



PARKS & PUBLIC WORKS COMMITTEE MEETING

Tuesday, April 21, 2026, at 5:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMITTEE MEMBERS

Chair: Catherine Cotton

Councilmembers: Dan Murphy, Bryan Holloway

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

Join by Telephone: To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **867 8554 3964** and Password **1700050121** if prompted.

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 **867 8554 3964**; Enter Password **1700050121**

CALL TO ORDER & ROLL CALL

AGENDA APPROVAL

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

MINUTES

AGENDA BILLS

1. **AB26-014:** Ordinance Amending SMC Chapter 13.10 Stormwater Utility
Presentation on Ordinance Amending SMC Chapter 13.10 Stormwater Utility

DISCUSSION

2. **Presentation:** Sidewalk Repair and Replacement Program
3. **Presentation:** Stormwater Pond Improvement Program

ITEMS FOR FUTURE DISCUSSION

ADJOURNMENT



Ordinance Amending SMC Chapter 13.10 Stormwater Utility

Council Meeting

April 13, 2026

Problem Statement

- **Previously Disturbed Parcels**
- **Lack of City Stormwater Infrastructure Service**
 - Property owners are asked to pay into a system they do not use nor receive any direct benefit from.
- **Limited Use and Economic Activity**
 - Unlikely that property owners can generate the income necessary to cover the City's stormwater fees.

Current Stormwater Code

- Stormwater utility rates not assessed on parcels with **“undeveloped conditions”**.
- “State, status, or condition of the subject property prior to any development of the property that has occurred.”

Ordinance

- **What is the ordinance doing?**
 - Narrowly expands “undeveloped conditions” to include “previously disturbed parcels”.
 - All or portions of a previously disturbed parcel may be considered “undeveloped”.

Conditions

- For the totality of the previously disturbed parcel to be considered undeveloped:
 - Must lack service by City-owned stormwater infrastructure.
 - Must have a development agreement and site plan approved by City Council.
- For portions of a previously disturbed parcel to be considered undeveloped:
 - Must lack service by City-owned stormwater infrastructure.
 - Must have a development agreement approved by City Council.
 - Portions must be in a “non-production state”.

Result

- If conditions are met:
 - All or portions of a disturbed parcel considered “undeveloped” → do not pay stormwater rates.
- Once stormwater infrastructure is installed and accepted:
 - No longer considered “undeveloped” → pay stormwater rates.
- Incentivizes the development of disturbed parcels.

Impact to Snoqualmie

- Applies to all of Planning Area 1 and portions of Planning Area 2 and 3 owned by Snoqualmie Mill Ventures.
- Reduces the amount of rates Snoqualmie Mill pays currently.
- Incentivizes early project completion and payment of GFCs.
- Current financial plan, based on the utility rate study, did not contemplate fully the GFCs from Snoqualmie Mill.

2025-2030 Stormwater Utility Financial Plan from Utility Rate Study

Sources	
Rate Revenues	\$22.1
Non-Rate Revenues	\$0.4
General Facility Charges (GFCs)	\$1.5
Grants	-
Bond Proceeds	\$8.8
Total Sources =	\$32.8
Uses	
Operating Expenditures	\$15.9
Capital Expenditures	\$15.4
Debt Service	\$4.8
Total Uses =	\$36.1
2025 Beginning Cash	\$4.5
2030 Ending Cash	\$1.2












