits.*

Relation to project: _____

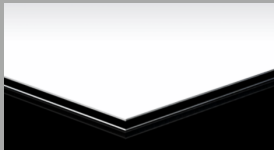


- 3mm Aluminum Dibond Backer with .25" laser cut acrylic Dimensional Lettering
- Sign dimensions: 8' x 2.5' = 20 sq. ft
- Building: 30'w x 16'h = 480 sq ft.

Mockup



• 3mm Aluminum Composit

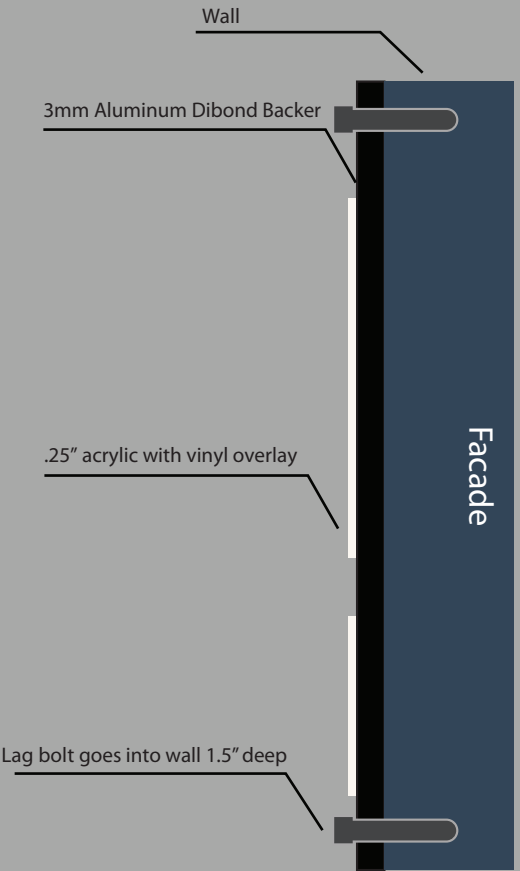


• Fastened with 5/16" x 3 1/2" fasteners



Fasteners:
Store SO SKU #1000782176 | SPAX
5/16 in. x 3-1/2 in. Powerlag Hex Drive Washer Head High
Corrosion Resistant Coating Lag Screw
Code listings ICC-ES ESR-1782

Sign conforms to the following codes:
2018 International Building Code
2018 Washington State Amendments



Item 2.

Install location: 8050 Railroad Ave, Snoqualmie, WA 98065





38624 SE River Street
PO Box 987
Snoqualmie, WA 98065

Office: 425-888-5337
Fax: 425-831-6041

www.snoqualmiewa.gov

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT TO THE DESIGN REVIEW BOARD

PROJECT: Design Review – Salish Lodge Porte Cochere
FILE NO.: DRB22-0010
DATE: October 3, 2022

PROJECT DESCRIPTION:

The existing Salish Lodge and Spa, built in 1919, proposes an addition to the arrival/entrance to the building by building a porte cochere which will extend over the drive aisle. The new structure includes roofing, structural supports, and lighting. The new porte cochere is proposed to be 20' 3" in height and 21' 9" in width. The roof of the porte cochere is proposed to have shaker shingle, and the existing pavement will remain the same. There are no changes to parking or landscaping under this proposal.

The subject parcel is within the Business Retail 2 (BR2) zoning district. SMC 17.20.020.C. states, "*The business-retail district should support the downtown historic district by encouraging the use of architectural styles which reflect the history of the city and the railroad depot.*"

OTHER PERMITS REQUIRED:

In addition to Design Review Board approval, the project requires:

1. Fire Marshall approval;
2. Building Permit;

SEPA COMPLIANCE

The City determined this project is categorically exempt from SEPA Threshold Determination requirements.

SCOPE OF AUTHORITY:

The Design Review Board is established by SMC 17.80.030 which states, in relevant part, "*B. The design review board shall review proposed development plans for the following described land use actions:*

1. *All proposed developments, excluding single-family homes...."*

PURPOSE AND OBJECTIVE:

As specified in SMC 17.80.010, "*It is the purpose of this chapter to provide for the review by public officials of land development and building design in order to promote the public health, safety and welfare. Specifically, the design review board shall encourage well-designed developments that are creative and harmonious with the natural and man-made environments.*"

REVIEW CRITERIA:

Design review for this proposal is considered relative to conformance with Chapter 17.80 SMC, *Design Review*. SMC 17.80.050 provides the criteria which shall guide the review of the Design Review Board. Discussion follows relating the proposal to those criteria.

FINDINGS**SMC 17.80.050 Design Review Guidelines*****A. Relationship of the Structure to the site:******1. The site should be planned to accomplish a desirable transition with the streetscape and to provide for adequate landscaping and pedestrian movement.***

The project does not intend to change any streetscape or landscaping features. Impacts to any pedestrian movement will be positive by providing a shelter from the elements at the front entrance to the lodge as they leave their vehicles.

Landscaping: The proposed project intends to retain the existing landscaping.

2. Parking and Service areas should be located, designed and screened to moderate the visual impact of large paved areas.

The proposal does not change any parking or service areas.

3. The height and scale of each building should be considered in relation to its site.

The total height and scale of the Porte Cochere will be 20' 3" height x 21' 9" width. The BR2 zoning district allows a maximum of 35' height of structure, therefore the proposal complies with this standard. The porte cochere will be architecturally integrated with the existing building.

B. Relationship of the Structure and Site to Adjoining Area.***1. Harmony in texture, lines, and masses is encouraged.***

The existing building, which was built in the late 1919, was deliberately built to relate to tourism activities near the Snoqualmie Falls. The proposed porte cochere will be an extension of the existing front entrance to the lodge with the same architectural features, including a shaker shingle roof, and stone footings at the base of the columns.

2. Appropriate landscape transition to adjoining properties should be provided.

No proposed changes to existing landscaping are requested. The proposed project does not require additional landscaping.

3. Public buildings and structures should be consistent with the established neighborhood character.

The building is within the Snoqualmie Falls neighborhood area. The Salish Lodge is the primary development in this neighborhood. Because the porte cochere will be architecturally integrated with the existing building, it will be consistent with the established neighborhood character.

4. Compatibility of vehicular and pedestrian circulation patterns and loading facilities in terms of safety, efficiency, and convenience should be encouraged.

The project will improve the pedestrian/vehicle pattern and facility by providing an extended sheltered area for guests as the disembark their vehicles to enter the lodge. Some vehicle disturbance should be expected during construction.

5. Compatibility of on-site vehicular circulation with street circulation should be encouraged.

Not applicable. The project will not impact street circulation.

C. Landscape and Site Treatment

1. Where existing topographic patterns contribute to beauty and utility of a development, they should be recognized and preserved and enhanced.

Not Applicable. See above. (A)(1)

2. Grades of walks, parking spaces, terraces and other paved areas should promote safety and provide an inviting and stable appearance.

The existing vehicle circulation area is paved and will remain paved.

3. Landscape treatment should enhance architectural features, provide buffers between incompatible land uses, and provide shade.

Not Applicable. See above. (A)(1)

1. In locations where plants will be susceptible to injury by pedestrian or motor traffic, mitigating steps should be taken.

Not Applicable. See above.

2. Where building sites limit planting, the placement of trees or shrub in paved areas is encouraged.

Not Applicable. See above.

6. Screening of service yards, and other places which tend to be unsightly, should be accomplished by use of walls, fencing, planting or combinations of these. Screening should be effective in winter and summer.

No changes to service areas are proposed.

7. In areas where general planting will not prosper, other materials such as fences, walls, and paving of wood, brick, stone, or gravel may be used.

Not applicable.

8. Exterior lighting, when used, should enhance the building design and the adjoining landscape. Lighting standards and fixtures should be of a design and size compatible with the building and adjacent area. Lighting should be shielded and restrained in design. Excessive brightness and brilliant colors should be avoided.

The lighting features and fixtures are not presented at this time. All lighting will be reviewed by the Community Development Director for compliance with the above light fixture regulations.

D. Building Design

1. Architectural style is not restricted, evaluation of a project should be based on quality of its design and relationship to surroundings.

The new porte cochere uses high-quality, durable materials and fits harmoniously into its surroundings.

2. Buildings should be to appropriate scale and be in harmony with permanent neighboring developments.

The proposed extension of the front entrance does not change the existing harmony or scale of the neighboring buildings.

3. Building components, such as windows, doors, eaves and parapets, should have good proportions and relationship to one another. Building components and ancillary parts shall be consistent with anticipated life of the structure.

The porte cochere is an extension of an existing smaller vestibule over the front entrance of the lodge. No components are of a size or configuration that they are disproportionate or do not appropriately relate to the overall building design. The components have been designed to support function and durability.

4. Paint and material colors shall be selected to coordinate the entire facade and to be compatible with adjacent buildings. Bright or brilliant colors shall be used only for accent.

The paint and material colors used (brown/stone) are compatible, and no bright or brilliant colors are proposed. The shaker shingle roofing and stone footings are compatible with the existing architecture of the Salish Lodge.

5. Mechanical equipment or other utility hardware on roof, ground, or buildings should be screened from view.

No mechanical or utility equipment is proposed for changes.

6. Exterior lighting should be part of the architectural concept. Fixtures, standards, and all exposed accessories should be harmonious with building design.

All lighting will be reviewed by the Community Development Director for compliance with the above light fixture regulations.

7. Monotony of design in single or multiple building projects should be avoided. Variety of detail, form, and siting should be used to provide visual interest.

The proposal is for an extension to the existing vestibule at the front entrance of the lodge, and therefore conforms with the existing vestibule rather than proposing a variety of detail and form.

E. Miscellaneous structures and Street Furniture

1. Miscellaneous structures and street furniture should be designed to be part of the architectural concept of design and landscape. Materials should be compatible with buildings, scale should be appropriate, colors should be in harmony with buildings and surroundings, and proportions should be to scale.

The project does not propose any miscellaneous structures or street furniture.

2. Lighting in connection with miscellaneous structures and street furniture should meet the guidelines applicable to the site, landscape, and buildings.

In accordance with SMC 17.80.040.D.6. Exterior lighting should be part of the architectural concept. Fixtures, standards, and all exposed accessories should be harmonious with building design. All lighting will be reviewed by the Community Development Director for compliance with the above light fixture regulations.

STAFF COMMENTS/RECOMMENDATIONS

Staff recommends **approval** for DRB22-0010, Salish Lodge and Spa Porte Cochere, at 6501 Railroad Ave, subject to the following conditions:

1. The applicant shall obtain a building permit prior to construction.
2. The applicant shall submit proposed lighting designs to the Community Development Director for approval prior to construction.

