

Council Agenda Bill

AB Number

AB25-036

Agenda Bill Information

Title*

Resolution Amending SR1 Mixed Use Final Plan
Conditions of Approval and Development Standards

Action*

Motion

Council Agenda Section

Committee Report

Council Meeting Date*

05/12/2025

Staff Member

Mona Davis

Department*

Community Development

Committee

Community Development

Committee Date

04/08/2025

Exhibits

Packet Attachments - if any

Proposed Map Amendments Retail District Center Blvd..pdf

147.68KB

Retail District and MUFPP Recommendation - Signed.pdf

171.73KB

Draft Resolution_ Amending SR1 MUFPP Retail Waivers.docx

35.24KB

Summary

Introduction*

Brief summary.

Over the past several years, City Council discussions occurred regarding the issuance of retail waivers for businesses on Center Boulevard associated with Snoqualmie Ridge 1. The area is regulated by the Snoqualmie Ridge 1 (SR1) Mixed Use Final Plan (MUFPP). Conditions of approval in the MUFPP and associated development standards should be amended in order to complete amendments related to SMC 17.37.040 Waiver of special use regulations.

Proposed Motion

Move to approve Resolution xxxx amending the Mixed Use Final Plan for Snoqualmie Ridge 1 and associated development standards.

Background/Overview*

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

The City Council Community Development Committee (“CD Committee”) has indicated a preference for additional retail uses on Center Boulevard within Snoqualmie Ridge (“SRI”). Various SRI Mixed Use Final Plan (“MUFP”) conditions of approval, originally part of SRI Final Plan approval in 1995, make it difficult to diversify the types of retail uses in the present-day Neighborhood Center, which has resulted in the issuance of waivers for non-retail uses in this area. Modifying the MUFP, including the development standards to increase the types of retail uses allowed, is complicated by a lack of procedural clarity and conflicts between the MUFP Conditions of Approval and the Snoqualmie Municipal Code (“SMC”) Title 17, specifically Chapters 17.20 and 17.37.

Analysis*

Staff considered amendments to the SR1 MUFP that would facilitate procedural clarity and comply with an SMC amendment to control retail uses in the SRI Neighborhood Center. Two conditions of approval in the MUFP are identified to be deleted including: Condition 4: 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 and Condition 5: 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.

Additional changes to the geographic extent of the retail district are proposed in the attached Proposed Map Amendment to include all of Center Boulevard within the retail district. A 90% retail use requirement would be required for the area along with a maximum of 50% window coverage.

Budgetary Status*

This action has no budgetary implications.