



CITY COUNCIL ROUNDTABLE MEETING, 6:00 PM
CITY COUNCIL REGULAR MEETING, 7:00 PM
Tuesday, May 27, 2025
Snoqualmie City Hall, 38624 SE River Street & Zoom

MAYOR & COUNCIL MEMBERS

Mayor Katherine Ross

Councilmembers: Ethan Benson, Cara Christensen, Catherine Cotton, Bryan Holloway, Jo Johnson, Louis Washington, and Robert Wotton

This meeting will be conducted in person at Snoqualmie City Hall and remotely using Zoom.

Join by Telephone: To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **813 0614 8787** and Password **1800110121** if prompted.
Press *9 to raise your hand to speak. Raising your hand signals the meeting moderator that you have a comment.
Press *6 to mute and unmute.

Join by Internet: To watch the meeting over the internet via your computer, follow these steps:

- 1) Click this [link](#)
- 2) If the Zoom app is not installed on your computer, you will be prompted to download it.
- 3) If prompted for Webinar ID, enter **813 0614 8787**; Enter Password **1800110121**
- 4) Please confirm that your audio works prior to participating.

ROUNDTABLE AGENDA, 6 PM

CALL TO ORDER & ROLL CALL

AGENDA APPROVAL

SPECIAL BUSINESS

1. Executive Session pursuant to RCW 42.30.110(1)(i) To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.

ADJOURNMENT

REGULAR AGENDA, 7 PM

CALL TO ORDER & ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

PUBLIC HEARINGS, PRESENTATIONS, PROCLAMATIONS, AND APPOINTMENTS

Appointments

2. Ceremonial Oath of Office: Police Officers Jaedon Hall and Chase Holmes

Proclamations

- [3.](#) Proclamation 25-10: EMS Week
- [4.](#) Proclamation 25-11: National Public Works Week

PUBLIC COMMENTS AND REQUESTS FOR ITEMS NOT ON THE AGENDA

(NOTE: No online public comments will be accepted during the meeting. Written comments are encouraged and may be submitted via in-person drop off, mail, or e-mail to cityclerk@snoqualmiewa.gov. All written comments must be received by 3:00 p.m. on the day of the scheduled meeting.)

CONSENT AGENDA

- [5.](#) Approve the City Council Meeting Minutes dated May 12, 2025.
- [6.](#) Approve the Claims Report dated May 27, 2025.

ORDINANCES

- [7.](#) **AB25-035:** Ordinance Amending SMC Titles 17.20 and 17.37.

Proposed Action: Second Reading of Ordinance 1306. Move to adopt Ordinance 1306 amending various sections of Chapter 17.20 and Chapter 17.37 of the Snoqualmie Municipal Code to amend retail use requirements in the downtown historic district retail overlay.

COMMITTEE REPORTS

Public Safety Committee:

- [8.](#) Fire Department 1st Quarter Accreditation Report (Information Only)

Community Development Committee:

- [9.](#) **AB25-064:** River Trail Property Acquisition (Hailstone Trust) Parcel ID 7849200455

Proposed Action: Move to adopt Resolution 1717 authorizing the Mayor to execute a Purchase and Sale Agreement to purchase real property associated with the City River Trail.

Parks & Public Works Committee:

- [10.](#) **AB25-059:** Selecting RH2 for Construction Management Services for the Reclaimed Water Distribution System Improvements Project

Proposed Action: Move to adopt Resolution 1718 selecting and authorizing the execution of a contract amendment for engineering services with RH2 Engineering to provide Construction Management and Inspection Services for the Reclaimed Water Distribution System Improvements Project and authorizing the Mayor to sign.

Finance & Administration Committee:

Committee of the Whole:

REPORTS

11. Mayor's Report
12. Commission/Committee Liaison Reports

EXECUTIVE SESSION

13. Executive Session pursuant to RCW 42.30.110(1)(i) To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.

ADJOURNMENT

Accommodation: Requests for assistance or accommodations can be arranged by contacting the City Clerk by phone at (425) 888-8016 or by e-mail at cityclerk@snoqualmiewa.gov no later than 3:00 pm the day of the meeting.



Proclamation

WHEREAS, emergency medical services is a vital public service; and

WHEREAS, the members of the emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recover rate of those who experience sudden illness or injury; and

WHEREAS, the emergency medical services system consists of trained members of the community, first responders, emergency medical technicians, paramedics, dispatchers, emergency nurses, emergency physicians, and other out of hospital medical care providers; and

WHEREAS, the members of the emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesavings skills and serve their communities; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week;

NOW, THEREFORE, I, Katherine Ross, Mayor of the City of Snoqualmie, Washington, do hereby proclaim May 18-24, 2025, as

EMERGENCY MEDICAL SERVICES WEEK

in the City of Snoqualmie reminding the community that everyday EMS responders are faced with many challenges and yet still rise above them all and continue to respond, support, and care for the needs of the community.

APPROVED

Katherine Ross, Mayor
Proclamation No. 25-10





Proclamation

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the residents of Snoqualmie; and

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of our public works professionals who are responsible for rebuilding, improving, and protecting our transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our residents; and

WHEREAS, it is in the public interest for all residents in Snoqualmie to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their community; and

WHEREAS, 2025 marks the 65th annual National Public Works Week sponsored by the American Public Works Association; and

NOW, THEREFORE, I, Katherine Ross, Mayor of the City of Snoqualmie, do hereby proclaim May 18-24, 2025, as

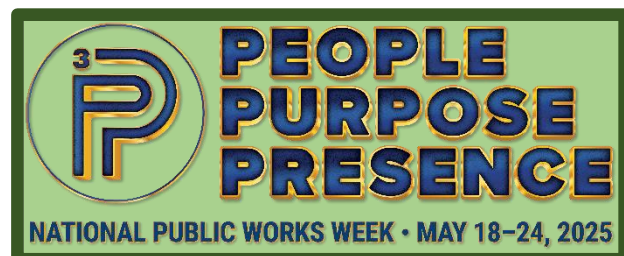
NATIONAL PUBLIC WORKS WEEK

In recognition of the hard-working public works professionals and the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

APPROVED,

Katherine Ross, Mayor

Proclamation No. 25-11





CITY COUNCIL ROUNDTABLE MEETING MINUTES CITY COUNCIL REGULAR MEETING MINUTES MAY 12, 2025

ROUNDTABLE MEETING

CALL TO ORDER & ROLL CALL: Mayor Ross called the Roundtable Meeting to order at 6:00 pm.

City Council: Councilmembers Ethan Benson, Rob Wotton, Bryan Holloway, Catherine Cotton, Cara Christensen, and Jo Johnson.

It was moved by CM Holloway, seconded by CM Cotton to excuse CM Washington from this evening's meetings which passed unanimously.

Mayor Katherine Ross was also present.

City Staff: Mike Chambless, City Administrator; Dena Burke, City Attorney; Deana Dean, City Clerk; Jeff Hamlin, Parks & Public Works Director; Fletcher Lacroix, IT Director; Dylan Gamble, CIP Manager; and Brian Mainstone, IT Support.

AGENDA APPROVAL - It was moved by CM Holloway; seconded by CM Christensen to approve the agenda which passed unanimously.

SPECIAL BUSINESS

1. Petition for Vacation of Certain Right-of-Way. Introduction by Mayor Ross.

It was moved by CM Christensen, seconded by CM Wotton, to enter into Executive Session pursuant to RCW 42.30.110(1)(i) to discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.

At 6:04 pm, Council went into Executive Session which was expected to last until 6:20 pm. Recording of the meeting paused.

Council reconvened at 6:20 pm and recording of the meeting resumed at 6:23 pm. There was no further discussion on this matter.

It was moved by CM Holloway, seconded by CM Christensen to:

Deny the vacation.

PASSED: 6-0 (Benson, Wotton, Holloway, Cotton, Christensen, Johnson)

It was moved by CM Johnson, seconded by CM Benson to:

Direct staff to seek appraisal of property to look at purchasing options.

PASSED: 6-0 (Benson, Wotton, Holloway, Cotton, Christensen, Johnson)

ADJOURNMENT – It was moved by CM Johnson, seconded by CM Holloway to adjourn the roundtable which passed unanimously. The roundtable meeting ended at 6:30 pm.

REGULAR MEETING

CALL TO ORDER: Mayor Ross called the Regular Meeting to order 7:00 pm.

City Council: Councilmembers Ethan Benson, Rob Wotton, Bryan Holloway, Catherine Cotton, Cara Christensen, and Jo Johnson. CM Washington's presence was excused.

Mayor Katherine Ross was also present.

City Staff: Mike Chambless, City Administrator; Dena Burke, City Attorney; Deana Dean, City Clerk; Jeff Hamlin, Parks & Public Works Director; Drew Bouta, Finance Director; Fletcher Lacroix, IT Director; Mike Bailey, Fire Chief; Gary Horejsi, Interim Police Chief; Mona Davis, Community & Economic Development Director; Phil Bennett, Deputy Parks & Public Works Director; Dylan Gamble, CIP Manager; and Brian Mainstone, IT Support.

PLEDGE OF ALLEGIANCE – The pledge of allegiance was led by CM Cotton.

AGENDA APPROVAL

It was moved by CM Holloway; seconded by CM Wotton to:

Approve the agenda as amended.

PASSED: 6-0 (Benson, Wotton, Holloway, Cotton, Christensen, Johnson)

It was moved by CM Holloway; seconded by CM Christensen to:

Add Appointment to the Parks & Events Commission after Appointment to the Economic Development Commission.

PASSED: 6-0 (Benson, Wotton, Holloway, Cotton, Christensen, Johnson)

PUBLIC HEARINGS, PRESENTATIONS, PROCLAMATIONS, AND APPOINTMENTS

Appointments

2. Ceremonial Oath of Office: Community Development/Economic Development Director Mona Davis. Director Davis was administered the Oath of Office previously and read the Oath into the record. Photos followed.
3. **AB25-061:** Appointment to the Economic Development Commission. This item was introduced by Mayor Ross. Gary Skiba was present remotely and addressed Council.

It was moved by CM Wotton; seconded by CM Christensen to:

Confirm the Mayor's recommendation to appoint Gary Skiba to the Economic Development Commission.

PASSED: 6-0 (Benson, Wotton, Holloway, Cotton, Christensen, Johnson)

ADD ON AB25-062: Appointment to the Parks & Events Commission. This item was introduced by Mayor Ross.

It was moved by CM Christensen; seconded by CM Benson to:

Confirm the Mayor's recommendation to appoint Hadley Evarts to the Parks & Events Commission.

PASSED: 6-0 (Benson, Wotton, Holloway, Cotton, Christensen, Johnson)

Proclamations

4. **25-08:** Affordable Housing Week. Proclamation read into the record by Mayor Ross.
5. **25-09:** National Police Week. Proclamation read into the record by Mayor Ross. Interim Chief Horejsi addressed Council.

PUBLIC COMMENTS AND REQUESTS FOR ITEMS NOT ON THE AGENDA

- Kate Leen from North Bend spoke regarding water watchers and water safety.

CONSENT AGENDA

6. Approve the City Council Meeting Minutes dated April 28, 2025.
7. Approve the Claims Report dated May 12, 2025.
8. **AB25-057:** Microsoft Office 365 Renewal.
9. **AB25-060:** Snoqualmie Watershed Forum Interlocal Agreement Renewal.

It was moved by CM Holloway; seconded by CM Wotton to:

Approve the consent agenda.

PASSED: 6-0 (Benson, Wotton, Holloway, Cotton, Christensen, Johnson)

ORDINANCES

10. **AB25-003:** Amending Utility Rates for Years 2025-2030. This was the third reading of Ordinance 1303. Introduction read into the record by CM Benson.

It was moved by CM Benson; seconded by CM Johnson to:

Approve Ordinance 1303 amending City of Snoqualmie Utility Rates for the years of 2025-2030.

PASSED: 5-1 (Benson, Holloway, Cotton, Christensen, Johnson) (Nay: Wotton)

11. **AB25-035:** Ordinance Amending SMC Titles 17.20 and 17.37. Introduction read into the record by CM Johnson. This is the first reading of Ordinance 1306. Additional information provided by CD/ED Director Mona Davis. Discussion followed. Second reading and proposed adoption is scheduled for the May 27, 2025, City Council meeting.

COMMITTEE REPORTS

Public Safety Committee: There was no report.

Community Development Committee: There was no report.

Parks & Public Works Committee:

12. Puget Sound Energy Up and Go Program. Puget Sound Energy's presentation from the May 6, 2025, Parks & Public Works Committee meeting was provided in today's agenda packet. This item was informational only.

Finance & Administration Committee:

13. Future Standing Roundtables. Discussion was led by City Attorney Burke. Council comments followed. Future 6:00 pm Roundtable meetings will be used for Executive Sessions.

Committee of the Whole: There was no report.

REPORTS

14. Mayor's Report:

- A Community Survey will be going out in the next week or so. Several questions were added for the strategic plan and one for the community center expansion.
- Snoqualmie Valley Government Association meeting in North Bend on May 28, 2025.
- Splashpad grand opening is June 6, 2025, from 2-4pm.
- Please complete the Doodle poll for Council Retreat in August.
- Major traffic issues with I-90 interchange with entire area under I-90 overpass to be closed beginning May 15th through May 21st. Residents are encouraged to avoid the area.

15. Commission/Committee Liaison Reports: There were no reports.

16. Department Reports for the month of April 2025. Highlights provided by City Administrator Mike Chambless.

EXECUTIVE SESSION

17. Two Executive Sessions pursuant to RCW 42.30.110(1)(i) To discuss with legal counsel representing the agency matters relating to potential litigation.

At 7:43 pm, Council went into Executive Session which was expected to last until 8:50 pm. Recording of the meeting paused.

At 8:50 pm, City Administrator Chambless announced outside Council Chambers that Executive Session was extended to 9:15 pm.

At 9:15 pm, City Administrator Chambless announced outside Council Chambers that Executive Session was extended to 9:30 pm.

At 9:30 pm, Council reconvened and recording of the meeting resumed.

ADJOURNMENT

It was moved by CM Johnson, seconded by CM Wotton to
Adjourn the meeting.

PASSED: 6-0 (Benson, Wotton, Holloway, Cotton, Christensen, Johnson)

The meeting was adjourned at 9:30 pm.

CITY OF SNOQUALMIE

Katherine Ross, Mayor

Attest:

Deana Dean, City Clerk

DRAFT



Drew Bouta, Director of Finance

38624 SE River St. | PO Box 987

Snoqualmie, Washington 98065

(425) 888-1555 | dbouta@snoqualmiewa.gov

To: City Council
Finance & Administration Committee

From: Drew Bouta, Director of Finance

Date: May 27, 2025

Subject: CLAIMS REPORT
Approval of payments for the period: April 7, 2025, through May 13, 2025

BACKGROUND

Per RCW 42.24.080, all claims presented against the city by persons furnishing materials, rendering services, or performing labor must be certified by the appropriate official to ensure that the materials have been furnished, the services rendered, or the labor performed as described, and that the claims are just, due, and unpaid obligations against the city, before payment can be made. Expedited processing of the payment of claims when certain conditions have been met allows for the payment of claims before the legislative body has acted to approve the claims when: (1) the appropriate officers have furnished official bonds; (2) the legislative body has adopted policies that implement effective internal control; (3) the legislative body has provided for review of the documentation supporting the claims within a month of issuance; and (4) that if claims are disapproved, they shall be recognized as receivables and diligently pursued. The City of Snoqualmie meets all requirements of this state law.

Pursuant to Snoqualmie Municipal Code (SMC) Chapter 3.85, all Claims, Demands and Vouchers against the city, provides that the Finance Director or her designee will examine all claims prior to payment and provide periodic reporting of the payments to the City Council for final approval. Per SMC 3.85.040, to meet these requirements, the Finance Director schedules payment of claims and payroll for monthly Finance & Administration Committee review followed by full City Council approval on the consent agenda. Per SMC 3.85.050, documentation supporting claims paid and the Finance Director's written report are made available to all city council members at City Hall for 48 hours prior to the Finance & Administration Committee meeting. Following the 48-hour review period, the Finance & Administration Committee considers the claims as part of its regular agenda and recommends to the full city council whether to approve or disapprove the claims. Consistent with these requirements, this report seeks City Council approval of payment of claims and payroll batches summarized in the table below.

ANALYSIS

All payments made during these periods were found to be valid claims against the city. The City's internal controls include certification of the validity of all expenditures by the appropriate department and an internal audit conducted by designated finance department staff who review all claims and payroll payments. Staff performs system validation and exception reviews to validate payroll records. The Finance Director performs a random sampling review of supporting documentation for claims payments to ensure validity, as well as regularly reviews its processes to ensure appropriate internal controls are in place. The City issues disbursements for claims and payroll via the following methods:

- Warrant: paper negotiable instruments, very much like, although legally distinct from, checks
- Commercial Credit Card: as authorized by Financial Management Policy
- Electronic Funds Transfer (EFT). EFTs are electronic banking transactions (no paper instrument) of two basic types: (1) Automated Clearing House (ACH) for Electronic Fund Transfer (EFT) and (2) Wire Transfers a direct transfer between bank accounts

The foregoing amounts were budgeted in the 2023-2024 biennial budget, and sufficient funds are available to cover these payments, as appropriate. Details pertaining to the individual vendor payments are available in documentation provided for the Finance & Administration Committee and subsequent City Council review by accessing the following link on the city website: [Claims Report](#)

CITY OF SNOQUALMIE
Disbursements for Council Approval
Claims, Payroll and Miscellaneous

[illegible]

MISCELLANEOUS DISBURSEMENTS			
Date	Description	ACH Amount	Wire Amount
5/1/2025	Dept. of Revenue - Quarterly Leasehold Excise Tax	\$ 812.64	\$ 812.64
5/1/2025	Merchant Card Fees - Bankcard (Bluefin)	\$ 7,916.86	\$ 7,916.86
5/2/2025	Merchant Card Fees - PayConex	\$ 259.57	\$ 259.57
5/2/2025	Merchant Card Fees - Bankcard (Elavon)	\$ 10.87	\$ 10.87
5/2/2025	Merchant Card Fees - Merchant Transact	\$ 779.97	\$ 779.97
5/2/2025	Merchant Card Fees - Tyler Munis	\$ 74.75	\$ 74.75
5/5/2025	Merchant Card Fees - American Express	\$ 1,102.70	\$ 1,102.70
5/5/2025	Dept. of Licensing - Firearm Fees Remittance	\$ 2,177.00	\$ 2,177.00
5/5/2025	Merchant Card Fees - Fiserv Merchant	\$ 143.54	\$ 143.54
5/6/2025	Navia Benefits Solutions	\$ 5,316.70	\$ 5,316.70
5/13/2025	Navia Benefits Solutions	\$ 416.67	\$ 416.67
5/13/2025	Navia Benefits Solutions	\$ 8,770.95	\$ 8,770.95
			\$ -
			Grand Total
			27,782.22

[illegible]

Total	2,460,632.59
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The following claims and payments were objected to by Finance Director: **NONE**
(Itemize claims/demands amounts and circumstances, and summarize reasons for objection)

I, the undersigned, do hereby certify under penalty of perjury that the claims and payroll warrant and/or checks itemized above were issued to pay just, due, and unpaid obligations of the City of Snoqualmie for materials furnished, services rendered, or labor performed, and that I am authorized to authenticate and certify the foregoing.

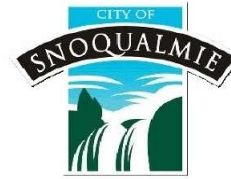
Drew Bouta 05/15/2025
Drew Bouta, Director of Finance Date

FINANCE & ADMINISTRATION COMMITTEE RECOMMENDATION: Approve / Not Approve

Accounts Payable

Blanket Voucher Approval Document

User: THolden
 Printed: 05/06/2025 - 7:45AM
 Warrant Request Date: 5/5/2025
 DAC Fund:



Batch: 00002.02.2025 - UB REFUNDS APRIL 2025

City of Snoqualmie

Claims presented to the City to be paid in the amount of \$ 1,454.84,
 for claims warrants numbered 62835 through 62855 & dated 5/5/2025.

Line	Claimant	Voucher No.	Amount
1	Amundsen,James and Julie	000062835	0.82
2	Applied Ecology LLC	000062836	0.40
3	Bardiau,Shane	000062837	290.99
4	Gere,Greg	000062838	0.30
5	Girard Resources & Recycling	000062839	0.16
6	Johnson,Julie	000062840	69.57
7	Joondeph,Andrea	000062841	0.77
8	Klein,James	000062842	290.80
9	Kluemke,Andrew	000062843	208.14
10	Morris,Kendyl	000062844	0.83
11	Northwest Dental Arts	000062845	192.73
12	ONeil,Alicia	000062846	0.83
13	Ottinger,Dorothy	000062847	0.97
14	Ricketts,Daniel	000062848	0.78
15	Roberts,Samuel	000062849	0.41
16	Robinson,Tara	000062850	104.69
17	Rodriguez,Juan	000062851	0.85
18	Shankri,Shruthi	000062852	288.49
19	Snoqualmie Ridge ROA	000062853	0.52
20	Snoqualmie Ridge ROA	000062854	1.78
21	Spartan Windows and Gutters	000062855	0.01
Page Total:			\$1,454.84
Grand Total:			\$1,454.84

Accounts Payable

Check Detail

User: THolden
Printed: 05/15/2025 - 9:44AM



Item 6.

Check Number	Check Date			Amount
UB*03299 - Amundsen, James and Julie Line Item Account				
62835	05/05/2025	Inv		
		<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>
		04/28/2025	Refund Check	001-00-000-213-10-00-000 0.14
		04/28/2025	Refund Check	001-00-000-213-10-00-000 0.26
		04/28/2025	Refund Check	001-00-000-213-10-00-000 0.42
		Inv Total		0.82
62835 Total:				0.82
UB*03299 - Amundsen, James and Julie Total:				0.82
UB*03302 - Applied Ecology LLC Line Item Account				
62836	05/05/2025	Inv		
		<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>
		04/28/2025	Refund Check	001-00-000-213-10-00-000 0.40
		Inv Total		0.40
62836 Total:				0.40
UB*03302 - Applied Ecology LLC Total:				0.40
UB*03303 - Bardiau, Shane Line Item Account				
62837	05/05/2025	Inv		
		<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>
		04/28/2025	Refund Check	403-00-000-213-10-00-000 9.49
		04/28/2025	Refund Check	001-00-000-213-10-00-000 0.99
		04/28/2025	Refund Check	401-00-000-213-10-00-000 248.68
		04/28/2025	Refund Check	001-00-000-213-10-00-000 1.39
		04/28/2025	Refund Check	001-00-000-213-10-00-000 2.90
		04/28/2025	Refund Check	402-00-000-213-10-00-000 27.54
		Inv Total		290.99
62837 Total:				290.99

UB*03303 - Bardiau, Shane Total:

290.99**UB*03301 - Gere, Greg Line Item Account**

62838 05/05/2025

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.30

Inv Total			0.30
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62838 Total: 0.30**UB*03301 - Gere, Greg Total:**

0.30**UB*03297 - Girard Resources & Recycling Line Item Account**

62839 05/05/2025

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.16

Inv Total			0.16
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62839 Total: 0.16**UB*03297 - Girard Resources & Recycling Total:**

0.16**UB*03294 - Johnson, Julie Line Item Account**

62840 05/05/2025

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
04/28/2025	Refund Check	401-00-000-213-10-00-000	69.25
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.32

Inv Total			69.57
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62840 Total: 69.57**UB*03294 - Johnson, Julie Total:**

69.57**UB*03310 - Joondeph, Andrea Line Item Account**

62841 05/05/2025

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.14
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.21
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.42

Inv Total	0.77
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62841 Total:	0.77
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UB*03310 - Joondeph, Andrea Total:	0.77
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UB*03292 - Klein, James Line Item Account

62842 05/05/2025

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.42
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.26
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.14
04/28/2025	Refund Check	401-00-000-213-10-00-000	289.98

Inv Total	290.80
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62842 Total:	290.80
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UB*03292 - Klein, James Total:	290.80
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UB*03304 - Kluemke, Andrew Line Item Account

62843 05/05/2025

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.14
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.24
04/28/2025	Refund Check	401-00-000-213-10-00-000	207.34
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.42

Inv Total	208.14
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62843 Total:	208.14
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UB*03304 - Kluemke, Andrew Total:	208.14
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UB*03295 - Morris, Kendyl Line Item Account

62844 05/05/2025

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.14
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.42
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.27

Inv Total	0.83
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62844 Total:	0.83
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UB*03295 - Morris, Kendyl Total:

0.83**UB*03307 - Northwest Dental Arts Line Item Account**

62845 05/05/2025

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
04/28/2025	Refund Check	401-00-000-213-10-00-000	191.61
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.48
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.64

Inv Total 192.73

62845 Total:

192.73**UB*03307 - Northwest Dental Arts Total:**

192.73**UB*03291 - O'Neil, Alicia Line Item Account**

62846 05/05/2025

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.14
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.27
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.42

Inv Total 0.83

62846 Total:

0.83**UB*03291 - O'Neil, Alicia Total:**

0.83**UB*03298 - Ottinger, Dorothy Line Item Account**

62847 05/05/2025

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.63
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.34

Inv Total 0.97

62847 Total:

0.97**UB*03298 - Ottinger, Dorothy Total:**

0.97**UB*03293 - Ricketts, Daniel Line Item Account**

62848 05/05/2025

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.42
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.14
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.22

Inv Total	0.78
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62848 Total:	0.78
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UB*03293 - Ricketts, Daniel Total:	0.78
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UB*03308 - Roberts, Samuel Line Item Account

62849 05/05/2025

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.41

Inv Total	0.41
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62849 Total:	0.41
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UB*03308 - Roberts, Samuel Total:	0.41
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UB*03300 - Robinson, Tara Line Item Account

62850 05/05/2025

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.14
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.42
04/28/2025	Refund Check	401-00-000-213-10-00-000	103.91
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.22

Inv Total	104.69
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62850 Total:	104.69
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UB*03300 - Robinson, Tara Total:	104.69
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UB*03309 - Rodriguez, Juan Line Item Account

62851 05/05/2025

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.42
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.14
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.29

Inv Total	0.85
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62851 Total:

0.85

UB*03309 - Rodriguez, Juan Total:

0.85

UB*03305 - Shankri, Shruthi Line Item Account

62852 05/05/2025

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
04/28/2025	Refund Check	403-00-000-213-10-00-000	13.29
04/28/2025	Refund Check	401-00-000-213-10-00-000	229.50
04/28/2025	Refund Check	001-00-000-213-10-00-000	3.89
04/28/2025	Refund Check	001-00-000-213-10-00-000	1.92
04/28/2025	Refund Check	402-00-000-213-10-00-000	38.55
04/28/2025	Refund Check	001-00-000-213-10-00-000	1.34

Inv Total

288.49

62852 Total:

288.49

UB*03305 - Shankri, Shruthi Total:

288.49

UB*03285 - Snoqualmie Ridge ROA Line Item Account

62853 05/05/2025

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
04/28/2025	Refund Check	001-00-000-213-10-00-000	0.52

Inv Total

0.52

62853 Total:

0.52

62854 05/05/2025

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
04/28/2025	Refund Check	001-00-000-213-10-00-000	1.78

Inv Total

1.78

62854 Total:

1.78

UB*03306 - Snoqualmie Ridge ROA Total:

2.30

UB*03296 - Spartan Windows and Gutters Line Item Account

62855 05/05/2025

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>
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Check Number Check Date

A Item 6.

04/28/2025	Refund Check	001-00-000-213-10-00-000	0.01
Inv Total			0.01
62855 Total:			<div>0.01</div>
UB*03296 - Spartan Windows and Gutters Total:			<div>0.01</div>
Total:			<div>1,454.84</div>

City of Snoqualmie

Claims presented to the City to be paid in the amount of \$9,309.44

For claims warrants numbered 84482 through 84482 & dated 4/22/2025

VENDOR NAME	ACCOUNT	ACCOUNT DESC	YEAR	PERIOD	TYPE	STATUS	AMOUNT	CHECK NO	INVOICE #	FULL DESC	INVOICE DATE	CHECK DATE
KING COUNTY	PKF57680 544400	Taxes & Assessments	2025	4	INV	Paid	3,103.15	84482	KC Tax 2025	KC Property Tax 2025	45708	4/22/2025
KING COUNTY	40143481 544400	Taxes & Assessments	2025	4	INV	Paid	3,103.15	84482	KC Tax 2025	KC Property Tax 2025	45708	4/22/2025
KING COUNTY	40243580 544400	Taxes & Assessments	2025	4	INV	Paid	3,103.14	84482	KC Tax 2025	KC Property Tax 2025	45708	4/22/2025

City of Snoqualmie

Claims presented to the City to be paid in the amount of \$567,824.56

For claims warrants numbered 84546 through 84603 & dated 5/1/2025

VENDOR NAME	ACCOUNT	ACCOUNT DESC	YEAR	PERIOD	TYPE	STATUS	AMOUNT	CHECK NO	INVOICE #	FULL DESC	INVOICE DATE	CHECK DATE
ALERT ALL CORP	FIR52210 531010	Public Education Supplies	2025	4	INV	Paid	860.50	84546	W50213	Jr. FF hat and badge stickers	45770	5/1/2025
AMZONCAP	ADM51310 531000	Office Supplies	2025	4	INV	Paid	30.32	84547	1MM4-3LCV-4XCM	2 reams paper	45761	5/1/2025
AMZONCAP	ADM51310 531000	Office Supplies	2025	4	INV	Paid	301.82	84547	1VDD-TGN9-C74Y	Binding machine	45761	5/1/2025
AMZONCAP	EMG52560 531910	Operating Supplies	2025	4	INV	Paid	311.66	84547	19LF-V96W-TWG3	Rolling file cabinet and recycling basket EOC	45768	5/1/2025
AMZONCAP	EMG52560 531910	Operating Supplies	2025	4	INV	Paid	78.62	84547	1RMG-W94C-VHRM	Waste baskets and dry erase packs for EOC	45763	5/1/2025
AMZONCAP	FIR52210 531000	Office Supplies	2025	4	INV	Paid	23.26	84547	1KC9-CN31-GQJ9	Tape for label maker	45762	5/1/2025
AMZONCAP	PKF57680 531000	Office Supplies	2025	4	INV	Paid	4.76	84547	1DCV-LF9D-LGQC	Sticky notes/tabs	45766	5/1/2025
AMZONCAP	POL52122 531000	Office Supplies	2025	4	INV	Paid	56.75	84547	113G-XHNM-777L	Ribbon cartridges for digital stmp present clicker	45757	5/1/2025
AMZONCAP	POL52122 531000	Office Supplies	2025	4	INV	Paid	164.25	84547	1LC9-G19F-3MTY	Phone rest /desk lamps/ voice recorders (2)	45761	5/1/2025
AMZONCAP	POL52122 531000	Office Supplies	2025	4	INV	Paid	46.84	84547	1V96-Y1CR-14KD	Motion sensor door chime	45764	5/1/2025
AMZONCAP	POL52122 531000	Office Supplies	2025	4	INV	Paid	51.31	84547	1YDC-HG7N-37XX	Door chime with 3 sensors	45764	5/1/2025
AMZONCAP	POL52122 531050	Uniforms & Protective Gear	2025	4	INV	Paid	87.36	84547	1PCG-DKGV-3RNP	Duty boots- D. Moate	45764	5/1/2025
AMZONCAP	POL52122 531910	Operating Supplies	2025	4	INV	Paid	66.00	84547	1Q6H-JXLW-91M7	Solar charge controller for speed sign	45764	5/1/2025
AMZONCAP	STR54230 531000	Office Supplies	2025	4	INV	Paid	4.77	84547	1DCV-LF9D-LGQC	Sticky notes/tabs	45766	5/1/2025
AMZONCAP	01452122 531000	Office Supplies	2025	4	INV	Paid	61.36	84547	1LC9-G19F-3MTY	Phone rest /desk lamps/ voice recorders (2)	45761	5/1/2025
AMZONCAP	01452122 531050	Uniforms & Protective Gear	2025	4	INV	Paid	87.35	84547	1PCG-DKGV-3RNP	Duty boots- D. Moate	45764	5/1/2025
AMZONCAP	40153481 531000	Office Supplies	2025	4	INV	Paid	4.77	84547	1DCV-LF9D-LGQC	Sticky notes/tabs	45766	5/1/2025
AMZONCAP	40253580 531000	Office Supplies	2025	4	INV	Paid	4.76	84547	1DCV-LF9D-LGQC	Sticky notes/tabs	45766	5/1/2025
AMZONCAP	40353130 531000	Office Supplies	2025	4	INV	Paid	4.77	84547	1DCV-LF9D-LGQC	Sticky notes/tabs	45766	5/1/2025
AMZONCAP	40353190 531000	Office Supplies	2025	4	INV	Paid	4.77	84547	1DCV-LF9D-LGQC	Sticky notes/tabs	45766	5/1/2025
AMZONCAP	40353190 531300	Repair & Maintenance Supplies	2025	4	INV	Paid	144.97	84547	1CC3-GW19-9GND	Filters, tune up kit, trimmer handlebar clamp	45769	5/1/2025
AMZONCAP	50154868 531000	Office Supplies	2025	4	INV	Paid	4.77	84547	1DCV-LF9D-LGQC	Sticky notes/tabs	45766	5/1/2025
AMZONCAP	51051821 531000	Office Supplies	2025	4	INV	Paid	4.77	84547	1DCV-LF9D-LGQC	Sticky notes/tabs	45766	5/1/2025
ATWORK	PKF57680 548150	Landscaping Services	2025	4	INV	Paid	19,334.82	84548	PS-INV105950	Maintenance agreement- mini parks March 2025	45747	5/1/2025
ATWORK	51051821 548150	Landscaping Services	2025	4	INV	Paid	2,999.01	84548	PS-INV105949	Maintenance agreement-facilities March 2025	45747	5/1/2025
BCFH	50159448 564000	Fleet Vehicles & Equipment	2025	4	INV	Paid	69,555.94	84549	3SM636	2 of 4 budgeted replacement police SUV #109	45768	5/1/2025
BCFH	50159448 564000	Fleet Vehicles & Equipment	2025	4	INV	Paid	69,555.94	84549	3SM637	3 of 4 budgeted replacement police SUV #105	45770	5/1/2025
BCFH	50159448 564000	Fleet Vehicles & Equipment	2025	4	INV	Paid	69,555.94	84549	3SM638	1 of 4 budgeted replacement police SUV #122	45768	5/1/2025
BERGER	31126060 541076	Riverwalk Phase I - Design	2025	4	INV	Paid	16,016.96	84550	0000037303	Riverwalk NW of Sandy cove-Nov. 2024	45646	5/1/2025
BERGER	31126060 541076	Riverwalk Phase I - Design	2025	4	INV	Paid	3,824.85	84550	0000037389	Riverwalk NW of Sandy Cove- Jan. 2025	45700	5/1/2025
Chris Brown	FIR52245 543000	Training & Travel	2025	4	INV	Paid	205.00	84551	RE C Brown 3, 4 25	Reimb. C. Brown meals for conf. Mar/Apr 2025	45755	5/1/2025
CLAW	41739434 541000	Professional Svcs - General	2025	4	INV	Paid	790.00	84552	50387	Legal svcs-Water rights negotiations w/ ECY	45762	5/1/2025
CO	00030010 531340	Custodial & Cleaning Supplies	2025	4	INV	Paid	216.85	84553	2346791-0	Janitorial Supplies- whole office	45761	5/1/2025
CO	00150020 531340	Custodial & Cleaning Supplies	2025	4	INV	Paid	216.85	84553	2346791-0	Janitorial Supplies- whole office	45761	5/1/2025
CO	CLK51420 531340	Custodial & Cleaning Supplies	2025	4	INV	Paid	216.85	84553	2346791-0	Janitorial Supplies- whole office	45761	5/1/2025
CO	COM55720 531340	Custodial & Cleaning Supplies	2025	4	INV	Paid	216.84	84553	2346791-0	Janitorial Supplies- whole office	45761	5/1/2025
CO	EXE51310 531340	Custodial & Cleaning Supplies	2025	4	INV	Paid	216.85	84553	2346791-0	Janitorial Supplies- whole office	45761	5/1/2025
CO	FIN51423 531340	Custodial & Cleaning Supplies	2025	4	INV	Paid	216.85	84553	2346791-0	Janitorial Supplies- whole office	45761	5/1/2025
CO	PLN55860 531340	Custodial & Cleaning Supplies	2025	4	INV	Paid	216.83	84553	2346791-0	Janitorial Supplies- whole office	45761	5/1/2025
CP	CLK51420 541000	Professional Svcs - General	2025	4	INV	Paid	718.54	84554	GCI0017318	Snoqualmie Municipal Code Web Update	45770	5/1/2025
DOE	40253510 548270	License & Permit Fees	2025	4	INV	Paid	125.00	84555	J. George 4/25	J. George Group 4 Cert. Application Operator Fee	45750	5/1/2025
DOO	STR54267 548000	St Clean Repair & Maint Svcs	2025	4	INV	Paid	7,770.00	84556	1060	Street sweeping- Feb.	45716	5/1/2025
Employment Security	POL52121 541000	Professional Svcs - General	2025	4	INV	Paid	3.50	84557	25-011400-RDU-D5	Employment research RE: W. Bair	45756	5/1/2025
ESA	PLN55861 541080	Environmental Services	2025	4	INV	Paid	855.25	84558	203542	Review of CAR & delineation/impacts assess reports	45660	5/1/2025
ESA	PLN55861 541080	Environmental Services	2025	4	INV	Paid	527.50	84558	206385	Review of CAR for Snoq. river trail project March	45755	5/1/2025

Evergreen Ford	50154868 548000	Repair & Maintenance Services	2025	4	INV	Paid	825.66	84559 6310183	Oil leak repair #102 PD SUV	45764	5/1/2025
FORMA CONSTRUCTION	31137080 563000	Police Sta Fac - Constr	2025	4	INV	Paid	149,805.62	84560 1 4/9/2025	Police STA Security Improve 95% complete 2024--03F	45756	5/1/2025
GMP	STR54290 541000	Professional Svcs - General	2025	4	INV	Paid	1,997.50	84561 25-121	Steve Clark Consulting Svcs 4/7-4/18 2025	45768	5/1/2025
Grange Supply	00000030 388300	Error Correction	2025	4	CRM	Paid	-265.81	84562 758553	Return of fencing material- orig. inv. #758514	45562	5/1/2025
Grange Supply	40000230 388300	Error Correction	2025	4	CRM	Paid	-105.68	84562 752588	Credit mem for orig. inv. 752586	45350	5/1/2025
Grange Supply	40353130 531300	Repair & Maintenance Supplies	2025	4	INV	Paid	412.14	84562 761367	Gasoline for panels for SW Pond fence repair	45679	5/1/2025
HSI	FIR52210 549100	City-Sponsored Expenses	2025	4	INV	Paid	88.02	84563 2228321	HIS Digital Cards for CPR Class 4/23	45771	5/1/2025
IHK	40353130 531300	Repair & Maintenance Supplies	2025	4	INV	Paid	476.46	84564 96039P	Cutting heads & replc parts for Stihl, Bar oil	45761	5/1/2025
Ivoxy Consulting Inc	50251881 548860	Hardware-Software Maintenance	2025	4	INV	Paid	3,381.27	84565 TYLWI3382	Police Department NetApp Support	45755	5/1/2025
Ivoxy Consulting Inc	50251881 548860	Hardware-Software Maintenance	2025	4	INV	Paid	3,381.27	84565 TYLWI3384	City Hall NetApp Support	45755	5/1/2025
JJK	40353190 543000	Training & Travel	2025	4	INV	Paid	374.68	84566 9110024085	OSHA 10 training for all Storm/Urb. Forestry (5)	45749	5/1/2025
KASEYA US LLC	50251881 548860	Hardware-Software Maintenance	2025	4	INV	Paid	2,567.34	84568 2464553390029	Unitrends backup license and support	45747	5/1/2025
KI 2	FIR52220 531050	Uniforms	2025	4	INV	Paid	303.47	84569 18377	Class B Uniform pants- Tozier	45769	5/1/2025
Kittitas CDL School	PKF57680 543000	Training & Travel	2025	4	INV	Paid	3,950.00	84570 51	CDL School R. Barnett	45726	5/1/2025
Kittitas CDL School	PKF57680 543000	Training & Travel	2025	4	INV	Paid	3,950.00	84570 52	CDL School D. Hawk	45726	5/1/2025
Les Schwab Tires	50154868 531400	Tires	2025	4	INV	Paid	183.24	84571 36300740619	Demount-mount balance 4 supplied tires	45768	5/1/2025
Les Schwab Tires	50154868 531400	Tires	2025	4	INV	Paid	222.47	84571 36300740835	Demount-mount balance 4 supplied tires PD SUV	45769	5/1/2025
LLS	01452122 541000	Professional Svcs - General	2025	4	INV	Paid	101.82	84572 11534157	Interpretation Svcs- 2025-02-07	45716	5/1/2025
LNCs	00000030 388300	Error Correction	2025	4	CRM	Paid	-416.06	84573 CMPT297126	Credit for items pd 2x- PIN956056 & INV899224	45680	5/1/2025
LNCs	FIR52220 531051	Personal Protective Equipment	2025	4	INV	Paid	4,042.58	84573 INV934216	Structure gear for Loehndorf, jacket & pants	45754	5/1/2025
LNCs	POL52122 531050	Uniforms & Protective Gear	2025	4	INV	Paid	411.05	84573 INV934480	Shell jacket w/ embroidery D. Buergi	45754	5/1/2025
LOUDEDGE	POL52110 541000	Professional Svcs - General	2025	4	INV	Paid	200.00	84574 COS-030125-C	Police Officer headshots- Schannauer & Losvar	45748	5/1/2025
MADRONA	LEG51541 541100	Outside Legal Services - Gen	2025	4	INV	Paid	9,770.00	84575 13039	Interim City Attorney- various matters	45751	5/1/2025
Manuf Repair & Over	40153481 531300	Repair & Maintenance Supplies	2025	4	INV	Paid	45.82	84576 0167874 3/13/2025	Shipping did not get paid orig. inv. #0167874	45729	5/1/2025
Masters Telecom	50251881 542300	Postage & Freight	2025	4	INV	Paid	10.95	84577 54811	Shipping or PD secure fax	45722	5/1/2025
Masters Telecom	50251888 542000	Telephone Service	2025	4	INV	Paid	10.44	84577 51015	Paging Line for Fire Department	45660	5/1/2025
Masters Telecom	50251888 542000	Telephone Service	2025	4	INV	Paid	10.44	84577 52750	Paging Line for Fire Department	45691	5/1/2025
Masters Telecom	50251888 542000	Telephone Service	2025	4	INV	Paid	10.44	84577 54595	Paging Line for Fire Department	45719	5/1/2025
Masters Telecom	50251888 542000	Telephone Service	2025	4	INV	Paid	35.44	84577 56561	Paging line for FD and fax line for PD	45750	5/1/2025
Mengdie Chen	PAR34730 347301	Recreational Activity Fees	2025	4	INV	Paid	105.00	84578 1869	Refund to customer (credit card charged 2X)	45764	5/1/2025
Mike Bailey	FIR52245 543000	Training & Travel	2025	4	INV	Paid	304.95	84579 RE M Bailey 4/2025	Reimb. M. Bailey meals for class & conf. Mar/Apr	45756	5/1/2025
Minuteman Press	00280090 549300	Printing	2025	4	INV	Paid	398.58	84580 94864	Kiosk rack cards/ map printing, egg hunt signage	45761	5/1/2025
Minuteman Press	PLN55730 549300	Printing	2025	4	INV	Paid	753.58	84580 94864	Kiosk rack cards/ map printing, egg hunt signage	45761	5/1/2025
Minuteman Press	40353130 531000	Office Supplies	2025	4	INV	Paid	54.87	84580 94803	Business cards for Phil Bennett	45749	5/1/2025
MONROECC	40353130 548000	Repair & Maintenance Services	2025	4	INV	Paid	900.36	84581 MCC2503.0054	Storm pond veg maint, fence repair, little picking	45750	5/1/2025
NB AUTOG	FIR52220 531910	Operating Supplies	2025	4	INV	Paid	14.77	84582 064076	Car wash soap	45765	5/1/2025
NB AUTOG	FIR52220 531910	Operating Supplies	2025	4	INV	Paid	10.21	84582 064323	oil absorbant	45768	5/1/2025
NB CHEVY	50154868 531301	Repair Parts	2025	4	INV	Paid	218.11	84583 14542	Multifunction door switch - Fire Tahoe	45763	5/1/2025
NB CHEVY	50154868 548000	Repair & Maintenance Services	2025	4	INV	Paid	195.29	84583 CVC544887	Air conditioning test and service	45764	5/1/2025
NHC	41769431 541060	Sandy Cove Bank Stabi - Design	2025	4	INV	Paid	21,869.79	84584 32680	Sandy Cove Bank Restoration- Phase 2	45721	5/1/2025
NHC	41769431 541060	Sandy Cove Bank Stabi - Design	2025	4	INV	Paid	6,280.00	84584 32834	Sandy Cove Bank Restoration - Phase 2 Feb	45737	5/1/2025
OTAK	PLN55861 541080	Environmental Services	2025	4	INV	Paid	1,680.00	84585 000032500248	Critical areas review thru 3/7/25 - Sno Valley Hosp	45747	5/1/2025
Perteet Eng	PLN55861 541080	Environmental Services	2025	4	INV	Paid	1,182.00	84586 00023042.0013-4	Reclaimed water distrib syst imprvmts 2/3-3/2 2025	45726	5/1/2025
PSE	EMG52560 547100	Electricity	2025	4	INV	Paid	500.00	84587 257959 4/25	Electricity	45750	5/1/2025
PSE	FIR52250 547100	Electricity	2025	4	INV	Paid	2,053.56	84587 257959 4/25	Electricity	45750	5/1/2025
PSE	STR54263 547100	Electricity	2025	4	INV	Paid	9,852.96	84588 001499 4/25	Electricity	45750	5/1/2025
PSE	STR54263 547100	Electricity	2025	4	INV	Paid	25.19	84588 943807 5/25	Electricity	45762	5/1/2025
PSE	40253565 547100	Electricity	2025	4	INV	Paid	33,026.13	84588 010656 4/25	Electricity	45750	5/1/2025
PSE	40253580 547100	Electricity	2025	4	INV	Paid	134.65	84588 010656 4/25	Electricity	45750	5/1/2025
Recycle Design	PKF57680 531300	Repair & Maintenance Supplies	2025	4	INV	Paid	8,556.00	84589 56852	Park bench/picnic table replacement parts	45750	5/1/2025
ROBERT HALF	FIN51423 541190	Temporary Agency Personnel	2025	4	INV	Paid	2,732.40	84590 64888217	M. Barnett- Payroll Specialist support	45769	5/1/2025
SCORE	POL52360 541504	Jail Services - SCORE	2025	4	INV	Paid	3,570.72	84591 8546	Housing & Mental Hlth svcs- Snoq. inmates 3/2025	45754	5/1/2025
SHERWILL	PKF57680 531300	Repair & Maintenance Supplies	2025	4	INV	Paid	1,597.47	84592 80080186390225	Parks restroom paint	45713	5/1/2025
SPOK	40153935 542000	Telephone Service	2025	4	INV	Paid	30.27	84593 J0303878P	Monthly irrigation pager fee	45762	5/1/2025
STERICYCLE	FIR52220 541000	Professional Svcs - General	2025	4	INV	Paid	10.36	84594 8010473015	Medical disposal services	45758	5/1/2025
SUMMIT LAW	00030010 541120	Legal Finance Consulting Svcs	2025	4	INV	Paid	425.00	84595 162751	Legal Svcs RE: Snoqualmie Police Assoc	45765	5/1/2025
SUMMIT LAW	00030010 541120	Legal Finance Consulting Svcs	2025	4	INV	Paid	4,845.00	84595 162752	Legal Svcs RE: Teamsters Local 763	45765	5/1/2025
SUMMIT LAW	00030010 541120	Legal Finance Consulting Svcs	2025	4	INV	Paid	5,933.00	84595 162753	Legal Svcs RE: IAFF	45765	5/1/2025
TJE	40353190 548156	Emergency Tree Removal	2025	4	INV	Paid	1,201.20	84596 05083-1	Hazard tree removal-broken branch off house	45757	5/1/2025

