



COMMUNITY DEVELOPMENT COMMITTEE & COMMITTEE OF THE WHOLE HYBRID MEETING

Monday, December 05, 2022, at 6:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMITTEE MEMBERS

Jolyon Johnson, Chair

Councilmembers: James Mayhew and

Matthew Laase

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

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.

CALL TO ORDER & ROLL CALL

AGENDA APPROVAL

PUBLIC COMMENTS

MINUTES

1. Approval of the minutes dated November 21, 2022.

AGENDA BILLS

2. AB22-157: Annual Floodplain Management and Repetitive Loss Plan

PROPOSED Action:

Presentation only. No action at this time.

DISCUSSION ITEMS

3. Housing Needs Assessment presentation
Engagement with stakeholders and informing the draft housing actions/strategy
4. Projected Housing Needs and Allocations update

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 November 21, 2022

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: Chair Johnson called the meeting to order 6:02 PM

Committee Members:

Chair Jo Johnson and Councilmembers James Mayhew and Matthew Laase were present.

Mayor Katherine Ross and Councilmembers Cara Christensen and Ethan Benson were also present.

City Staff:

Michael Sauerwein, City Administrator; Emily Arteche, Community Development Director; Jason Rogers, Senior Planner; Danna McCall, Communications Coordinator; Nicole Wiebe, Community Liaison; Dylan Gamble, Associate Planner; Chris Miller, Interim IT Director; Bob Sterbank, City Attorney; Mike Chambless, Parks and Public Works Director.

Also in attendance was Peter Hambling, Howard Lovering, and Kelly Coughlin.

AGENDA APPROVAL

The agenda was approved without objection.

PUBLIC COMMENTS

There were no requests to speak.

MINUTES

1. Committee review and approval of minutes for October 17, 2022.

The Committee approved the minutes without objection.

AGENDA BILLS

2. AB22-142 Memorandum of Understanding with Northwest Trunk Lines Museum.

The Committee discussed the legal ramifications of the MOU and who is responsible for building the museum. The Committee requested minor adjustments to the MOU to retain more generalized language.

DISCUSSION ITEMS

3. Re-design of city website.

The Communications Coordinator unveiled the city upgraded city website to the Committee.

4. Retail uses on Center Blvd.

The Committee discussed whether and how to change Snoqualmie Ridge development standards either through a code amendment or Mixed Use Final Plan (MUFP) amendment. The Committee expressed a desire for integration of Snoqualmie Ridge with the City's code. Committee consensus to proceed with a MUFP amendment.

ADJOURNMENT

Chair Johnson adjourned the meeting at 7:01 PM

CITY OF SNOQUALMIE

Jo Johnson, Committee Chair

Attest:

Jason Rogers, Senior Planner



BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

AB22-157
December 12, 2022
Committee Report

Item 2.

AGENDA BILL INFORMATION

TITLE:	Annual Floodplain Management and Repetitive Loss Plan	<input checked="" type="checkbox"/> Discussion Only
PROPOSED ACTION:	No action. Report only.	<input type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

REVIEW:	Department Director/Peer	Emily Arteche	12/5/2022
	Finance	n/a	Click or tap to enter a date.
	Legal	n/a	Click or tap to enter a date.
	City Administrator	Mike Sauerwein	Click or tap to enter a date.

DEPARTMENT:	Community Development		
STAFF:	Emily Arteche		
COMMITTEE:	Community Development	COMMITTEE DATE: December 5, 2022	
MEMBERS:	Jo Johnson	James Mayhew	Matthew Laase
EXHIBITS:	1. Progress Report, CRS Activity 510 2. Annual Flood Report Mailer 3. Repetitive Loss letter		

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUESTED	\$ n/a

SUMMARY

INTRODUCTION

Staff will present an update on the Community Rating System (CRS) including additional information on CRS action items planned by staff. Attached is an evaluation report, titled CRS Activity 510, a yearly progress report which lists mitigation actions and steps described within the adopted Hazard Mitigation Plan (Snoqualmie Annex). To maintain the City's CRS credits for Activity 510, every year, the City must evaluate its progress toward implementing the projects and programs in the plan, area analysis', or natural floodplain functions plan, and submit a report of that evaluation with its annual CRS recertification.

The City is currently at a Class 5, under the CRS Credit Points, Classes, and Premium Discounts. This year the City Progress Report and recertification documents for were submitted on October 15th 2022.

LEGISLATIVE HISTORY

A Resolution, Res 377 was approved on September 13, 1993.

BACKGROUND

The Community Rating System (CRS) is a voluntary incentive program that recognizes and encourages community floodplain management practices that exceed the minimum requirements of the National Flood Insurance Program (NFIP). Over 1,500 communities participate nationwide. In CRS communities, like the City of Snoqualmie flood insurance premium rates are discounted to reflect the reduced flood risk resulting from the community's efforts that address the three goals of the program:

1. Reduce and avoid flood damage to insurable property
2. Strengthen and support the insurance aspects of the National Flood Insurance Program
3. Foster comprehensive floodplain management

The City must update the background information and the recommendations in its floodplain management plans and repetitive loss area analyses at least every five years and in its natural floodplain functions plan(s) every 10 years.

ANALYSIS

A repetitive loss community like the City of Snoqualmie that fails to submit a copy of its annual outreach project or a Category C repetitive loss community that fails to submit its annual progress report as required by Activity 510 (Floodplain Management Planning) will retrograde to a Class 10.

