

Council Agenda Bill

AB Number

AB25-035

Agenda Bill Information

Title*

Ordinance Amending SMC Titles 17.20 and 17.37

Action*

Motion

Council Agenda Section

Ordinance

Council Meeting Date*

04/28/2025 & 05/12/2025

Staff Member

Mona Davis

Department* Community

Development

Committee

Community Development

Committee Date

04/21/2025

Exhibits

Packet Attachments - if any

Summary

Introduction*

Brief summary.

This agenda item is associated with proposed amendments to the city's Downtown Historic District Retail Overlay Zone including: waivers of special use regulations, the percentage of required retail use in the downtown, the geographic extent of the Retail Overlay boundaries, and the percentage of covered storefront window usage.

Proposed Motion

Move to adopt Ordinance 1306 amending various sections of Chapter 17.20 and Chapter 17.37 of the Snoqualmie Municipal Code to amend retail use requirements in the downtown historic district retail use overlay.

Background/Overview*

What was done (legislative history, previous actions, ability to hyperlink)

In December of 2023 the Economic Development Commission ("EDC") sent a letter to the Community Development Council Committee regarding recommended draft amendments to the Snoqualmie Municipal Code Chapter 17.37, Downtown Historic District Retail Overlay Zone and 17.37.040 Waiver of special use regulations. Their recommendations included:

1. 100 Percent of the storefronts on Railroad Avenue S.E. occupied by retail uses, increased from the current 75% requirement; and
2. 180-day allowance on good faith efforts to lease the premises for a retail use, increased from the current 120-day requirement.

On February 5, 2023, the Council CD Committee remanded the draft amendments back to the EDC for further discussion and a recommendation to the Planning Commission. The Planning Commission met and discussed the recommendations of the EDC from May thru December of 2024.

Analysis*

The Planning Commission discussed and recommended as shown in the attached Ordinance with draft amendments the following: an adjustment to the Downtown Historic District Retail Overlay Zone to remove parcels that are currently zoned OS-2 from the Overlay adding additional property as shown on the attached map, an increase to the minimum ground-floor retail use requirement from 75% to 90%, and the removal of the retail use waiver process from the SMC altogether as steps necessary to protect the integrity of the retail commerce in the downtown.

Budgetary Status*

This action has no budgetary implications.