



## Community Development Department

38624 SE River Street | P.O. Box 987  
Snoqualmie, Washington 98065  
(425) 888-5337  
[www.snoqualmiewa.gov](http://www.snoqualmiewa.gov)

Per the staff memorandum dated September 18, 2025 and titled "Critical Areas Ordinance: Summary of Changes from Approved December 2, 2024" and the supplementary document titled "City of Snoqualmie Best Available Science Code Updates / Crosswalk," considered by the Planning Commission on October 6, 2025, the following is recommended to the City Council for approval:

1. Amend SMC 19.12's verbiage and stipulations as detailed in the Crosswalk with the single exception of Crosswalk Item 18 [Code addition – 19.12.090(B).6], where the Commission recommends that single-family residences part of a previously approved development be allowed improvements with a maximum footprint of 500 square feet, such as decks, patios, and appurtenances.
2. Particular attention is recommended for Crosswalk Item 21: Stream Buffer Widths (19.12.160.D). The Commission recommends the changes outlined that would increase riparian management zone (RMZ) widths from 75 ft to 200 ft for Class 2 streams, from 50 ft to 100 ft for Class 3 streams, from 25 ft to 100 ft for Class 4 streams, and clarification that Class 1 streams should be governed by Shoreline Regulations (SMC 19.08) with their existing RMZ width of 100 ft.

**Recommended by the City of Snoqualmie Planning Commission on the 6th of October 2025.**

*Andre O. Testman II*

10/14/2025

Andre Testman  
Planning Commission Chair

Date

Attest by:

*Mona Davis*

10.15.25

Mona Davis  
Community and Economic Development Director

Date