Tyler Business Forms	FIN51423 531000	Office Supplies	2025	4	INV	Paid	729.56	84597 102831	Check stock for Accts. Payable- Quantity 3,000	45741	5/1/2025
ULINE	PKF57680 531300	Repair & Maintenance Supplies	2025	4	INV	Paid	18.02	84598 190822983	Restroom sign	45741	5/1/2025
US Postmaster	40153481 542300	Postage & Freight	2025	4	INV	Paid	676.78	84599 5/25 UB Postage	Utility Bill Mailing- April bills	45779	5/1/2025
US Postmaster	40253580 542300	Postage & Freight	2025	4	INV	Paid	676.78	84599 5/25 UB Postage	Utility Bill Mailing- April bills	45779	5/1/2025
US Postmaster	40353130 542300	Postage & Freight	2025	4	INV	Paid	676.78	84599 5/25 UB Postage	Utility Bill Mailing- April bills	45779	5/1/2025
USAB	40153481 531300	Repair & Maintenance Supplies	2025	4	INV	Paid	123.12	84600 INV00676029	Pressure Gauges	45755	5/1/2025
USAB	40153482 531300	Repair & Maintenance Supplies	2025	4	INV	Paid	26.92	84600 INV00672127	Stir bars	45751	5/1/2025
Vimly Benefit Soluti	PLN55860 522200	Medical-Dental-Vision Benefits	2025	4	INV	Paid	1,620.27	84601 EA-May 2025	COBRA payment for E. Artech BSI 360030214	45770	5/1/2025
Vimly Benefit Soluti	POL52122 522200	Medical-Dental-Vision Benefits	2025	4	INV	Paid	1,381.72	84601 PM Apr/May- 2025	COBRA payment for P. Mandery BSI 360016877	45770	5/1/2025
Vimly Benefit Soluti	01452122 522200	Medical-Dental-Vision Benefits	2025	4	INV	Paid	744.00	84601 PM Apr/May- 2025	COBRA payment for P. Mandery BSI 360016877	45770	5/1/2025
WASPC	POL52140 543000	Training & Travel	2025	4	INV	Paid	375.00	84602 INV031290	P. Phipps- WASPC 2023 Conference	45091	5/1/2025
WASPC	POL52140 543000	Training & Travel	2025	4	INV	Paid	400.00	84602 INV032086	B. Lynch- WASPC 2024 Conference registration	45457	5/1/2025
WLACE	40353190 531300	Repair & Maintenance Supplies	2025	4	INV	Paid	71.94	84603 15314814	Gloves for Green Snoqualmie Events	45758	5/1/2025

City of Snoqualmie

Claims presented to the City to be paid in the amount of \$457,236.18

For claims warrants numbered 84604 through 84644 & dated 5/8/2025

VENDOR NAME	ACCOUNT	ACCOUNT DESC	YEAR	PERIOD	TYPE	STATUS	AMOUNT	CHECK NO	INVOICE #	FULL DESC	INVOICE DATE	CHECK DATE
AM TEST	40253585 541000	Professional Svcs - General	2025	4	INV	Paid	600.00	84604	A24G0686	Lab 3rd party testing	45534	5/8/2025
AM TEST	40253585 541000	Professional Svcs - General	2025	4	INV	Paid	1,330.00	84604	A24G0934	Priority pollutant scans	45544	5/8/2025
AM TEST	40253585 541000	Professional Svcs - General	2025	4	INV	Paid	400.00	84604	A24G1716	3rd party lab nutrient testing	45575	5/8/2025
AMZONCAP	ADM51310 535210	Office Furnishings	2025	4	INV	Paid	51.68	84605	1JWJ-GH13-T63C	Blinds and privacy films for City Hall offices	45770	5/8/2025
AMZONCAP	40253580 535900	Small Tools & Equipment	2025	4	INV	Paid	204.13	84605	1KC9-CN31-T1KX	Soldering tool for circuit boards	45763	5/8/2025
ATWORK	PKF57680 548150	Landscaping Services	2025	5	INV	Paid	5,176.08	84606	PS-INV105966	Pea patch garden clean up	45747	5/8/2025
BCFH	50159448 564000	Fleet Vehicles & Equipment	2025	5	INV	Paid	61,558.19	84607	3SM639	2025 PD SUV #106 budgeted replacement	45776	5/8/2025
Builders Exchange WA	41134100 541060	Eagle Lake Reclam Design	2025	4	INV	Paid	275.85	84608	1079310	Posting of reclaimed water distrib. syst improvmt	45722	5/8/2025
Builders Exchange WA	41134100 541060	Eagle Lake Reclam Design	2025	4	INV	Paid	6.15	84608	1079550	Posting of reclaimed water distrib. syst improvmt	45751	5/8/2025
CENTURYLINK	50251888 542000	Telephone Service	2025	4	INV	Paid	736.63	84609	300568001 4/25	Monthly Telephone Service	45767	5/8/2025
CENTURYLINK	50251888 542000	Telephone Service	2025	4	INV	Paid	91.20	84609	300570848 4/25	Monthly Telephone Service	45767	5/8/2025
CENTURYLINK	50251888 542000	Telephone Service	2025	4	INV	Paid	640.69	84609	300571491 4/25	Monthly Telephone Service	45767	5/8/2025
CENTURYLINK	50251888 542000	Telephone Service	2025	4	INV	Paid	134.40	84609	300573862 4/25	Monthly Telephone Service	45767	5/8/2025
CENTURYLINK	50251888 542000	Telephone Service	2025	4	INV	Paid	213.11	84609	300576080 4/25	Monthly Telephone Service	45767	5/8/2025
CENTURYLINK	50251888 542000	Telephone Service	2025	4	INV	Paid	46.75	84609	402478791 4/25	Monthly Telephone Service	45767	5/8/2025
CENTURYLINK	50251888 542000	Telephone Service	2025	4	INV	Paid	1,634.32	84609	411746240 4/25	Monthly Telephone Service	45767	5/8/2025
City Wide	51240010 548200	Custodial & Cleaning Services	2025	4	INV	Paid	4,998.60	84610	STI015000160	Custodial services for April 2025	45773	5/8/2025
COB	FIR52250 541542	Hazmat Consortium Fees	2025	5	INV	Paid	2,102.67	84611	52516	Hazmat admin fee	45770	5/8/2025
CORPPAY	00030010 523300	Reimb - Dues, Licenses & Cert	2025	5	INV	Paid	943.00	84612	4/25 KJ	City Credit Card K. Johnson	45770	5/8/2025
CORPPAY	00030010 549200	Dues-Subscriptions-Memberships	2025	5	INV	Paid	299.00	84612	4/25 KJ	City Credit Card K. Johnson	45770	5/8/2025
CORPPAY	00280090 541390	Advertising, Legal Notices etc	2025	5	INV	Paid	375.00	84612	4/25 NW	City Credit Card N. Wiebe	45770	5/8/2025
CORPPAY	CLK51420 541000	Professional Svcs - General	2025	5	INV	Paid	38.50	84612	4/25 DD	City Credit Card D. Dean	45770	5/8/2025
CORPPAY	CLK51420 541000	Professional Svcs - General	2025	5	INV	Paid	453.38	84612	4/25 MC	City Credit Card M. Chambless	45770	5/8/2025
CORPPAY	CLK51420 542300	Postage & Freight	2025	5	INV	Paid	2.04	84612	4/25 MC	City Credit Card M. Chambless	45770	5/8/2025
CORPPAY	CLK51420 549200	Dues-Subscriptions-Memberships	2025	5	INV	Paid	100.00	84612	4/25 DD	City Credit Card D. Dean	45770	5/8/2025
CORPPAY	COM55720 549200	Dues-Subscriptions-Memberships	2025	5	INV	Paid	91.72	84612	4/25 DM	City Credit Card D. McCall	45770	5/8/2025
CORPPAY	COU51160 543000	Training & Travel	2025	5	INV	Paid	42.00	84612	4/25 DD	City Credit Card D. Dean	45770	5/8/2025
CORPPAY	COU51160 549100	City-Sponsored Expenses	2025	5	INV	Paid	634.93	84612	4/25 MC	City Credit Card M. Chambless	45770	5/8/2025
CORPPAY	EMG52560 531910	Operating Supplies	2025	5	INV	Paid	655.15	84612	4/25 JR	City Credit Card J. Rellamas	45770	5/8/2025
CORPPAY	EMG52560 531910	Operating Supplies	2025	5	INV	Paid	25.88	84612	4/25 MB	City Credit Card M. Bailey	45770	5/8/2025
CORPPAY	EVE57120 531900	Miscellaneous Supplies	2025	5	INV	Paid	622.44	84612	4/25 NW	City Credit Card N. Wiebe	45770	5/8/2025
CORPPAY	EVE57120 543000	Training & Travel	2025	5	INV	Paid	69.77	84612	4/25 NW	City Credit Card N. Wiebe	45770	5/8/2025
CORPPAY	EXE51310 535200	Small Office Equipment	2025	5	INV	Paid	262.07	84612	4/25 NW	City Credit Card N. Wiebe	45770	5/8/2025
CORPPAY	EXE51310 543000	Training & Travel	2025	5	INV	Paid	97.00	84612	4/25 NW	City Credit Card N. Wiebe	45770	5/8/2025
CORPPAY	EXE51310 549100	City-Sponsored Expenses	2025	5	INV	Paid	1,777.30	84612	4/25 DD	City Credit Card D. Dean	45770	5/8/2025
CORPPAY	EXE51310 549100	City-Sponsored Expenses	2025	5	INV	Paid	41.27	84612	4/25 KR	City Credit Card K. Ross	45770	5/8/2025
CORPPAY	FIR52210 542300	Postage & Freight	2025	5	INV	Paid	33.91	84612	4/25 JR	City Credit Card J. Rellamas	45770	5/8/2025
CORPPAY	FIR52210 549100	City-Sponsored Expenses	2025	5	INV	Paid	74.57	84612	4/25 CB	City Credit Card C. Brown	45770	5/8/2025
CORPPAY	FIR52210 549100	City-Sponsored Expenses	2025	5	INV	Paid	342.67	84612	4/25 MB	City Credit Card M. Bailey	45770	5/8/2025
CORPPAY	FIR52245 543000	Training & Travel	2025	5	INV	Paid	1,255.52	84612	4/25 CB	City Credit Card C. Brown	45770	5/8/2025

CORPPAY	FIR52245 543000	Training & Travel	2025	5	INV	Paid	1,477.05	84612 4/25 MB	City Credit Card M. Bailey	45770	5/8/2025
CORPPAY	FIR52250 535900	Small Tools & Equipment	2025	5	INV	Paid	47.00	84612 4/25 CB	City Credit Card C. Brown	45770	5/8/2025
CORPPAY	LEG51531 531000	Office Supplies	2025	5	INV	Paid	301.28	84612 4/23 DB	City Credit Card D. Burke	45770	5/8/2025
CORPPAY	PKF57680 531300	Repair & Maintenance Supplies	2025	5	INV	Paid	1,299.00	84612 4/25 JH	City Credit Card J. Hamlin	45770	5/8/2025
CORPPAY	POL52110 542300	Postage & Freight	2025	5	INV	Paid	25.54	84612 4/25 LT	City Credit Card- M. Liebetrau	45770	5/8/2025
CORPPAY	POL52121 531910	Operating Supplies	2025	5	INV	Paid	51.30	84612 4/25 LT	City Credit Card- M. Liebetrau	45770	5/8/2025
CORPPAY	POL52122 531050	Uniforms & Protective Gear	2025	5	INV	Paid	142.50	84612 4/25 M Black	City Credit Card M. Black	45770	5/8/2025
CORPPAY	POL52122 541000	Professional Svcs - General	2025	5	INV	Paid	14.48	84612 4/25 LT	City Credit Card- M. Liebetrau	45770	5/8/2025
CORPPAY	POL52131 543000	Training & Travel	2025	5	INV	Paid	550.00	84612 4/25 LT	City Credit Card- M. Liebetrau	45770	5/8/2025
CORPPAY	POL52140 543000	Training & Travel	2025	5	INV	Paid	567.57	84612 4/25 FD	City Credit Card- Finance Dept.	45770	5/8/2025
CORPPAY	POL52140 543000	Training & Travel	2025	5	INV	Paid	151.44	84612 4/25 M Black	City Credit Card M. Black	45770	5/8/2025
CORPPAY	STR54290 549200	Dues-Subscriptions-Memberships	2025	5	INV	Paid	83.00	84612 4/25 PB	City Credit Card P. Bennett	45770	5/8/2025
CORPPAY	01452122 531050	Uniforms & Protective Gear	2025	5	INV	Paid	142.50	84612 4/25 M Black	City Credit Card M. Black	45770	5/8/2025
CORPPAY	01452140 543000	Training & Travel	2025	5	INV	Paid	1,118.80	84612 4/25 FD	City Credit Card- Finance Dept.	45770	5/8/2025
CORPPAY	01452140 543000	Training & Travel	2025	5	INV	Paid	179.00	84612 4/25 GH	City Credit Card G. Horejsi	45770	5/8/2025
CORPPAY	01452140 543000	Training & Travel	2025	5	INV	Paid	1,471.65	84612 4/25 M Black	City Credit Card M. Black	45770	5/8/2025
CORPPAY	40153410 549200	Dues-Subscriptions-Memberships	2025	5	INV	Paid	83.00	84612 4/25 PB	City Credit Card P. Bennett	45770	5/8/2025
CORPPAY	40153481 523300	Reimb - Dues, Licenses & Cert	2025	5	INV	Paid	87.00	84612 4/25 JQ	City Credit Card J. Quade	45770	5/8/2025
CORPPAY	40153481 543000	Training & Travel	2025	5	INV	Paid	564.35	84612 4/25 JQ	City Credit Card J. Quade	45770	5/8/2025
CORPPAY	40253580 549200	Dues-Subscriptions-Memberships	2025	5	INV	Paid	83.00	84612 4/25 PB	City Credit Card P. Bennett	45770	5/8/2025
CORPPAY	40353110 549200	Dues-Subscriptions-Memberships	2025	5	INV	Paid	82.99	84612 4/25 PB	City Credit Card P. Bennett	45770	5/8/2025
CORPPAY	50159448 564000	Fleet Vehicles & Equipment	2025	5	INV	Paid	127.21	84612 4/25 DH	City Credit Card D. Harris	45770	5/8/2025
CORPPAY	50251881 531820	Info Tech Components	2025	5	INV	Paid	200.94	84612 4/25 FL	City Credit Card F. Laroix	45770	5/8/2025
CORPPAY	50251881 531820	Info Tech Components	2025	5	INV	Paid	97.92	84612 4/25 IT	City Credit Card IT Dept.	45770	5/8/2025
CORPPAY	50251881 542300	Postage & Freight	2025	5	INV	Paid	28.71	84612 4/25 IT	City Credit Card IT Dept.	45770	5/8/2025
CORPPAY	50251888 541030	Info Tech Services	2025	5	INV	Paid	821.16	84612 4/25 IT	City Credit Card IT Dept.	45770	5/8/2025
Deana Dean	EXE51310 549100	City-Sponsored Expenses	2025	4	INV	Paid	207.19	84613 RE D. Dean 4/25	Reimb. D. Dean supplies for Volunteer Apprec Event	45775	5/8/2025
Dena Burke	LEG51531 543000	Training & Travel	2025	5	INV	Paid	691.70	84614 RE D. Burke 4/25	Reimb. D. Burke per diem/lodging/mileage for conf.	45776	5/8/2025
DJC	41134100 541060	Eagle Lake Reclam Design	2025	4	INV	Paid	413.40	84615 3408449	Advertisement of Req for Qualif 3/18 & 4/1	45748	5/8/2025
ENVTECH	STR54266 531300	Snow & Ice Control Supplies	2025	5	INV	Paid	8,889.48	84616 CD202507837	Ice slicer	45700	5/8/2025
ENVTECH	STR54266 531300	Snow & Ice Control Supplies	2025	5	INV	Paid	8,460.26	84616 CD202507838	Ice slicer	45700	5/8/2025
ENVTECH	STR54266 531300	Snow & Ice Control Supplies	2025	5	INV	Paid	9,390.64	84616 CD202508239	Ice slicer	45706	5/8/2025
ENVTECH	STR54266 531300	Snow & Ice Control Supplies	2025	5	INV	Paid	8,990.99	84616 CD202508561	Ice slicer	45708	5/8/2025
ENVTECH	STR54266 531300	Snow & Ice Control Supplies	2025	5	INV	Paid	8,680.67	84616 CD202508562	Ice slicer	45708	5/8/2025
ENVTECH	STR54266 531300	Snow & Ice Control Supplies	2025	5	INV	Paid	8,457.36	84616 CD202508563	Ice slicer	45708	5/8/2025
FuelCare	50154868 541000	Professional Svcs - General	2025	4	INV	Paid	6,338.08	84617 10775	Gen set fuel tank cleaning/treatment- well	45770	5/8/2025
GRAINGER	51051821 531300	Repair & Maintenance Supplies	2025	5	INV	Paid	72.69	84618 9472885699	Parking lot line roller kit	45761	5/8/2025
GRAINGER	51051821 531300	Repair & Maintenance Supplies	2025	5	INV	Paid	1,969.55	84618 9472885707	Parking lot line roller machine	45761	5/8/2025
HD Supply Facil Main	51051821 531300	Repair & Maintenance Supplies	2025	4	INV	Paid	139.21	84619 9236019191	Suggestion boxes for HR	45758	5/8/2025
HOS	40353190 548000	Repair & Maintenance Services	2025	5	INV	Paid	1,002.46	84620 82812	Disposing of stripped sod from Tree Equity plantg	45747	5/8/2025
Inter Cybernetics	31059532 541060	Design Services	2025	4	INV	Paid	2,150.00	84621 250331-56	Pavement condition survey 2025 through 3/31/25	45747	5/8/2025
KC 710	PLN55861 541000	Professional Svcs - General	2025	5	INV	Paid	260.00	84622 2160692	Landmarks Coord labor for Depot roofing/gutters	45638	5/8/2025
LAWSONPR	40253560 531300	Repair & Maintenance Supplies	2025	4	INV	Paid	69.71	84623 9312380975	Paint for locates	45755	5/8/2025
MA	PLN34182 341820	Engineering Service Charges	2025	5	INV	Paid	1,783.60	84624 182202	Snoq Valley Community Health Ctr Task order 15	45666	5/8/2025
MES Service Company	FIR52250 548000	Repair & Maintenance Services	2025	5	INV	Paid	1,146.60	84625 IN2245108	Annual SCBA Flow test and maintenance	45764	5/8/2025
N.W. Devlp Undergr	41134200 563000	Class A Res & Pump Sta - Const	2025	5	INV	Paid	4,381.06	84626 87	Reloc. of 2nd irrig utility from project site, Feb	45726	5/8/2025
OMNI PAC	40253930 531300	Repair & Maintenance Supplies	2025	4	INV	Paid	355.12	84627 626880	Rubber for filters	45750	5/8/2025
OTAK	PLN55861 541080	Environmental Services	2025	5	INV	Paid	3,941.75	84628 000122400346	Snoqualmie, BAS review and Comp Plan support	45656	5/8/2025
PERFSYS	FIR52250 548000	Repair & Maintenance Services	2025	5	INV	Paid	1,491.93	84629 SI-0011993	Hydro testing for 32 SCBA cylinders	45715	5/8/2025
POA	50251888 545200	Rent - Furniture & Equipment	2025	4	INV	Paid	2.84	84630 8C24086-7	Monthly PD printer lease	45762	5/8/2025
POA	50251888 545200	Rent - Furniture & Equipment	2025	4	INV	Paid	1.90	84630 8C24585-6	Monthly PD printer lease	45762	5/8/2025
POA	50251888 545200	Rent - Furniture & Equipment	2025	4	INV	Paid	137.66	84630 CSQ-2823	Monthly Printer Lease	45762	5/8/2025
POA	50259118 577004	Copiers/Printers Lease Prin	2025	4	INV	Paid	31.19	84630 8C24086-7	Monthly PD printer lease	45762	5/8/2025
POA	50259118 577004	Copiers/Printers Lease Prin	2025	4	INV	Paid	20.93	84630 8C24585-6	Monthly PD printer lease	45762	5/8/2025
POA	50259118 577004	Copiers/Printers Lease Prin	2025	4	INV	Paid	1,552.91	84630 CSQ-2823	Monthly Printer Lease	45762	5/8/2025
POA	50259418 564100	IT Shared System Hardware	2025	4	INV	Paid	1,359.87	84630 172074	Color printer for HR Manager office	45740	5/8/2025
PROSPECT	41759436 563000	WRF Improve Construction	2025	5	INV	Paid	134,613.02	84631 Pay estimate #18	Construction thru 3/14/2025	45730	5/8/2025
RH2	40153410 541000	Professional Svcs - General	2025	5	INV	Paid	44.69	84632 100259	Adv bid ready plans & specs/plan figure update	45736	5/8/2025
RH2	40253510 541000	Professional Svcs - General	2025	5	INV	Paid	44.69	84632 100259	Adv bid ready plans & specs/plan figure update	45736	5/8/2025

RH2	41134100 541060	Eagle Lake Reclam Design	2025	5	INV	Paid	42,301.38	84632 100259	Adv bid ready plans & specs/plan figure update	45736	5/8/2025
RH2	41134190 563000	Kimball Creek Pump Sta - Const	2025	5	INV	Paid	689.57	84632 100286	Project Closeout/ temp bypass & constrc submit rvw	45728	5/8/2025
RH2	41759436 541040	WRF Improve Const Mgmt	2025	5	INV	Paid	28,527.16	84632 100286	Project Closeout/ temp bypass & constrc submit rvw	45728	5/8/2025
ST AUDITOR	FIN51423 541091	State Auditor Services	2025	5	INV	Paid	834.00	84633 L167576	FY2022-2023 Audit Services- March 2025	45756	5/8/2025
SV CHAMBER COMM	PLN55730 541000	Professional Svcs - General	2025	4	INV	Paid	2,500.00	84634 2400	Support for Chamber Mobile App	45762	5/8/2025
Trojan Tech	40253930 531500	Sewage Treatment Chemicals	2025	4	INV	Paid	44,835.62	84635 200/50002239	Germicidal UV lamps	45762	5/8/2025
URBANF	40353190 531300	Repair & Maintenance Supplies	2025	5	INV	Paid	4,362.54	84636 10618	Phase 3: Tree Equity Downtown - Arbor Day trees	45712	5/8/2025
URNW	51051821 545200	Rent - Furniture & Equipment	2025	4	INV	Paid	699.66	84637 246352037-001	Lift rental for light replacement at PW building	45762	5/8/2025
USAB	40153482 531300	Repair & Maintenance Supplies	2025	4	INV	Paid	471.74	84638 INV00676853	Hypochlorite test kit	45756	5/8/2025
VERIZCS	40153935 542000	Telephone Service	2025	4	INV	Paid	356.24	84639 6111169122	Monthly cell modem charges	45763	5/8/2025
VERIZCS	50251888 542010	Cellular Telephone	2025	4	INV	Paid	6,976.94	84639 6111169121	Monthly cellular telephone service	45763	5/8/2025
Water Mgmt Group	40153935 541000	Professional Svcs - General	2025	4	INV	Paid	4,004.98	84640 21853	May 2025 Maxicom irrigation monitoring services	45769	5/8/2025
Water Mgmt Labs	40153481 541000	Professional Svcs - General	2025	4	INV	Paid	450.00	84641 228519	April 2025 bacteria samples	45772	5/8/2025
WEC	40253580 531340	Custodial & Cleaning Supplies	2025	4	INV	Paid	2,324.51	84642 17046864	Herbicide-vegetation & grounds management	45756	5/8/2025
WEC	40253580 531340	Custodial & Cleaning Supplies	2025	4	INV	Paid	1,726.84	84642 17046866	Herbicide-vegetation & grounds management	45756	5/8/2025
WLACE	PKF57680 531300	Repair & Maintenance Supplies	2025	5	INV	Paid	14.16	84643 15314734	Hose attachments	45750	5/8/2025
WLACE	PKF57680 531300	Repair & Maintenance Supplies	2025	5	INV	Paid	28.52	84643 15314773	Painting supplies	45755	5/8/2025
WLACE	40353130 531300	Repair & Maintenance Supplies	2025	4	INV	Paid	32.92	84643 15314883	Knee pads for catch basin inspections, key box	45765	5/8/2025
WLACE	51051821 531300	Repair & Maintenance Supplies	2025	4	INV	Paid	215.14	84643 15314866	Parking lot restripe paint - Fire Station	45764	5/8/2025
WLACE	51051821 531300	Repair & Maintenance Supplies	2025	4	INV	Paid	168.83	84643 15314880	Parking line paint - Fire Station	45765	5/8/2025
WLACE	51051821 531300	Repair & Maintenance Supplies	2025	4	INV	Paid	48.32	84643 15314882	Parking line paint- Fire Station	45765	5/8/2025
ZETEC	PAR34730 347301	Recreational Activity Fees	2025	5	INV	Paid	338.00	84644 1746	Refund: Cancel Park Reservation orig recpt 3/19/25	45777	5/8/2025

City of Snoqualmie

Claims presented to the City to be paid in the amount of \$4,853.00

For claims warrants numbered 84604 through 84645 & dated 4/22/2025

VENDOR NAME	ACCOUNT	ACCOUNT DESC	YEAR	PERIOD	TYPE	STATUS	AMOUNT	CHECK NO	INVOICE #	FULL DESC	INVOICE DATE	CHECK DATE
Teamsters	63123150 231500	Undistributed Payroll Deductns	2025	4	INV	Paid	4,853.00	84645	Payroll 4/22/2025	Dues- Teams	45769	4/22/2025

City of Snoqualmie

Claims presented to the City to be paid in the amount of \$40,491.03

For claims warrants numbered 84646 through 84656 & dated 5/13/2025

VENDOR NAME	ACCOUNT	ACCOUNT DESC	YEAR	PERIOD	TYPE	STATUS	AMOUNT	CHECK NO	INVOICE #	FULL DESC	INVOICE DATE	CHECK DATE
City of Sunnyside	POL52360 541505	Jail Services - Sunnyside	2025	5	INV	Paid	529.20	84646	16015	Inmate days served March 2025	45750	5/13/2025
COI	POL52360 541502	Jail Services - Issaquah	2025	5	INV	Paid	23,730.59	84647	25000179	Issaquah jail- Housing/Medical- Snoq. inmates 3/25	45771	5/13/2025
CRIMINAL	01452140 543000	Training & Travel	2025	5	INV	Paid	95.00	84648	201140875	M. Peter- Field Training Office Academy course	45747	5/13/2025
CRIMINAL	01452140 543000	Training & Travel	2025	5	INV	Paid	100.00	84648	201140918	S. Tye- Law Enforcement Records course	45749	5/13/2025
GALLSLLC	POL52122 531050	Uniforms & Protective Gear	2025	5	INV	Paid	78.54	84649	030871666	G. Horejsi- Dress shoes	45744	5/13/2025
LNCS	00000030 388300	Error Correction	2025	5	CRM	Paid	-652.15	84650	CM36188	Credit for orig. invoice #674628	45006	5/13/2025
LNCS	FIR52220 531051	Personal Protective Equipment	2025	5	INV	Paid	352.55	84650	INV830895	Pmt for shipping charges inv. INV822939	45446	5/13/2025
LNCS	POL52122 531050	Uniforms & Protective Gear	2025	5	INV	Paid	685.63	84650	INV933926	D. Buergi- long slv shirt, short polo (4), w/embrd	45750	5/13/2025
LNCS	POL52122 531050	Uniforms & Protective Gear	2025	5	INV	Paid	4.96	84650	INV939789	G. Horejsi- emblem embroidery on shirt	45768	5/13/2025
MA	PLN55861 541040	Engineering Services	2025	5	INV	Paid	3,656.80	84651	181951	Snoqualmie transportation impact fee-Task order 14	45663	5/13/2025
MA	PLN55861 541040	Engineering Services	2025	5	INV	Paid	401.25	84651	182792	Snoq. transportation impact fee- Task Order 14	45698	5/13/2025
NB AUTOG	FIR52250 531301	Repair Parts	2025	5	INV	Paid	32.77	84652	061250	Spark plugs- chainsaw	45739	5/13/2025
NB AUTOG	POL52150 531300	Repair & Maintenance Supplies	2025	5	INV	Paid	55.79	84652	064801	Vehicle cleaning wipes & cleaner	45772	5/13/2025
NB AUTOG	STR54230 531300	Repair & Maintenance Supplies	2025	5	INV	Paid	91.99	84652	056408	School zone battery	45688	5/13/2025
NB AUTOG	STR54230 531300	Repair & Maintenance Supplies	2025	5	INV	Paid	459.97	84652	058159	School zone battery	45707	5/13/2025
NB AUTOG	STR54230 531300	Repair & Maintenance Supplies	2025	5	INV	Paid	275.98	84652	060002	School zone battery	45726	5/13/2025
NB AUTOG	STR54230 531300	Repair & Maintenance Supplies	2025	5	INV	Paid	1,103.92	84652	060004	School zone batteries	45726	5/13/2025
NB AUTOG	STR54230 531300	Repair & Maintenance Supplies	2025	5	INV	Paid	279.67	84652	060095	Speed limit sign battery	45727	5/13/2025
NB AUTOG	STR54230 531300	Repair & Maintenance Supplies	2025	5	INV	Paid	91.43	84652	063536	Ratchet straps	45761	5/13/2025
Perteet Eng	PLN55861 541040	Engineering Services	2025	5	INV	Paid	6,442.00	84653	00023042.0017-2	SVH Community Health Center- Task 2501	45726	5/13/2025
SS	POL52122 531910	Operating Supplies	2025	5	INV	Paid	410.59	84654	0037921-IN	Terminator stop sticks (2)	45771	5/13/2025
VERIZ 3	50251888 542010	Cellular Telephone	2025	5	INV	Paid	2,014.55	84655	6111211130	PD cell phones- Mar 17-Apr 16 2025	45763	5/13/2025
VFG	PLN55861 541000	Professional Svcs - General	2025	5	INV	Paid	250.00	84656	450073	NW Rlwy Museum roundhouse rezone/Dvlp agreement	45736	5/13/2025

City of Snoqualmie

Claims presented to the City to be paid in the amount of \$492,375.08**For claims warrants numbered 2025050 through 2025058 & dated 4/7/2025**

VENDOR NAME	ACCOUNT	ACCOUNT DESC	YEAR	PERIOD	TYPE	STATUS	AMOUNT	CHECK NO	INVOICE #	FULL DESC	INVOICE DATE	CHECK DATE
EFTPS	63123150 231500	Undistributed Payroll Deductns	2025	4	DIR	Paid	150,619.28	2025050	Payroll 4/7/25	IRS Tax Deposit	45754	4/7/2025
NAVIA AP	63423150 231500	Undistributed Payroll Deductns	2025	4	DIR	Paid	416.67	2025051	Payroll 4/7/25	Flexible Spending Account	45754	4/7/2025
NWFFT Trust	63123150 231500	Undistributed Payroll Deductns	2025	4	DIR	Paid	37,640.99	2025052	Payroll 4/7/25	Health Benefits- Fire	45754	4/7/2025
DRS	63123150 231500	Undistributed Payroll Deductns	2025	4	DIR	Paid	112,055.10	2025053	Payroll 4/7/25	DRS Pension/DCP	45754	4/7/2025
AFLAC	63123150 231500	Undistributed Payroll Deductns	2025	4	DIR	Paid	78.13	2025054	Payroll 4/7/25	Aflac insurance for one employee	45754	4/7/2025
ICMA - Mission Sq	63123150 231500	Undistributed Payroll Deductns	2025	4	DIR	Paid	6,160.22	2025055	Payroll 4/7/25	Deferred Compensation Program	45754	4/7/2025
Voya	63123150 231500	Undistributed Payroll Deductns	2025	4	DIR	Paid	225.00	2025056	Payroll 4/7/25	Deferred Compensation Program	45754	4/7/2025
DSHS	63123150 231500	Undistributed Payroll Deductns	2025	4	DIR	Paid	500.00	2025057	Payroll 4/7/25	Child Support	45754	4/7/2025
AWC Benefits	63123150 231500	Undistributed Payroll Deductns	2025	4	DIR	Paid	184,679.69	2025058	Payroll 4/7/25	Health/Disab Benefits	45754	4/7/2025

City of Snoqualmie**Claims presented to the City to be paid in the amount of \$464,107.76****For claims warrants numbered 2025062 through 2025071 & dated 4/22/2025**

VENDOR NAME	ACCOUNT	ACCOUNT DESC	YEAR	PERIOD	TYPE	STATUS	AMOUNT	CHECK NO	INVOICE #	FULL DESC	INVOICE DATE	CHECK DATE
EFTPS	63123150 231500	Undistributed Payroll Deductns	2025	4	DIR	Paid	160,925.24	2025062	Payroll 4/22/2025	IRS Tax Deposit	45769	4/22/2025
NAVIA AP	63423150 231500	Undistributed Payroll Deductns	2025	4	DIR	Paid	416.67	2025063	Payroll 4/22/2025	Flexible Spending Account	45769	4/22/2025
DRS	63123150 231500	Undistributed Payroll Deductns	2025	4	DIR	Paid	108,578.65	2025064	Payroll 4/22/2025	DRS Pension/Deferred Compensation Program	45769	4/22/2025
ICMA - Mission Sq	63123150 231500	Undistributed Payroll Deductns	2025	4	DIR	Paid	6,191.19	2025065	Payroll 4/22/2025	Deferred Compensation Program	45769	4/22/2025
Voya	63123150 231500	Undistributed Payroll Deductns	2025	4	DIR	Paid	225.00	2025066	Payroll 4/22/2025	Deferred Compensation Program	45769	4/22/2025
DSHS	63123150 231500	Undistributed Payroll Deductns	2025	4	DIR	Paid	500.00	2025067	Payroll 4/22/2025	Child Support	45769	4/22/2025
ESD	NON51890 549020	Other Taxes & Fees	2025	4	DIR	Paid	0.09	2025068	Payroll 4/22/2025	1st Quarter Unemployment Tax	45769	4/22/2025
ESD	63123150 231500	Undistributed Payroll Deductns	2025	4	DIR	Paid	7,479.41	2025068	Payroll 4/22/2025	1st Quarter Unemployment Tax	45769	4/22/2025
L&I	63123150 231500	Undistributed Payroll Deductns	2025	4	DIR	Paid	127,480.31	2025069	Payroll 4/22/2025	1st Quarter Labor and Industries premiums	45769	4/22/2025
ESD	63123150 231500	Undistributed Payroll Deductns	2025	4	DIR	Paid	17,729.05	2025070	Payroll 4/22/2025 WC	1st Quarter WA Cares	45769	4/22/2025
ESD	63123150 231500	Undistributed Payroll Deductns	2025	4	DIR	Paid	34,582.15	2025071	Payroll 4/22/2025 WP	1st Quarter WA Paid Fam & Medical Leave	45769	4/22/2025

ADVICE REGISTER - SEMI MONTH

WARRANT: 250507 From: 04/16/2025 To: 04/30/2025

NAME	CHK #	NET PAY
BAILEY, MICHAEL	000000956	5,760.38
BARNET, RYAN	000000957	3,774.53
BARRETT, TIMOTHY	000000958	3,809.89
BATTLES, JASON	000000959	5,488.29
BEACH, LYLE	000000960	3,408.09
BENNETT, PHILIP	000000961	4,910.18
BENSON, ETHAN	000000962	494.87
BETTS, JIMMIE L	000000963	3,188.56
BLACK, MELINDA	000000964	3,424.62
BOSTICK, MAX	000000965	3,635.71
BOUTA, ANDREW	000000966	4,888.64
BROWN, CHRIS E	000000967	4,348.39
BRUMFIELD, SAMANTHA	000000968	3,029.56
BUELNA, REBECCA	000000969	2,910.75
BUERGI, DANIEL R	000000970	3,796.68
BURKE, DENA	000000971	5,348.42
BYRD, TYLER D	000000972	3,137.74
CHAMBLESS, MICHAEL	000000973	6,268.20
CHRISTENSEN, CARA	000000974	498.03
COOPER, JOHN	000000975	3,865.58
COTTON, CATHERINE	000000976	494.87
DALZIEL, RYAN A	000000977	3,272.74
DAVIS, RAMONA	000000978	5,104.59
DEAN, DEANA L	000000979	4,176.96
DEWAR, MILES Z	000000980	2,269.37
DUDDLES, MARTHA J	000000981	2,813.90
ECKER, BRENDON J	000000982	2,393.52
FLORIDA, HEATHER K	000000983	2,946.58
FOUTS, JACOB T	000000984	4,164.53
FRY, PATRICK	000000985	4,320.63
GAMBLE, DYLAN A	000000986	3,051.05
GEORGE, JASON A	000000987	4,815.99
GUTWEIN, AUSTIN D	000000988	4,214.34
HALBERT, KEVIN F	000000989	3,088.87
HALL, JAEDON E	000000990	2,607.77
HAMLIN, JEFFREY T	000000991	4,667.83
HARRIS, DONALD I	000000992	5,176.78
HAWK, DALTON J	000000993	3,249.49
HEATH, GREGORY Q	000000994	3,124.79
HEBEL, RICHARD	000000995	2,566.86
HEDGER, MATTHEW	000000996	4,324.30
HENDERSON, KYLA A	000000997	3,312.12
HENDRICKS, CORY D	000000998	3,832.53
HILTON, AUSTIN	000000999	2,579.49
HOLDEN, TANIA L	000001000	3,420.69
HOLMES, CHASE W	000001001	2,497.39
HOLMES, THOMAS E	000001002	5,982.11
HOREJSI, GARY W	000001003	4,317.07
HOYLA, KOBE R	000001004	3,364.50
HUGHES, JENNIFER L	000001005	3,665.72
IVERSON, CHRISTINE L	000001006	2,356.96
JOHNSON, JOLYON M	000001007	494.87
JOHNSON, KIMBERLY G	000001008	3,839.94

ADVICE REGISTER - SEMI MONTH

WARRANT: 250507 From: 04/16/2025 To: 04/30/2025

NAME	CHK #	NET PAY
JONGEKRYG, ANDREW P	000001009	2,558.61
KNOWLES, KENNETH	000001010	3,642.12
LACROIX, LAFLECHE	000001011	4,536.66
LASSWELL, ROBERT	000001012	3,876.93
LATHAM, ANDREW F	000001013	8,738.15
LATHROP, NICHOLAS S	000001014	3,061.26
LEMOINE, BLAKE S	000001015	2,360.44
LIEBETRAU, MICHAEL K	000001016	2,509.56
LOEHNDORF, SCOTT A	000001017	3,148.14
LOSVAR, DYLAN	000001018	2,405.16
MACVICAR, NEIL S	000001020	3,159.11
MAINSTONE, BRIAN R	000001021	3,267.33
MARKWARDT, KYLE C	000001022	2,933.24
MCCALL, DANNA M	000001023	3,610.53
MEADOWS, JOSEPH R	000001024	3,663.47
MILLER, CRAIG MILLER,	000001025	5,114.23
MATTHEW L MOATE,	000001026	5,054.37
DANIEL W NATKHA,	000001027	4,827.41
WILLIAM NEAL, RYAN T	000001028	3,516.36
O'DONNELL, PETER A	000001029	3,876.29
O'NEIL, KERRY K	000001030	3,325.84
OCEGUEDA, JUAN M	000001031	2,666.88
OROZCO, JORGE	000001032	3,052.45
OWENS, JACK T PARKER,	000001033	4,320.66
BENJAMIN T PETER,	000001034	3,021.14
MICHAEL H PHAM, THAI	000001035	4,138.19
Q	000001036	3,413.21
QUADE, JOAN E	000001037	3,363.74
RAMOS, DAMIAN	000001038	2,389.46
RASMUSSEN, ERIK R	000001039	3,393.82
REN, JUSTIN K	000001040	2,791.66
ROSS, KATHERINE G	000001041	3,108.11
SANDIN, KEVIN	000001042	2,173.66
SCHANNAUER, WYATT	000001043	2,462.16
SCHULGEN, NICHOLAS R	000001044	2,404.78
SCHUMANN, ZACHARY J	000001045	3,353.27
SHINN, TODD	000001046	3,308.68
SMITH, CHASE A	000001047	3,697.60
SNYDER, KEVIN S	000001048	4,862.05
SPEARS, JOSEPH E	000001049	3,813.60
STEWART, JAKE R	000001050	3,758.08
TOZIER, THERESA M	000001051	2,090.23
TREPTOW, ILYSE	000001052	3,784.08
TYE, SHERRI	000001053	3,417.55
VINING, ANDREW E	000001054	3,092.50
VLADIS, DMITRIY	000001055	4,041.30
WALKER, JANNA L	000001056	4,782.19
WASHINGTON, LOUIS R	000001057	3,574.59
WEISS, JASON A WERRE,	000001058	394.87
CHRISTOPHER T WEST,	000001059	6,882.32
MATTHEW A	000001060	5,395.82
	000001061	6,315.72

ADVICE REGISTER - SEMI MONTH

WARRANT: 250507 From: 04/16/2025 To: 04/30/2025

NAME	CHK #	NET PAY
WESTMAN, JESSE	000001062	2,499.83
WIEBE, NICOLE H	000001063	2,713.55
WILSON, CHRISTOPHER A	000001064	2,830.65
WOLFE, ALBERT R	000001065	6,735.81
WOTTON, ROBERT	000001066	344.87
YANG, DONG	000001067	3,127.93
Total Deposits: 111		395,198.48

** END OF REPORT - Generated by Ilyse Treptow **

Claims Approval Report for F&A 5-20, CM 5-26

Final Audit Report

2025-05-15

Created:	2025-05-15
By:	Tania Holden (THolden@snoqualmiewa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAADU8kWuPR6bPkc_SOn08silDw_S9iKk3o

"Claims Approval Report for F&A 5-20, CM 5-26" History



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Document e-signed by Drew Bouta (dbouta@snoqualmiewa.gov)

Signature Date: 2025-05-15 - 5:16:13 PM GMT - Time Source: server



Agreement completed.

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Council Agenda Bill

AB Number

AB25-035

Agenda Bill Information

Title*

Ordinance Amending SMC Titles 17.20 and 17.37

Action*

Motion

Council Agenda Section

Ordinance

Council Meeting Date*

04/28/2025 & 05/12/2025

Staff Member

Mona Davis

Department* Community

Development

Committee

Community Development

Committee Date

04/21/2025

Exhibits

Packet Attachments - if any

Summary

Introduction*

Brief summary.

This agenda item is associated with proposed amendments to the city's Downtown Historic District Retail Overlay Zone including: waivers of special use regulations, the percentage of required retail use in the downtown, the geographic extent of the Retail Overlay boundaries, and the percentage of covered storefront window usage.

Proposed Motion

Move to adopt Ordinance 1306 amending various sections of Chapter 17.20 and Chapter 17.37 of the Snoqualmie Municipal Code to amend retail use requirements in the downtown historic district retail use overlay.

Background/Overview*

What was done (legislative history, previous actions, ability to hyperlink)

In December of 2023 the Economic Development Commission (“EDC”) sent a letter to the Community Development Council Committee regarding recommended draft amendments to the Snoqualmie Municipal Code Chapter 17.37, Downtown Historic District Retail Overlay Zone and 17.37.040 Waiver of special use regulations. Their recommendations included:

1. 100 Percent of the storefronts on Railroad Avenue S.E. occupied by retail uses, increased from the current 75% requirement; and
2. 180-day allowance on good faith efforts to lease the premises for a retail use, increased from the current 120-day requirement.

On February 5, 2023, the Council CD Committee remanded the draft amendments back to the EDC for further discussion and a recommendation to the Planning Commission. The Planning Commission met and discussed the recommendations of the EDC from May thru December of 2024.

Analysis*

The Planning Commission discussed and recommended as shown in the attached Ordinance with draft amendments the following: an adjustment to the Downtown Historic District Retail Overlay Zone to remove parcels that are currently zoned OS-2 from the Overlay adding additional property as shown on the attached map, an increase to the minimum ground-floor retail use requirement from 75% to 90%, and the removal of the retail use waiver process from the SMC altogether as steps necessary to protect the integrity of the retail commerce in the downtown.

Budgetary Status*

This action has no budgetary implications.



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

STAFF MEMO

To: Snoqualmie City Council
From: Andrew Levins, Land Use Planning Consultant
Mona Davis, Community & Economic Development Director
Date: May 12, 2025
Subject: SMC 17.37 Retail District Overlay Code Amendments

BACKGROUND:

The proposed amendments originated from recommendations by the Economic Development Commission (EDC) in December 2023, initially suggesting an increase in retail occupancy to 100% in the Retail Use Overlay, along Railroad Avenue, and extending the good faith leasing period from 120 to 180 days. Outreach occurred through City Staff meetings with the Ridge and Downtown Merchants associations in May 2024, resulting in broad merchant support for higher retail use occupancy requirements and clear good-faith leasing guidelines. Commercial property owners affected by these amendments were mailed notice of two online public meetings held by the City for the purpose of collecting property owner and landlord feedback on the amendments, but neither meeting had any attendees, and no written comments were provided.

Following public outreach efforts in May 2024, the Planning Commission continued to discuss the proposed amendments through multiple meetings until September 16, 2024, in pursuit of their vision of a set of amendments that would support the vitality of Snoqualmie's walkable retail districts. As a result of these discussions, the Planning Commission adjusted the recommendation to 1) reflect a 90% retail use occupancy requirement, 2) remove the retail waiver process altogether, and 3) expand the area to which these amendments would apply to all storefronts facing Center Boulevard SE in Snoqualmie Ridge and to all downtown parcels within the BR-1 and BR-2 zone.

The Planning Commission held a public hearing on October 21, 2024 for the proposed amendments and received substantial public comment from attendees of the hearing. One of the primary points of concern among public commenters was the expansion of the Retail Use Overlay to encompass properties in the BR-2 zone. As a result, the Planning Commission continued the hearing to a later date to review public comments received and adjust proposed amendments as necessary, and staff developed a comment response matrix addressing concerns raised during public comment (Attachment 3). The Public Hearing was reopened on December 2, 2024, with the amendments revised to reduce the scope of the expansion of the Retail Use Overlay to affect only parcels within the BR-1 zone and select parcels along Falls Avenue, as deemed appropriate by the Planning Commission (see Attachment 1 in this memo). Additionally, all

storefronts facing Center Boulevard SE would be included in the amendments. Hearing no significant public comment regarding this amendment concept, the Planning Commission unanimously moved to recommend the text amendments and map revisions to the City Council at their January 21, 2025 meeting.

The Community Development Committee discussed the proposed geographic extent of the amendments at their April 8, 2025, April 21, 2025, and May 5, 2025 meetings, and agreed to move forward with the boundaries originally recommended by the Planning Commission.

ANALYSIS:

Both the existing retail occupancy requirement of 75% and the time allowance of 120 days apply to the ground floor of buildings facing Railroad Avenue only in the Retail Use Overlay. Because the Snoqualmie Ridge 1 Development Standards reference the Municipal Code, the retail use requirements only apply to storefront tenant spaces facing specific intersections, including Center Boulevard SE and SE Ridge Street, SE Mayrand Lane, and SE Kinsey Street. Table 1 below further illustrates how these requirements currently apply to Snoqualmie’s two primary walkable retail districts:

Table 1: Existing Retail Use Requirements		
	Snoqualmie Ridge I Neighborhood Center, corner tenant spaces facing select intersections	Retail Use Overlay, downtown along Railroad Avenue
Ground Floor Minimum Retail Use Ratio	100%	75%
Minimum time allowance to demonstrate good-faith effort to find retail tenant	120 days	120 days

Under the proposed amendments, 90% of the storefronts within the Retail Use Overlay and within Snoqualmie Ridge facing Center Boulevard SE must be “bona-fide” retail uses that support the vitality of the walkable retail district, and the retail use waiver process is removed. Currently, the ratio of retail to non-retail uses within the existing Retail Use Overlay is approximately 75% retail to 25% non-retail uses. If adopted, because there is no waiver process, no new non-retail uses may utilize a ground-floor storefront until compliance with the 90% retail use ratio is achieved within the Retail Use Overlay and for storefronts facing Center Boulevard SE.¹ See Table 2 (below in this memo) Proposed Retail Use Requirements, summarizes these changes.

¹ This change will only take effect in Snoqualmie Ridge if a subsequent Resolution is adopted by the City Council modifying the Snoqualmie Ridge 1 Mixed Use Final Plan.

