



PLANNING COMMISSION MEETING

Monday, April 20, 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

NEW BUSINESS

1. [Design Review](#) - Mini Treehouse storage (DRB2026-0004)

COUNCIL LIAISON REPORT

DEPARTMENT REPORT

ADJOURNMENT



TYPE I HISTORICAL DESIGN REVIEW

**Project Name: 8050 Shipping
Container**

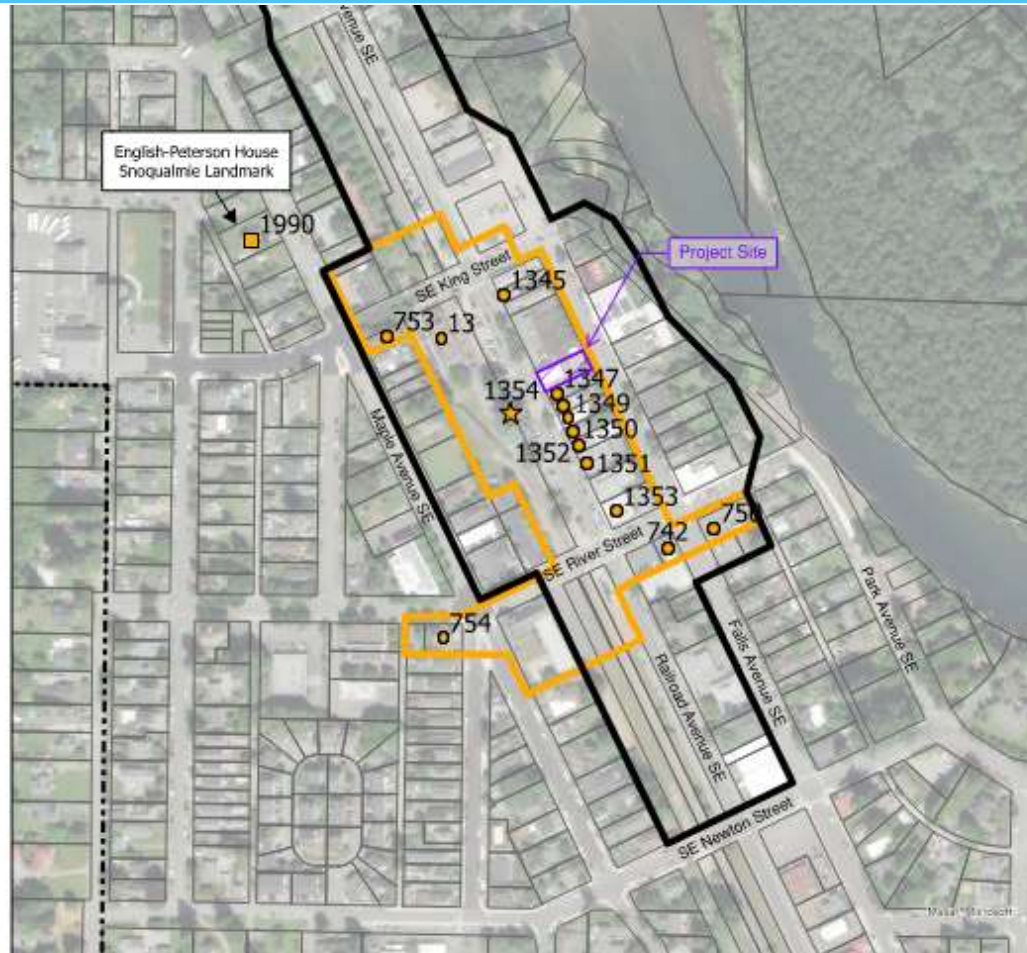
**Site Address: 8050 Railroad Ave SE
Project Number: DRB2026-0004**

Allison Kirk, AICP, Associate Planner



Historic Designation Map

Item 1.



Legend

Districts and Overlays

- Landmark District
- Downtown Overlay
- City Limits
- Parcels

Landmark Type

- Contributing Building
- Contributing Site
- Landmark



Existing Conditions

Item 1.





Proposed

Item 1.