BUDGET IMPACTS

N/A

NEXT STEPS

The City will continue with its repetitive loss area analysis, RLAA.

PROPOSED ACTION

Presentation only. No action at this time.

CRS Activity 510
Progress Report

Date this Report was Prepared: October 11, 2022

Name of Community: City of Snoqualmie

Name of Plan: King County Regional Hazard Mitigation Plan

Date of Adoption: November 2014

5 year CRS Expiration Date:

1. How can a copy of the original plan area analysis report be obtained:
The Hazard Mitigation Plan can be found on the City of Snoqualmie Website at <http://www.ci.snoqualmie.wa.us/665/Hazard-Mitigation-Plan>
2. Describe how this evaluation report was prepared and how it was submitted to the governing body, released to the media, and made available to the public:

Progress report was emailed to the governing body and made available on the City's website.

3. Provide a review of each recommendation or action item in the action plan or area analysis report, including a statement on how much was accomplished during the previous year:

S-1- Develop a post- disaster action plan for all hazards of concern that address: debris management, historical data gathering, substantial damage assessment, and grants management. This plan would be a appendix to the City's Emergency Management Plan.

The City has partnered with King County on their Alert King County system. The City is getting ongoing education on the Alert System and self-preparedness.

S-2 -Incorporate and adopt by reference the updated City of Snoqualmie Hazard Mitigation Plan as an element of the City Comprehensive plan to assure linkage between the 2 documents.

This action has been completed.

S-3- Continue to acquire FEMA elevation certificates for all structures within the mapped floodplain for which the city does not currently have one.

This is an ongoing action. The City continues to collect elevation certificates.

S-4-Continue to pursue feasible, cost effective, home elevation projects, targeting identified repetitive loss or frequently flooded properties within the Snoqualmie floodplain.

This is an ongoing effort. The City just received funding to elevate 5 additional homes and partners with King County to target elevations in Snoqualmie.

S-5- Consider the adoption of a “split-flow” floodway as an alternative to the regulatory floodway in effect for the City.

The City began to identify high impacting and lesser impacting “Split Flow” environments within the floodway. Work will be ongoing. The City’s 5-year goal is to either remove the split flow cause or adapt to split flow floodway realities.

S-6- Re-map the City of Snoqualmie floodplain utilizing best available data and generating a mapped based product that will actively support hazard mitigation and land use decision making within the City

The City is in the process of studying the downtown and could submit a LOMA request to FEMA based on mapped knowledge.

S-7- Consider amending the City’s flood damage prevention ordinance to add language that will track substantial improvements and damages cumulatively, to leverage Increased Cost of Compliance (ICC) opportunities for flood insurance policy holders.

This is an ongoing effort that was rolled back into our Hazard Mitigation Plan. There has been no time to look into doing this.

S-8- Considered adopting a higher regulatory freeboard standard above the current 1-foot standard.

This is an ongoing effort that was rolled back into our Hazard Mitigation Plan. There has been no time to look into doing this.

S-9- Maintain Snoqualmie’s compliance and good standing under the National Flood Insurance program (NFIP)

This is an ongoing effort. The City’s participation the CRS program ensures our good standing under the NFIP regulations.

S-10- Continue to maintain or enhance the City’s classification under the Community Rating System (CRS)

The City hopes to get credit in Activity 610 and raise our freeboard ordinance so that all mechanical equipment as well as freeboard are elevated to 3 feet above the BFE.

S-11- Adopt the City of Snoqualmie Stormwater Management plan.

The City adopted a Stormwater Management Plan March of 2019.

S-13- Consider an increase in the building setback/spacing requirement for new construction in areas deemed susceptible to wildfire exposure

The Fire Department will work with the Urban Forester and Public Works to evaluate wildfire hazards with the City, its boundaries and within wildland urban interface area and develop strategies to mitigate these hazards. If grants funds are available, forest mitigation will occur. This action will be led by the Public Works Department.

S-14- Join Firewise program by adopting Firewise programs and policies in the management of the urban/wildland interface areas within Snoqualmie.

While the Fire Department implements to Firewise standards, it is not yet a member. It is the departments 2 -year objective to being recruit neighborhoods to join the Firewise program and encourage them to create defensible spaces around their homes.

S-15- Consider planting standards in Wildland buffer areas to use only loose branching habits, non-resinous woody material, high moisture content leaves and limited seasonal dead debris and other varieties that possess fire resistive traits.

This is an ongoing effort. The City Arborist has the existing trees on a maintenance schedule. Beginning in 2020, the Arborist will engage partners to develop a unified strategy for fire fuel reduction that include mapping priority areas for treatment and development of treatment prescriptions.

S-16- Develop a public outreach program teaming with home improvement vendors educating the public on ways to protect their property from the potential impacts of all hazards of concern.

Effective outreach efforts are a key piece of communication. Letters sent annually, outreach events, project-specific meetings, and providing technical assistance are all components of effective outreach. Repetition of messages and continued outreach activities are also important to ensuring that messages are delivered. Engaging as many types of communication mediums as possible will also ensure that outreach efforts are effective.

S-17- Conduct seismic vulnerability study of critical facilities identified by City emergency managers.

This action has not been taken due to lack of funding and staff time.

S-18- Promote the structural seismic retrofit of structures built before 1974 by a targeted outreach to the property owners of these structures.