Table 2: Proposed Retail Use Requirements		
	Snoqualmie Ridge I Neighborhood Center; corner all storefronts facing select intersections <u>Center Boulevard SE</u>	<u>Parcels located in the BR- 1 or along select parcels on Falls Ave in Downtown Snoqualmie</u> (see Attachment 1) ²
Ground Floor Minimum Retail Use Ratio	<u>90%</u>	<u>90%</u> ²
Minimum time allowance to demonstrate good-faith effort to find retail tenant	<u>N/A, No Retail Waivers</u>	<u>N/A, No Retail Waivers</u> ²

Under the current Snoqualmie Municipal Code, the Community Development Director is obligated to approve a waiver from the retail use requirement if specific findings (that the storefront was advertised at a fair market value for a period of 120 days) are met. Disapproving of the ministerial nature of this process, the Planning Commission suggested a procedure in which all retail use waivers would be decided by the Community Development Department with that decision appealable to the City Council. The City Attorney identified a personal liability risk to individual City Council members that would result if they were the decisionmakers for retail waivers and continues to advise that this risk exceeds the acceptable level of risk tolerance for City of Snoqualmie officials. As a result, the Planning Commission recommended removal of the waiver process altogether.

Other minor changes are proposed; within the Snoqualmie Ridge Neighborhood Center, the development standards are proposed to be modified to require that at least 50% of ground-floor windows along Center Boulevard SE remain uncovered by signs or other window coverings during normal business hours, ensuring visibility into the tenant space and enhancing the pedestrian experience. Within the Snoqualmie Municipal Code, minor code changes are proposed for the sake of internal consistency and general code cleanup.

Importantly, because the Snoqualmie Ridge Mixed Use Final Plan is vested to the version of the Snoqualmie Municipal Code that was in effect in 2007 when the plan was adopted, the proposed changes will not apply to Snoqualmie Ridge unless the Mixed Use Final Plan is also modified after the Retail Use Overlay amendments are adopted. If the current amendments are enacted via Ordinance, a future Resolution will be brought before Council to amend the Snoqualmie Ridge Mixed Use Final Plan and Development Standards applying these changes upon the Ridge.

SUMMARY OF AMENDMENTS:

² Will only take effect in Snoqualmie Ridge if a subsequent Resolution is adopted by the City Council modifying the Snoqualmie Ridge 1 Mixed Use Final Plan.

- Expand the extent of the Retail Use Overlay to include all parcels zoned BR-1 and select parcels along Falls Avenue in Downtown Snoqualmie as depicted on the map (see Attachment 1 in this memo) and depict this change on the official zoning map. The minimum threshold for ground floor retail uses will apply to these parcels.
- Remove parcels that are currently zoned OS-2 from the Retail Use Overlay, as they are part of the Snoqualmie River Trail project.
- Increase the minimum ground-floor retail use requirement from 75% to 90%.
- Remove the retail use waiver process from the SMC altogether.
- Other changes that implement similar requirements in the Snoqualmie Ridge Neighborhood Center will be brought to Council with a Resolution to amend the Mixed Use Final Plan upon adoption of the SMC code amendments.

STAFF RECOMMENDATION:

- Staff recommends renaming Chapter 17.37 from “Downtown Historic District Retail Overlay Zone” to “Retail Use Overlay” to minimize confusion in interpreting the Snoqualmie Municipal Code (SMC) zoning regulations. Currently, both SMC 17.37 and SMC 17.35 reference the Downtown Historic District in their titles, although they apply to geographically discrete areas. Renaming Chapter 17.37 would help clarify the distinction between the two chapters and reduce misinterpretation of this being a separate zoning designation in lieu of an overlay to the applicable underlying zone.
- Attachment 1 illustrate the expanded overlay boundaries recommended by the Planning Commission and CD Committee. Staff recommends that the City Council proceed with these boundaries, as they best align with the intent of the original proposed amendments, which is to prioritize pedestrian-oriented retail uses within the existing walkable commercial districts in Downtown and along Center Boulevard while allowing some minor flexibility for non-retail uses.
- Staff recommends adopting the proposed strikethrough and underline changes as shown in Attachments 2 to modify the Chapters 17.20 and 17.37 of the Snoqualmie Municipal Code.

NEXT STEPS:

- Review proposed amendments in advance of the second reading of the proposed amendments.



ATTACHMENTS:

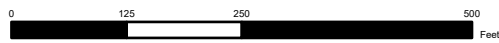
1. **Downtown Overlay: Planning Commission and CD Committee Recommended Retail Use Overlay Extent**
2. **SMC Chapter 17, Strikethrough and Underline Changes**
3. **October 21, 2024 Public Hearing Comment Response Matrix**

City of Snoqualmie Downtown Retail Overlay

Item 7.

April 30th, 2025

-  Current Historic Downtown Retail Overlay
-  Proposed Historic Downtown Retail Overlay



17.20.020, Commercial/industrial districts.

The following commercial/industrial districts are hereby established:

- A. Business-General District (BG). The business-general district is intended to accommodate a broad range of retail and commercial uses, including businesses and services that are of a larger scale or are inappropriate for the historic downtown area, such as certain automotive services and limited light-industrial uses.
- B. Business-Office District (BO). The business-office district is intended principally for providing space within the city for smaller-scale office uses, but also allows for some retail and service uses.
- C. Business-Retail District (BR). The business-retail district is intended to serve as the core pedestrian-oriented shopping area within the historic downtown area, with uses serving as shopping catalysts to other businesses within the district. Ground floor retail sales and services are encouraged with offices and professional services on upper floors. The business-retail district should support the downtown historic district by encouraging the use of architectural styles which reflect the history of the city and the railroad depot. The business-retail district is divided into two subdistricts, as follows:
 1. BR-1. The BR-1 subdistrict ~~contains all properties located within the downtown historic district retail overlay zone pursuant to Chapter 17.37 SMC, and is intended for retail, shopping and dining uses in a pedestrian-oriented environment.~~
 2. BR-2. The BR-2 subdistrict contains all properties within the BR district outside of those listed within the BR-1 subdistrict ~~and is intended to contain retail as well as commercial and professional service uses.~~
- D. Office Park District (OP). The office park district is intended to provide areas appropriate for commercial and office uses, such as medical, dental, and other professional services.
- E. Planned Commercial/Industrial District (PCI). The planned commercial/industrial district is intended to provide areas in the city for master planned commercial/industrial uses, which might include single- or mixed-use retail, office, light industrial and open space uses. All development on parcels of two acres or larger upon which more than one principal structure is to be constructed shall be subject to the requirements of this chapter.
- F. Industrial District (I). The industrial district is intended to provide areas for a broad range of light industrial uses, and includes heavy/resource-based industrial uses as conditional uses. This district is also known as the resource extraction district. (Ord. 1203 § 7, 2018; Ord. 1198 § 22 (Exh. D), 2017; Ord. 1066 § 3, 2010; Ord. 980 § 2, 2005; Ord. 744 § 2, 1995).

Chapter 17.37, ~~DOWNTOWN HISTORIC DISTRICT~~ RETAIL USE OVERLAY ~~ZONE~~

17.37.010, Created.

There is hereby created a special purpose zoning classification to be known as the ~~downtown historic district retail use overlay zone, the boundary of which shall include all lots and parcels fronting on Railroad Avenue S.E. from the southerly margin of the right-of-way of S.E. Northern Street at its intersection with Railroad~~

~~Avenue to a line intersecting Railroad Avenue defined as the southerly property boundary of 8250 Railroad Avenue S.E., commonly known as the Town Pump extended, be depicted on the official zoning map.~~

17.37.030, Special use regulations within ~~downtown historic district overlay zone~~ retail use overlay.

A. Subject to the underlying use regulations of this title, and subject to the provisions of SMC 17.37.040, within the ~~historic district retail use overlay zone~~ at least ~~75-90~~ percent of the storefronts ~~facing Railroad Avenue S.E. and Falls Avenue on Railroad Avenue S.E.~~ shall be occupied by retail uses, and no more than ~~25-10~~ percent of storefronts shall be occupied by nonretail uses. For purposes of this section, a "storefront" shall mean separately owned or leased ground floor premises with a separate ~~entrance in the retail use overlay~~ ~~entrance on Railroad Avenue S.E.~~ A building may have one or more storefronts. ~~Permanent supportive housing, transitional housing, and emergency housing or shelter uses as defined in Chapter 17.10- and City-occupied buildings in the retail use overlay fronting on Railroad Avenue S.E.~~ shall not be included within the definition of "storefront."

B. The director shall establish and maintain a list by address of all storefronts within the ~~downtown historic district retail use overlay zone~~ and a determination of whether such storefront is occupied by a retail use. The list shall include a calculation of the percentage of storefronts occupied by retail uses as of the date of the list. The list shall be updated prior to the issuance of any business license for a business intending to locate in any storefront ~~in the retail use overlay fronting on Railroad Avenue S.E. within the downtown historic district retail overlay district.~~ No business license shall be issued for any business proposing to locate in a ground floor storefront ~~in the retail use overlay on Railroad Avenue S.E. within the downtown historic district retail overlay zone~~ unless the director certifies that the issuance of such business license is in compliance with the requirements of subsection A of this section; provided, the renewal of business licenses for businesses in existence as of the effective date of the ordinance codified in this chapter shall not be prohibited by this section.

C. ~~Second-story uses and storefronts and second-story uses fronting on Falls Avenue S.E. or Maple Avenue S.E. located outside the retail use overlay~~ shall be subject to the underlying zoning only and shall not be subject to the special use regulations of this chapter. (Ord. 1198 § 22 (Exh. D), 2017; Ord. 869 § 1, 2000).

17.37.040, Waiver of special use regulations.

~~A) The owner or authorized agent of the owner of any premises subject to the special use regulations of SMC 17.37.030 may apply for a waiver of such regulations upon making a written application therefor describing the premises by address, the last retail use, the date such premises became vacant, the proposed nonretail use, and the date such proposed nonretail lease is proposed to commence. The application shall be supported by declaration signed under penalty of perjury setting forth the facts supporting the application. The grounds for such waiver shall be as follows:~~

~~1) Such premises are vacant;~~

~~2) Such owner or agent has made a good faith effort to lease the premises for a retail use for a period greater than 120 days from the latter of the date of vacancy and the date of commencement of efforts to lease the premises for a retail use;~~

3) ~~Such owner or agent has offered the premises for lease for a retail use at a rate no higher than the rate for the proposed nonretail use and upon other terms and conditions at least as favorable;~~

4) ~~Despite such good faith efforts, such owner or agent has not been able to lease the premises for a retail use and such premises remain vacant; and~~

5) ~~Such owner or agent has not offered the premises to a potential nonretail user prior to the date of application for the waiver.~~

B) ~~Such application and declaration shall be supported by copies of the following documentation:~~

1) ~~Copies of all published and nonpublished advertising or other solicitations offering the premises for lease, including but not limited to newspaper advertisements, circulars or flyers, and advertisements used by brokers or agents, with annotations as to the date and place of publication;~~

2) ~~A list of potential retail users contacted or expressing interest in leasing the premises, and the reason of each potential user for not leasing the premises, if known; and~~

3) ~~Any other document the owner or agent desires to have considered by the director.~~

C) ~~The planning commission shall review all requests for waivers under this section. The planning commission shall review and evaluate a waiver request at a regularly scheduled meeting within 30 days following receipt of a complete application for a waiver. The planning commission director shall make a decision on the waiver request by majority vote to either approve or deny the waiver; issue a written decision allowing or denying the waiver within 14 days of receipt of a complete application; provided, the application shall be allowed unless the director/planning commission affirmatively finds that one or more of the grounds of subsection A of this section have not been met, or the application or declaration is fraudulent or not made in good faith. The director shall prepare a written notice of decision reflecting the decision of the planning commission. The notice of director's decision shall be mailed to the applicant by certified mail, return receipt requested, and by ordinary mail. The effective date of the decision shall be deemed to be the date of mailing of the notice of decision.~~

A) ~~The decision of the on the waiver request director may be appealed to the planning commission hearing examiner by filing a written notice of appeal with the city clerk, setting forth the factual and legal basis of the appeal within 10 days of the date of the director's decision. The planning commission shall hold a hearing thereon at a regular meeting not less than seven nor more than 30 days from the date of filing of the appeal, and shall immediately deliberate and decide the matter upon conclusion of the hearing. The planning commission shall issue a written decision signed by the chairman within five business days after the hearing, which written decision shall be final unless appealed to superior court. (Ord. 1198 § 22 (Exh. D), 2017; Ord. 884 § 1, 2001; Ord. 869 § 1, 2000).~~

17.37.050 Revocation of waiver for fraud.

A) ~~The planning commission may revoke a waiver granted pursuant to SMC 17.37.040, and any business license issued in reliance thereon, after a hearing on notice to the property owner and holder of the business license, upon the grounds that such waiver was obtained by a material misrepresentation in the application, declaration or supporting documents. For purposes of this section, a "material misrepresentation" is a false statement upon which reliance was placed in order to find the existence of~~

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~~one or more of the grounds for granting the waiver. (Ord. 1198 § 22 (Exh. D), 2017; Ord. 869 § 1, 2000).~~

SMC Retail Waivers Amendments: Staff Responses to October 21, 2024 Public Hearing Comments

#	Comment / Question	Explanation
1.	How will a rezone to retail effect current property taxes? Will taxes increase as a result of retail zoning, thus creating an undue hardship on current residents/property owners?	The Proposal does not modify the underlying zoning of the parcels. All parcels affected by the proposed ordinance are already zoned either BR-1 ("Business Retail 1") or BR-2 ("Business Retail 2"). The King County Assessor determines the appropriate categorization for the purpose of property taxation based upon the actual use of the property; the City's zoning designation is not used to determine property taxes.
2.	Will current residents/property owners be able to sell their homes as residential, or are they required to sell to a buyer who will put retail in said space?	All existing ground-floor residential uses are considered non-conforming uses under the current code; non-conforming uses such as these may continue to exist in perpetuity, including when a property containing a non-conforming use is bought or sold, subject to the provisions of SMC 17.55.040.
3.	How will a rezone affect the historic district overlay?	The Proposal does not modify the underlying zoning of the parcels. The proposal would expand the ground floor retail use requirements that already apply to parcels zoned BR-1, in the Historic District Overlay, to apply also to parcels in Downtown Snoqualmie zoned BR-2.
4.	Many of the lots in question are small and a retail building may require a tear down and rebuild. The ordinances in place are strict and require an adherence to the surrounding historic buildings.	No tear down/rebuild is mandated by the Proposal. Modifications to structures within the Historic District remain subject to review as described by SMC 17.35.
5.	Is this an attempt to dismantle the historic district?	No modifications to SMC Chapter 17.35, Historic District Overlay Zones and Landmarks, are proposed. The Planning Commission's stated purpose of the Proposal is to bolster and emphasize Snoqualmie's walkable retail districts, including the Downtown Historic District.
6.	The homes in question already have commercial/residential zoning in place. What is the reason for shifting to a more restrictive retail zoning?	The Proposal does not modify the underlying zoning of the parcels. The Proposal regulates the types and quantities of retail uses allowed within the Downtown Historic District Retail Overlay Zone; the underlying BR-1 and BR-2 zoning is not affected by the Proposal. The Planning Commission's stated purpose for expanding the overlay zone is to encourage the occurrence of retail uses within Downtown Snoqualmie to increase walkability and preserve the feel of Snoqualmie's Downtown. Retail use restrictions do not apply to non-conforming uses, subject to SMC 17.55.040.

#	Comment / Question	Explanation
7.	Is this an attempt to dismantle residential downtown to create condo/retail buildings as in North Bend?	The Proposal does not affect requirements that apply to existing or potential future residential uses in Snoqualmie's Downtown.
8.	This is spot zoning — which is illegal — and by designating these few homes as retail, you are violating property owner's rights and jeopardizing said property owner's health, safety, and welfare.	Spot zoning is generally characterized by parcel-specific rezoning that is incongruent with the pattern of overall land use in the vicinity, or is inconsistent with a City's Comprehensive Plan. In this case, the Proposal is characterized by neither: the retail overlay zone would be extended from the current BR-1 area to also encompass adjacent BR-2 zoned parcels – both of which are existing retail zones, and all parcels affected by the Proposal are designated for retail use according to the Comprehensive Plan. Given the distribution of the affected area, this is considered an area-wide rezone.
9.	I do not support the proposal to remove the waiver process. This proposed change removes an important guardrail for property owners within the affected zone if they are not able to find tenants to utilize their property. The current language provides a very detailed, lengthy, and thoughtful process to apply for a waiver. Eliminating this waiver process would increase already high risks of commercial property ownership in an economic environment where commercial property has been underperforming other real estate activities. Additionally, this change provides no benefit to property owners, while simultaneously providing the director the ability to wash their hands of any responsibility to assist struggling property owners. Perhaps inadvertently, this change presents itself as a move by the city government to reduce their own workload at the expense of property owners.	Comment Noted. No clarification required.
10.	I do not support the proposal to increase the minimum percentage of storefronts to 90%. The definition of a retail use for the Downtown Historic District Retail Overlay Zone is very restrictive. The current 75% mix allows for some built in demand for owners who do have a retail use storefront. For example, "nonretail" businesses such as professional services businesses described in 17.37.020(D) provide co-located demand for the retail business within the Overlay Zone. These "nonretail" businesses provide a more stable and less seasonal customer base for retail business in the Overlay Zone, which leads to less turnover in retail	Comment Noted. No clarification required.

#	Comment / Question	Explanation
	businesses over time. An increase to 90% would likely lead to more turnover in retail business as they compete for the limited supply of tourist and commuting foot traffic that flows through the downtown area.	
11.	I do not support the proposal to expand the Retail District Overlay zone in Downtown Snoqualmie, specifically when combined with the proposed change #3 and proposed change #4. Additionally, further clarification of the impact of section 17.37.030(C) needs to be addressed. The second story use of storefronts in parcels impacted by the proposed change has not been addressed in the public hearing notice letter. This omission should be rectified so that property owners can fully assess the impact of the proposed change. In the absence of any guidance provided by the public hearing notice letter, I believe that if new parcels are brought into the Retail District Overlay zone, their second story uses should be subject to the underlying zoning only and not be subjected to the special use regulations.	The amendments to SMC 17.37.30.C clarify that the ground-floor retail use requirement does not apply to second story uses within the retail overlay zone, or to ground-floor uses outside the retail overlay zone. In other words, second story uses are subject solely to the underlying zoning (BR-1 or BR-2) and are not subject to the retail use requirements of SMC 17.37.
12.	Tearing down houses and putting up 4-story condos is not in keeping with historic feel of the neighborhood.	The Proposal does not modify the development standards in the BR-1 and BR-2 zone. Demolition, remodeling, and new construction continue to be subject to the Historic District Design Guidelines and approvals process within the Downtown Snoqualmie Historic District.
13.	How will retail zoning affect property values in these areas?	Concerns noted, city staff cannot reliably forecast valuation impacts of retail use requirements.
14.	Can homes affected by the Proposal continue to be used as residences?	Non-conforming residential uses affected by the Proposal may continue as they exist in their current form, subject to the non-conforming use provisions of SMC 17.55.040.
15.	Can I use the property for both retail and residential purposes?	Properties affected by the Proposal may be used for residential and retail purposes; however, pursuant to the existing BR-1 and BR-2 use regulations and development standards, new residential, retail, or other uses are subject to the provisions of SMC 17.55 and SMC 17.37. The continuation of non-conforming uses or structures is subject to SMC 17.55.040.

#	Comment / Question	Explanation
16.	Will the Proposal limit the ability to rent out an ADU as an office or other use?	As is the case with all parcels in the City, allowed uses are subject to the zoning and use standards found in SMC 17.55. The Proposal does not modify these underlying zoning requirements, but would require that ground-floor tenant spaces facing the street contain qualifying retail uses.
17.	Non-conforming residential uses being added will skew the 90% retail ratio and make it impossible to achieve, preventing future non-retail uses from locating as part of the 10% allowance.	Non-conforming uses, supportive housing uses as defined by the SMC, and City-owned buildings are not included in the calculation of the 90% minimum retail use requirement.
18.	Non-conforming residential uses face issues expanding the footprint of their house. If a house falls out of residential use for 2 years, it loses its non-conforming status.	The Proposal does not affect non-conforming use regulations within the City. Additionally, the Proposal will not create any additional non-conforming uses. Non-conforming uses continue to be regulated by SMC 17.55.040.
19.	New retail uses may overwhelm infrastructure and cause new traffic.	No new retail zoning is proposed. The Proposal affects properties that are already zoned for retail and commercial uses within the BR-1 and BR-2 zones.
20.	There is no need for additional retail space in the Downtown, retail is a difficult landscape and the Proposal could cause storefront vacancies.	Comment noted. No clarification required.
21.	Stakeholder meetings included only merchants, and did not notice residential and commercial property owners.	<p>Stakeholder outreach was conducted in the following manners:</p> <ul style="list-style-type: none"> • 05/02/2024: In-person, at Downtown Merchants Meeting. • 05/08/2024: In-person, Snoqualmie Ridge Merchants Meeting • 06/17/2024: Mailing notice to all property owners for parcels in BR-1 zone, as listed by the King County Assessor. • 06/25/2024, at 10:00 AM and 4:00 PM: Two online information sessions noticed to all property owners on 06/17 for parcels in BR-1 zone, as listed by King County Assessor. • 10/11/2024: Mailing notice of public hearing to all property owners for parcels in the BR-2 zone, as listed by the King County Assessor, online at the City's website, and posting in the Seattle Times. • 10/21/2024: Planning Commission Public Hearing

ORDINANCE NO. 1306

**AN ORDINANCE OF THE CITY OF SNOQUALMIE, WASHINGTON,
AMENDING VARIOUS SECTIONS OF CHAPTER 17.20 AND CHAPTER
17.37 OF THE SNOQUALMIE MUNICIPAL CODE TO AMEND RETAIL
USE REQUIREMENTS IN THE DOWNTOWN HISTORIC DISTRICT
RETAIL USE OVERLAY**

WHEREAS, within the Snoqualmie Downtown Historic District Retail Overlay, Snoqualmie Municipal Code (“SMC”) Section 17.37.040 currently requires that 75% of ground floor storefronts contain a bona-fide retail use, as defined by SMC 17.37.020, with a waiver from this requirement available if lessors of affected property demonstrate a good-faith effort to lease the premise to a bona-fide retail use for a period of 120 days; and

WHEREAS, the Chair of the Snoqualmie Economic Development Commission sent a letter to the Council Community Development Committee in December 2023 recommending draft amendments to SMC Section 17.37.040, Waiver of special use regulations, proposing revisions to increase the ground-floor storefront retail use requirement from 75% to 100% within the Downtown Historic District Retail Overlay, and to increase the amount of time lessors must demonstrate a good-faith effort to lease property to a retail use from 120 days to 180 days; and

WHEREAS, the Community Development Committee indicated that a requirement of 100% retail uses within the Retail Overlay was too high, and that a 180-day requirement to demonstrate a good-faith effort to lease to a bona-fide retail use was too short, and suggested that the definition of retail use should be examined; and

WHEREAS, staff conducted public outreach to gather community input and appropriately noticed the amendments in the following manner: Community Development Department staff attended and discussed the amendments with the Downtown Business Association and the Ridge Merchants Association on May 2, 2024 and May 8, 2024, respectively; notice was issued for a public hearing by the Planning Commission on October 21, 2024; notice of a reopened public hearing by the Planning Commission was issued and mailed on December 2, 2024; and

WHEREAS, the input received from the public by the Planning Commission informed the modifications made to the amendments by the Planning Commission, during meetings held on May 6, 2024, May 20, 2024, May 28, 2024, July 1, 2024, August 5, 2024, September 3, 2024, October 7, 2024, October 21, 2024, and December 2, 2024; and

WHEREAS, as a result of public outreach and Planning Commissioner efforts, the Planning Commission proposed to increase the ground-floor storefront retail use requirement from 75% to 90%, to expand the extents of the Downtown Historic District Retail Overlay to include all parcels zoned “BR-1” and select parcels along Falls Avenue in Downtown Snoqualmie and to depict this change upon the zoning map, to remove parcels zoned “OS-2” from the Retail Overlay, and to repeal the retail waiver process from the SMC altogether; and

WHEREAS, Comprehensive Plan Goal LU-2 directs the City of Snoqualmie to tell the story of Snoqualmie's history and identity through buildings, districts, and landscape (with sustainable development) that fosters civic pride; and

WHEREAS, the required 60-day notice was sent to the State of Washington Department of Commerce on October 4, 2024; and

WHEREAS, a SEPA DNS was issued for this non-project action on November 21, 2024; and

WHEREAS, the Planning Commission held a public hearing on October 21, 2024 to receive testimony on the proposed code amendments, and held a second duly-noticed reopened public hearing on December 2, 2024 to receive additional testimony on the proposed code amendments; and

WHEREAS, the Planning Commission, by motion on January 21, 2025, unanimously recommended approval of the proposed amendments; and

WHEREAS, the Community Development Committee of the Snoqualmie City Council reviewed the Planning Commission's recommendation on April 8, 2025, April 21, 2025, and May 5, 2025; and

WHEREAS, the Snoqualmie City Council has considered the recommendations of the Community Development Committee, the Planning Commission, and City Administration and has determined to take the actions set forth in this ordinance:

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Snoqualmie, Washington, as follows:

Section 1. Amendment of Chapter 17.20 SMC. Snoqualmie Municipal Code section 17.20.020, line 18 through line 24, are amended to include the text as shown in Exhibit A, attached hereto.

Section 2. Amendment of Chapter 17.37 SMC. Snoqualmie Municipal Code section 17.37.010, line 41 through line 44, are amended to include the text as shown in Exhibit A, attached hereto.

Section 3. Amendment of Chapter 17.37 SMC. Snoqualmie Municipal Code section 17.37.030, is amended as shown in Exhibit A, attached hereto.

Section 4. Repeal of Chapter 17.37 SMC. Snoqualmie Municipal Code section 17.37.040 is repealed in its entirety, as shown in Exhibit A, attached hereto.

Section 5. Repeal of Chapter 17.37 SMC. Snoqualmie Municipal Code section 17.37.050 is repealed in its entirety, as shown in Exhibit A, attached hereto.

Section 6. Severability. If any one or more section, subsection, or sentence of this ordinance or the Snoqualmie Municipal Code amendments adopted or repealed in any portion of

this ordinance are held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance or the Snoqualmie Municipal Code sections, and the same shall remain in full force and effect.

Section 7. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk, and either the Community Development Department Director or the Parks and Public Works Department Director, as applicable, code revisers are authorized to make necessary corrections to this ordinance and Snoqualmie Municipal Code sections, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance or Snoqualmie Municipal Code section numbering and section/subsection numbering.

Section 8. Effective Date. This ordinance shall be effective five (5) days after passage and publication, as provided by law.

PASSED by the City Council of the City of Snoqualmie, Washington, this ____ day of May, 2025.

Katherine Ross, Mayor

Attest:

Approved as to form:

Deana Dean, City Clerk

Dena Burke, City Attorney

EXHIBIT A

17.20.020, Commercial/industrial districts.

The following commercial/industrial districts are hereby established:

- A. Business-General District (BG). The business-general district is intended to accommodate a broad range of retail and commercial uses, including businesses and services that are of a larger scale or are inappropriate for the historic downtown area, such as certain automotive services and limited light-industrial uses.
- B. Business-Office District (BO). The business-office district is intended principally for providing space within the city for smaller-scale office uses, but also allows for some retail and service uses.
- C. Business-Retail District (BR). The business-retail district is intended to serve as the core pedestrian-oriented shopping area within the historic downtown area, with uses serving as shopping catalysts to other businesses within the district. Ground floor retail sales and services are encouraged with offices and professional services on upper floors. The business-retail district should support the downtown historic district by encouraging the use of architectural styles which reflect the history of the city and the railroad depot. The business-retail district is divided into two subdistricts, as follows:
 1. BR-1. The BR-1 subdistrict ~~contains all properties located within the downtown historic district retail overlay zone pursuant to Chapter 17.37 SMC, and is intended for retail, shopping and dining uses~~ in a pedestrian-oriented environment.
 2. BR-2. The BR-2 subdistrict contains all properties within the BR district outside of those listed within the BR-1 subdistrict ~~and is intended to contain retail as well as commercial and professional service uses.~~
- D. Office Park District (OP). The office park district is intended to provide areas appropriate for commercial and office uses, such as medical, dental, and other professional services.
- E. Planned Commercial/Industrial District (PCI). The planned commercial/industrial district is intended to provide areas in the city for master planned commercial/industrial uses, which might include single- or mixed-use retail, office, light industrial and open space uses. All development on parcels of two acres or larger upon which more than one principal structure is to be constructed shall be subject to the requirements of this chapter.
- F. Industrial District (I). The industrial district is intended to provide areas for a broad range of light industrial uses, and includes heavy/resource-based industrial uses as conditional uses. This district is also known as the resource extraction district. (Ord. 1203 § 7, 2018; Ord. 1198 § 22 (Exh. D), 2017; Ord. 1066 § 3, 2010; Ord. 980 § 2, 2005; Ord. 744 § 2, 1995).

Chapter 17.37, ~~DOWNTOWN HISTORIC DISTRICT~~ RETAIL USE OVERLAY ZONE

17.37.010, Created.

There is hereby created a special purpose zoning classification to be known as the ~~downtown historic district retail use overlay zone, the boundary of which shall include all lots and parcels fronting on Railroad Avenue S.E. from the southerly margin of the right-of-way of S.E. Northern Street at its intersection with Railroad Avenue to a line intersecting Railroad Avenue defined as the southerly property boundary of 8250 Railroad Avenue S.E., commonly known as the Town Pump~~ extended be depicted on the official zoning map.

17.37.030, Special use regulations within ~~downtown historic district overlay zone~~retail use overlay.

- 49 A. Subject to the underlying use regulations of this title, and subject to the provisions of SMC 17.37.040, within
 50 the ~~historic district retail use overlay zone~~ at least ~~75-90~~ percent of the storefronts ~~facing Railroad Avenue S.E.~~
 51 ~~and Falls Avenue on Railroad Avenue S.E.~~ shall be occupied by retail uses, and no more than ~~25-10~~ percent of
 52 storefronts shall be occupied by nonretail uses. For purposes of this section, a "storefront" shall mean separately
 53 owned or leased ground floor premises with a separate ~~entrance in the retail use overlay~~ ~~entrance on Railroad~~
 54 ~~Avenue S.E.~~. A building may have one or more storefronts. ~~Permanent supportive housing, transitional housing,~~
 55 ~~and emergency housing or shelter uses as defined in Chapter 17.10- and~~ City-occupied buildings ~~in the retail use~~
 56 ~~overlay fronting on Railroad Avenue S.E.~~ shall not be included within the definition of "storefront."
- 57
- 58 B. The director shall establish and maintain a list by address of all storefronts within the ~~downtown historic district~~
 59 ~~retail use overlay zone~~ and a determination of whether such storefront is occupied by a retail use. The list shall
 60 include a calculation of the percentage of storefronts occupied by retail uses as of the date of the list. The list
 61 shall be updated prior to the issuance of any business license for a business intending to locate in any storefront
 62 ~~in the retail use overlay fronting on Railroad Avenue S.E. within the downtown historic district retail overlay~~
 63 ~~district.~~ No business license shall be issued for any business proposing to locate in a ground floor storefront ~~in~~
 64 ~~the retail use overlay on Railroad Avenue S.E. within the downtown historic district retail overlay zone~~ unless
 65 the director certifies that the issuance of such business license is in compliance with the requirements of
 66 subsection A of this section; provided, the renewal of business licenses for businesses in existence as of the
 67 effective date of the ordinance codified in this chapter shall not be prohibited by this section.
- 68
- 69 C. ~~Second-story uses and storefronts and second-story uses fronting on Falls Avenue S.E. or Maple Avenue~~
 70 ~~S.E. located outside the retail use overlay~~ shall be subject to the underlying zoning only and shall not be subject
 71 to the special use regulations of this chapter. (Ord. 1198 § 22 (Exh. D), 2017; Ord. 869 § 1, 2000).

17.37.040, Waiver of special use regulations.

73 ~~A) The owner or authorized agent of the owner of any premises subject to the special use regulations of SMC 17.37.030~~
 74 ~~may apply for a waiver of such regulations upon making a written application therefor describing the premises by~~
 75 ~~address, the last retail use, the date such premises became vacant, the proposed nonretail use, and the date such~~
 76 ~~proposed nonretail lease is proposed to commence. The application shall be supported by declaration signed under~~
 77 ~~penalty of perjury setting forth the facts supporting the application. The grounds for such waiver shall be as follows:~~

- 78
- 79 1) ~~Such premises are vacant;~~
- 80
- 81 2) ~~Such owner or agent has made a good faith effort to lease the premises for a retail use for a period greater than~~
 82 ~~120 days from the latter of the date of vacancy and the date of commencement of efforts to lease the premises~~
 83 ~~for a retail use;~~
- 84
- 85 1. ~~Such owner or agent has offered the premises for lease for a retail use at a rate no higher than the rate for the~~
 86 ~~proposed nonretail use and upon other terms and conditions at least as favorable;~~
- 87
- 88 3) ~~Despite such good faith efforts, such owner or agent has not been able to lease the premises for a retail use and~~
 89 ~~such premises remain vacant; and~~
- 90
- 91 4) ~~Such owner or agent has not offered the premises to a potential nonretail user prior to the date of application for~~
 92 ~~the waiver.~~
- 93

94

95 ~~B) Such application and declaration shall be supported by copies of the following documentation:~~

- 96
- 97 1) ~~Copies of all published and nonpublished advertising or other solicitations offering the premises for lease,~~
 98 ~~including but not limited to newspaper advertisements, circulars or flyers, and advertisements used by brokers~~
 99 ~~or agents, with annotations as to the date and place of publication;~~
- 100

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2) A list of potential retail users contacted or expressing interest in leasing the premises, and the reason of each potential user for not leasing the premises, if known; and

3) Any other document the owner or agent desires to have considered by the director.

C) The planning commission shall review all requests for waivers under this section. The planning commission shall review and evaluate a waiver request at a regularly scheduled meeting within 30 days following receipt of a complete application for a waiver. The planning commission director shall make a decision on the waiver request by majority vote to either approve or deny the waiver; issue a written decision allowing or denying the waiver within 14 days of receipt of a complete application; provided, the application shall be allowed unless the director/planning commission affirmatively finds that one or more of the grounds of subsection A of this section have not been met, or the application or declaration is fraudulent or not made in good faith. The director shall prepare a written notice of decision reflecting the decision of the planning commission. The notice of director's decision shall be mailed to the applicant by certified mail, return receipt requested, and by ordinary mail. The effective date of the decision shall be deemed to be the date of mailing of the notice of decision.

A) The decision of the on the waiver request director may be appealed to the planning commission hearing examiner by filing a written notice of appeal with the city clerk, setting forth the factual and legal basis of the appeal within 10 days of the date of the director's decision. The planning commission shall hold a hearing thereon at a regular meeting not less than seven nor more than 30 days from the date of filing of the appeal, and shall immediately deliberate and decide the matter upon conclusion of the hearing. The planning commission shall issue a written decision signed by the chairman within five business days after the hearing, which written decision shall be final unless appealed to superior court. (Ord. 1198 § 22 (Exh. D), 2017; Ord. 884 § 1, 2001; Ord. 869 § 1, 2000).

17.37.050 Revocation of waiver for fraud.

A) The planning commission may revoke a waiver granted pursuant to SMC 17.37.040, and any business license issued in reliance thereon, after a hearing on notice to the property owner and holder of the business license, upon the grounds that such waiver was obtained by a material misrepresentation in the application, declaration or supporting documents. For purposes of this section, a "material misrepresentation" is a false statement upon which reliance was placed in order to find the existence of one or more of the grounds for granting the waiver. (Ord. 1198 § 22 (Exh. D), 2017; Ord. 869 § 1, 2000).

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ORDINANCE NO. 1306

AN ORDINANCE OF THE CITY OF SNOQUALMIE, WASHINGTON, AMENDING VARIOUS SECTIONS OF CHAPTER 17.20 AND CHAPTER 17.37 OF THE SNOQUALMIE MUNICIPAL CODE TO AMEND RETAIL USE REQUIREMENTS IN THE DOWNTOWN HISTORIC DISTRICT RETAIL USE OVERLAY

WHEREAS, within the Snoqualmie Downtown Historic District Retail Overlay, Snoqualmie Municipal Code (“SMC”) Section 17.37.040 currently requires that 75% of ground floor storefronts contain a bona-fide retail use, as defined by SMC 17.37.020, with a waiver from this requirement available if lessors of affected property demonstrate a good-faith effort to lease the premise to a bona-fide retail use for a period of 120 days; and

WHEREAS, the Chair of the Snoqualmie Economic Development Commission sent a letter to the Council Community Development Committee in December 2023 recommending draft amendments to SMC Section 17.37.040, Waiver of special use regulations, proposing revisions to increase the ground-floor storefront retail use requirement from 75% to 100% within the Downtown Historic District Retail Overlay, and to increase the amount of time lessors must demonstrate a good-faith effort to lease property to a retail use from 120 days to 180 days; and

WHEREAS, the Community Development Committee indicated that a requirement of 100% retail uses within the Retail Overlay was too high, and that a 180-day requirement to demonstrate a good-faith effort to lease to a bona-fide retail use was too short, and suggested that the definition of retail use should be examined; and

WHEREAS, staff conducted public outreach to gather community input and appropriately noticed the amendments in the following manner: Community Development Department staff attended and discussed the amendments with the Downtown Business Association and the Ridge

Merchants Association on May 2, 2024 and May 8, 2024, respectively; notice was issued for a public hearing by the Planning Commission on October 21, 2024; notice of a reopened public hearing by the Planning Commission was issued and mailed on December 2, 2024; and

WHEREAS, the input received from the public by the Planning Commission informed the modifications made to the amendments by the Planning Commission, during meetings held on May 6, 2024, May 20, 2024, May 28, 2024, July 1, 2024, August 5, 2024, September 3, 2024, October 7, 2024, October 21, 2024, and December 2, 2024; and

WHEREAS, as a result of public outreach and Planning Commissioner efforts, the Planning Commission proposed to increase the ground-floor storefront retail use requirement from 75% to 90%, to expand the extents of the Downtown Historic District Retail Overlay to include all parcels zoned “BR-1” and select parcels along Falls Avenue in Downtown Snoqualmie and to depict this change upon the zoning map, to remove parcels zoned “OS-2” from the Retail Overlay, and to repeal the retail waiver process from the SMC altogether; and

WHEREAS, Comprehensive Plan Goal LU-2 directs the City of Snoqualmie to tell the story of Snoqualmie’s history and identity through buildings, districts, and landscape (with sustainable development) that fosters civic pride; and

WHEREAS, the required 60-day notice was sent to the State of Washington Department of Commerce on October 4, 2024; and

WHEREAS, a SEPA DNS was issued for this non-project action on November 21, 2024; and

WHEREAS, the Planning Commission held a public hearing on October 21, 2024 to receive testimony on the proposed code amendments, and held a second duly-noticed reopened

public hearing on December 2, 2024 to receive additional testimony on the proposed code amendments; and

WHEREAS, the Planning Commission, by motion on January 21, 2025, unanimously recommended approval of the proposed amendments; and

WHEREAS, the Community Development Committee of the Snoqualmie City Council reviewed the Planning Commission's recommendation on April 8, 2025, April 21, 2025, and May 5, 2025; and

WHEREAS, the Snoqualmie City Council has considered the recommendations of the Community Development Committee, the Planning Commission, and City Administration and has determined to take the actions set forth in this ordinance:

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Snoqualmie, Washington, as follows:

Section 1. Amendment of Chapter 17.20 SMC. Snoqualmie Municipal Code section 17.20.020, line 18 through line 24, are amended to include the text as shown in Exhibit A, attached hereto.

Section 2. Amendment of Chapter 17.37 SMC. Snoqualmie Municipal Code section 17.37.010, line 41 through line 44, are amended to include the text as shown in Exhibit A, attached hereto.

Section 3. Amendment of Chapter 17.37 SMC. Snoqualmie Municipal Code section 17.37.030, is amended as shown in Exhibit A, attached hereto.

Section 4. Repeal of Chapter 17.37 SMC. Snoqualmie Municipal Code section 17.37.040 is repealed in its entirety, as shown in Exhibit A, attached hereto.

Section 5. Repeal of Chapter 17.37 SMC. Snoqualmie Municipal Code section 17.37.050 is repealed in its entirety, as shown in Exhibit A, attached hereto.

Section 6. Severability. If any one or more section, subsection, or sentence of this ordinance or the Snoqualmie Municipal Code amendments adopted or repealed in any portion of this ordinance are held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance or the Snoqualmie Municipal Code sections, and the same shall remain in full force and effect.

Section 7. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk, and code revisers are authorized to make necessary corrections to this ordinance and Snoqualmie Municipal Code sections, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance or Snoqualmie Municipal Code section numbering and section/subsection numbering.

Section 8. Effective Date. This ordinance shall be effective five (5) days after passage and publication, as provided by law.

PASSED by the City Council of the City of Snoqualmie, Washington, this _____ day of May 2025.

Katherine Ross, Mayor

Attest:

Approved as to form:

Deana Dean, City Clerk

Dena Burke, City Attorney

EXHIBIT A

17.20.020, Commercial/industrial districts.

The following commercial/industrial districts are hereby established:

- A. Business-General District (BG). The business-general district is intended to accommodate a broad range of retail and commercial uses, including businesses and services that are of a larger scale or are inappropriate for the historic downtown area, such as certain automotive services and limited light-industrial uses.
- B. Business-Office District (BO). The business-office district is intended principally for providing space within the city for smaller-scale office uses, but also allows for some retail and service uses.
- C. Business-Retail District (BR). The business-retail district is intended to serve as the core pedestrian-oriented shopping area within the historic downtown area, with uses serving as shopping catalysts to other businesses within the district. Ground floor retail sales and services are encouraged with offices and professional services on upper floors. The business-retail district should support the downtown historic district by encouraging the use of architectural styles which reflect the history of the city and the railroad depot. The business-retail district is divided into two subdistricts, as follows:
 1. BR-1. The BR-1 subdistrict is intended for retail, shopping and dining uses in a pedestrian-oriented environment.
 2. BR-2. The BR-2 subdistrict contains all properties within the BR district outside of those listed within the BR-1 subdistrict and is intended to contain retail as well as commercial and professional service uses.
- D. Office Park District (OP). The office park district is intended to provide areas appropriate for commercial and office uses, such as medical, dental, and other professional services.
- E. Planned Commercial/Industrial District (PCI). The planned commercial/industrial district is intended to provide areas in the city for master planned commercial/industrial uses, which might include single- or mixed-use retail, office, light industrial and open space uses. All development on parcels of two acres or larger upon which more than one principal structure is to be constructed shall be subject to the requirements of this chapter.
- F. Industrial District (I). The industrial district is intended to provide areas for a broad range of light industrial uses, and includes heavy/resource-based industrial uses as conditional uses. This district is also known as the resource extraction district. (Ord. 1203 § 7, 2018; Ord. 1198 § 22 (Exh. D), 2017; Ord. 1066 § 3, 2010; Ord. 980 § 2, 2005; Ord. 744 § 2, 1995).

Chapter 17.37, RETAIL USE OVERLAY

17.37.010, Created.

There is hereby created a special purpose zoning classification to be known as the retail use overlay, the boundary of which shall be depicted on the official zoning map.

17.37.030, Special use regulations within retail use overlay.

- A. Subject to the underlying use regulations of this title, and subject to the provisions of SMC 17.37.040, within the retail use overlay at least 90 percent of the storefronts facing Railroad Avenue S.E. and Falls Avenue shall be occupied by retail uses, and no more than 10 percent of storefronts shall be occupied by nonretail uses. For purposes of this section, a “storefront” shall mean separately owned or leased ground floor premises with a

Ordinance No.

Published: _____

49 separate entrance in the retail use overlay. A building may have one or more storefronts. Permanent supportive
 50 housing, transitional housing, and emergency housing or shelter uses as defined in Chapter 17.10 and City-
 51 occupied buildings in the retail use overlay shall not be included within the definition of “storefront.”
 52

- 53 B. The director shall establish and maintain a list by address of all storefronts within the retail use overlay and a
 54 determination of whether such storefront is occupied by a retail use. The list shall include a calculation of the
 55 percentage of storefronts occupied by retail uses as of the date of the list. The list shall be updated prior to the
 56 issuance of any business license for a business intending to locate in any storefront in the retail use overlay. No
 57 business license shall be issued for any business proposing to locate in a ground floor storefront in the retail use
 58 overlay unless the director certifies that the issuance of such business license is in compliance with the
 59 requirements of subsection A of this section; provided, the renewal of business licenses for businesses in
 60 existence as of the effective date of the ordinance codified in this chapter shall not be prohibited by this section.
 61
- 62 C. Storefronts and second-story uses located outside the retail use overlay shall be subject to the underlying zoning
 63 only and shall not be subject to the special use regulations of this chapter. (Ord. 1198 § 22 (Exh. D), 2017; Ord.
 64 869 § 1, 2000).
 65

66 A)
 67
 68
 69

CITY OF SNOQUALMIE
FIRE DEPARTMENT

QUARTERLY REPORT

PERFORMANCE FROM
JAN -MAR 2025



ABOUT

THE SNOQUALMIE FIRE DEPARTMENT IS A DEDICATED GROUP OF COMMUNITY SERVANTS COMMITTED TO CONTINUOUS IMPROVEMENT AND EXCELLENCE.

The Snoqualmie Fire Department serves the residents and visitors to the City of Snoqualmie and surrounding area. The fire department responded to 1,715 incidents in 2024 from its centrally located fire station. The department is staffed with sixteen career firefighter/EMTs and twelve volunteer EMS responders.

The Department is one of eight accredited fire departments in the State of Washington, and the only volunteer / career fire department. Across the United States there are 326 accredited agencies that cover 14% of the US population. Only 1% of the Nation's fire departments are accredited. The Snoqualmie Fire Department received its second accreditation in 2024, valid for five years till 2029.



GOALS AND OBJECTIVES

JAN - MAR 2025

This section tracks the progress on the department's goals and objectives, and is derived from the department's strategic plan and accreditation recommendations. These goals and objectives are part of a living document, but designed to be accomplished in a strategic and efficient manner.

Not Started

In Progress

On Hold

Completed

ACCREDITATION RECOMENDATIONS

	Recomendations	Status
	#1 Agency work with city admin to develop a formalized process for recognizing and reacting to changes in legal requirements of local, state, and federal governments. (CC 1A.2)	
	#2 Agency work with city administration to update the Snoqualmie Municipal Code, Chapter 2.32. (1B.2)	
	#3 The agency continually monitor call volume and response times within its identified planning and risk analysis zones, and reconfigure the zones as needed to optimize emergency incident response performance. (CC 2A.4)	
	#4 The agency document and adopt a formal methodology for identifying, accessing, categorizing and classifying all risk throughout the community. (CC 2B.1)	

GOALS AND OBJECTIVES

CONTINUED

	Accreditation Recommendations	Status
	#5 The agency develop an outlier policy for data analysis. (CC 2C.2)	<ul style="list-style-type: none"> Created outlier policy 4th qtr 2024
	#7 As part of its SOC continuous improvement plan, the agency conduct a reliability study to evaluate unit availability and any impacts mutual aid responses may have on response times within Snoqualmie. (CC 2D.7)	<ul style="list-style-type: none"> Researched and found a software product to provide continuous monitoring and reports for accreditation data to include unit reliability and mutual aid. Paused due to budget constraints. Will revisit in fall 2025
	#8 The agency conduct the process to develop a strategic plan that incorporates current organizational initiatives, goals and objectives, includes internal and external stakeholder feedback, and is submitted to the agency having jurisdiction. (CC 3A.1)	<ul style="list-style-type: none"> Strategic Plan was completed in Nov of 2024 and adopted by City Council January 2025
	#9 The agency identify funding requirements as part of its strategic plan development and update for inclusion in the 2025-2026 budget submission, to support achievement of organizational goals and objectives. (CC 4A.7)	<ul style="list-style-type: none"> Unable to complete for 2025-2026 budget due to timing of strategic plan completion Will utilize for the 2027-2029 budget process

GOALS AND OBJECTIVES

CONTINUED

	Accreditation Recommendations	Status
	#10 The agency will continue to monitor growth and develop a formal wildland urban interface program. (CC 5K.1)	
	#11 The agency policies related to human resource administrative policies and practices are reviewed and updated annually. (7A.3)	<ul style="list-style-type: none"> • Currently in process by HR • Policies completed. Out to City unions for reviews

GOALS AND OBJECTIVES

CONTINUED

Not Started

In Progress

On Hold

Completed

STRATEGIC PLAN GOALS AND OBJECTIVES

	Strategic Plan Goal 1	Status
	1.1 Evaluate all positions to determine need for realignment or reorganization.	
	1.2 Incentivizing the acting officer program to encourage participation.	
	1.3 Develop and adopt a professional development plan for all staff, to include succession planning.	
	1.4 With city admin/HR, conduct comprehensive compensation study for all positions to include wages, benefits, and working conditions.	
	1.5 Develop a process for recognition of major milestones of staff (end of probation, promotions, educational achievements, banquet).	

