

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF SNOQUALMIE, WASHINGTON, AMENDING SECTIONS OF CHAPTER 17.20 AND CHAPTER 17.37 OF THE SNOQUALMIE MUNICIPAL CODE TO AMEND PERCENTAGE THRESHOLDS AND REPEAL THE WAIVER PROCESS IN THE DOWNTOWN HISTORIC DISTRICT RETAIL OVERLAY ZONE**

**WHEREAS**, within the Snoqualmie Downtown Historic District Retail Overlay Zone, Snoqualmie Municipal Code (“SMC”) Section 17.37.040 currently requires that 75% of ground floor storefronts contain a bona-fide retail use, as defined by SMC 17.37.020, with a waiver from this requirement available if lessors of affected property demonstrate a good-faith effort to lease the premise to a bona-fide retail use for a period of 120 days; and

**WHEREAS**, the Chair of the Snoqualmie Economic Development Commission sent a letter to the Council Community Development Committee in December 2023 recommending draft amendments to SMC Section 17.37.040, Waiver of special use regulations, proposing revisions to increase the ground-floor storefront retail use requirement from 75% to 100% within the Downtown Historic District Retail Overlay Zone, and to increase the amount of time lessors must demonstrate a good-faith effort to lease property to a retail use from 120 days to 180 days; and

**WHEREAS**, the Community Development Committee indicated that a requirement of 100% retail uses within the Retail Overlay Zone was too high, and that a 180-day requirement to demonstrate a good-faith effort to lease to a bona-fide retail use was too high, and suggested that the definition of retail use should be examined; and

**WHEREAS**, the City of Snoqualmie conducted public outreach to gather community input and appropriately noticed the amendments in the following manner: Community Development Department staff attended and discussed the amendments with the Downtown Business Association and the Ridge Merchants Association on May 2, 2024 and May 8, 2024, respectively; notice of two virtual public meetings was mailed to all owners of property affected by the amendments on June 19, 2024, with those meetings held on June 25, 2024; notice was issued for a public hearing by the Planning Commission on October 21, 2024; notice of a reopened public hearing by the Planning Commission was issued and mailed on December 2, 2024; and

**WHEREAS**, the input received from the public by the Planning Commission informed the modifications made to the amendments by the Planning Commission, during meetings held on May 6, 2024, May 20, 2024, May 28, 2024, July 1, 2024, August 5, 2024, September 3, 2024, October 7, 2024, October 21, 2024, and December 2, 2024; and

**WHEREAS**, as a result of public outreach and Planning Commissioner efforts, the Planning Commission proposed to increase the ground-floor storefront retail use requirement from 75% to 90%, to expand the extents of the Downtown Historic District Retail Overlay Zone to include all parcels zoned “BR-1” and select parcels along Falls Avenue in Downtown Snoqualmie and to depict this change upon the zoning map, to remove parcels zoned “OS-2” from the Retail Overlay Zone, and to repeal the retail waiver process from the SMC altogether; and

**WHEREAS**, Comprehensive Plan Goal LU-2 directs the City of Snoqualmie to tell the story of Snoqualmie’s history and identity through buildings, districts, and landscape (with sustainable development) that fosters civic pride; and

**WHEREAS**, the required 60-day notice was sent to the State of Washington Department of Commerce on October 4, 2024; and

**WHEREAS**, a SEPA DNS was issued for this non-project action on November 21, 2024; and

**WHEREAS**, the Planning Commission held a public hearing on October 21, 2024 to receive testimony on the proposed code amendments, and held a second duly-noticed reopened public hearing on December 2, 2024 to receive additional testimony on the proposed code amendments; and

**WHEREAS**, the Planning Commission, by motion on January 21, 2025, unanimously recommended approval of the proposed amendments; and

**WHEREAS**, the Community Development Committee of the Snoqualmie City Council reviewed the Planning Commission’s recommendation on April 8, 2025; and

**WHEREAS**, the Snoqualmie City Council has considered the recommendations of the Community Development Committee, the Planning Commission, and City Administration and has determined to take the actions set forth in this ordinance:

**NOW, THEREFORE, BE IT HEREBY ORDAINED** by the City Council of the City of Snoqualmie, Washington, as follows:

**Section 1. Amendment of Chapter 17.20 SMC.** Snoqualmie Municipal Code section 17.20.020, line 18 through line 24, are amended to include the text as shown in Exhibit A, attached hereto.

**Section 2. Amendment of Chapter 17.37 SMC.** Snoqualmie Municipal Code section 17.37.010, line 41 through line 44, are amended to include the text as shown in Exhibit A, attached hereto.

**Section 3. Amendment of Chapter 17.37 SMC.** Snoqualmie Municipal Code section 17.37.030, is amended as shown in Exhibit A, attached hereto.

**Section 4. Repeal of Chapter 17.37.040 SMC.** Snoqualmie Municipal Code section 17.37.040 is repealed in its entirety, as shown in Exhibit A, attached hereto.

**Section 5. Repeal of Chapter 17.37.050 SMC.** Snoqualmie Municipal Code section 17.37.050 is repealed in its entirety, as shown in Exhibit A, attached hereto.

**Section 6. Severability.** If any one or more section, subsection, or sentence of this ordinance or the Snoqualmie Municipal Code amendments adopted or repealed in any portion of this ordinance are held to be unconstitutional or invalid, such decision shall not affect the validity

of the remaining portion of this ordinance or the Snoqualmie Municipal Code sections, and the same shall remain in full force and effect.