The following activities should be conducted on an annual basis to make the public more aware of seismic hazards and risks:

1. Seismic brochure – sent to every property owner with structures built prior to 1974.
2. Realtor, insurance agent, and other stakeholder outreach – workshops, meetings, or other outreach to professionals who need seismic risk information.
3. News media outreach – coordinated effort to share stories about seismic risk with the news media.
4. Annual event – separate or coordinated event every year that focuses on seismic risk.

The City had two public meetings on the Snoqualmie Hazard Mitigation Plan.

S-19- Continue and/or enhance where feasible, the city's ongoing drainage system maintenance program to reduce or minimize the impacts from stormwater flooding within the City.

The City continues to seek grant funding to help with ongoing drainage system maintenance.

S-20- The City of Snoqualmie's North Well Field well # 6, 7 and 8 currently lack permanent back-up generation. A permanent standby generator needs to be installed to provide continuous service at this critical water service delivery facility

Permanent standby generators have been purchased for the North Well Fields #6, 7 & 8.

S-21- The Fisher Creek Booster Station currently lacks back up generation. A permanent standby generator needs to be installed to provide continuous service at this critical water service delivery facility. This site has space inside the building designed for a Generator.

There is a temporary generator at this Booster Station but a permanent one has not been put in due to staffing changes.

S-22- To alleviate stormwater flooding problems along Railroad Avenue SE between SE Fir Street and SE King Street:

- Install new 12-inch diameter pipeline along Railroad Avenue SE from SE King Street to SE Fir Street. Connect to existing outfall to Snoqualmie River. Install new 12-inch diameter pipeline between Railroad Avenue SE and the Snoqualmie River.

The downtown Phase II design funding is secured for this project. Construction has been should be finished in early 2020.

S-23- Address stormwater flooding problems due to undersized storm drain system in vicinity of Doone Avenue SE and SE Newton Street.

- Replace existing storm drain pipeline on Doone Avenue SE with new 12- and 24-inch diameter pipeline. Connect to existing ditch at south end of Doone Avenue SE.
- Install new 12-inch diameter pipeline along SE Newton from Olmstead Place SE to Doone Avenue SE.

The storm drainage will be addressed with the design of Newton Street. The storm drainage will also tie into Doone Ave.

S-24- Address stormwater flooding problems due to lack of storm drain system on Railroad Avenue SE between SE Delta Street and SE 90th.

- Install new 18-inch diameter storm drain pipeline along Railroad Avenue SE from SE Delta Street to SE

Funding for this project in the CIP budget was pulled after the last plan update.

S-25- Address stormwater flooding problems due to lack of storm drain system on SE Northern Street and Railroad Place SE. Ponding on east side of Railroad Avenue SE for extended periods during heavy rain events. The existing storm drain system on west side of Railroad Place SE is blocked due to a pipe failure or and obstruction in the pipeline.

Funding for this is included in the CIP budget.

S-26- Address stormwater flooding problems due to lack of storm drain system on SE Alder Street, SE Hemlock Street, SE Spruce Street, SE Walnut Street, Mountain Ave SE and Meadowbrook Way SE.

- Install new 12-inch diameter pipeline along SE Alder Street. Connect to existing storm drain at Meadowbrook Way SE.
- Install new 12-inch diameter pipeline along SE Hemlock Street. Connect to existing storm drain at Meadowbrook Way SE.
- Install new 12-inch diameter pipeline along SE Spruce Street. Connect to existing storm drain at Meadowbrook Way SE.
- Install new 12-inch diameter pipeline along SE Walnut Street. Connect to existing storm drain at Meadowbrook Way SE.
- Install new 12-inch diameter pipeline along Mountain Ave SE. Connect to existing storm drain at Meadowbrook Way SE.
- Install new 12-inch diameter pipeline along Meadowbrook Way SE.

Funding for this is included in the CIP budget.

S-27- Address stormwater flood problems due to lack of drainage conveyance system on SE Maple Street and Maple Avenue SE.

- Install new 18-inch diameter pipeline along SE Maple Street from Maple Avenue SE to Johnson Slough. Install new water quality treatment facility.
- Install new 18-inch diameter pipeline along Maple Avenue SE from 7900 block to SE Maple Street. Connect to new pipeline at SE Maple Street.

Funding for this is included in the CIP budget.

S-28—Address stormwater flood problems due to lack of drainage conveyance system on SE Beta Street, SE Delta Street, SE Epsilon Street, and Falls Avenue SE.

- Install new 12-inch diameter pipeline along SE Delta Street from Falls Avenue SE to Schusman Avenue SE. Connect to existing storm drain at SE Schuman Avenue Street

New pipeline has been installed along Bet, Epsilon and Falls. Delta has been completed.

S-29- Address stormwater flood problems due to lack of drainage conveyance system in vicinity of SE Fir Street, SE 80th St and Pine Avenue SE.

- Install new 12-diameter pipeline at Pine Avenue SE. Connect to new storm drain at Pickering Court SE.
- Install new 12-diameter pipeline at SE 80th Street. Connect to new storm drain at Pickering Court SE.
- Install new 12-diameter pipeline at SE Fir Street. Connect to new storm drain at Pickering Court SE.
- Install new 18-diameter pipeline at Pickering Court SE. Outfall to wetland area.

