



# PLANNING COMMISSION MEETING AGENDA

Monday, May 05, 2025, at 7:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

## COMMISSIONERS

Chair: Andre Testman

Vice Chair: Ashleigh Kilcup

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

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

**Join by Telephone:** To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **864 8750 2701** and Password **1900040121** if prompted.

Press \*9 to raise your hand to speak. Raising your hand signals the meeting moderator that you have a comment.

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- 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 April 21, 2025.

## NEW BUSINESS

2. Presentation by King County Historic Preservation
3. Historic Preservation Code Amendments Discussion

## OLD BUSINESS

4. Overlay Zones Color Palette

## 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.*

**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.*

5. Draft Climate Element - Goals and Policies

**OTHER BUSINESS**

Items of Planning Commissioner Interest

6. Parks & Public Works Staff Updates

Upcoming Schedule

**ADJOURNMENT**



## PLANNING COMMISSION MEETING MINUTES

### APRIL 21, 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 7:00 pm.

**Commissioners:** Ashleigh Kilcup, Luke Marusiak, Dan Murphy, Simon Hurley, and Andre Testman were present. Commissioner Lambert's absence is unexcused.

**City Staff:**

Mike Chambless, City Administrator; Mona Davis, Interim Community Development Director/Senior Planner; Deana Dean, City Clerk; Nicole Wiebe, Community Liaison (remote); and Andrew Jongekryg, IT Support. Contract Planner Andrew Love (remote) and Consultant Andrew Levins were also present.

#### PUBLIC COMMENT

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

**COUNCIL LIAISON REPORT** – CM Johnson provided updates including Historic Retail Overlay and changes to Center and Mixed Use Final Plan, utility rate discussions at Council, Splashpad is in testing phase with grand opening to occur June 6, 2025. Commissioner questions followed with City Administrator Chambless providing additional information.

#### MINUTES

1. It was moved by Commissioner Testman, seconded by Commissioner Murphy to approve the minutes dated April 7, 2025, which passed unanimously.

#### 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. **DRB2025-0001:** Snoqualmie Valley Health - Design Review Board Presentation by PJ Bauser of Mahlum Architects and Renee Jensen of Snoqualmie Valley Health. Topics covered included project site location, anticipated uses and features, trail access, and review of select site plans. Commissioner questions followed and included traffic impacts, proposed users of fitness room and climbing wall, non-motor vehicle access, landscape buffer along the parkway, and parking demands including EV charging. Staff comments provided by Consultant Andrew Levins. Commissioner questions followed and included clarification of next steps.

It was moved by Commissioner Testman, seconded by Commissioner Murphy to:

**Approve the application for design review as submitted without conditions.**

PASSED: 5-0 (Testman, Marusiak, Kilcup, Hurley, Murphy)

## OLD BUSINESS

3. SMC 17.35 Historic Overlay - Color Palette Presentation and Discussion. Introduction by Interim Community Development Director Mona Davis and presentation by Contract Planner Andrew Love. Topics included background, map of historic areas, review of last meeting, and color palette options. Discussion followed including eliminating the use of Pantone colors due to trademark issues. It was suggested to have a representative of the Historic Preservation Association speak to the commission. Next steps include public comment, potential adoption of Orting palette and construction augmenting existing colors in the code, and guidelines.

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

## OTHER BUSINESS

**Items of Planning Commission Interest:** Nothing to add.

**Upcoming Schedule:** The next meeting is set for May 5, 2025.

## ADJOURNMENT

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

The meeting adjourned at 9:13 pm.

*Minutes prepared by Deana Dean, City Clerk.*

*Recorded meeting audio is available on the City website after the meeting.*

*Minutes approved at the \_\_\_\_\_, 2025, Planning Commission Meeting.*



## Community Development Department

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 Snoqualmie, Washington 98065  
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### MEMORANDUM

To: Planning Commission  
 From: Mona Davis, Community Development Director  
 Andrew Love, Contract Planner  
 Date of Memo: May 1, 2025  
 Date of Meeting: May 5, 2025  
 Subject: Historic Preservation Code Amendments  
 (Chapter 17.35 SMC, Historic Overlay Zones and Landmarks)

#### INTRODUCTION:

Updates are needed to Chapter 17.35 of the Snoqualmie Municipal Code (SMC). This was brought to our attention while coordinating with King County for feedback on the color palette overlay (*which is being addressed as a separate agenda item*). The most recent amendment to this chapter of code was Ordinance No. 1273.

Prior staff was already working to make this chapter of code more streamlined and back into conformance with the city/county interlocal agreement (1994). Current staff is picking up where they left off.

#### BACKGROUND:

On April 10, 1995, City Council adopted Ordinance No. 744, which created Chapter 17.35 of the Snoqualmie Municipal Code, Historic Overlay Zones and Landmarks, and therefore two Historic District Overlay Zones, the **Downtown Historic District Overlay Zone** and the **Meadowbrook Historic District Overlay Zone**. Later on January 22, 2001, City Council adopted Ordinance No. 874, repealing Chapter 16.26 (Landmarks) and amending various sections of Chapter 17.35, including Section 17.35.090, which establishes the **Downtown Historic Commercial Landmark District**. These code changes were made in response to the Snoqualmie Landmarks Commission designating the Downtown Historic Commercial Landmark District, a regulated area distinct from, but overlapping, the Downtown Historic District Overlay Zone. Given the similarity of the names of the landmark district and the historic overlay, this has created significant confusion over the years. Draft revisions to this chapter are forthcoming to bring further clarity and to fix inconsistencies with the 1994 Interlocal Agreement (ILA) with King County relating to landmark designation and protection services.

