



ECONOMIC DEVELOPMENT COMMISSION HYBRID MEETING

Wednesday, May 17, 2023, at 8:00 AM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMISSION MEMBERS

Chair: Bobbi Harrison

Commissioners: Joelle Gibson, VACANT

Larry Mana'o, Rob McDonald, Ryan Seal, and VACANT

This meeting will be conducted in person and remotely using teleconferencing technology provided by Zoom.

CALL TO ORDER & ROLL CALL

AGENDA APPROVAL

PUBLIC COMMENTS

MINUTES

- [1.](#) Approval of the minutes dated March 15, 2023

NEW BUSINESS

2. Community Center Pool Update
3. Business Visit Update
- [4.](#) Economic Development Element

OLD BUSINESS

5. Community Liaison Report
6. Chamber of Commerce Report
- [7.](#) Community Development Report
8. Mayor's Report

ADJOURNMENT



ECONOMIC DEVELOPMENT COMMISSION MEETING MINUTES MARCH 15, 2023

This meeting was conducted in person in the Council Chambers at Snoqualmie City Hall and remotely using teleconferencing technology provided by Zoom.

CALL TO ORDER & ROLL CALL

Committee Chair Bobbi Harrison called the meeting to order 8:01 am

Commissioners: Chair Bobbi Harrison, Louis Washington, Joelle Gibson, Sherry Jennings, and Larry Mana'o.

Councilmember Rob Wotton, Kelly Coughlin from the Chamber of Commerce, and Jennifer Scott from Snoqualmie Hospital were also in attendance.

City Staff: Nicole Wiebe, Community Liaison; Mike Sauerwein, City Administrator; Emily Arteche, Community Development Director; David Goodman, Senior Planner.

AGENDA APPROVAL: The agenda was approved without objection.

PUBLIC COMMENTS: None

APPROVAL OF MINUTES: February 15, 2023 minutes were approved.

NEW BUSINESS

- The revised Economic Development goals and policies are not ready yet for input. There will be an Open House on April 6, 2023 to get public on all chapters. There was a discussion about outreach to business owners on the Ridge.
- Business Visitations were not able to happen this month.
- Work Program Parking Lot Items have been updated to reflect kiosks, tourism funding, and signage moving up to the 2023/2024 work program.
- Snoqualmie Hospital gave an update on Spacelabs partnership to give healthcare to the community.
- Council Retreat is coming up on the 24th and 25th and the public can listen in.

DISCUSSION

- Community Liaison Update: Arts Commission update and April egg hunt events.
- Chamber Update: SR18 funding is probable, the likelihood of the Police Pursuit Bill is unknown, the Long-Term Health Act also needs support. There will be a guest speaker at the Chamber of Commerce luncheon.
- Community Development Update: Staff gave an update via the monthly report and a brief summation of current projects.
- Mayor's Report: There is not a lot of new things to report on, ramp up staff for a couple projects coming in.

ADJOURNMENT

Meeting adjourned at 9:07 am



Economic Development

2044 Comprehensive Plan

Economic Development Commission

May 17, 2023

What is the Comprehensive Plan?



Sets a 20-year vision for the City's actions on:

- Housing & Land Use
 - Transportation
 - Capital Investments
 - Parks
 - Community Character
 - Environment
 - Utilities
 - **Economic Development**
- Considered the “centerpiece” of local planning.
 - Updated Plan must be adopted by end of 2024.



Economic Development Element



Adopt policies and programs to foster:

- Economic growth and vitality
- High quality of life
- Economic opportunity for all residents
- Retention and expansion of existing businesses
- Strategic recruitment of new businesses
- Stable tax revenue to the City

Engagement Summary



- Difficult to staff retail jobs
- Improved signage needed
- Jobs / housing mismatch
- Transportation limitations
- Loss of tax revenue to Issaquah
- Opportunities to leverage Falls and Casino draws



Economic Development Element



Proposed Sections

1. Business Recruitment and Retention
2. Business Climate
3. Planning and Investment
4. Enhancing and Leveraging Community Assets



Vision (adapted from 2032 Plan)



Snoqualmie has a vibrant and thriving small city economy that features living wage jobs, offers goods and services that meet the needs of its residents, visitors, and employers, generates tax revenue, and supports the City's distinctive character and quality of life.

Draft Goals and Policies: Business Recruitment and Retention



Goal: The City hosts and attracts businesses that meet the retail needs of residents, offer diverse employment opportunities, generate tax revenue, and enrich Snoqualmie's unique character.

1. Prioritize the location of smaller-scale, locally-based, and independently-owned businesses in the downtown historic district that add to its unique commercial environment.
2. Pursue strategies to recruit businesses that will capture a greater share of residents' spending on retail goods and service without compromising the City's small-town look and feel.

Draft Goals and Policies: Business Recruitment and Retention



Goal: The City hosts and attracts businesses that meet the retail needs of residents, offer diverse employment opportunities, generate tax revenue, and enrich Snoqualmie's unique character.

3. DISCUSSION: Policy re: type/sector of businesses the City would like to identify recruit, in particular:

- Living wage jobs
- Environmental sustainability, climate change, resilience
- Minority and women-owned enterprises.

Draft Goals and Policies: Business Climate



Goal: The City fosters economic development while preserving and protecting its environmental and cultural resources.

