



# COMMUNITY DEVELOPMENT COMMITTEE MEETING

Monday, April 06, 2026, at 6:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

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## COMMITTEE MEMBERS

Chair: Louis Washington

Councilmembers Jolyon Johnson and Dan Murphy

*This meeting will be conducted in person and remotely using Zoom.*

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## CALL TO ORDER & ROLL CALL

## AGENDA APPROVAL

**PUBLIC COMMENTS (online public comments will not be taken).**

## MINUTES

1. Approval of the minutes dated March 16, 2026

## AGENDA BILLS

2. **Presentation:** Stormwater Fee Amendment  
**AB26-014** – Ordinance Amending SMC Chapter 13.10 Stormwater Utility

## DISCUSSION ITEMS

3. CD Department Staffing
4. Zoning & Comprehensive Plan Contractor

## ITEMS FOR FUTURE DISCUSSION

## ADJOURNMENT



# COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES March 16, 2026

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

**CALL TO ORDER & ROLL CALL:** Chair Washington called the meeting to order at 6:01 pm.

**Committee Members:**

Councilmembers Louis Washington, Jo Johnson, and Dan Murphy were present.

Mayor James Mayhew was also present.

**City Staff:**

Dena Burke, City Attorney; Mona Davis, Community Development Director; Rebecca Solem, Temp. Executive Assistant; and Jimmie Betts, IT Support.

**AGENDA APPROVAL** – The agenda was approved as presented.

**PUBLIC COMMENTS** –

**Andre Testamin**, Chair of the Planning Commission and Snoqualmie resident, introduced himself to the committee and expressed appreciation for the support provided by community and Economic Development Director Davis. He noted he is attending to observe and take notes on council committee priorities as part of his learning process in commission service.

**MINUTES** – The minutes dated February 17, 2026, were approved as presented.

**DISCUSSION ITEMS** –

**1. Department Structure | Staffing Update** –

Community and Economic Development Director Davis provided an overview of the current department structure, noting that the planning technician role has been reclassified as an Associate Planner, with the planning technician function added to the permit planning technician position. Additional resources will be needed in the areas of economic development, code enforcement, and grant writing. Chair Washington expressed interest in bringing more functions in house, including land-use planning.

**2. KCFCD ILA Update** –

Director Davis provided an update on the \$500,000 King County Flood Control District ILA, which expired on December 31, 2025. Following the December flood and increased interest in home elevations, staff worked with King County to reconcile multiple historic elevation lists, coordinating with the department of Revenue and the County's flood basin manager to compile a new master list. To support residents effectively, staff recommended renewing the ILA with a longer term, as a one-year window is insufficient for contracting, surveying, bidding, and construction. Members agreed this approach is reasonable given past staff reductions that contributed to delays.

### 3. Community Development Committee Priorities – Planning Commission Discussion

Director Davis reviewed Planning Commission duties and the February priority list, noting Comprehensive Plan amendments remain the top focus due to conditional certification. Staffing constraints continue to be the main bottleneck. Johnson urged restoring parking minimums and advancing other code updates. Murphy emphasized education on housing needs, zoning tools, and required versus optional actions. Chair Washington supported broader land-use and UGA education and noted an upcoming consultant RFP. Additional priorities include affordable and workforce housing. PSRC will be asked to hold two training sessions, one on regional housing tools and one specific to Snoqualmie's assigned requirements. The committee identified Comprehensive Plan amendments and education on land use, housing, and UGA strategy as key next steps.

#### ITEMS FOR FUTURE DISCUSSION –

**ADJOURNMENT** - The meeting was adjourned at 6:59pm

*Minutes prepared by Rebecca Solem, Temp Executive Assistant.  
Recorded meeting audio is available on the city website after the meeting.  
Minutes approved at the \_\_\_\_\_ Community Development Committee Meeting.*



# **Ordinance Amending SMC Chapter 13.10 Stormwater Utility**

The Finance & Administration Committee

April 7, 2026

# Problem Statement

- **Previously Disturbed Parcels**
- **Lack of City Stormwater Infrastructure Service**
  - Property owners are asked to pay into a system they do not use nor receive any direct benefit from.
- **Limited Use and Economic Activity**
  - Unlikely that property owners can generate the income necessary to cover the City's stormwater fees.

