



ECONOMIC DEVELOPMENT COMMISSION HYBRID MEETING

Wednesday, February 15, 2023, at 8:00 AM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMISSION MEMBERS

Chair: Bobbi Harrison

Commissioners: Joelle Gibson, Sherry Jennings,
Larry Mana'o, Rob McDonald, Ryan Seal, and Louis Washington

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

Join by Telephone at 8:00 AM: To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **818 3767 3145** and Password **0800200121** 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 8:00 AM: To watch the meeting over the internet via your computer, follow these steps:

1) Click the link: <https://us02web.zoom.us/j/81837673145?pwd=b3BNbWVuUmNrTTVvS080WUFmeStRUT09>

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3) If prompted for Webinar ID, enter **818 3767 3145**; Enter Password **0800200121**

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 January 18, 2023](#)

NEW BUSINESS

2. Snoqualmie Valley Transportation Presentation
3. [Business Visitation Program](#)
4. [2023 Work Program Discussion](#)
5. Comprehensive Plan

OLD BUSINESS

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

ADJOURNMENT



ECONOMIC DEVELOPMENT COMMISSION MEETING MINUTES JANUARY 18, 2023

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

CALL TO ORDER & ROLL CALL

Committee Chair Bobbi Harrison called the meeting to order 8:02am

Commissioners: Chair Bobbi Harrison, Joelle Gibson, Sherry Jennings, Rob McDonald, and Ryan Seal.

Councilmembers Rob Wotton, Cara Christensen, and James Mayhew were in attendance. Jason Thibedeau, Kelly Coughlin, and Jennifer Kirk were also in attendance.

City Staff: Emily Arteche, Community Development Director; Jason Rogers, Senior Planner; Nicole Wiebe, Community Liaison; Katherine Ross, Mayor; Perry Phipps, Police Chief; Mike Sauerwein, City Administrator.

AGENDA APPROVAL: The agenda was approved without objection.

PUBLIC COMMENTS: None

ELECTION OF THE CHAIR: Sherry Jennings nominates Bobbi Harrison and Harrison accepts the nomination. Unanimous votes for Bobbi Harrison to continue as Chair.

APPROVAL OF MINUTES: November 16, 2022 minutes were approved.

DISCUSSION

- Community Liaison Update: There is a lot of planning and forecasting for the year happening right now and LTAC funding is coming soon.
- Chamber Update: Ribbon cutting for Beyond Laser and skincare and next week King Country filmworks and state filmworks are coming to the community to visit with councilmembers.

NEW BUSINESS

- CD Staff talked about the Economic Development Element of the Comprehensive Plan and showed a PSRC video on regional economic data trends. Jason Thibedeau from PSRC presented a guide to the Economic Development Element and gave some specifics to Snoqualmie.
- Jennifer Kirk from Reclaim presented on local homelessness services and data about how their model has been changing due to change in demographics. She discussed how lack of affordable housing is impacting homelessness and their current service level. They have a close relationship with SPD appreciate the behavioral health professional on staff.
- Police presented on local safety and low staffing continues to be issue (rely on overtime) but police maintains the 'no call too small' policy. There has been an increase in more need for use of force, police theorizes this is because of the increase in the amount of people struggling. They are trying to service those in need more.
- Staff presented on the 2023 work program for the Economic Development Commission. The work program is flexible based on concerns, but the major item is the Comprehensive Plan update.

ADJOURNMENT

Meeting adjourned at 10:02am

- Company name
- Name and position in the company
- Short History of business in Snoqualmie
 - Opening date of business
 - Number of employees
 - Is staff comprised of FT or PT?
 - Do you know the number of employees that are Snoqualmie residents?
- Do you have employees with a 30 mile + one way trip commute, roughly?
- What transportation concerns do you have? Are you aware of the King County Vanpool program?
- What are the benefits of having your business in Snoqualmie? Ex. Year-round business, tourism, future development?
- What keeps your business here?
- In the past year have you had interactions with City staff, can you share your experience?
- What does the City do well to support your business? Ex. Police, signage, permitting, website content. Do you plan to renew lease?
- What is preventing your business from growing? Ex. Physical space, traffic, connectivity, work force, employee recruitment and retention.
- Does your business operate outside Snoqualmie or have other physical locations?
- Is there anything we need to know or any recommendations you have for us?



COMMUNITY DEVELOPMENT DEPARTMENT

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Item 4.

Potential Work Program Items

Background

The list below are Items of Interest from 2019-2022 that were nicknamed *Parking Lot Items*. These were items previous Commissioners expressed they were interested in discussing further but were “parked” to allow for other meeting content.

Action

Discuss if these are items Commissioners want to add to the work program.

1. Business Plan Example
2. Falls and DT Kiosk
3. Snoqualmie Ridge Neighborhood Center
 - a. Signage
 - b. Parkway Speed
 - c. Ridge Center Discussion
4. City Water Use and Capacity
5. Business Visitation Program
6. UGA Planning
7. Future Community Job Fairs



Community Development Department

Item 8.

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January 2023

Building Permit Activity

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

Building	January 2023	YTD
Permit Applications	37	37
Permits Issued	30	30
Total Inspections	78	78

Planning	January 2023	February 2023
Business Applications	Forthcoming	2
Pre Applications	1	1
Sign Permits	0	1

Boards and Commissions:

The Planning Commission met on January 17, 2023 to consider a draft Work Program for 2023/24.

The Economic Development Commission met on January 18, 2023 and received training from PSRC on work related to the Comprehensive Plan Economic Development Element update. Background on regional economic development data trends was shared from a PSRC Passport to 2044 Economic Development video.

US census data specific to Snoqualmie was presented by PSRC Program Manager – Economic Development Jason Thibedeau.

The Arts Commission met to kick-off 2023, reviewing yearly plans, and updating mission statement.

Land Use Planning Projects:

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

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

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

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

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

Comprehensive Plan: City Staff kicked off 2024 Comprehensive Plan with a presentation outlining the update process at a monthly management team meeting. Comments on the project were solicited at the meeting to employees. Staff is developing a public involvement program for broad and on-going engagement efforts over the next two years. Staff completed the State Department of Commerce checklist. Additional checklists will be completed in the first quarter of 2023 for the major update.

Events, Engagement, Marketing and Tourism:

- Working on coordination of all 2023 events, marketing and outreach
- Blood Drive Pop-Up in City Hall, January 30-31 and February 1
- Partnered with SnoValley Chamber of Commerce and Snoqualmie Inn at the Seattle Wedding Expo on January 27, promoting Snoqualmie as both a wedding and destination and visitation stop for out-of-town guests
- Attended Sno Valley Chamber of Commerce luncheon, presentation by the Washington Filmworks and King County Creative Office. Snoqualmie was applauded for its “film friendliness”

Staffing: The Département has not filled vacancies for Associate and Senior Planner. Screening for senior planner candidates were completed in January 2023.