Rookwood Dark
Green (SW 2816)
RGB: 86, 92, 74
Hex Value: #565C4A

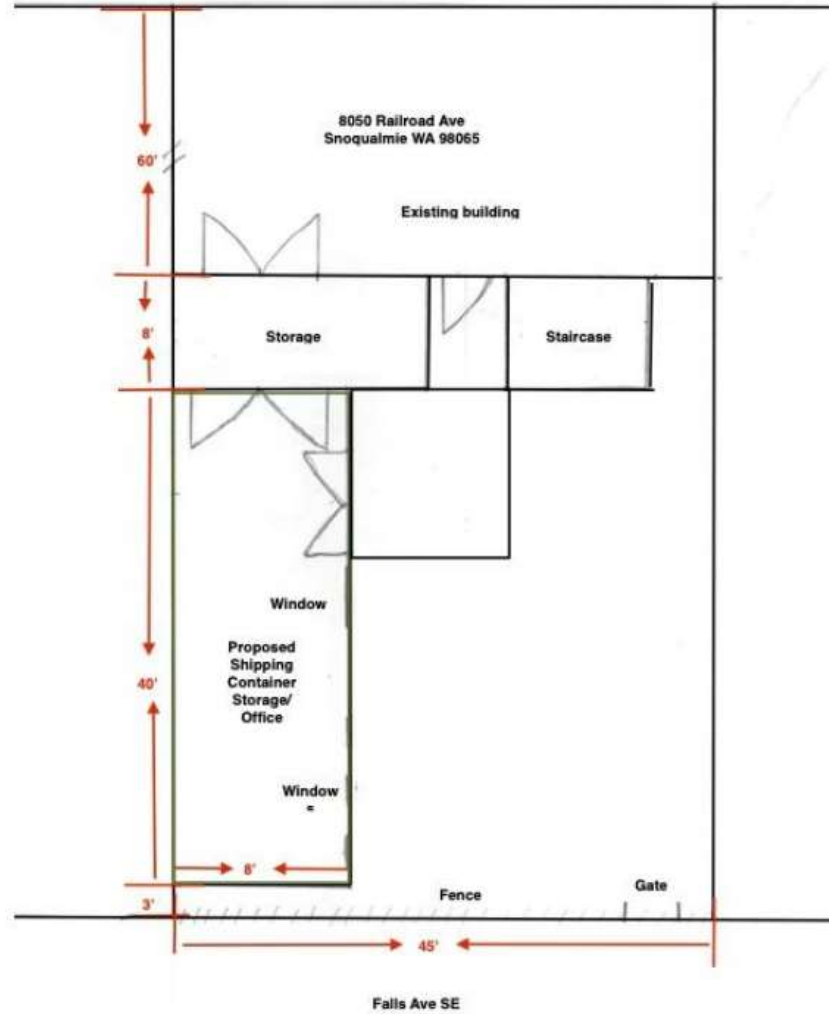


Black
(BM 2132-10)
RGB: 49, 49, 50
Hex Value: #313132



Site Plan

Item 1.



Staff Recommendations



Staff finds that the application is substantially consistent with the design guidelines for construction within the Overlay District and Landmark District described by SMC 17.35. Staff recommends **APPROVAL** for Historical Design Review DRB2026-0004, **with condition.**



Thank You

Questions?

Contact: akirk@snoqualmiewa.com

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communitydevelopment@snoqualmiewa.gov

TYPE I HISTORICAL DESIGN REVIEW STAFF ANALYSIS AND RECOMMENDATION

To: Planning Commission (serving as the Historical Design Review Board per SMC 17.35.055)

From: Allison Kirk, AICP, Associate Planner

Date of Report: April 07, 2026

Date of Hearing: April 20, 2026

Project Name: 8050 Shipping Container

Site Address: 8050 Railroad Ave SE

Parcel Number: 7849200496

Project Number: DRB2026-0004

BACKGROUND:

The City of Snoqualmie (“City”) received an application for Type I Historical Design Review, dated March 17, 2026. The City determined the application to be complete on April 7, 2026, pursuant to SMC Section 14.30.050. The project is located at 8050 Railroad Ave SE and is within the Downtown Historic Overlay District (“Overlay District”) and the Historic Downtown Commercial Landmark District (“Landmark District”).

PROJECT DESCRIPTION:

This historical design review permit is for the placement of a shipping container located to the rear of the lot behind the existing building (“non-contributing,” or *non-historic*).¹ The shipping container received approval for temporary placement under building permit COM2025-016. The applicant is applying for Historical Design Review to allow the structure to be permanently placed on the property to be used as an ancillary use to the primary business. The shipping container is located less than 10’ from the primary structure, pursuant to SMC 17.55.060.B.4, the structure is considered an addition to the primary structure.

The container will be outfitted with large windows, double entry doors, window/door trim, and exterior lighting. The rear façade of the existing building and the shipping container will be painted consistent with the Approved Exterior Color Palette. Exterior lighting will be installed to match the existing lighting on the primary façade of the building. A cedar fence will be installed along the property line and will help screen the structure from Falls Avenue SE.

¹ SMC 17.35.040(Y) defines “noncontributing building or site” as any building or site not specifically designated as a contributing building or site in a landmark district.

The following materials are provided in support of the Historical Design Review application: Application form (Attachment 1); Design Review Proposal (Attachment 2); Downtown Snoqualmie District and Overlay Map with Landmarks (Attachment 3); Approved Exterior Color Palette (Attachment 4).

OTHER PERMITS REQUIRED:

In addition to this Historical Design Review approval, permanent placement of the shipping container will require a building permit. If any new signs are proposed in the future, the applicant will need to submit materials for Historical Design Review again and obtain a Sign Permit. Fencing shall be installed consistent with SMC 17.55.130. Fencing taller than 6' will require a building permit. The construction of commercial buildings under 10,000 sq. ft. is exempt from SEPA in accordance with Washington Administrative Code ("WAC") Subsection 197-11-800(1)(b)(iv) and SMC 19.04.110.A.3.

SCOPE OF AUTHORITY:

The Overlay District and the Landmark District are two separate (but overlapping) districts established in Chapter 17.35 SMC – Historic Overlay Zones and Landmarks. SMC 17.35.150(A) allows the director to refer review of a Type I project to the Historical Design Review Board. SMC 17.35.055 authorizes the Planning Commission to serve as the Historical Design Review Board.