The design review board may approve or approve with conditions the proposed development. If approved with conditions, the Design Review Board may require that such conditions be fulfilled prior to the issuance of a building or occupancy permit, where appropriate. The design review board may deny the proposed development plans if they do not satisfy the guidelines of SMC 17.80.050. All decisions of the design review board shall be final unless appealed.

FINDINGS AND CONCLUSIONS

The Design Review Board adopts the staff report above as its findings and conclusions for this project, DRB22-0010.

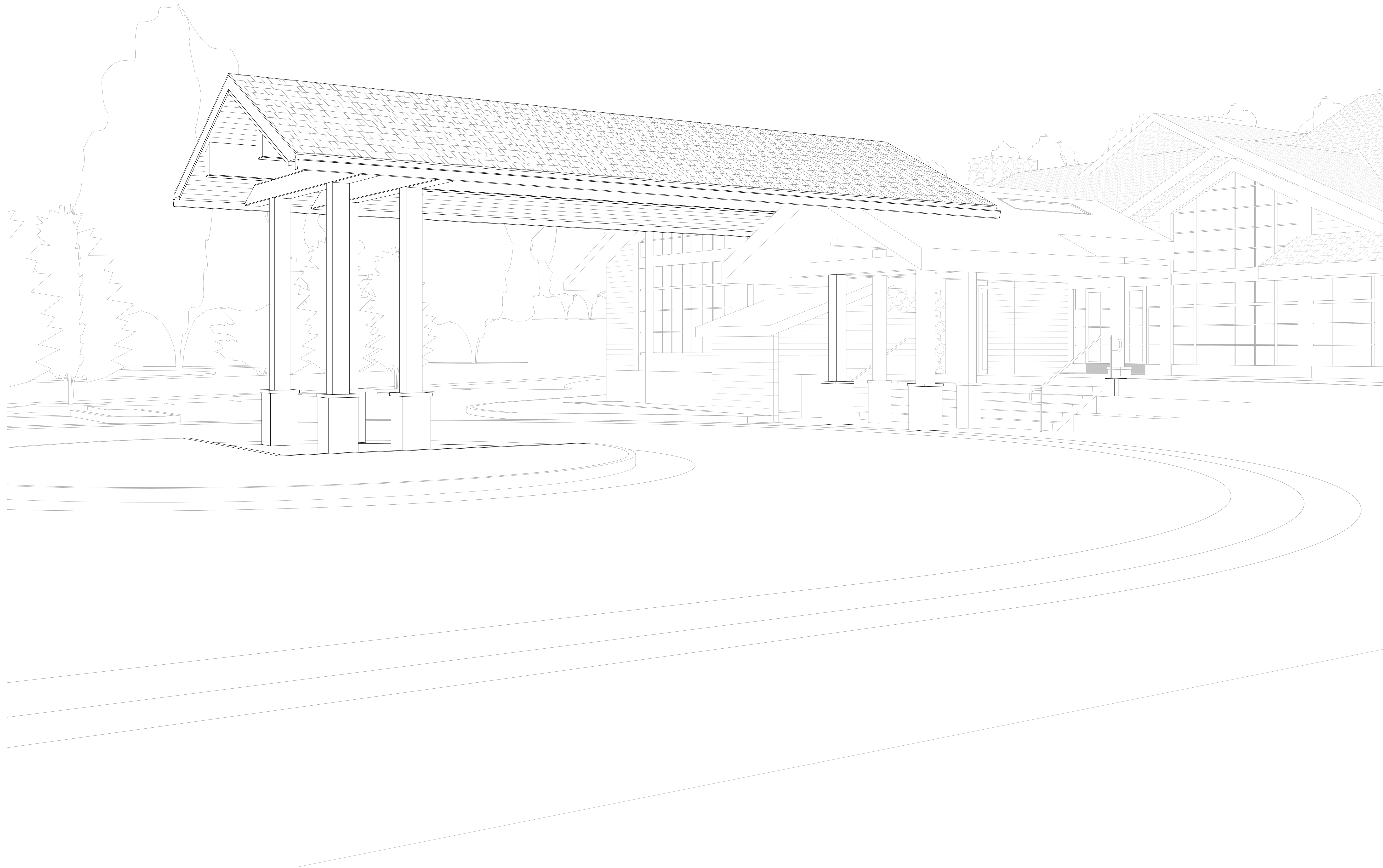
 Luke Marusiak
 Commission Chair

Date October 3, 2022



1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

MG2



MG2

SALISH LODGE AND SPA

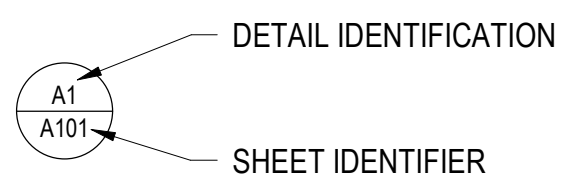
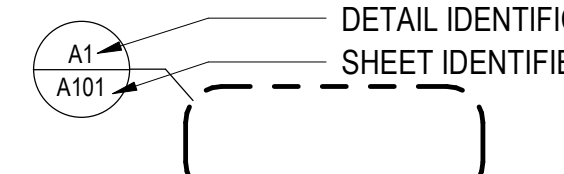
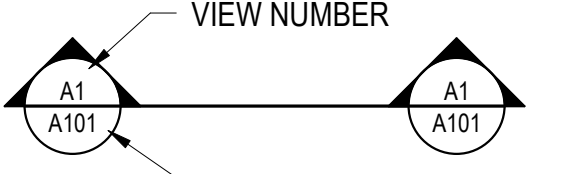
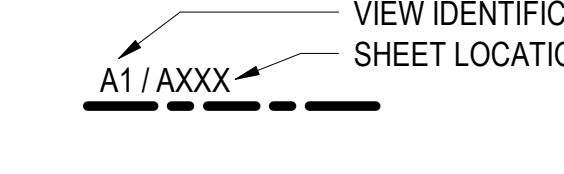
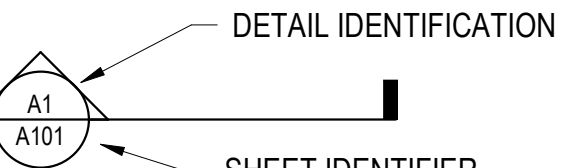
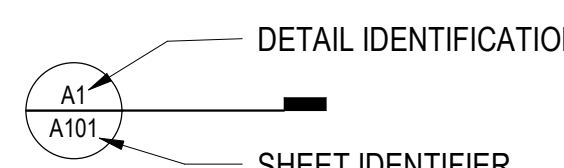
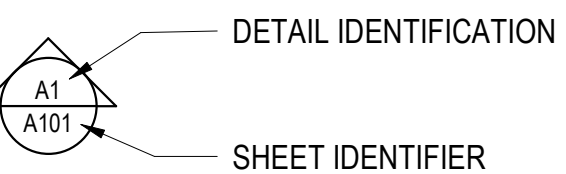
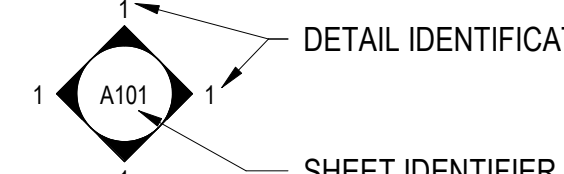
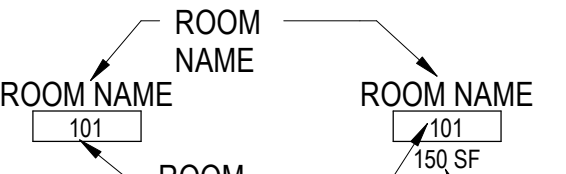




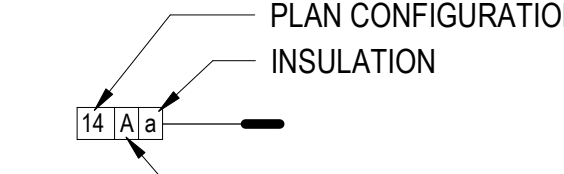



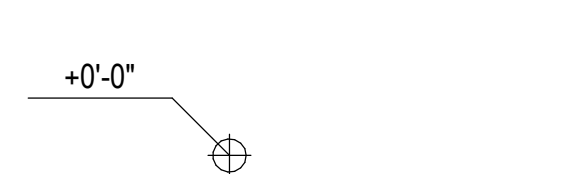
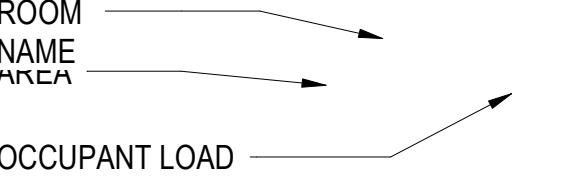
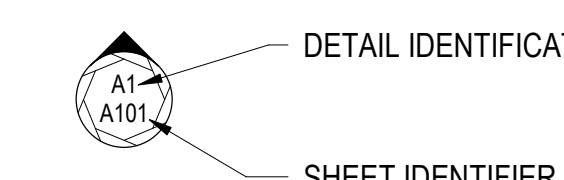
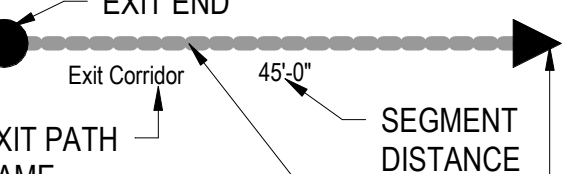
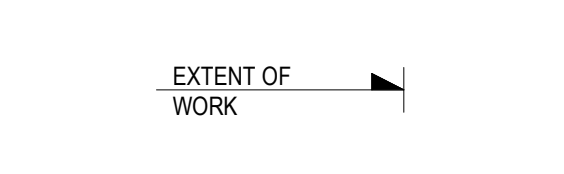