# Current Stormwater Code

- Stormwater utility rates not assessed on parcels with **“undeveloped conditions”**.
- “State, status, or condition of the subject property prior to any development of the property that has occurred.”

# Ordinance

- **What is the ordinance doing?**
  - Narrowly expands “undeveloped conditions” to include “previously disturbed parcels”.
  - All or portions of a previously disturbed parcel may be considered “undeveloped”.

# Conditions

- For the totality of the previously disturbed parcel to be considered undeveloped:
  - Must lack service by City-owned stormwater infrastructure.
  - Must have a development agreement and site plan approved by City Council.
- For portions of a previously disturbed parcel to be considered undeveloped:
  - Must lack service by City-owned stormwater infrastructure.
  - Must have a development agreement approved by City Council.
  - Portions must be in a “non-production state”.

# Result

- If conditions are met:
  - All or portions of a disturbed parcel considered “undeveloped” → do not pay stormwater rates.
- Once stormwater infrastructure is installed and accepted:
  - No longer considered “undeveloped” → pay stormwater rates.
- Incentivizes the development of disturbed parcels.

# Impact to Snoqualmie

- Applies to all of Planning Area 1 and portions of Planning Area 2 and 3 owned by Snoqualmie Mill Ventures and no one else.
- Reduces the amount of rates Snoqualmie Mill pays currently.
- Incentivizes early project completion and payment of GFCs.
- Current financial plan, based on the utility rate study, did not contemplate fully the GFCs from Snoqualmie Mill.

# 2025-2030 Stormwater Utility Financial Plan from Utility Rate Study

<b>Sources</b>	
Rate Revenues	\$22.1
Non-Rate Revenues	\$0.4
General Facility Charges (GFCs)	\$1.5
Grants	-
Bond Proceeds	\$8.8
<b>Total Sources =</b>	<b>\$32.8</b>
<b>Uses</b>	
Operating Expenditures	\$15.9
Capital Expenditures	\$15.4
Debt Service	\$4.8
<b>Total Uses =</b>	<b>\$36.1</b>
<b>2025 Beginning Cash</b>	<b>\$4.5</b>
<b>2030 Ending Cash</b>	<b>\$1.2</b>