### **CONCERNS WITH ORDINANCE 1273 (ADOPTED 1/23/2023):**

Notably, Ordinance 1273 repealed Section 17.35.030, removing the connection to Chapter 20.62 of the King County Code (KCC). This connection was established in the City's/County's interlocal agreement (ILA) in 1994, partnering with King County to provide preservation services to the Snoqualmie community. The purpose of the ILA and Ordinance 874 (2001) was to reference (and tailor) preservation code elements rather than recreate them. The code amendments in Ordinance No. 1273 attempt to adopt the portions of the King County Code directly instead of by reference (for example, the changes to some Sections like Definitions) but it also altered the path of many types of review to go through a City-created Historical Design Review Board (and ultimately the Planning Commission) rather than the ILA-based Snoqualmie Landmarks Commission. In addition, while the ordinance attempted to clarify the processing of different application types, the code remains unclear.

Through the ILA, the **Snoqualmie Landmarks Commission** (previously the Snoqualmie Landmarks and Heritage Commission) is a 10-person commission created by the 9-person King County Landmarks Commission plus one "Special Commissioner" appointed by the Mayor and confirmed by City Council. This Special Commissioner was previously Dave Battey but is now vacant. The remaining 9-person King County Landmarks Commission stills meets to review landmark designation as the Snoqualmie Landmarks Commission, but ideally the Special Commissioner would be replaced in the future.

Since the code was revised in 2023 and the link to KCC 20.62 repealed, this Commission appears to have limited mechanisms left to define or activate it, yet it is still listed as responsible for preservation activities. This includes landmark designation in Section 17.35.060 SMC.

### **OTHER CONCERNS:**

Section 17.35.050 establishes a dedicated **Snoqualmie Historical Design Review Board** (HDRB) since 2001. In 2018, Section 17.35.055 was inserted into the code under Ordinance No. 1203, which routed historical design review to the Planning Commission in the absence of a Snoqualmie HDRB. The City will need to determine if it makes sense to still have a separate HDRB. The HDRB cannot designate new landmarks or review preservation tax incentive applications, including preservation grants available through 4Culture, the Washington State Historical Society, and the Washington State Special Valuation property tax program. This is solely done through the Snoqualmie Landmarks Commission (outlined above). The City uses landmark designation through our ILA with King County, so the reasoning behind the creation of an HDRB remains unclear. By itself, Snoqualmie's historic preservation program would not be eligible for grant funding and other benefits afforded to Snoqualmie Landmark properties or those within Snoqualmie's Landmark District, as it does not meet the professional qualification requirements state and county agencies require to access preservation incentives. In addition, alterations made to designated landmarks that do not follow the Secretary of Interior Standards for the Treatment of Historic Properties – the review standards used by the ILA-based Snoqualmie Landmarks Commission – risk losing access to these incentive programs, and potentially their landmark designation under the ILA.

In addition, the processes for the different types of review have never been very clear. For example, staff (together with recommendations/decisions by Planning Commission, Community Development Committee, and City Council) would need to determine what the review process would look like for an alteration to a building that is both within the Downtown Historic Commercial Landmark District and the Downtown Historic District Overlay Zone or if something is only in the Overlay Zone. Staff finds the processes overly complicated and strenuous to get approval from both the Snoqualmie Landmarks Commission and the HDRB (which the Planning Commission has been serving as).

**NEXT STEPS:**

Staff will work on draft edits to the code, with feedback from King County's Historic Preservation team. We may also need to solicit feedback from other stakeholders during this process. The timing on returning to Planning Commission with proposed amendments will depend on the scope involved. At the moment it is hard to determine, depending on if substantial changes are made to any of the review processes and also the boundaries of the various districts and overlay zones. However, the first draft of the code amendments will likely return at the June 2, 2025 meeting.

**ATTACHMENTS:**

1. Table of Ordinance History Related to Historic Preservation/Chapter 17.35 SMC
2. 1994 Interlocal Agreement for Landmark Services

*Attachment 1. Table of Ordinance History Related to Historic Preservation/Chapter 17.35*

ORDINANCE NUMBER	DATE ADOPTED	NOTES
<b>1990s</b>		
<b>744</b>	4/10/1995	<ul style="list-style-type: none"> <li>Added a new <b>Chapter 17.35 (Historic District Overlay Zone)</b>.</li> <li>This created the two historic overlay districts in the city (now referred to as historic district overlay zones): <ul style="list-style-type: none"> <li>Downtown Historic Overlay District</li> <li>Meadowbrook Historic Overlay District</li> </ul> </li> </ul>
<b>746</b>	4/24/1995	<ul style="list-style-type: none"> <li>Added a new <b>Chapter 15.26 (Entitled Landmarks)</b>.</li> <li>This shorter chapter of code established the Snoqualmie Landmarks and Heritage Commission and adopted sections of King County Code Chapter 20.62 by reference.</li> </ul>
<b>2000s</b>		
<b>874</b>	1/22/2001	<ul style="list-style-type: none"> <li>Repealed <b>Chapter 15.26 (Entitled Landmarks)</b> in its entirety.</li> <li>Amended various sections of <b>Chapter 17.35</b>, now called <b>Historic Overlay Zones and Landmarks</b>. These amendments largely incorporated what was repealed in Chapter 15.26</li> <li>In <b>Chapter 17.80 (Design Review)</b>, Section 17.80.030 (Scope of authority – Design review board) was amended.</li> </ul>
<b>911</b>	9/9/2002	<ul style="list-style-type: none"> <li>Added a new Section 17.35.235 (Sandwich board signs within the downtown historic district)</li> <li>Also amended various sections of <b>Chapter 17.75 (Signs)</b>.</li> </ul>
<b>2010s</b>		
<b>1056</b>	2/22/2010	<ul style="list-style-type: none"> <li>Amended Section 17.35.250 (On-site motor vehicle and bicycle parking standards) to eliminate on-site parking requirements for certain parcels in the downtown historic district.</li> </ul>