New pipeline has been installed at SE Cedar Sgt. Funding will be provided through the utility bill fee fund this mitigation initiative.

S-30- Develop a public outreach strategy that maximizes the City's capabilities through its ongoing programs that provide multiple messages that support all phases of emergency management.

The City tests the emergency notification systems annually with published results. The City employs the Emergency Alert system and AM radio broadcast system, with signal notification for the public. In 2013, the Emergency management department entered into an agreement with Everbridge Community Alert company to replace the R911 system that had become unreliable and antiquated. This system can be used to issue any type of message to any group of people needed.

S-31- Conduct a vulnerability assessment of water and wastewater utilities for exposure to all identified hazards of concern.

Currently there is no staff time to look into this initiative.

S-32- Review utility designs and standards for safety and competence under natural and human caused disasters.

Currently there is no staff time to look into this initiative.

S-33- Participate in the Basin Technical Committee process of the King County Flood Control District to leverage resources for flood hazard mitigation.

Currently there is no staff time to look into this initiative.

S-34—Continue to participate/support the King County Public Outreach Strategy developed to coordinate countywide outreach programs credited under the CRS program.

Planning department staff and PIO to continue to participate and support King County's Public Outreach Strategy.

S-35- Implement design and construction for bank stabilization for the King Street lot, immediately adjacent to Sandy Cove Park.

City staff hired a consultant to assess the site and identify possible preliminary bank stabilization alternatives. The study is complete. City staff continues to seek funding for design.

S-36- Seek funding for the placement of a new stream flow gauge at the City of Snoqualmie above the falls that will accurately depict in channel flows at the City during high water events.

Staff has not dedicated time to research grant funding for this initiative. Staff uses the stream gauges that King County has already.

S-37 Replace two small bridges that have rotting wood pilings and abutments along Meadowbrook Way SE. These facilities were damaged by the Nisqually earthquake that required repair by King County bridge crews. Recent bridge inspection records indicate repair would be as costly as complete reconstruction.

The design work is complete, and staff is continuing to seek funding for the construction.

S-38 — Replace Kimball Creek bridge on SR202 that is functionally obsolete with virtually no shoulders on either side and has an inadequate hydraulic opening. The concrete rigid frame structure does not meet current seismic design and detailing standards.

Staff is still seeking funding for this project.

S-39— Address stormwater flood problems due to lack of drainage conveyance system on SE Northern Street and Harding Place SE.
Install large diameter storm drain pipe along SE Northern Street, including Harding Place SE, between 380th Ave SE and SR202.

Staff is still seeking funding for this project.

S-40— Address stormwater flood problems due to lack of drainage conveyance system on SE Cedar Street.
Install 15 to 18-inch diameter storm drain pipeline along SE Cedar Street from 380th Ave SE to Pine Ave SE.

Staff is still seeking funding for this project.

S-41 To alleviate stormwater flood problems within the vicinity of SE Newton Street.

- Install new 12-inch diameter storm drain pipeline along SE Newton Street from Falls Ave to Park Ave SE. Connect to existing outfall to Snoqualmie River.
- Install new 12-inch diameter storm drain pipeline along SE Newton Street from Maple Ave SE to Falls Ave SE. Connect to existing storm drain at Falls Ave SE.
- Install new 12-inch diameter storm drain pipeline along Maple Ave SE north of SE Newton St. Connect to existing storm drain at SE Newton St.
- Install new 18-inch diameter storm drain pipeline along Falls Ave SE from SE Beta St. to SE Newton St. Connection to existing storm drain at SE Newton St.
- Install new 12-inch diameter storm drain pipeline along SE Beta St. from east of Railroad Place SE to Falls Ave SE. Connect to new pipeline at Falls Ave SE.
- Install new 12-inch diameter storm drain pipeline along Railroad Place SE. Connect to new pipeline at SE Beta St.

- Install new 12-inch diameter storm drain pipeline along SE Alpha St. Connect to new pipeline on Falls Ave SE.
- Install new 12-inch diameter along Railroad Ave SE. Connect to existing pipeline at Falls Ave SE.

This project is complete

S-42— Address stormwater flood problems due to lack of drainage conveyance system on Railroad Ave between SE King Street and SE River Street.

Install 12-inch diameter storm drain pipeline along Railroad Ave SE at SE King St to SE River St. Connect to existing pipeline at SE River St

This project is complete.

S-43— Address stormwater flood problems due to lack of drainage conveyance system on Maple Avenue and Olmstead Avenue

- Install 18-inch diameter storm drain pipeline along Maple Ave SE and SE King St to SE River St. Connect to existing pipeline at SE River St.
- Install 18-inch diameter storm drain pipeline along Olmstead Ave SE from SE King St. to SE River St. Connect to existing pipeline at SE River St

This project is in the CIP budget.

S-44— Stabilize approximately 200 feet of undermined riverbank at the intersection of Park Ave SE and SE River St.

This project is in the CIP budget.

S-45— Address stormwater flood problems due to lack of drainage conveyance system on Northern Street between 380th and Pickering Court.

Install bio-retention cells, a pervious concrete sidewalk on one side of the street, street trees to aid in canopy interception of rainfall, and a box culvert or pipe feature at the east end of the project to reconnect wetland hydrology.

Funding for design has been secured. Staff is continuing to look for funding for construction.