GOALS AND OBJECTIVES

CONTINUED

CONTINUED

	Strategic Plan Goal 2	Status
	2.1 Analyze current wildland program to determine it meets the needs of the city and region.	
	2.2 Use analysis to determine future needs and budget requirements of wildland program.	
	2.3 Build out city and regional response plans based on new equipment obtained to mitigate wildland risk in the community.	
	2.4 Provide appropriate training and knowledge on new wildland resources and programs.	
	2.5 Establish a wildland/urban interface public education program.	
	2.6 Evaluate if the expansion of the wildland program, resources, and public education met the original needs identified.	

GOALS AND OBJECTIVES

CONTINUED

CONTINUED

	Strategic Plan Goal 3	Status
	3.1 Implement a system to determine and define the resource needs of the department.	
	3.2 Form committees to research, develop ideas, and design targeted acquisitions.	
	3.3 Provide appropriate training and knowledge on new resources.	
	3.4 Evaluate the physical resource process and if resources met original needs identified through needs assessment.	

GOALS AND OBJECTIVES

CONTINUED

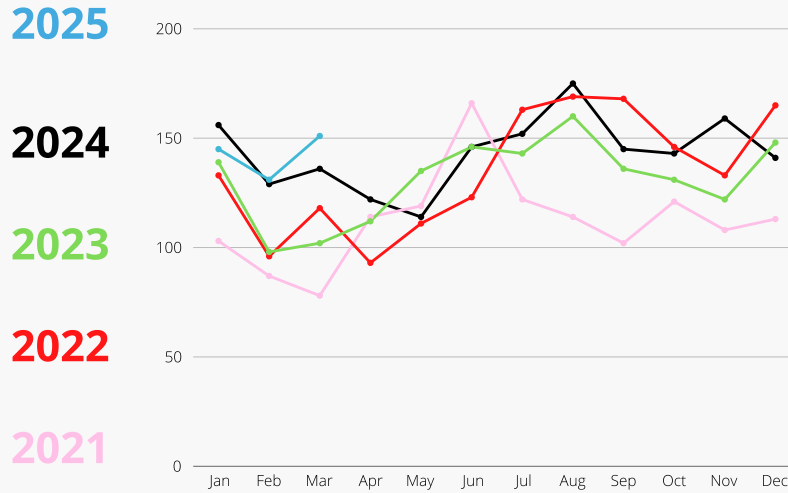
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	Strategic Plan Goal 4	Status
	4.1 Enhance communication with the community to improve public education and interactions.	
	4.2 Educate the city council on fire department operations and create buy-in to critical future needs and goals.	
	4.3 Strengthen connections with City of Snoqualmie departments through ongoing communications and joint operations.	
	4.4 Work with partner fire departments to leverage economies of scale, reducing duplication of effort and improving interagency cooperation.	

INCIDENTS

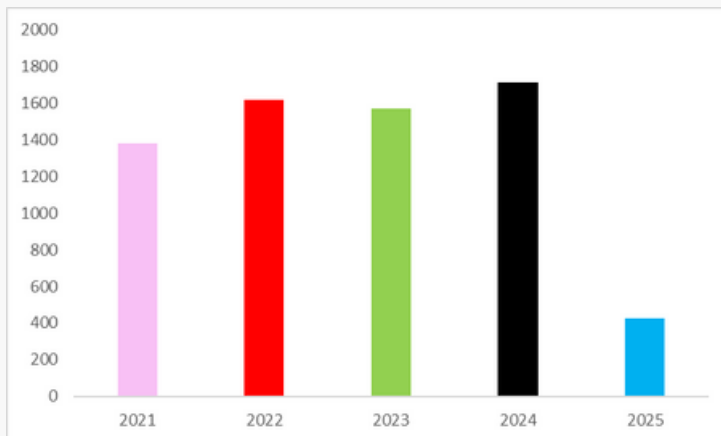
JAN - MAR 2025

Incidents Per Month



Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	103	87	78	114	119	166	122	114	102	121	108	112
2022	133	96	118	93	111	123	163	169	168	146	133	165
2023	139	98	102	112	135	146	143	160	136	131	120	165
2024	158	131	135	122	114	140	152	175	145	143	159	141
2025	145	131	151									

Incidents Per Year

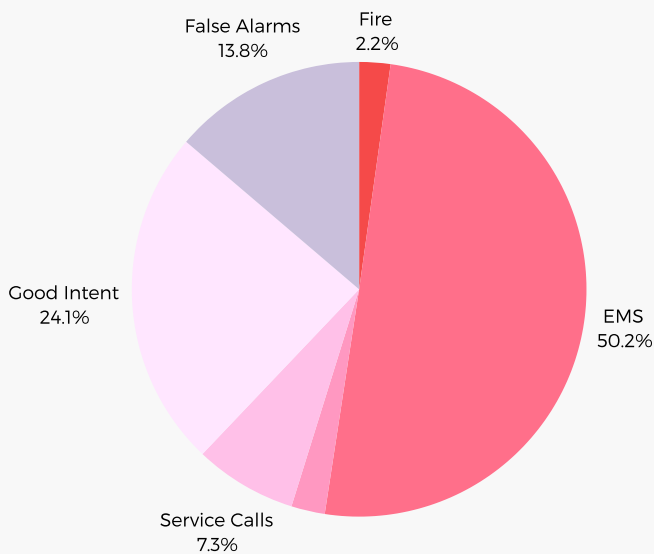


2021	2022	2023	2024	2025
1380	1611	1572	1715	427

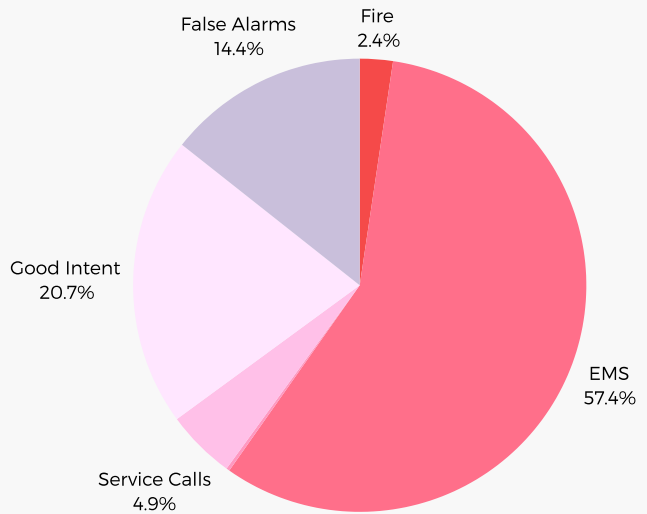
INCIDENTS

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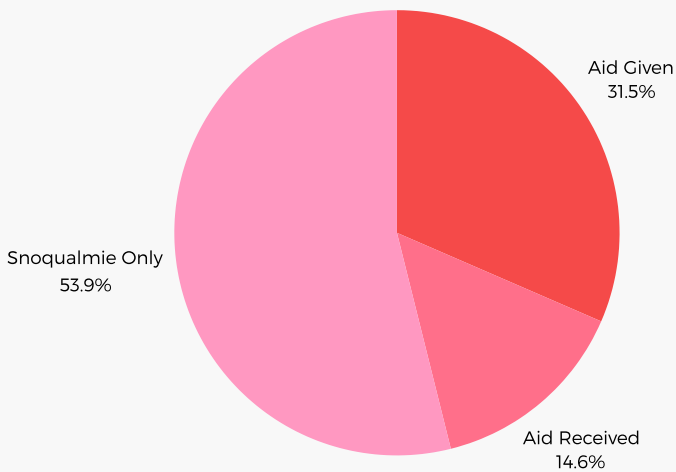
2024 Total Annual Incidents by type



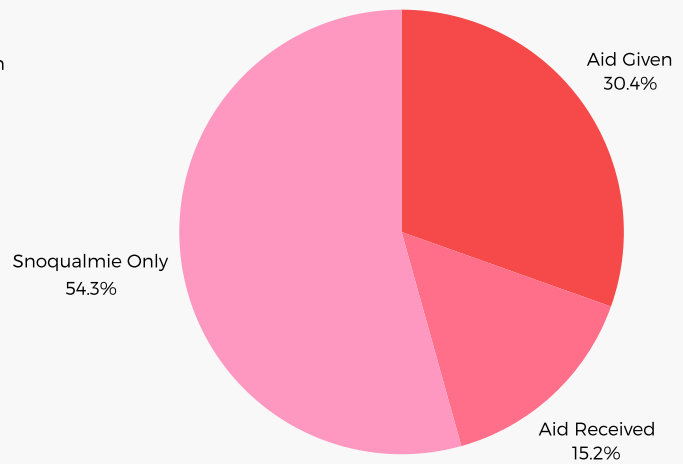
2025 Total Annual Incidents by type



2024 Annual Mutual Aid Given/Received



2025 Annual Mutual Aid Given/Received



INCIDENTS

CONTINUED

2025 Mutual Aid Given

Department	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
Eastside Fire and Rescue	117				117
KCFD #27 Fall City	9				9
Other	4				4

2025 Mutual Aid Received

Department	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
Eastside Fire and Rescue	50				50
KCFD #27 Fall City	14				14
Other	1				1
Large Incident (2 or more outside units)	7				7

INCIDENTS

CONTINUED

Calls versus Units Mutual Aid Given

	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
Number of Calls ESFR Responded to Snoqualmie	50				50
Number of Units ESFR Responded With to Snoqualmie	97				97
Number of Calls Snoqualmie responded to in ESFR	117				117
Number of Units Snoqualmie Responded with to ESFR	121				121

Transports by Snoqualmie

Area of Call	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
Snoqualmie	84				84
Eastside Fire and Rescue	11				11
Fall City	0				0

PERFORMANCE MEASURES

JAN - MAR 2025

The fire department tracks multiple performance measures to evaluate the agency's response to calls for service in our jurisdiction. These measures are compiled quarterly, and are compared to the previous year's data to look for trends and areas of improvement. Two of the performance measures that are evaluated are turnout times and travel times.

Turnout time is the time from when the call is received by the station to when the unit goes en-route. This time is influenced by factors such as location of personnel within the station, time of day, and whether the crew needs to don protective gear before responding.

Travel time is the amount of time it takes the unit to arrive on scene after leaving the station. This time is influenced by factors such as distance from the station, traffic patterns and weather conditions.

PERFORMANCE MEASURES

TURNOUT TIME

2025 APPARATUS TURNOUT TIMES WITHIN THE CITY													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
0:0-0:29	6	8	12										26
0:30-0:59	26	18	22										66
1:00-1:29	32	32	34										98
1:30-1:59	13	5	15										33
2:00-2:59	0	0	0										0

90TH PERCENTILE (MM:SS)							
Quarter	2022	2023	2024	2025		Year	Annual 90th percentile
1st Qtr	1:35	1:35	1:50	1:38		2022	1:34
2nd Qtr	1:38	1:32	1:35			2023	1:35
3rd Qtr	1:31	1:38	1:37			2024	1:40
4th Qtr	1:32	1:44	1:36			2025	1:38

PERFORMANCE MEASURES

TRAVEL TIME

2025 APPARATUS TRAVEL TIMES WITHIN THE CITY

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
0:00-3:59	22	22	28										72
4:00-7:59	47	33	43										123
8:00-11:59	2	3	6										11
12:00-15:59	0	0	0										0
16:00-29:59	0	0	0										0

90TH PERCENTILE (MM:SS)

Quarter	2022	2023	2024	2025	Year	Annual 90th percentile
1st Qtr	7:20	7:23	8:21	7:04	2022	7:26
2nd Qtr	6:42	8:16	7:08		2023	7:34
3rd Qtr	7:58	7:36	7:08		2024	7:23
4th Qtr	7:10	7:36	7:29		2025	7:04

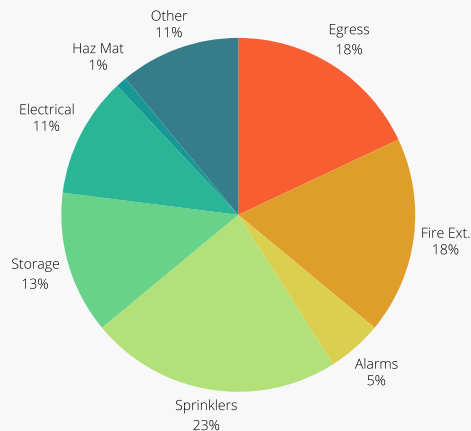
FIRE INSPECTIONS

JAN - MAR 2025

Beginning in 2017 the fire department began performing the majority of the fire and life safety inspections for businesses in the city. The building department has the overall responsibility and handles the more complex inspections, but the two departments work together to complete inspections as well as provide advice and resources for discrepancies found. Occupancies are inspected on a rotating 3-year basis, based upon risk and occupancy type. High risk occupancies get inspected annually, moderate risk occupancies on a biennial cycle, and low-risk every three years. The most common violations found are extension cords being used improperly, faulty emergency lighting, and extinguishers missing or improperly maintained. Inspections are assigned to the crews quarterly, with each shift being responsible for the initial and re-inspections.

INSPECTIONS COMPLETED				
1st Qtr	2nd Qtr	3rd qtr	4th qtr	Year to Date
45				45

Most Common Violations (Compiled annually)



Violation Definitions

Egress - Egress blocked or not marked

Fire Extinguishers - out of date, not enough, not right type

Alarms - alarm system not inspected annually

Sprinklers - sprinkler system not inspected annually

Storage - improper storage, too close to ceiling or panel

Electrical - extension cords used for permanent wiring

HazMat - Improper storage

Other- Violation not normally seen

PROPERTY LOST / SAVED

JAN - MAR 2025

For reporting purposes, fire loss is broken into two categories: property and contents. Property describes physical properties such as cars, house, etc. Contents describe items that are not part of the structure but perish in the incident. Both categories are combined together to determine total property loss, and more importantly, total property saved.

2025 1st Quarter Fire Loss

Incident Date	Fire Type	Property Value	Property Loss	Content value	Content Loss
1/24/25	Room and contents	\$908,000	0	\$45,000	\$200
Totals	n/a	\$908,000	0	\$45,000	\$200

2025 Annual Property Saved

Property Risked	Property Saved	Percentage Saved
\$953,000	\$952,800	99.9%

Council Agenda Bill

AB Number

AB25-064

Agenda Bill Information

Title*

River Trail Property Acquisition (Hailstone Trust)
Parcel ID 7849200455

Action*

Motion

Council Agenda Section

Committee Report

Council Meeting Date*

05/27/2025

Staff Member

Mona Davis

Department*

Community Development

Committee

Community Development

Committee Date

05/19/2025

Exhibits

Packet Attachments - if any

Hailstone_PSA_countersoffer_LO-signed.pdf	227.34KB
RiverfrontAcquisitionsMap.pdf	1.6MB
Hailstone_AppraisalReport.pdf	8.34MB
Resolution 25-XXXX Hailstone Acquisition.docx	19.06KB

Summary

Introduction*

Brief summary.

Parcel identification number (PIN) 7849200455, addressed at 7802 Railroad Avenue SE, Snoqualmie, WA 98065, is identified on the Riverwalk Acquisition Status Map (Exhibit 4) as a remaining potential riverfront acquisition parcel. The City continues to assemble properties to construct a formalized non-motorized trail that follows the edge of the Snoqualmie River through the downtown historic business district. The property owner of parcel no. 7849200455 would like to facilitate a voluntary purchase and sale agreement (Exhibit 2) to sell the property to the City.

Proposed Motion

Move to adopt Resolution 1717 authorizing the Mayor to execute a Purchase and Sale Agreement to purchase real property associated with the City River Trail.

Background/Overview*

What was done (legislative history, previous actions, ability to hyperlink)

Snoqualmie River Trail has been identified by the City of Snoqualmie in the Comprehensive Plan and Downtown Master Plan as a “destination trail loop” to be “widely enjoyed by residents and visitors alike”. Its development is viewed as a key component to the City’s goals of having a healthy, diverse economy that includes being recognized as a “tourism destination with a distinctive sense of place”. As the local tourism economy is developed into “a mainstay of the City’s economic vitality”, the Snoqualmie River is to be “maximized as a tourism asset”. Parcels were acquired starting in 2012 with the most recent purchase and sale agreement completed in December 2024.

Analysis*

16 of the 31 properties remain on the City Riverfront Property Acquisition Status Map. If the City acquired parcel number 7849200455, only two additional properties along Railroad Avenue SE would need to be acquired. Other remaining properties to purchase are located at Southeast River/Park Avenue SE, between Euclid Avenue SE and Schusman Avenue SE and north of SE Walnut Street. Acquiring additional properties consistently demonstrates progress towards completing the River Trail project. King County is one of 14 counties statewide that levy a conservation futures tax (CFT), which protects forests, shorelines, farms, greenways, and trails for future generations to enjoy in perpetuity by funding the acquisition of property to be used as passive open space. CFT funding, which requires a 50% match from the organization initiating the purchase, can be used to cover the price of the land and property interests as well as related costs such as title, appraisal, environmental assessments, and staff, legal, and administrative costs. The City of Snoqualmie has utilized CFT and Flood Control District (FCD) funding for the purchase of riverfront property in the past. In several cases, the City has utilized a match requirement to cover the entire cost of a parcel purchase. The following funds are available/uncommitted: CFT \$445,000.00 FCD \$2,400,000.00 There are no out-of-pocket acquisition costs to the City.

Budgetary Status*

Funds have already been authorized in the current biennial budget.

Fiscal Impact

Amount of Expenditure	Amount Budgeted	Appropriation Requested
\$405,000.00	\$850,000.00	\$0.00

Budget Summary

Administration recommends approving the counteroffer to purchase parcel number 7849200455 in the amount of \$405,000, which is a \$45,000 increase above the original acquisition offer of \$360,000 (see AB25-051). The City incorporated Riverfront Land Acquisition purchases into the 2025-2030 Non-Utility Capital Improvement Plan (CIP). The 2025-26 Biennial Budget appropriates \$850,000 for riverfront land acquisitions in the Non-Utilities Capital Fund (#310). Currently nothing has been spent in the 2025-26 biennium. If the proposed contract is approved, the available budget remaining for the biennium would be \$445,000. Therefore, sufficient appropriation exists within the 2025-26 Biennial Budget (Non-Utilities Capital Fund #310) to fund the contract.

This purchase will likely necessitate demolition charges, which would also be charged to Riverfront Land

Acquisitions. As a comparative estimate, a 2024 demolition for a different parcel on the riverfront cost \$126,439. The demolition charges would also likely qualify for reimbursement from CFT and FCD grants.

Fiscal Impact Screenshot

Riverfront Land Acquisitions - Non-Utility CIP (#310)

2025-2026 Biennial Budget	
Beginning Budget	\$ 850,000
Expenditures	\$ -
Outstanding Contract Value (Previously approved)	\$ -
Current Available Budget	\$ 850,000
Value of this Contract (AB25-064)	\$ (405,000)
Available Budget after AB25-064	\$ 445,000

CITY OF SNOQUALMIE
SNOQUALMIE RIVERFRONT REACH
HAILSTONE TRUST PROPERTY

REAL ESTATE PURCHASE AND SALE AGREEMENT

This Real Estate Purchase and Sale Agreement (“Agreement”) is made as of the date this instrument is fully executed by and between Teri L. Hailstone and D. Hooker Hailstone, Trustees of the HAILSTONE REVOCABLE TRUST, dated April 19, 2024 (“Seller”), and THE CITY OF SNOQUALMIE, a municipal corporation of the State of Washington (“Buyer”), for the purchase and sale of that certain property situated in King County, Washington, described on Exhibit A, and all rights appurtenant (“the Property”). Seller and Buyer may be collectively referred to herein as the “Parties” and individually as a “Party.”

1. **PURCHASE PRICE:** The purchase price for the Property is **Four Hundred and Five Thousand and No/100 Dollars (US \$405,000.00)** (“Purchase Price”). The Purchase Price is payable at Closing in cash.

2. **TITLE:**

2.1 **Deed:** At Closing, Seller will execute and deliver to Buyer a Statutory Warranty Deed conveying and warranting good and marketable title to the Property free and clear of all defects or encumbrances except for the lien of real estate taxes and drainage service charges not yet due and payable and those defects and/or encumbrances (if any) identified on Exhibit B (collectively, “Permitted Exceptions”).

2.2 **Title Insurance:** At Closing, Buyer shall receive (at Buyer's expense) an owner's Standard ALTA policy of title insurance, dated as of the Date of Closing and insuring Buyer in the amount of the Purchase Price against loss or damage by reason of defect in Buyer's title to the Property subject only to the printed exclusions appearing in the policy form and any Permitted Exceptions.

3. **CONTINGENCIES:**

3.1 **Due Diligence Inspection and Feasibility:** Buyer shall satisfy itself by investigation and inspection, at its cost and expense, in its sole and absolute discretion that the condition of the Property for Buyer’s contemplated use meets with its approval (“Due Diligence Contingency”). During the Due Diligence Period (as hereafter defined), Buyer may have a Phase I Environmental Site Assessment (“ESA”) of the Property performed by a qualified environmental consultant (the “ESA Consultant”). If the ESA Consultant recommends further assessment or remediation of the Property (including, but not limited to, a Phase II ESA) (the “Phase I Recommendations”), then Buyer may provide Seller notice of the Phase I Recommendations and thereafter negotiate with Seller regarding an appropriate “Corrective Action Plan.” If Buyer and Seller are not able to agree upon a Corrective Action Plan that would address the Phase I Recommendations to Buyer’s

satisfaction, or if Buyer is not satisfied with the condition of the Property for any other reason, this Agreement shall terminate pursuant to Section 5.9. Seller hereby grants Buyer's employees, agents, and contractors a right of entry onto the Property for any site inspections performed in connection with this Due Diligence Contingency. In connection with such inspections, Buyer agrees to hold harmless, indemnify and defend Seller, its officers, agents and employees, from and against all claims, losses, or liability, for injuries, sickness or death of persons, including employees of Buyer, caused by or arising out of any act, error, or omission of Buyer, its officers, agents, contractors, subcontractors, or employees in entering the Property for the above purposes, to the extent not caused by or arising out of any act, error, or omission of Seller, its officers, agents, and employees.

3.2 Funding: The sale of the Property is contingent on appropriation by the Snoqualmie City Council, Snoqualmie Mayor Katherine Ross' approval of said appropriation, and spending authority of funds sufficient to close the sale.

3.3 Removal of Contingencies: Buyer shall have a period of 150 days from the date all Parties have signed this Agreement to remove all contingencies (the "Due Diligence Period"). Buyer may remove such contingencies by sending written notice thereof to Seller pursuant to Section 7 herein. If the contingencies are not removed within the Due Diligence Period, this Agreement will terminate, and the Parties shall have no further obligations hereunder.

4. RISK OF LOSS: Seller will bear the risk of loss of or damage to the Property prior to Closing. If such loss or damage occurs to the Property, Seller shall promptly notify Buyer thereof and Buyer may, in its sole discretion, terminate this Agreement by giving notice of termination to the Seller.

5. SELLER'S REPRESENTATIONS, WARRANTIES, AND COVENANTS: Seller represents, warrants, and covenants to Buyer at the date of execution of this Agreement and the Date of Closing that:

5.1 Authority: Seller, and the person(s) signing on behalf of Seller, have full power and authority to execute this Agreement and perform Seller's obligations, and if Seller is a corporation, all necessary corporate action to authorize this transaction has been taken.

5.2 No Material Defect: Seller is unaware of any material defect in the Property.

5.3 Debris and Personal Property: Prior to Closing, Seller shall remove all debris and personal property located on the Property (if any). Removal of all personal property and debris shall be at Seller's cost and expense, and Seller will indemnify and hold Buyer harmless from all claims and expenses arising from such removal.

5.4 Contamination: Seller hereby represents and warrants that (a) Seller has not caused or allowed the generation, treatment, storage, or disposal of Hazardous Substances on the Property, except in accordance with local, state, and federal statutes and regulations; (b) Seller has not caused

or allowed the release of any Hazardous Substance onto, at, or near the Property; (c) Seller is in compliance with all applicable laws, rules, and regulations regarding the handling of Hazardous Substances; (d) Seller has secured all necessary permits, licenses, and approvals necessary to its operation on the Property, and is in compliance with such permits; (e) Seller has not received notice of any proceedings, claims, or lawsuits arising out of its operations on the Property; and (f) to the Seller's knowledge, the Property is not, nor has it ever been subject to the release of Hazardous Substances. For the purposes of this Agreement, the term "Hazardous Substance" means any waste, pollutant, contaminant, or other material that now or in the future becomes regulated or defined under any local, state, or federal environmental law or regulation.

5.5 Fees and Commissions: Seller shall pay for any broker's and other commissions and fees incurred by the Seller in connection with the sale of the Property and Seller shall indemnify and hold Buyer harmless from all such claims for commission and fees.

5.6 No Leases: The Property is not subject to any valid leases, tenancies, or rights of persons in possession, or if the Property is subject to any valid leases, tenancies, or rights of persons in possession as of the date of mutual execution of this Agreement, Seller will have terminated the leases, tenancies, and/or rights of persons in possession prior to Closing. Seller shall not enter into or establish any leases, tenancies, or rights of persons in possession prior to Closing. At Closing, Seller will deliver the Property to Buyer vacant and not subject to any leases, licenses, or other occupancy agreements or contracts which would be binding on Buyer or the Property after Closing. Seller agrees to indemnify, defend, and hold harmless Buyer, its officers, elected officials, employees, agents, contractors, and assigns, from and against any and all damage, claim, liability, or loss, including reasonable attorney's and other fees, arising out of or in any way connected with leases, licenses, or other occupancy agreements or contracts affecting the Property as of the date of mutual execution of this Agreement.

5.7 Indemnification: Seller agrees to indemnify, defend, and hold harmless Buyer, its officers, elected officials, employees, agents, contractors, and assigns, from and against any and all damage, claim, liability, or loss, including reasonable attorney's and other fees, arising out of or in any way connected to the breach of any representation or warranty contained herein. Such duty of indemnification shall include, but not be limited to damage, liability, or loss including reasonable attorney's and other fees incurred, pursuant to all federal environmental laws, Washington State environmental laws, strict liability, and common law.

5.8 Contents of Septic Systems and Fuel Tanks: No more than 30 days prior to Closing, Seller shall cause all septic systems and fuel tanks located on the Property to be emptied, and the contents of said systems and tanks to be properly disposed of or removed from the Property. Seller shall provide to Buyer prior to Closing adequate documentation that all requirements under this Section 5.7 have been fulfilled.

5.9 Termination: If Buyer determines in its sole and absolute discretion that any representation, warranty, or covenant contained herein has been breached prior to Closing, Buyer may elect to terminate this Agreement by sending written notice of the breach to Seller pursuant to Section 7 herein.

6. CLOSING:

6.1 Time for Closing: The sale will be closed in the office of the Closing Agent not later than twenty-one (21) days from the date all contingencies set forth in Section 3 herein have been removed, or as soon thereafter as practicable.

Buyer and Seller shall deposit in escrow with the Closing Agent all instruments, documents, and moneys necessary to complete the sale in accordance with this Agreement. As used in this Agreement, "Closing" and "Date of Closing" means the date on which all appropriate documents are recorded and proceeds of the sale are available for disbursement to Seller. The Closing Agent shall be:

Fidelity National Title Company
600 University Street, Suite 2424
Seattle, WA 98101

6.2 Prorations and Closing Costs: Seller will pay real estate excise taxes (if any are due) and the full first half or second half real property tax installment due and owing, as determined by the Date of Closing. Seller will receive a prorated refund directly from King County Treasury Operations for the number of days post-Closing for the applicable installment period. Buyer will pay the premium for its owner's title insurance policy, the cost of recording the Statutory Warranty Deed from the Seller, and the Closing Agent's escrow fees.

6.3 Possession: Buyer shall be entitled to possession of the Property at Closing.

6.4 Seller Questionnaire: The "Seller Questionnaire" is attached to this Agreement as Exhibit C and shall be completed by Seller and delivered to Buyer at the time this Agreement has been executed by both Parties. Nothing in the Seller Questionnaire creates a representation or warranty by Seller with respect to the Property, nor does it create any rights or obligations for the Parties.

7. NOTICES: Any notices required herein shall be given to the Parties: (a) personally, (b) by certified mail with return receipt, or (c) electronically, with read receipt or delivery confirmation or both. Notices shall be effective (a) upon personal delivery, (b) after five (5) calendar days following deposit in the U.S. mail, or (c) immediately upon electronic transmittal to the email addresses below. The Party providing notice shall bear the burden to prove the date that notice was delivered.

TO SELLER:

Teri L. Hailstone and
D. Hooker Hailstone, Trustees
Hailstone Revocable Trust
c/o Gary Penitsch, Broker
Coldwell Banker Bain
8862 161st Ave Ste 103
Redmond, WA 98052

TO BUYER:

City of Snoqualmie
c/o King County Water and Land Resources Division
Open Space Acquisitions
201 South Jackson Street, Suite 6300
Seattle, WA 98104
Attn: Lori King
Email: lori.king@kingcounty.gov

Email: gary.penitsch@cbrealty.com

WITH A COPY TO:
City of Snoqualmie
Attn: City Clerk
P.O. Box 897
Snoqualmie, WA 98065
Email: CityClerk@SnoqualmieWA.gov

8. **DEFAULT AND ATTORNEYS' FEES:**

8.1 **Default by Buyer:** If Closing does not occur due to default by Buyer, Seller's sole and exclusive remedy shall be to terminate this Agreement.

8.2 **Default by Seller:** If Closing does not occur due to default of Seller, Buyer shall have the right to bring an action for specific performance, damages, and any other remedies available at law or in equity. In seeking any equitable remedies, Buyer shall not be required to prove or establish that Buyer does not have an adequate remedy at law. Seller hereby waives the requirement of any such proof and acknowledges that Buyer would not have an adequate remedy at law for Seller's breach of this Agreement.

8.3 **Attorneys' Fees:** In an action to enforce this Agreement, each Party shall bear its own attorneys' fees and costs.

9. **GENERAL:** This is the entire agreement of the Buyer and Seller with respect to the Property and supersedes all prior or contemporaneous agreements between them, written or oral. This Agreement may be modified only in writing, signed by Buyer and Seller. Any waivers under this agreement must be in writing. A waiver of any right or remedy in the event of a default will not constitute a waiver of such right or remedy in the event of any subsequent default. This Agreement is for the benefit of, and binding upon, Buyer (including its officers, elected officials, employees, agents, contractors, and assigns) and Seller (including its heirs, personal representatives, successors, and assigns). The invalidity or unenforceability of any provision of this Agreement will not affect the validity or enforceability of any other provision. Time is of the essence in this Agreement.

10. **WASTE; ALTERATION OF PROPERTY:** Seller shall not (a) commit waste on the Property; (b) remove trees or other vegetation, coal, minerals, or other valuable materials; or (c) substantially alter the surface or subsurface of the Property without the express written consent of Buyer.

11. **SURVIVAL OF WARRANTIES:** The terms, covenants, representations, and warranties shall not merge in the deed of conveyance but shall survive Closing.

12. **LEGAL RELATIONSHIP:** The Parties to this Agreement execute and implement this Agreement solely as Seller and Buyer. No partnership, joint venture, or joint undertaking shall be constructed from this Agreement.

13. **GOVERNING LAW AND VENUE:** This Agreement and all amendments hereto shall be governed by and construed in accordance with the laws of the State of Washington applicable to contracts made and to be performed therein, without giving effect to its conflicts of law rules or choice of law provisions. In the event that either Party shall bring a lawsuit related to or arising out of this Agreement, the Superior Court of King County, Washington, shall have exclusive jurisdiction and venue.

14. **COUNTERPARTS:** To facilitate execution, this Agreement may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature of, or on behalf of, each Party, or that the signature of all persons required to bind any Party, appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this Agreement to produce or account for more than a single counterpart containing the respective signatures of, or on behalf of, each Party hereto. Any signature page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures thereon and thereafter may be attached to another counterpart identical thereto except having attached to it additional signature pages.


15. **TERMINATION OF OFFER:** This offer shall terminate if not accepted by Buyer on or before May 30, 2025

BUYER: City of Snoqualmie, a municipal corporation
of the State of Washington.

BY: _____
Katherine Ross, Mayor Date

SELLER: Hailstone Revocable Trust

 Teri L Hailstone 05/12/25
Teri L. Hailstone, Trustee Date

 D Hooker Hailstone 05/12/25
D. Hooker Hailstone, Trustee Date

EXHIBITS: **Exhibit A**, Legal Description
Exhibit B, Permitted Exceptions
Exhibit C, Seller Questionnaire

EXHIBIT A

LEGAL DESCRIPTION

Lot 10, Block 8, Snoqualmie Falls, according to the plat thereof recorded in Volume 6 of Plats, Page 51, records of King County, Washington;

Except the Southwesterly 8 feet thereof conveyed to the Town of Snoqualmie for widening of Railroad Blvd by deed recorded under King County Recording Number 2559913.

EXHIBIT B

PERMITTED EXCEPTIONS

Those special exceptions listed on Fidelity National Title Company Report # 25000040-SC Dated January 8, 2025, and any supplements thereto (which Title Report and Supplements are incorporated into this Agreement by this reference) numbered 1, 2, 3, 4, 5, 6, 7, and 9 (Paid Current), Schedule B-II.

EXHIBIT C

Landowner Questionnaire

Title

1. Are there any encroachments, boundary agreements, or boundary disputes? ☐ Yes ☒ No ☐ Don't know

If yes, please explain:

2. Is there a private road or easement agreement for access to the property? ☐ Yes ☒ No ☐ Don't know
3. Are there any written agreements for joint maintenance of an easement or road? ☐ Yes ☒ No ☐ Don't know

Annual Cost:

Utilities

1. The source of water for the property is: ☒ Private or publicly owned water system
☐ Private well serving only the subject property
☐ Other water system: _____
2. The property is served by: ☒ Public sewer system
☐ On-site septic system
☐ Other disposal system: _____
3. Utilities are provided, as follows:

Oil:

Gas:

Electric:

PSE

Sewage:

City of Snoqualmie

Water:

City of Snoqualmie

4. List any leased equipment and terms:

None

Homeowner's Association

- Is there a Homeowners' Association? ☐ Yes ☒ No ☐ Don't know

Name of Association:

Contact name:

Name of Association:

Contact phone number and/or address:

Annual membership dues:

Pending special assessments:

Appraisal of Real Property

Hailstone Revocable Trust Property

Single-Family Residential Property
7802 Railroad Avenue SE
Snoqualmie, King County, Washington 98065
Client Reference: RFQ # KC001206

Prepared For:

King County Department of Natural Resources and Parks

Date of the Report:

March 10, 2025

Report Format:

Appraisal Report

IRR - Seattle

File Number: 154-2025-0041

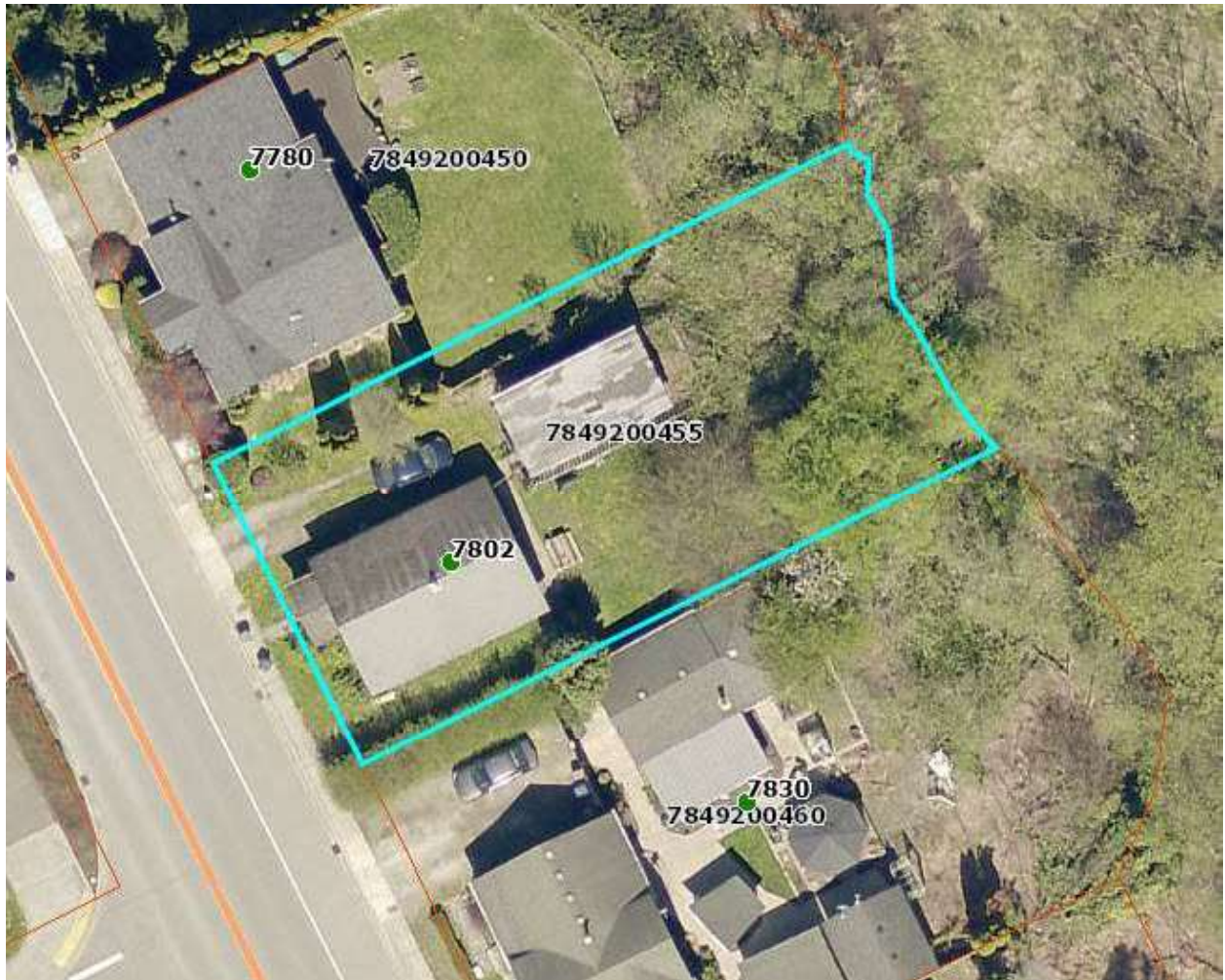


Subject Photographs



Hailstone Revocable Trust Property
7802 Railroad Avenue SE
Snoqualmie, Washington

Aerial Photograph





March 10, 2025

Kurt Engstrom, MAI
Senior Review Appraiser
King County Department of Natural Resources and Parks
201 South Jackson, Suite 600
Seattle, WA 98104

SUBJECT: Market Value Appraisal
 Hailstone Revocable Trust Property
 7802 Railroad Avenue SE
 Snoqualmie, King County, Washington 98065
 Client Reference: RFQ # KC001206
 IRR - Seattle File No. 154-2025-0041

Dear Mr. Engstrom:

Integra Realty Resources – Seattle is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value, pertaining to the fee simple interest in the property.

The client for the assignment is King County Department of Natural Resources and Parks. The intended user of this report is the client. The intended use of the report is for voluntary acquisition purposes. No other party or parties may use or rely on the information, opinions, and conclusions contained in this report.

The subject is an existing single-family residential property containing 770 square feet built in 1921. The residence has two bedrooms, one bathroom, and driveway parking. The site has a usable area of 0.12 acres or 5,400 square feet due to steep sloping on the east side that is unusable. The site has 60 feet of frontage on a slough off of the Snoqualmie River. The slough cannot be viewed or accessed due to steep terrain and dense foliage.

The appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, and applicable state appraisal regulations.

Standards Rule 2-2 (Content of a Real Property Appraisal Report) contained in the Uniform Standards of Professional Appraisal Practice (USPAP) requires each written real property appraisal report to be prepared as either an Appraisal Report or a Restricted Appraisal Report. This report is prepared as an Appraisal Report as defined by USPAP under Standards Rule 2-2(a), and incorporates practical explanation of the data, reasoning, and analysis that were used to develop the opinion of value.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, the concluded opinions of value are as follows:

Value Conclusion			
Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	February 28, 2025	\$360,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Kurt Engstrom, MAI
King County Department of Natural Resources and Parks
March 10, 2025
Page 3

Item 9.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Seattle



Maria L. Olson
Washington Certified General Real Estate
Appraiser #110299
Telephone: 206.436.1183
Email: molson@irr.com



Lori E. Safer, MAI, AI-GRS
Washington Certified General Real Estate
Appraiser #1100546
Telephone: 206.436.1177
Email: lesafer@irr.com

Table of Contents

Executive Summary	1	Certification	56
Identification of the Appraisal Problem	2	Assumptions and Limiting Conditions	58
Subject Description	2		
Sale History	2	Addenda	
Pending Transactions	3	A. Appraiser Qualifications	
Appraisal Purpose	3	B. Financials and Property Information	
Value Type Definitions	3	C. Comparable Data	
Property Rights Definitions	3	Improved Sales	
Client and Intended User(s)	4		
Intended Use	4		
Applicable Requirements	4		
Report Format	4		
Prior Services	4		
Appraiser Competency	4		
Scope of Work	5		
Economic Analysis	7		
Seattle MSA Area Analysis	7		
Surrounding Area Analysis	13		
Regional Housing Market Trends	16		
Property Analysis	20		
Land Description and Analysis	20		
Improvements Description and Analysis	31		
Real Estate Taxes	41		
Highest and Best Use	42		
Valuation	44		
Valuation Methodology	44		
Sales Comparison Approach	45		
Analysis and Adjustment of Sales	49		
Value Indication	54		
Conclusion of Value	55		

Executive Summary

Part One

Property Name	Hailstone Revocable Trust Property
Address	7802 Railroad Avenue SE Snoqualmie, King County, Washington 98065
Property Type	Single-Family Residential
Owner of Record	Teri L. Hailstone and D. Hooker Hailstone, Trustees of the Hailstone Revocable Trust, dated April 19, 2024
Tax ID	784920-0455
Legal Description	Lot 10, Block 8, Snoqualmie Falls, according to the plat thereof recorded in Volume 6 of Plats, Page 51, records of King County, Washington; Except the Southwesterly 8 feet thereof conveyed to the Town of Snoqualmie for widening of Railroad Blvd by deed recorded under King County Recording Number 2559913.
Land Area - Total	0.17 acres; 7,487 SF
Land Area (Usable)	0.12 acres; 5,400 SF
Gross Building Area	820 SF
Rentable Floor Area	770 SF
Occupancy	Tenant
Year Built	1921
Zoning Designation	OS2, Open Space 2, Historic Districts
Highest and Best Use - As if Vacant	Recreational use
Highest and Best Use - As Improved	Continued residential use
Effective Date of the Appraisal	February 28, 2025
Date of the Report	March 10, 2025
Property Interest Appraised	Fee Simple

Value Conclusion

Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	February 28, 2025	\$360,000

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than King County Department of Natural Resources and Parks may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Identification of the Appraisal Problem

Subject Description

The subject is an existing single-family residential property containing 770 square feet built in 1921. The residence has two bedrooms, one bathroom, and driveway parking. The site has a usable area of 0.12 acres or 5,400 square feet due to steep sloping on the east side that is unusable. The site has 60 feet of frontage on a slough off of the Snoqualmie River. The slough cannot be viewed or accessed due to steep terrain and dense foliage. A legal description of the property is provided below.

Property Identification	
Property Name	Hailstone Revocable Trust Property
Address	7802 Railroad Avenue SE Snoqualmie, Washington 98065
Tax ID	784920-0455
Owner of Record	Teri L. Hailstone and D. Hooker Hailstone, Trustees of the Hailstone Revocable Trust, dated April 19, 2024
Legal Description	Lot 10, Block 8, Snoqualmie Falls, according to the plat thereof recorded in Volume 6 of Plats, Page 51, records of King County, Washington; Except the Southwesterly 8 feet thereof conveyed to the Town of Snoqualmie for widening of Railroad Blvd by deed recorded under King County Recording Number 2559913.

Sale History

The current owner of record is Teri L. Hailstone and D. Hooker Hailstone, Trustees of the Hailstone Revocable Trust, dated April 19, 2024. The most recent closed sale of the subject is summarized as follows:

Sale Date	October 28, 1983
Seller	Michael L. and Alice E. Fiske, and Ronald W. and Myrna R. Fiske
Buyer	Teri L. Hailstone and D. Hooker Hailstone, Trustees of the Hailstone Revocable Trust, dated April 19, 2024
Sale Price	Unknown, no image is available in public records
Recording Instrument Number	198310280867

Title is vested by deed recorded under Recording Number 8310280866 from Michael L. and Alice E. Fiske and Ronald W. and Myrna R. Fiske; by deed recorded under Recording Number 9904061014 from D Hooker Hailstone; and by deed recorded under Recording Number 20240419000729 from D Hooker and Teri L. Hailstone. The current vesting title is Teri L. Hailstone and D. Hooker Hailstone, Trustees of the Hailstone Revocable Trust, dated April 19, 2024.

Based on a review of available information, no other sale or transfer of ownership has taken place within a 10-year period prior to the effective appraisal date.

Pending Transactions

Based on discussions with the appropriate contacts, the property is not subject to an agreement of sale or an option to buy, nor is it listed for sale, as of the effective appraisal date.

Appraisal Purpose

The purpose of the appraisal is to develop the following opinion(s) of value:

- The market value of the fee simple interest in the subject property as of the effective date of the appraisal, February 28, 2025

The date of the report is March 10, 2025. The appraisal is valid only as of the stated effective date or dates.

Value Type Definitions

The definitions of the value types applicable to this assignment are summarized below.

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

Property Rights Definitions

The property rights appraised which are applicable to this assignment are defined as follows.

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.²

¹ Code of Federal Regulations, Title 12, Chapter I, Part 34.42[h]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472

² Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022)

Client and Intended User(s)

The client and intended user is King County Department of Natural Resources and Parks. No other party or parties may use or rely on the information, opinions, and conclusions contained in this report.

Intended Use

The intended use of the appraisal is for voluntary acquisition purposes. The appraisal is not intended for any other use.

Applicable Requirements

This appraisal report conforms to the following requirements and regulations:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute;
- Applicable state appraisal regulations.

Report Format

Standards Rule 2-2 (Content of a Real Property Appraisal Report) contained in the Uniform Standards of Professional Appraisal Practice (USPAP) requires each written real property appraisal report to be prepared as either an Appraisal Report or a Restricted Appraisal Report. This report is prepared as an Appraisal Report as defined by USPAP under Standards Rule 2-2(a), and incorporates practical explanation of the data, reasoning, and analysis used to develop the opinion of value.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

Appraiser Competency

No steps were necessary to meet the competency provisions established under USPAP. The assignment participants have appraised several properties similar to the subject in physical, locational, and economic characteristics, and are familiar with market conditions and trends; therefore, appraiser competency provisions are satisfied for this assignment. Appraiser qualifications and state credentials are included in the addenda of this report.

Scope of Work

Introduction

The appraisal development and reporting processes require gathering and analyzing information about the assignment elements necessary to properly identify the appraisal problem. The scope of work decision includes the research and analyses necessary to develop credible assignment results, given the intended use of the appraisal. Sufficient information includes disclosure of research and analyses performed and might also include disclosure of research and analyses not performed.

To determine the appropriate scope of work for the assignment, the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors were considered. The concluded scope of work is described below.

Research and Analysis

The type and extent of the research and analysis conducted are detailed in individual sections of the report. The steps taken to verify comparable data are disclosed in the addenda of this report. Although effort has been made to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

Subject Property Data Sources

The legal and physical features of the subject property, including size of the site and improvements, flood plain data, seismic zone designation, property zoning, existing easements and encumbrances, access and exposure, and condition of the improvements (as applicable) were confirmed and analyzed.

The financial data of the subject, including tax and assessment records was analyzed. This information, as well as trends established by confirmed market indicators, is used to forecast future performance of the subject property.

Inspection

Details regarding the property inspection conducted as part of this appraisal assignment are summarized as follows:

Property Inspection		
Party	Inspection Type	Inspection Date
Maria L. Olson	Interior and exterior	February 28, 2025
Lori E. Safer, MAI, AI-GRS	Exterior	February 22, 2025
Sandy Kahler, Tenant	Interior and exterior	February 28, 2025

Valuation Methodology

Three approaches to value are typically considered when developing a market value opinion for real property. These are the cost approach, the sales comparison approach, and the income capitalization approach. Use of the approaches in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

The sales comparison approach is the most reliable valuation method for the subject due to the following:

- There is an active market for similar properties, and sufficient sales data is available for analysis.
- This approach directly considers the prices of alternative properties having similar utility.
- This approach is typically most relevant for owner-user properties.