ORDINANCE NUMBER	DATE ADOPTED	NOTES
<b>1058</b>	4/26/2010	<ul style="list-style-type: none"> <li>Amended Section 17.35.250 (On-site motor vehicle and bicycle parking standards) to reduce the area of time limited parking in the downtown historic district to the portion of Railroad Avenue between King and River Streets.</li> </ul>
<b>1198</b>	12/11/2017	<ul style="list-style-type: none"> <li>Amended various sections in Title 17 (among others) to implement mandatory provisions of the 2015 amendments to the Western Washington Phase II National Pollutant Discharge Elimination System (NPDES) program.</li> </ul>
<b>1203</b>	6/25/2018	<ul style="list-style-type: none"> <li>Added a new Section 17.35.055 (Snoqualmie Historical Design Review Board - Interim). This routed historical design review to the Planning Commission in the absence of a Snoqualmie Historical Design Review Board (HDRB). Because of this insert, the Planning Commission has been functioning as the HDRB since 2018, but the SMC provision to establish a dedicated HDRB (with only one member of the Planning Commission) remains active in the city code.</li> </ul>
<b>1205</b>	8/27/2018	<ul style="list-style-type: none"> <li>Amended Section 17.35.210 (Architectural Design Standards) to allow for increased flexibility in building height within the Historic Overlay Zones.</li> </ul>
<b>2020s</b>		
<b>1249</b>	7/12/2021	<ul style="list-style-type: none"> <li>Amended Section 17.35.200 (Site Planning Standards) to include regulations on fences.</li> </ul>
<b>1262</b>	8/8/2022	<ul style="list-style-type: none"> <li>Amended Section 17.35.040 (Definitions), Section 17.35.200 (Site Planning Standards), and Section 17.35.240 (Landscaping, setback, maximum lot coverage and street furniture standards).</li> <li>This mostly created clearer guidance on service and loading areas and waste enclosures, in addition to landscape and streetscape features.</li> </ul>

ORDINANCE NUMBER	DATE ADOPTED	NOTES
1273	1/23/2023	<ul style="list-style-type: none"> <li>Notably, this repealed Section 17.35.030, removing the connection to Chapter 20.62 of the King County Code (KCC). This connection was established in the City's/County's interlocal agreement (ILA) in 1994.</li> <li>The code amendments attempted to directly adopt the parts of the KCC previously referenced in Section 17.35.030, but some parts were skipped over or modified to include the City's Historic Design Review Board instead of the Snoqualmie Landmarks Commission.</li> <li>Also included changes to <b>Chapter 14.30 (Project Permit Processing)</b>, <b>Chapter 14.40 (Appeals of Project Permit Decisions)</b>, and <b>Chapter 17.80 (Design Review)</b>.</li> </ul>

**Interlocal Agreement for Landmark Services****AN AGREEMENT BETWEEN KING COUNTY AND THE CITY OF SNOQUALMIE  
RELATING TO LANDMARK DESIGNATION AND PROTECTION SERVICES**

THIS IS AN AGREEMENT between King County, a home rule charter county and a political subdivision of the State of Washington, hereinafter referred to as the "County," and the City of Snoqualmie a municipal corporation of the State of Washington, hereinafter referred to as the "City".

WHEREAS, the City is incorporated ; and

WHEREAS, local governmental authority and jurisdiction with respect to the designation and protection of landmarks within the city limits resides with the City; and

WHEREAS, the City desires to protect and preserve the historic buildings, structures, districts, sites, objects, and archaeological sites within the City for the benefit of present and future generations; and

WHEREAS, the City does not have the organization and personnel to do so; and

WHEREAS, the County is able to provide landmark designation and protection services for the City; and

WHEREAS, it is in the public interest that the jurisdictions cooperate to provide efficient and cost effective landmark designation and protection; and

WHEREAS, pursuant to R.C.W. 39.34, the Interlocal Cooperation Act, the parties are each authorized to enter into an agreement for cooperative action;

NOW THEREFORE, the County and the City hereby agree:

1. Services. The County shall provide landmark designation and protection services using the criteria and procedures adopted in King County Ordinance 10474, K.C.C. 20.62 within the City limits.

2. City's Responsibilities. In support of the County in the designation and protection of landmarks the City shall:

A. Adopt an ordinance establishing regulations and procedures for the designation of historic buildings, structures, objects, districts, sites, objects, and archaeological sites as landmarks and for the protection of landmarks. Regulations and procedures shall be substantially the same as the regulations and procedures set forth in King County Ordinance 10474, K.C.C. 20.62. The ordinance shall provide that the King County Landmarks and Heritage Commission

shall have the authority to designate and protect landmarks within the City limits in accordance with the City ordinance. The ordinance shall include:

1. Provision for the appointment of a special member to the King County Landmarks and Heritage Commission as contemplated by K.C.C. 20.62.030.
2. A provision that appeals from decisions of the King County Landmarks and Heritage Commission pertaining to real property within the city limits shall be taken to the city council.
3. Provisions for penalties for violation of the certificate of appropriateness procedures.
4. A provision that the official responsible for the issuance of building and related permits shall promptly refer applications for permits which affect historic buildings, structures, objects, sites, districts, or archaeological sites to the King County Historic Preservation Officer (HPO) for review and comment. The responsible official shall seek and take into consideration the comments of the HPO regarding mitigation of any adverse effects affecting historic buildings, structures, objects, sites or districts.