PROJECT LOCATION:

The site is located between Railroad Avenue SE and Falls Avenue SE. The site and existing structure are considered “non-contributing,” or non-historic. Figure 1 below shows the sites location in relation to the Overlay District and the Landmark District.

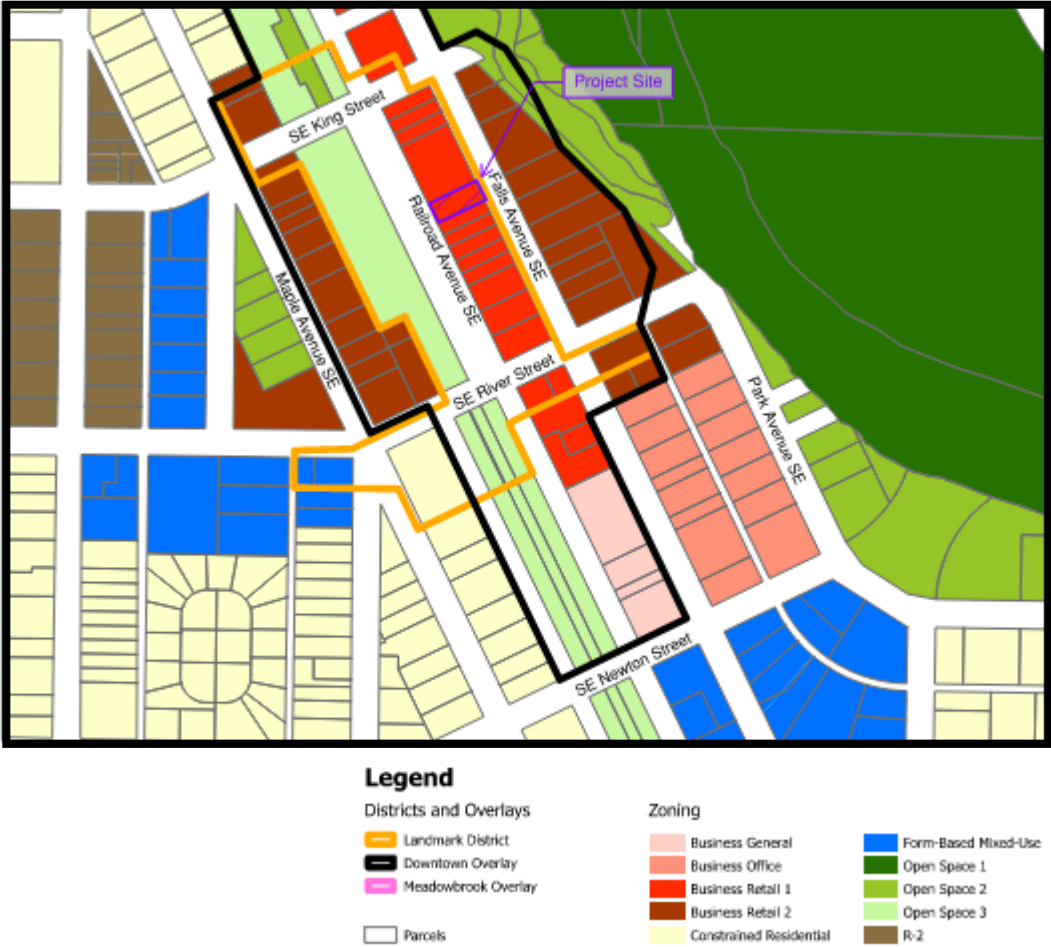


Figure 1: Map of the Snoqualmie Historic Downtown Commercial Landmark District

REVIEW CRITERIA

Use, Bulk and Dimensional Regulations:

The Site is located within the Business Retail 1(BR-1) zoning district. Pursuant to SMC 17.55.020, the existing use, Retail Sales, is permitted within the district. The proposed addition will provide ancillary office space and storage for the primary retail use. Dimensional standards for commercial districts are provided in SMC 17.20.040. The following dimensional standards apply to all new structures and additions within the BR-1 zoning district.

	Standard	Proposed
Minimum Front Yard	0'	N/A
Minimum Side Yard Setback	0'	0'
Minimum Rear Yard Setback	0'	3'
Maximum Height of Structure	35'	9' 6"
Maximum Impervious Surface	100%	100%

Historic Design Review:

Type I Historical Design Review for this proposal is considered relative to conformance with the following sections of the Snoqualmie Municipal Code: SMC 17.35.180 – Objectives and Principles of Historic Design Review, SMC 17.35.190 – Standards of General Applicability, and SMC 17.35.210 – Architectural Design Standards. The standards within these subsections are established to ensure that development activities meet the objectives and principles of the Overlay District and Landmark District. The majority of the standards provided in these subsections apply to the maintenance, modification, and construction of contributing buildings (“contributing” *or historic*)². The standards that apply to non-contributing buildings aim to ensure that construction activities are designed to enhance, but not mimic, the historic character of the downtown.