The cost approach is not applicable to the assignment because:

- The age of the property would limit the reliability of an accrued depreciation estimate.
- This approach is not typically used by market participants, except for new (or proposed) or nearly new properties.

The income capitalization approach is not applicable to the assignment considering the following:

- This approach does not reflect the primary analysis undertaken by a typical purchaser.
- Similar properties are typically owner-occupied, decreasing the reliability of this approach.

Economic Analysis

Seattle MSA Area Analysis

The Seattle-Tacoma-Bellevue Metropolitan Statistical Area (hereafter called the Seattle MSA) lies in the northwest corner of the continental United States on Puget Sound, a saltwater arm of the Pacific Ocean 110 miles to the west. Situated in western Washington, the Seattle MSA is 5,872 square miles in size and is the 15th most populous metropolitan area in the nation. The Seattle MSA, as defined by the U.S. Office of Management and Budget, comprises King, Pierce, and Snohomish Counties and has the largest concentration of population north of San Francisco and west of Chicago.



Seattle is the economic and cultural capital of the northwestern United States. With a number of major corporations headquartered in or near the city, Seattle is also the leading financial center of the Pacific Northwest. Both Seattle and Tacoma possess modern ports on excellent deep-water harbors and, as a result, the Seattle MSA has good transportation connections to the outside world. The growth of the Pacific Northwest helped propel Seattle to its current stature and the economic expansion of the Pacific Rim is expected to sustain the Seattle MSA's growth well into the future.

Population

The Seattle MSA has an estimated 2025 population of 4,098,018, which represents an average annual 0.4% increase over the 2020 census of 4,018,762. The Seattle MSA added an average of 15,851 residents per year over the 2020-2025 period, and its annual growth rate is similar to that of the State of Washington.

Looking forward, the Seattle MSA's population is projected to increase at a 0.7% annual rate from 2025-2030, equivalent to the addition of an average of 28,321 residents per year. The Seattle MSA's growth rate is expected to exceed that of Washington, which is projected to be 0.6%.

Population Trends					
	Population			Compound Ann. % Chng	
	2020 Census	2025 Estimate	2030 Projection	2020 - 2025	2025 - 2030
Seattle MSA	4,018,762	4,098,018	4,239,623	0.4%	0.7%
King County	2,269,675	2,309,002	2,397,361	0.3%	0.8%
Snohomish County	827,957	853,936	884,665	0.6%	0.7%
Pierce County	921,130	935,080	957,597	0.3%	0.5%
Washington	7,705,281	7,876,848	8,102,970	0.4%	0.6%

Source: Claritas

Employment

Total employment in the Seattle MSA was estimated at 2,164,100 jobs at year-end 2024. Between year-end 2014 and 2024, employment rose by 297,200 jobs, equivalent to a 15.9% increase over the entire period. There were gains in employment in nine out of the past ten years. Although the Seattle MSA's employment rose over the last decade, it underperformed Washington, which experienced an increase in employment of 18.3% or 568,900 jobs over this period.

A comparison of unemployment rates is another way of gauging an area's economic health. Over the past decade, the Seattle MSA unemployment rate has been consistently lower than that of Washington, with an average unemployment rate of 4.5% in comparison to a 5.1% rate for Washington. A lower unemployment rate is a positive indicator.

Recent data shows that the Seattle MSA unemployment rate is 4.1% in comparison to a 4.4% rate for Washington, a positive sign for the Seattle MSA economy but one that must be tempered by the fact that the Seattle MSA has underperformed Washington in the rate of job growth over the past two years.

Employment Trends						
Year	Total Employment (Year End)				Unemployment Rate (Ann. Avg.)	
	Seattle MSA	% Change	Washington	% Change	Seattle MSA	Washington
2014	1,866,900		3,106,600		5.1%	5.9%
2015	1,921,800	2.9%	3,188,700	2.6%	4.6%	5.4%
2016	1,982,400	3.2%	3,286,800	3.1%	4.3%	5.2%
2017	2,026,300	2.2%	3,361,600	2.3%	4.0%	4.7%
2018	2,069,000	2.1%	3,433,700	2.1%	3.7%	4.4%
2019	2,123,000	2.6%	3,508,300	2.2%	3.2%	4.2%
2020	1,963,200	-7.5%	3,264,800	-6.9%	8.4%	8.5%
2021	2,075,800	5.7%	3,469,900	6.3%	4.7%	5.2%
2022	2,122,200	2.2%	3,572,800	3.0%	3.5%	4.1%
2023	2,145,500	1.1%	3,631,300	1.6%	3.7%	4.1%
2024	2,164,100	0.9%	3,675,500	1.2%	4.4%	4.7%
Overall Change 2014-2024	297,200	15.9%	568,900	18.3%		
Avg Unemp. Rate 2014-2024					4.5%	5.1%
Unemployment Rate - November 2024					4.1%	4.4%

Source: U.S. Bureau of Labor Statistics and Moody's Analytics. Employment figures are from the Current Employment Survey (CES). Unemployment rates are from the Current Population Survey (CPS). The figures are not seasonally adjusted.

Major employers in the Seattle MSA are shown in the following table.

Major Employers - Seattle MSA		
	Name	Number of Employees in Washington
1	Amazon	87,000
2	Boeing	67,567
3	Microsoft	55,119
4	Joint Base Lewis-McChord	54,025
5	University of Washington, Seattle	53,305
6	Walmart	23,658
7	Multicare Health System	22,000
8	Fred Meyer and QFC (Kroger Inc.) Stores	21,497
9	Costco	19,085
10	Providence Healthcare	12,421

Source: Puget Sound Business Journal, "Largest Employers in Washington State," June 24, 2024, www.bizjournals.com/seattle/subscriber-only/2024/06/14/largest-employers-in-washington-ssate.html

Boeing: Total employment in Washington State, www.boeing.com/company/general-info#overview

Walmart: "Walmart in Washington," corporate.walmart.com/about/location-facts/united-states/washington

Multicare: www.multicare.org/newsroom/organization-facts/

Kroger: "Washington State Impact," www.thekrogerco.com/wp-content/uploads/2022/01/Kroger-FactSheet-Washington-FINAL.pdf

Costco: 425Business, "Costco Unveils New Issaquah Headquarters Additions," www.425business.com/profiles/costco-new-issaquah-headquarters/article_61bdeafa-e535-11ed-8767-431de1d915a8.html and doc=/Archives/edgar/data/909832/000090983224000049/cost-20240901.htm

Providence: www.providence.org/about

Gross Domestic Product

The Seattle MSA is the ninth largest metropolitan area economy in the nation based on Gross Domestic Product (GDP).

Economic growth, as measured by annual changes in GDP, has been somewhat higher in the Seattle MSA than Washington overall during the past decade. The Seattle MSA has grown at a 5.0% average annual rate while the State of Washington has grown at a 4.4% rate. The Seattle MSA continues to perform better than Washington. GDP for the Seattle MSA rose by 6.2% in 2023 while Washington's GDP rose by 5.1%.

The Seattle MSA has a per capita GDP of \$120,592, which is 39% greater than Washington's GDP of \$86,682. This means that Seattle MSA industries and employers are adding relatively more value to the economy than their counterparts in Washington.

Gross Domestic Product				
Year	(\$,000s) Seattle MSA	% Change	(\$,000s) Washington	% Change
2013	298,218,356	–	439,472,200	–
2014	312,734,562	4.9%	456,186,500	3.8%
2015	326,985,067	4.6%	476,715,400	4.5%
2016	340,431,528	4.1%	495,724,900	4.0%
2017	368,193,333	8.2%	527,169,400	6.3%
2018	395,709,089	7.5%	561,785,700	6.6%
2019	417,428,577	5.5%	588,794,400	4.8%
2020	418,381,489	0.2%	589,156,800	0.1%
2021	449,526,620	7.4%	630,051,500	6.9%
2022	459,470,312	2.2%	644,075,100	2.2%
2023	487,774,172	6.2%	677,238,000	5.1%
Compound % Chg (2013-2023)		5.0%		4.4%
GDP Per Capita 2023	\$120,592		\$86,682	

Source: U.S. Bureau of Economic Analysis and Moody's Analytics; data released December 2024.

The release of state and local GDP data has a longer lag time than national data. The data represents inflation-adjusted "real" GDP stated in 2017 dollars.

Income, Education and Age

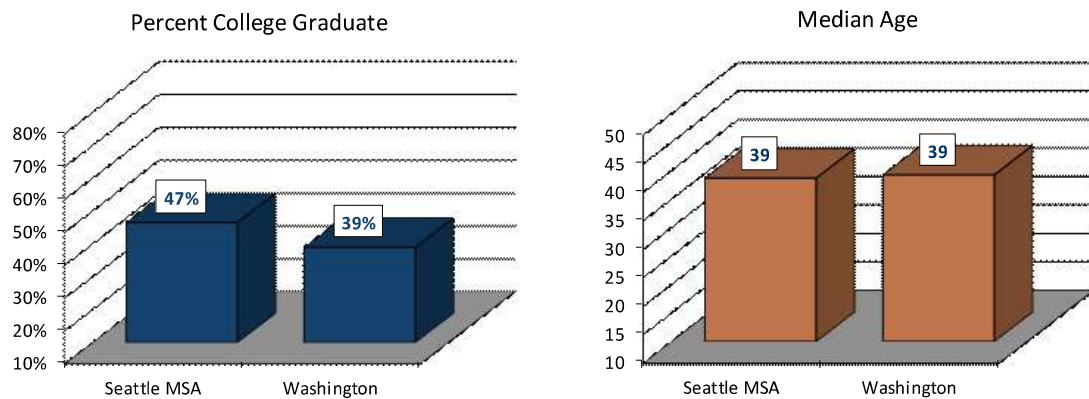
The Seattle MSA is more affluent than Washington. Median household income for the Seattle MSA is \$113,037, which is 17.9% greater than the corresponding figure for Washington.

Median Household Income - 2025	
	Median
Seattle MSA	\$113,037
Washington	\$95,880
Comparison of Seattle MSA to Washington	+ 17.9%

Source: Claritas

Residents of the Seattle MSA have a higher level of educational attainment than those of Washington. An estimated 47% of Seattle MSA residents are college graduates with four-year degrees, versus 39% of Washington residents. People in the Seattle MSA are similar in age to their Washington counterparts. The median age of both the Seattle MSA and Washington is 39 years.

Education & Age - 2025

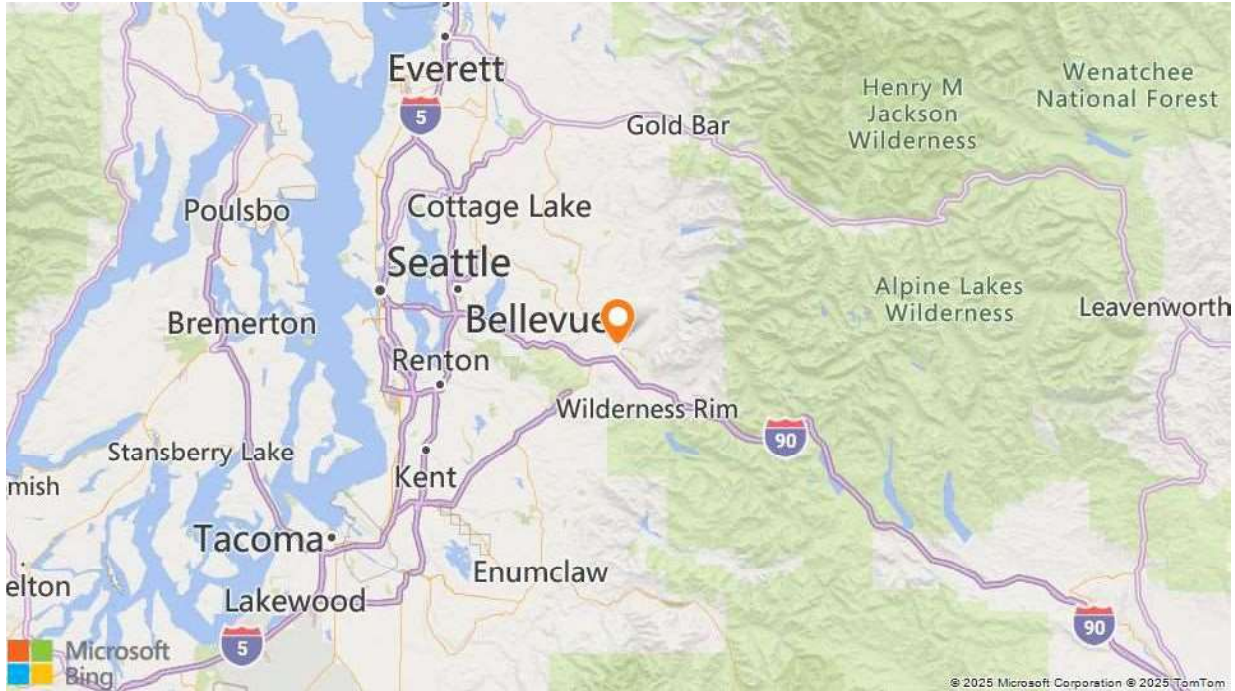


Source: Claritas

Conclusion

The Seattle MSA economy will benefit from a growing population base and higher income and education levels. The Seattle MSA experienced growth in the number of jobs and has maintained a consistently lower unemployment rate than Washington over the past decade. Moreover, the Seattle MSA exhibits both a higher rate of GDP growth and a higher level of GDP per capita than Washington overall. It is anticipated that the Seattle MSA economy will improve and employment will grow, strengthening the demand for real estate.

Area Map



Surrounding Area Analysis

The subject is located just north of the Snoqualmie Historic Commercial District, which is the home of the Northwest Railway Museum and historic buildings with shops and restaurants. It is west of the city of North Bend, which is a semi-rural city. Area boundaries and delineation are indicated in the following table. A map identifying the location of the property follows this section.

Boundaries & Delineation	
Boundaries	
Market Area	Seattle/Puget Sound
Submarket	East King County
Area Type	Small Town - Non Metro
Delineation	
North	Snoqualmie Parkway
South	SE North Bend Way
East	Meadowbrook Way SE
West	Snoqualmie Reservation and 378th Avenue SE

Access and Linkages

Primary access and linkages to the subject area, including highways, roadways, public transit, traffic counts, and airports, are summarized in the following table.

Access & Linkages	
Vehicular Access	
Major Highways	I-90
Primary Corridors	Railroad Avenue SE (SR-202)
Vehicular Access Rating	Average
Public Transit	
Providers	King County Metro
Nearest Stop/Station	Railroad Avenue SE and SE King Street to the south Railroad Avenue SE and SE Northern Street to the north
Transit Access Rating	Average
Airport(s)	
Name	SeaTac International Airport
Distance	35 Miles
Driving Time	40 Minutes
Primary Transportation Mode	Automobile

Demand Generators

Until recently, logging and Weyerhaeuser's milling operations were the mainstays of the local economy. Since 1989, the company has run a much smaller mill operation and ceased all operations at the Weyerhaeuser Mill Site in 2003. While dairies were a significant local industry into the early 1950s,

agriculture is no longer a major economic force in the community. With the completion of Interstate 90 in the 1970s, Snoqualmie became more accessible to Seattle and the Eastside region, resulting in more residents working in the communities to the west. In addition, the Snoqualmie Ridge Business Park now employs close to a thousand people and continues to expand. Major employers in the business park include Space Labs, Motion Water Sports, Technical Glass, T-Mobile, Zetec, and the King County Department of Permitting and Environmental Review. Major employers in the North Bend area include Nintendo North Bend, which has about 400 employees, and the North Bend Factory Outlet Shops.

Demographics

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

Surrounding Area Demographics					
2025 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	Seattle	Washington
Population 2020	2,458	17,205	29,293	4,018,762	7,705,281
Population 2025	2,434	17,696	30,392	4,098,018	7,876,848
Population 2030	2,479	18,606	32,153	4,239,623	8,102,970
Compound % Change 2020-2025	-0.2%	0.6%	0.7%	0.4%	0.4%
Compound % Change 2025-2030	0.4%	1.0%	1.1%	0.7%	0.6%
Households 2020	922	5,719	10,159	1,564,432	2,974,692
Households 2025	920	5,760	10,398	1,589,420	3,035,452
Households 2030	941	6,030	10,979	1,643,707	3,121,794
Compound % Change 2020-2025	0.0%	0.1%	0.5%	0.3%	0.4%
Compound % Change 2025-2030	0.5%	0.9%	1.1%	0.7%	0.6%
Median Household Income 2025	\$141,764	\$190,507	\$180,811	\$113,037	\$95,880
Average Household Size	2.6	3.1	2.9	2.5	2.5
College Graduate %	45%	64%	61%	47%	39%
Median Age	40	39	40	39	39
Owner Occupied %	73%	83%	81%	58%	62%
Renter Occupied %	27%	17%	19%	42%	38%
Median Owner Occupied Housing Value	\$750,604	\$970,171	\$986,153	\$756,718	\$613,898
Median Year Structure Built	1978	2001	1996	1985	1985
Average Travel Time to Work in Minutes	28	33	33	32	29

Source: Claritas

As shown above, the current population within a 3-mile radius of the subject is 17,696, and the average household size is 3.1. Population in the area has grown since the 2020 census, and this trend is projected to continue over the next five years. Compared to the Seattle MSA overall, the population within a 3-mile radius is projected to grow at a faster rate.

Median household income is \$190,507, which is higher than the household income for the Seattle MSA. Residents within a 3-mile radius have a considerably higher level of educational attainment than those of the Seattle MSA, while median owner-occupied home values are considerably higher.

Land Use

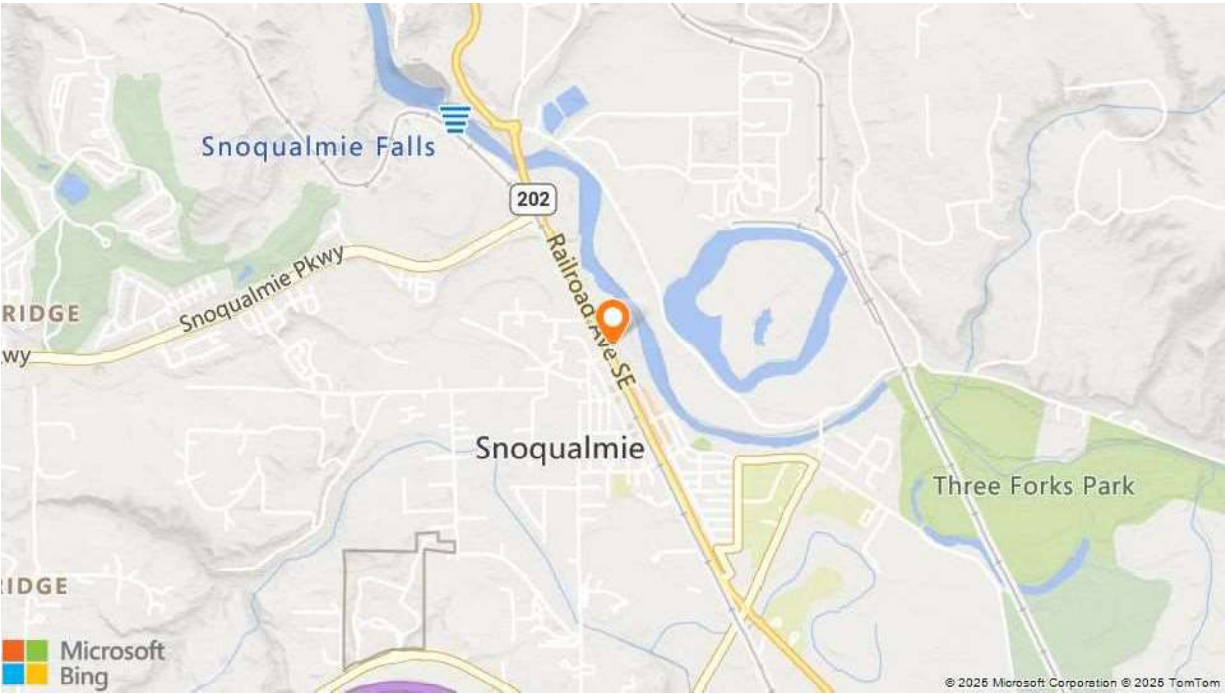
Predominant land uses in the immediate vicinity of the subject include a mix of single-family residential and business retail along Railroad Avenue SE south of the subject. Land use characteristics of the area are summarized below.

Immediate Surroundings	
North	Single-family residence (zoned Open Space)
South	Single-family residence (zoned Open Space)
East	Single-family residence (zoned Open Space)
West	Railroad Avenue SE, Northwest Railway (tourist attraction), and single-family residential neighborhood

Outlook and Conclusions

The area is in the stable stage of its life cycle. Given the history of the area and the growth trends, it is anticipated that property values will remain stable in the near future.

Surrounding Area Map



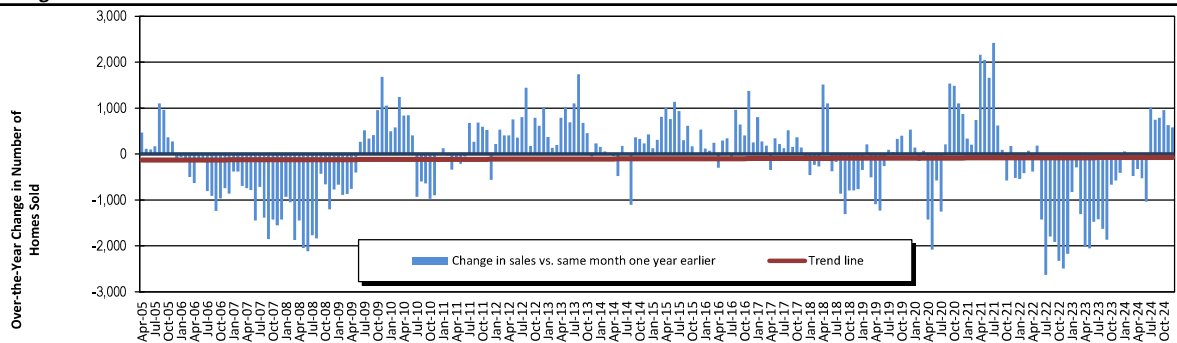
Regional Housing Market Trends

Pre COVID-19, the five-county Puget Sound region (King, Snohomish, Pierce, Kitsap and Thurston counties) was one of the hottest single-family markets in the country and the Seattle market itself consistently ranked among the country's top markets. The following section tracks data from mid-2005 through December 2024.

Sales Volume – All Homes

One of the most basic indicators of market conditions is change in the volume of home sales, which is summarized in the following graph.

Change in the Volume of Home Sales*



* Over-the-year change in the number of homes sold per month in the Puget Sound region

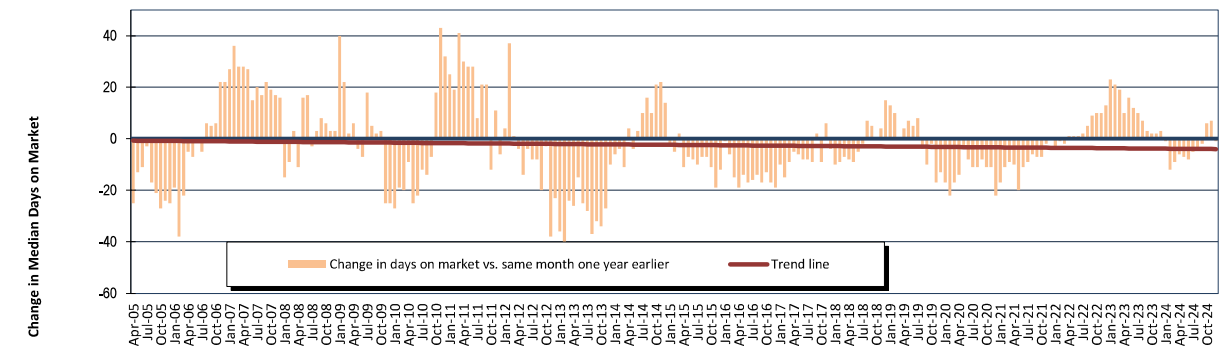
Source: Northwest Multiple Listing Service

The last twelve months saw a decrease in sales volume year over year beginning in February 2024 through June 2024. Sales volume began increasing in July 2024, continuing through the end of December. This follows a fairly long period of decreasing sales volume which began in October 2021 and extended (with a few months of positive sales volume early in this period) through June 2024. The last time the area experienced this large a decrease was in the great recession between 2006 and 2009. It appears as of the end of December 2024, that the market has shifted.

Days on Market – New Homes

The following graph illustrates the time that new houses sit on the market before they are sold, as measured in median days on the market (DOM). To eliminate seasonal variation, we analyze the over-the-year change in median DOM for each month between April 2005 and March 2024; as can be seen in the following graph.

Time on Market* Trend for New Homes



* Change in median days on market vs. same month one year earlier

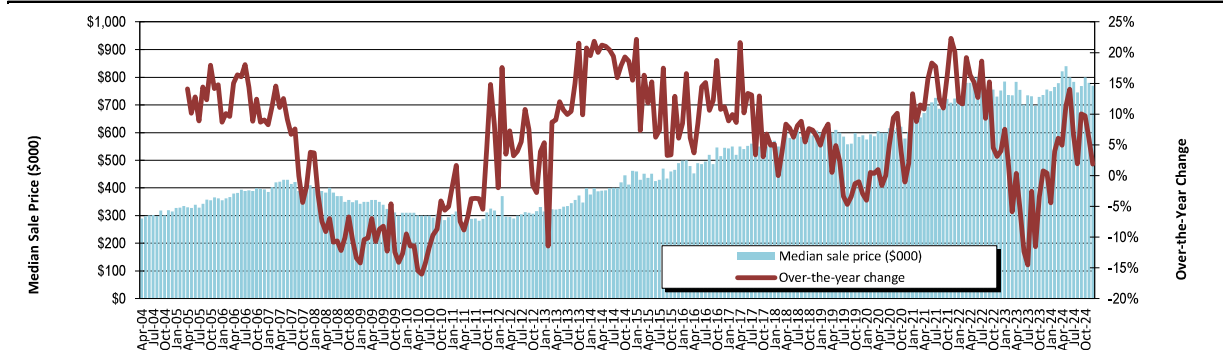
Source: Northwest Multiple Listing Service

Between December 2023 and June 2024, median days on market for new construction ranged from 10 days (June 2024) to 30 days (January 2024). Days on market increased through the second half of 2024, ending the year at a median of 24 days. This is similar to median days on market from 2023, and is generally higher than 2022 which is the year that interest rates began to increase.

New Home Price Trends

After 15 years of fairly steady increases, the median new home price in the Puget Sound region began falling in 2008, mirroring a trend that began nationwide more than two years previously. After the recession, new home prices have steadily increased with a slowdown during the Pandemic, as can be seen in the following graph.

New Home Price Trends in the Puget Sound Region*



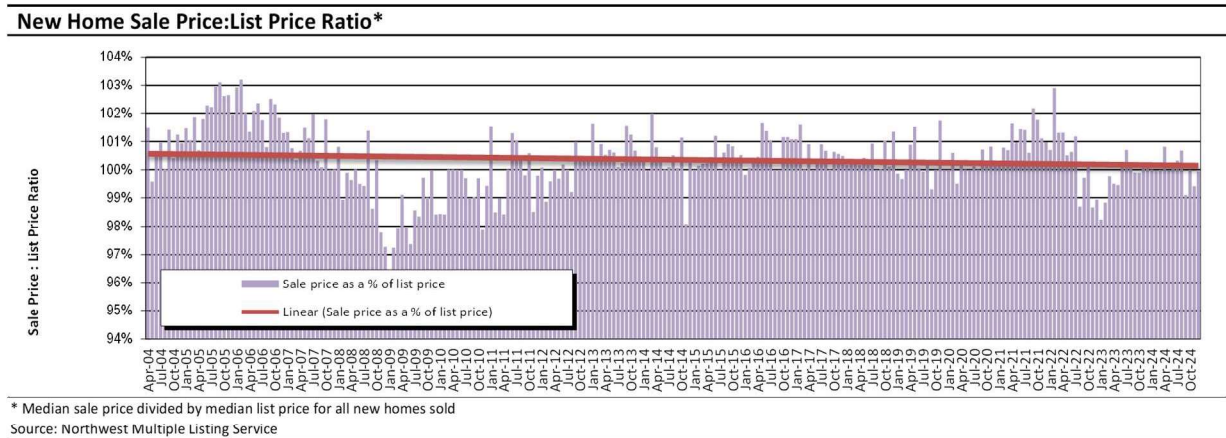
* For all new detached single-family homes sold, by month, in the Puget Sound region

Source: Northwest Multiple Listing Service

Over the past 12 months, the median list price of new homes increased by \$15,244, or 2.0%, from \$754,257 to \$769,500. Median sale price has also increased by a similar amount (\$755,000 to \$769,000, or 1.9%). When all homes are considered, the median list price of \$699,990 is 3.7% higher than December 2024 (\$675,000), with the median sale price increasing by 4.5% from \$670,000 to \$700,000.

Sale Price vs. Listing Price

A final indicator of the strength of the housing market is the ratio of sale price to listing price, which can be seen in the following graph.

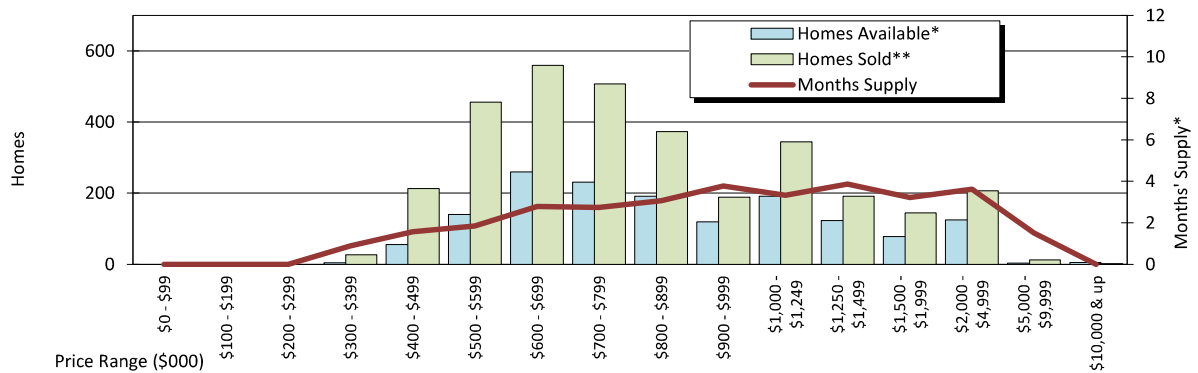


The ratio has generally improved since the beginning of 2009. In the past twelve months, the ratio has fluctuated between a low of 99.41% (November 30/25) to a high of 100.8% (April 2024); effectively, homes are selling at just about list price. As of the December 2024, the ratio stands at 99.94%. The ratio has consistently been at about 100% for the last 12 months, indicating a continuation of a strong seller's market, although it has been below 100% for the five months out of the last twelve months. When analyzing all homes in the market, the ratio reflects the new home market, currently standing at 100.00.% in December 2024, up from 99.26% from a year ago.

Supply and Demand

The following table and graph show the balance of supply and demand for new homes by price range in the five-county Puget Sound region at the end of December 2024, broken down by price point.

Supply of vs. Demand for New Homes by Price Point



**All homes sold in the 6 months between 07/01/2024 - 12/31/2024

* Homes available or sales pending as of December 31 2024

Source: Northwest Multiple Listing Service

Typically, the single-family market is considered to be in balance if it has a six-month supply of homes. In the current six-month period (July 2024 through December 2024) there were no sales of new homes in the under \$299,999 category and 27 homes sold in the \$300,000 to \$399,999 category. There is a shortage of homes in all categories. When all homes are considered, the market is much similar, with a shortage of homes in all categories except for homes priced above \$10,000,000.

Housing Market Outlook

The *Washington State Economic and Revenue Update* for December 2024 and January 2025 reports the following:

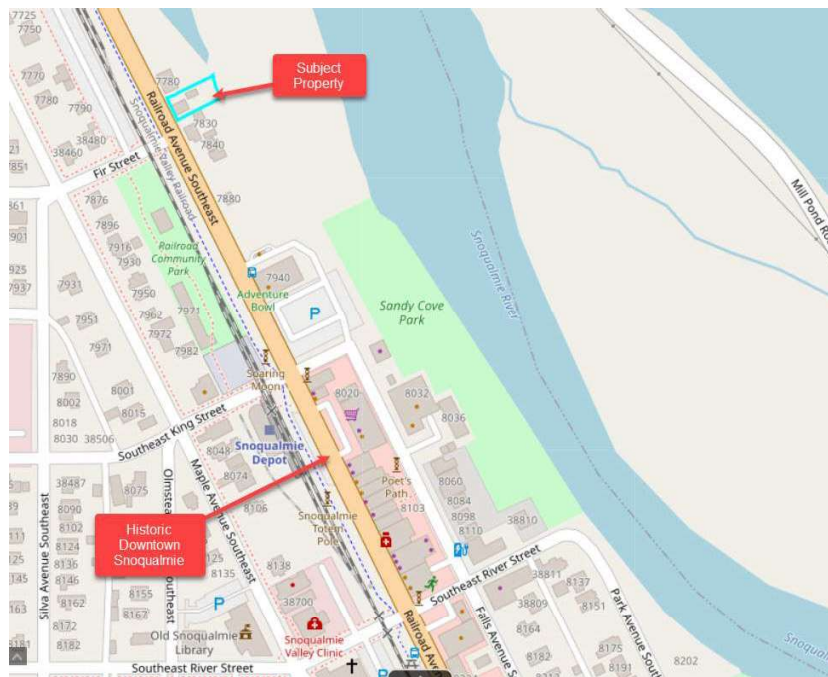
- The U.S. employment increased in June; the U.S. unemployment rate is 4.2%.
- In December, U.S. consumer prices increased compared with November and were up 2.9% over the year.
- Washington job growth has been strong, and is stronger than expected
- Seattle-area inflation was lower than the U.S. city average.
- Washington housing construction has increased in the third quarter of 2024.
- Seattle area home prices are increasing.

Property Analysis

Land Description and Analysis

Location

The property is located on the east side of Railroad Avenue SE. It has 60 feet of frontage on a slough off of the Snoqualmie River, which is inaccessible due to steep sloping and dense foliage. The subject is located just north of the Snoqualmie Historic Commercial District, which is the home of the Northwest Railway Museum and historic buildings with shops and restaurants, as shown on the following map.



Land Area

The assessor shows the site area as being 5,400 square feet, but aerial measurements taken from the King County iMap portal using the measuring tool show a larger site area of 7,487 square feet. It appears that the County may not be including the unusable area. As such, we use a total site area measured on the King County iMap portal and a usable area that matches the assessor's area. The following table summarizes the subject's land area followed by maps showing the measurements.

Land Area Summary						
Tax ID	SF	Usable SF	Unusable SF	Acres	Usable Acres	Unusable Acres
784920-0455	7,487	5,400	2,087	0.17	0.12	0.05
Source: Aerial measurements						

Total Site Area Measurement

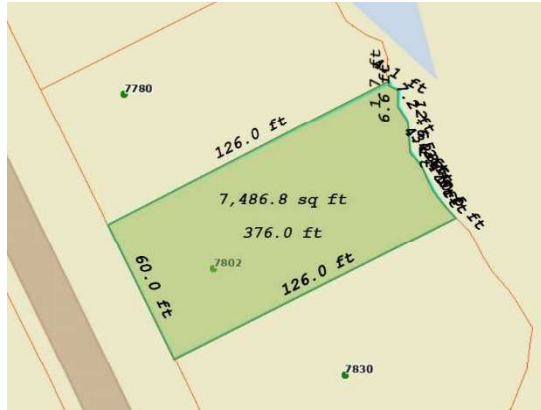


Usable Site Area Measurement



Shape and Dimensions

The site is rectangular in shape, with dimensions of 60 feet in width and 126 feet in depth. Site utility based on shape and dimensions is average.



Drainage

No particular drainage problems were observed or disclosed at the time of field inspection. This appraisal assumes that surface water collection, both on-site and in the road adjacent to the subject, is adequate. However, we note that the property is located in a floodway and the assessor shows that in 2009 \$99,999 of flood damage remediation was completed. The tenant reported that the property has not flooded in the last ten years.

Topography

The site is generally level in relation to the improvements, but has steep sloping down to the slough, as shown in the following map. The tenant reported that the steep slope is slowly sliding into the slough.

Topographical Map



Slough

The subject property has 60 feet of frontage on a slough off of the Snoqualmie River. The slough runs along the east boundary of the subject property and thick foliage and steep topography constrains access and view. The slough only has water seasonally and considered to be poor quality waterfrontage.

Railroad

The subject property is across the street from the Snoqualmie Valley Railroad, which runs historic coaches through the Upper Snoqualmie Valley along 5.5 miles of the original 1880s Seattle, Lake Shore and Eastern Railway line. The trains run primarily on the weekends and is a 2-hour round trip excursion from either Snoqualmie Depot or North Bend Depot. It is a tourist attraction and not a commercially active tract. As such, it is not considered to be noise nuisance.

State Route 202

The subject is located on Railroad Avenue SE (State Route 202), which is a main arterial with moderate traffic levels (approximately 8,000 to 10,000 cars per day according to CoStar). Since the speed limit is only 25 miles per hour in relation to the subject, it is not considered to be a noise nuisance.

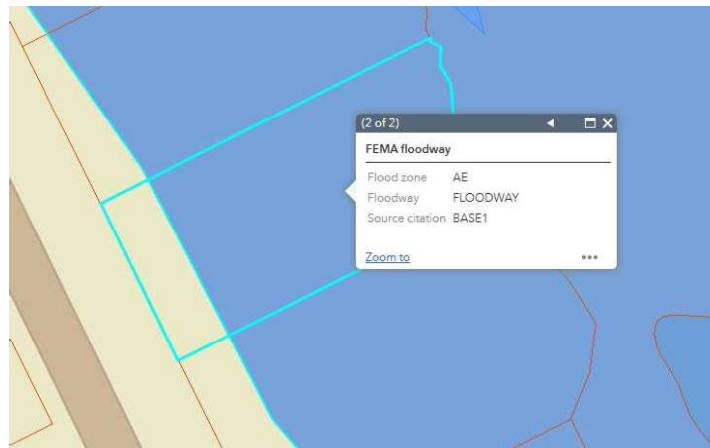
Flood Hazard Status

The following table indicates applicable flood hazard information for the subject property, as determined by review of available flood maps obtained from the Federal Emergency Management Agency (FEMA). The property is in a floodway, as shown on the following maps. According to assessor records, the last time the property flooded was in 2009 with remediation costs of \$99,999.

Flood Hazard Status	
Community Panel Number	53033C0739H
Date	August 19, 2020
Zone	AE
Description	In a floodway
Insurance Required?	Yes

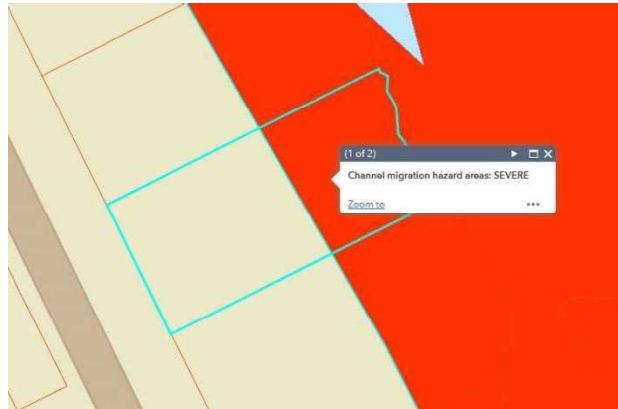


Flood Map from the King County iMap Website



Channel Migration Hazard

The subject falls within a channel migration hazard area, as shown on the following map.



Environmental Hazards

An environmental assessment report was not provided for review, and during the inspection, no obvious signs of contamination on or near the subject were observed. However, environmental issues are beyond the scope of expertise of the assignment participants. It is assumed the property is not adversely affected by environmental hazards.

Ground Stability

A soils report was not provided for review. Based on the inspection of the subject and observation of development on nearby sites, there are no apparent ground stability problems. However, soils analyses are beyond the scope of expertise of the assignment participants. It is assumed the subject's soil bearing capacity is sufficient to support a variety of uses, including those permitted by zoning. We note that the subject is in a seismic hazard area.

Streets, Access and Frontage

Details pertaining to street access and frontage are provided in the following table.

Streets, Access and Frontage	
Street	Railroad Avenue SE
Frontage Feet	60
Paving	Asphalt
Curbs	Yes
Sidewalks	Yes
Lanes	2 way, 1 lane each way
Direction of Traffic	North/South
Condition	Average
Traffic Levels	Moderate
Signals/Traffic Control	None
Access/Curb Cuts	1
Visibility	Average

Utilities

Utilities available to the subject are summarized below.

Utilities	
Service	Provider
Water	City of Snoqualmie
Sewer	City of Snoqualmie
Electricity	Puget Sound Energy
Natural Gas	Puget Sound Energy
Local Phone	Various

Zoning

The subject is within the Open Space 2, Historic Districts is intended for formal and active park uses, as well as other recreational uses such as golf courses and riding stables. This district includes the developed parks within the city (outside of mixed-use districts), including neighborhood and community parks, pea-patch lots, and the Snoqualmie Point Park property.

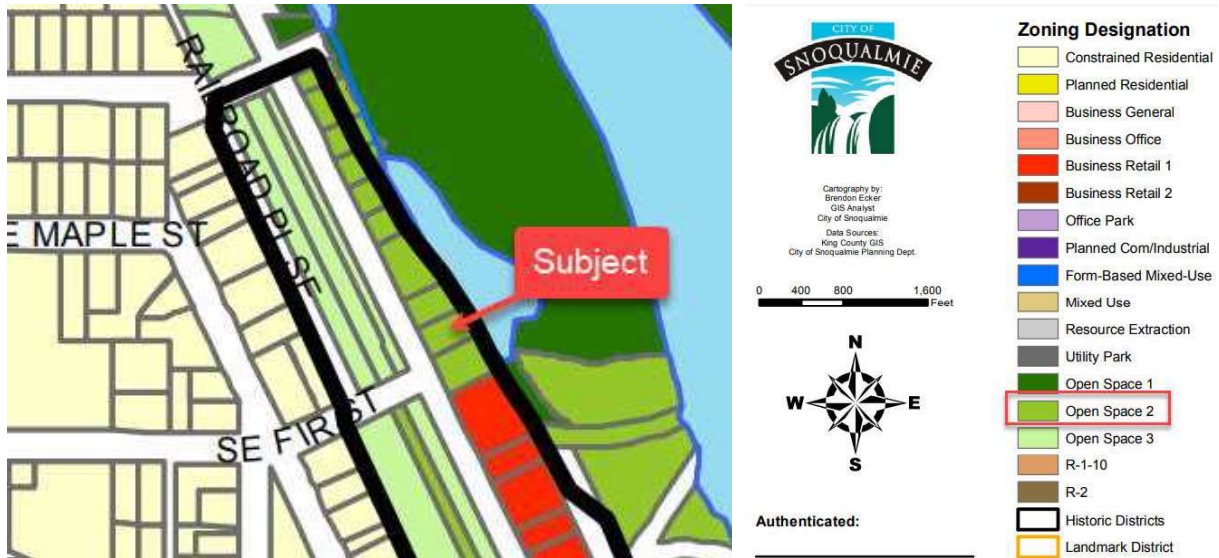
The following table summarizes the applicable zoning requirements affecting the subject.

Zoning Summary	
Zoning Jurisdiction	City of Snoqualmie
Zoning Designation	OS2
Description	Open Space 2, Historic Districts
Legally Conforming?	Appears to be legally nonconforming
Zoning Change Likely?	No
Permitted Uses	Parks and open space, public/pea patch gardens, and commercial/municipal parking lot
Category	Zoning Requirement
Minimum Lot Area	N/A
Minimum Street Frontage (Feet)	N/A
Minimum Lot Width (Feet)	N/A
Minimum Lot Depth (Feet)	N/A
Minimum Setbacks (Feet)	N/A
Maximum Building Height	N/A
Maximum Site Coverage	N/A

The subject is legally nonconforming due its current use as a single-family residence, which is not allowed under the Open Space zoning designation. According to the local planning department, there are no pending or prospective zoning changes.

Interpretation of zoning ordinances is beyond the scope of expertise of the assignment participants. An appropriately qualified land use attorney should be engaged if a determination of compliance is required.

Zoning Map



Other Land Use Regulations

There are no other known land use regulations that would affect the property.

Easements, Encroachments and Restrictions

A title report prepared by Fidelity National Title Company of Washington, dated January 8, 2025, was provided and is included in the addenda. The report identifies exceptions to title, which include various utility and access easements, as shown as follows.

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	King County
Purpose:	River protection
Recording Date:	June 29, 1960
Recording No.:	5176622
Affects:	Portion of said premises

Review comments: Easement, in favor of King County for riverbank protection, Recording No. 5176609: Affects a strip of land of undisclosed width (assumed to be 30 feet) adjacent to the northwest bank of the Snoqualmie River for the right to construct and maintain a rip rap bank protection, and any reasonable access necessary for river improvement work.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose:	Sewer
Recording Date:	September 20, 1967

Recording No.: 6237300
Affects: Portion of said premises

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said sewer by the common users.

Review comments: Mutual Easement for Sewer Line, Recording No. 6237300 wherein the owner of the subject property (Lot 10) and the owner of the property to the north (Lot 9) establish mutual easements for the installation, maintenance, and repair of a common sewer line between their respective properties. Each party grants a reciprocal easement 10 feet in width centered on their common property line for the construction of a common sewer line. The parties agree that the cost of the common sewer line is to be borne equally by the parties and is to be used jointly by both property owners.

3. Waiver and Covenant Not to Sue, and the terms and conditions thereof:

Executed by: Michael L. Fiske and Alice Fiske
Recording Date: December 28, 1982
Recording No.: 8212280704

Review comments: Waiver and Covenant Not to Sue, Recording No. 8212280704: The owner of the subject property has applied to the City of Snoqualmie to obtain a variance to construct, reconstruct, make addition to, or alter an existing structure located within the 100-year flood plain. Said owner agrees not to sue the city in conjunction with the issuance of that permit.

4. Any question that may arise due to shifting and changing in the course, boundaries or high-water line of Snoqualmie River.

Review comments: Shifting and changing: Applies when property is bounded by flowing water. Pertains to potential changes in the boundary by operation of law resulting in changes in the line of ordinary high-water line of the Snoqualmie River.

5. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Snoqualmie River.

Review comments: Right of the State of Washington: Applies when the property includes or is bounded by navigable water. Pertains to rights held by the State of Washington to the bed and banks of the Snoqualmie River.

6. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

Review comments: Riparian rights: Applies when the property includes or is bounded by navigable water. Pertains to rights held in common with other riparian owners to the water, its reasonable use for domestic and agricultural purposes on riparian land and

accretions, including use for general purposes, to construct wharves out to the point of navigability and access to navigable waters. The rights of other riparian owners operate as a restriction on any riparian owner to change to natural course and flow of the waters and a limitation on the quantity of use to reasonable amounts.

7. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

Review comments: Right of the public: Applies when the property includes or is bounded by navigable water. Pertains to rights held by the federal and state government in trust for its citizens for commerce, navigation, fisheries, and the production of power.

8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2024
Tax Account No.:	784920-0455
Levy Code:	2277
Assessed Value-Land:	\$187,000.00
Assessed Value-Improvements:	\$250,000.00
General and Special Taxes:	
Billed:	\$4,407.24
Paid:	\$4,407.24
Unpaid:	\$0.00

Review comments: 2024 Taxes and associated charges: Paid in full.

9. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2025.

Review comments: 2025 Taxes and associated charges: A proration will be required through the date of closing. Instructions to escrow will provide that the portion of the taxes applicable to the period after closing not be charged on the settlement statement of King County. It will be necessary for the owner to apply to the King County Assessor for a refund of any overpayment. Special district charges may continue to apply after closing.

10. Liability for Sewer Treatment Capacity Charges, if any, affecting certain areas of King, Pierce and Snohomish Counties. Said charges could apply to property connecting to the metropolitan sewerage facilities or reconnecting or changing its use and/or structure after February 1, 1990. Please contact the King County Wastewater Treatment Division, Capacity Charge Program, for further information at 206-296-1450 or Fax No. 206-263-6823 or email at CapChargeEscrow@kingcounty.gov.