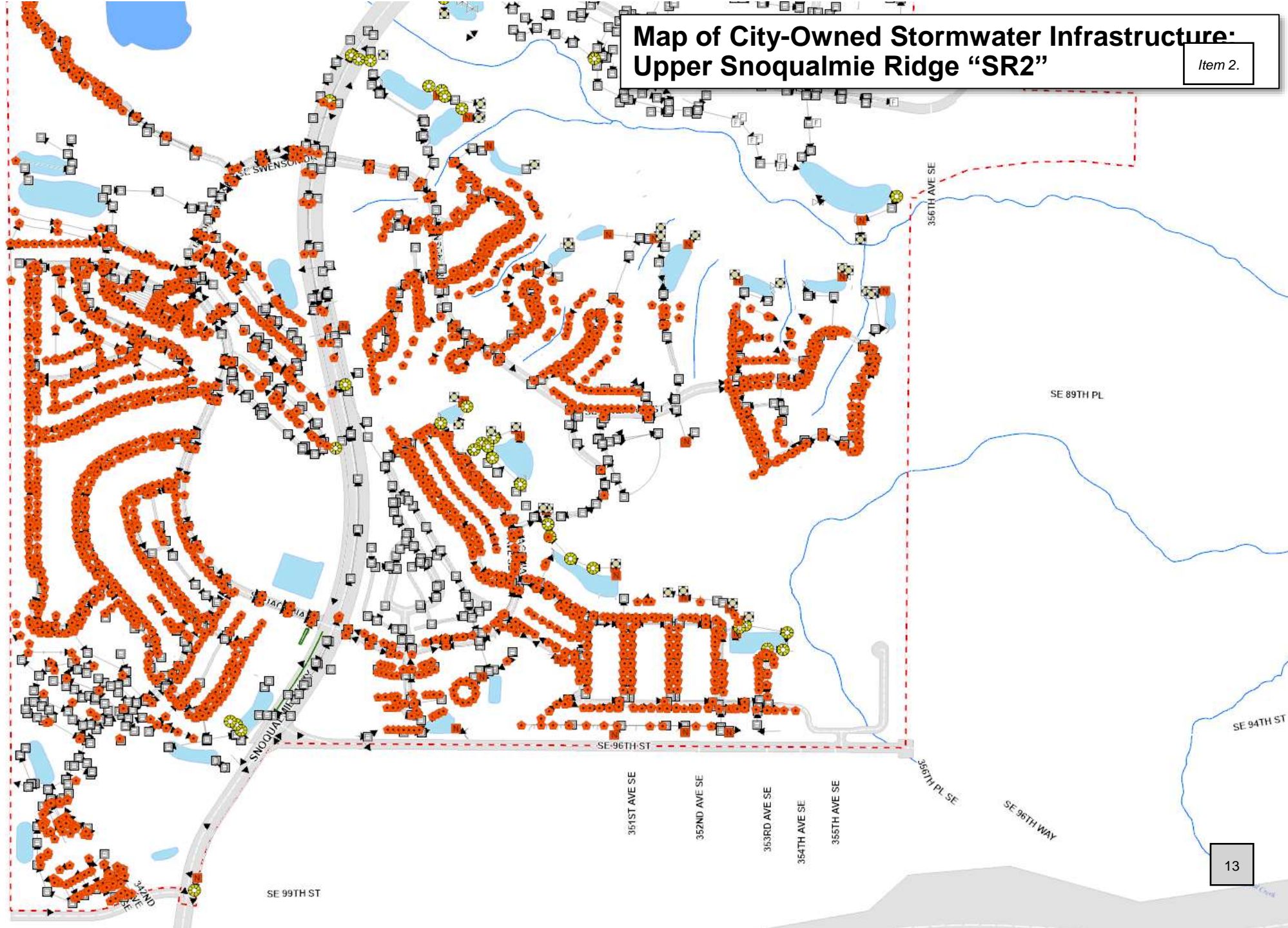
# 2025-2030 Stormwater Utility Financial Plan from 2025 Update + Ordinance

<b>Sources</b>			
Rate Revenues	\$21.6	↓	\$0.5
Non-Rate Revenues	\$0.3	↓	\$0.1
General Facility Charges (GFCs)	\$1.9	↑	\$0.4
Grants	\$0.1	↑	\$0.1
Bond Proceeds	\$8.8	—	
<b>Total Sources =</b>	<b>\$32.7</b>	↓	\$0.1
<b>Uses</b>			
Operating Expenditures	\$15.4	↓	\$0.5
Capital Expenditures	\$15.5	↑	\$0.1
Debt Service	\$4.6	↓	\$0.2
<b>Total Uses =</b>	<b>\$35.5</b>	↓	\$0.6
<b>2025 Beginning Cash</b>	<b>\$4.4</b>	↓	\$0.1
<b>2030 Ending Cash</b>	<b>\$1.6</b>	↑	\$0.4