Staff Response: As proposed, the scope of work is generally consistent with the applicable standards provided in SMC 17.35.180; 17.35.190; and 17.35. 210. The proposed addition is located at the backside of the existing building and is not visible from the primary street frontage (Railroad Avenue). The proposed fence will reduce the visibility of the shipping container along Fall Ave SE. The proposed shipping container will not alter the existing roof line or significantly alter the massing of the site. The addition has been designed to include windows, window and door trim, and lighting consistent with the style of the existing building’s primary façade. The rear façade of the existing building along with the addition will be painted with colors selected from the Approved Exterior Color Palette (rear façade: Rookwood Dark Green – SW 2816; and accent/trim: Black – BM 2132-10).

² SMC 17.35.040(J) defines “contributing building or site” as a building or site located within a landmark district as defined herein, which is of historical significance and has substantially retained its original appearance, and is identified as such in the landmark designation report.

STAFF RECOMMENDATION:

Staff finds that the application is substantially consistent with the design guidelines for construction within the Overlay District and Landmark District described by SMC 17.35. Staff recommends **APPROVAL** for Historical Design Review DRB2026-0004, **with the following condition:**

1. If any additional work to the front or rear structures is proposed, for example new signs, the applicant shall apply for the necessary permits prior to any work being completed.
2. Fencing shall be installed consistent with 17.55.130. Fencing over 6’ tall shall obtain building permit prior to installation.

The Historical Design Review Board may approve or approve with conditions the proposed development. If approved with conditions, the Historical Design Review Board may require that such conditions be fulfilled prior to the issuance of a building or occupancy permit, where appropriate. The Historical Design Review Board may deny the proposed development plans if they do not satisfy the requirements of Chapter 17.35 SMC.

APPEAL:

Pursuant to SMC 17.35.170, The findings and decision of the historic preservation officer for a Type I project, and the findings and decision of the historical design review board for a Type II or Type III project, may be appealed to the hearing examiner by filing a notice of appeal as specified in Chapter 14.40 SMC. The hearing examiner shall render their decision on the appeal per Chapters 2.14 and 14.40 SMC.

Pursuant to SMC 14.10, all appeals shall be filed within 14 days of the Notice of Decision. Appeals must be received by the community development department prior to 5:00 p.m. on the last day of the appeal period.

FINDINGS AND CONCLUSIONS:

The Historical Design Review Board adopts the staff report above as its findings and conclusions for this project, DRB26-0004, and adopts the conditions above as conditions of approval.

Andre Testman
 Chair, Planning Commission
(sitting as the Historical Design Review Board per SMC 17.35.055)

Date

Attachments.

1. Application form, dated 03/17/2026;
2. Design Review Proposa, dated 03/17/2026;
3. Downtown Snoqualmie District and Overlay Map with Landmarks;
4. Approved Exterior Color Palette 2025;

Item 1.

attach storage container to back of
BOD for 2nd storage office for Y.M.I.

Applicant/Agent Name
Zyanna Ferguson

Applicant/Agent Address (City, State, Zip)
150 Belmont Highway Co. Rd. Belmont WA

Phone Number Email
425-224-7424 zyannaferguson@ic.com

Parcel Address(es)
150 Belmont Ave SE

Parcel Number(s)
7549100494

Legal Remarks: Submit business documentation that all property owners agree to the proposal and see action.
Note: The following information is to be completed if property owner is different from applicant.

Property Owner(s)
Zyanna

Phone Number Email

Property Owner Address (City, State, Zip)

By my signature, I certify that the information is true and correct to the best of my knowledge and business and accounts