2025-2030 Stormwater Utility Financial Plan from 2025 Update + Ordinance

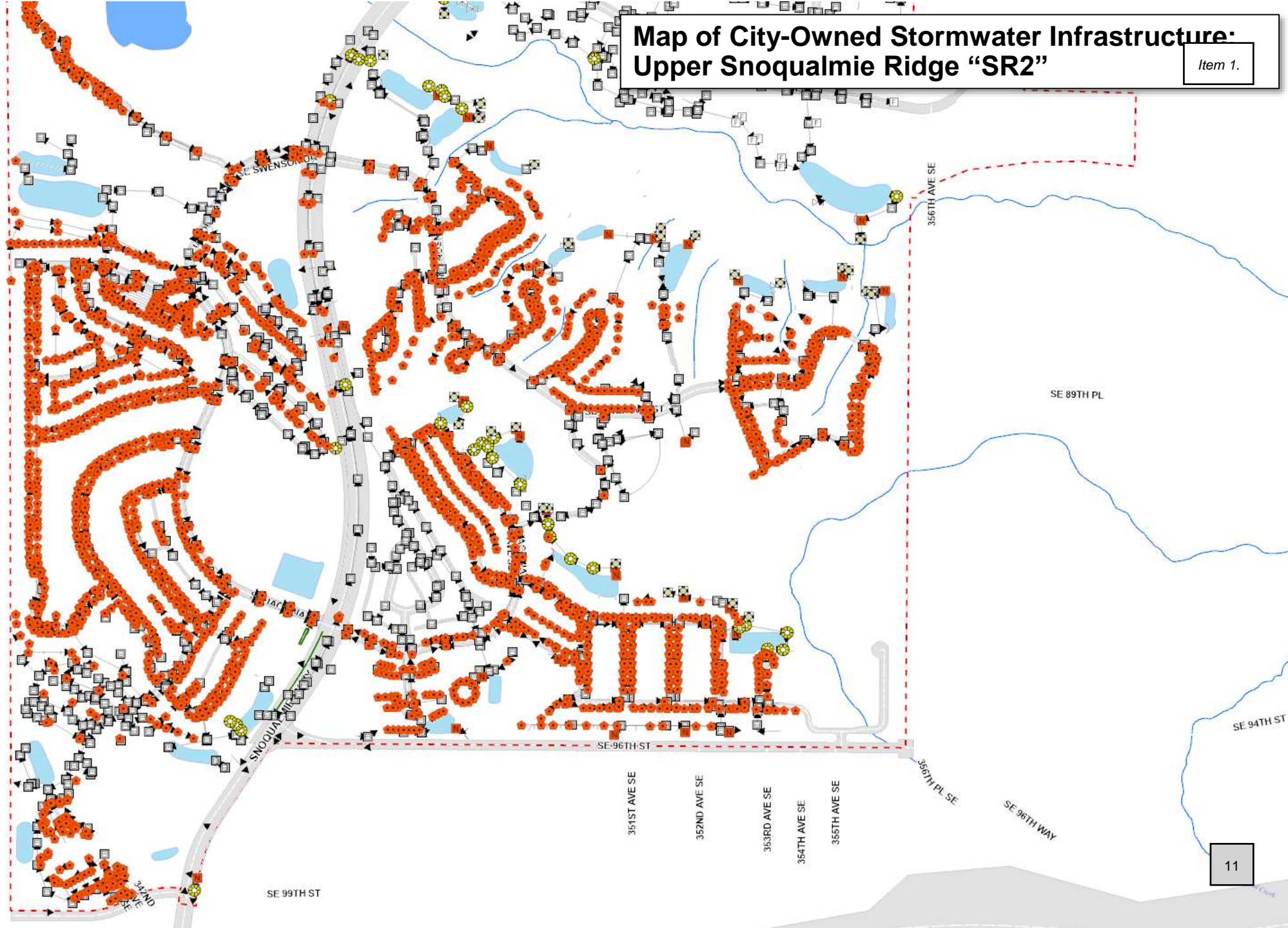
Item 1.

Sources			
Rate Revenues	\$21.6	↓	\$0.5
Non-Rate Revenues	\$0.3	↓	\$0.1
General Facility Charges (GFCs)	\$1.9	↑	\$0.4
Grants	\$0.1	↑	\$0.1
Bond Proceeds	\$8.8	—	
Total Sources =	\$32.7	↓	\$0.1
Uses			
Operating Expenditures	\$15.4	↓	\$0.5
Capital Expenditures	\$15.5	↑	\$0.1
Debt Service	\$4.6	↓	\$0.2
Total Uses =	\$35.5	↓	\$0.6
2025 Beginning Cash	\$4.4	↓	\$0.1
2030 Ending Cash	\$1.6	↑	\$0.4

Map of City-Owned Stormwater Infrastructure - Upper Snoqualmie Ridge "SR2"