# Map of City-Owned Stormwater Infrastructure - Upper Snoqualmie Ridge "SR2"

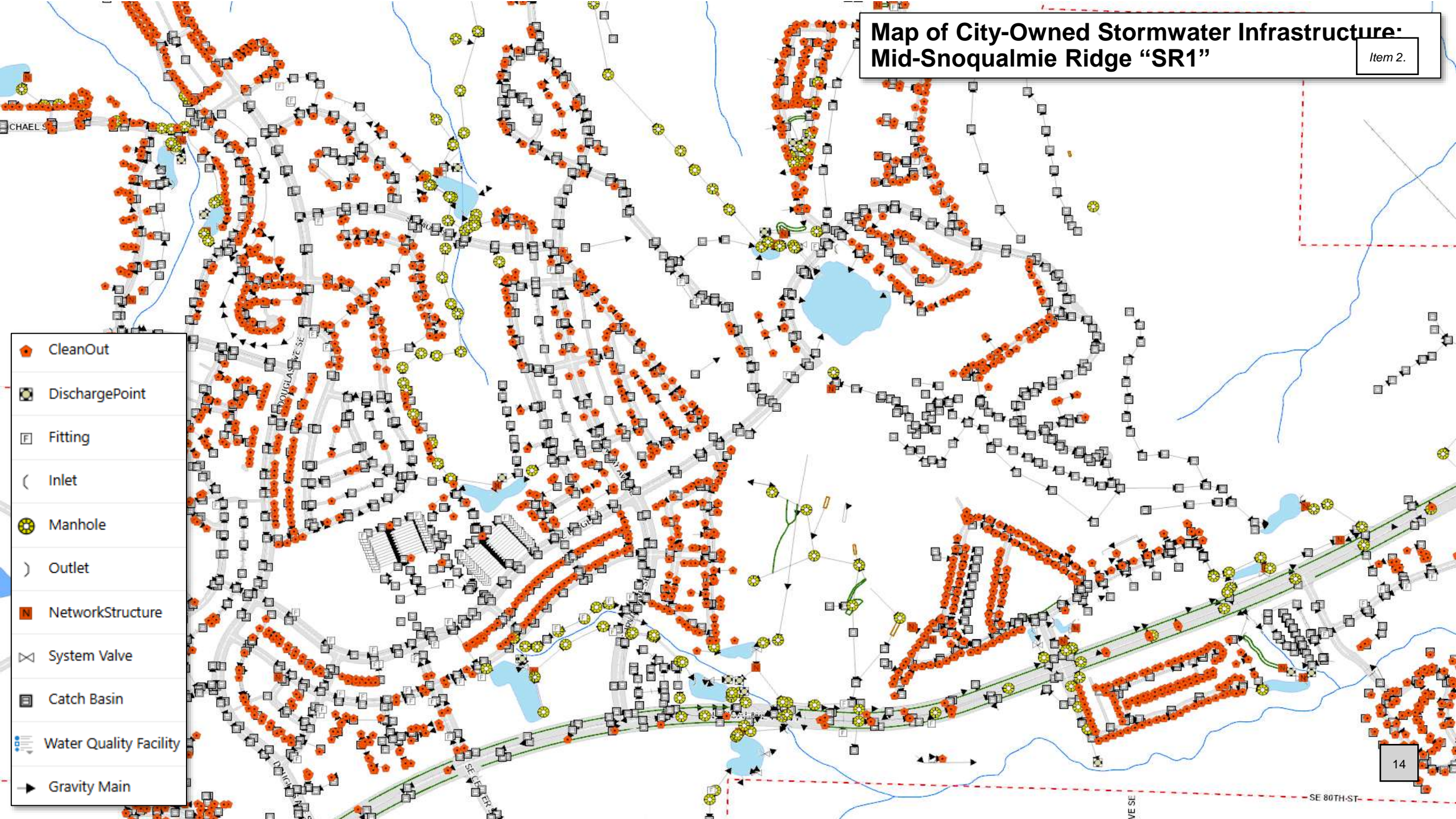
Item 2.

- CleanOut
- DischargePoint
- Fitting
- Inlet
- Manhole
- Outlet
- NetworkStructure
- System Valve
- Catch Basin
- Water Quality Facility
- Gravity Main



# Map of City-Owned Stormwater Infrastructure: Mid-Snoqualmie Ridge "SR1"












Item 2.