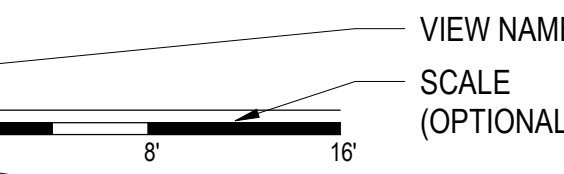

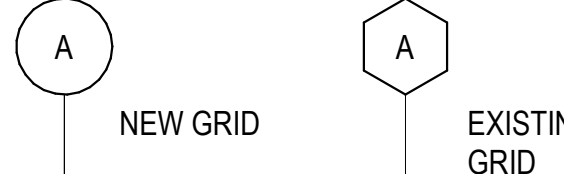

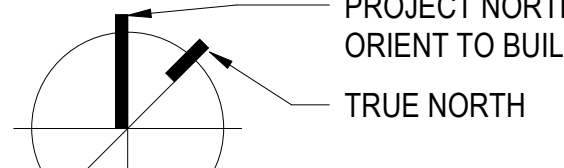
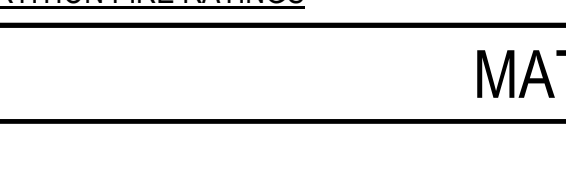
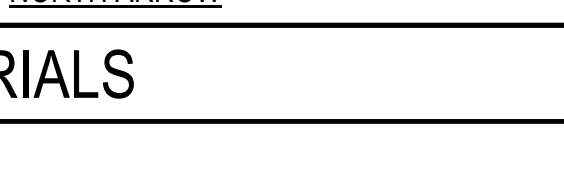
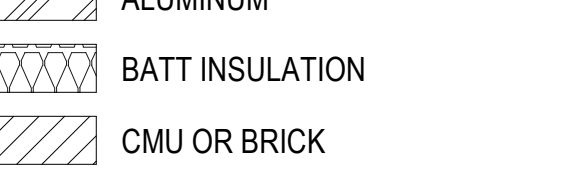
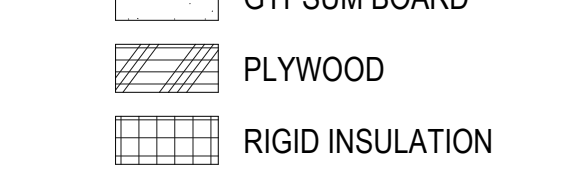
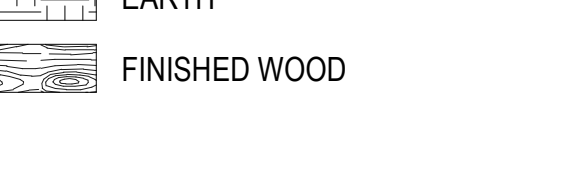





6501 RAILROAD AVE SNOQUALMIE, WA 98065

PROJECT NUMBER:21-5936-01

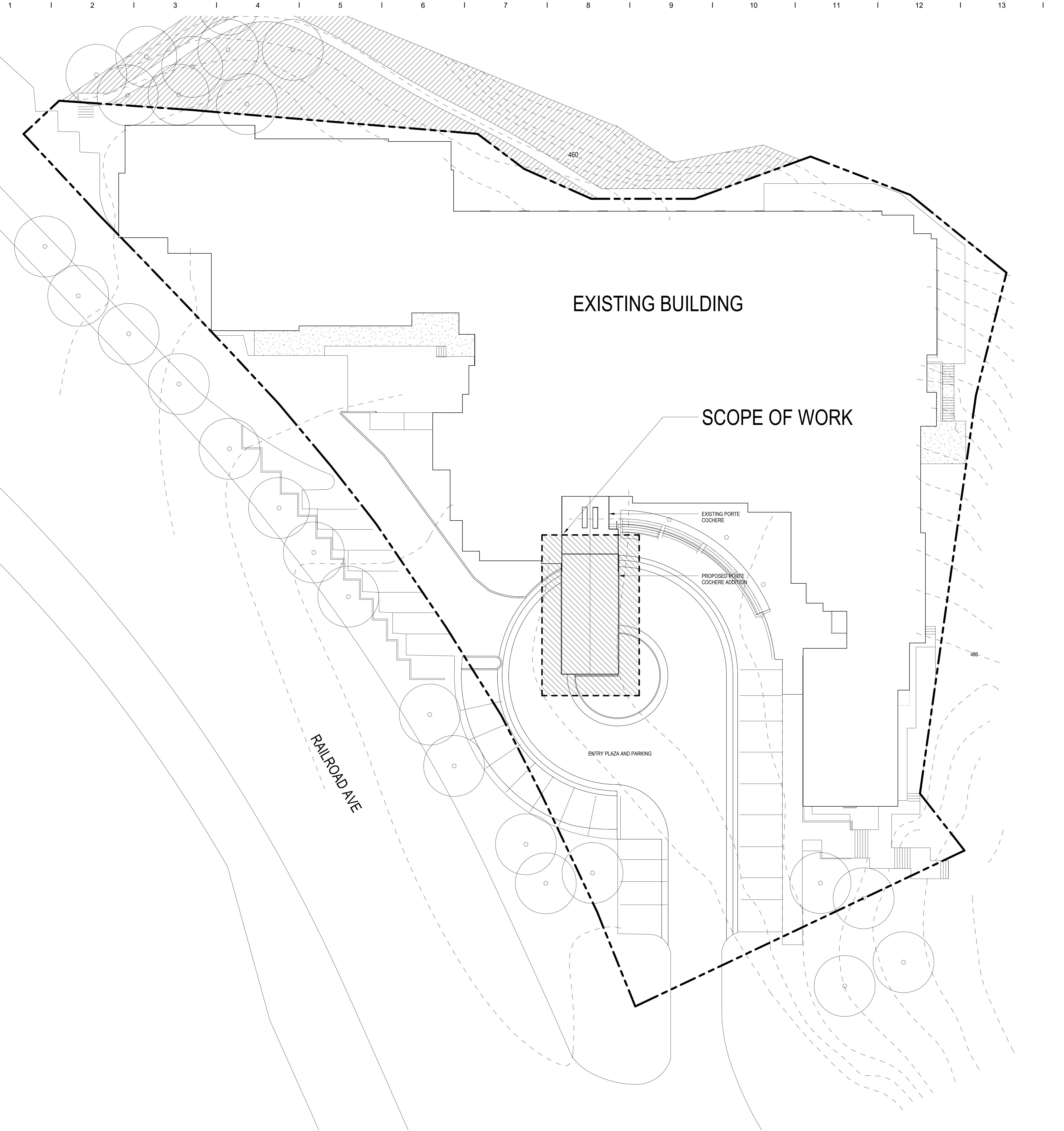
PERMIT SET 08/19/2022

BIM 360://MG2-Columbia Hospitality-Salish Lodge-21-5936-01/A-21-5936-01-Salish Lodge-R21.rvt

8/22/2022 11:05:58 AM

LEGEND OF SYMBOLS				ABBREVIATIONS				PROJECT DIRECTORY				PROJECT DATA				DRAWING INDEX			
P	 DETAIL IDENTIFICATION SHEET IDENTIFIER		 DETAIL IDENTIFICATION SHEET IDENTIFIER DETAIL VIEW BUBBLE		ACOUST		ACOUSTICAL	MAX	MAXIMUM	OWNER		PROJECT SCOPE :		GENERAL		DRAWING INDEX			
	 VIEW NUMBER SHEET LOCATION BUILDING SECTION		 VIEW IDENTIFICATION SHEET LOCATION MATCH LINE REFERENCE		ACSF		ACCESS FLOORING	MECH	MECHANICAL	DBA - SACRED FALLS, LLC		ADDITION TO ARRIVAL PORTE COCHERE TO EXTEND OVER DRIVE AISLE. THE NEW STRUCTURE INCLUDES ROOFING, STRUCTURAL SUPPORTS, AND LIGHTING.		G-001 COVER SHEET		ARCHITECTURAL			
N	 DETAIL IDENTIFICATION SHEET IDENTIFIER WALL SECTION		 DETAIL IDENTIFICATION SHEET IDENTIFIER DETAIL SECTION		ADJ		ADJACENT	MEZ	MEZZANINE	HOTEL OPERATOR		LEGAL DESCRIPTION :		G-101 GENERAL NOTES		A-000 SITE PLAN			
	 DETAIL IDENTIFICATION SHEET IDENTIFIER EXTERIOR ELEVATION		 DETAIL IDENTIFICATION SHEET IDENTIFIER INTERIOR ELEVATION		ANOD		ANODIZED	MR	MOISTURE RESISTANT	COLUMBIA HOSPITALITY		POR OF GL 9 IN STR 30-24-08 DAF - BEG ON SLY MGN ST RD #2 AT A PT S 00-22-10 W 1009.43 FT & N 41-21-10 W 628.33 FT FR N 1/4 COR OF SEC TH NWLY ALG RD 412.81 FT TH S 66-47-30 W 139.44 FT TH S 35-12-40 E 28.44 FT TH S 10-11-00 W 160.45 FT TH S 16-14-30 W 44.49 FT TH S 48-49-30 E 48.54 FT TH S 67-25-50 E 40.35 FT TH N 72-16-30 E 46.73 FT TH S 89-03-20 E 39.47 FT TH S 63-46-10 E 28.33 FT TH S 49-59-20 E 22.27 FT TH S 83-07-20 E 160.44 FT TH N 48-38-50 E 19.84 FT TO BEG		A-100 PLANS					
M	 ROOM NAME ROOM ROOM NAME & NUMBER AREA		 DOOR NUMBERS		APPROX		APPROXIMATE	MTD	MOUNTED	F: 425-831-6500		ARCHITECT		A-200 SECTIONS & ELEVATIONS		A-300 DETAILS			
	 WINDOW NUMBER		 EQUIPMENT TAG		AL		ALUMINUM	MIN	MINIMUM, MINUTES	T: 253-845-9544 x1801		MG2							
K	 KEY NOTES		 PLAN CONFIGURATION INSULATION SECTION CONFIGURATION		ALT		ALTERNATE	MO	MISCELLANEOUS	F: 253-841-0925		ARCHITECT							
	 LEVEL NAME 0'-0" AFF DATUM ELEVATION		 WALL TYPE		ANOD		ANODIZED	MR	MOISTURE RESISTANT	T: 206-962-6500		ARCHITECT							
J	 SPOT ELEVATION		 3D CAMERA VIEW		ARCH		ARCHITECTURAL	MTG	MOUNTING	1101 SECOND AVE		ARCHITECT							
	 OCCUPANCY TAG		 EXTENT OF WORK		ASPH		ASPHALT	MTL	METAL	STE. 100		ARCHITECT							
H	 VIEW TITLE		 GRIDLINE BUBBLE		BD		BOARD	MULL	MULLION	GENERAL CONTRACTOR		APPLICABLE CODES							
	 PARTITION FIRE RATINGS		 NORTH ARROW		BLDG		BLDG TYPE	NEW	NEW	ABSHER		INTERNATIONAL BUILDING CODE		IBC 2018					
G	 MATERIALS		 MATERIALS		BLDG		BLDG TYPE	NEW	NEW	MAKO SAKAGAMI		NATIONAL ELECTRICAL CODE		NEC 2020					
	 MATERIALS		 MATERIALS		BLDG		BLDG TYPE	NEW	NEW	T: 253-845-9544 x1801		ZONING AND CODE DATA							
F	 MATERIALS		 MATERIALS		BLDG		BLDG TYPE	NEW	NEW	F: 253-841-0925		ZONE: BUSINESS RETAIL 2							
	 MATERIALS		 MATERIALS		BLDG		BLDG TYPE	NEW	NEW	100 SHAW RD		BLDG TYPE: HOTEL							
E	 MATERIALS		 MATERIALS		BLDG		BLDG TYPE	NEW	NEW	PUYALLUP, WA 98372		PARCEL NUMBER 3024089064							
	 MATERIALS		 MATERIALS		BLDG		BLDG TYPE	NEW	NEW	OCCUPANCY: R1 RESIDENTIAL GROUP		TYPE OF CONSTRUCTION: V-A 1-HR SPRINKLERED							
D	 MATERIALS		 MATERIALS		BLDG		BLDG TYPE	NEW	NEW	LOT AREA: 69,260 SF/ 1.59 ACRES		BLDG NET SQUARE FOOTAGE: 85,800 SF							
	 MATERIALS		 MATERIALS		BLDG		BLDG TYPE	NEW	NEW	ACCESSIBILITY DATA		GUEST ROOM: 87 UNITS TOTAL							
C	 MATERIALS		 MATERIALS		BLDG		BLDG TYPE	NEW	NEW	MIN. ACCESSIBLE UNITS W/O ROLL-IN SHOWERS: 4 UNITS (UNITS 101, 209, 313, 412)		MIN. ACCESSIBLE UNITS W/ ROLL-IN SHOWERS: 1 UNIT (UNIT 312)							
	 MATERIALS		 MATERIALS		BLDG		BLDG TYPE	NEW	NEW	TOTAL ACCESSIBLE UNITS: 5 UNITS		ALL OTHER GUEST ROOMS SHALL BE A TYPE B UNIT							
B	 MATERIALS		 MATERIALS		BLDG		BLDG TYPE	NEW	NEW			GENERAL NOTES							
	 MATERIALS		 MATERIALS		BLDG		BLDG TYPE	NEW	NEW			VICINITY MAP							
A	 MATERIALS		 MATERIALS		BLDG		BLDG TYPE	NEW	NEW			DEFERRED SUBMITTALS							
	 MATERIALS		 MATERIALS		BLDG		BLDG TYPE	NEW	NEW			- FIRE SPRINKLERS (DESIGN-BUILD)							
 MATERIALS		 MATERIALS		BLDG		BLDG TYPE	NEW	NEW			- ELECTRICAL (DESIGN-BUILD)								