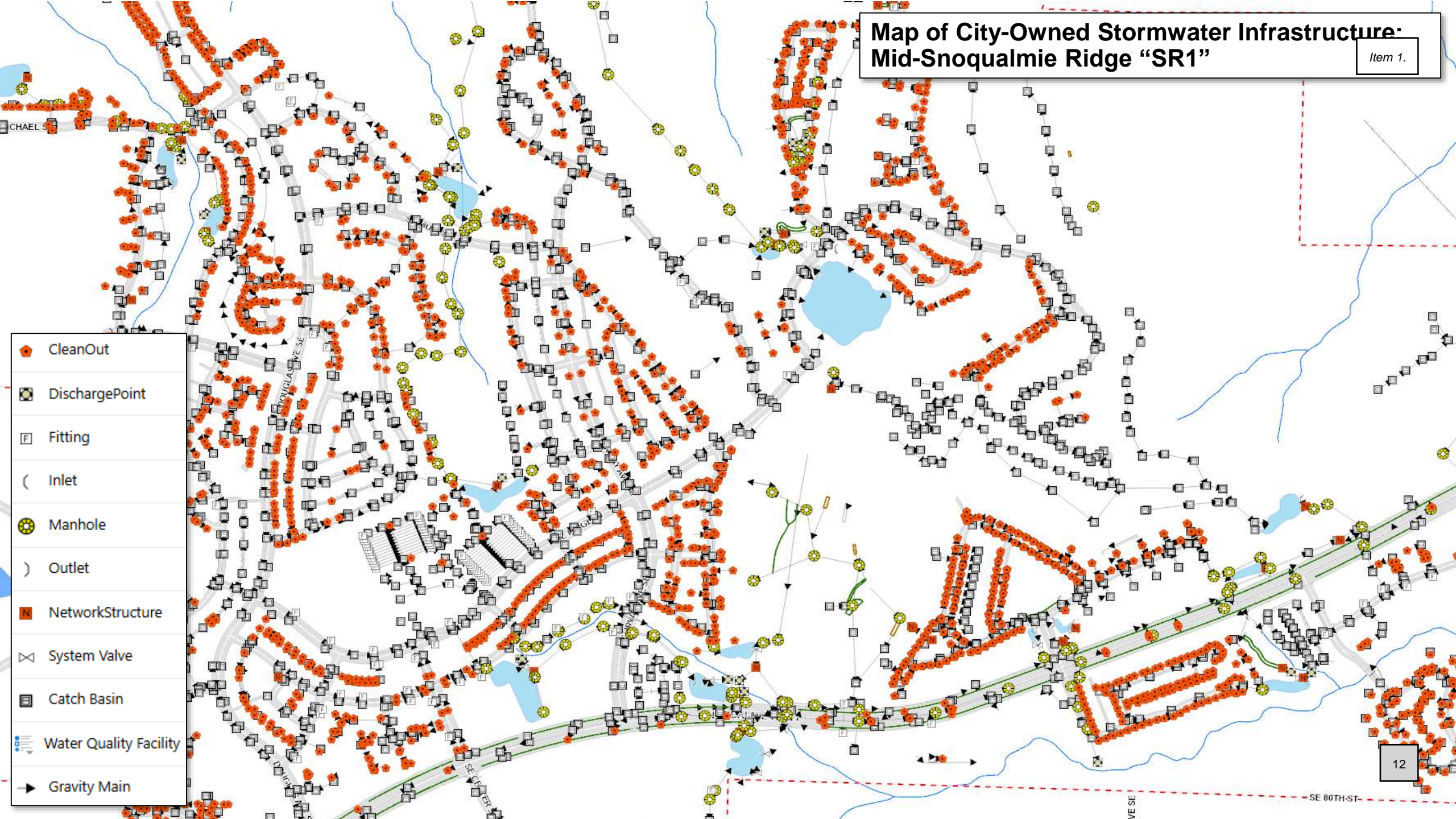
Item 1.

-  CleanOut
-  DischargePoint
-  Fitting
-  Inlet
-  Manhole
-  Outlet
-  NetworkStructure
-  System Valve
-  Catch Basin
-  Water Quality Facility
-  Gravity Main



Map of City-Owned Stormwater Infrastructure: Mid-Snoqualmie Ridge "SR1"












Item 1.

