



## Community Development Department

**Emily Arteche, AICP, Director**

38624 SE River St. | P.O. Box 987  
Snoqualmie, Washington 98065  
(425) 888-5337

[CommunityDevelopment@snoqualmiewa.gov](mailto:CommunityDevelopment@snoqualmiewa.gov)

### MEMORANDUM

To: Planning Commission

From: Jonathan Kesler, AICP, Senior Planner

Date: November 6, 2023

Subject: Mixed Use Final Plan Amendment to SR-I coming soon.

### Introduction

In the past year several discussions have occurred on development code changes related to Snoqualmie Ridge One (SR-I). Specific concerns include: commercial uses on Center Boulevard.

Council wants more retail on Center Blvd. It's difficult to allow more retail there, due to some conditions in the Mixed-Use Final Plan approved in 1995. Because of this, waivers were issued for *non-retail* uses. After a review, the City Council Community Development Committee earlier this year directed staff to consider the following:

1. A Mixed-Use Final Plat Amendment to the Snoqualmie Municipal Code (SMC).

To complete the above item, it is necessary to address several competing conditions of approval governing the SR-I Mixed-Use Final Plan to allow for a clear processing path forward. These conditions are described in the table below.

SR	Cond. #	Mixed Use Final Plan Condition of Approval
I	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.
I	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.
I	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.
I	TBD	Additional conditions to be changed as needed

### **Next Steps**

Staff will bring forward a staff report for the Amendment in early 2024 for Planning Commission discussion and review. As described above, these will include amending the SR-I Mixed Use Final Plan to remove or amend Conditions of Approval 4, 5, 143 and others, as needed and allow for item 1, described above, to be processed.

The link to SR-I Mixed Use Final Plan can be found here:

<https://www.snoqualmiewa.gov/DocumentCenter/View/1596/SR-I-Mixed-Use-Final-Plan-PDF>