Signature of Applicant Date 3/15/24

Signature of Property Owner Date 3/15/24

14

8050 Railroad Ave

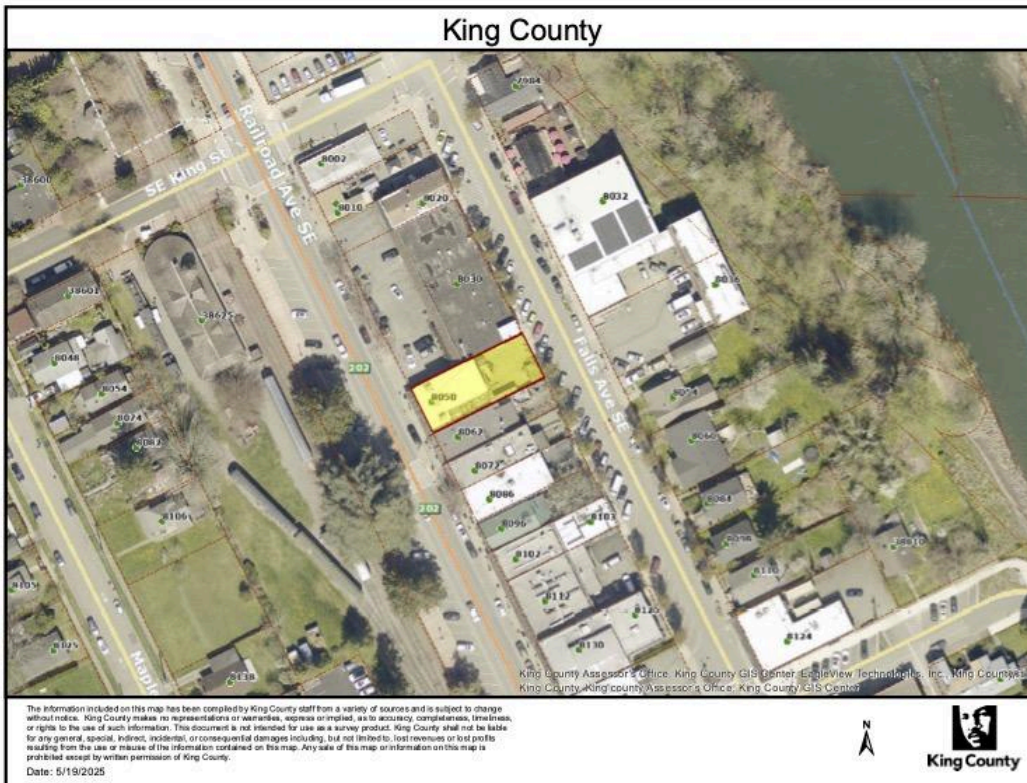
March 15, 2026

OVERVIEW

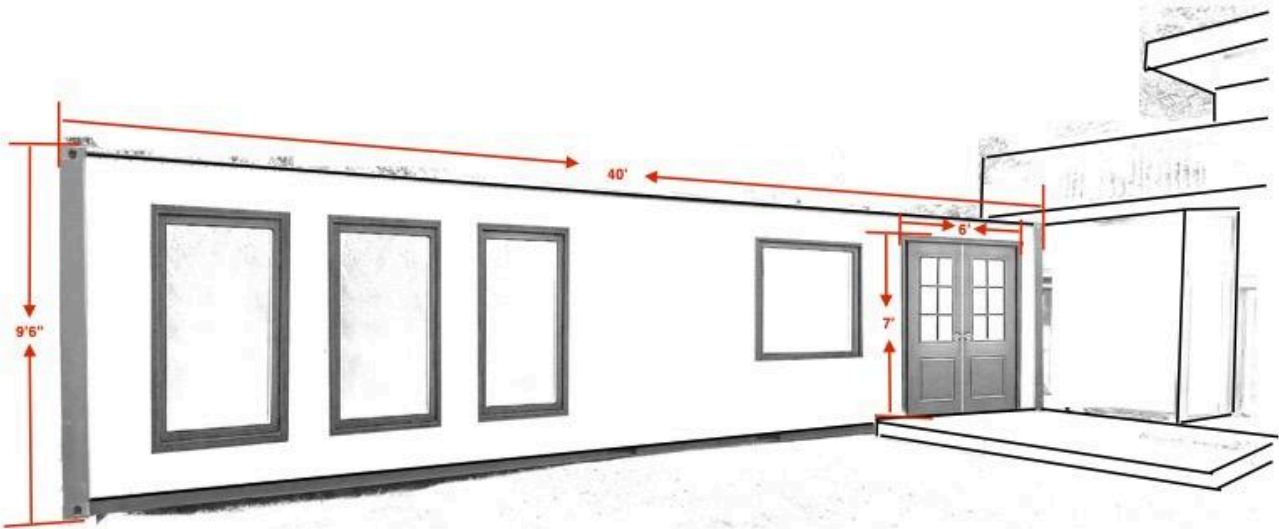
We are submitting an application for the design board review TYPE II.