* A map showing sewer service area boundaries and incorporated areas can be found at: <http://www.kingcounty.gov/services/gis/Maps/vmc/Utilities.aspx>

Unrecorded Sewer Capacity Charges are not a lien on title to the Land.

NOTE: This exception will not appear in the policy to be issued.

Review comments: Sewer treatment capacity charges: The property may be subject to sewer treatment capacity charges which are not included in the general real property tax and which do not appear of record.

11. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

Review comments: This title exception alerts the parties that no mortgage lien encumbrance has been found in the search and should be confirmed by the seller that no mortgage lien was missed in the title search.

12. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

Review comments: Unrecorded leaseholds: The title examination was performed by a commercial unit of the title company. The examiner assumed that the property is industrial or commercial property and that it may be subject to the rights of tenants whose leases are not disclosed on the record. It will be necessary to consider the rights of any such tenant in the forthcoming transaction.

Such exceptions would not appear to have an adverse effect on value. This valuation assumes no adverse impacts from easements, encroachments or restrictions and further assumes that the subject has clear and marketable title.

Conclusion of Site Analysis

The physical characteristics of the site appear to impose restrictions on development due to periodic flooding, location in a floodway, which prevents any development if the improvements were demolished. In addition, the subject is legally nonconforming due its current use as a single-family residence, which is not allowed under the Open Space zoning designation. As such, the subject property "as if vacant" is restricted to recreational use only. As long as the improvements are standing, they can be renovated and occupied.

Improvements Description and Analysis

Overview

The subject is an existing single-family residential property containing 770 square feet built in 1921. The residence has two bedrooms, one bathroom, and driveway parking. Although the subject is located across the street from a railroad and on a main arterial, we do not consider either to be a noise nuisance because the railroad is only used for tourist rides and the arterial has a speed limit of 25 miles per hour in relation to the subject property.

The following description is based on the inspection of the property, discussions with the tenant of ten years.

Improvements Description	
Name of Property	Hailstone Revocable Trust Property
General Property Type	Residential 1-4 Family
Property Sub Type	Single Family Residence
Specific Use	Single Family Residence
Occupancy Type	Tenant
Number of Buildings	2
Stories	1
Basement	None
Outbuilding(s)	Shed (approximately 420 SF) raised with a wrap around deck
Construction Type	Wood frame
Construction Quality	Average
Condition	Fair
Gross Building Area (SF)	820
Rentable Floor Area (SF)	770
Bedrooms/Bathrooms	2/1
Land Area (SF)	7,487
Floor Area Ratio (RFA/Land SF)	0.10
Floor Area Ratio (GBA/Land SF)	0.11
Building Area Source	Public Records
Year Built	1921
Actual Age (Yrs.)	104
Estimated Effective Age (Yrs.)	40
Estimated Economic Life (Yrs.)	50
Remaining Economic Life (Yrs.)	10
Parking Type	Driveway

Construction Details

Foundation	Cement
Structural Frame	Wood
Exterior Walls	Wood siding
Roof	Shingle
Heating	Baseboard
Air Conditioning	None

Improvements Analysis

The subject residence is wood frame with wood siding and a pitched, shingle roof. Windows are double pane in vinyl frames. The living room and bedrooms have carpeting. The entry and corner of the living room under the wood burning stove, and laundry room have ceramic tiles. The kitchen has large vinyl tiles that resemble ceramic. The bathroom has vinyl flooring.

The residence has a covered wood patio and stairs at the entrance to the residence on the west side facing the street. The house is built on a raised concrete foundation. Site improvements include a small grassy yard with a wood gate separating the backyard from the side yard on the south side of the property.

There is also a 420 square foot shed with a wrap-around porch and windows in poor condition. It is raised approximately three feet from the ground on four concrete feet and is made entirely of wood. It is used for storage.

Building Sketch

During our inspection we measured the outside of the residence and verified that the measurements shown on the following sketch are accurate and match those reported by the assessor. The assessor reports a total size of 770 square feet due to rounding, we utilize that measurement in this report. We also verified the configuration.



Quality and Condition

The improvements are of average quality construction and are in fair condition.

During the inspection we found multiple items of deferred maintenance. The tenant of 10 years reported that the baseboard heaters barely work and smell when they turn them on. They don't use the wood-burning stove because the chimney is clogged, and flames can be seen by the neighbors. They use electric space heaters for heat. On the north side of the residence there was a water leak that has caused mold on interior wall of the first bedroom. The city repaired the leak in the ground, but the interior mold was never remediated by the owner. There is no vent in the kitchen. There are holes in the walls, interior and exterior paint is peeling, light fixtures are missing, and the house is in general disrepair. The tenant reported that the owner rented it as a tear down and has not made any repairs. We deduct the estimated cost to repair these items at the end of the sales comparison approach.

The quality of the subject is inferior to competing properties. Maintenance has been inferior to competing properties. Overall, the market appeal of the subject is inferior to competing properties, considering the lack of maintenance.

Functional Utility

The improvements in the current condition are not livable. Based on the property inspection and consideration of the foregoing, there appears to be functional obsolescence due to lack of maintenance.

Deferred Maintenance

There is deferred maintenance due to the lack of repairs and maintenance in the last 10 years. Following is a list of necessary repairs that would be needed to bring the house to average condition and able to be sold.

- Repair of baseboard heaters
- Mold remediation on the front bedroom wall
- Installation of a vent in the kitchen
- Repair of the wood burning stove vent
- Replacement of exterior wood stairs
- Exterior and exterior painting
- Renovation of the walls, flooring, ceilings, bathroom, and kitchen
- New appliances and cabinets
- Installing new light fixtures
- Renovate the shed
- Contingency costs for possible mold, broken plumbing, electrical wiring issues, roof repair, flood damage, and other items that are unknown until an inspection can be completed.

To estimate a cost-to-cure, we interviewed multiple brokers and asked their opinion of what it would cost to bring a property in disrepair to average condition and able to be sold. Their comments are included in the following table.

Broker Comments Regarding Renovation Costs			
Name	Company	Cost Estimate	Comments
Jonathan Villalobos (sold the subject property in 2013)	RE/MAX	\$100,000 to \$150,000	Costs of materials and labor have increased due to inflation.
Matt Gallanar	Windermere	\$100,000	Maybe more considering all the unknown issues with the house which are discovered during the renovation.
Wis Wazeri	Skyline Properties	\$50,000 to \$150,000	Depends on the level of renovation and additional costs.
Beth Traverso	RE/MAX	\$50,000 to \$75,000	The minimum to clean up and make repairs to a house in order to be put on the market.
Megan Blum	Flux Real Estate	\$150,000	This includes clearing the foliage which she recently received a quote for a property that was in the \$12K to \$15K range for a site that was 0.80 acres.
Don Kenney	Windermere	\$80,000	Minimum of \$70K for the structure and \$10K for the foliage.
Range		\$50,000 to \$150,000	
Conclusion		\$100,000	

We estimate the cost to cure is approximately \$100,000. We consider this amount to be reasonable considering all of the unknown factors. In the sales comparison approach, we adjust the comparable sales assuming that subject is in average condition and then deduct the deferred maintenance cost to reflect the concluded market value.

We also checked with the King County Planning Department about renovation in a floodway. They reported that, "if you are proposing an interior remodel that does not expand the footprint, and if it is not substantial improvement (being greater than half (50%) of the structure's assessed value) then a floodplain review would not be necessary. Otherwise, a floodplain review would be required. Our concluded deferred maintenance cost of \$100,000 is 38% of the 2025 assessed improvement value of \$265,000 and would not require a floodplain review.

Planned Capital Expenditures

There are no planned capital expenditures.

ADA Compliance

The structure was built in 1921 and is most likely not in compliance with ADA requirements. However, ADA matters are beyond the scope of expertise of the assignment participants, and further study by an appropriately qualified professional would be recommended to assess ADA compliance.

Hazardous Substances

An environmental assessment report was not provided for review, and environmental issues are beyond the scope of expertise of the assignment participants. No hazardous substances were observed during the inspection of the improvements; however, detection of such substances is outside the scope of expertise of the assignment participants. Qualified professionals should be consulted. Unless otherwise stated, it is assumed no hazardous conditions exist on or near the subject.

Personal Property

The appraisal assignment is specifically focused on the value of the real property only. Items of personal property are excluded from consideration.

Conclusion of Improvements Analysis

In comparison to competitive properties in the market, the subject improvements are rated as follows:

Improvements Ratings	
Design and Appearance	Below Average
Age/Condition	Below Average
Room Sizes and Layouts	Below Average
Bathrooms	Below Average
Kitchens	Below Average
Landscaping	Below Average
Garages	Below Average

Overall, the quality, condition, and functional utility of the improvements are below average for their age and location.

Site Plan

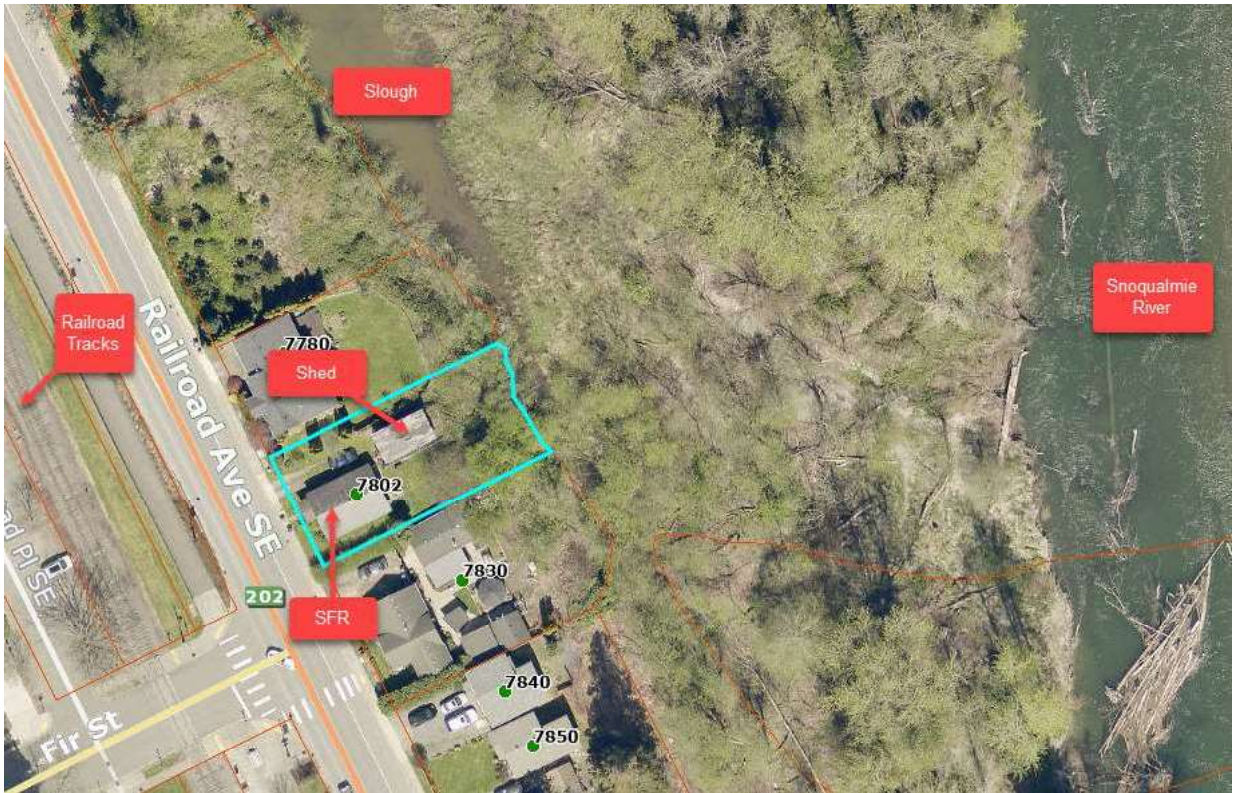


Photo Locations Map





1. North and west sides



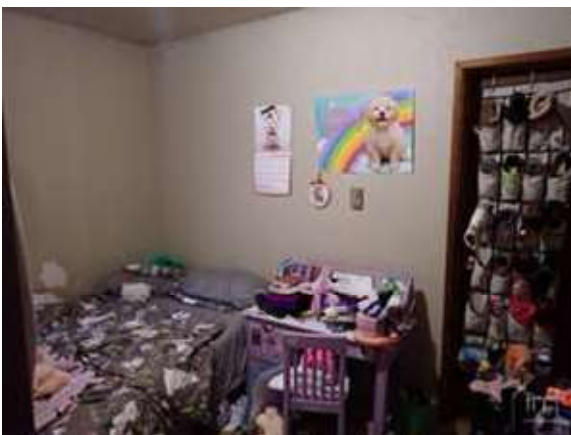
2. South and west sides



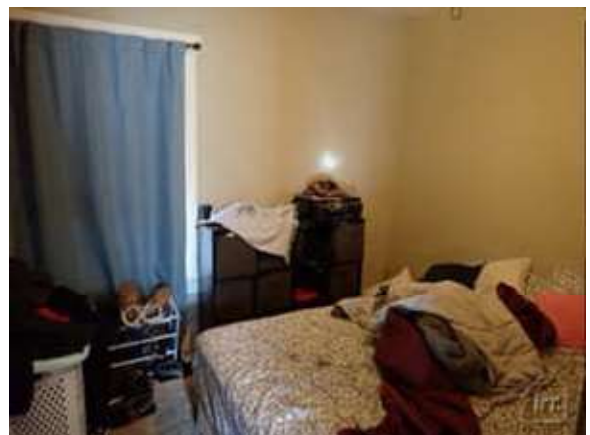
3. East side



4. Living Room



5. Bedroom 1



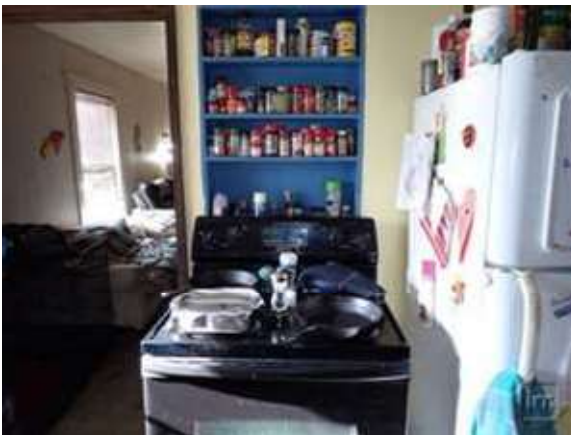
6. Bedroom 2



7. Bathroom



8. Kitchen



9. Kitchen



10. Looking east from east side of SFR



12. Looking northeast at shed



12. Looking north along Railroad Avenue SE, subject is on the right

Real Estate Taxes

Real estate taxes in Washington State represent ad valorem taxes, meaning a tax applied in proportion to value. The real estate taxes for an individual property are determined by dividing the assessed value of a property by \$1,000, then multiplying by the levy (tax) rate. The levy rate is composed of a statewide tax rate plus one or more local taxing district rates. Assessors are mandated by State law to value property at 100% of market.

Real estate taxes and assessments for the current tax year are shown in the following table.

Taxes and Assessments - 2025							
Tax ID	Assessed Value			Taxes and Assessments			
	Land	Improvements	Total	Ad Valorem			Total
				Tax Rate	Taxes	Direct Assessments	
784920-0455	\$206,000	\$265,000	\$471,000	0.952229%	\$4,485	\$19	\$4,504

Based on the concluded market value of the subject, the assessed value appears high.

Assessor's Map



Highest and Best Use

The highest and best use of a property is the reasonably probable use resulting in the highest value, and represents the use of an asset that maximizes its productivity.

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as though vacant, and as improved or proposed. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

As Though Vacant

First, the property is evaluated as though vacant, with no improvements.

Physically Possible

The physical characteristics of the site appear to impose restrictions on development due to periodic flooding and location in a floodway, which prevents any development if the improvements were demolished. This restricts the subject property to recreational use.

Legally Permissible

The site is zoned OS2, Open Space 2, Historic Districts. Permitted uses include parks and open space, public/pea patch gardens, and commercial/municipal parking lot. The subject is legally nonconforming due its current use as a single-family residence, which is not allowed under the Open Space zoning designation. There are no other apparent legal restrictions, such as easements or deed restrictions, effectively limiting the use of the property. Based on our research, the subject is located in a floodway. The property is located within a floodway which would preclude development of a new residence. Given prevailing land use patterns in the area, only recreational use is given further consideration in determining highest and best use of the site, as though vacant.

Financially Feasible

Based on our analysis of the market, there is currently adequate demand for recreational use in the subject's area. It appears a recreational use on the site would have a value commensurate with its cost. Therefore recreational use is considered to be financially feasible.

Maximally Productive

There does not appear to be any reasonably probable use of the property that would generate a higher residual land value than recreational use. Accordingly, recreational use is the maximally productive use of the property as though vacant.

Conclusion

Recreational use is the only use which meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the property as though vacant.

As Improved

The subject site is developed with a single-family residence. The current use is not consistent with the highest and best use of the site as though vacant due to its location in a floodway, which prevents any future development, but the current improvements are in fair condition and can be used and renovated. If they are demolished, they cannot be rebuilt. The highest and best use as improved is for continued single-family residential use.

Most Probable Buyer

Taking into account the size and characteristics of the property and its occupancy, the likely buyer is an owner-user.

Valuation

Valuation Methodology

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties and vacant land.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

Sales Comparison Approach

The sales comparison approach develops an indication of value by comparing the subject to sales of similar properties. The steps taken to apply the sales comparison approach are:

- Identify relevant property sales;
- Research, assemble, and verify pertinent data for the most relevant sales;
- Analyze the sales for material differences in comparison to the subject;
- Reconcile the analysis of the sales into a value indication for the subject.

To apply the sales comparison approach, the research focused on transactions within the following parameters:

- Property Type: Single-family residential
- Location: Downtown Snoqualmie
- Size: Under 1,000 square feet, due to the lack of sales the size parameter was expended to under 1,500 square feet
- Age/Quality: Prior to 1955
- Transaction Date: Two years prior to the effective date of this appraisal report.

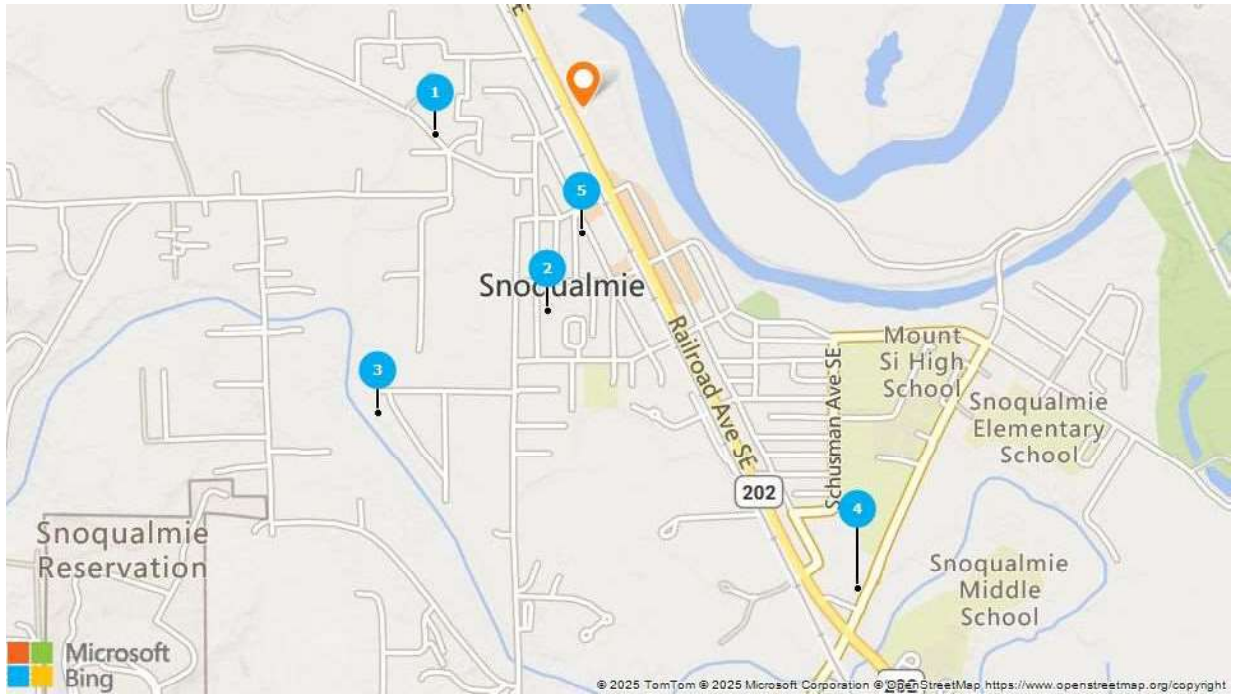
For this analysis, price per overall sale price is used as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. The sales considered most relevant are summarized in the following table.

We are first valuing the property "as if in average condition" and then we will be deducting the cost to cure the deferred maintenance to arrive at the as is value of the property.

Summary of Comparable Improved Sales

No.	Name/Address	Sale Date; Status	Year Built	SFR (SF) Stories Basement	Acres Site SF	Beds/Baths Garage	Sale Price
1	SFR - 38188 SE Cedar St. 38188 SE. Cedar St. Snoqualmie	Nov-24 Closed	1920	660 1 Daylight	0.14 6,000	2/1 1-Car Attached	\$405,000
<i>Comments: This 1,320 square foot single-family residence built in 1920 with two bedrooms and one bathroom sold in November 2024 for \$405,000. The residence is one-story over a one-car garage and daylight basement. The 6,000 square foot site is level. A new roof and gutters were installed in 2021. Interior features include laminate/vinyl flooring and a Wolf range in the kitchen. Site improvements include a deck and partial fencing. It is in average condition. It sold \$6,000 above asking. It is livable but the garage and basement conversion is unfinished.</i>							
2	SFR - 8276 Silva Ave. SE 8276 Silva Ave. SE. Snoqualmie	Sep-24 Closed	1945	1,260 2 None	0.17 7,200	2/1 1-Car Detached	\$649,000
<i>Comments: This 1,260 square foot single-family residence built in 1945 with two bedrooms, one bathroom, and a one-car detached garage sold in September 2024 for \$649,000. The 7,200 square foot site is level. Interior features include hardwood/tile flooring. Site improvements include a deck, partial fencing, and outbuildings. It is in average condition. It sold at asking. The broker reported that it was a bit rough around the edges and dated, but livable with no deferred maintenance.</i>							
3	SFR - 8511 381st Place NE 8511 381st Pl. SE. Snoqualmie	Mar-24 Closed	1917	940 1 None	0.53 23,230	3/0.75 Driveway	\$505,000
<i>Comments: This 940 square foot single-family residence built in 1917 with three bedrooms, 0.75 bathroom, and driveway parking sold in March 2024 for \$505,000. The 23,230 square foot site is level. Kimball Creek runs along the west side of the site. Related wetlands reduce the usable area to approximately 34%. Interior features include ceramic tile/laminate flooring. It is in average condition. It sold \$5,000 below asking. The broker reported that there were a couple offers but it needs approximately \$40,000 of work and has a dated interior.</i>							
4	SFR - 8995 Meadowbrook Way SE 8995 Meadowbrook Way SE. Snoqualmie	Aug-23 Closed	1933	710 1 None	0.17 7,200	2/1 1-Car Detached	\$500,000
<i>Comments: This 710 square foot single-family residence built in 1933 with two bedrooms, one bathroom, and a one-car detached garage sold in August 2023 for \$500,000. The 7,200 square foot site is level. Interior features include bamboo/cork/slate flooring. Site improvements include a patio, partial fencing, and outbuildings. It is in average condition. It sold \$1,000 above asking. The broker reported that its location between a commercial property and school on a busy street deterred some buyers.</i>							
5	SFR - 8075 Maple Ave. SE 8075 Maple Ave. SE. Snoqualmie	Aug-22 Closed	1954	770 1 None	0.14 5,897	2/1 1-Car Detached	\$457,000
<i>Comments: This 770 square foot single-family residence built in 1954 with two bedrooms, one bathroom, and a one-car detached garage sold in September 2022 for \$457,000. The 5,897 square foot site is level and triangularly shaped. Interior features include hardwood flooring. Site improvements include full fencing and outbuildings. It is in average condition. It sold \$2,000 above asking. The broker reported that it was in rough shape and needed updating.</i>							
Subject			1921	770	0.17	2/1	
Hailstone Revocable Trust Property				1	7,487	Driveway	
Snoqualmie, WA				None			

Comparable Improved Sales Map





Sale 1
SFR - 38188 SE Cedar St.



Sale 2
SFR - 8276 Silva Ave. SE



Sale 3
SFR - 8511 381st Place NE



Sale 4
SFR - 8995 Meadowbrook Way SE



Sale 5
SFR - 8075 Maple Ave. SE

Analysis and Adjustment of Sales

The adjustment process is typically applied through either quantitative or qualitative analysis, or a combination of the two. Quantitative adjustments are often developed as dollar or percentage amounts and are most credible when there is sufficient data to perform a paired sales or statistical analysis. Qualitative adjustments are developed through relative comparisons (e.g., superior, inferior, similar) and are often utilized to reflect the thought process of market participants when only limited data is available.

In either case adjustments made quantitatively or qualitatively, are based on our rating of each comparable sale in relation to the subject. An overall superior comparable will have a higher sale price, indicating a lower value for the subject. Likewise, an overall inferior comparable will have a lower sale price, indicating a higher value for the subject. Ideally, the data set should provide a value range to bracket the subject's value, whereby one or more comparables are "superior" and one or more are "inferior."

After reviewing the sales data, we conclude that a qualitative analysis is appropriate.

The sales are compared to the subject and adjusted to account for material differences that affect value. Adjustments are considered for the following factors, in the sequence shown below.

Adjustment Factors

Factor	Description
Transactional Adjustments	
Property Rights	Leased fee, fee simple, leasehold, partial interest, etc.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.
Conditions of Sale	Extraordinary motivation of buyer or seller, such as 1031 exchange transaction, assemblage, or forced sale.
Expenditures Made Immediately After Purchase	Building renovations, property improvement plan (PIP), environmental remediation, or deferred maintenance.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.
Property Adjustments	
Location	Market or submarket area influences on sale price; surrounding land use influences.
Size	
Effective Age/Condition	
Quality of Construction	Quality and durability of building materials and systems; property features, market appeal.
Bathroom Count	Number of bathrooms relative to the subject.
Garage Type	Number of cars, configuration and type of structure
Lot Size	A direct relationship often exists between lot size and overall value. Larger lots are superior to smaller lots.
Lot Shape/Topography	Presence of air conditioning or ductless HP-mini splits.
Outbuildings	Existence of outbuildings/shop/barn/ADU that contribute to value.

Transactional Adjustments**Real Property Rights Conveyed**

Property rights considerations encompass a wide range of factors including, for example, deed type, deed restrictions, and whether the property is encumbered by leases. All of the comparables represent fee simple transactions, and adjustments for property rights are not necessary.

Financing

In analyzing the comparables, it is necessary to adjust for financing terms that differ from market terms. Typically, if the buyer retained third-party financing (other than the seller) for the purpose of purchasing the property, a cash price is presumed, and no adjustment is required. However, in instances where the seller provides financing as a debt instrument, a premium may have been paid by the buyer for below-market financing terms, or a discount may have been demanded by the buyer if the financing terms were above market. The premium or discounted price must then be adjusted to a cash equivalent basis. The comparable sales represented cash-to-seller transactions and, therefore, do not require adjustment.

Conditions of Sale

Adverse conditions of sale can account for a significant discrepancy from the sale price actually paid, compared to that of the market. This discrepancy in price is generally attributed to the motivations of the buyer and the seller. Certain conditions of sale are considered non-market and may include the following:

- a seller acting under duress (e.g., eminent domain, foreclosure);
- buyer motivation (e.g., premium paid for assemblage, certain 1031 exchanges);
- a lack of exposure to the open market;
- an unusual tax consideration;
- a sale at legal auction.

No adjustments are necessary.

Expenditures Made Immediately After Purchase

This category considers expenditures incurred immediately after the purchase of a property. There were no issues of deferred maintenance reported for any of the properties.

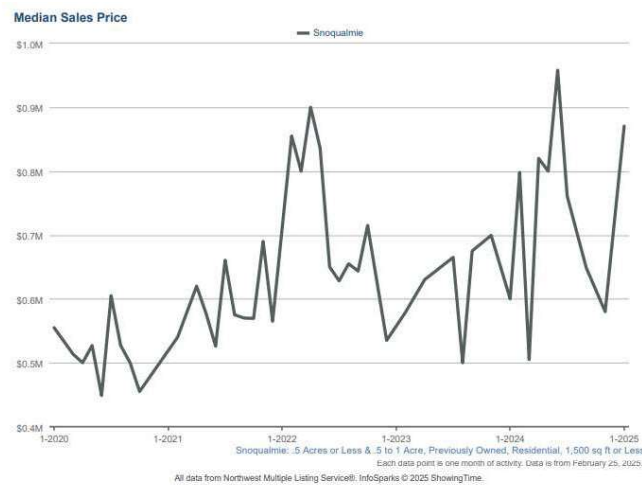
No adjustments are necessary.

Market Conditions

A market conditions adjustment is applied when market conditions at the time of sale differ from market conditions as of the effective date of value. Adjustments can be positive when prices are rising, or negative when markets are challenged by factors such as a deterioration of the economy or adverse changes in supply and/or demand in the market area. Consideration must also be given to when the property was placed under contract, versus when the sale actually closed.

In evaluating market conditions, changes between the comparable sale date and the effective date of this appraisal may warrant adjustment; however, if market conditions have not changed, then no adjustment is required.

The sales took place from August 2022 to November 2024. Market conditions were generally stable in 2018 and began to rise in the beginning of 2019 before with a slowdown due to the pandemic, before increasing again until mid-2022 due to increased interest rates and has generally softened since. Following is a graph shows the median sale prices for residential properties in the Snoqualmie market area over the last five years. No adjustments are indicated for sales in 2022 as prices have not yet recovered.



Property Adjustments

The analysis of the comparable sales is described in the following paragraphs.

Sale 1 sold for \$405,000. Upward adjustments are made for inferior size, inferior condition due to the unfinished garage/basement conversion, inferior site size, and lack of outbuildings. Downward adjustments are made for superior garage type, basement allowing for storage or conversion, and not being located in a floodway. Overall, the comparable is inferior. The subject should have a value above this comparable.

Sale 2 sold for \$649,000. An upward adjustment is made for lack of outbuildings. Downward adjustments are made for superior size, superior garage type, and not being located in a floodway. Overall, the comparable is superior. The subject should have a value below this comparable.

Sale 3 sold for \$505,000. An upward adjustment is made for lack of outbuildings. Downward adjustments are made for superior lot size and not being located in a floodway. Overall, the comparable is superior. The subject should have a value below this comparable.

Sale 4 sold for \$500,000. An upward adjustment is made for lack of outbuildings. Downward adjustments are made for superior garage type and not being located in a floodway. Overall, the comparable is superior. The subject should have a value below this comparable.

Sale 5 sold for \$457,000. Upward adjustments are made for inferior lot size and lack of outbuildings. Downward adjustments are made for superior garage type and not being located in a floodway. Overall, the comparable is similar. The subject should have a value similar to this comparable.

Adjustments Summary

The following table summarizes the adjustments discussed above and applied to each sale.

Improved Sales Adjustment Grid						
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
Property Name	Hailstone Revocable Trust Property	SFR - 38188 SE Cedar St.	SFR - 8276 Silva Ave. SE	SFR - 8511 381st Place NE	SFR - 8995 Meadowbrook Way SE	SFR - 8075 Maple Ave. SE
Address	7802 Railroad Avenue SE	38188 SE. Cedar St.	8276 Silva Ave. SE.	8511 381st Pl. SE.	8995 Meadowbrook Way SE.	8075 Maple Ave. SE.
City	Snoqualmie	Snoqualmie	Snoqualmie	Snoqualmie	Snoqualmie	Snoqualmie
Sale Date		Nov-24	Sep-24	Mar-24	Aug-23	Aug-22
Sale Status		Closed	Closed	Closed	Closed	Closed
Sale Price		\$405,000	\$649,000	\$505,000	\$500,000	\$457,000
Rentable Floor Area	770	660	1,260	940	710	770
Year Built	1921	1920	1945	1917	1933	1954
Land SF	7,487	6,000	7,200	23,230	7,200	5,897
Sale Price		\$405,000	\$649,000	\$505,000	\$500,000	\$457,000
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Ranking		—	—	—	—	—
Financing Terms		—	—	—	—	—
Ranking		—	—	—	—	—
Conditions of Sale		—	—	—	—	—
Ranking		—	—	—	—	—
Expenditures Made Immediately After Purchase		—	—	—	—	—
Ranking		—	—	—	—	—
Market Conditions	2/28/2025	Nov-24	Sep-24	Mar-24	Aug-23	Aug-22
Ranking		—	—	—	—	—
Location		—	—	—	—	—
Size	770	Inferior	Superior	—	—	—
Effective Age/Condition	"As If Average"	Inferior	—	—	—	—
Quality of Construction	Average	—	—	—	—	—
Bathroom Count	1	—	—	—	—	—
Garage Type	Driveway	Superior	Superior	—	Superior	Superior
Lot Size	7,487	Inferior	—	Superior	—	Inferior
Lot Shape/Topography	Rect./Usable is Level	—	—	—	—	—
Outbuildings	Large shed	Inferior	Inferior	Inferior	Inferior	Inferior
Basement	None	Superior	—	—	—	—
Floodway Development Restrictions	Yes	Superior	Superior	Superior	Superior	Superior
Overall Ranking		Inferior	Very Superior	Superior	Superior	Similar
Indicated Value		\$460,000				

Value Indication

The following table shows ranking analysis.

Ranking Analysis and Reconciliation			
Comparable No.	Overall Comparability	Sale Price	Estimated Value "As If in Average Condition"
1	Inferior	\$405,000	
5	Similar	\$457,000	
Subject			\$460,000
4	Superior	\$500,000	
3	Superior	\$505,000	
2	Very Superior	\$649,000	
Estimated Market Value			\$460,000

The values range from \$405,000 - \$649,000. The ranking analysis reflects a value above \$405,000, below \$500,000, and similar to \$457,000. We place most weight on Sale 5 as it is the most similar, with secondary weight placed on Sales 1, 3, and 4, as they reflect the smallest overall adjustment. We conclude to a market value "as if in average condition" of \$460,000.

Market Value Conclusion

There is significant deferred maintenance due to the lack of repairs and maintenance in the last 10 years. It is estimated that the cost to cure the deferred maintenance is approximately \$100,000, which was discussed in the Improvements Analysis section under Deferred Maintenance (Page 35). We deduct that amount from the market value "as if in average condition" to reflect the indicated market value.

Based on the preceding analysis, the value indication by the sales comparison approach is as follows:

Value Indication by Sales Comparison	
Indicated Market Value "Average Condition"	\$460,000
Deferred Maintenance	-\$100,000
Indicated Market Value	\$360,000

Conclusion of Value

Based on the preceding valuation analysis and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

Value Conclusion			
Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	February 28, 2025	\$360,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Maria L. Olson has made a personal inspection of the property that is the subject of this report. Lori E. Safer, MAI, AI-GRS has personally inspected the subject.
12. No one provided significant real property appraisal assistance to the persons signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.

14. As of the date of this report, Lori E. Safer, MAI, AI-GRS has completed the continuing education program for Designated Members of the Appraisal Institute.



Maria L. Olson
Washington Certified General Real Estate
Appraiser #110299



Lori E. Safer, MAI, AI-GRS
Washington Certified General Real Estate
Appraiser #1100546

Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal

covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
19. The appraisal report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. IRR - Seattle, Integra Realty Resources, Inc., and their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
22. We are not a building or environmental inspector. The Integra Parties do not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
24. IRR - Seattle is an independently owned and operated company. The parties hereto agree that Integra shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR - Seattle. In addition, it is expressly agreed that in any action which may

- be brought against the Integra Parties arising out of, relating to, or in any way pertaining to the engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.
25. IRR - Seattle is an independently owned and operated company, which has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.
28. The appraisal is also subject to the following:

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Addendum A

Appraiser Qualifications

Maria L. Olson

Experience

Maria Olson's background includes a Bachelor of Science degree from the University of San Francisco in Business Management. She started her appraisal career in Southern California in 2002 and recently joined Integra Realty Resources as a Senior Analyst in 2019. Maria has successfully completed all aspects of narrative commercial real estate appraisals for financial institutions, local municipalities, and individual property owners for valuation of fee simple, leasehold and leased fee interests. Property types include industrial buildings, office buildings, retail properties, apartment complexes, mixed-use properties, retail shopping centers, office and industrial parks, subdivisions and vacant land. Before establishing her career in appraisal, Maria had eight years of experience in finance and accounting.

Licenses

Washington, Certified General Real Estate Appraiser, 110299, Expires May 2025

Education

Bachelor of Science, Business Management, 1992
University of San Francisco, San Francisco, CA

Additional course work and seminars completed:

Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications

Appraisal Principles

Appraisal Procedures

Income Capitalization

15-Hour National USPAP

General Applications

Real Estate Finance Statistics and Valuation

Alternative Uses and Cost Valuation of Small Mixed-Use Properties

Apartment Appraisal

Current Issues in Land Valuation

Subdivision Analysis

Eminent Domain and Condemnation

Co-ops and PUDs

Business Practices and Ethics

Valuation of Detrimental Conditions in Real Estate

Subdivision Valuation

Cool Tools: New Technology for Real Estate Appraisers

Analyzing Operating Expenses

Appraising from Blueprints and Specifications

Analyzing Distressed Real Estate

Rates and Ratios: Making Sense of GIMs, OARs and DCF

Forecasting Revenue

DCF Model: Concepts, Issues and Apps

Appraising Convenience Stores

Data Verification Methods

Comparative Analysis

Commercial Real Estate-Supply and Demand

Integra Realty Resources - Seattle

400 University Street, Suite 300
Seattle, WA 98101

T 206.903.6700

F 206.623.5731

irr.com

molson@irr.com - 206.436.1183



Lori E. Safer, MAI, AI-GRS

Experience

Managing Director of Integra Realty Resources Seattle in Washington State. Background includes 25 years of consultation and valuation analysis for clients including financial institutions, developers, local municipalities and various public agencies. President of Lori Safer Appraisal, Inc. from 1987-2002. Employed by Bruce C. Allen & Associates from 1983-1987; City of Bellevue Planning Department 1982. Integra Realty Resources Seattle is part of Integra Realty Resources (IRR), a national valuation and consulting firm with 50+ offices in the U.S.

Ms. Safer is experienced in the analysis of various property types including: land, residential subdivision appraisal studies, right of way and condemnation appraisal studies, mortgage loan appraisal studies, and highest and best use studies. Clients served include various financial concerns, law and public accounting firms, private and public agencies, pension and advisory companies, investment firms, and the general public. Further, utilizing the resources of Integra's 50+ offices nationwide, the firm is actively involved in the completion of large portfolio engagements.

Professional Activities & Affiliations

MAI Designation, Appraisal Institute

AI-GRS Designation, Appraisal Institute

President: Seattle Chapter of the Appraisal Institute, January 2019 - December 2019

Vice President: Seattle Chapter of the Appraisal Institute, January 2018 - December 2018

Treasurer: Seattle Chapter of the Appraisal Institute, January 2017 - December 2017

Secretary: Seattle Chapter - Appraisal Institute, January 2016 - December 2016

Board of Director: Seattle Chapter - Appraisal Institute, January 2012 - December 2014

Member: International Right of Way Association

Member: Regional Professional Standards Panel - Appraisal Institute

Chair: Nominating Comm. Appraisal Institute Region 1, January 2005 - December 2006

Director/Vice-Chair: Appraisal Institute - Region 1, January 1996 - December 2003

Chairman: Appraisal Institute - Region 1, January 2004 - December 2004

Vice Chair: Regional Education Liaison Appraisal Institute, January 1999 - December 1999

Member: Estate Planning Board - Univ. of Washington, January 1996 - December 1999

Member: Education Committee of the Appraisal Institute, January 1996 - December 1998

Education Coordinator: Appraisal Institute Region 1, January 1996 - December 1998

Representative to the Appraisal Institute Region 1, January 1996 - December 1997

Member: Curriculum Division of the Appraisal Institute, January 1993 - December 1996

Chairman: Narrative Exam Grading - Appraisal Institute, January 1993 - December 1995

Member: Narrative Exam Grading Subcommittee of Appraisal Institute, January 1993 - December 1995

Licenses

Washington, Certified General Real Estate Appraiser, 1100546, Expires July 2025

Oregon, State Certified General Appraiser, C001601, Expires July 2025

Education

Master of Arts, Urban Geography, University of Washington, 1982

lesafer@irr.com - 206.436.1177

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Lori E. Safer, MAI, AI-GRS

Education (Cont'd)

Bachelor of Science, Geography, Pennsylvania State University, magna cum laude, 1979

Articles and Publications

Case Study 1.6: Special Benefits - Johnson and Matonis, Applications in Litigation Valuation, 2012

Real Property Value in Condemnation, 2018 (Content Reviewer)

Qualified Before Courts & Administrative Bodies

King County Superior Court, Washington

Whatcom County Superior Court, Washington

Miscellaneous

Approved Appraiser - Washington State Department of Transportation

Approved Review Appraiser - Washington State Department of Transportation

IRR Certified Reviewer

Integra Realty Resources - Seattle

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About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

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Addendum B

Financials and Property Information

Reference Links:

- [Residential Physical Inspection Areas](#)
- [King County Taxing Districts Codes and Levies \(.PDF\)](#)
- [King County Tax Links](#)
- [Property Tax Advice](#)
- [Washington State Department of Revenue](#) (External link)
- [Washington State Board of Tax Appeals](#) (External link)
- [Board of Appeals/Equalization](#)
- [Districts Report](#)
- [iMap](#)
- [Recorder's Office](#)
- [Scanned images of surveys and other map documents](#)
- [Scanned images of plats](#)
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PARCEL DATA

Parcel	784920-0455
Name	HAILSTONE REVOCABLE TRUST
Site Address	7802 RAILROAD AVE SE 98065
Residential Area	094-002 (NE Appraisal District)
Property Name	SFR

Jurisdiction	SNOQUALMIE
Levy Code	2277
Property Type	R
Plat Block / Building Number	8
Plat Lot / Unit Number	10
Quarter-Section-Township-Range	SE-30-24-8

Legal Description

SNOQUALMIE FALLS ADD LESS ST
PLat Block: 8
Plat Lot: 10

LAND DATA

Highest & Best Use As If Vacant	SINGLE FAMILY
Highest & Best Use As Improved	INTERIM USE
Present Use	Single Family(Res Use/Zone)
Land SqFt	5,400
Acres	0.12

Percentage Unusable	
Unbuildable	NO
Restrictive Size Shape	NO
Zoning	OS2
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	ADEQUATE
Street Surface	PAVED

Views

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	AVERAGE
Other View	

Waterfront

Waterfront Location	RIVER/SLOUGH
Waterfront Footage	60
Lot Depth Factor	0
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

Designations

Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	YES
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Nuisances

Topography	YES
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrence	NO
Other Problems	YES

Environmental

Environmental	YES
---------------	-----

Environmental Type	Information Source	Delineation study	Percentage Affected
HundredYrFloodPlain	JURISDICTION	N	100
SeismicHazard	JURISDICTION	N	0

BUILDING

Building Number	1
-----------------	---

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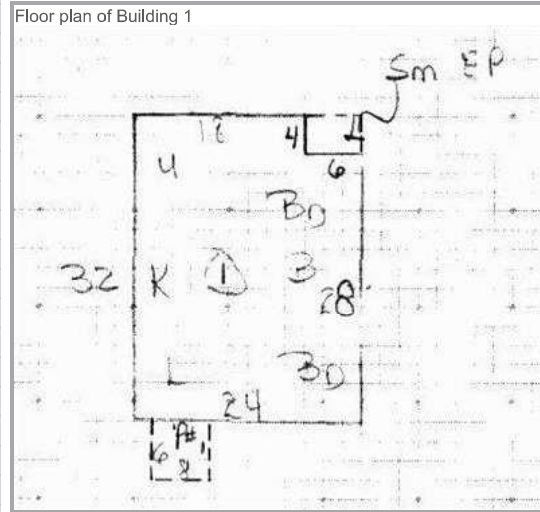
Year Built	1921
Year Renovated	0
Stories	1
Living Units	1
Grade	6 Low Average
Grade Variant	0
Condition	Average
Basement Grade	
1st Floor	770
1/2 Floor	0
2nd Floor	0
Upper Floor	0
Finished Basement	0
Total Finished Area	770
Total Basement	0
Basement Garage	0
Unfinished 1/2	0
Unfinished Full	0
AGLA	770
Attached Garage	0
Bedrooms	2
Full Baths	1
3/4 Baths	0
1/2 Baths	0
Heat Source	No Central Heat
Heat System	(unknown)
Deck Area SqFt	0
Open Porch SqFt	50
Enclosed Porch SqFt	0
Brick/Stone	0
Fireplace Single Story	0
Fireplace Multi Story	0
Fireplace Free Standing	0
Fireplace Additional	0
AddnlCost	0
Obsolescence	0
Net Condition	0
Percentage Complete	0
Daylight Basement	
View Utilization	

Picture of Building 1




Click the camera to see more floor plans.

Floor plan of Building 1



Accessory Of Building Number: 1

Accessory Type	Picture	Description	SqFt	Grade	Eff Year	%	Value	Date Valued
MISC IMP		Shed					1500	8/11/2020

TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
784920045506	2024	2025		2277	206,000	265,000	471,000	0	206,000	265,000	471,000	
784920045506	2023	2024		2277	187,000	250,000	437,000	0	187,000	250,000	437,000	
784920045506	2022	2023		2277	214,000	271,000	485,000	0	214,000	271,000	485,000	
784920045506	2021	2022		2277	163,000	196,000	359,000	0	163,000	196,000	359,000	
784920045506	2020	2021		2277	138,000	164,000	302,000	0	138,000	164,000	302,000	
784920045506	2019	2020		2277	153,000	110,000	263,000	0	153,000	110,000	263,000	
784920045506	2018	2019		2277	140,000	114,000	254,000	0	140,000	114,000	254,000	
784920045506	2017	2018		2277	135,000	104,000	239,000	0	135,000	104,000	239,000	
784920045506	2016	2017		2275	119,000	83,000	202,000	0	119,000	83,000	202,000	
784920045506	2015	2016		2275	106,000	70,000	176,000	0	106,000	70,000	176,000	
784920045506	2014	2015		2275	104,000	68,000	172,000	0	104,000	68,000	172,000	
784920045506	2013	2014		2275	69,000	73,000	142,000	0	69,000	73,000	142,000	
784920045506	2012	2013		2275	71,000	64,000	135,000	0	71,000	64,000	135,000	
784920045506	2011	2012		2275	76,000	68,000	144,000	0	76,000	68,000	144,000	

784920045506	2010	2011		2275	80,000	70,000	150,000	0	80,000	70,000	150,000	
784920045506	2009	2010		2275	80,000	78,000	158,000	0	80,000	78,000	158,000	
784920045506	2008	2009		2275	10,000	163,000	173,000	0	10,000	122,250	132,250	DP
784920045506	2007	2008		2275	10,000	150,000	160,000	0	10,000	150,000	160,000	
784920045506	2006	2007		2275	10,000	137,000	147,000	0	10,000	137,000	147,000	
784920045506	2005	2006		2275	10,000	136,000	146,000	0	10,000	136,000	146,000	
784920045506	2004	2005		2275	10,000	136,000	146,000	0	10,000	136,000	146,000	
784920045506	2003	2004		2275	102,000	44,000	146,000	0	102,000	44,000	146,000	
784920045506	2002	2003		2275	49,000	56,000	105,000	0	49,000	56,000	105,000	
784920045506	2001	2002		2275	49,000	56,000	105,000	0	49,000	56,000	105,000	
784920045506	2000	2001		2275	46,000	52,000	98,000	0	46,000	52,000	98,000	
784920045506	1999	2000		2275	40,000	52,000	92,000	0	40,000	52,000	92,000	
784920045506	1998	1999		2275	28,000	48,000	76,000	0	28,000	48,000	76,000	
784920045506	1997	1998		2275	0	0	0	0	27,000	43,000	70,000	
784920045506	1996	1997		2275	0	0	0	0	5,000	42,500	47,500	
784920045506	1994	1995		2275	0	0	0	0	5,000	42,500	47,500	
784920045506	1992	1993		2275	0	0	0	0	18,100	29,400	47,500	
784920045506	1990	1991		2275	0	0	0	0	13,800	28,300	42,100	
784920045506	1988	1989		2275	0	0	0	0	9,900	17,900	27,800	
784920045506	1986	1987		2275	0	0	0	0	9,900	21,100	31,000	
784920045506	1984	1985		2275	0	0	0	0	12,000	13,900	25,900	
784920045506	1982	1983		2275	0	0	0	0	12,000	13,900	25,900	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
<u>3278347</u>	<u>20240419000729</u>	4/19/2024	\$0.00	HAILSTONE D HOOKER+TERI L	HAILSTONE D HOOKER+TERI L-TTEES+TRT	Quit Claim Deed	Trust
<u>1677239</u>	<u>199904061014</u>	3/30/1999	\$0.00	HAILSTONE D HOOKER	HAILSTONE D HOOKER+TERI L	Quit Claim Deed	Community Property Established

REVIEW HISTORY

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
2009	09D204	Review - Destruct	\$0	1/1/1900	\$0		Completed

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Issuing Jurisdiction	Reviewed Date
<u>NA</u>	Flood Damage (RHOF) 1/6/09	Other	1/6/2009	\$99,999	SNOQUALMIE	7/9/2009

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ALTA COMMITMENT FOR TITLE INSURANCE

issued by agent:



Commitment Number:

25000040-SC

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Countersigned By:

Joe Knipp
Authorized Officer or Agent

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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**FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON,
INC.****COMMITMENT NO. 25000040-SC****Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Christina A Menke Fidelity National Title Company of Washington, Inc. 701 5th Avenue, Suite 2700 Seattle, WA 98104 Phone: 2066647686 Fax: 877-295-8021 Main Phone: (206)628-2822 Email: Christina.A.Menke@fnf.com	Escrow Officer: Aubry Ludberg Fidelity National Title Company of Washington, Inc. 5006 Center Street, Suite J Tacoma, WA 98409 Phone: 206-447-5419 Fax: 877-295-8019 Main Phone: (253)272-4070 Email: Aubry.Ludberg@fnf.com

Order Number: 25000040-SC**SCHEDULE A**

1. Commitment Date: January 8, 2025 at 08:00 AM

2. Policy to be issued:

(a) ALTA Owner's Policy 2021 w-WA Mod - Standard / Commercial

Proposed Insured:	King County
Proposed Amount of Insurance:	\$101,000.00
The estate or interest to be insured: Fee Simple	
Premium:	\$ 874.00
Tax:	\$ 90.46
Total:	\$ 964.46

The above total includes an Extended Surcharge as follows:

Extended Surcharge Premium:	\$ 400.00
Extended Surcharge Tax:	\$ 41.40

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, [vested in:](#)

Teri L. Hailstone and D. Hooker Hailstone, Trustees of the Hailstone Revocable Trust, dated April 19, 2024

5. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"
Legal Description

Item 9.