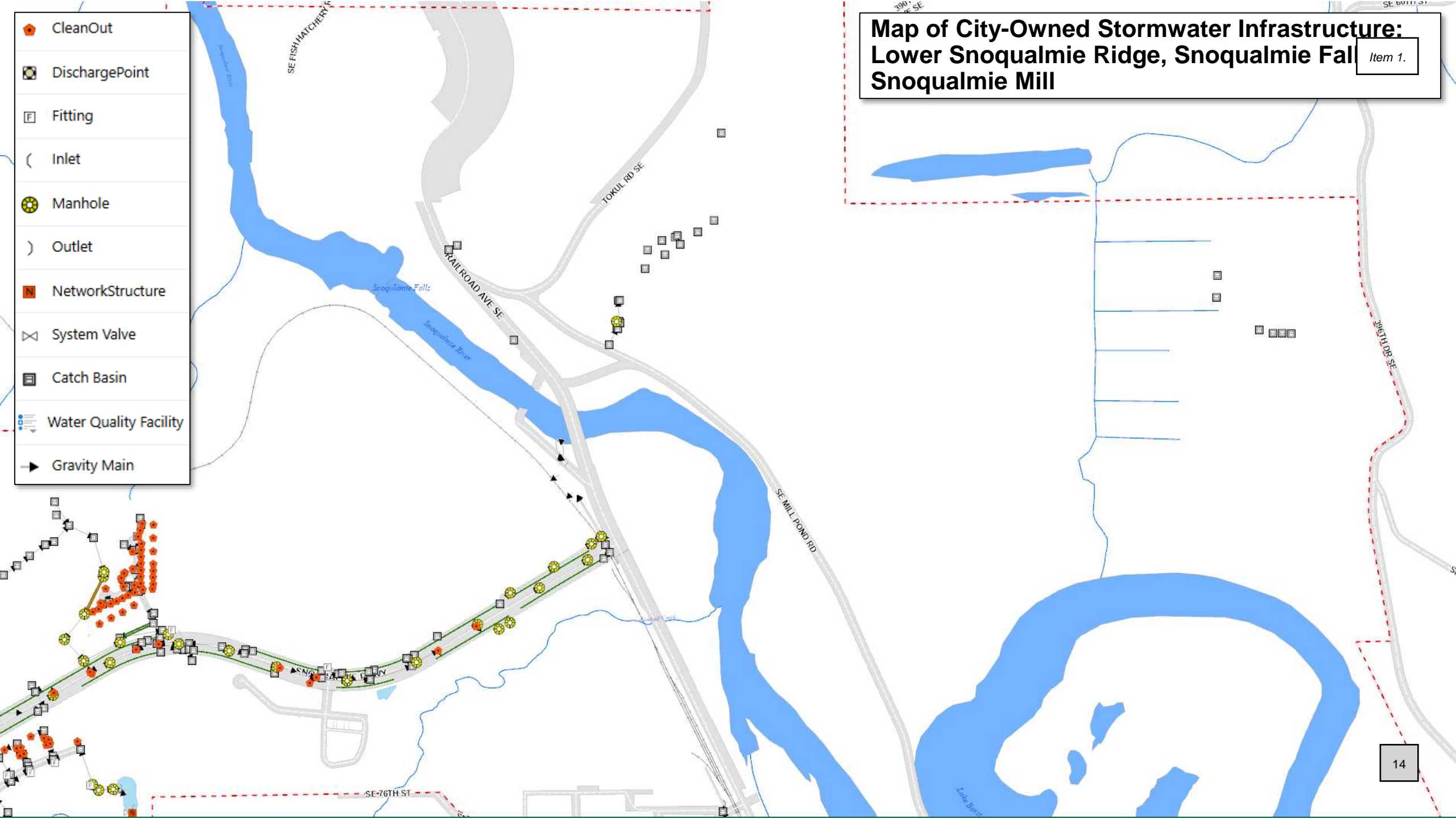


- CleanOut
- DischargePoint
- Fitting
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- System Valve
- Catch Basin
- Water Quality Facility
- Gravity Main

**Map of City-Owned Stormwater Infrastructure:
Lower Snoqualmie Ridge, Snoqualmie Falls
Snoqualmie Mill**

Item 1.

-  CleanOut
-  DischargePoint
-  Fitting
-  Inlet
-  Manhole
-  Outlet
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-  Gravity Main



Next Steps

- **April 13, 2026:** AB presented to Full Council –
1st Reading of Ordinance
- **April 27, 2026:** Adoption of AB by Full Council –
2nd Reading of Ordinance

Council Agenda Bill

Item 1.