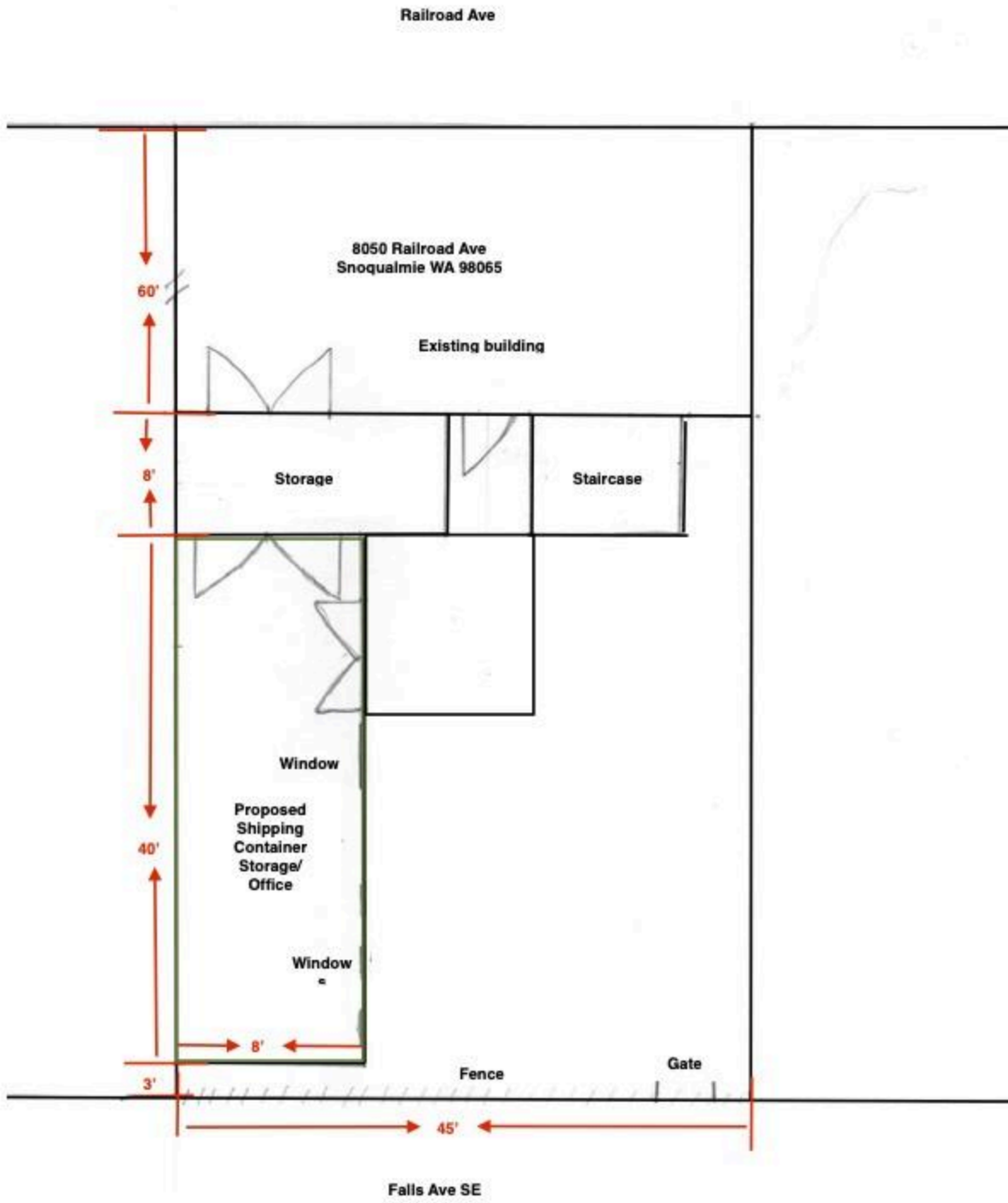
- Place an outfitted container on the gravel back lot for storage and back office space to Mini Treehouse..

SITE PLAN



ELEVATION: 9'6 high. See details. The container will attach to the existing building.





MATERIAL

Building: Painted container from approved color palette (Rookwood DarkGreen (SW 2816), with approved black trim (Black(BM 2132-10)

We will also make windows and doors with black trim windows as the current front of 8050. Lighting the same as previously approved for front of 8050.

The existing fence will be reinstalled along the property line. Cedar fencing.



