



Community Development Department

Emily Arteche, Director
38624 SE River St. | P.O. Box 987
Snoqualmie, Washington 98065
(425) 888-5337 | earteche@snoqualmiewa.gov

STAFF REPORT

To: Planning Commission
From: Andrew Levins, Land Use Planning Consultant
Date: May 6, 2024
Subject: Snoqualmie Ridge Mixed Use Final Plan Amendments

Proponent: Barbara Yarrington, Murray Franklyn, inc. (successor organization to original developer of Snoqualmie Ridge, Weyerhaeuser Real Estate Company)

Location of Proposal: Snoqualmie Ridge Mixed Use Final Plan area, generally west of Downtown Snoqualmie along Snoqualmie Parkway.

Description of Proposal: The proponent proposes an amendment to the Snoqualmie Ridge (“SRI”) Mixed Use Final Plan (“MUFP”) conditions 4, 5, and 41, as approved on September 15, 1995, to increase procedural clarity so that the City may address current and future land use needs in SRI more effectively. The proposed amendments aim to clarify procedures for future modification of retail use and waiver requirements within the SRI Neighborhood Center Retail area, which is currently hindered by conditions of approval that conflict with the Snoqualmie Municipal Code. While these amendments do not currently modify retail use and waiver requirements themselves, they lay the groundwork for future revisions to modify them in the SRI Neighborhood Center.

Background: On October 17, 1995, the Weyerhaeuser Real Estate Company (now known as Murray Franklyn, inc.) filed an application for a Mixed Use Final Plan (“MUFP”) to develop the first phase of a master planned development known as Snoqualmie Ridge (“SRI”). The City conducted environmental review in accordance with the requirements of the State Environmental Policy Act, issuing the Snoqualmie Ridge Mixed Use Final Plan Draft Supplemental Environmental Impact Statement on April 26, 1995, and a Final Supplemental Environmental Impact Statement on August 21, 1995. The Snoqualmie City Council approved the MUFP application on September 15, 1995, and determined it was consistent with the purposes of the Mixed Use District Regulations identified in Snoqualmie Municipal Code (“SMC”) 17.30.020, subject to various conditions of approval. Since its approval in 1995, the

development contemplated by the MUFP has been substantially completed, including the designated mixed-use portion of SRI known as the Neighborhood Center. The SRI Development Standards envisioned four subareas within the Neighborhood Center, including a retail-oriented area along Center Boulevard. The purpose of the Neighborhood Center retail area was to provide a pedestrian oriented area within SRI for retail businesses and non-retail commercial uses intended to serve residents of the development as well as throughout the City of Snoqualmie.

Since the MUFP was approved in 1995, evolving commercial market conditions have adjusted the demand for certain types of retail uses. The MUFP conditions of approval implement development standards and procedures that make it difficult for the City to address new land use concerns as they arise, and as a result the SRI MUFP has not been modified to address this need. Instead, the City has been issuing waivers to the retail use requirements of the MUFP and SRI Development Standards to allow certain types of non-retail commercial uses in the Neighborhood Center Retail area. The Snoqualmie Council Community Development Committee (“CD Committee”) has indicated a preference for additional retail uses on Center Boulevard within Snoqualmie Ridge, and directed staff to study amendments to the SRI MUFP conditions of approval that would allow certain land use regulations affecting the Neighborhood Center to be modified.

Staff Analysis: The amendments propose to delete conditions 4 and 5 in their entirety. Condition 41 would be corrected to identify a zone in the SMC, and would read: “The Final Plan land use map and land use table show the location and approximate acreages of the Neighborhood Center. The uses permitted in the Neighborhood Center include all those uses permitted in the BR-1 zone of SMC Title 17. Multifamily residential uses shall also be permitted in the Neighborhood Center Retail (“NCR”) parcels.”

Table 1: Proposed Amendments, summarizes the reasoning for the modifications proposed to the SRI MUFP conditions of approval and depicts deletions in ~~strikeout~~ and modifications in underline. In total, two conditions are proposed to be deleted from the MUFP and one is proposed to be modified.

Table 1: Proposed Amendments				
SRI MUFP Condition No.	Proposed Revisions	Summary of Change	Modify	Delete
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.	Removing this condition allows the City to modify Development Standards as necessary and allows the SMC to regulate the	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Table 1: Proposed Amendments				
SRI MUFP Condition No.	Proposed Revisions	Summary of Change	Modify	Delete
		SRI Development Standards.		
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.	Removing this condition allows the City to implement Development Standards in the SMC that apply to SRI as necessary, not just when necessary to address a public health or safety concern.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
41	The Final Plan land use map and land use table show the location and approximate acreages of the Neighborhood Center. The uses permitted in the Neighborhood Center include all those uses permitted in the <u>BR-1</u> zone of SMC Title 17. Multifamily residential uses shall also be permitted in the Neighborhood Center Retail ("NCR") parcels.	The "B" zone does not exist in Snoqualmie. This condition is proposed to be modified to reference the BR-1 zone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Key: M = Modify D = Delete

Various SRI Mixed Use Final Plan conditions of approval, originally part of SRI Final Plan approval in 1995, make it difficult for the City to modify retail use requirements in the present-day Neighborhood Center Retail area, which has resulted in the issuance of retail use waivers for certain businesses. Modifying the MUFP to address retail use and waiver requirements is complicated by a lack of procedural clarity and various conditions of approval that conflict with the amendment procedures found in the SMC.