Lot 10, Block 8, Snoqualmie Falls, according to the plat thereof recorded in [Volume 6 of Plats, Page 51](#), records of King County, Washington;

Except the Southwesterly 8 feet thereof conveyed to the Town of Snoqualmie for widening of Railroad Blvd by deed recorded under King County [Recording Number 2559913](#).

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ALTA Commitment for Title Insurance w-WA Mod (07/01/2021)

AMERICAN
LAND TITLE
ASSOCIATION



Printed: 01.17.25 @ 02:47 PM

**FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON,
INC.**

COMMITMENT NO. 2500040-SC

SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.
6. If the Seller or Borrower intends to sign documents required to insure the transaction utilizing a remote online notary, please notify the Company immediately as additional underwriting requirements will need to be satisfied.
7. Furnish recording instructions with the documents to be recorded in this transaction. Said instructions must address each requirement made herein, list any endorsements to be issued with the policy and specify the recording order of any documents furnished.

The Company reserves the right to add additional items or make further requirements after review of the requested instructions prior to recording the documents or issuing any requested endorsement.

The Company also reserves the right to charge any applicable additional fees for any endorsement requested.

8. Payment of the real estate excise tax, if required.

The Land is situated within the boundaries of local taxing authority of City of Snoqualmie.

The rate of real estate excise tax for properties which are not formally classified and specially valued as timberland or agricultural land is:

State portion: 1.10% on any portion of the sales price of \$525,000 or less;
 1.28% on any portion of the sales price above \$525,000, up to \$1,525,000;
 2.75% on any portion of the sales price above \$1,525,000, up to \$3,025,000;
 3.00% on any portion of the sales price above \$3,025,000;

The rate of excise for properties formally classified as timberland or agriculture land will be 1.28% for the State portion on the entire sales price.

Local portion: 0.50% on the entire sales price.

An additional \$5.00 State Technology Fee must be included in all excise tax payments.

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SCHEDULE B, PART I - Requirements
(continued)

If the transaction is exempt, an additional \$5.00 Affidavit Processing Fee is required.

Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit, which can be found online [HERE <https://dor.wa.gov/get-form-or-publication/forms-subject/real-estate-excise-tax>](https://dor.wa.gov/get-form-or-publication/forms-subject/real-estate-excise-tax). The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

9. Terms, powers, conditions, and limitations of the trust under which title is held.

The Company will require a copy of the trust agreement and any amendments thereto for review.

If the property which is the subject of this transaction constitutes more than 25 percent of the net fair market value of the trust principal, proof must be furnished to the Company that the trustee has complied with the 20 day notice to the beneficiaries of the nature and terms of the intended transaction as provided in RCW 11.100.140.

The Company reserves the right to add additional items/exceptions or make further requirements after review of the requested documentation.

10. **TO PROVIDE THE EXTENDED COVERAGE POLICY IDENTIFIED IN SCHEDULE A, GENERAL EXCEPTIONS A THROUGH D WILL BE CONSIDERED WHEN OUR INSPECTION AND REVIEW OF SURVEY IS COMPLETED AND UPON RECEIPT AND REVIEW OF THE COMPLETED OWNER'S AFFIDAVIT.**

If there have been recent improvements on the property within 90 days prior to closing we will require a signed indemnity agreement and a recent financial statement from each indemnitor.

If construction financing is to be insured, please contact the title officer for requirements.

The Company reserves the right to add additional exceptions or make further requirements after review of the property inspection and requested documentation.

11. A completed owner's affidavit (form to be supplied by the Company) will be required in connection with issuance of the policy(ies) shown in Schedule A.

12. The Company will require an ALTA/NSPS LAND TITLE SURVEY. If the owner of the Land that is the subject of this transaction is in possession of a current ALTA/NSPS LAND TITLE SURVEY, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be prepared by a licensed land surveyor and supplied to the Company prior to the close of escrow.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

13. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full

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SCHEDULE B, PART I - Requirements
(continued)

value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.

14. The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

END OF REQUIREMENTS

NOTES

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note B: The Public Records indicate that the address of the improvement located on said Land is as follows:

7802 Railroad Ave SE, Snoqualmie, WA 98065

Note C: If a new Deed of Trust is to be recorded and the following company is to be appointed Trustee, the correct name is Fidelity National Title Company of Washington, Inc.

Note D: Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

Portion Lot 10, Block 8, Snoqualmie Falls, Vol 6, Pg 51
Tax Account No.: 784920-0455

Note E: Note: This [map/plat](#) is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

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SCHEDULE B, PART I - Requirements
(continued)

Note F: Prior to closing please contact your Title Officer for current courier and/or accommodation fees which may be charged for recording runs.

END OF NOTES

END OF SCHEDULE B, PART I

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**FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON,
INC.**

COMMITMENT NO. 25000040-SC

SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

GENERAL EXCEPTIONS

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
- F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
- G. Unpatented mining claims, and all rights relating thereto; reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof
- I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims or title to water.

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SCHEDULE B, PART II - Exceptions
(continued)

- K. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

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SCHEDULE B, PART II - Exceptions
(continued)

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: King County
Purpose: River protection
Recording Date: June 29, 1960
[Recording No.:](#) [5176622](#)
Affects: Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Sewer
Recording Date: September 20, 1967
[Recording No.:](#) [6237300](#)
Affects: Portion of said premises

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said sewer by the common users.

3. Waiver and Covenant Not to Sue, and the terms and conditions thereof:

Executed by: Michael L. Fiske and Alice Fiske
Recording Date: December 28, 1982
[Recording No.:](#) [8212280704](#)

4. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Snoqualmie River.
5. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Snoqualmie River.
6. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
7. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

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SCHEDULE B, PART II - Exceptions
(continued)

8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2024
Tax Account No.: 784920-0455
Levy Code: 2277
Assessed Value-Land: \$187,000.00
Assessed Value-Improvements: \$250,000.00

General and Special Taxes:

Billed: \$4,407.24
Paid: \$4,407.24
Unpaid: \$0.00

9. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2025.
10. Liability for Sewer Treatment Capacity Charges, if any, affecting certain areas of King, Pierce and Snohomish Counties. Said charges could apply to property connecting to the metropolitan sewerage facilities or reconnecting or changing its use and/or structure after February 1, 1990. Please contact the King County Wastewater Treatment Division, Capacity Charge Program, for further information at 206-296-1450 or Fax No. 206-263-6823 or email at CapChargeEscrow@kingcounty.gov.

* A map showing sewer service area boundaries and incorporated areas can be found at:
<http://www.kingcounty.gov/services/gis/Maps/vmc/Utilities.aspx>

Unrecorded Sewer Capacity Charges are not a lien on title to the Land.

NOTE: This exception will not appear in the policy to be issued.

11. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
12. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

END OF SCHEDULE B, PART II

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I-Requirements; and
- f. Schedule B, Part II-Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

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(continued)

- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION - INTENTIONALLY DELETED

END OF CONDITIONS

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RECORDING REQUIREMENTS

Effective January 1, 1997, document format and content requirements have been imposed by Washington Law. Failure to comply with the following requirements may result in rejection of the document by the county recorder or imposition of a \$50.00 surcharge.

First page or cover sheet:

3" top margin containing nothing except the return address.

1" side and bottom margins containing no markings or seals.

Title(s) of documents.

Recording no. of any assigned, released or referenced document(s).

Grantors names (and page no. where additional names can be found).

Grantees names (and page no. where additional names can be found).

Abbreviated legal description (Lot, Block, Plat Name or Section, Township, Range and Quarter, Quarter Section for unplatted). Said abbreviated legal description is not a substitute for a complete legal description which must also appear in the body of the document.

Assessor's tax parcel number(s).

Return address (in top 3" margin).

**A cover sheet can be attached containing the above format and data if the first page does not contain all required data.

Additional Pages:

1" top, side and bottom margins containing no markings or seals.

All Pages:

No stapled or taped attachments. Each attachment must be a separate page. All notary and other pressure seals must be smudged for visibility. Font size of 8 points or larger.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2025

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g., Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g., loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

State-Specific Consumer Privacy Information:

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link [Privacy Request](#), or email privacy@fnf.com or call (888) 714-2710.

Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;

- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (fnf.com/california-privacy) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquies@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

FNF is the controller of the following businesses registered with the Secretary of State in Oregon: Chicago Title Company of Oregon, Fidelity National Title Company of Oregon, Lawyers Title of Oregon, LoanCare, Tigor, Title Company of Oregon, Western Title & Escrow Company, Chicago Title Company, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company, Fidelity National Title Insurance Company, Liberty Title & Escrow, Novare National Settlement Service, Tigor Title Company of California, Exos Valuations, Fidelity & Guaranty Life, Insurance Agency, Fidelity National Home Warranty Company, Fidelity National Management Services, Fidelity Residential Solutions, FNF Insurance Services, FNTG National Record Centers, IPEX, Mission Servicing Residential, National Residential Nominee Services, National Safe Harbor Exchanges, National Title Insurance of New York, NationalLink Valuations, NexAce Corp., ServiceLink Auction, ServiceLink Management Company, ServiceLink Services, ServiceLink Title Company of Oregon, ServiceLink Valuation Solutions, Western Title & Escrow Company

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

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Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Addendum C

Comparable Data

Improved Sales

Location & Property Identification

Property Name:	SFR - 38188 SE Cedar St.
Sub-Property Type:	Single Family Residence
Address:	38188 SE. Cedar St.
City/State/Zip:	Snoqualmie, WA 98065
County:	King
Market Orientation:	Small Town - Non Metro
Property Location:	East side of SE Cedar Street
IRR Event ID:	3336300



Sale Information

Sale Price:	\$405,000
Effective Sale Price:	\$405,000
Sale Date:	11/20/2024
Listing Price:	\$405,000
Listing Date:	10/17/2024
Sale Status:	Closed
\$/SF GBA:	\$613.64
\$/SF NRA:	\$613.64
Grantor/Seller:	John C. Stafford and Roxann Dominguez
Grantee/Buyer:	Roderick Dougald McLeod and Jane Ellen Mauser
Property Rights:	Fee Simple
Exposure Time:	0 (months)
Document Type:	Warranty Deed
Recording No.:	20241121050411
Subsidized/Restricted:	No
Verified By:	Maria L. Olson
Verification Date:	03/04/2025
Confirmation Source:	Alison Carter, John L. Scott 425-503-3199
Verification Type:	Confirmed-Seller Broker
Secondary Verific. Source:	Assessor, Deed, NWMLS

Legal/Tax/Parcel ID:	760620-0220
GBA-SF:	660
NRA-SF:	660
Acres(Usable/Gross):	0.14/0.14
Land-SF(Usable/Gross):	6,000/6,000
Usable/Gross Ratio:	1.00
Year Built:	1920
No. Covered Spaces:	1
Shape:	Rectangular
Topography:	Level
Bldg. to Land Ratio FAR:	0.11
Land to Building Ratio:	9.09
Zoning Code:	RC
Zoning Desc.:	Residential Constrained District (Low-Density)
Flood Plain:	Yes
Flood Zone Designation:	AE
Source of Land Info.:	Public Records

Comments

This 1,320 square foot single-family residence built in 1920 with two bedrooms and one bathroom sold in November 2024 for \$405,000. The residence is one-story over a one-car garage and daylight basement. The 6,000 square foot site is level. A new roof and gutters were installed in 2021. Interior features include laminate/vinyl flooring and a Wolf range in the kitchen. Site improvements include a deck and partial fencing. It is in average condition. It sold \$6,000 above asking. It is livable but the garage and basement conversion is unfinished.

Improvement and Site Data

MSA:	Seattle-Tacoma-Bellevue, WA
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Location & Property Identification

Property Name:	SFR - 8276 Silva Ave. SE
Sub-Property Type:	Single Family Residence
Address:	8276 Silva Ave. SE.
City/State/Zip:	Snoqualmie, WA 98065
County:	King
Market Orientation:	Small Town - Non Metro
Property Location:	East side of Silva Ave. SE
IRR Event ID:	3336305



Sale Information

Sale Price:	\$649,000
Effective Sale Price:	\$649,000
Sale Date:	09/06/2024
Listing Price:	\$649,000
Listing Date:	07/09/2024
Sale Status:	Closed
\$/SF GBA:	\$515.08
\$/SF NRA:	\$515.08
Grantor/Seller:	Debra Irene Robb and Larry George Oberst
Grantee/Buyer:	John Erik Araya
Property Rights:	Fee Simple
Exposure Time:	1 (months)
Document Type:	Warranty Deed
Recording No.:	20240906016809
Subsidized/Restricted:	No
Verified By:	Maria L. Olson
Verification Date:	03/04/2025
Confirmation Source:	Adrienne Jones, Windermere 253-946-1293
Verification Type:	Confirmed-Seller Broker
Secondary Verific. Source:	Assessor, Deed, NWMLS

GBA-SF:	1,260
NRA-SF:	1,260
Acres(Usable/Gross):	0.17/0.17
Land-SF(Usable/Gross):	7,200/7,200
Usable/Gross Ratio:	1.00
Year Built:	1945
Shape:	Rectangular
Topography:	Level
Bldg. to Land Ratio FAR:	0.18
Land to Building Ratio:	5.71
Zoning Code:	RC
Zoning Desc.:	Residential Constrained District (Low-Density)
Flood Plain:	Yes
Flood Zone Designation:	AE
Source of Land Info.:	Public Records

Comments

This 1,260 square foot single-family residence built in 1945 with two bedrooms, one bathroom, and a one-car detached garage sold in September 2024 for \$649,000. The 7,200 square foot site is level. Interior features include hardwood/tile flooring. Site improvements include a deck, partial fencing, and outbuildings. It is in average condition. It sold at asking. The broker reported that it was a bit rough around the edges and dated, but livable with no deferred maintenance.

Improvement and Site Data

MSA:	Seattle-Tacoma-Bellevue, WA
Legal/Tax/Parcel ID:	784920-2435



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Location & Property Identification

Property Name:	SFR - 8511 381st Place NE
Sub-Property Type:	Single Family Residence
Address:	8511 381st Pl. SE.
City/State/Zip:	Snoqualmie, WA 98065
County:	King
Market Orientation:	Small Town - Non Metro
IRR Event ID:	3336313



Sale Information

Sale Price:	\$505,000
Effective Sale Price:	\$505,000
Sale Date:	03/04/2024
Listing Price:	\$510,000
Listing Date:	01/26/2024
Sale Status:	Closed
\$/SF GBA:	\$537.23
\$/SF NRA:	\$537.23
Grantor/Seller:	William Sokolich Jr.
Grantee/Buyer:	Xun Sun
Property Rights:	Fee Simple
Exposure Time:	0 (months)
Document Type:	Warranty Deed
Recording No.:	20240311000734
Subsidized/Restricted:	No
Verified By:	Maria L. Olson
Verification Date:	03/04/2025
Confirmation Source:	Kimberly Freutel, Redfin 425-427-9000
Verification Type:	Confirmed-Seller Broker
Secondary Verific. Source:	Assessor, Deed, NWMLS

NRA-SF:	940
Acres(Usable/Gross):	0.18/0.53
Land-SF(Usable/Gross):	7,800/23,230
Usable/Gross Ratio:	0.34
Year Built:	1917
Shape:	Irregular
Topography:	Level
Bldg. to Land Ratio FAR:	0.04
Land to Building Ratio:	24.71
Zoning Code:	UR
Zoning Desc.:	Urban Reserve
Environmental Issues:	Yes
Environmental Desc.:	Wetlands
Flood Plain:	Yes
Flood Zone Designation:	AE
Source of Land Info.:	Public Records

Comments

This 940 square foot single-family residence built in 1917 with three bedrooms, 0.75 bathroom, and driveway parking sold in March 2024 for \$505,000. The 23,230 square foot site is level. Kimball Creek runs along the west side of the site. Related wetlands reduce the usable area to approximately 34%. Interior features include ceramic tile/laminate flooring. It is in average condition. It sold \$5,000 below asking. The broker reported that there were a couple offers but it needs approximately \$40,000 of work and has a dated interior.

Improvement and Site Data

MSA:	Seattle-Tacoma-Bellevue, WA
Legal/Tax/Parcel ID:	942380-0180
GBA-SF:	940



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Aerial



Wetlands

Location & Property Identification

Property Name:	SFR - 8995 Meadowbrook Way SE
Sub-Property Type:	Single Family Residence
Address:	8995 Meadowbrook Way SE.
City/State/Zip:	Snoqualmie, WA 98065
County:	King
Market Orientation:	Small Town - Non Metro
Property Location:	West side of Meadowbrook Way SE
IRR Event ID:	3336325



Sale Information

Sale Price:	\$500,000
Effective Sale Price:	\$500,000
Sale Date:	08/01/2023
Listing Price:	\$499,000
Listing Date:	06/29/2023
Sale Status:	Closed
\$/SF GBA:	\$704.23
\$/SF NRA:	\$704.23
Grantor/Seller:	Zachary Nelson
Grantee/Buyer:	Peter Stark and Michele Sinclair
Property Rights:	Fee Simple
Exposure Time:	0 (months)
Document Type:	Warranty Deed
Recording No.:	20230804000478
Subsidized/Restricted:	No
Verified By:	Maria L. Olson
Verification Date:	03/04/2025
Confirmation Source:	Kathleen Irish, Engel & Volkers 425-221-2606
Verification Type:	Confirmed-Seller Broker
Secondary Verific. Source:	Assessor, Deed, NWMLS

MSA:	Seattle-Tacoma-Bellevue, WA
Legal/Tax/Parcel ID:	322408-9069
GBA-SF:	710
NRA-SF:	710
Acres(Usable/Gross):	0.17/0.17
Land-SF(Usable/Gross):	7,200/7,200
Usable/Gross Ratio:	1.00
Year Built:	1933
Shape:	Rectangular
Topography:	Level
Bldg. to Land Ratio FAR:	0.10
Land to Building Ratio:	10.14
Zoning Code:	BG
Zoning Desc.:	Business General
Flood Plain:	Yes
Flood Zone Designation:	AE
Source of Land Info.:	Public Records

Comments

This 710 square foot single-family residence built in 1933 with two bedrooms, one bathroom, and a one-car detached garage sold in August 2023 for \$500,000. The 7,200 square foot site is level. Interior features include bamboo/cork/slate flooring. Site improvements include a patio, partial fencing, and outbuildings. It is in average condition. It sold \$1,000 above asking. The broker reported that its location between a commercial property and school on a busy street deterred some buyers.



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Location & Property Identification

Property Name:	SFR - 8075 Maple Ave. SE
Sub-Property Type:	Single Family Residence
Address:	8075 Maple Ave. SE.
City/State/Zip:	Snoqualmie, WA 98065
County:	King
Market Orientation:	Small Town - Non Metro
Property Location:	West side of Maple Ave. SE, east side of Olmstead Ave.
IRR Event ID:	3336355



Sale Information

Sale Price:	\$457,000
Effective Sale Price:	\$457,000
Sale Date:	08/24/2022
Listing Price:	\$450,000
Listing Date:	07/30/2022
Sale Status:	Closed
\$/SF GBA:	\$593.51
\$/SF NRA:	\$593.51
Grantor/Seller:	Linda Hartwig
Grantee/Buyer:	Alisha and Kyle Wood
Property Rights:	Fee Simple
Exposure Time:	0 (months)
Document Type:	Warranty Deed
Recording No.:	20220830000971
Subsidized/Restricted:	No
Verified By:	Maria L. Olson
Verification Date:	03/04/2025
Confirmation Source:	Karin Simpson, TEC RE Inc. 425-387-3388
Verification Type:	Confirmed-Buyer Broker
Secondary Verific. Source:	Assessor, Deed, NWMLS

GBA-SF:	770
NRA-SF:	770
Acres(Usable/Gross):	0.14/0.14
Land-SF(Usable/Gross):	5,897/5,897
Usable/Gross Ratio:	1.00
Year Built:	1954
Shape:	Irregular
Topography:	Level
Bldg. to Land Ratio FAR:	0.13
Land to Building Ratio:	7.66
Zoning Code:	OS2
Zoning Desc.:	Open Space
Flood Plain:	Yes
Flood Zone Designation:	AE
Source of Land Info.:	Public Records

Comments

This 770 square foot single-family residence built in 1954 with two bedrooms, one bathroom, and a one-car detached garage sold in September 2022 for \$457,000. The 5,897 square foot site is level and triangularly shaped. Interior features include hardwood flooring. Site improvements include full fencing and outbuildings. It is in average condition. It sold \$2,000 above asking. The broker reported that it was in rough shape and needed updating.

Improvement and Site Data

MSA:	Seattle-Tacoma-Bellevue, WA
Legal/Tax/Parcel ID:	784920-1990



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RESOLUTION NO. 1717

A RESOLUTION OF THE CITY OF SNOQUALMIE, WASHINGTON, AUTHORIZING THE MAYOR TO EXECUTE A PURCHASE AND SALE AGREEMENT TO PURCHASE REAL PROPERTY ASSOCIATED WITH THE CITY RIVERTRAIL

WHEREAS, the City of Snoqualmie desires to purchase the real property identified by King County as parcel number 7849200455 (the “Property”); addressed as 7802 Railroad Avenue SE, Snoqualmie, WA 98065 for the purposes of creating a conservation area and passive use park, known as “RiverTrail”, formally known as “Riverwalk”; and

WHEREAS, the City of Snoqualmie’s Riverwalk Master Plan identifies the property as a remaining potential Riverfront Acquisition Parcel as shown in Exhibit 3, Riverwalk Property Acquisition Status Map and a potential site for a future RiverTrail; and

WHEREAS, the public interest would be served by the acquisition of the Property; and

WHEREAS, the owner of the Property (Hailstone Revocable Trust Property) has expressed interest in selling it through a voluntary purchase and sale agreement (Exhibit 2); and

WHEREAS, the City has secured funding for the purchase of the Property through a combination of King County Conservation Futures Tax (CFT) funds and the Flood Control District to assist the with purchase of the Property;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SNOQUALMIE, WASHINGTON AS FOLLOWS:

Section 1. Authorization to Execute Closing Documents. The City Council approves the real estate purchase and sale contract in substantially the form contained in Exhibit 2, Purchase and Sale Agreement (PSA), and authorizes the Mayor of Snoqualmie to execute the contract with such minor revisions as the Mayor deems necessary and appropriate.

Section 2. Necessary Funds. The City Council authorizes the City to deliver the necessary funds and sign all documents necessary for the City to close on the purchase and to acquire the property identified as parcel number 784920-0455, addressed at 7802 Railroad Avenue SE, Snoqualmie, WA 98065.

PASSED by the City Council of the City of Snoqualmie, Washington, this 27th day of May 2025.

Katherine Ross, Mayor

Attest:

Approved as to form:

Deana Dean, City Clerk

Dena Burke, City Attorney

Council Agenda Bill

AB Number

AB25-059

Agenda Bill Information

Title*

Selecting RH2 to Provide Construction Management Services for the Reclaimed Water Distribution System Improvements Project

Action*

Motion

Council Agenda Section

Committee Report

Council Meeting Date*

05/27/2025

Staff Member

Andrew Vining, Project Engineer

Department*

Public Works

Committee

Parks and Public Works

Committee Date

05/20/2025

Exhibits

Packet Attachments - if any

Amendment 3	16KB
Scope of Work_Contract Amendment 3_Engineering Services During Construction.pdf	426.98KB
Qualifications Statement_Reclaimed Water Distribution System Improvements Construction Management and Inspection Services.pdf	3.18MB

Summary

Introduction*

Brief summary.

This agenda bill seeks to approve Amendment No. 3 selecting RH2 to provide Construction Management Services for the Reclaimed Water Distribution System Improvements Project scheduled to begin construction this spring.

This project is funded through a low-interest loan received from the Department of Ecology Clean Water State Revolving Fund. The improvements will upgrade the aging reclaimed water distribution system and bring it into compliance with current state standards.

Proposed Motion

Move to adopt Resolution 1718 selecting and authorizing the execution of a contract amendment for engineering services with RH2 Engineering to provide Construction Management and Inspection Services for the Reclaimed Water Distribution System Improvements Project and authorizing the Mayor to sign.

Background/Overview*

What was done (legislative history, previous actions, ability to hyperlink)

LEGISLATIVE HISTORY

State Legislation

The state legislature approved the Reclaimed Water Use Act in 1992 codified as RCW 90.46. This act encouraged using reclaimed water for land application, industrial, and commercial uses. In 1997 the Water Reclamation and Reuse Standards were developed to support this act. Most recently in 2006 this act was amended to expand uses of reclaimed water and directed state agencies to develop framework for safe and beneficial use of reclaimed water – this amendment is the origin of the reclaimed water rule.

Following the 2006 legislative direction state agencies (Department of Health and Department of Ecology) jointly began developing the framework over a 12-year period based on stakeholder feedback. In 2018 the Reclaimed Water Rule (WAC 173-219) was adopted to encourage the use of reclaimed water to help meet the growing need for clean water across the state by establishing regulatory framework for the generation, distribution, and the use of reclaimed water for beneficial use. Concurrently agencies published the Reclaimed Water Facilities Manual or “Purple Book” which provides more in-depth guidance for utilities that produce reclaimed water.

City Legislation

Following the state adoption of Reclaimed Water Rule in 2018 the City began evaluating options to ensure compliance with updated state standards. On February 25, 2019 under [AB19-022](#) City Council authorized RH2 Engineering (RH2) to prepare a Reclaimed Water Irrigation System Analysis Feasibility Study to provide agency coordination and evaluate potential solutions to meet the Reclaimed Water Rule standards. During this period the City also renewed its Water Reclamation Facility NPDES Permit WA0022403 (Permit) which authorizes the production and distribution of up to 1.56 million gallons of Class A Reclaimed Water daily. The City provided comment to the City’s draft permit on February 24, 2020 and received responses from Ecology documented in the permit. The final Permit outlines necessary improvements to the City’s reclaimed water distribution system and an associated compliance schedule. The following related agenda bills were presented to Council to facilitate these improvements and continue production of Class A water. On November 28, 2022 City Council approved [AB22-146](#) Resolution No. 1632 authorizing a contract with RH2 to complete a Reclaimed Water Distribution System Engineering Report. This contract was amended on October 3rd, 2023 under [AB23-110](#) which authorized RH2 to complete design of the reclaimed water reservoir improvements. On October 28th, 2024 under [AB24-116](#) Administration provided a project update to Council and solicited public

comments. On March 10th, 2025

City Council approved [Resolution](#)

[No. 1709](#) accepting a \$8.651M low (1.6 percent) interest loan from the Department of Ecology Clean Water State Revolving Fund (CWSRF) to apply towards project design and construction costs. On

April 28th, 2025 City Council approved [Resolution](#)

[No. 1713](#) awarding the project construction contract to Prospect Construction.

BACKGROUND

On March 18th, 2025 City staff advertised a request for qualifications (RFQ) for professional services for the purposes of construction management and inspection services needed to support the construction phase of the Reclaimed Water Distribution System Improvements. Following a four-week advertisement period qualifications were received from RH2 Engineering, and staff selected additional qualification statements from two additional firms, Gray and Osborne, and Parametrix listed on the City consultant roster. A panel of four City staff unanimously selected RH2 to provide construction management and inspection services for the project. City staff worked with RH2 to prepare a scope of work to complete the construction management and inspection tasks for the project. To reduce budget impacts the initial scope of work was reduced by eliminating tasks associated with SCADA programming, writing the Operation & Maintenance (O&M) Manual, and limiting the duration of on-site inspection. These eliminated tasks will be completed internally by City operations and engineering staff prior to project completion. The final scope of work is presented in Exhibit 2 and includes the minimum tasks needed to provide construction management and inspection thru project completion. The total fee for this work is \$655,200. Construction phase support services should begin now to maintain schedule compliance with the NPDES permit requirements and complete the project prior to June 30th, 2026.

Analysis*

These improvements will bring the Class A water distribution system to current standards to ensure safe and reliable delivery of reclaimed water and preservation of potable water resources. RH2 has the available staff and qualifications needed to provide construction management and inspection services for this project. Their team has demonstrated experience successfully completing similar reservoir and pump station projects, as well as complex state funded wastewater projects. The scope of the consultant involvement has been reduced to limit budget impacts. The consultant services proposed in Exhibit 2 are intended to provide a limited but sufficient level of construction phase controls needed meet the state funding requirements and successfully complete the project. City Staff recommended selecting RH2 for the construction management and inspection services needed to complete the Reclaimed Water Distribution System Improvements project.

Budgetary Status*

Funds will be requested for this action, if approved, in this year's budget.

Fiscal Impact

Amount of Expenditure	Amount Budgeted	Appropriation Requested
\$655,200.00	\$8,651,047.00	\$655,200.00

Budget Summary

Administration recommends approving an amendment to the contract with RH2 in the amount of \$655,200 for construction management of the Eagle Lake Water Reclamation Basin Improvement Project. This project was incorporated in the 2025-26 Biennial Budget (Ord. 1296) as part of the continuing appropriation for capital projects within the Utility Capital Fund (#417). Over the life of this project, \$1,020,758 has been spent, with \$7,643,447, \$414,050, and \$22,812 encumbered respectively for previously approved contracts, estimated City employee labor during the biennium, and loan issuance costs. With the addition of the RH2 contract of \$655,200, and in conjunction with the \$7,178,870 Prospect Construction contract from AB25-048, the project has a project budget shortfall of \$1,105,220 within the Utility Capital Fund (#417), as shown in the first table below.

Administration anticipates bringing an amendment forward to increase the Eagle Lake Water Reclamation Basin Improvement Project budget by the current shortfall of \$1,105,220. The shortfall will be somewhat mitigated by an \$9,101,870 Department of Ecology (Ecology) loan. \$2,224,677 of the loan amount was not factored into the 2024 Utility Rate Study, as shown in the second table. The amount of the Ecology loan not factored into the 2024 Utility Rate Study, which has a 1.6% interest rate, will be offset partially by a reduction in the anticipated size of the 2025 Revenue Bond, which has an estimated interest rate of 5.0%.

If Council approves the most recent \$450,870 increase to the Ecology loan, then the adjusted Ecology loan combined with other debt within the wastewater utility will cost the city an estimated \$523,886 annually, which is \$4,124 higher than the estimated \$519,762 in new wastewater debt service originally anticipated by the 2024 Utility Rate Study. See the final table below for these figures. This \$4,124 annual increase will affect the first 20 years of both loans. After that point, when the 20-year Revenue Bond retires, the City would continue to pay \$93,952 annually for the final 10 years of the Ecology loan above that provided for within the Utility Rate Study. Administration proposes funding the annual \$4,124 gap by decreasing the amount spent within Utility Main and Drain Replacement Program. The \$93,952 debt service for years 21 through 30 can continue using money from the Utility Main and Drain Replacement program, but this decision will be addressed in future rates studies.

Fiscal Impact Screenshot

Eagle Lake Water Reclamation Basin Improvement Project

	Life-of-Project Budget (Multiple Bienniums)
Beginning Budget	\$ 8,651,047
Expenditures	\$ (1,020,758)
Outstanding Contract Value (Previously Approved)	\$ (7,643,447)
Estimated Labor Value for Biennium (City Employees)	\$ (414,050)
Loan Issuance Cost	\$ (22,812)
Current Available Budget	\$ (450,020)
Value of this Contract (AB25-059)	\$ (655,200)
Available Budget / (Shortfall) after AB25-059	\$ (1,105,220)

Changes from the 2024 Utility Rate Study (Eagle Lake Water Reclamation Basin Improvements)

	2024 Utility Rate Study	2025 Project Adjustment	Increase (Decrease)	% Change
Original Project Budget	8,651,047	8,651,047	-	0%
Project Budget Amendment Required	-	1,105,220	1,105,220	100%
Eagle Lake Project Budget =	8,651,047	9,756,267	1,105,220	13%
Department of Ecology Loan	6,877,193	9,101,870	2,224,677	32%
Other Funding Sources (Cash and/or Revenue Bond)	1,773,854	654,397	(1,119,457)	-63%
Planned Funding Sources =	8,651,047	9,756,267	1,105,220	13%

Changes from the 2024 Utility Rate Study (2025 Debt Issuances)

	2024 Utility Rate Study	2025 Debt Adjustment	Increase (Decrease)	% Change
Department of Ecology Loan (30 years, 1.6%)	6,877,193	9,101,870	2,224,677	32%
2025 Revenue Bond (20 years, 5.0%)	2,857,905	1,738,448	(1,119,457)	-39%
Planned 2025 Debt Issuances =	9,735,098	10,840,318	1,105,220	11%
Planned Debt Service Payment (2025-2044) =	519,762	523,886	4,124	1%
Planned Debt Service Payment (2045-2054) =	290,437	384,389	93,952	32%

CITY OF SNOQUALMIE
AGREEMENT FOR CONSULTANT SERVICES
Amendment No. 3
Eagle Lake Water Reclamation Basin Improvements

This Amendment No. 3 to Agreement for Consulting Services is entered into by and between the City of Snoqualmie, a Washington municipal corporation, (“City”) and RH2 Engineering, Inc., a Washington corporation, (“Consultant”). City and Consultant are collectively referred to herein as “the Parties.”

WHEREAS, the City and Consultant previously entered into an Agreement for Consultant Services on December 2, 2022 (“Agreement”), which provided for Consultant to complete an engineering report and design cross-control improvements to the Class A reclaimed water distribution system;

WHEREAS, on October 9th, 2023, Council approved Amendment No. 1 to the Agreement that included final reservoir design, permitting, support during bidding, and update the City’s Reclaimed Water System Plan;

WHEREAS, on December 19th, 2024, Council approved Amendment No. 2 to the Agreement that included final design, permitting, support during bidding, for the new irrigation pump station; and

WHEREAS, Consultant has the resources and capability to perform this work and has provided a scope of work and an hour and fee estimate for such additional work;

Section 1. Scope of Work Amended. Exhibit A (“Scope of Work”) to the Agreement dated December 2, 2022, is hereby amended to add the additional engineering services during construction work tasks set forth in Exhibit A to this Amendment No. 3.

Section 2. Compensation Amended. Section 2 of the Agreement dated December 2, 2022, entitled (“Compensation”), is hereby amended to increase the total compensation to be paid Consultant for the work from \$1,049,192 to \$1,704,392.

Section 3. Exhibit B Amended. Exhibit B to the Agreement dated December 2, 2022, is hereby amended to add the additional compensation and fee estimate details set forth in Exhibit B to this Amendment No. 3.

Section 4. Exhibit C Amended. Exhibit C to the Agreement dated December 2, 2022, is hereby amended to revise the rates and charges in Exhibit C to this Amendment No. 3.

Section 5. No Other Provisions Affected. Except as modified in this Amendment No. 3, all other provisions of the Agreement dated December 2, 2022, remain in full force and effect.

Section 6. Effective Date. This Amendment No. 3 is effective as of the date of the last signature affixed below.

ACKNOWLEDGED AND AGREED TO BY:

CITY OF SNOQUALMIE

**CONSULTANT
RH2 ENGINEERING, INC.**

By: _____
Katherine Ross, Mayor

By: _____
Name _____

Date: _____

Its: _____
Date: _____

ATTEST:

Deana Dean, City Clerk

APPROVED AS TO FORM:

Dena Burke, City Attorney

EXHIBIT A
Scope of Work
Amendment No. 3
City of Snoqualmie
Reclaimed Water Distribution System
Services During Construction
April 2025

Background

The City of Snoqualmie (City) owns and operates a potable water system, a reclaimed water system, and an irrigation system. The City's Water Reclamation Facility (WRF) supplies Class A reclaimed water to Eagle Lake, where it is stored as irrigation supply for the City and its customers, including the Snoqualmie Ridge Golf Course (Golf Course). The main customers are supplied irrigation water from the Irrigation Pump Station (IPS), including the City, the Business Park Owners Association, and the Snoqualmie Ridge Owners Association. The Golf Course irrigation system is owned and operated by the Golf Course and is separate from City operations.

The City retained RH2 Engineering, Inc., (RH2) to prepare design documents and obtain project permits for a closed reclaimed water reservoir and replacement IPS to separate the City's irrigation system from Eagle Lake to meet the requirements of the Reclaimed Water Rule under Chapter 173-219 Washington Administrative Code (WAC). This Scope of Work includes tasks necessary to provide services during construction for the reclaimed water system improvements.

The previous scopes of work included the following tasks:

- Task 1 – Reclaimed Water Engineering Report
- Task 2 – Project Management
- Task 3 – Reclaimed Water System Plan Update
- Task 4 – Loan and Grant Application Assistance
- Task 5 – Preliminary Design
- Task 6 – Final Design
- Task 7 – Permitting
- Task 8 – Services During Bidding
- Task 9 – Management Reserve
- Task 10 – IPS Bid-Ready Design
- Task 11 – IPS Permitting
- Task 12 – IPS Services During Bidding

This Scope of Work includes expanding the project management services in Task 2 and the addition of the following tasks:

- **Task 13 – Services During Construction**

General Assumptions

In preparing this Scope of Work, the following assumptions were made:

- *RH2 will rely upon the accuracy and completeness of information, data, and materials generated or produced by the City or others in relation to this Scope of Work. RH2 assumes that the entity providing such information to RH2 is either the owner of such information or has obtained written authorization from the owner to distribute said information.*
- *The estimate of professional services for the construction phase of the project assumes a construction schedule and contractor progress that are typical for the industry and similar projects.*
- *RH2 is not responsible for site safety, for determining means and methods, or for directing the contractor in their work.*
- *Deliverables will be submitted in electronic format (PDF) unless otherwise noted.*

Task 2 – Additional Project Management

Objective: Manage RH2's project team and maintain regular client communications, including progress meetings. Maintain project schedule and prepare monthly invoices and budget status summaries.

Approach:

2.1 Perform Project Management

- Provide direction, coordination, and oversight to the RH2 project team. Organize, manage, and coordinate technical disciplines as described herein and implement quality assurance and quality control (QA/QC) reviews to execute this Scope of Work.
- Document and retain information generated during the execution of the project.
- Prepare monthly invoices and budget status summaries.

RH2 Deliverables:

- Monthly progress reports with schedule, budget, work performed, and billed to date updates.

Task 9 – Additional Management Reserve

Objective: Provide additional services as requested by the City.

Approach:

- 9.1 Provide Additional Services – Provide additional services as requested and authorized by the City. Submit a scope of work and budget estimate for supplemental services requested by the City. The City shall provide written authorization to proceed with any supplemental services.

RH2 Deliverables:

- Scope of work and budget estimate for supplemental services.
- Other deliverables as requested by the City under the authorization for supplemental services.

Task 13 – Services During Construction

Objective: Provide limited services during construction of the reclaimed water system improvements to the level of effort stated in the Fee Estimate.

Approach:

- 13.1 Prepare Conformed for Construction Documents – Revise and update the bid plans, non-technical and technical specifications, and appendices to reflect addenda issued during the bidding phase. Print hard copies of the conformed for construction documents for contractor, City, and RH2 use during construction. Revise and update the equipment list, instrumentation schedule, and process control narratives, if applicable, to reflect addenda issued during the bidding phase.
- 13.2 Attend Pre-Construction Meeting – Prepare pre-construction meeting agenda. Send agenda and notice of meeting location, data, and time to invitees. Attend the meeting. Prepare meeting minutes and distribute to attendees.
- 13.3 Provide Construction Consultation and Document Review – Consult with the City on construction costs, scheduling, and constructability issues. Review shop drawings and catalog submittals of items requested in the technical specifications. Provide a written response to the contractor and the City accepting or rejecting each shop drawing and catalog submittal reviewed. Review written requests for information (RFIs) and change order proposals, and provide written responses to the contractor and the City. Review monthly pay requests by the contractor and coordinate with the City for processing payment. Prepare Construction Quality Assurance Plan (CQAP) and submit to the Washington State Department of Ecology (Ecology) for documentation, incorporating minor comments from Ecology if provided.
- 13.4 Provide Part-Time On-Site Construction Observation – Provide at least one (1) RH2 representative every two (2) weeks at construction progress meetings. Prepare meeting minutes and distribute to attendees. *The contractor will prepare meeting agendas for construction progress meetings.* Review the contractor's look-ahead construction schedule.

Provide one (1) RH2 representative for part-time on-site construction observation and prepare observation reports. *It is assumed that part-time construction observation includes, on average, approximately twenty-four (24) hours per week of construction support services for fifty-two (52) weeks of construction observation for the resident engineer, which includes travel time.* Prepare progress reports, including contract time remaining statements. Coordinate with the contractor regarding construction schedule, progress, and constructability issues. Retain the services for a certified testing company as a subconsultant for material testing and special inspections.

13.5 Provide Testing and Startup Observation – Coordinate with the contractor and the City for the scheduled testing and startup activities. *This coordination will include the review and supplementation of the testing protocols developed by the contractor and manufacturers' representatives, and review of the tests and request for corrections.* Review and supplement startup protocols developed by the contractor and manufacturers' representatives. Provide at least two (2) RH2 representatives for on-site observation during startup to document activities and coordinate with the contractor. Discuss with the contractor and the City work that has not been completed by the contractor (punchlist) and discuss contractor rectification.

13.6 Provide Final Observation and Project Closeout – Attend a final on-site observation with the City and prepare a letter of recommendation for project acceptance to the City. Prepare and submit the Ecology Construction Completion form.

Assumptions:

- *RH2 will be the primary point of contact for the general contractor during construction; however, RH2 has not included full-time construction observation services in the Fee Estimate. It is assumed that part-time site observation will be sufficient.*
- *The City will provide an arborist to observe construction for design compliance.*
- *The City will review contractor field records and develop as-constructed record drawings.*
- *The City will review the contractor-provided operations and maintenance (O&M) manuals for consistency with installed equipment and instrumentation.*
- *The City will prepare an O&M manual for the reclaimed water system improvements and will submit to Ecology for review.*
- *No date is warranted or implied for agency response or approval of submittals.*

Provided by the City:

- Meeting space and attendance at the pre-construction meeting.
- Conformed for construction non-technical specifications.
- Processing payments to the contractor.
- Attendance at construction progress meetings.

RH2 Deliverables:

- Two (2) full-size hard copies and two (2) half-size hard copies of the conformed for construction plans, two (2) hard copies of the conformed for construction specifications and appendices, and one (1) PDF of the conformed for construction plans, specifications, and appendices for the contractor.
- Five (5) hard copies, one (1) PDF, and one (1) Word file (specifications) of the conformed for construction plans (half-size), specifications, and appendices for the City.
- Pre-construction meeting agenda in electronic PDF and hard copies for attendees.
- Notice to invitees of the pre-construction meeting location, date, and time.
- Pre-construction meeting minutes.
- Written responses for contractor-provided shop drawings and submittals, RFIs, change orders, and pay requests.
- CQAP submitted to Ecology and the City.
- Construction progress meeting minutes.
- Construction observation reports.
- Construction progress reports and contract time remaining statements.
- Written responses to contractor-provided testing and startup protocols and requests to contractor for correction.
- Startup checklists and summaries of startup results.
- Written punchlist to the contractor and City.
- Letter of recommendation for project acceptance.
- Construction Completion form submitted to Ecology and the City.

Project Schedule

RH2 anticipates that services during construction for the improvements will begin in May 2025 with a target completion date of June 2026 for the major components of the project and October 2026 for the completion of the overall project.

EXHIBIT B**Fee Estimate****Amendment No. 3****City of Snoqualmie****Reclaimed Water Distribution System****Services During Construction****Apr-25**

Description		Total Hours	Total RH2 Labor	Total Subconsultant	Total Expense	Total Cost
Task 2 Additional Project Management		120	\$ 30,528	\$ -	\$ 763	\$ 31,291
2.1	Perform Project Management	120	\$ 30,528	\$ -	\$ 763	\$ 31,291
Task 9 Additional Management Reserve		-	\$ -	\$ -	\$ 25,000	\$ 25,000
9.1	Additional Management Reserve	-	\$ -	\$ -	\$ 25,000	\$ 25,000
Task 13 Services During Construction		2457	\$ 496,960	\$ 79,868	\$ 22,081	\$ 598,909
13.1	Prepare Conformed for Construction Documents	41	\$ 7,670	\$ -	\$ 2,042	\$ 9,712
13.2	Attend Pre-Construction Meeting	16	\$ 3,556	\$ -	\$ 259	\$ 3,815
13.3	Provide Construction Consultation and Document Review	644	\$ 137,124	\$ -	\$ 3,628	\$ 140,752
13.4	Provide Part-Time On-Site Construction Observation	1500	\$ 292,968	\$ 79,868	\$ 13,036	\$ 385,872
13.5	Provide Testing and Startup Observation	154	\$ 34,102	\$ -	\$ 2,435	\$ 36,537
13.6	Provide Final Observation and Project Closeout	102	\$ 21,540	\$ -	\$ 682	\$ 22,222
PROJECT TOTAL		2577	\$ 527,488	\$ 79,868	\$ 47,844	\$ 655,200

EXHIBIT C RH2 ENGINEERING, INC. 2025 SCHEDULE OF RATES AND CHARGES		
RATE LIST	RATE	UNIT
Professional I	\$174	\$/hr
Professional II	\$192	\$/hr
Professional III	\$214	\$/hr
Professional IV	\$235	\$/hr
Professional V	\$252	\$/hr
Professional VI	\$270	\$/hr
Professional VII	\$295	\$/hr
Professional VIII	\$318	\$/hr
Professional IX	\$328	\$/hr
Technician I	\$136	\$/hr
Technician II	\$148	\$/hr
Technician III	\$167	\$/hr
Technician IV	\$182	\$/hr
Technician V	\$199	\$/hr
Technician VI	\$219	\$/hr
Technician VII	\$238	\$/hr
Technician VIII	\$250	\$/hr
Administrative I	\$91	\$/hr
Administrative II	\$106	\$/hr
Administrative III	\$127	\$/hr
Administrative IV	\$148	\$/hr
Administrative V	\$171	\$/hr
CAD/GIS System	\$27.50	\$/hr
CAD Plots - Half Size	\$2.50	price per plot
CAD Plots - Full Size	\$10.00	price per plot
CAD Plots - Large	\$25.00	price per plot
Copies (bw) 8.5" X 11"	\$0.09	price per copy
Copies (bw) 8.5" X 14"	\$0.14	price per copy
Copies (bw) 11" X 17"	\$0.20	price per copy
Copies (color) 8.5" X 11"	\$0.90	price per copy
Copies (color) 8.5" X 14"	\$1.20	price per copy
Copies (color) 11" X 17"	\$2.00	price per copy
Technology Charge	2.50%	% of Direct Labor
Night Work	10.00%	% of Direct Labor
Mileage	IRS Rate	price per mile (or Current IRS Rate)
Subconsultants	15%	Cost +
Outside Services	at cost	



WASHINGTON STATE DEPARTMENT OF ECOLOGY
WATER POLLUTION CONTROL REVOLVING FUND

ENGINEERING SERVICES INSERT

Revised 10/24/14

The following clauses will be incorporated into contracts for engineering services receiving financial assistance from the Washington State Department of Ecology Water Pollution Control Revolving Fund. In the event of conflict within the contract these clauses shall take precedence

Compliance with State and Local Laws

The engineering services provider (CONTRACTOR) shall assure compliance with all applicable federal, state, and local laws, requirements, and ordinances as they pertain to the design, implementation, and administration of the approved project.