CONTAINER for Storage

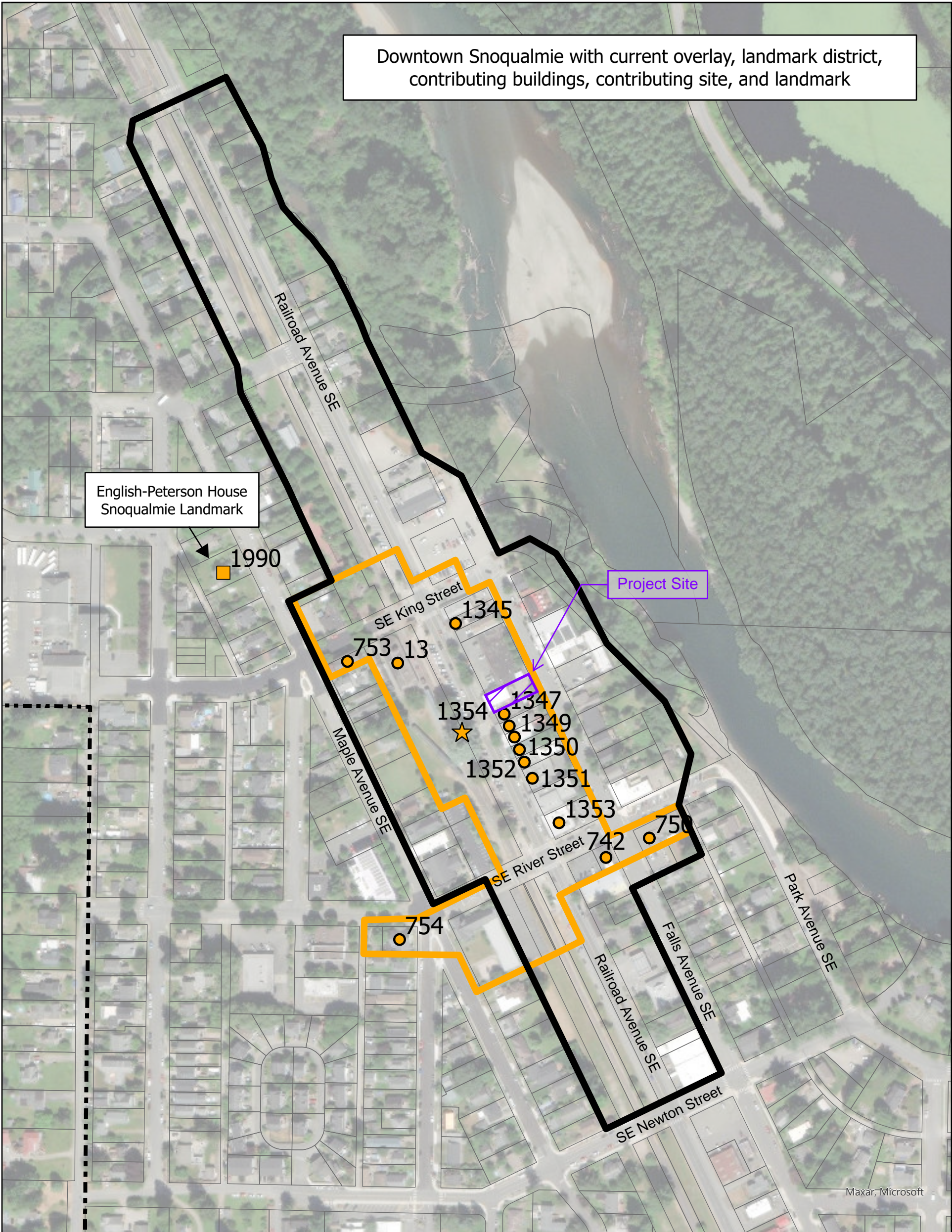
Placed on the back gravel lot. 10x40



LIGHTING: Will Add lighting to the exterior of the container.







Downtown Snoqualmie with current overlay, landmark district, contributing buildings, contributing site, and landmark






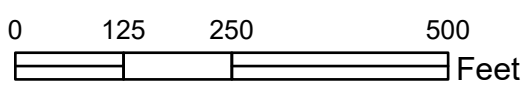
Legend

Districts and Overlays

-  Landmark District
-  Downtown Overlay
-  City Limits
-  Parcels

Landmark Type

-  Contributing Building
-  Contributing Site
-  Landmark





APPROVED EXTERIOR COLOR PALETTE

as applicable in Chapter 17.35 SMC

**Basic
Building
Shell**

**Trim and/or
Accent**
Max. 10% of Facade

Item 1.

BROWNS, GRAYS, & NEUTRALS



Renwick Rose Beige
(SW 2804)
RGB: 175, 136, 113
Hex Value: #AF8871



Downing Sand
(SW 2822)
RGB: 203, 188, 165
Hex Value: #CBBCA5



Downing Earth
(SW 2820)
RGB: 136, 123, 103
Hex Value: #887B67



Downing Stone
(SW 2821)
RGB: 166, 163, 151
Hex Value: #A6A397



Downing Straw
(SW 2813)
RGB: 202, 171, 125
Hex Value: #CAAB7D



Renwick Beige
(SW 2805)
RGB: 195, 176, 157
Hex Value: #C3B09D



Rookwood Brown
(SW 2806)
RGB: 127, 97, 74
Hex Value: #7F614A



Rookwood Medium
Brown (SW 2807)
RGB: 110, 82, 65
Hex Value: #6E5241



Rookwood Dark
Brown (SW 2808)
RGB: 95, 77, 67
Hex Value: #5F4D43



Rookwood Antique
Gold (SW 2814)
RGB: 165, 130, 88
Hex Value: #A58258



Renwick Olive
(SW 2815)
RGB: 151, 137, 106
Hex Value: #97896A



Rookwood Clay
(SW 2823)
RGB: 154, 126, 100
Hex Value: #9A7E64



Decatur Buff
(BM HC-38)
RGB: 193, 167, 125
Hex Value: #C1A77D



Renwick Golden Oak
(SW 2824)
RGB: 150, 114, 76
Hex Value: #96724C



Renwick Heather
(SW 2818)
RGB: 139, 125, 123
Hex Value: #8B7D7B



Downing Slate
(SW 2819)
RGB: 119, 127, 134
Hex Value: #777F86



Kendall Charcoal
(BM HC-166)
RGB: 103, 102, 98
Hex Value: #676662



Ozark Shadows
(BM AC-26)
RGB: 182, 180, 172
Hex Value: #B6B4AC



Hampshire Gray
(BM HC-101)
RGB: 144, 137, 114
Hex Value: #908972

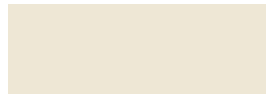


Cromwell Gray
(BM HC-103)
RGB: 127, 119, 102
Hex Value: #7F7766

WHITES & OFF-WHITES



Sail Cloth
(BM OC-142)
RGB: 228, 222, 206
Hex Value: #E4DECE



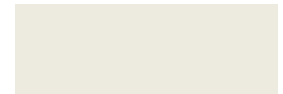
Navajo White
(BM OC-95)
RGB: 238, 231, 213
Hex Value: #EEE7D5



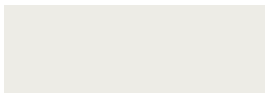
Edgecomb Gray
(BM HC-173)
RGB: 217, 211, 196
Hex Value: #D9D3C4



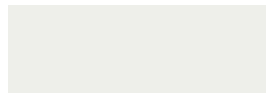
Lancaster Whitewash
(BM HC-174)
RGB: 230, 225, 203
Hex Value: #E6E1CB



Alabaster
(SW 7008)
RGB: 237, 234, 224
Hex Value: #EDEAE0



Pure White
(SW 7005)
RGB: 237, 236, 230
Hex Value: #EDECE6



Extra White
(SW 7006)
RGB: 238, 239, 234
Hex Value: #EEEEFEA



APPROVED EXTERIOR COLOR PALETTE

as applicable in Chapter 17.35 SMC

Basic Building Shell

Trim and/or Accent
Max. 10% of Facade

Item 1.