B. Appoint a Special Member to the King County Landmarks and Heritage Commission in accordance with the ordinance adopted by the City. Pursuant to K.C.C. 20.62 such Special Member shall be a voting member of the King County Landmarks and Heritage Commission on all matters relating to or affecting landmarks within the City.

C. Except as to Section 5.2, the services provided by the County pursuant to this agreement do not include legal services.

### 3. County Responsibilities.

A. Process all nominations for designation as a landmark or community landmark made on properties within the City.

B. Conduct design review, planning, training, and public information activities necessary to support landmarking activities. Design review, planning, training, and public information tasks shall be defined by mutual agreement of both parties. **If the City does not appoint its own Design Review Board to review proposals to make changes to landmarks and to issue Certificates of Appropriateness for such changes in accordance with the procedures and criteria set forth in the local landmark ordinance adopted under 2. A. above., the King County Landmarks and Heritage Commission shall serve as the local Design Review Board.**

C. A copy of the Commission's designation report or decision rejecting a nomination shall be delivered to the City in addition to the parties specified in K.C.C. 20.62 within five (5) working days after it is issued.

D. A copy of the designation report shall be filed with the County Recorder by the HPO together with a legal description of the designated property and the notification that the provisions of the City ordinance apply.

E. Process applications for Certificates of Appropriateness to demolish, move, or make alterations in any significant feature of a landmark within the City limits as provided for by compensation.

F. The King County Landmarks and Heritage Commission shall act as the "Local Review Board" for the purposes related to Chapter 221, 1986 Laws of Washington, (R.C.W. 84.26 and WAC 254.20) for the special valuation of historic properties within the City limits.

G. The HPO shall review and comment on applications for permits which affect historic buildings, structures, objects, sites, districts, and archaeological sites. Comments shall be forwarded to the city official responsible for the issuance of building and related permits.

#### 4. Compensation.

A. Costs. The City shall reimburse the County fully for all costs incurred in providing services under this contract, including overhead and indirect administrative costs. Costs charged to the City may be reduced by special appropriations, grants, or other supplemental funds, by mutual agreement of both parties. The rate of reimbursement for labor costs to the County costs shall be revised annually. Addendum A contains 1994 labor costs. Maximum total cost to the City shall be revised annually. Addendum B contains the 1994 maximum cost to the City for reimbursable services.

B. Billing. The cost of services shall be billed quarterly. The quarterly bill shall reflect actual costs plus the annual administrative overhead rate. Payments are due within 30 days of invoicing by the County.

#### 5. Indemnification.

A. The County shall indemnify and hold harmless the City and its officers, agents and employees or any of them from any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, by reason or arising out of any negligent act or omission of the County, its officers, agents, and employees, or any of them, in providing services pursuant to this agreement. In the event that any suit based upon such a claim, action, loss, or damage is brought against the City, the County shall defend the same at its sole cost and expense; provided, that the City retains the right to participate in said suit if any principle of governmental or public law is involved; and if final judgment be rendered against the City and its officers, agents, employees, or any of them, or jointly against the City and the County and their respective officers, agents and employees, or any of them, the County shall satisfy the same.

KING COUNTY

By:   
King County Executive 7-24-94

Approved as to form:

By:   
King County Prosecutor

**Interlocal Contract for Historic Preservation Services****Addendum A: King County Labor Costs**

The following hourly rates for County-provided historic preservation services apply for 1994. The hourly figure incorporates wages, benefits, and overhead as set in the 1993 Indirect Cost Rate Plan for the Cultural Resources Division of the Parks, Planning and Resources Department. The figure is adjusted to account for vacation, sick leave and holidays and thus reflects actual working hours.

Historic Preservation Officer:	\$44.06 per hour
Preservation Planner:	\$38.66 per hour
Clerk/Secretary:	\$25.47 per hour

**Addendum B: City of Snogwa Luvie Expenditure Maximum**

During the calendar year 1995, total reimbursable costs billable to the City for historic preservation services provided by the County under this interlocal agreement shall not exceed \$ 1500.





## Community Development Department

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### MEMORANDUM

To: Planning Commission  
 From: Mona Davis, Community Development Director  
 Andrew Love, Contract Planner  
 Date of Memo: May 1, 2025  
 Date of Meeting: May 5, 2025  
 Subject: Snoqualmie Color Palette (Chapter 17.35 SMC)

#### INTRODUCTION:

City staff have been tasked with updates to the color palette. Currently, local businessowners and residents are held to the approved colors in the following circumstances, although this may change depending on future code amendments to Chapter 17.35 of the Snoqualmie Municipal Code (SMC), which will be under review as a separate task.

#### **17.35.110 Uniform application of historic design standards and procedures.**

*The regulations, standards, guidelines and procedures of this chapter shall be uniformly applicable within designated historic districts [e.g., the two historic district overlay zones] and landmark districts [e.g., the downtown historic commercial landmark district], and to subsequently designated landmarks, if any, except as specifically provided herein. The provisions hereof shall apply to both contributing and noncontributing buildings and sites and to new construction for projects located within designated historic overlay zones and to designated landmarks wherever located within the city; provided, the standards of this chapter shall not apply to single-family residences, whether within or without a landmark district, unless the residence has been specifically nominated and designated as a landmark.*

Previously, the city has heard frustration from the business owners over the limited color palette based on the expense and lengthy process to seek a variance from these standards. A Type 1 permit is required to change the exterior paint color using approved colors in the color palette; however, a Type 2 Variance permit is required if businesses opt to utilize a different color that is not on the approved exterior color palette.

