

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY OF SNOQUALMIE AMENDING TWO  
CONDITIONS OF THE SNOQUALMIE RIDGE 1 MIXED USE FINAL  
PLAN AND SNOQUALMIE RIDGE 1 DEVELOPMENT STANDARDS**

**WHEREAS**, the Snoqualmie Ridge 1 Development Standards require that all corner ground-floor storefront tenant spaces facing the intersections of Center Boulevard and SE Ridge Street, Center Boulevard and SE Mayrand Lane, and Center Boulevard and SE Kinsey Street contain a bona-fide retail use, as defined by Snoqualmie Municipal Code (“SMC”) Section 17.37.020; and

**WHEREAS**, Snoqualmie Ridge 1 Mixed Use Final Plan conditions of approval numbers four and five prevent amendments to the Snoqualmie Municipal Code from applying within Snoqualmie Ridge 1, and must be amended in order to allow the City of Snoqualmie to amend retail use requirements in the Neighborhood Center, as well as allow other future amendments to development regulations within Snoqualmie Ridge 1; and

**WHEREAS**, the Planning Commission informed business owners and property owners within the Snoqualmie Ridge 1 Neighborhood Center of proposed amendments that would modify Mixed Use Final Plan conditions four and five, and modify the retail use requirements of ground-floor storefronts along Center Boulevard on May 8, 2024; and

**WHEREAS**, as a result of public outreach and Planning Commissioner efforts, the Planning Commission proposed to modify the ground floor storefront retail use requirement to a minimum of 90%, to increase the scope of the amendments to apply to all ground-floor storefronts facing Center Boulevard in the Snoqualmie Ridge 1 Neighborhood Center, to limit the proportion of ground-floor fenestration that may be obstructed by any opaque material for a ground-floor storefront to a maximum of 50% of the window area, to repeal the retail waiver process altogether, and to repeal Mixed Use Final Plan conditions four and five; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on May 20, 2024 to receive testimony on the proposed amendments to the Mixed Use Final Plan conditions, and

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

**WHEREAS**, the Planning Commission, by motion on January 21, 2025, unanimously recommended approval of the proposed amendments to the Snoqualmie Ridge 1 Development Standards and the Snoqualmie Ridge 1 Mixed Use Final Plan conditions; 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 set forth in this resolution:

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

**Section 1. Amendment of Snoqualmie Ridge 1 Development Standards.** Snoqualmie Ridge 1 Development Standards, Section 12E.040, line 12 through line 21, are amended and replaced in full by the text shown in Exhibit A, attached hereto.

**Section 2. Amendment of Snoqualmie Ridge 1 Development Standards.** Snoqualmie Ridge 1 Development Standards, Section 12E.053, line 63 through 67, are amended and replaced in full by the text shown in Exhibit A, attached hereto.

**Section 3. Amendment of Snoqualmie Ridge 1 Mixed Use Final Plan Conditions of Approval.** Snoqualmie Ridge 1 Mixed Use Final Plan conditions of approval numbers four and five are repealed in their entirety, as shown in Exhibit A, attached hereto.

**Section 4. Severability.** If any one or more section, subsection, or sentence of this resolution or the amendments adopted or repealed in any portion of this resolution are held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this resolution or the Snoqualmie Ridge 1 Mixed Use Final Plan sections, and the same shall remain in full force and effect.

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

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

Attest:

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

Approved as to form:

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

EXHIBIT A

12E.040, Ground Floor Commercial Tenant Spaces

- A. No more than one single-user ground floor retail or commercial space greater than 7,500 sq. ft. in area shall be allowed within the neighborhood center retail district. Other than the block containing this larger commercial business space, no more than 50 percent of the number of ground floor retail or commercial spaces within each block shall be greater than 2,500 sq. ft.
- B. There shall be a minimum of four separate, ground floor retail or commercial tenant spaces, each with a separate, functional storefront entrance to the street, along each side of each block of Center Blvd. For the block containing the single-user retail commercial space 7,500 sq. ft. or greater in size, a minimum of three separate ground floor retail or commercial spaces, each with a separate, functional storefront entrance to the street, shall be provided. Appendix A-4 illustrates examples of compliance/noncompliance with this standard.
- C. Retail business uses shall occupy a minimum of 90 percent of all ground-floor tenant spaces and storefronts facing Center Boulevard S.E. All leasing plans, demising plans and promotional materials shall carry a notation of "Retail Use Required" on all tenant spaces subject to this requirement.

12E.053, Storefront Standards.