The intent of the amendments currently proposed is solely to increase procedural clarity so that the City may address current and future land use needs in the SRI Neighborhood Center more effectively as they arise. The amendments currently proposed do not seek to address the concerns of the CD Committee regarding the retail use and waiver requirements in SRI at this time. A text amendment to Condition 41 is proposed to clarifying that the "BR-1" zone applicable. Future amendments are anticipated to address

retail land use needs within the SRI Neighborhood Center, and will be made in parallel with a similar effort to revise various retail use requirements in the Downtown Historic District Retail Overlay Zone.

Findings: Because the proposed amendment includes continuation of essentially all the original Final Plan conditions and requirements, many of the findings for the initial Mixed Use Final Plan still apply. The proposed findings, 1-19, detail Staff's analysis of how the proposed changes meet the objectives and criteria of the Mixed Use District Ordinance, SMC 17.30.

History and SEPA

1. The Weyerhaeuser Real Estate Company filed an application for approval of a Mixed Use Final Plan called Snoqualmie Ridge on October 17, 1994 proposing a mixed use master planned development that includes a combination of residential, neighborhood center, business park, recreational, and open space uses.
2. The City conducted environmental review in accordance with the requirements of the State Environmental Policy Act, issuing the Snoqualmie Ridge Mixed Use Final Plan Draft Supplemental Environmental Impact Statement on April 26, 1995, and a Final Supplemental Environmental Impact Statement on August 21, 1995.
3. On August 30, 1995, pursuant to Resolution No. 95-02, the Planning Commission recommended to the City Council that the Snoqualmie Ridge project be approved subject to certain conditions, based on findings demonstrating the application for Mixed Use Final Plan approval is consistent with the requirements of the applicable provisions of the Snoqualmie Comprehensive Plan and the required findings of the Mixed Use District Regulations.
4. The conditions of approval proposed by the Planning Commission adopt plan maps, development standards, covenants, design guidelines, phasing and mitigation monitoring procedures, land use standards, transportation infrastructure requirements, provide for public utilities, and manage stormwater, critical area, and infrastructure impacts.
5. On September 15, 1995, the City Council conducted a closed record public hearing on the Planning Commission's recommendations and adopted Resolution No. 420, adopting the findings and recommendations of the Planning Commission, as modified, and approving the Mixed Use Final Plan for Snoqualmie Ridge.
6. The property subject to the Mixed Use Final Plan approval is zoned Mixed Use and is subject to the requirements of Chapter 17.30, Mixed Use District Regulations, of the Snoqualmie Municipal Code.
7. The proposed MUFP amendments were introduced in a staff memo to the Planning Commission on April 15, 2024. Notice of application for the amendments was initially published and posted on March 6, 2024. A SEPA checklist was prepared on April 1, 2024 and a SEPA adoption and addendum was issued on April 2, 2024. A revised notice of application was issued on April 15, 2024 with a comment period ending on April 29, 2024. No public comments were received during any comment period.

Compliance with the Mixed Use District Regulations, SMC 17.30

8. The original Snoqualmie Ridge Mixed Use Final Plan approval was found to be consistent with all the requirements of the Mixed Use District Regulations, SMC 17.30. All provisions of those approvals, except as modified by this proposed amendment, are to remain in full force and effect. Those findings of consistency for the original Mixed Use Final Plan, except as expressly modified in these findings, are still valid as applied to this proposed amendment, and are incorporated into these findings.
9. SMC 17.30.190 governs amendments to a Mixed Use Final Plan. 17.30.190 requires that all provisions of Chapter 17.30, Mixed Use District Regulations, apply to applications for amendment of an approved final plan, except that such applications need only detail the changes proposed to the Plan. Findings 10 through 19 detail the consistency of the proposed amendment with the applicable sections of Chapter 17.30.
10. SMC 17.30.010 provides the legislative findings supporting Mixed use zoning. Per SMC 17.30.120.B.1, the Planning Commission/City Council shall consider the consistency of the proposal with the these findings specifically advanced by the proposal. SMC 17.30.010, in summary, provides that the development should provide a mix of uses at higher densities, including a mix of residential housing types, retail, business, professional uses, and public spaces within one neighborhood. The proposed amendment is consistent with the legislative findings of SMC 17.30.010 in that it allows the City to revise regulations applicable to the Mixed Use Final Plan area as needed to address changing land use requirements. The proposed amendment will not affect the ability of the development to support a mix of various types and sizes of residential uses near employment opportunities, or the promotion of public health, safety, and welfare via the implementation of a Mixed Use Final Plan, and is therefore consistent with the legislative findings of SMC 17.30.010.
11. SMC 17.30.020 provides the purpose and objectives of the Mixed Use District Regulations. Per SMC 17.30.120.B.1, the Planning Commission/City Council shall consider the consistency of the proposal with these findings specifically advanced by the proposal. The consistency of the proposed amendment with SMC 17.30.120 is evaluated in findings 12 through 14, below.
12. SMC 17.30.120.A describes the four primary purposes for which the Mixed Use district is established. In summary, these purposes include enabling development of a compatible mixture of uses with imaginative site and building design that encourages pedestrian rather than automotive access, providing mitigation for impacts, protecting the natural environment and viewsheds, and contributing to the long-term solution of flooding problems. The proposed amendments are generally