#### BACKGROUND:

On February 3, 2025, City staff brought a memorandum to Planning Commission seeking feedback on potential updates to the City's historic overlay color palette. Planning Commission discussed concerns, provided feedback, and asked additional questions.



Based on this engagement with Planning Commission and downtown businessowners, City staff did additional research on other cities around Washington and presented color palette options to the Planning Commission on April 7, 2025. City staff also presented potential options for updating the color palette and posed several questions for discussion. A local businessowner interested in painting her art studio a brighter color was also present and provided public comment and feedback, along with the Planning Commission Council Liaison, Councilmember Johnson. In addition, Nicole Wiebe, Community Liaison, was present and voiced the concerns expressed by downtown businessowners.

The Planning Commission like the City of Orting's example because it kept strict options rather than a range of dark saturated colors, neutral tones, etc. like other cities like Burien, Carnation, and Gig Harbor. They also wanted to avoid excessively bright colors like neon colors, including as trim or accent colors.

Based on this feedback, City staff researched historic paint color options based on the two cities that have strict color standards. This included the City of Orting and the City of Port Townsend, which use select colors from the Sherwin Williams Historical Color Collection and the Benjamin Moore Historical Color Collection respectively.

On April 21, 2025, staff provided the Planning Commission a wide range of colors from the two historic paint collections mentioned above. The Planning Commission was dissatisfied with the wide range of colors and instructed staff to return with the Orting colors (which include 24 out of 60 colors in the Sherwin-Williams Historical Color Collection) and the currently approved Snoqualmie color palette (which feature 16 colors, with limitations on mixing and matching).

Based on the public comment we received from Richard Anderson who sits on both the King County and Snoqualmie Landmarks Commissions (see attachment 3) and additional input from King County Historic Preservation, staff feel that it is in the best interest of the city to not require any color requirements to contributing buildings in the Landmark District nor any individual Landmarks throughout the city. The Snoqualmie Landmarks Commission would be the best authority on appropriate color for these buildings, and there may be situations where the natural materials (like brick) or the actual historic paint color would be a better fit.

If the Planning Commission still wants the downtown to have a set color palette, it could be better to only include buildings in the Overlay Zones and potentially any non-contributing buildings in the Landmark District.

#### **NEXT STEPS:**

Depending on feedback from the Planning Commission, staff will prepare an updated color palette exhibit and bring it back to Planning Commission for a public hearing. Currently, SMC 17.35.040(C) defines an approved color as "a color from a palette approved by the historic design review board and maintained on file by the historic preservation officer." After the public hearing, the color palette will be forwarded to the Community Development Committee and later the City Council.

Code amendments to Chapter 17.35 will be done separately, do the potentially extensive code updates, additional research and coordination needed, in addition to draft a non-project SEPA checklist and sending to Commerce for 60-day review.