8/22/2022 11:05:43 AM BIM 360://MG2-Columbia Hospitality-Salish Lodge-21-5936-01/A-21-5936-01-Salish Lodge-R21.rvt



SITE PLAN (FOR REFERENCE ONLY)

SCALE: 1/16" = 1'-0"

6501 RAILROAD AVE
SNOQUALMIE, WA 98065

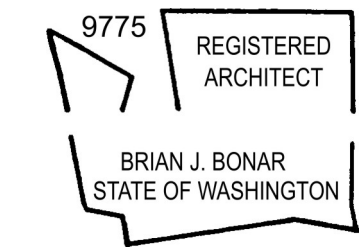
1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com



PERMIT SET

08/19/2022

BRIAN J. BONAR, ARCHITECT



© MG2, Inc. All rights reserved. No part of this document may be reproduced in any form or by any means without permission in writing from MG2, Inc.

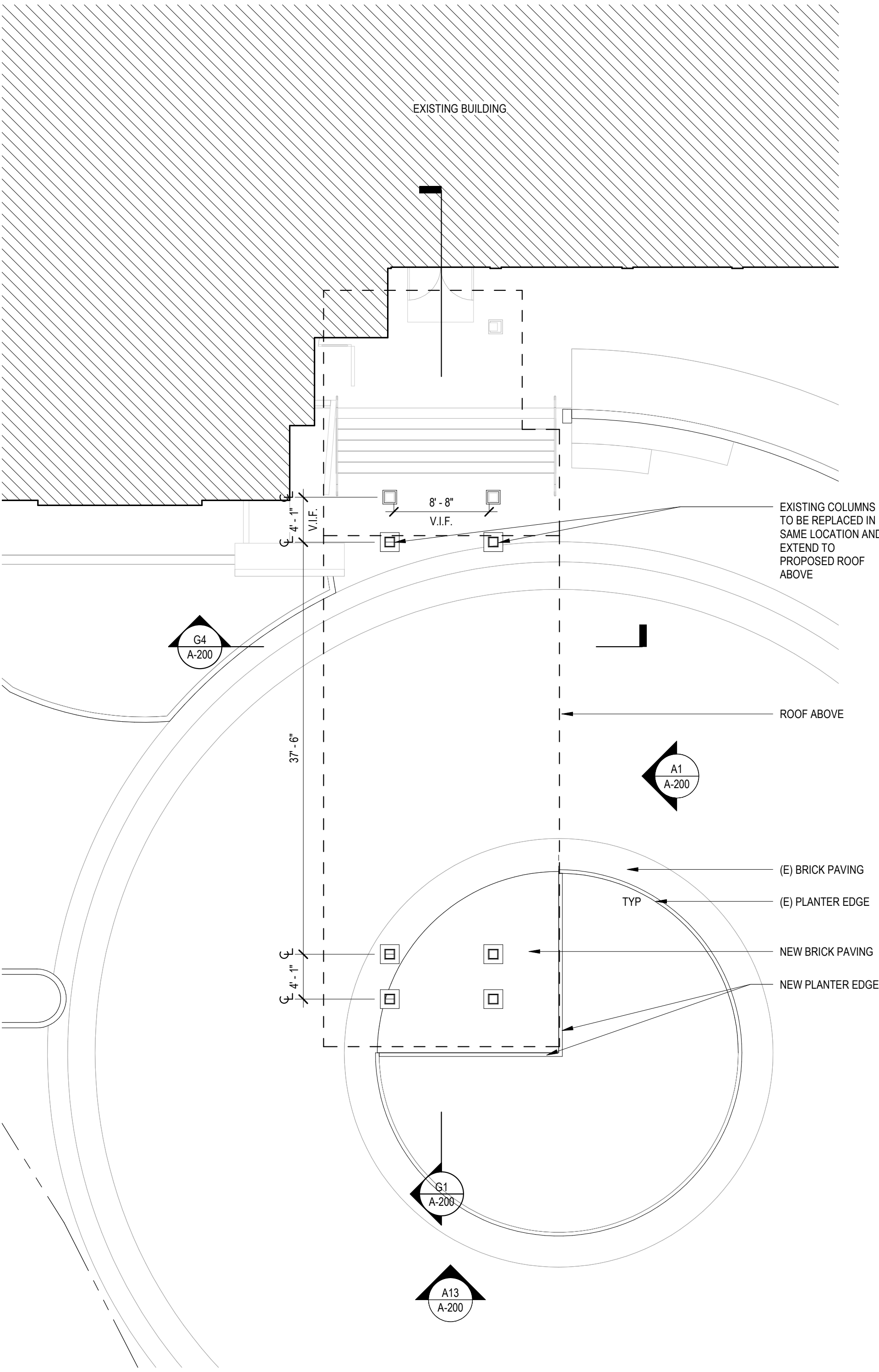
DATE	DESCRIPTION

21-5936-01
PM: JOHN R. LEUCK
DRAWN BY: PD
06/29/22

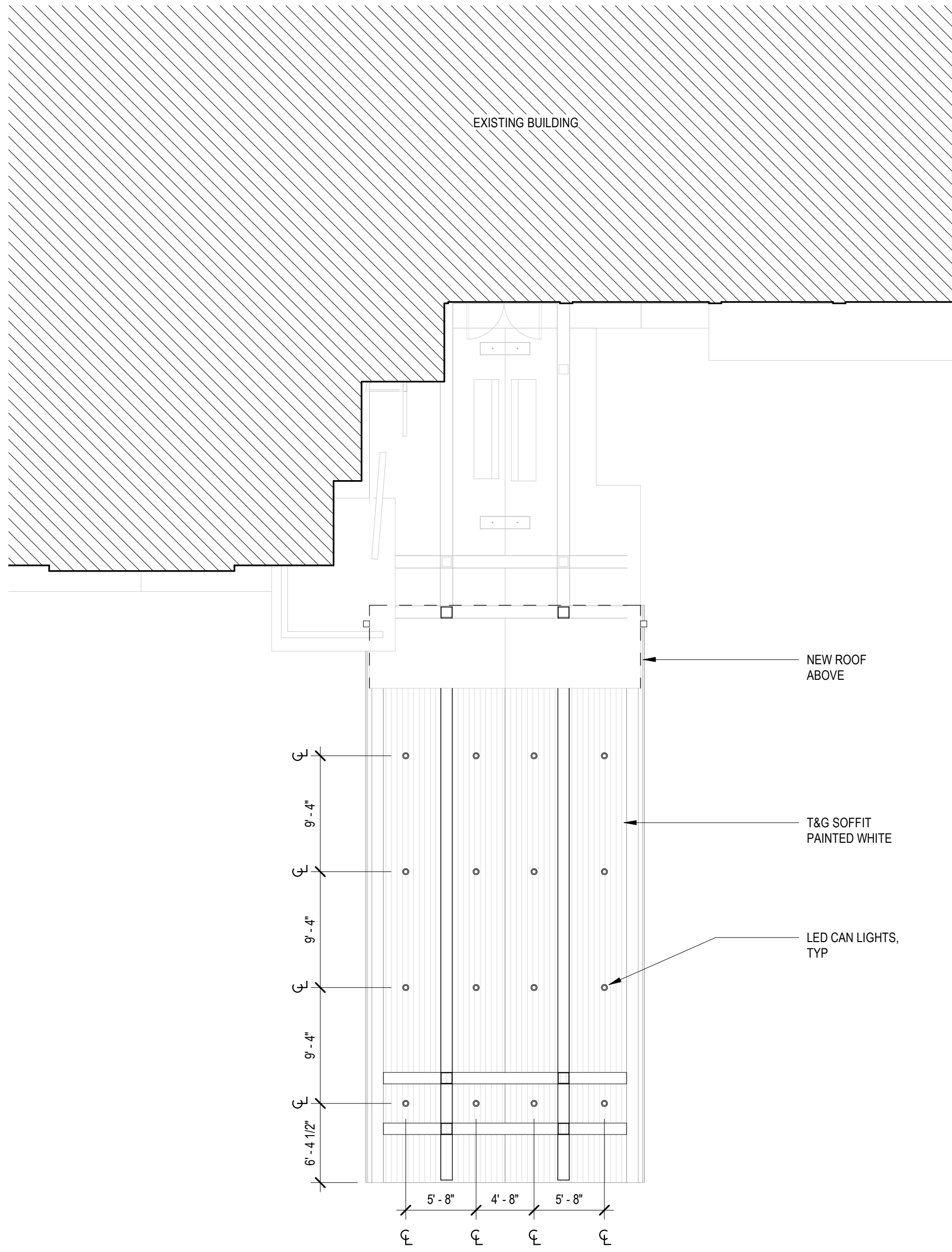
SITE PLAN

A-000

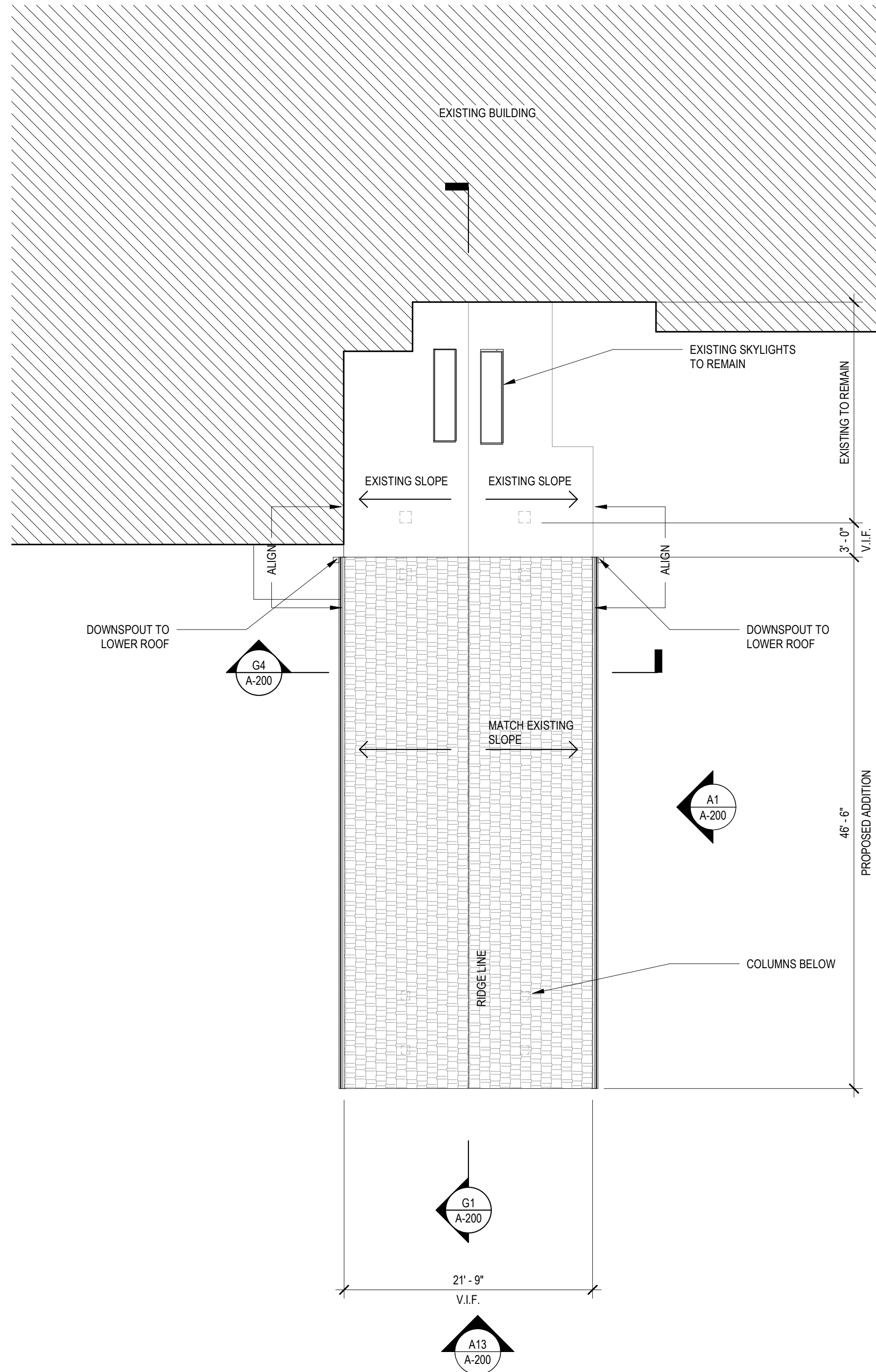