- A. The storefront is the most important and prominent architectural feature of traditional commercial district buildings and plays a significant role in defining the character of the retail or commercial area. The storefront also plays a crucial role in a store's advertising and merchandising efforts to draw customers and increase business. The storefront is the most transparent portion of the facade, allowing for maximum light and display and enhancing pedestrian interest and interaction. Storefronts also create visual openness that is part of the overall proportional system of the entire facade. Although a storefront normally does not extend beyond the first story, the rest of the building is often related to it visually through a unity of form and detail.
- B. To provide a regular rhythm and unity at the ground floor level, storefronts shall not exceed 30 feet in width and shall be separated by opaque wall areas/pilasters that are at least 16 inches, but should not be more than 10 ft. wide.
- C. All ground floor windows shall be located within a storefront system containing a base panel, display windows and transom windows.
- D. To emphasize the sense of containment and provide relief at the ground floor facade, the storefront base panel and display window system shall be recessed a minimum of 3 in. from the face of the adjoining opaque wall areas.
- E. Storefront base panels shall generally be between 12 in. and 30 in. high, except where grade conditions require more variation on either end. The finished appearance of the base panel may be wood, finish grade wood paneling, aluminum paneling, brick, masonry, concrete, tile or metal.
- F. Display windows may be solid or paned glass.
- G. Transom windows at least 2 ft. in height shall be provided above doors in all storefronts. Storefront glazing shall extend to the height of the top of the transom windows.
- H. Clerestory windows above transom windows are encouraged, particularly within one-story storefronts, as a way to add architectural interest or emphasize single storefront bays or corner facades.
- I. The storefront entrance doorway shall be recessed at least 3 ft. from the back of the sidewalk for all commercial spaces, including lobbies, with a gross leasable area of 1,500 sq. ft. or greater. The recessed entry shall have a minimum width of 6 ft. The landing within the recessed entrance area may

**Deleted:** all corner tenant spaces at the Center/Mayrand, Center/Kinsey and Center/Ridge intersections. These corner retail tenant spaces shall be a minimum of 400 gross square feet in area

**Deleted:** comer

**Deleted:** <#>The owner or authorized agent of any building containing a corner space subject to the retail use requirement of subsection C of this section may apply for a waiver of such requirement. The required showing and procedures for granting such waiver shall be as set forth in SMC 17.37.040, provided in the case of the initial leasing, the time period shall commence from the date the building is constructed and the first unit is occupied. The provisions of SMC 17.37.050 shall also apply.¶

- 59 include special surfacing details such as mosaic tile, painted or textured concrete, brick or other  
60 paving pattern. Storefront entrances need not be located symmetrically within the storefront.  
61 J. Storefront entry doors shall include transparent glazing.  
62 K. Storefront entrances shall be located at building corners at the Center/Mayrand and Center/Kinsey  
63 intersections. Alternatively, storefront entrances may be located within 15 feet of the corner, where  
64 fronting directly onto a pedestrian courtyard, plaza or other recessed corner treatment.  
65 L. Storefront design and materials should be allowed to be unique while maintaining the character of the  
66 building facade of which they are a part.  
67 M. The interior of stores and/or offices shall be designed to provide for interesting window display and  
68 views into the main retail, restaurant or business merchandise or activity areas.  
69 N. Appendix D depicts typical storefront design and components.  
70 O. No more than 50% of the ground-floor windows of a retail tenant facing Center Boulevard S.E. space  
71 may be covered with an opaque material that blocks visual penetration into the retail space from the  
72 sidewalk during normal business hours. Opaque materials include, but are not limited to, signage,  
73 adhesive film, curtains, tints exceeding 50% visible light transmission, or shutters located on the  
74 interior or exterior of the glazing.  
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77 **Mixed Use Final Plan Conditions for Snoqualmie Ridge, Condition No. 4**

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79 **Mixed Use Final Plan Conditions for Snoqualmie Ridge, Condition No. 5**

**Deleted:** The development standards specifically approved with this Final Plan shall govern future development applications in place of any conflicting standards found elsewhere in the Snoqualmie Municipal Code.¶

**Deleted:** Development standards adopted by the City after the date of the Final Plan which are different than those specifically approved in the Final Plan shall apply to SR only if determined by the City Council to be necessary to address imminent public health and safety hazards, or, in the case of subsequently adopted more restrictive standards that are not necessary to address imminent public health and safety hazards, shall apply if the applicant elects to use these standards in place of those approved in the Final Plan.