1. Consider potential impacts, including risk of physical, economic, environmental, and cultural disruption or displacement, on local business when creating or updating policies, regulations, investments, or programs.
2. Ensure that the City's actions promote opportunity for and remove barriers to economic development for all residents.
3. Ensure that permit applications and other review processes related to business operations are completed transparently, accurately, and expeditiously.

Draft Goals and Policies: Business Climate



Goal: The City fosters economic development while preserving and protecting its environmental and cultural resources.

4. Apply and enforce rules consistently across all business types and locations.
5. Maintain ongoing dialogue with existing businesses ensure continued City awareness of the challenges and opportunities of the local business environment.
6. **DISCUSSION : Policy re: promoting environmental and socially responsible business practices.**

Upcoming Schedule



June

- Review updated Retention/Recruitment and Business Climate Objectives and Policies
- Planning and Investment, Enhancing and Leveraging Community Assets sections

July

- Review updated Planning and Investment, Enhancing and Leveraging Community Assets Objectives and Policies
- Vision statement and wrap-up





Community Development Department

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April 2023

Building Permit Activity

Permit applications to the Community Development Department remain relatively low. Inspections are picking up as a number of homes are under construction in the recently-approved Snoqualmie Ridge II Plat 29/Cascade Pointe.

Building	April 2023	YTD
Permit Applications	37	163
Permits Issued	36	158
Total Inspections	70	310

Planning	April 2023	YTD
Business Applications	8	18
Pre Applications	0	2
Sign Permits	0	2

Boards and Commissions:

The Planning Commission held the following joint meetings:

- April 3 – The Planning Commission reviewed documentation of a condition applied to its approval of the Gere Automotive Design Review proposal. The applicant had been asked to return to the Commission with a new color palette for the exterior of their new shop.

The Economic Development Commission did not meet in April.

The Arts Commission did not meet in April. Commissioners and staff continue to work on 2023 programming.

Land Use Planning Projects:

Timber Trails (Plat 30): The application is currently under review. The proposed application is to subdivide a parcel into 46 single-family residential (attached) lots with a mix of housing types to include duplexes and townhomes. Lot sizes range from approximately 1,285 to 10,067 square feet with an average lot size of 3,533 square feet. Parcel S14 was designated by the Snoqualmie Ridge II Mixed Use Final Plan for a density of 4-16 dwelling units per acre.

Model Train Museum/Park: City Staff will be meeting with representatives of model train during the month of February 2023 to determine next steps for moving the project forward. In December 2022 the Council authorized the Mayor to approve a Memorandum of Understanding, to develop a park/museum on City property which will showcase a model train. The proposed project includes a 20,000 square foot building, outdoor parking, community event space, a gift shop and other interactive features as well as an outdoor recreational park with picnic benches and other improvements.

The Rails: City Staff and consultants are reviewing a building permit from Tracy Hovinga for the vacant parcel, 784920-1430. The proposed project would construct a 3-story mixed use building including 11 apartments, approximately 2,000 square feet of retail/office space, and associated parking and other site improvements.

Snoqualmie Ridge Self-Storage: City Staff and consultants are reviewing a building permit for the expansion of Snoqualmie Ridge Self-Storage. The applicant proposes to expand the existing self-storage facility by constructing a new 3-story building with approximately 29,000 square feet of floor space to replace the existing RV storage area in the northwest corner of the property.

Sigillo Cellars: The owner is anticipating the project will be submitted for permit review in the summer of 2023. Dykeman Architectes are retained as the designers. The owner anticipates that Sandy Cove Park will be venue space for events. The new building will provide overnight accommodations.

Comprehensive Plan: City staff held a kick-off meeting with three consultants assisting with the update of the Comprehensive Plan – LDC (Land Use and Housing), Pertee (Transportation and Environment), and FCS (Capital Facilities & Utilities).

Events, Engagement, Marketing and Tourism:

- The City partnered with the Snoqualmie Ridge ROA on two egg hunts, the Teen Flashlight Hunt at Community Park, and the Bunny Hop Egg Hunt at Centennial Park. Trail Youth Coffee participated at both events. The teen event attracted 125 teens and the morning hunt attracted 500+ kiddos.
- The City partnered with the Historic Downtown Merchants Association for the “Downtown Hopping” hunt and downtown was busy with egg hunters!
- The City recognized the numerous volunteers at the annual Volunteer Recognition Event, the Snoqualmie Inn hosted the occasion.
- Blood Drive Pop-Up in City Hall, April 14, 2023.
- Attended Sno Valley Chamber of Commerce luncheon, the annual State of the Cities, held at the Snoqualmie Casino.
- The City hosted a Comprehensive Plan Open House on April 6, 2023. Attendees had the opportunity to identify their priorities for the upcoming Comprehensive Plan update on topics including housing, land use, parks, transportation, economic development, and more. Staff from LDC, the City’s housing and land use consultant, also attended to engage with residents about missing middle housing. Turnout exceeded expectations.
 - Staff also launched an online survey for residents to identify their Comprehensive Plan priorities. Between the Open House, survey, and March Business Roundtable discussion, the City has already received over 250 comments related to the Comprehensive Plan.

Special Event Permits: Eight permits were received and reviewed.

Staffing: The Département welcomed new Senior Planner Jonathan Kesler in April.