8/22/2022 11:05:48 AM BIM 360://MG2-Columbia Hospitality-Salish Lodge-21-5936-01/A-21-5936-01-Salish Lodge-R21.rvt



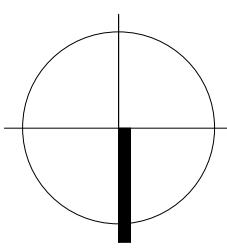
E1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



E7 RCP
SCALE: 1/8" = 1'-0"



E13 ROOF PLAN
SCALE: 1/8" = 1'-0"



6501 RAILROAD AVE
SNOQUALMIE, WA 98065

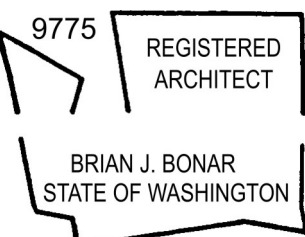
1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com



PERMIT SET

08/19/2022

BRIAN J. BONAR, ARCHITECT



© MG2, Inc. All rights reserved. No part of this document may be reproduced in any form or by any means without permission in writing from MG2, Inc.

DATE	DESCRIPTION

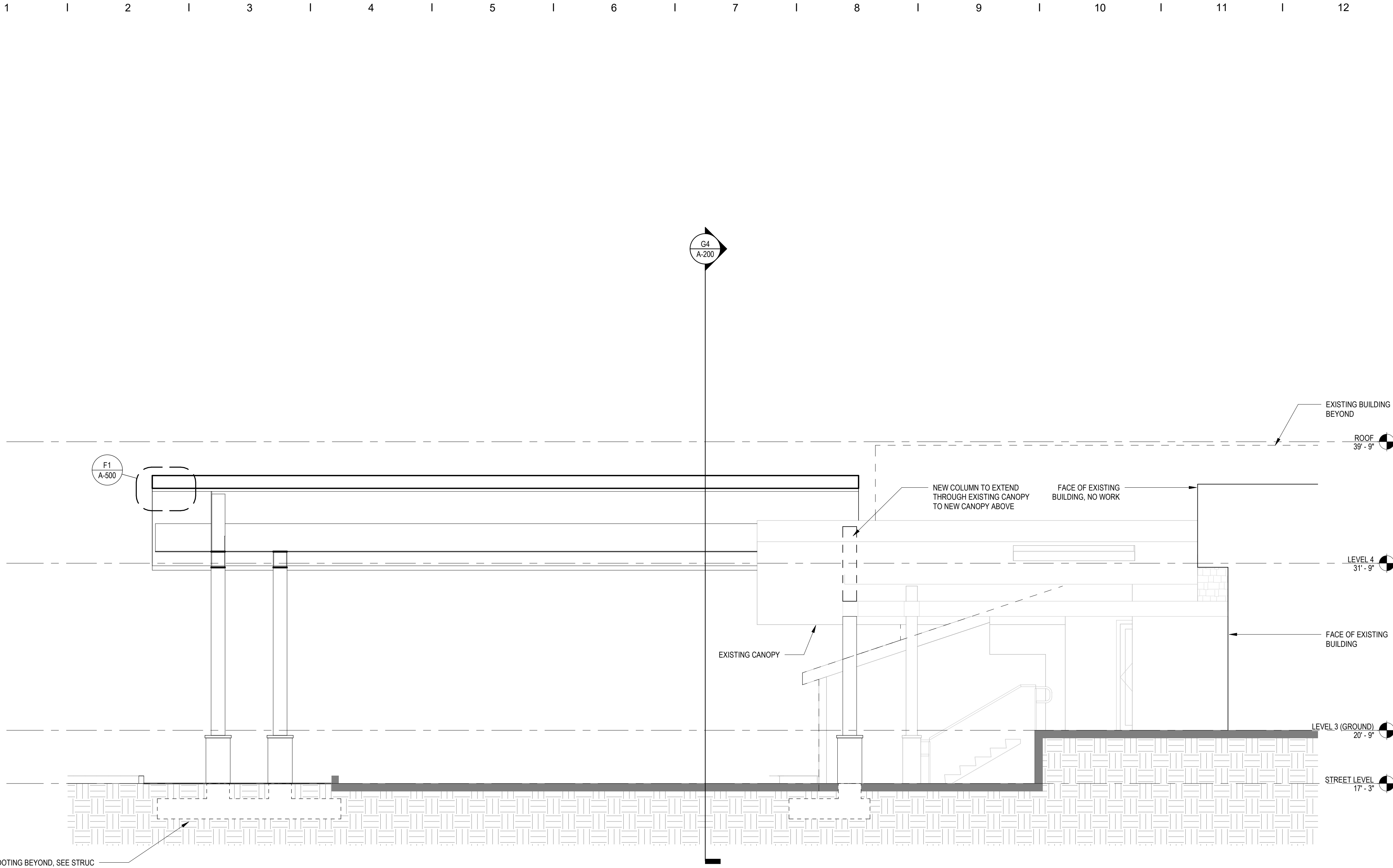
21-5936-01
PM: JOHN R. LEUCK
DRAWN BY: PD
06/28/22