4. Discuss why any objectives were not reached or why implementation is behind schedule:
The main source of why objectives were not reached were either/or the lack of staff and funding.
5. What are the recommendations for new projects or revised recommendations?

STRATEGY	LEAD AGENCY/POC	TIMELINE	PRIORITY
S-1 Back-up Power at all facilities	Public Works	As soon as possible	High

S-2 Ensure Community Resilience	Department of Emergency Management	EMPG Grant funds will be used for this in 2021	High
S-3 Enhance cyber security	Information Technology	Seeking funding options	High
S-4 Wildland Urban Interface / Forest Management	Public Works	Pre-application for grant funds submitted	High
S-5 Improved shelter facilities	Office of the Mayor	Council is deliberating on this topic	Moderate
S-6 Water system Resilience	Public Works	As soon as possible	High
S-7 Develop a post-disaster plan for all hazards of concern that address: debris management, historical data gathering, substantial damage assessment, and grants management.	Community Development Department and Fire Department	Short-term, depends on funding	High
S-8 Enhance the long-term goal of flood mitigation efforts in the downtown corridor of City of Snoqualmie.	Community Development Department	Long-term, ongoing	Medium
S-9 Consider the adoption of the “split-flow” floodway as an alternative to the regulatory floodway in effect for the City.	Planning, Public Works and City Council	Short-term, depending on funding	Medium
S-10 Continue and/or enhance where feasible, the city’s ongoing drainage system maintenance program to reduce or minimize the impacts from stormwater flooding within the City	Public Works	Long-term	Medium/high
S-11 Evaluate wildfire hazards within the City and its boundaries and develop strategies to mitigate.	Fire, Planning, Public Works	Long-term	Medium/high
S-12 River Bank Stabilization and home acquisitions	Planning, Public Works	Long-term	Medium/High
S-13 Develop a public outreach program teaming with home improvement vendors educating the public on ways to protect their property from the potential	Fire Department, vendors, Planning Department	Short-term	High

impacts of all hazards of concern.			
S-14 Participate in the Basin Technical Committee process of the King County Flood Control District to leverage resources for flood hazard mitigation.	Planning Department, Public Works	Ongoing	High
S-15 Develop a public outreach strategy that maximizes the City's capabilities through its ongoing programs that provide multiple messages that support all phases of emergency management	Communications	Short-term, ongoing	High
S-16 Continue to participate/support the King County Public Outreach Strategy developed to coordinate countywide outreach programs credited under the CRS program.	Planning Department, King County Flood Control District, Communications Department	Ongoing	High
S-17 Replace two small bridges that have rotting wood pilings and abutments along Meadowbrook Way SE. These facilities were damaged by the Nisqually earthquake that required repair by King County bridge crews. Recent bridge inspection records indicate repair would be as costly as complete reconstruction.	Community Development Department, Fire Department	Short-term	High
S-18 Promote the structural seismic retrofit of structures built before 1974 by a targeted outreach to the property owners of these structures.	Community Development, Fire Department	Ongoing	Medium



snoqualmieva.gov

Community Development
Department
38624 SE River Street
PO Box 987
Snoqualmie, WA 98065
(425) 888-1555

Annual Flood Report

You are being sent this information because your property has been identified as being located in the floodplain of the Snoqualmie River, as identified on the City's Flood Insurance Rate Map. Questions? Call 425-888-5337 or jrogers@snoqualmieva.gov.

City of Snoqualmie - Annual Flood Report 2022

Flood Protection and Assistance

There are many ways of flood-proofing your home and keeping water out of living areas. Elevating homes has been the most frequently used method of protecting houses in Snoqualmie. The use of water-resistant materials, structural reinforcement to withstand water pressure, and placement of mechanical elements in the upper parts of the building are a few flood-proofing ideas. The City is available to conduct site visits, when requested, to discuss flooding, drainage, sewer backflow problems, and retrofitting advice. Call the City's Building Division at 425-888-5455.

The City of Snoqualmie, in cooperation with FEMA, has many reference materials that demonstrate flood-proofing techniques. The City's Public Works Division will visit a property upon request to review drainage or sewer problems. The Public Works Division can be reached at 425-831-4919.

The City's Planning Division is a good resource for finding out if your property is mapped in the floodplain or floodway and can provide general information on flooding in Snoqualmie. Flood maps and flood protection references are available at the Snoqualmie Library. The Planning Division phone number is 425-888-5337.

Questions: If you have questions, please contact Jason Rogers in the City Planning Division at 425-888-5337 or email jrogers@snoqualmieva.gov.

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Resources

City of Snoqualmie
snoqualmieva.gov

Building Division: 425-888-5455

Planning Division: 425-888-5337

Public Works Division: 425-831-4919

Emergency Management: 425-888-1551

Main Offices: 425-888-1555

AM Radio 1650 for Emergency Information

National Flood Insurance Program

floodsmart.gov

1-877-536-2627

King County Flood Warning Center

kingcounty.gov/environment (click Water and Land; click Flood Services)

1-800-945-9963 or 206-296-8200

Federal Emergency Management Agency (FEMA)

fema.org

1-800-621-FEMA (3562)

Puget Sound Energy

psc.com

1-888-225-5773



snoqualmieva.gov

This flood information is provided to the citizens of Snoqualmie for participation in the National Flood Insurance Program Community Ratings System, which allows residents a discount on their flood insurance

Fall Is Flood Season in Snoqualmie

Most of the areas of downtown Snoqualmie lie within the floodplain of the Snoqualmie River and are subject to occasional flooding. The worst flood in the city's known history was in November 1990. That event is debated as a 50-70 year flood. The city experienced a major flood most recently in January 2009. We cannot predict when the next flood event will occur. It is important to be prepared.