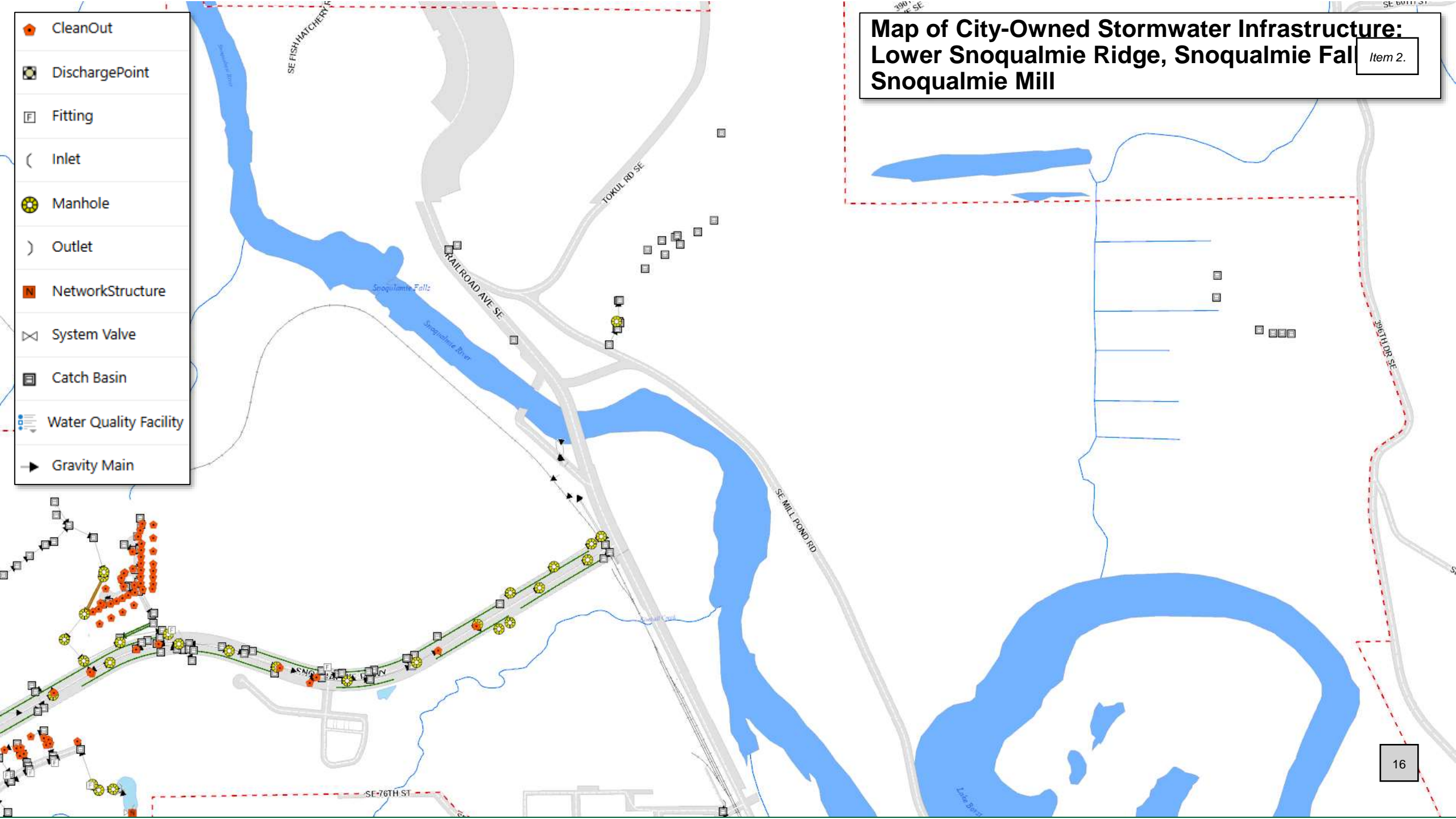




**Map of City-Owned Stormwater Infrastructure:  
Lower Snoqualmie Ridge, Snoqualmie Falls  
Snoqualmie Mill**

Item 2.

-  CleanOut
-  DischargePoint
-  Fitting
-  Inlet
-  Manhole
-  Outlet
-  NetworkStructure
-  System Valve
-  Catch Basin
-  Water Quality Facility
-  Gravity Main



# Next Steps

- **April 7, 2026:** AB presented to the F&A Committee Meeting
- **April 13, 2026:** AB presented to Full Council – 1<sup>st</sup> Reading of Ordinance
- **April 27, 2026:** Adoption of AB by Full Council – 2<sup>nd</sup> Reading of Ordinance



# COMMUNITY & ECONOMIC DEVELOPMENT

## COMMUNITY PLANNING & DEVELOPMENT

### Planning

- Long-range plans & zoning
- Neighborhood planning & development
- Environmental review
- Grant Funding

### Permitting, Inspections & Code Compliance

- Permitting**
- Inspections & Code Compliance**
  - Construction inspections
  - Safety & standards
  - **Code enforcement**

### Economic Development & Community Engagement

#### Economic Development & Human Services

- Business partnerships
- Chamber engagement
- Grant Funding
- Human services coordination