- consistent with these purposes; the amendment would allow for the City to enable a more diverse mixture of retail uses in the future in the Neighborhood Center of Snoqualmie Ridge, and will not result in the siting of incompatible uses. The amendments would continue to implement the conditions and development standards giving consideration to the impacts created by development, and would continue to preserve the environment to the maximum extent possible.
13. SMC 17.30.020.B calls for consistency of the proposal with the Snoqualmie Comprehensive Plan. The proposed amendment is consistent with the Comprehensive Plan, and is specifically supported by the following Comprehensive Plan Policy 3.4.1, which states:

“Employ business mix, urban design, branding, and marketing strategies that emphasize the strengths, opportunities and economic development objectives of the City’s different retail business districts, as shown in Figure 3.1.”
 14. SMC 17.30.020.B additionally requires conformance with the eight objectives and purposes of the Mixed Use District. The proposed amendments do not affect the portions of the Mixed Use Final Plan conditions that implement these objectives. Consistent with objective 3, the proposed amendments will allow the City to expand the types of employment opportunities and goods and services offered by retail uses in Snoqualmie Ridge.
 15. SMC 17.030.060 describes the uses permitted within the Mixed Use district. The proposed amendments are consistent with the requirements of 17.030.060 because they do not propose uses that are inconsistent with the uses specified in this section.
 16. SMC 17.030.070 specifies development standards that apply to all development within the Mixed Use district, generally including density, quantity of open space, floor-area ratios for commercial development, building heights, and parking standards. The proposed amendments are consistent with the development standards of SMC 17.30.070.
 17. SMC 17.030.120.B.1 requires that the Planning Commission/City Council evaluate the proposal against the legislative findings, purposes, and objective of SMC 17.030.010 and 17.30.020. These sections are evaluated in findings 10 through 14, above.
 18. SMC 17.30.120.B.2 requires that the Planning Commission/City Council consider the adequacy of the provisions for each of the following as provided by the proposal, where applicable:
 1. Water supply
 2. Wastewater treatment facilities
 3. Stormwater management
 4. Electric power supply
 5. School impact mitigation
 6. Affordable Housing

7. Open space, natural areas, parks, recreation areas, greens, commons, or public assembly areas
8. Municipal services and facilities
9. Fiscal impact guarantees
10. Transportation systems management
11. Viewshed protection.

The proposed amendments do not affect any of the areas specified by these provisions. The amendments only affect the ability of the City to implement future land use regulation within Snoqualmie Ridge, and do not impact the other conditions of the Mixed Use Final Plan that implement these provisions. No additional impacts from the proposed amendments are expected to any of the provisions listed above.

19. SMC 17.30.120 requires that the Planning Commission/City Council consider the proposal's environmental impacts and mitigation, including but not limited to the following, where applicable:
 1. Wetlands protection
 2. Critical areas protection
 3. Water quality protection
 4. Flood hazard zone protection
 5. Air quality protection

The proposed amendment will not result in impacts on wetlands, critical areas, water quality, development in flood hazard zones, or air quality. The proposed amendments will improve procedural clarity and allow the City to regulate land uses within the Snoqualmie Ridge.

20. As evaluated in these findings, this proposed amendment to the Snoqualmie Ridge Mixed Use Final Plan Conditions of Approval are consistent with the requirements for Mixed Use Final Plan Amendments, pursuant to the Mixed Use District Regulations, SMC 17.30.

Staff Recommendation: An application for an MUFP amendment is a category 3 decision, requiring a pre-decision open record hearing with recommendation by the Planning Commission and decision by City Council. Staff is recommending that the Planning Commission make a recommendation of APPROVAL to delete MUFP conditions 4 and 5 and modify condition 41 as proposed to the Snoqualmie City Council. To act on this item, the Snoqualmie Planning Commission must take the following steps:

- Open the public hearing for this item for Commissioner discussion and public comment.
- Close the public hearing for this item.
- Make a recommendation of approval, approval with conditions, or denial to the Snoqualmie City Council regarding the proposed amendments.



Andrew Levins, Land Use Planning Consultant

05/06/2024

Date

Attachments:

The link to SRI Mixed Use Final Plan can be found at:

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

The link to SR II Mixed Use Final Plan can be found at:

<https://www.snoqualmiewa.gov/DocumentCenter/View/1617/SR-II-Mixed-Use-Final-Plan-PD>