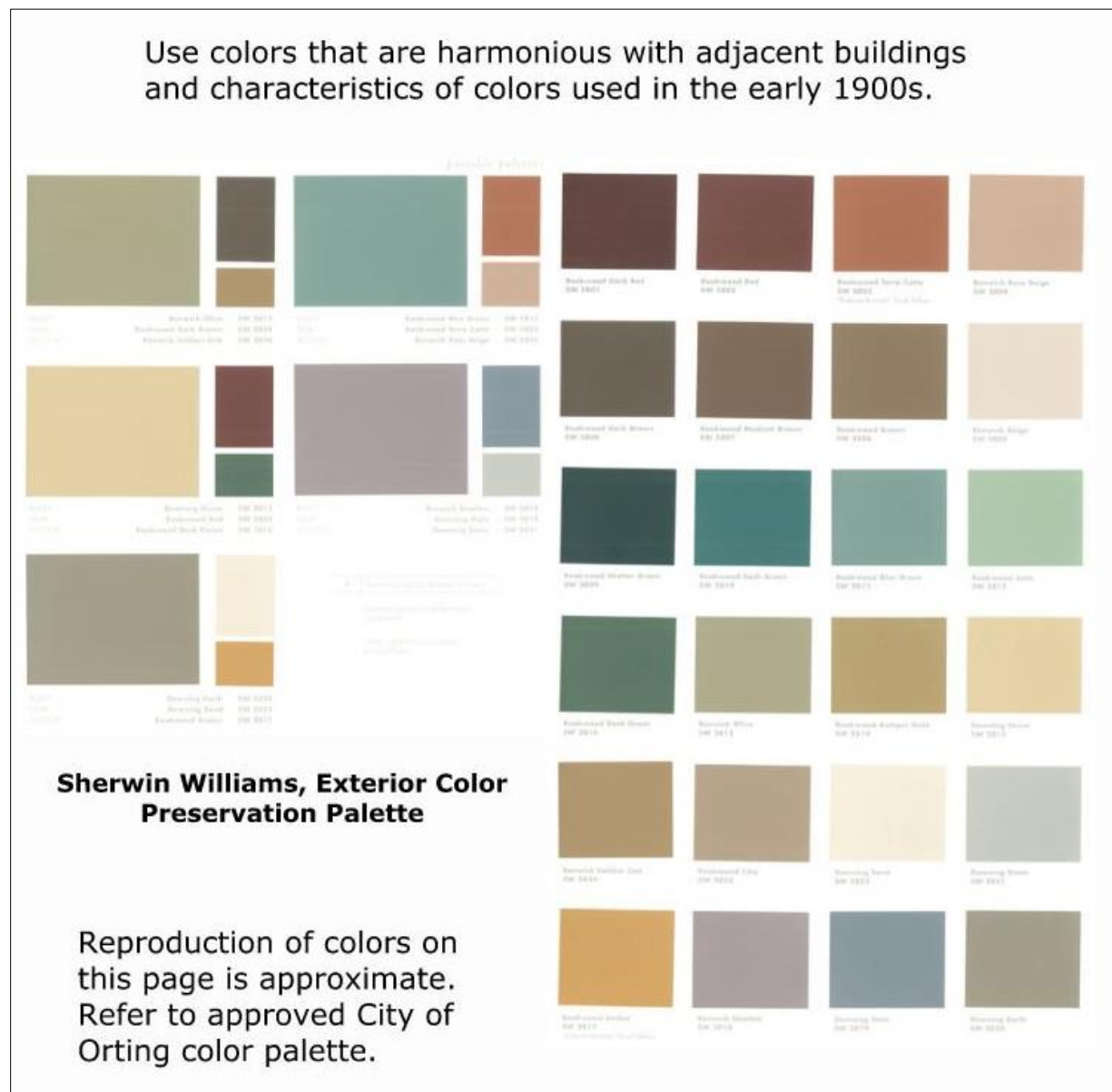
**ATTACHMENTS:**

1. Sherwin-Williams color palette option
2. Existing Snoqualmie color palette
3. Public comment from April 21, 2025 Planning Commission meeting

## Attachment 1. Sherwin-Williams Color Palette Option

## Sherwin-Williams Historic Colors (Exterior)

Figure 1 shows the colors that are featured in the City of Orting's Architectural Design Review guidelines. Note that Orting's image was likely a picture or scan of actual paint chips on file with the city.



**Figure 1. Sherwin-Williams Historic Colors (Exterior) as shown in Orting's ADR Guidelines**

Figure 2 show the same colors as they appear on Sherwin-Williams website. Note they are quite a bit darker than the examples in Figure 1 and will appear differently if printed. The actual paint samples of the listed colors may be somewhere between the two examples. Staff could likely order actual paint chips of the colors selected by Planning Commission.



**Figure 2. Sherwin-Williams Historic Colors (Exterior) as shown on Sherwin-Williams website<sup>1</sup>**

The exact colors are listed below in Table 1.

<b>Table 1. List of Sherwin-Williams Historic Colors (Exterior) selected by Planning Commission</b>						
<b>Row 1</b>	SW 2801 Rookwood Dark Red	SW 2802 Rookwood Red	SW 2803 Rookwood Terra Cotta	SW 2804 Renwick Rose Beige	SW 2805 Renwick Beige	SW 2806 Rookwood Brown
<b>Row 2</b>	SW 2807 Rookwood Medium Brown	SW 2808 Rookwood Dark Brown	SW 2809 Rookwood Shutter Green	SW 2810 Rookwood Sash Green	SW 2811 Rookwood Blue Green	SW 2812 Rookwood Jade
<b>Row 3</b>	SW 2813 Downing Straw	SW 2814 Rookwood Antique Gold	SW 2815 Renwick Olive	SW 2816 Rookwood Dark Green	SW 2817 Rookwood Amber	SW 2818 Renwick Heather
<b>Row 4</b>	SW 2819 Downing Slate	SW 2820 Downing Earth	SW 2821 Downing Stone	SW 2822 Downing Sand	SW 2823 Rookwood Clay	SW 2824 Renwick Golden Oak

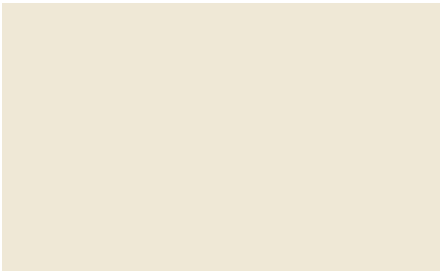
<sup>1</sup> Source: <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family#/active/color-wall/section/historic-colors/>