#### Community Engagement

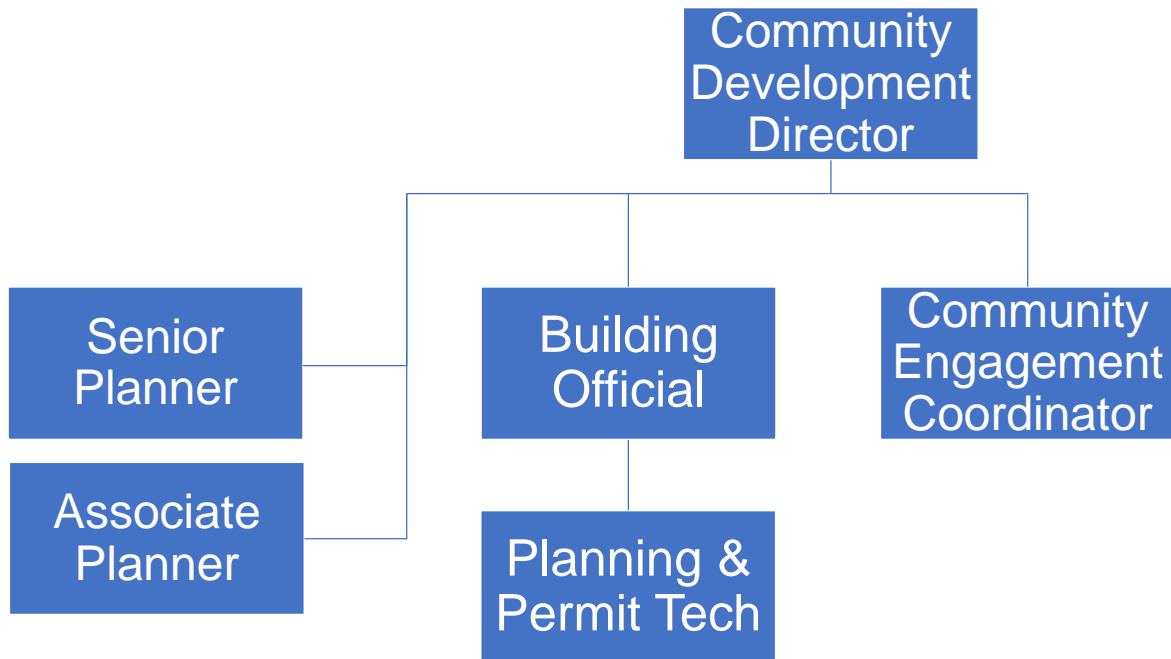
- Community events & outreach
- Boards & commissions
- Community interaction

Chamber of Commerce

Human Services Providers



# CD Department Structure





# Community Development Committee

April 6, 2026

# CD Committee Priorities



- Update Zoning Map / Rezone Snoqualmie Ridge Mixed Use Zone
- Comprehensive Plan Amendments (PSRC Conditional Certification to update Zoning Map and Housing/Land Use Elements)
- Affordable/Workforce Housing
- Incentives to retain/maintain existing affordable housing
- Supportive Housing
- Infill Housing
- Bring in Affordable Housing experts/partners
- Study Business Park and office conversions
- Leakage Study on business communities
- UGA expansion/annexation
- Comprehensive Plan Amendment – Climate
- Code amendments to support comprehensive plan updates
- Other code amendments (wireless, code enforcement, historical preservation, etc.)

# Comprehensive Plan Conditional Approval



- 2024 Periodic Update to the Comprehensive Plan adopted by Council 12/9/2024
- Comprehensive Plan was put on hold for review by PSRC until Growth Targets were adopted by King County
- Conditional Certification was provided by PSRC in September 2025 requiring the city to update the comprehensive plan to reflect the revised housing growth targets and document capacity to accommodate housing need allocations, including amendments to the land use designations and zoning map.
- Resolution 1734 - Deadline: December 31, 2026

# Scope of Work – Consultant Contract



1. Audit adopted 2024 Comprehensive Plan
2. Update Land Capacity Analysis
3. Update Zoning Map
4. Update Land Use Element
5. Update Housing Element
6. Public Meetings & Community Engagement
7. SEPA Process
8. Audit Land Use & Zoning Code (SMC)

# Next Steps



- Contract with Consultant
- Council Resolution & Contract Authorization  
Estimated Cost: \$150,000
- Consultant presents Project Schedule, including milestones and key deliverables, to future CD Committee

# Questions?