**Section 7. Corrections by City Clerk or Code Reviser.** Upon approval of the City Attorney, the City Clerk, and either the Community Development Department Director or the Parks and Public Works Department Director, as applicable, code revisers are authorized to make necessary corrections to this ordinance and Snoqualmie Municipal Code sections, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance or Snoqualmie Municipal Code section numbering and section/subsection numbering.

**Section 8. Effective Date.** This ordinance shall be effective five (5) days after passage and publication, as provided by law.

**PASSED** by the City Council of the City of Snoqualmie, Washington, this \_\_\_\_\_.

\_\_\_\_\_  
Katherine Ross, Mayor

Attest:

Approved as to form:

\_\_\_\_\_  
Deana Dean, City Clerk

\_\_\_\_\_  
Dena Burke, City Attorney

## EXHIBIT A

1 **17.20.020, Commercial/industrial districts.**

2 The following commercial/industrial districts are hereby established:

3  
4 A. Business-General District (BG). The business-general district is intended to accommodate a broad range of  
5 retail and commercial uses, including businesses and services that are of a larger scale or are inappropriate for  
6 the historic downtown area, such as certain automotive services and limited light-industrial uses.

7  
8 B. Business-Office District (BO). The business-office district is intended principally for providing space  
9 within the city for smaller-scale office uses, but also allows for some retail and service uses.

10  
11 C. Business-Retail District (BR). The business-retail district is intended to serve as the core pedestrian-  
12 oriented shopping area within the historic downtown area, with uses serving as shopping catalysts to other  
13 businesses within the district. Ground floor retail sales and services are encouraged with offices and professional  
14 services on upper floors. The business-retail district should support the downtown historic district by  
15 encouraging the use of architectural styles which reflect the history of the city and the railroad depot. The  
16 business-retail district is divided into two subdistricts, as follows:

17  
18 1. BR-1. The BR-1 subdistrict is intended for retail, shopping and dining uses in a pedestrian-  
19 oriented environment.

20  
21 2. BR-2. The BR-2 subdistrict contains all properties within the BR district outside of those listed  
22 within the BR-1 subdistrict and is intended to contain retail as well as commercial and professional  
23 service uses.

24  
25 D. Office Park District (OP). The office park district is intended to provide areas appropriate for commercial  
26 and office uses, such as medical, dental, and other professional services.

27  
28 E. Planned Commercial/Industrial District (PCI). The planned commercial/industrial district is intended to  
29 provide areas in the city for master planned commercial/industrial uses, which might include single- or mixed-  
30 use retail, office, light industrial and open space uses. All development on parcels of two acres or larger upon  
31 which more than one principal structure is to be constructed shall be subject to the requirements of this chapter.

32  
33 F. Industrial District (I). The industrial district is intended to provide areas for a broad range of light  
34 industrial uses, and includes heavy/resource-based industrial uses as conditional uses. This district is also known  
35 as the resource extraction district. (Ord. 1203 § 7, 2018; Ord. 1198 § 22 (Exh. D), 2017; Ord. 1066 § 3, 2010;  
36 Ord. 980 § 2, 2005; Ord. 744 § 2, 1995).

37  
38 **17.37.010, Created.**

39 There is hereby created a special purpose zoning classification to be known as the downtown historic district retail  
40 overlay zone, the boundary of which shall be depicted on the official zoning map.

41  
42 **17.37.030, Special use regulations within downtown historic district overlay zone.**

43 A. Subject to the underlying use regulations of this title, within the historic district overlay zone at least 90 percent  
44 of the storefronts in the downtown historic district retail overlay zone shall be occupied by retail uses, and no  
45 more than 10 percent of storefronts shall be occupied by nonretail uses. For purposes of this section, a  
46 “storefront” shall mean separately owned or leased ground floor premises with a separate entrance in the  
47 downtown historic district retail overlay zone. A building may have one or more storefronts. Permanent  
48 supportive housing, transitional housing, and emergency housing or shelter uses as defined in Chapter 17.10 and

49 City-occupied buildings in the downtown historic district retail overlay zone shall not be included within the  
50 definition of “storefront.”  
51

52 B. The director shall establish and maintain a list by address of all storefronts within the downtown historic district  
53 retail overlay zone and a determination of whether such storefront is occupied by a retail use. The list shall  
54 include a calculation of the percentage of storefronts occupied by retail uses as of the date of the list. The list  
55 shall be updated prior to the issuance of any business license for a business intending to locate in any storefront  
56 in the downtown historic district retail overlay zone. No business license shall be issued for any business  
57 proposing to locate in a ground floor storefront in the downtown historic district retail overlay zone unless the  
58 director certifies that the issuance of such business license is in compliance with the requirements of subsection  
59 A of this section; provided, the renewal of business licenses for businesses in existence as of the effective date  
60 of the ordinance codified in this chapter shall not be prohibited by this section.  
61

62 C. Storefronts and second-story uses located outside the downtown historic district retail overlay zone shall be  
63 subject to the underlying zoning only and shall not be subject to the special use regulations of this chapter. (Ord.  
64 1198 § 22 (Exh. D), 2017; Ord. 869 § 1, 2000).  
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66 A)

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