PLANS

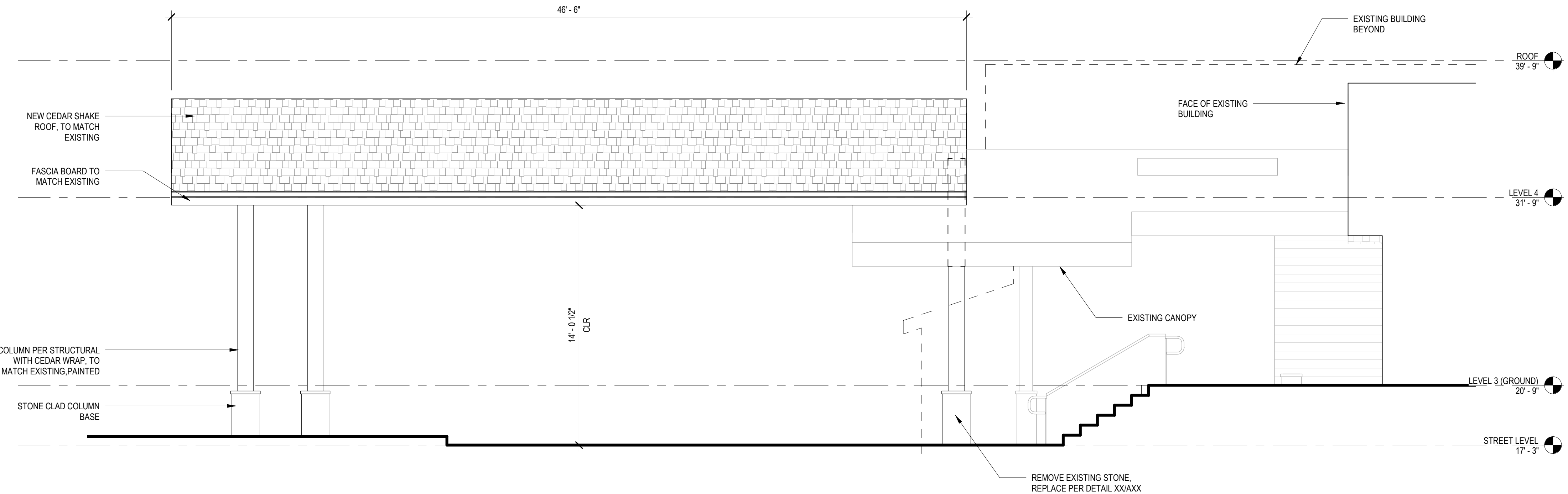
A-100

8/22/2022 11:05:51 AM BIM 360://MG2-Columbia Hospitality-Salish Lodge-21-5936-01/A-21-5936-01-Salish Lodge-R21.rvt

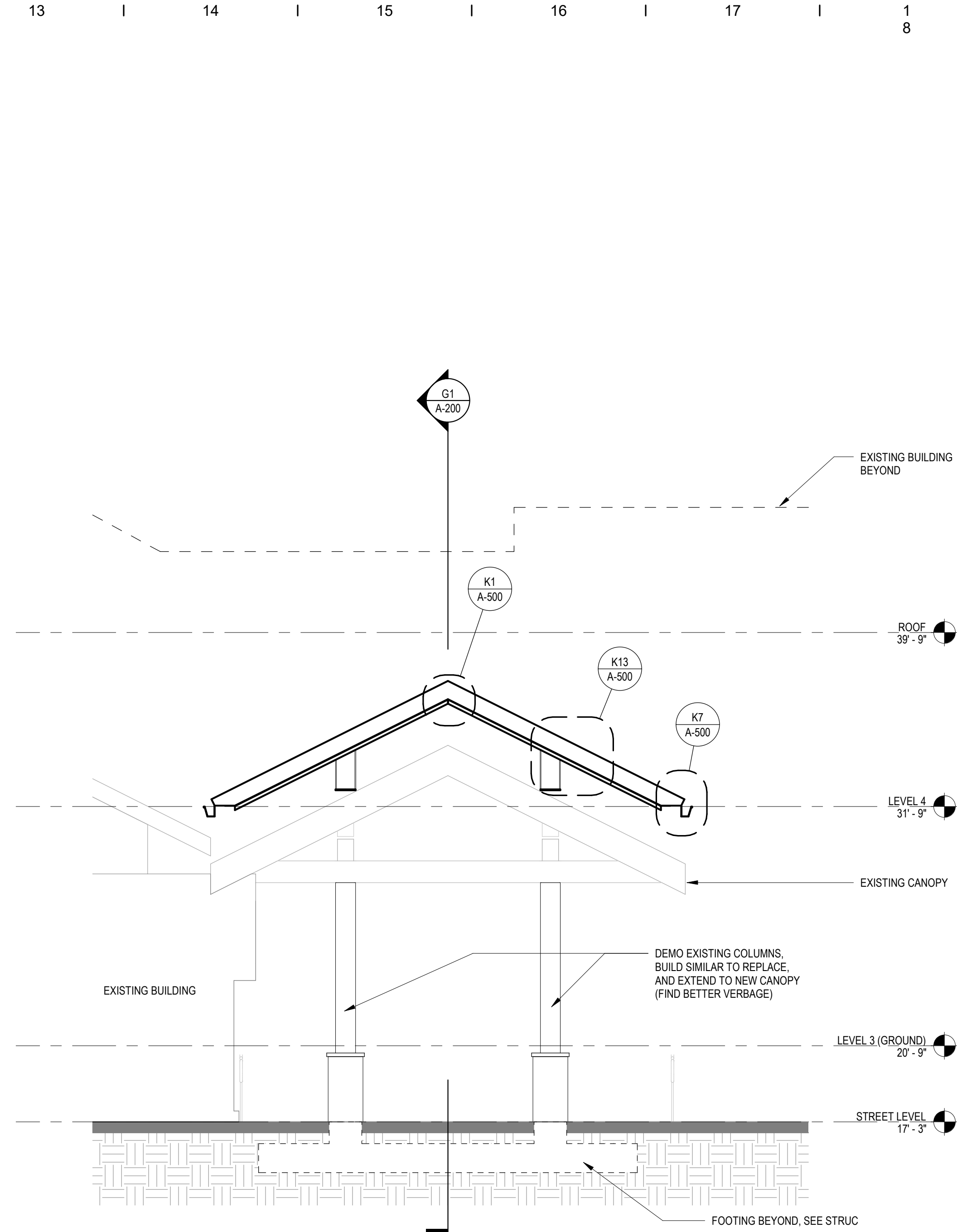
P
N
M
L
K
J
H
G
F
E
D
C
B
A



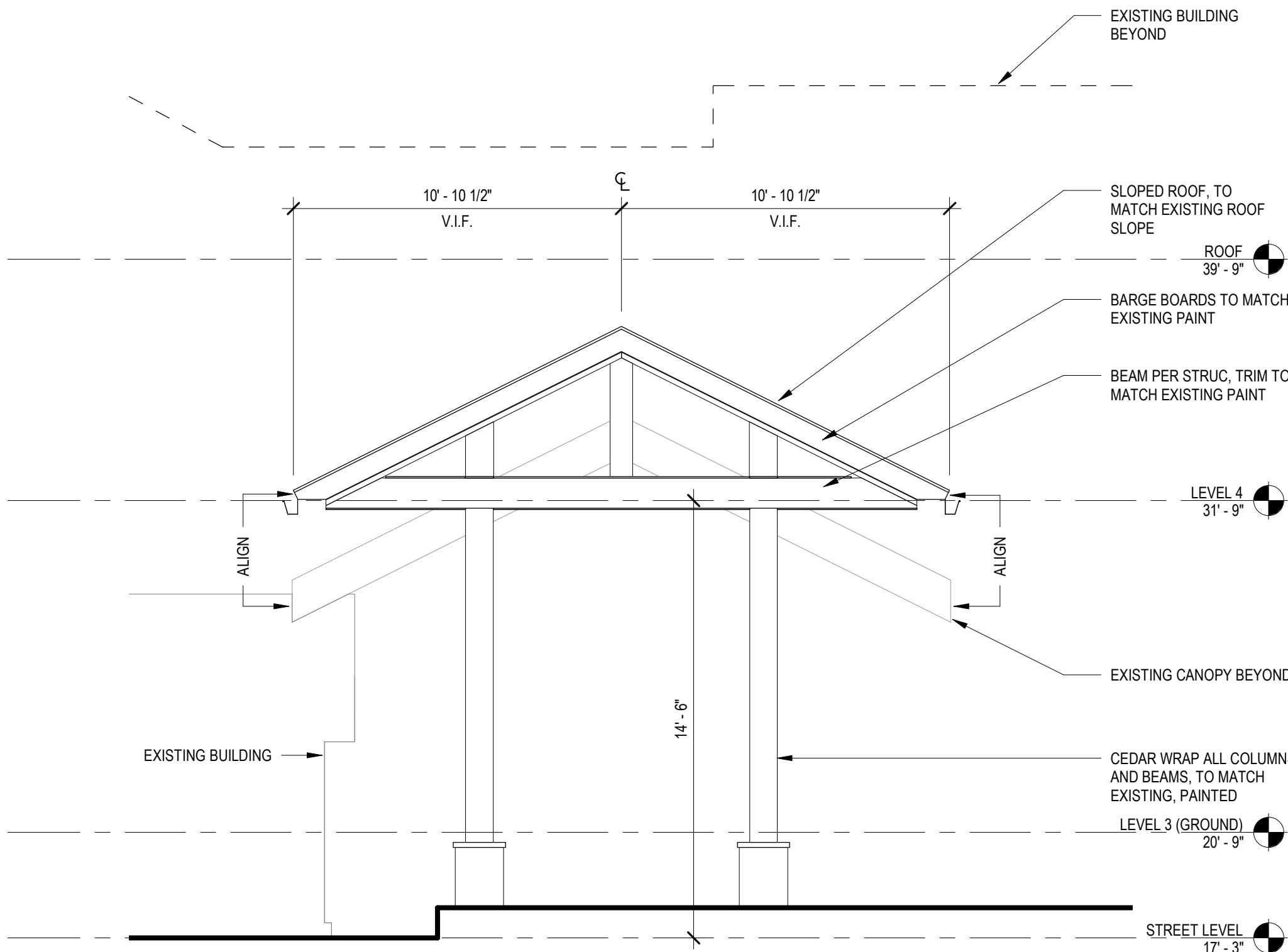
G1 LONG SECTION
SCALE: 1/4" = 1'-0"



A1 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



G4 SHORT SECTION
SCALE: 1/4" = 1'-0"



A13 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

6501 RAILROAD AVE
SNOQUALMIE, WA 98065

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

MG2

PERMIT SET

08/19/2022

BRIAN J. BONAR, ARCHITECT

9775 REGISTERED
ARCHITECT
BRIAN J. BONAR
STATE OF WASHINGTON

© MG2, Inc. All rights reserved. No part of this document may be reproduced in any form or by any means without permission in writing from MG2, Inc.