Palettes

Option 1



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

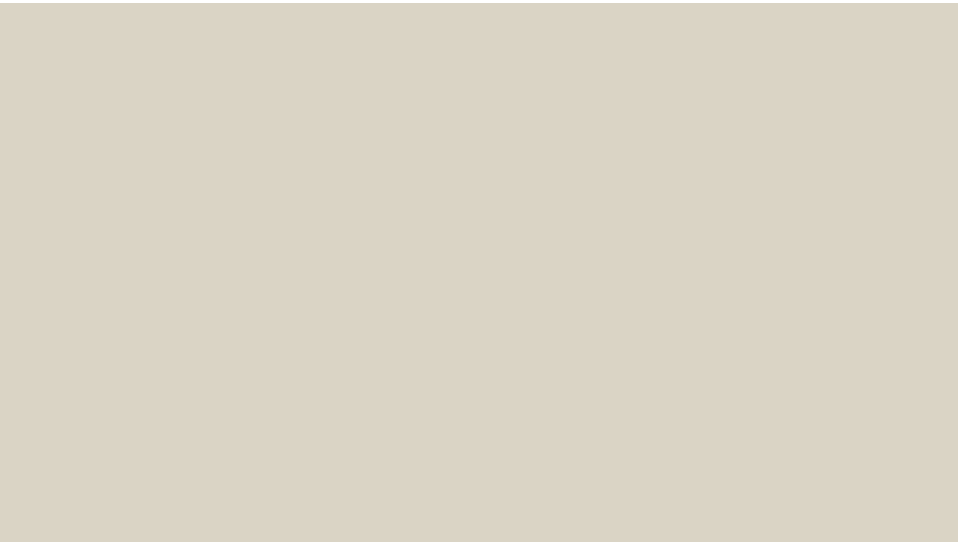


Trim.....Benjamin Moore  
Navajo White OC-95



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

Option 2



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



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

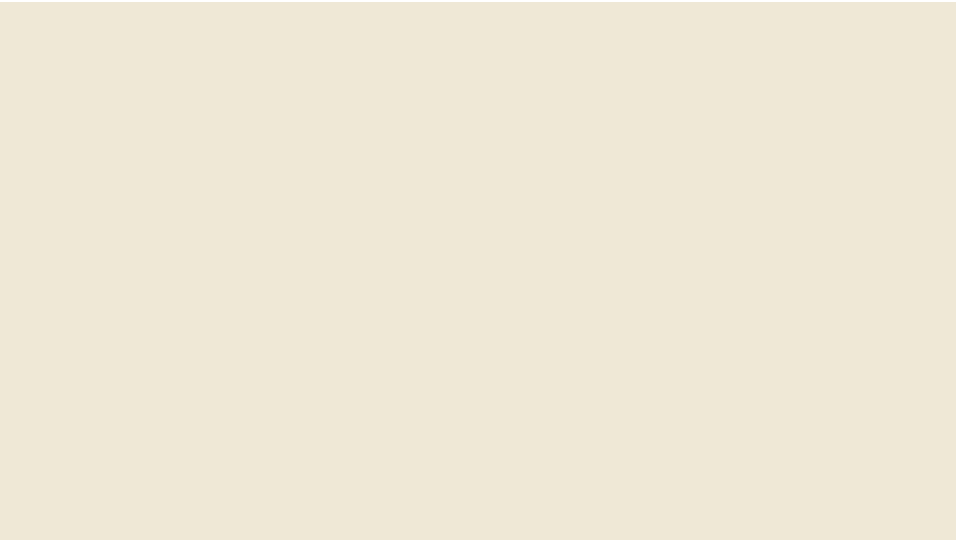


Accent.....Benjamin Moore  
Cromwell Gray HC-103

*\*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

Option 3



Building.....Benjamin Moore  
Sail Cloth



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



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

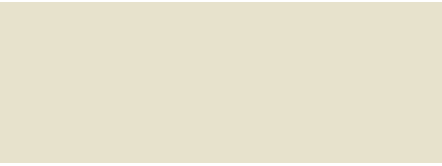
Option 4



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



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

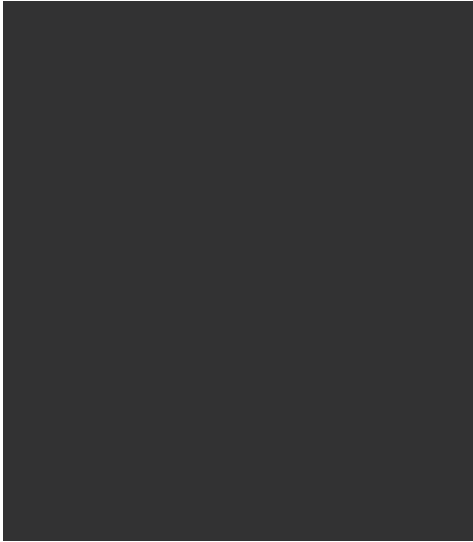


Accent.....Benjamin Moore  
Landcaster Whitewash HC-17

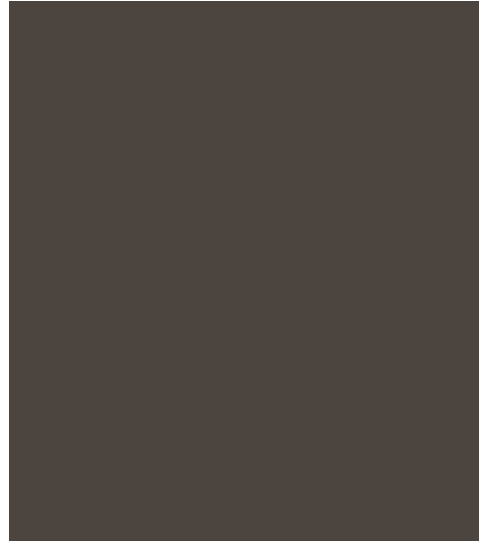
*\*Screens and printers change the appearance of the color swatches, please use name and number of Benjamin Moore paint to achieve the correct color. Most other paint brands are able to color match to Benjamin Moore name or number.*

## Optional Trim/Storefront Window

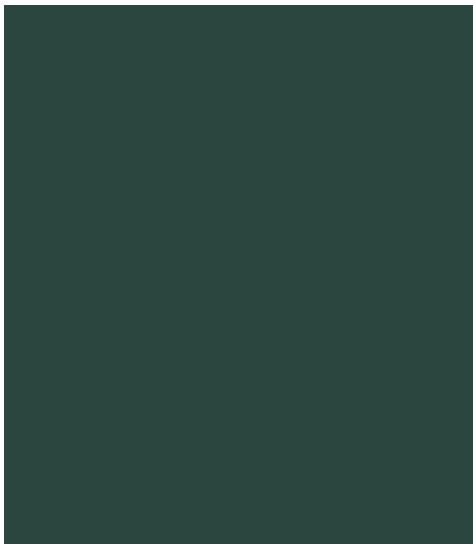
Item 4.



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.*

## Andrew Love

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**From:** Mona Davis  
**Sent:** Tuesday, April 22, 2025 7:38 PM  
**To:** Richard Anderson  
**Cc:** Andrew Love  
**Subject:** RE: Historic district color pallet public hearing comments, 21 April 2025

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Richard,

I appreciate your taking the time to provide comments and want to acknowledge receipt of your comments. Staff and the Planning Commission will likely hold a public hearing on May 19<sup>th</sup> on this issue and would encourage you to attend that meeting if you can.