Our Local Flood Hazard

Snoqualmie's local flood hazard is rooted at the main stem and the south fork of the Snoqualmie River and from Kimball Creek.

The combination of high annual precipitation and melting snow in the upper Snoqualmie River basin contributes to the potential for significant fall and winter flooding. Because rivers, which carry runoff out of the basin, are located in steep valleys, floodwaters collect on the flat valley floor where Snoqualmie is located.

After traveling across the broad upper Snoqualmie Valley, the south, middle and north forks of the Snoqualmie River converge just upstream from the city. Downstream of the city, the main stem of the Snoqualmie River is forced through a narrow opening before discharging over Snoqualmie Falls. Heavy rains combined with melting snow in the mountains create high flows, which cause the river to back up and flood low-lying areas. Kimball Creek, a tributary to the Snoqualmie River, runs through the city, backs up, and floods its drainage area as a result of the high water level in the river.

The National Flood Insurance Program (NFIP) Raises Insurance Premium Rates

In 2012, Congress passed the Biggert Waters Flood Insurance Reform Act of 2012 to make the NFIP more sustainable and financially sound. Most flood insurance rates for most properties will more accurately reflect full risk, and flood insurance will rise on some policies. The following actions can trigger a rate change and the premiums will increase by 25% per year until they reach the full risk rate:

- Buying a property
- Purchasing a new policy
- Allowing a policy to lapse
- Suffering repeated flood losses

Talk to your insurance agent about how changes may affect your property and flood insurance policy.

Flood Insurance

One of the most important things you can do to protect your home and family before a flood is to purchase a flood insurance policy. It usually takes 30 days after the purchase of a flood insurance policy for it to go into effect. If you do not have flood insurance, talk to your insurance representative.

Homeowner's insurance policies do not cover damage from floods. However, because Snoqualmie participates in the National Flood Insurance Program, you can purchase a separate flood insurance policy. This insurance is backed by the federal government and is available to everyone – even for properties that have been flooded previously.

Some people have purchased flood insurance because it is required by the bank in order to purchase a home or to obtain a home improvement loan. Be sure you know what your insurance covers. Some policies just cover the building's structure and not the contents.

Typically, for homes in Snoqualmie, there is as much damage to the contents as there is to the structure.

To purchase flood insurance, contact your local insurance agent or the National Flood Insurance Program toll free at 1-888-379-9551.

Snoqualmie's Emergency Alert System

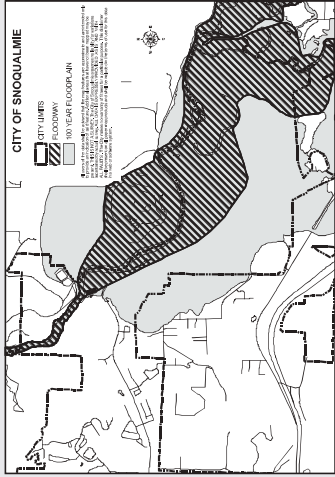
The City of Snoqualmie is a member of the ALERT King County emergency system, which will notify Snoqualmie subscribers about emergencies in our area via phone, text, and email. Alerts would be sent for events such as flooding, evacuations, major road closures, and boil water notices. Visit snoqualmieva.gov to sign up or call 425-888-1551.

Item 2.

Flood Insurance Rate Map

Information about Your Property

The City of Snoqualmie maintains current copies of the Flood Insurance Rate Map produced by the Federal Emergency Management Agency (FEMA). It is available for review at the City Planning Division or on FEMA's website at <http://msc.fema.gov>. The map identifies the portions of the City that are in the floodplain and floodway. If you would like to know if you live in the floodplain or floodway, please contact the City Planning Division at 425-888-5537.



Upon request, the City of Snoqualmie will provide you with the following information specific to properties located in Snoqualmie from information available on the Flood Insurance Rate Map (FIRM).

- Identification of properties in the Special Flood Hazard Area as shown on the current Flood Insurance Rate Map
- The flood zones in Snoqualmie and specific flood zones for specific purposes
- Specific site data such as base flood elevation (BFE), community number, panel number and suffix, and the date of the Flood Insurance Rate Map
- Base flood elevations as delineated in FEMA's Flood Insurance Study
- Elevation certificates for homes that were newly constructed or elevated since 1988

Natural and Beneficial Functions of the Floodplain

The water bodies of the main stem and south fork of the Snoqualmie River and Kimball Creek shape the landscape of Snoqualmie and form the City's floodplain. The floodplain that remains undeveloped provides a great deal of ecological benefit to our environment: aesthetics; open space active processes such as filtering nutrients and providing storage of floodwaters; conveyance of floodwaters; and water, biological, and societal resources.

Meadowbrook Farm and Three Forks Natural Area are prime examples of the benefits of protecting the floodplain and floodway. These properties provide a scenic resource important to the natural and rural character of Snoqualmie. Portions of the properties provide essential local wildlife corridors relative to the river, streams, floodplain, and riparian wetlands. In addition, there are many acres of emergent, wet meadow, scrub shrub, and forested wetlands that occur on the sites. The properties and adjacent water bodies support many species of birds, mammals, and fish.