DATE	DESCRIPTION

21-5936-01
PM: JOHN R. LEUCK
DRAWN BY: PD
06/29/22

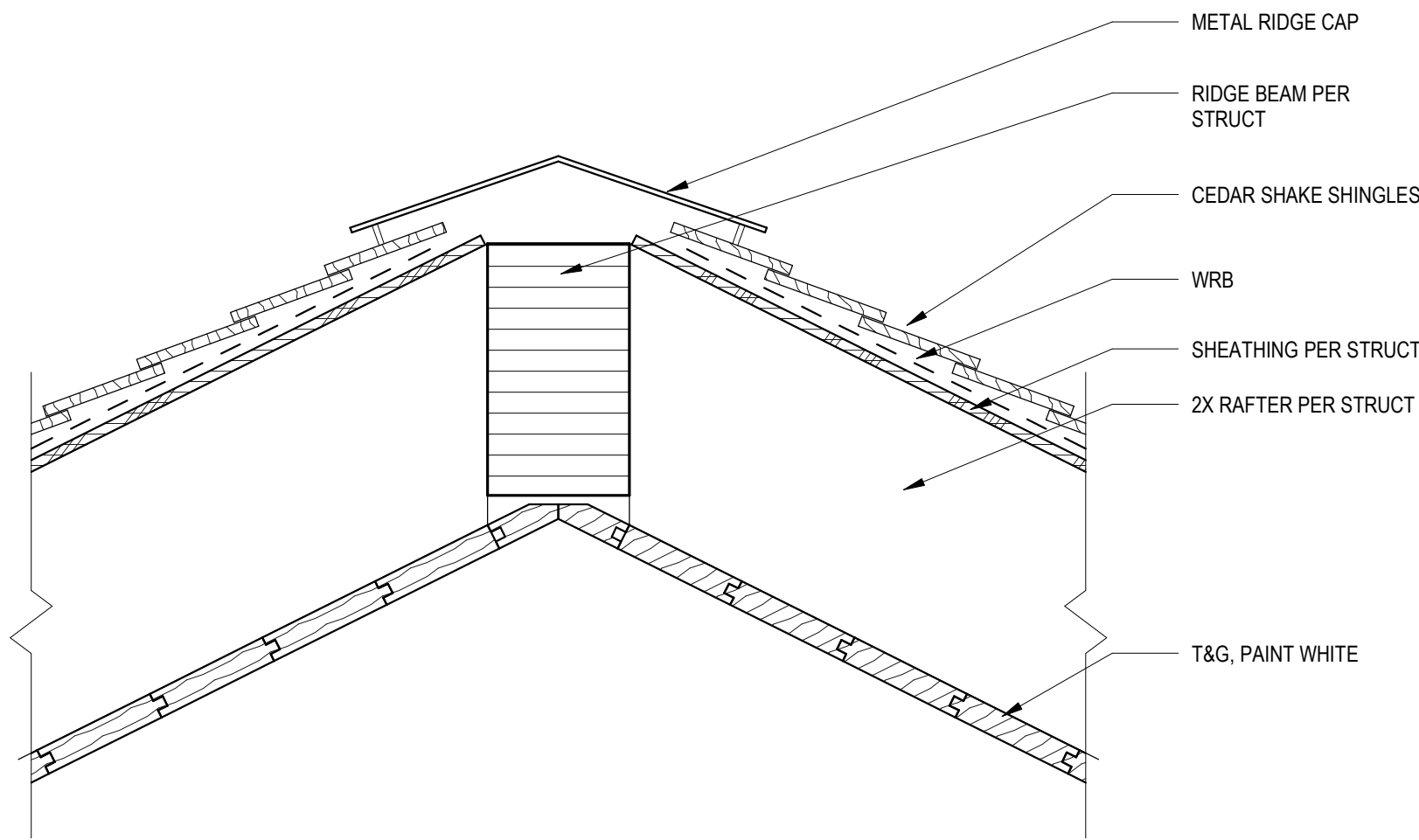
SECTIONS &
ELEVATIONS

A-200

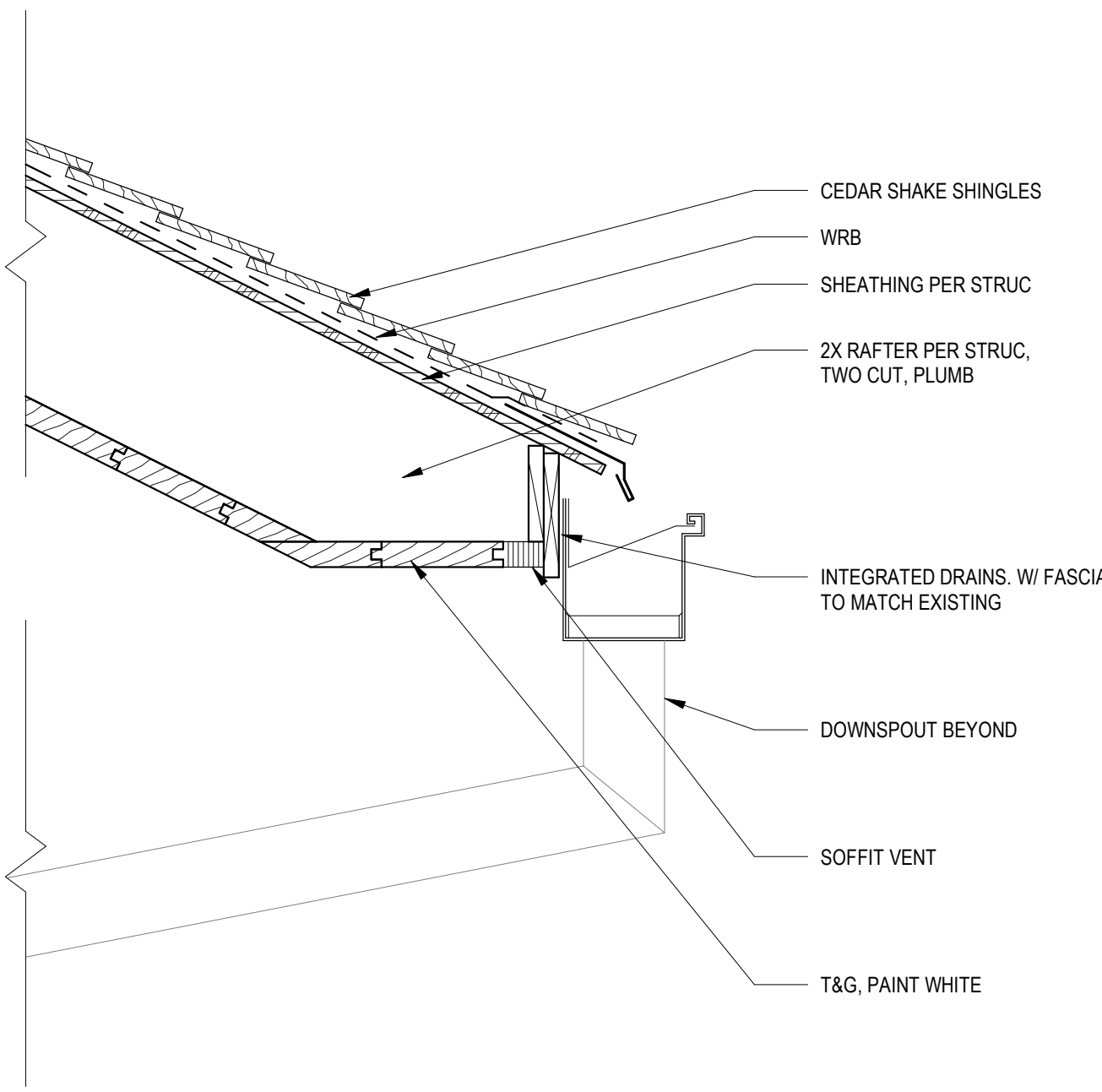
8/22/2022 11:05:52 AM BIM 360://MG2-Columbia Hospitality-Sallish Lodge-21-5936-01/A-21-5936-01-Sallish Lodge-R21.rvt

A
B
C
D
E
F
G
H
J
K
L
M
N
P

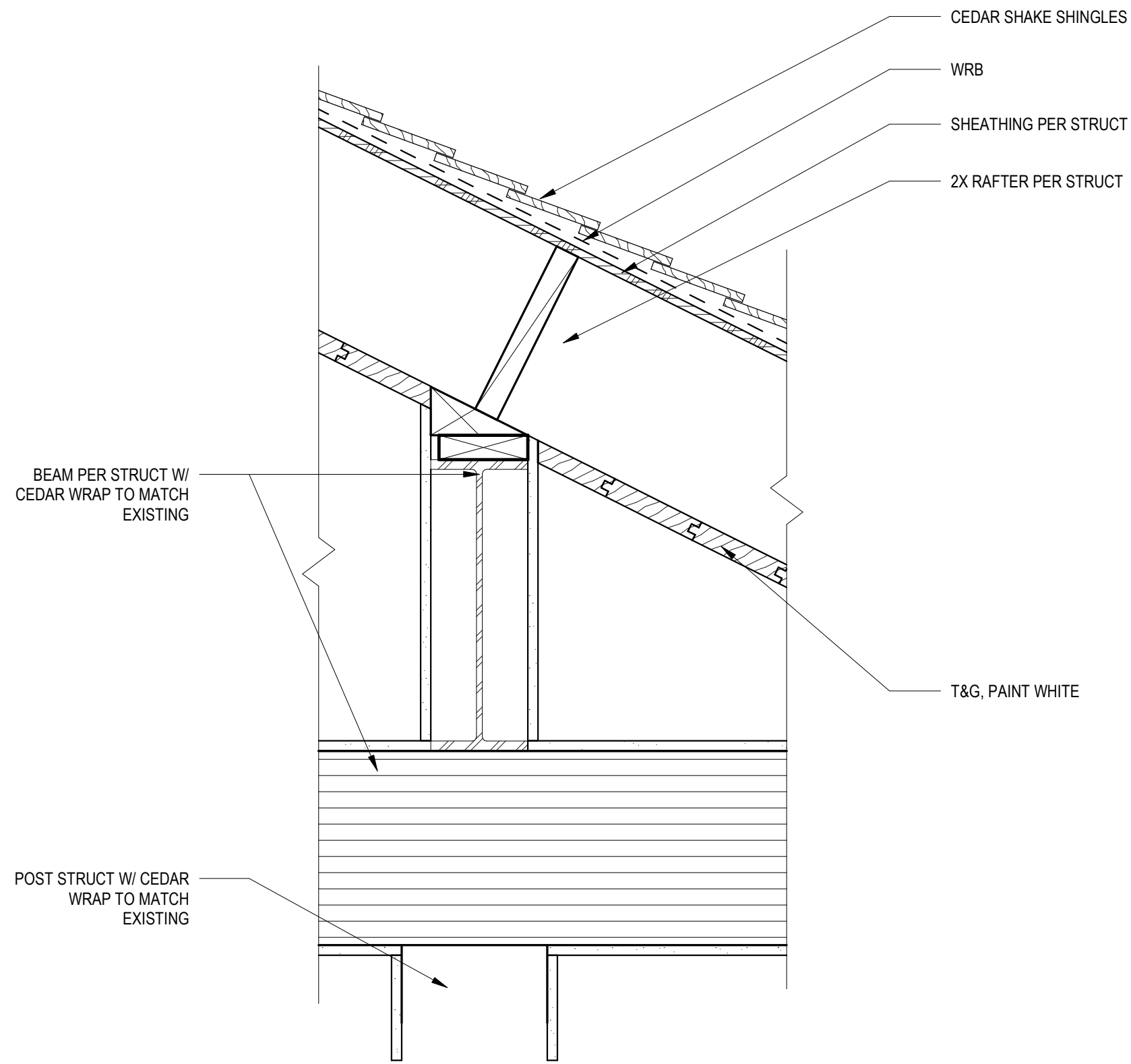
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



