



PLANNING COMMISSION REGULAR MEETING MINUTES

December 2, 2024

This meeting was conducted in person at Snoqualmie City Hall and remotely using Zoom.

CALL TO ORDER & ROLL CALL: Chair Marusiak called the meeting to order at 7:00 p.m.

Commissioners:

Chair Luke Marusiak, Ashleigh Kilcup (remote), Steve Smith (remote), Darrell Lambert, and Dan Murphy were present.

Commissioner Testman was absent.

Councilmember Johnson was present.

City Staff:

Emily Arteche, Community Development Director; Mona Davis, Community Development Senior Planner; Gretchen Garrett, Deputy City Clerk; and Andrew Jongekryg, IT Support Systems.

PUBLIC COMMENT

AGENDA APPROVAL

The agenda was unanimously approved as presented.

COUNCIL LIASION UPDATE

Councilmember Johnson commented to the Commission on continued work of the Council on the Comprehensive Plan and in-depth about Council considering a Traffic Impact Fee on future development. Impact fees are used to fund road improvements that are necessary due to the increase in traffic as a result of the growth, be it driving, biking, or walking. Commissioner questions and consideration included the following:

- How does Snoqualmie's impact fees compare to neighboring cities impact fees?
- Can we use impact fee funds to repair road damage from heavy truck traffic?

MINUTES

1. The minutes dated November 18, 2024, were unanimously approved.

DESIGN REVIEW BOARD

LEGISLATIVE/POLICY ITEMS/ REGULATIONS (2 AND 3 WERE SWITCHED)

2. **PUBLIC HEARING: Critical Areas Ordinance Update.**

Chair Marusiak opened the Public Hearing at 7:10 p.m.

- Angela Donaldson (online comment authorized by Director Emily Arteche and Chair Marusiak).

The Public Hearing was closed at 7:16 p.m.

Motion by Commissioner Marusiak, seconded by Commissioner Murphy to:

Recommend the Update to the Critical Areas Ordinance based on Best Available Science, as presented, to the Community Development Committee for consideration.

PASSED: 5-0 (Marusiak, Kilcup, Smith, Murphy, Lambert)

3. **PUBLIC HEARING: Historic Downtown Retail District Overlay Code Amendments.**

Chair Marusiak opened the Public Hearing at 7:16 p.m. Public comments were provided by:

- Cristie Coffing.
- Elizabeth Hearing.
- Charles McDonald.
- Wendy Thomas.
- Josh Wilund.
- Chelsey Shuder.

The public hearing closed at 7:37 p.m. Commissioner questions and consideration included the following:

- Remove the BR2 zone from the Historic Retail Overlay?
- Exclude Maple Street from the Historic Retail Overlay?
- Include some of Falls Avenue in the Historic Retail Overlay?
- Are professional offices possible in the Historic Retail Overlay with a 90% retail use requirement?
- Has everyone impacted had the opportunity to have their voice heard?
- Will we lose residential housing?
- Should the historic retail overlay conform to existing retail?

OTHER BUSINESS

Items of Planning Commission Interest

- New meeting day and time. Commissioner handbook is changing and requires in-person attendance.
- Updates on the 384th project and Splash Pad project.
- Next meeting will be Jan. 21, 2025.

Upcoming Schedule

4. Future Agenda List.
5. Work Program.
 - Some of the items on the Work Program will carry over into 2025.
 - Recommendation on the Critical Areas Update will move forward to the Community Development Committee.
 - Recommendation on the Mixed Use Final Plan Amendments for Center Blvd will wait and move forward with the Downtown Historic Retail Overlay recommendation.

ADJOURNMENT

It was moved by Commissioner Marusiak, seconded by Commissioner Lambert to adjourn the meeting which passed unanimously.

The meeting was adjourned at 8:35 p.m.

DRAFT

*Minutes by Gretchen Garrett, Deputy City Clerk.
Recorded meeting audio is available on the City website after the meeting.
Minutes approved at the _____ Planning Commission Meeting.*