Floodplain Development Permits

Flood Improvement Permit

Any development in the floodplain or floodway – not just construction of buildings – requires a flood improvement permit and possibly an elevation certificate. Always check with the City Building Division before you build on, alter, re-grade, or fill your property. A permit is needed to ensure that projects do not cause problems on other properties or increase the flow of floodwaters. If you intend to develop in the floodplain or suspect a violation, please contact the City Building Division at 425-888-5435.

Shoreline Substantial Development Permit

A Substantial Development Permit is required in the shoreline jurisdiction prior to beginning any development of which the total cost of fair market value exceeds \$8,504 or any development that materially interferes with the normal public use of the water or shorelines of the state. There are exceptions to this requirement. To review the City's shoreline management regulations, please call the City Planning Division at 425-888-5537.

Substantial Improvements/ Damage Requirements

The National Flood Insurance Program requires that if the cost of reconstruction, rehabilitation, addition, or other improvement to a building equals or exceeds 50% of the building's market value, the building must meet the same construction requirements as a new building. Substantially damaged buildings also must be brought up to the same standards. For example, a residence damaged in which the cost of repairs equals or exceeds 50% of the building's value before it was damaged must be elevated above the base flood elevation (BFE).

The definition of "substantial improvement" means any repair, reconstruction, or improvement of a structure other than a flood damaged residential structure, the cost of which equals or exceeds 50% of the market value of the structure (a) before the improvement or repair is started or (b) if the structure has been damaged and is being restored, before the damage occurred.

For purposes of this definition, "substantial improvement" is deemed to occur when the first alteration affects the external dimensions of the structure.

The term "substantial improvement" does not include the following: any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and are the minimum necessary to assure safe living conditions; or any alteration of a structure listed on the National Register of Historic Places or a comparable state inventory of historic places.

Emergency Preparedness and Safety

Before a Flood

- Learn the safest route from your home.

- Keep a battery-powered AM radio and flashlights in working order with extra batteries.

- Have emergency water, food, and medications stored. Don't forget baby formula and baby food if needed.

- Install check valves in sewer traps to prevent floodwater and sewer from backing up.

- Keep sandbags, plywood, plastic sheeting, and other materials on hand to protect property. Never stack sandbags directly against an out wall of a dwelling; when wet, the bags create added pressure on the structure.

- Sign up for the ALERT King County emergency system.

- Purchase flood insurance!

During a Flood

- Move to a safe area before access is cut off. Take emergency supplies.

- If driving, DO NOT drive over flooded roads.

- Do not walk through floodwaters. Six inches of moving water can throw you off your feet.

- Stay away from power lines and electrical wires. Electrical currents can travel through water.

- Turn off all utilities at the main switch or shutoff.

- Store hazardous chemicals, gasoline, fertilizer, etc. where flood waters cannot reach.

- Move valuables and important documents to the highest point in your home.

After a Flood

- Look before you step. The ground, floors, and stairs may be slippery and covered with debris, including broken glass.

- Be alert for gas leaks. Use a flashlight to inspect for damage. Don't smoke or use candles, lanterns, or open flames until you know the gas has been turned off and the area has been well ventilated.

- Keep electricity off until an electrician has inspected your system for safety.

- Stay out of any building if it is surrounded by floodwaters.

- Clean and disinfect everything that got wet. Mud left from floodwater can contain sewage and chemicals.

Storm Drainage Maintenance

Storm drains help to quickly move water out of town. Please help keep the entrance of storm drains clear of debris. Grass clippings, leaves, branches, and trash can accumulate and plug storm drains and channels. This contributes to flooding. Please do not dump or throw anything in the drainage ways and streams.

The City of Snoqualmie has a maintenance program for inspecting the drainage system regularly. If you see dumping or debris in the drainage system, please contact the Public Works Division at 425-831-4919.



More information about preparing for, withstanding, and recovering from floods is available on the FEMA website at fema.org. Local flood information and resources are posted on the City of Snoqualmie website at snoqualmiewa.gov in the Emergency Management Department section.

The Flood Warning System

The King County Flood Warning System is used to warn residents of impending floodwaters so that they can take necessary actions to protect themselves before flooding occurs. Recorded river gage readings for the Snoqualmie River are available on the King County website at kingcounty.gov/environment (click "Flooding") or by calling the King County Flood Warning Center at 1-800-945-9265 or 206-296-8200.

The Snoqualmie River Basin Flood Warning System consists of four phases in increasing order of security.

Phase	Phase Threshold	Description	Response
I	6,000 cfs*	Minor lowland flooding.	County personnel are put on alert and preparations are made to open the King County Flood Warning Center.
II	12,000 cfs	Moderate lowland flooding. Low-lying roads adjacent to the river will be overtopped, such as Reising Road just east of the Meadowbrook Bridge.	The Flood Warning Center is opened. Staff at the Center monitor river gages and flood conditions around the clock. Gage information is updated hourly on a recorded message at 1-800-945-9265 or 206-296-8200.
III	20,000 cfs	Major flooding. Entire Snoqualmie Valley experiencing varying depths of flooding.	Flood investigation crews are sent out to monitor flood control facilities (such as levees).
IV	38,000 cfs	Snoqualmie-Fall City Road is overtopped. Extreme flooding.	Phase II-IV warnings are issued to police and fire departments, schools, other agencies, and to the public through news media.