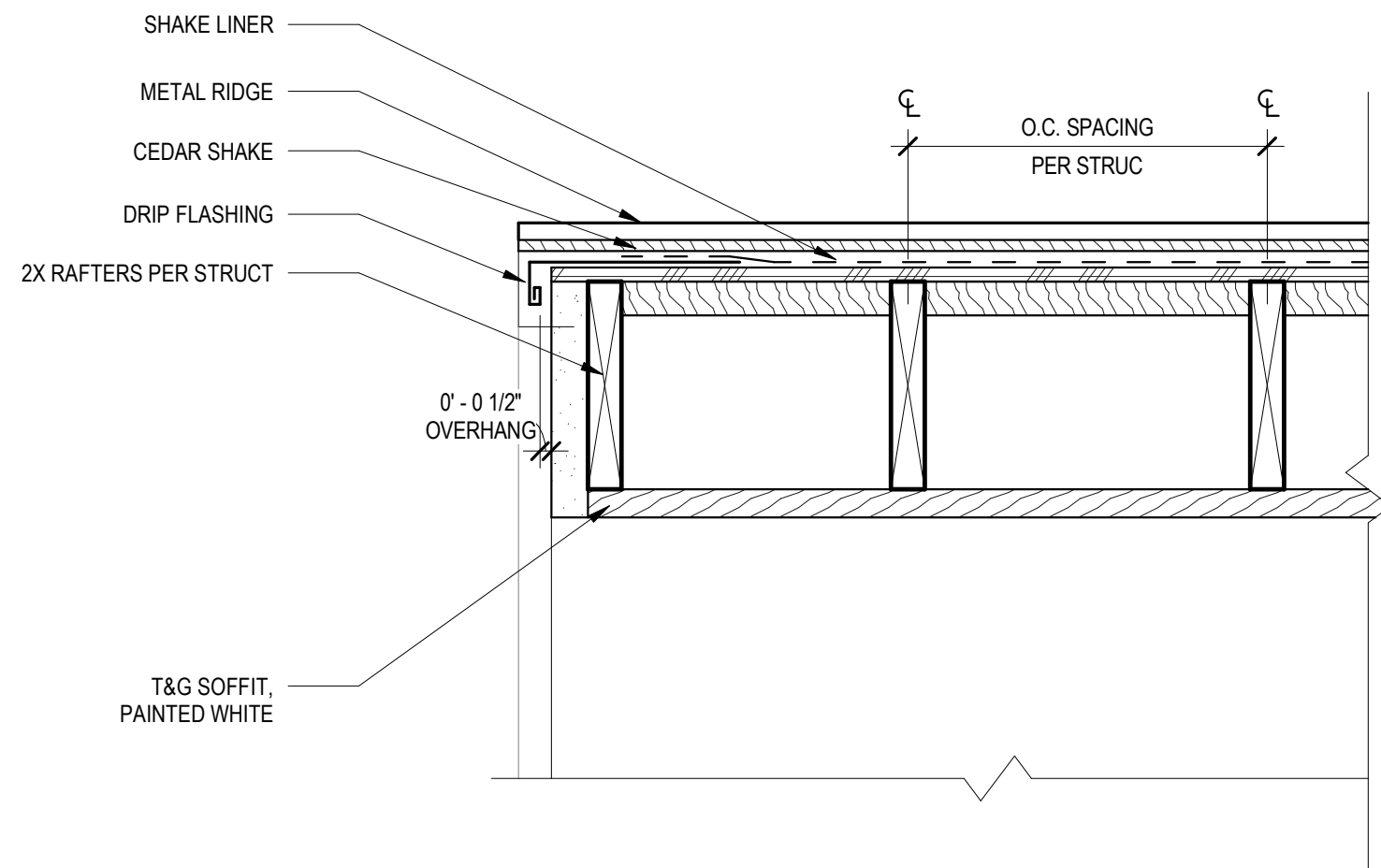
K1 RIDGE DETAIL
SCALE: 1 1/2" = 1'-0"



K7 CANOPY EDGE DETAIL
SCALE: 1 1/2" = 1'-0"



K13 BEAM CONNECTION DETAIL
SCALE: 1 1/2" = 1'-0"



F1 RAKE DETAIL
SCALE: 1 1/2" = 1'-0"

6501 RAILROAD AVE
SNOQUALMIE, WA 98065

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

MG2

PERMIT SET

08/19/2022

BRIAN J. BONAR, ARCHITECT

9775
REGISTERED
ARCHITECT
BRIAN J. BONAR
STATE OF WASHINGTON

© MG2, Inc. All rights reserved. No part of this document may be reproduced in any form or by any means without permission in writing from MG2, Inc.

DATE	DESCRIPTION

21-5936-01
PM: JOHN R. LEUCK
DRAWN BY: PD
06/29/22

DETAILS

A-500



38624 SE River St
PO Box 987
Snoqualmie, WA 98065

Office: 425-888-5337
Fax: 425-831-6041

www.snoqualmiewa.gov

MEMORANDUM

To: Planning Commission
From: Jason Rogers, Senior Planner
Date: October 3, 2022

Subject: Update to Procedural Requirements for Historic Design Review

The Planning Commission will begin reviewing proposed amendments to procedural requirements for historic design review. Under the City's code, the Planning Commission currently sits as the Historic Design Review Board, pursuant to SMC 17.35.055. As such, the Planning Commission performs historic design review on projects that require Board review within the historic districts (Downtown and Meadowbrook).

Staff has identified several issues with the current procedures for historic design review, as well as some code provisions that have never been fully implemented. The purpose of proposed amendments to the code is to address these areas of concern. Staff is preparing an amendment package to address the following:

1. Minor adjustments to code provisions governing how the Board operates (SMC 17.35.050).
2. Adjustments to what kinds of projects are subject to Board review and what kinds would be subject to administrative review (SMC 17.35.120).
3. Clarification of how the various types of historic design review fit with the City's general permit categories in SMC 14.30.020.
4. Removal of the requirement to inform King County for Type II and III projects (SMC 17.35.120(B)).
5. Removal of the Landmarks and Heritage Commission from conducting historic design review for Type III projects, or acting as an appeal body for appeals of Type II projects within the Landmark District (SMC 17.35.120(D) and (E), and SMC 17.35.170).
6. Clarification of appeal procedures to bring them into alignment with the general permit appeal procedures in Chapter 14.40 SMC and the Hearing Examiner procedures in Chapter 2.14 SMC (SMC 17.35.170).
7. Clarifying the deadline for filing appeals (SMC 14.40.010).

Overall, the goal of these amendments is to align the procedures for historic design review with actual practice, streamline the historic design review process by shifting some reviews to the Historic Preservation Officer (Community Development Director), and ensuring consistency across the City's development codes.

Staff proposes to adjust what types of projects require Board review and decision. Today, SMC 17.35.120 specifies what types of projects require Board review. To streamline the permit process and reduce Board workload, staff will propose shifting routine maintenance and repair activities, additions to non-contributing buildings, and permanent signage to Type I, with review and decision by the Historic Preservation Officer (Community Development Director). Type II would add demolition of non-contributing buildings and additions to any contributing building. Type III would not change but would be rewritten for clarity.

Staff also proposes to adjust the appeal procedures to bring them more in line with the procedures for other permits the City issues. In particular, appeals of Type I projects would go to the City Hearing Examiner instead of the Historic Design Review Board, in line with the City's permit procedures in Chapter 14.30 SMC. In addition, staff proposes to make the City Council the sole appeal body for appeal of Type II and III projects. Currently, appeals of projects in the Landmark District are to the Snoqualmie Landmarks and Heritage Commission, however this body is primarily a King County body (specifically, it is the King County Landmarks and Heritage Commission plus a special Snoqualmie member appointed by the Mayor with City Council confirmation) that has little direct understanding of Snoqualmie's permit process and is difficult to schedule.

Staff is prepared to discuss the proposed amendments. Staff would bring proposed amendment language to the Planning Commission's October 17, 2022, meeting for continued discussion. As a code amendment, these amendments would require a public hearing and Planning Commission recommendation to the City Council.

Please contact Jason Rogers or Dylan Gamble with any questions.

Draft Planning Commission Schedule

Task Name	2022					
	3-Oct	17-Oct	7-Nov	21-Nov	5-Dec	19-Dec
Comprehensive Plan Review			Introduction			
Housing		HNA material update/review (early engagement)			HAP element review	
Land Use						
Transportation						
Community Character						
Parks and Open Space						
Economic Development						
Design Review/Historic Design Review	HDRB: Wild Hare Sign DRB: Salish Front Entrance Expansion	DRB: Gere Auto	DRB: Roundhouse	DRB: Roundhouse		
Training	Short Course Training: Certification					
Other			Golf Course: Clear and Grade resubmittals			
Street Use/ROW Use Code Amendment						
Code Amendments	Introduction: Appeal process/code amendment					
Site Plan Code Amendment		Introduction				
Key						
Public Hearing						
Discussion						
Action						