



## COMMUNITY DEVELOPMENT COMMITTEE & COMMITTEE OF THE WHOLE HYBRID MEETING

**Monday, June 03, 2024, at 6:00 PM**

**Snoqualmie City Hall, 38624 SE River Street & Zoom**

### COMMITTEE MEMBERS

Chair: Louis Washington

Councilmembers: Jolyon Johnson and Rob Wotton

**Join by Telephone at 6:00 PM:** To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **860 6728 7531** and Password **1730040121** 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 at 6:00 PM:** 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 **860 6728 7531**; Enter Password **1730040121**
- 4) Please confirm that your audio works prior to participating.

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

### CALL TO ORDER & ROLL CALL

### AGENDA APPROVAL

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

### MINUTES

1. Approval of the minutes dated May 20, 2024.

### AGENDA BILLS

### DISCUSSION ITEMS

2. Council Member Items of Interest

### ADJOURNMENT

### UPCOMING ITEMS

*(The following items reference either upcoming projects or issues pertaining to matters of the Community Development Council Committee. There will be no discussion of these items unless there is a change in status.)*



## COMMUNITY DEVELOPMENT COMMITTEE MINUTES REGULAR HYBRID MEETING

May 20, 2024

*This meeting was conducted as a hybrid in-person and remote meeting; the in-person option was in the Council Chambers at Snoqualmie City Hall, and the remote participation option was using teleconferencing technology provided by Zoom.*

**CALL TO ORDER & ROLL CALL:** Councilmember Jo Johnson called the meeting to order at 6:01 PM

### **Committee Members:**

Councilmembers Jo Johnson and Rob Wotton were present.

Excused- Chair Louis Washington

Mayor Ross was also present.

### **City Staff:**

Emily Arteche, Community Development Director; Drew Bouta, Interim City Administrator; Ashley Wragge, Planning Technician; Andy Latham, IT Systems Support.

### **AGENDA APPROVAL**

The agenda was approved.

### **PUBLIC COMMENTS**

No comments.

### **MINUTES**

1. Committee approved the minutes for May 6, 2024 following an attendance correction.

### **AGENDA BILLS**

2. **AB24-057 FEMA Annual Floodplain Management Plan and Repetitive Loss Area Analysis**

The complete RLAA final draft report was presented to the committee. The process has been completed. The most significant item of note is that there are less repetitive loss properties so that number is lower than it has been in years prior. This item was put on consent agenda for council.

3. **AB24-067 Climate Change Task Order for Services**

Community Development Department received a climate grant from commerce. The tasks that are going to be done will not impact the budget due to the grant funding all the tasks associated with the Climate Element of the comprehensive plan. This grant will also cover updating the Critical Area Ordinance and flood improvement update mandates from FEMA. This item was put on consent agenda for council.

### **DISCUSSION ITEMS**

**Request for Proposal**

Monday, June 24<sup>th</sup> at the roundtable discussion councilmembers will discuss what types of proposals council would like to receive for a potential affordable housing development. This will be discussed as a committee on June 3, 2024 for what ideas to bring to the roundtable.

**ADJOURNMENT**

Councilmember Jo Johnson adjourned the meeting at 6:23 PM

**CITY OF SNOQUALMIE**

*Minutes by Ashley Wragge, Planning Technician*

*Recorded meeting audio is available on the City website after the meeting.*

*Minutes approved at the \_\_\_\_\_ Community Development Meeting.*



# Community Development Department

Item 2.

**Emily Arteche, Director**  
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## MEMORANDUM

To: Community Development Committee  
From: Emily Arteche, Community Development Director  
Date: June 3, 2024  
Subject: Items of Committee Interest

### Introduction

At the beginning of the year Council Committee members were asked by the Chair to provide items of interest to be discussed at subsequent committee meetings.

### Background

On February 20, 2024 Council member Wotton provided a list of items for the committee to discuss, including:

1. Affordable Housing
  - a. Exploration of the city-owned property adjacent to Habitat for Humanity for housing.
  - b. Determine if private properties may be acquired (e.g. latent fees or taxes) for similar purposes
2. Tourism
  - a. Work with the Snoqualmie Tribe on opening of the casino hotel (2025) and the FIFA World Cup (2026)
  - b. Work with Snoqualmie Valley Transportation a Valley on a tourist shuttle loop servicing service
3. Economic Development
  - a. Expansion of the Ridge Business Park
  - b. Water rights

### Analysis

Because an upcoming Council Roundtable meeting is scheduled for June 24<sup>th</sup>, 2024 on item 1., Affordable Housing the Committee should consider discussing item 1 first and remaining items 1-3 at subsequent meetings. The exploration of the City owned property for affordable housing will require several points of discussion before the Roundtable including:

1. Potential Property Development
  - a. Property Description
  - b. RFP or RFQ
  - c. Legal Considerations
  - d. Highest and Best Use
2. Advantages for Affordable Housing Siting
  - a. Close to the bus line

- b. Walkable to Neighboring businesses & services
  - c. Proximity to other housing, infrastructure
  - d. Existing Zoning
- 3. Considerations
  - a. Land Ownership (city-owned, land lease, surplus sale)
  - b. Environmental stewardship
  - a. Traffic Impact/Parking
  - b. Onsite Services (daycare, after school care, health services)
  - c. Amenities (outdoor gathering area)
- 4. Resources
  - a. \$1.3 million affordable housing fund
  - b. Potential grants
- 5. RFP Selection Process
  - a. Appointed Committee or Staff
  - b. Scored and Unscored Requisites
- 6. Next Steps

### Next Steps

Staff recommends that for the June 3, 2024, the committee spend time discussing item 1, Affordable Housing and subtopics 1-6 described above.