*Cfs (cubic feet per second)


COMMUNITY DEVELOPMENT DEPARTMENT

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PO Box 987
Snoqualmie, WA 98065

Office: 425-888-5337
Fax: 425-831-6041

www.snoqualmiewa.gov

October 19, 2022

Dear Snoqualmie Resident,

You are receiving this letter because your property is in or near an identified flood-prone area.

When our drainage system of ditches and culverts was built over 40 years ago, it could handle all but the largest storms. Since then, urban development in and upstream of Snoqualmie has increased the amount of storm water runoff. Now, heavy rains and snow melt overload the system more often. As a result, your area floods on an average of every 3- 4 years.

The City of Snoqualmie is concerned about repetitive flooding and has an active program to help you protect yourself and your property from future flooding. We continue to seek funding for home elevations and acquisitions.

Meanwhile, here are some things you can do:

1. Call the City of Snoqualmie Community Development Department at 425-888-5337 to learn about the extent of past flooding in your area. Department staff can tell you about the causes of repetitive flooding, what the city is doing about it, and what would be an appropriate flood protection level. City staff can visit your property to discuss flood protection alternatives.
2. Prepare for flooding by doing the following:
 - Know the flood safety guidance on the last page of this letter.
 - Know how to shut off the electricity and gas to your house when a flood comes.
 - Make a list of emergency numbers and identify a safe place to go to.
 - Make a household inventory, especially of basement contents.
 - Put insurance policies, valuable papers, medicine, etc. in a safe place.
 - Collect and put cleaning supplies camera, waterproof boots, etc. in a dry handy place.
 - Develop a disaster response plan- see the Red Cross' website: www.redcross.org/services/disaster for a copy of the brochure "Your Family Disaster Plan"
 - Get a copy of "Repairing Your Flooded Home". We have copies at City Hall or it can be found on the Red Cross website too.
3. During a Flood:
 - Listen to the radio or television for information. Station 710 AM is the federally designated emergency station.
 - Be aware that flash flooding can occur. If there is any possibility of a flash flood, move immediately to higher ground. Do not wait for instructions to move.
 - Have sandbags on hand for to help keep out floodwaters. Snoqualmie sandbag distribution site is located at King Street lot (bring a shovel). After water has receded dump out the sand and save for later.
 - Be aware for stream, drainage channels, canyons and other areas know to flood suddenly. Flash floods can occur in these areas with or without typical warnings such as rain clouds or heavy rain.

- If you must evacuate, secure your home. Move essential items to an upper floor.
 - Turn off utilities at the main switches or valves in instructed to do so. Disconnect electrical appliances.
 - Do not touch electrical equipment if you are wet or standing in water.
4. If you have to leave your home remember, do not walk-through moving water. Do not drive through flooded areas. Do not camp or park your vehicle along streams, rivers or creeks.
 5. Consider some permanent flood protection measures
 - Mark your fuse or breaker box to show the circuits to the floodable areas. Turning off the power to the basement can reduce property damage and save lives.
 - Consider elevating your house above flood levels. This has been done on a large number of homes in Snoqualmie with excellent results.
 - Check your building for water entry points. These can be basement windows, the basement stairwell, doors and dryer vents. These can be protected with low walls or temporary shields. Don't block flow through vents.
 - Install a floor drain plug, standpipe, overhead sewer, or sewer backup valve to prevent sewer backup flooding.
 - More information can be found in the "Homeowners Guide to Retrofitting: Six Ways to Protect Your House from Flooding". Copies are available at Snoqualmie City Hall or at www.ready.gov/washington
 - Note that some flood protection measures may need a building permit and other measures may not be safe for your type of building. Be sure to talk to the Building Official.
 6. Talk to the Community Development Department for information on financial assistance
 - If you are interested in elevating your building above the flood level or selling it to the City, we may apply for a Federal grant to cover 75% of the cost.
 - Get a flood insurance policy- it will help pay for repairs after a flood and, in some cases, it will help pay the cost of elevating a substantially damaged building.
 7. Get a flood Insurance Policy
 - Homeowner's insurance policies do not cover damage from floods. Snoqualmie participates in the National Flood Insurance Program so you can purchase a separate flood insurance policy. This insurance is backed by the Federal government and is available to everyone, even properties that have been flooded. Snoqualmie participates in the Community Rating System, to provide residents a reduction in the insurance premium.
 - Some people have purchased flood insurance because it was required by the bank when they got a mortgage or home improvement loan. Usually these policies just cover the
 - building's structure and not the contents. During the kind of flooding that happens in your area, there is usually more damage to the furniture and contents than there is to the structure. Be sure you have contents coverage.
 - Don't wait for the next flood to buy insurance protection. In most cases, there is a 30-day waiting period before National Flood Insurance Program coverage takes effect.
 - If you sell your home, consider transferring/assigning your flood insurance policy to the new owners. To assign a flood policy to a buyer, all insureds should complete a NFIP Flood Policy Assignment form with their insurance agent early in the selling process. Contact your insurance agent for more information.
 - Contact your agent for more information on rates and coverage.

If you have any questions regarding this letter or would like to request additional information, please feel free to email me at dgamble@snoqualmiewa.gov or call 425-888-5337.

Sincerely,

Dylan Gamble
Associate Planner