



# Community Development Department

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## STAFF MEMORANDUM

To: Planning Commission  
 From: Andrew Levins, Land Use Planning Consultant  
 Date: April 15, 2024  
 Subject: Status Update: Snoqualmie Ridge I – Mixed Use Final Plan Amendments

### BACKGROUND:

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 to increase the types of retail uses allowed is complicated by a lack of procedural clarity, and conflicts between the MUFP and the Snoqualmie Municipal Code (“SMC”).

### ANALYSIS:

After a review, the CD Committee directed Staff to consider an amendment to the SRI MUFP that could increase procedural clarity and allow a later amendment to modify the types of retail uses allowed in the SRI Neighborhood Center. In order to accomplish this MUFP amendment, several conditions of approval in the MUFP should be modified. These conditions are described in the table, below:

MUFP Condition Number:	Mixed Use Final Plan, Condition Text
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.
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.

143	For the purposes of these conditions, “Applicant” means Weyerhaeuser Real Estate Company, or any successor or assign to WRECO’s interest in any portion of this property, including, for the purposes of ongoing obligations after completion of construction, any subsequent owner or operator of the property or facility involved.
	Additional conditions may be modified, as identified as necessary by Staff.

**NEXT STEPS:**

Staff continues to formulate text amendments to the MUF. A revised notice of application, updated with the hearing date, is being mailed, published, and posted according to the public process procedures listed in SMC 17.85.030.C. This is a Category III process, and Staff plans to present the proposed amendments to the Planning Commission at an open-record hearing tentatively scheduled for May 6, 2024, where the Planning Commission may recommend the proposed amendment for approval, approval with conditions, or denial to the City Council.