DARK SATURATED COLORS



Hodley Red
(BM HC-65)
RGB: 119, 77, 74
Hex Value: #774D4A



Rookwood Terra Cotta (SW 2803)
RGB: 151, 88, 64
Hex Value: #975840



Rookwood Red (SW 2802)
RGB: 98, 47, 45
Hex Value: #622F2D



Rookwood Dark Red (SW 2801)
RGB: 75, 41, 41
Hex Value: #4B2929



Rookwood Amber (SW 2817)
RGB: 192, 134, 80
Hex Value: #C08650



Rookwood Jade (SW 2812)
RGB: 151, 159, 127
Hex Value: #979F7F



Rookwood Blue Green (SW 2811)
RGB: 115, 132, 120
Hex Value: #738478



Rookwood Sash Green (SW 2810)
RGB: 80, 106, 103
Hex Value: #506A67



Yorktowne Green (BM HC-133)
RGB: 70, 90, 93
Hex Value: #465A5D



Rookwood Dark Green (SW 2816)
RGB: 86, 92, 74
Hex Value: #565C4A



Newburyport Blue (BM HC-155)
RGB: 70, 85, 102
Hex Value: #465566

EXTREMELY DARK COLORS



Rookwood Shutter Green (SW 2809)
RGB: 48, 59, 57
Hex Value: #303B39



Essex Green (BM HC-188)
RGB: 39, 54, 46
Hex Value: #27362E



Night Horizon (BM 2134-10)
RGB: 75, 67, 61
Hex Value: #4B433D



Black Satin (BM 2131-10)
RGB: 49, 52, 53
Hex Value: #313435



Black (BM 2132-10)
RGB: 49, 49, 50
Hex Value: #313132



APPROVED EXTERIOR COLOR PALETTE

as applicable in Chapter 17.35 SMC

Item 1.

Basic Building Shell

Trim and/or Accent
Max. 10% of Facade

PASTELS



Queen Anne Lilac
(SW 0021)
RGB: 192, 182, 180
Hex Value: #C0B6B4



Orchid
(SW 0071)
RGB: 188, 156, 158
Hex Value: #BC9C9E



Studio Mauve
(SW 0062)
RGB: 198, 185, 184
Hex Value: #C6B9B8



Dutch Tile Blue
(SW 0031)
RGB: 154, 171, 171
Hex Value: #9AABAB



Festoon Aqua
(SW 0019)
RGB: 160, 187, 184
Hex Value: #A0BBB8



Copen Blue
(SW 0068)
RGB: 194, 204, 196
Hex Value: #C2CCC4



Classical Yellow
(SW 2865)
RGB: 248, 212, 146
Hex Value: #F8D492



Belvedere Cream
(SW 0067)
RGB: 240, 205, 160
Hex Value: #F0CDA0



Sunbeam Yellow
(SW 0078)
RGB: 240, 211, 157
Hex Value: #F0D39D



Rachel Pink
(SW 0026)
RGB: 232, 185, 174
Hex Value: #E8B9AE



Cabbage Rose
(SW 0003)
RGB: 197, 159, 145
Hex Value: #C59F91



Pink Shadow
(SW 0070)
RGB: 222, 195, 185
Hex Value: #DEC3B9

BRIGHT COLORS



NOTES:

BM = Benjamin Moore

SW = Sherwin-Williams

Screens and printers change the appearance of the color swatches. Please use the name and number of Benjamin Moore or Sherwin-Williams paint to achieve the correct color. Most other paint brands are able to color match to Benjamin Moore or Sherwin-Williams name or number.



APPROVED EXTERIOR COLOR PALETTE

as applicable in Chapter 17.35 SMC

ADDITIONAL REGULATIONS

- A. The referenced muted and dark saturated colors, browns, grays, whites, or other neutral colors shall be utilized for the primary background of buildings/building shell.
- B. The referenced extremely dark colors and pastels shall be limited to trim and accents, generally no more than 10 percent of the facade.
- C. Bright, neon, florescent, or day-glow colors of any shade are prohibited.
- D. Contrasting colors shall be utilized for trim. For example, where a dark background color is used for the shell of the building, white trim works particularly well. Darker trim colors can be effective where lighter colors are used for the basic building shell.
- E. Consideration shall be given to contrasting the colors of new or remodeled buildings with the colors of the existing buildings in its vicinity.
- F. 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.
- G. All finished natural wood tones are permitted.
- H. Exception: If a historic color is found to have been used on an individual Snoqualmie Landmark or a contributing building within the Landmark District through the use of laboratory testing, this color shall be permitted in a similar manner.