



# Community Development Department

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## MEMORANDUM

To: Economic Development Commission  
From: Emily Arteche, Director CD  
Date: April 17, 2024  
Subject: 2023 EDC Chair Requested Amendments to SMC

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### **BACKGROUND:**

In December of 2023 the Chair of the Economic Development Commission sent the attached letter to the Community Development Council Committee regarding 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.

The draft amendments are with regards regulations within the downtown historic district overlay including:

1. Percent of the storefronts on Railroad Avenue S.E. occupied by retail uses; and
2. Time allowance on good faith efforts to lease the premises for a retail use.

The Economic Development Commission did not have the opportunity to make a formal recommendation. On February 5, 2023, the Council Committee remanded the draft amendments back to the commission for further discussion.

### **ANALYSIS:**

The Community Development Council Committee general feedback to the Commission is 100 percent is too high of a percentage requirement for retail occupation. The Commission should consider a percentage range within 70 to 100 percentage for retail occupation. Furthermore, 180 days is too low for the time allowance on good faith efforts. Lastly, the definition of retail should be reevaluated.

### **NEXT STEPS:**

Discuss the draft amendments and feedback from the Council Committee. Staff will prepare a strike out and underline version of the proposed recommendation for Commission review and a vote at the March meeting. Recommendations from the Commission will be provided to the Planning Commission for consideration.