State Interest Exclusion

Partial funding of this project is being provided through the Washington State Department of Ecology Water Pollution Control Revolving Fund. Neither the State of Washington nor any of its departments or employees are, or shall be, a party to this contract or any subcontract.

Third Party Beneficiary

Partial funding of this project is being provided through the Washington State Department of Ecology Water Pollution Control Revolving Fund. All parties agree that the State of Washington shall be, and is hereby, named as an express third-party beneficiary of this contract, with full rights as such.

Cost Basis of Contract

No contract may be written for "cost-plus-a-percentage-of-cost" or "percentage of construction cost." The cost basis for this contract must be cost-reimbursement, unit price, fixed-price, time and materials, or any combination of these four methods.

Funding Recognition

Documents produced under this agreement shall inform the public that the project received financial assistance from the Washington State Water Pollution Control Revolving Fund. Washington State Department of Ecology's and the EPA's logos must be on all signs and documents. Logos will be provided as needed.

Access to the work site and to records

The CONTRACTOR shall provide for access to their records by Washington State Department of Ecology and Environmental Protection Agency (EPA) personnel.

The CONTRACTOR shall maintain accurate records and accounts to facilitate the Owner's audit requirements and shall ensure that all subcontractors maintain auditable records. These records shall be separate and distinct from the CONTRACTOR's other records and accounts.

All such records shall be available to the Owner and to Washington State Department of Ecology and EPA personnel for examination. All records pertinent to this project shall be retained by the CONTRACTOR for a period of three (3) years after the final audit.

Certification Regarding Suspension, Debarment, Ineligibility Or Voluntary Exclusion

1. The CONTRACTOR, by signing this agreement, certifies that it is not suspended, debarred, proposed for debarment, declared ineligible or otherwise excluded from contracting with the federal government, or from receiving contracts paid for with federal funds. If the CONTRACTOR is unable to certify to the statements contained in the certification, they must provide an explanation as to why they cannot.
2. The CONTRACTOR shall provide immediate written notice to the Washington State Department of Ecology if at any time the CONTRACTOR learns that its certification was erroneous when submitted or had become erroneous by reason of changed circumstances.
3. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meaning set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the Washington State Department of Ecology for assistance in obtaining a copy of the regulations.
4. The CONTRACTOR agrees it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under the applicable Code of Federal Regulations, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction.
5. The CONTRACTOR further agrees by signing this agreement, that it will include this clause titled "Certification Regarding Suspension, Debarment, Ineligibility Or Voluntary Exclusion" without modification in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
6. Pursuant to 2CFR180.330, the CONTRACTOR is responsible for ensuring that any lower tier covered transaction complies with certification of suspension and debarment requirements.
7. The CONTRACTOR acknowledges that failing to disclose the information required in the Code of Federal Regulations may result in the delay or negation of this funding agreement, or pursuance of legal remedies, including suspension and debarment.
8. The CONTRACTOR agrees to keep proof in its agreement file that it and all lower tier

recipients or contractors are not suspended or debarred and will make this proof available to the Washington State Department of Ecology upon request. The RECIPIENT/CONTRACTOR must run a search in <http://www.sam.gov/> and print a copy of completed searches to document proof of compliance.

This term and condition supersedes EPA Form 5700-49, "Certification Regarding Debarment, Suspension, and Other Responsibility Matters."

Disadvantaged Business Enterprises

General Compliance (40 CFR Part 33).

The CONTRACTOR shall comply with the requirements of the Environmental Protection Agency's Program for Participation By Disadvantaged Business Enterprises (DBE) 40 CFR Part 33.

Non-discrimination Provision (40CFR Appendix A to Part 33).

The CONTRACTOR shall not discriminate on the basis of race, color, national origin or sex in the performance of this contract. The CONTRACTOR shall carry out applicable requirements of 40 CFR part 33 in the award and administration of contracts awarded under EPA financial assistance agreements. Failure by the CONTRACTOR to carry out these requirements is a material breach of this contract which may result in the termination of this contract or other legally available remedies.

Six Good Faith Efforts (40 CFR Part 33 Subpart C).

The CONTRACTOR agrees to make the following good faith efforts whenever procuring subcontracts, equipment, services and supplies. The CONTRACTOR shall retain records documenting compliance with the following six good faith efforts.

1. Ensuring Disadvantaged Business Enterprises are made aware of contracting opportunities to the fullest extent practicable through outreach and recruitment activities. For Indian Tribal, State and Local and Government recipients, this will include placing Disadvantaged Business Enterprises on solicitation lists and soliciting them whenever they are potential sources. Qualified Women and Minority business enterprises may be found on the Internet at www.omwbe.wa.gov or by contacting the Washington State Office of Minority and Women's Enterprises at (866) 208-1064.
2. Making information on forthcoming opportunities available to Disadvantaged Business Enterprises and arrange time frames for contracts and establish delivery schedules, where the requirements permit, in a way that encourages and facilitates participation by Disadvantaged Business Enterprises in the competitive process. This includes, whenever possible, posting solicitations for bids or proposals for a minimum of thirty (30) calendar days before the bid or proposal closing date.
3. Considering in the contracting process whether firms competing for large contracts could subcontract with Disadvantaged Business Enterprises. For Indian Tribal, State and local Government recipients, this will include dividing total requirements when economically feasible into smaller tasks or quantities to permit maximum participation by Disadvantaged Business Enterprises in the competitive process.
4. Encourage contracting with a consortium of Disadvantaged Business Enterprises when a

contract is too large for one of these firms to handle individually.

5. Using services and assistance of the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.
6. If the prime contractor awards subcontracts, requiring the subcontractors to take the six good faith efforts in paragraphs 1 through 5 above.



Statement of Qualifications for the City of Snoqualmie

Reclaimed Water Distribution System Improvements

Construction Management and Inspection Services | April 2025

Dear Andrew and Selection Committee,

As a trusted partner of the City of Snoqualmie for the past 10 years, RH2 Engineering has valued the opportunity to collaborate with your staff and gain deeper insight into the complexities of your water and wastewater systems. With our history, strong working relationship, and experienced team, we believe we are well-equipped to provide construction management and inspection services for the Reclaimed Water Distribution System Improvements project.

Founded in 1978, RH2 is a full-service engineering firm specializing in public infrastructure projects from initial planning and design through construction and startup. With more than 150 professionals across nine offices in Washington, Oregon, and Idaho, we provide comprehensive water system planning, design, and construction administration services. Our team of engineers, geologists, hydrogeologists, scientists, and water rights specialists collaborate to develop effective strategies for water infrastructure development, and are invested in improving infrastructure for our communities.

RH2's efficient and responsive construction management team includes professionals who designed the improvements to your reclaimed water distribution system and are committed to guiding these improvements to successful completion. Additionally, our in-house multidisciplinary team has extensive knowledge of the Washington State Department of Ecology and Department of Health regulations, state funding processes, and environmental compliance. Our structural designers have expertise in all phases of prestressed concrete tank construction and will collaborate with our special inspections subconsultant, Professional Services Industries, Inc. (PSI), to uphold high standards of quality throughout construction.

As project manager, I will manage the efforts of our entire team and act as the City's main point of contact. I will work closely with our construction administration specialists, Marine Behr and Cassidy Brand, to complete the necessary services. As the construction administrator/assistant project manager, Marine's role will be to coordinate issues and documents with the contractor's project manager. Cassidy will provide on-site support to oversee compliance with the drawings with the contractor's superintendent and on-site staff to efficiently resolve field issues. Cassidy works out of both RH2's Bothell and Bellevue offices (45 and 25 minutes from the site, respectively) and can quickly travel to the site as needed. Dan Mahlum will act as the principal-in-charge, oversee our efforts, and utilize his decade of experience working with the City to provide valuable insight into your preferred processes and procedures. Together, our team brings a wealth of experience and a deep understanding of the City's needs. We are committed to delivering thorough, responsive, and proactive support throughout the project, fostering a smooth construction process and successful outcomes for the City.

We appreciate the opportunity to submit our qualifications, and look forward to continuing our partnership with the City. If you have any questions or would like additional information, please contact us at the information provided below.

Sincerely and on behalf of our entire team,

Barney Santiago PE

Project Manager
425.951.5456 | bsantiago@rh2.com

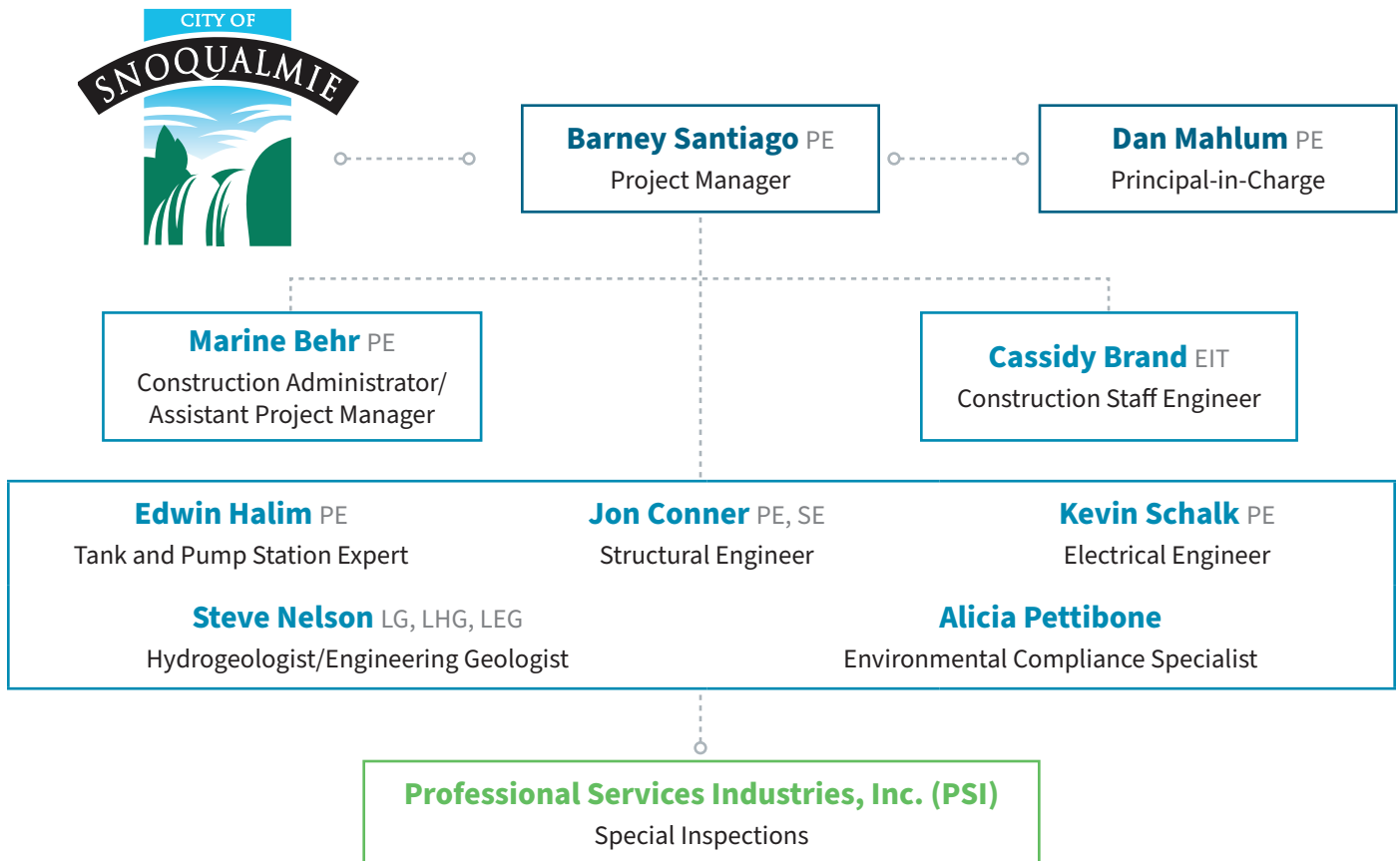
Dan Mahlum PE

Principal-in-Charge
425.951.5340 | dmahlum@rh2.com

Project Organization and Staffing

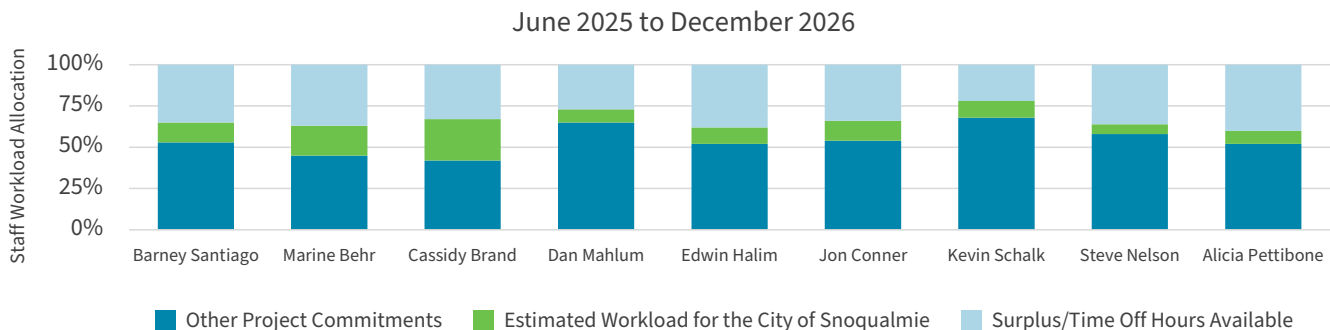
Team Organizational Structure

Our team of experienced professionals specializes in water and wastewater facility improvements, as well as state-funded utility projects. RH2 has a strong track record of completing projects on time and within budget, backed by a commitment to provide clear communication and collaboration. With decades of experience in planning, designing, and overseeing the construction of reservoirs, booster pump stations, and utilities, our team is well-equipped for this project. The chart below outlines our key personnel and their roles.



Project Staffing and Resume Summaries

After reviewing our current and projected assignments, we have confirmed that we have the capacity to staff this project. Our subconsultants have also verified their availability to assist. Based on this information, we have prepared the following chart for your reference, and the following pages provide summaries of our team's qualifications.



Main Contacts



Barney Santiago PE

Project Manager

Barney is a water treatment expert and project manager with 20 years of experience in water infrastructure design, from initial conception through construction completion. His experience includes leading design teams, identifying and navigating critical path tasks, negotiating with various stakeholders, facilitating permits, assisting with funding opportunities, and complying with regulatory requirements.

During the construction phase, Barney has orchestrated successful implementation of infrastructure many times, including complicated treatment projects not designed by RH2. He is adept at coordinating with contractors, permit and funding agencies, subconsultants, and integration programmers to maintain positive forward progress. Barney understands all aspects of construction and can efficiently direct document reviews and troubleshoot construction problems. He has also navigated state funding requirements for a few projects, assisting with quarterly reports, change orders, and closeout documentation. Barney's expertise extends beyond construction as he remains a trusted resource for plant operators, helping them troubleshoot and optimize system performance long after a project is complete.

Representative Project Experience

- Reclaimed Water Distribution System Improvements, City of Snoqualmie
- Water Reclamation Facility Phase 3, City of Snoqualmie
- Water Reclamation Facility Phase 1 and North Well Field Water Treatment Facility Improvements, City of Snoqualmie
- Water, Sewer, and Stormwater System Plans, City of Snoqualmie
- Wholesale Transmission Main Extension and Booster Pump Stations, Lakewood Water District
- West Pasco Water Treatment Plant Improvements, City of Pasco (Design and Construction Lead)

Education

BS Chemical Engineering
Minor in Chemistry
University of Washington 2005

Licenses

Professional Engineer
46529 (WA)

Experience

20 years of experience; 20 years at RH2



Marine Behr PE

Construction Administrator/Assistant Project Manager

Since joining RH2 8 years ago, Marine has been a key contributor to the success of numerous complex water and wastewater infrastructure projects, actively engaging in the planning, design, and construction phases. As the construction administrator and assistant project manager, she will be responsible for coordinating with the contractor's project manager to finalize monthly pay applications, ensuring overall schedule milestones meet expectations, and allocating staff and resources as needed to keep construction activities moving forward. Marine's expertise includes water main replacements, transmission main extensions, booster pump station designs, sanitary sewer rehabilitation, and lift station projects. Her collaborative approach with team members, vendors, and contractors has consistently delivered innovative, cost-effective solutions that meet client needs.

Representative Project Experience

- Water Reclamation Facility Phase 3 Improvements, City of Snoqualmie (Construction Administrator)
- Water Reclamation Facility and North Well Field Water Treatment Facility Improvements, City of Snoqualmie
- Lift Station Improvements, City of Snoqualmie
- Wholesale Transmission Main Extension and Booster Pump Stations, Lakewood Water District
- West Pasco Water Treatment Plant Improvements, City of Pasco
- Booster Pump Station Upgrades, City of Mercer Island
- Pump Station 8 and Pump Station 9, Highline Water District

Education

BS Civil Engineering
California Polytechnic State
University, SLO 2016

Licenses

Professional Engineer
22011224 (WA)

Experience

8 years of experience; 8 years at RH2


Cassidy Brand EIT

Construction Staff Engineer

Cassidy is a staff engineer in RH2's Bothell and Bellevue offices with experience in water and wastewater projects spanning all phases of design and construction. She has contributed to water and wastewater utility design, reservoir design, and lift station design, as well as provided on-site construction observation for water and irrigation utility projects. Her proficiency in AutoCAD and Civil 3D allows her to develop 3D facility models and detailed construction plans that effectively communicate designs and reduce conflicts during construction. As the construction staff engineer, she will assist in the field, directly coordinate with the contractor's superintendent to troubleshoot problems, and will lead reviews of submittals, requests for information, and change order proposals. Her intimate knowledge of the project as lead designer will allow her to efficiently navigate construction issues that may arise.

Representative Project Experience

- Reclaimed Water Distribution System Improvements, City of Snoqualmie
- Water Reclamation Facility Phase 3 Improvements, City of Snoqualmie
- Local Water System Improvements to LOJO Property, Chelan Douglas Regional Port Authority (Construction Field Engineer)
- 40th Avenue West Tank Improvements, City of Lynnwood
- Main Zone Capacity Improvements Services During Construction, City of Chelan
- Holmes Point Drive Water Main Replacement, Northshore Utility District

Education

BS Civil Engineering
University of Colorado, Boulder 2022

Licenses

Engineer-in-Training
22027206 (WA)

Experience

3 years of experience; 3 years at RH2

Supporting Staff


Dan Mahlum PE

Principal-in-Charge

Dan is the head of RH2's Treatment Group and oversees complex, cutting-edge facility projects that include well development and rehabilitation, groundwater and surface water treatment, and wastewater planning and improvements. For the past 29 years, he has expanded RH2's treatment experience, giving our company the breadth and depth to meet our clients' needs for water and wastewater solutions. Dan is involved in every aspect of the projects he manages, from pilot studies and preliminary design to construction management, startup, and testing services. As a result, he effectively directs the conceptual planning of a facility knowing what will be successful after construction is complete and the operations phase begins.

Representative Project Experience

- Reclaimed Water Distribution System Improvements, City of Snoqualmie
- Water Reclamation Facility and North Well Field Water Treatment Facility Improvements, City of Snoqualmie
- Water, Sewer, and Stormwater System Plans, City of Snoqualmie
- West Pasco Water Treatment Plant Improvements, City of Pasco
- Wastewater Treatment Facility Improvements, City of Cashmere
- Water Treatment Plant Improvements, Town of Eatonville
- Central Well Development, City of Sumner
- Hawks Prairie Treatment Facility and 400 Pressure Zone Booster Pump Station, City of Lacey

Education

BS Chemical Engineering
University of Washington 1996

Licenses

Professional Engineer
37045 (WA), 86798PE (OR)

Experience

29 years of experience; 29 years at RH2


Edwin Halim PE

Tank and Pump Station Expert

Edwin is a mechanical engineer with 27 years of experience designing water facilities. He specializes in reservoirs, booster pump stations, water treatment facilities, and transmission mains, with extensive experience managing and inspecting projects during construction. In recent years, Edwin has led the design of numerous projects that integrate both reservoirs and pump stations. His work on booster pump stations spans a wide range, from submersible pumps with pitless adapters delivering 45 gpm to complex vertical turbines with multiple stages capable of pumping over 3,000 gpm. He also has deep expertise in designing booster pump stations for closed zones, incorporating intricate control systems that rely on multiple control and relief valves to maintain efficient and reliable operation.

Representative Project Experience

- Lift Station Improvements, City of Snoqualmie
- Keys Reservoir, City of Scappoose
- Minor Road Reservoir Replacement, City of Kelso
- Wholesale Transmission Main Extension and Booster Pump Stations, Lakewood Water District
- Reservoir 11, Sunrise Water Authority
- 10th Street Reservoir, East Wenatchee Water District
- Southern Tank and Booster Pump Station, Mt. View-Edgewood Water Company
- Pump Station 8 and Pump Station 9, Highline Water District
- Booster Pump Station Upgrades, City of Mercer Island
- Central Well Development, City of Sumner

Education

MS Mechanical Engineering
University of Washington 1998

BS Mechanical Engineering
University of Washington 1997

Licenses

Professional Engineer
38889 (WA), 94954PE (OR)

Experience

27 years of experience; 27 years at RH2


Jon Conner PE, SE

Structural Engineer

Jon is a licensed structural engineer specializing in structural analysis and design. He has completed the structural design and/or analysis of more than 50 reservoirs in his 20 years of experience at RH2. His experience includes the structural design and detailing of water reservoirs including steel, reinforced concrete, and prestressed concrete. Jon is routinely involved in siting and alternatives analyses and has also prepared the site planning design and mechanical layouts for several reservoir projects. His work involves performing load calculations and designing structural components using design aids including AutoCAD and finite element analysis software. He also has extensive field experience as RH2's primary structural inspector providing engineering inspection services during construction.

Representative Project Experience

- Water Reclamation Facility and North Well Field Water Treatment Facility Improvements, City of Snoqualmie
- Lift Station Improvements, City of Snoqualmie
- Minor Road Reservoir Replacement, City of Kelso
- Wholesale Transmission Main Extension and Booster Pump Stations, Lakewood Water District
- West Pasco Water Treatment Plant Improvements, City of Pasco
- Southern Tank and Booster Pump Station, Mt. View-Edgewood Water Company
- Wastewater Treatment Facility Improvements, City of Cashmere
- Reservoir 11, Sunrise Water Authority

Education

MS Civil Engineering
Washington State University 2004

BS Civil Engineering
Washington State University 2003

Licenses

Professional Structural Engineer
44672 (WA), 87075PE (OR), 20366 (ID)

Experience

20 years of experience; 20 years at RH2


Kevin Schalk PE

Electrical Engineer

Kevin is an electrical engineer whose experience includes electrical power distribution, control, and communication design for various projects including water and wastewater facilities. His work involves performing load calculations, sizing electrical equipment and conductors, designing standby power generation and fuel storage systems, selecting electrical equipment and instrumentation, coordinating with utilities, and designing electrical system layouts in AutoCAD. In addition to design, Kevin performs power system analysis, electrical construction inspection, control system factory and field testing, construction document review, and arc flash analysis.

Representative Project Experience

- Water Reclamation Facility and North Well Field Water Treatment Facility Improvements, City of Snoqualmie
- Lift Station Improvements, City of Snoqualmie
- Wholesale Transmission Main Extension and Booster Pump Stations, Lakewood Water District
- West Pasco Water Treatment Plant Improvements, City of Pasco

Education

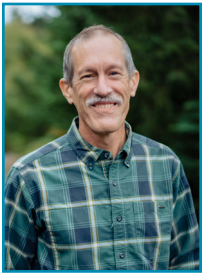
BS Electrical Engineering
Gonzaga University 2014

Licenses

Professional Engineer: 57189 (WA)

Experience

11 years of experience; 11 years at RH2


Steve Nelson LG, LHG, LEG

Hydrogeologist/Engineering Geologist

Steve previously completed the geotechnical investigation and report for the City's upcoming projects and will be a valuable resource to our team during construction. He is a licensed hydrogeologist and engineering geologist with technical experience involving infrastructure siting investigations, geologic hazards, foundation studies, dewatering, watershed planning, hydrology, and infiltration studies. Steve works with our design teams to contribute his knowledge and expertise of the soil, rock, groundwater, and watershed conditions that will affect the design, construction, and operation of water infrastructure.

Representative Project Experience

- Water Reclamation Facility and North Well Field Water Treatment Facility Improvements, City of Snoqualmie
- Lift Station Improvements, City of Snoqualmie
- Minor Road Reservoir Replacement, City of Kelso
- Wholesale Transmission Main Extension and Booster Pump Stations, Lakewood Water District
- West Pasco Water Treatment Plant Improvements, City of Pasco

Education

MS Geology, University of Arizona 1986

Licenses

Licensed Hydrogeologist and
Engineering Geologist: 1402 (WA)

Experience

39 years of experience; 20 years at RH2


Alicia Pettibone
Environmental Compliance Specialist

Alicia works closely with RH2 staff and clients, as well as regulatory agencies throughout the state, to navigate the regulatory environment. She has facilitated approvals through local, state, and federal agencies for the following permits: SEPA; NEPA; Hydraulic Project Approval (HPA); Shoreline Management Act compliance; Critical Areas Ordinance compliance; Endangered Species Act (ESA) compliance; Clean Water Act Section 401, Section 404, and Section 10; NPDES Construction Stormwater General Permit (CSGP); Floodplain Development; Land Use, Site Development, Building, and Construction Permits; and Cultural Resources compliance.

Representative Project Experience

- Water Reclamation Facility and North Well Field Water Treatment Facility Improvements, City of Snoqualmie
- Reclaimed Water Distribution System Improvements, City of Snoqualmie
- Minor Road Reservoir Replacement, City of Kelso
- Wholesale Transmission Main Extension and Booster Pump Stations, Lakewood Water District

Education

BS Environmental Science
Western Washington University 2001

Experience

24 years of experience

Description of Related Experience

Firm Overviews

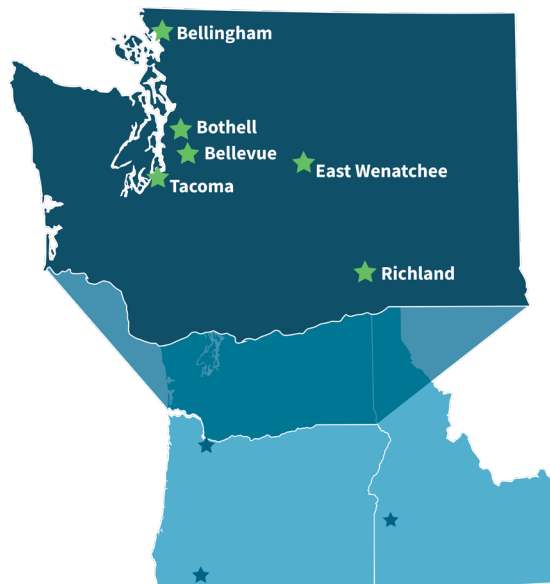
RH2 Engineering, Inc.

Founded in 1978, RH2 is a full-service engineering firm specializing in public infrastructure projects. Today, our team of more than 150 professionals operates from nine offices across Washington, Oregon, and Idaho. We excel in water system planning, design, and construction administration, consistently delivering solutions that align with our clients' needs and timelines.

For 47 years, we have guided water system improvement projects through every phase, from initial planning and design to construction and startup. With a multidisciplinary team of engineers, geologists/hydrogeologists, scientists, and water rights specialists, RH2 has developed an effective strategy for water infrastructure development and improvements across the Pacific Northwest.

Our expertise spans planning, design, and construction contract administration and observation services in the following areas:

- Water Treatment and Disinfection
- Water Distribution and Transmission Main Design
- Storage Tanks and Reservoirs
- Booster Pump Station Design
- Pressure Regulation
- Water System Planning
- Hydraulic Modeling and Analysis
- Water System GIS and Mapping
- Supply Planning and Development
- Water Rights Assistance
- Wellhead Protection
- Energy Efficiency and Vibration Analysis



Professional Services Industries, Inc.

Professional Services Industries, Inc. (PSI) will provide special inspection and materials testing per the 2021 International Building Code with Washington State Amendments and project specifications as directed by RH2 and/or the City of Snoqualmie. Anticipated inspections include soils, asphalt, structural shotcrete, concrete construction, post-tensioned concrete, post-installed anchors, masonry, and structural steel. PSI labs are WABO-approved, and their Tukwila lab holds A2LA accreditation for ASTM E329 and ISO 17025.

RH2 has worked with PSI on many construction projects in the past several years, including the City of Snoqualmie's Water Reclamation Facility Phase 1 and Phase 2 projects, the Town of Eatonville's Water Treatment Plant Improvements project, and Highline Water District's Pump Station 8 and Pump Station 9 projects. Our past experience working together has built a strong foundation for future partnerships, allowing us to efficiently execute projects that meet the highest standards of engineering and construction excellence.



RH2 worked with PSI on the City of Snoqualmie's Water Reclamation Facility Phase 1 and Phase 2 projects, and we are prepared to collaborate again on the City's upcoming Reclaimed Water Distribution System Improvements.

Summary of Related Experience

Since our inception in 1978, we have been at the forefront of innovation, incorporating state-of-the-art technologies to deliver sustainable solutions in water system infrastructure. RH2's success is emphasized by our commitment to our mission: *to improve everyday life in our local communities through technical expertise, innovative solutions, and trusted relationships.* The following infographic highlights our water system project experience from the past 10 years, and the remainder of this section details our relevant experience. **For the majority of these, RH2 also provided construction phase services.**

RH2 Water System Projects 2015-2025



Prestressed Concrete Tanks

RH2 has an extensive resume of reservoir design projects. Over the past 10 years, RH2 has successfully completed more than 60 reservoir projects across the Pacific Northwest, encompassing seismic assessments and retrofits, new construction, and replacements. These projects have spanned a wide range of capacities, from 30,000 to 33 million gallons. Our experience includes a wide range of reservoir types, with significant expertise in prestressed concrete tanks. These tanks offer durability, low maintenance, and excellent seismic performance, making them a preferred choice for municipalities seeking long-term, resilient storage solutions.

Relevant Project Experience

- Keys Reservoir, City of Scappoose+
- Meadow Wood Reservoir, City of Grants Pass+
- Southeast Water Reservoir, City of Tumwater*
- North Phoenix Reservoir and Water Main, City of Phoenix*
- Southern Tank and Booster Pump Station, Mt. View-Edgewood Water Company (2020)
- Rapp Road Reservoir, City of Talent (2021)
- Minnesota Reservoir, Nob Hill Water Association (2019)
- Reservoir 11, Sunrise Water Authority (2019)
- Minor Road Reservoir Replacement, City of Kelso (2019)
- 10th Street Reservoir, East Wenatchee Water District (2016)
- Thompson Hill Reservoir, City of Kennewick (2015)

+Under construction *design in progress

Booster Pump Stations

Due to the critical role that booster pump stations play in supplying water during times of emergency, RH2's approach focuses on delivering a highly reliable, resilient, and secure booster pump station. We design all of our booster pump stations using 3D AutoCAD to develop award-winning, highly

detailed, and comprehensive construction documents. This approach allows us to build the structure as a digital model before the contractor builds it on the site. We conceptualize the design, analyze it, evaluate it, and resolve constructability issues during the design phase to help make sure the facility is built as intended.

Relevant Project Experience

- Booster Pump Station Upgrades, City of Mercer Island*
- Maplewood Booster Pump Station, Cedar River Water and Sewer District*
- West Hill Booster Pump Station Improvements, City of Renton (2023)
- Wholesale Transmission Main Extension and Booster Pump Stations, Lakewood Water District (2023)
- Pump Station 8 and Pump Station 9, Highline Water District (2022)
- Nyanza Reservoir and Booster Pump Station, Lakewood Water District (2021)
- Stratford Booster Pump Station Electrical and Control Design, City of Moses Lake (2020)
- Tacoma Intertie Booster Pump Station—Prairie Ridge, City of Bonney Lake (2020)
- South Talbot and West Hill Booster Pump Station Improvements, City of Renton (2019)
- 560 Zone Booster Pump Station Services During Construction, City of Marysville (2019)
- Hillside and Hillcrest Booster Pump Station, City of Longview (2019)
- Elevated Tank Replacement and Booster Pump Station, Port of Vancouver (2018)
- Southwest Well 1A Water System Improvements, City of Yelm (2016)

*In progress

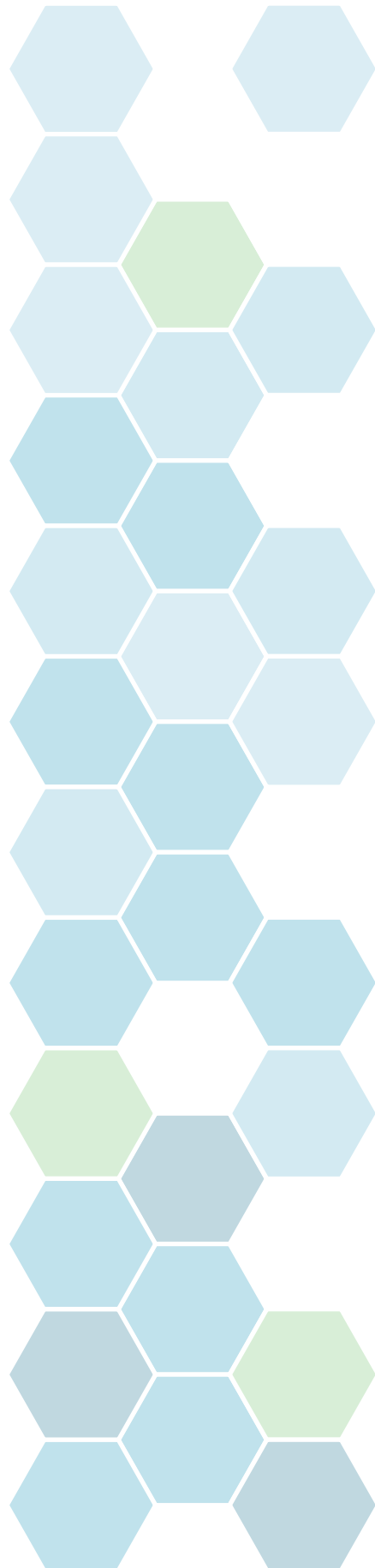
State-Funded Projects

Our in-house, multidisciplinary team has extensive experience with Washington State Department of Ecology funding, state environmental compliance, and other funding programs. We have successfully helped clients secure funding for a wide range of projects. Our staff stays up to date on current funding opportunities and requirements, helping clients navigate competitive loan and grant programs to maximize their eligibility. With a team well-versed in these programs, we guide our clients to meet all agency needs and requirements during the construction phase.

Relevant Project Experience

- West Pasco Water Treatment Plant Improvements, City of Pasco*
- Boulevard Park Sewers, Valley View Sewer District*
- Process Water Reuse Facility, City of Pasco*
- Systemic Pedestrian Improvements, City of Aberdeen (2024)
- Complete Streets, City of East Wenatchee (2024)
- Rock Island Road Overlay, City of East Wenatchee (2024)
- Safe Routes to School (SRTS) Crosswalk Improvements, City of Shelton (2024)
- Well No. 7 Drilling and Design, City of College Place (2023)
- Non-Motorized Improvements, City of Mill Creek (2022)
- Water Treatment Plant Improvements, Town of Eatonville (2021)
- Highline Drive and 3rd Street SE Roundabout, City of East Wenatchee (2020)
- 4th Street SE Improvements, Douglas County Transportation and Land Services (2020)
- Overlay Project, City of East Wenatchee (2018)
- Red Apple Road Preservation, City of Wenatchee (2018)
- Central Well Development, City of Sumner (2017)
- South Kelso Drive Transmission Main, City of Kelso (2017)
- Meter Replacement Program, Greater Wenatchee Irrigation District (2017)
- Highline Drive Reconstruction, City of East Wenatchee (2017)
- Vantage Highway and Pfenning Road Signalization, City of Ellensburg (2016)
- Aplets Way Roundabout and Utility Improvements, City of Cashmere (2015)
- Yew Street Sidewalk and Water Main Replacement, City of Bellingham (2015)
- Wastewater Treatment Facility Planning and Improvements, City of Cashmere (2014)

*In progress





Minor Road Reservoir Replacement

City of Kelso

Similar Key Elements

- **Construction Field Services**
- Prestressed Concrete Reservoir Design
- Temporary Pump Station and Pipeline
- Geotechnical Analysis
- Overflow and Stormwater Considerations
- Neighborhood Coordination



Summary: RH2 assisted the City of Kelso with replacing two partially buried concrete reservoirs with one single reservoir. The existing concrete reservoirs were built in 1924, had reached the end of their design life, and were leaking significantly. The site had limited space and was surrounded by a residential neighborhood. As part of the design, our team assisted with cost savings measures with alternatives to limit excavation, site disturbance, and access to the site.

During the reservoir sizing analysis, RH2 optimized the reservoir geometry to reduce the amount of earthwork required for constructing the reservoir. The final reservoir geometry includes an at-grade reservoir with a full perimeter access road for easy access and maintenance. The geology of the area includes weak sandstone at depth with weathered silt above. Groundwater seeps were present and commingling with the water leaking from the half-buried reservoirs. A series of underdrain piping was required to convey the existing groundwater from under the proposed reservoir floor. The project included significant excavation, steep slope retention, temporary access for hauling off site, retaining walls, and a strand-wrapped prestressed concrete reservoir sized to fit the available property, while maintaining residential views and site aesthetics, and minimizing maintenance.

This project was an example of the challenges that can occur when all phases of the project are not understood. RH2 was brought on board to design pre-established improvements for the City. During the beginning stages of construction, it was realized that the hydraulics of the system did not work as the City had originally understood. As a result, the City could not properly supply an upper zone when the existing reservoir was taken offline.

RH2, the City, and the contractor worked closely and diligently to address this issue. A packaged temporary booster pump station and pipeline were installed to provide water to the upper zone while the proposed Minor Road Reservoir was being constructed. Once these improvements were completed, the existing Minor Road Reservoir was reconstructed.

Project Team

Edwin Halim, PE: Project Manager
 Steve Nelson, LG, LHG, LEG: Geologist/
 Engineering Geologist
 Jon Conner, PE, SE: Structural Engineer
 Steve Nelson, LG, LHG, LEG: Geologist/
 Engineering Geologist
 Alicia Pettibone: Environmental Permitting

Client Contact

Michael Kardas, PE
 Director and City Engineer
 City of Kelso
 203 South Pacific
 Kelso, WA 98626
 360.577.3376
 mkardas@kelso.gov

Completion Date

2019



Wholesale Transmission Main Extension and Booster Pump Stations

Lakewood Water District

Similar Key Elements

- **Construction Field Services**
- Booster Pump Station Design
- Water Main Design
- Stakeholder Coordination
- Easement Acquisition
- Permitting Assistance
- Environmental Survey
- Geotechnical Exploration

Summary: By the end of 2010, the Lakewood Water District had a wholesale water supply system in place to convey 7.4 MGD in additional purchased water rights to purveyors across the region. The system consisted of a large diameter transmission main and a booster pump station (WBPS1) to increase pressure to meet the hydraulic requirements of the District's wholesale customers. Since the wholesale system was constructed, the District determined it can provide up to 10.0 MGD in wholesale supply capacity, with existing wholesale customers interested in purchasing the additional capacity. As a result, the Wholesale Transmission Main Extension, upgrades to WBPS1, and a new, second booster pump station (WBPS2) were needed to increase the capacity of the District's wholesale system.

RH2 performed hydraulic analyses to evaluate the hydraulic grade line (HGL), intertie locations, and pressures for both pump stations to serve the new maximum capacity of 10.0 MGD. System head curves were then developed to select pumps for both stations and confirm that the pumps would operate at optimal efficiency. WBPS1 improvements were designed to upgrade the station with four new 250 horsepower vertical turbine pumps, with three pumps running in parallel, and the fourth pump provided for redundancy. WBPS2 was designed to operate in series with WBPS1 and increase the overall system capacity to 10.0 MGD with four 250 horsepower pumps available, operating similar to WBPS1. WBPS2 pumps will be operated based on system demands, with variable frequency drives provided to adjust the pump speed and maintain requested HGLs to the District's wholesale customers.

In addition, similar to WBPS1, WBPS2 was designed to blend in with the surrounding neighborhood, with an exterior that resembles the adjacent single-family houses. The site also was secured with perimeter fencing and lighting along the access road. Throughout the project, RH2 worked closely with the District to check that the pump stations would be able to meet the 10.0 MGD wholesale supply capacity of the District's water rights, and provide water to the wholesale customers at desired HGLs.

Project Team

Edwin Halim, PE: Project Manager
 Marine Behr, PE: Civil Engineer
 Barney Santiago, PE: Treatment Engineer
 Kevin Schalk, PE: Electrical Engineer
 Jon Conner, PE, SE: Structural Engineer
 Steve Nelson, LG, LHG, LEG: Geologist/
 Engineering Geologist
 Alicia Pettibone: Environmental Permitting

Client Contact

Marshall Meyer, PE, PMP
 General Manager
 Lakewood Water District
 11900 Gravelly Lake Drive SW
 Lakewood, WA 98499
 253.588.4423
 mmeyer@lakewoodwater.org

Completion Date

2023



West Pasco Water Treatment Plant Improvements

City of Pasco

Similar Key Elements: Construction Field Services, State Funding Compliance, Pump Analysis, and State Agency Permitting.

Project Team: Dan Mahlum, PE: Project Manager, Barney Santiago, PE: Treatment Engineer, Jon Conner, PE, SE: Structural Engineer, Kevin Schalk, PE: Electrical Engineer, Marine Behr, PE: Civil Engineer, Steve Nelson, LG, LHG, LEG: Geologist/Engineering Geologist, and Alicia Pettibone: Environmental Permitting.

Completion Date: In Progress

Client Contact: Maria Serra, PE, Public Works Director, City of Pasco, 525 North 3rd Avenue, 2nd Floor, Pasco, WA 99301, 509.544.4125, serram@pasco-wa.gov

Summary: The City of Pasco's West Pasco Water Treatment Plant (WPWTP) was equipped to supply 6 MGD and RH2 designed improvements to expand to 12 MGD, as well as meet additional regulatory requirements for membrane filtration. This plant was designed by a global engineering firm and the City has had many issues with operations and maintenance. Because our teams are local and well-practiced at finding solutions that meet our clients' needs, RH2 is highly skilled at thinking through these types of issues and implementing improvements that provide practical solutions, especially regarding handling and managing process waste waters.

Phases 1 and 2 of this project were awarded funds from Washington State Department of Health's (DOH) Drinking Water State Revolving Fund (DWSRF) program. RH2 worked closely with the City on permitting efforts, which included a State Environmental Policy Act (SEPA) checklist, City of Pasco Permits, DOH approval, and cultural resources. During construction, RH2 assisted with DWSRF funding compliance, assisting the City with quarterly statements and change order submittals to DOH. Phase 1 of the project was completed in fall 2023, construction of Phase 2 is nearly complete, and design of Phase 3 will begin soon.



Local Water System Improvements to LOJO Property

Chelan Douglas Regional Port Authority

Similar Key Elements: Construction Field Services, Construction Change Management, Water Main Design, Environmental Permitting, and State Agency Coordination.

Project Team: Erik Howe, PE: Project Manager, Cassidy Brand, EIT: Construction Field Engineer, Alicia Pettibone: Environmental Permitting, and Steve Nelson, LG, LHG, LEG: Geologist/Hydrogeologist.

Client Contact: Jon Johnston, Manager, Malaga Water District, 3957 Malaga Avenue, Malaga, WA 98828, 509.664.0142, mwdwater@nwi.net

Completion Date: Water Main Expansion Substantially Completed in 2023

Summary: The Chelan Douglas Regional Port Authority purchased a 72.5-acre parcel from LOJO Orchards in 2020 with the goal of recruiting new business and spurring economic growth in the region. One business has started to develop an industrial facility on the property that requires potable water service, cooling water discharge, and associated reservoirs and pumping facilities. RH2 assisted the Port and Malaga Water District to prepare a water main extension from Malaga Water District's distribution system to the LOJO Property to convey potable water to the industrial site. RH2 assisted with the design of approximately 4,500 LF of parallel 18-inch and 6-inch PVC water mains. This infrastructure also included fire hydrants, valve vaults, and a recirculation pump station. RH2 provided bidding services, construction administration, and construction observation for the entire project. Cassidy Brand was the field engineer for this project throughout construction and enforced design standards while keeping the overall project moving forward.

RESOLUTION NO. 1718**A RESOLUTION OF THE CITY COUNCIL OF CITY OF SNOQUALMIE, WASHINGTON SELECTING AND AUTHORIZING EXECUTION OF A CONTRACT AMENDMENT FOR ENGINEERING SERVICES WITH RH2 ENGINEERING INC. TO PROVIDE CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE RECLAIMED WATER DISTRIBUTION SYSTEM IMPROVEMENTS PROJECT.**

WHEREAS, pursuant to Ordinance No. 448 as codified in Snoqualmie Municipal Code Section 1.08.010, the City of Snoqualmie has adopted the classification of non-charter code city, retaining the mayor-council plan of government as provided for in Chapter 35A.12 RCW; and

WHEREAS, pursuant to RCW 39.80, agencies contracting for architectural and engineering services must publicly announce requirements for such services, and negotiate contracts for these services on the basis of demonstrated competence and qualification, and at fair and reasonable prices; and

WHEREAS, on March 18th, 2025, City staff advertised a request for qualifications for the construction management and inspection services of the Reclaimed Water Distribution System Improvements project (the “Project”), and reviewed qualification statements from RH2 Engineering, Inc., Parametrix, Inc., and Gray and Osborne, Inc.

WHEREAS, after evaluation of the proposals and checking of references, a panel of City staff selected RH2 Engineering as the most qualified firm to provide construction management and inspection services for the Project; and

WHEREAS, after evaluation of the proposals and checking of references, a panel of City staff selected RH2 Engineering as the most qualified firm to provide construction management and inspection services for the Project.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SNOQUALMIE AS FOLLOWS:

Section 1. Scope of Work Amended. Exhibit A (“Scope of Work”) to the Agreement dated December 2, 2022, is hereby amended to add the additional engineering services during construction work tasks set forth in Exhibit A to Amendment No. 3.

Section 2. Compensation Amended. Section 2 of the Agreement dated December 2, 2022, entitled (“Compensation”), is hereby amended to increase the total compensation to be paid Consultant for the work from \$1,049,192 to \$1,704,392.

Section 3. Exhibit B Amended. Exhibit B to the Agreement dated December 2, 2022, is hereby amended to add the additional compensation and fee estimate details set forth in Exhibit B to Amendment No. 3.

Section 4. Exhibit C Amended. Exhibit C to the Agreement dated December 2, 2022, is hereby amended to revise the rates and charges in Exhibit C to Amendment No. 3.

Section 5. No Other Provisions Affected. Except as modified in this Amendment No. 3, all other provisions of the Agreement dated December 2, 2022, remain in full force and effect.

Section 6. Effective Date. Amendment No. 3 is effective as of the date of the last signature affixed below.

PASSED by the City Council of the City of Snoqualmie, Washington, this 27th day of May 2025.

Katherine Ross, Mayor

Attest:

Approved as to form:

Deana Dean, City Clerk

Dena Burke, City Attorney