We're happy to take your comments received last evening into the record to be considered as we work through this process too. I'm copying Andrew Love, contract planner, who is managing this work for the Planning Commission.

Thank you,

**Mona Davis, Senior Planner/Interim CD Director**

**(425) 888-5337, ext. 1151**

[www.snoqualmiewa.gov](http://www.snoqualmiewa.gov)

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**From:** Richard Anderson <[richard@trainmuseum.org](mailto:richard@trainmuseum.org)>  
**Sent:** Monday, April 21, 2025 8:15 PM  
**To:** Planning Commission <[PlanningCommission@snoqualmiewa.gov](mailto:PlanningCommission@snoqualmiewa.gov)>; Andre Testman <[ATestman@snoqualmiewa.gov](mailto:ATestman@snoqualmiewa.gov)>; Ashleigh Kilcup <[AKilcup@snoqualmiewa.gov](mailto:AKilcup@snoqualmiewa.gov)>; Daniel Murphy <[DMurphy@snoqualmiewa.gov](mailto:DMurphy@snoqualmiewa.gov)>; Darrell Lambert <[DLambert@snoqualmiewa.gov](mailto:DLambert@snoqualmiewa.gov)>; Jo Johnson <[JJohnson@snoqualmiewa.gov](mailto:JJohnson@snoqualmiewa.gov)>; Luke Marusiak <[LMarusiak@snoqualmiewa.gov](mailto:LMarusiak@snoqualmiewa.gov)>; Mona Davis <[MDavis@snoqualmiewa.gov](mailto:MDavis@snoqualmiewa.gov)>; Nicole Wiebe <[NWiebe@snoqualmiewa.gov](mailto:NWiebe@snoqualmiewa.gov)>; Simon Hurley <[SHurley@snoqualmiewa.gov](mailto:SHurley@snoqualmiewa.gov)>; Katherine Ross <[KRoss@snoqualmiewa.gov](mailto:KRoss@snoqualmiewa.gov)>; Michael Chambliss <[MChambliss@snoqualmiewa.gov](mailto:MChambliss@snoqualmiewa.gov)>; Council Members <[CouncilMembers@snoqualmiewa.gov](mailto:CouncilMembers@snoqualmiewa.gov)>; Deana Dean



**Subject:** Historic district color pallet public hearing comments, 21 April 2025

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21 April 2025

Snoqualmie Planning Commission  
Color Pallet Public Hearing

Good afternoon –

First of all, I hope these comments make it to the record. The information about this meeting did not specify where to email comments, and when I logged in to the meeting the agenda mentioned that remote zoom comments would not be accepted.

My name is Richard Anderson and I work for the Northwest Railway Museum as its executive director and chief curator, and I serve as a commissioner on the King County Landmarks Commission, which also sits as the City of Snoqualmie Landmarks Commission. My comments here are on behalf of the Northwest Railway Museum located at 9312 Stone Quarry Road, Snoqualmie, only.

Color is a sometimes controversial topic, but I do have a variety of experiences that I believe makes me qualified to comment on your proposed color pallet.

I have been involved in historic preservation for more than 40 years, and have managed a variety of building and railroad restorations, including two structures listed on the National Register of Historic Places. In my work and those that I supervise apply the Secretary of Interior Standards for the Treatment of Historic Properties (“Standards”) to our restoration projects. The Standards were developed by the National Park Service and are the minimum standards expected for care of properties listed on the National Register of Historic Places, but also applied to the Washington State Heritage Register, and the Landmarks Registers.

First of all, I recommend that you NOT select any color pallet. Historic buildings should be painted the color(s) that they wore during their period of significance. For instance, the Snoqualmie Depot is painted in the red-brown that it wore at the turn of the 20<sup>th</sup> century, and the color was derived from actual paint samples collected during the restoration process. These samples were combined with analysis of early 20<sup>th</sup> century orthochromatic black and white photographs conducted by Eastman Kodak. It is unlikely it will precisely match any of the colors proposed for your color pallet, but it is the correct color.

Second, color is subjective in the sense that the level of sheen and other characteristics can greatly affect the perception of color. For instance, gloss sheen can often make a color appear much lighter, and is more likely to reflect surrounding colors. The materials that the paint is applied to may have a rough, semi smooth, or smooth surface, which also affects the perception of color.

Third, paint companies seem to constantly change their paint formulas. In actuality, paint formulas have changed during the 30 years I have worked at the Museum, and each time it can change the way color formulas are rendered. In my prior example of the Snoqualmie Depot, original paint samples were linseed oil paint, which used a simpler and different selection of tints than are used today. Forty or fifty years ago, most buildings were painted with an alkyd or modified oil paint, which also has different characteristics as to how it looks when it cures. The Snoqualmie Depot is painted with a sheen and color formula that best represents a reproduction of the original linseed oil paint.

A further but important concern is whether a particular sub straight should be painted. Should a given surface ever be painted? For instance, it is generally an exceedingly bad practice to paint brick. Most paints will seal the surface and cause the brick glazing to fail. This was a factor in the deterioration of the machine shop at the Snoqualmie Falls Generating station, and that brick failure was a factor in the decision to delist and demolish the structure during the upgrade to the power station.

I expect you may now be asking, how should color be approved? Please consider using the historic preservation program. King County employs historic preservation professionals and through your interlocal agreement with the county - and the certificate of appropriateness procedures – decisions about color can be made based on the unique merits of a particular building or structure.

Thank you for your consideration.

**Richard R. Anderson** | Executive Director

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