AB Number

AB26-014

Agenda Bill Information

Title *

Ordinance Amending SMC Chapter 13.10 Stormwater Ut

Action *

Motion

Council Agenda Section

Ordinance

Council Meeting Date *

04/27/2026

Staff Member

Drew Bouta

Department *

Finance

Committee

Finance and Administration

Committee Date




04/07/2026

Exhibits

Packet Attachments - if any

Drag and drop up to 10 files here to upload or [Choose files](#)

Files (3 uploaded)

 x1 Ordinance stormwater code 20260401.docx	30.59KB	Remove
 x2 code amendment 20260402.docx	21.79KB	Remove
 x3 Presentation - Ordinance Amending SMC Chapter 13.10 Stormwater Uti...	3.19MB	Remove

Click [here](#) to review attachments.

Summary

Introduction *

Brief summary.

This ordinance amends the stormwater utility code to ensure that stormwater rates are assessed in an equitable manner on disturbed parcels that are not served currently by City-owned stormwater infrastructure but are subject to a development agreement and documented plans approved by City Council.

Proposed Motion

Motion to adopt the ordinance amending Chapter 13.10 Stormwater Utility.

Background/Overview *

Budget Summary

Item 1.

This ordinance will reduce the amount of utility rate revenue in the short term but is offset by general facility charges (GFCs) occurring sooner than previously expected. The impact is also offset in the near term by revised, lower expenditure estimates.

Fiscal Impact

Amount of Expenditure

\$

Amount Budgeted

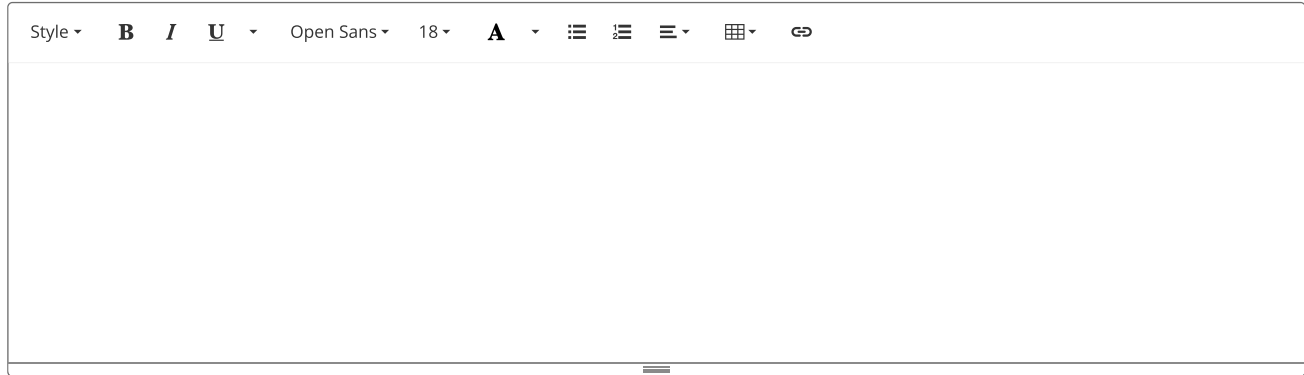
\$

Appropriation Requested

\$

Fiscal Impact

Screenshot below is an image of the budget summary table.



Comments:

Submit

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY OF SNOQUALMIE, WASHINGTON AMENDING SNOQUALMIE MUNICIPAL CODE CHAPTER 13.10 STORMWATER UTILITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the current Snoqualmie Municipal Code (SMC) Chapter 13.10 regulates stormwater services and fees; and

WHEREAS, the City of Snoqualmie seeks to ensure that stormwater fees are assessed in a manner that is equitable, consistent, and reasonably related to the impacts of stormwater runoff generated by portions of individual parcels; and

WHEREAS, updating SMC 13.10.010 will improve clarity, support fair and transparent fee administration, and ensure that parcels or portions of individual parcels contribute proportionately to the cost of managing stormwater infrastructure; and

WHEREAS, the City desires to adopt updated definitions to achieve an equitable and reasonable outcome for stormwater fees assessed on parcels.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SNOQUALMIE, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. SMC Chapter 13.10 Amended. Section 13.10.010 is hereby amended as set forth in Exhibit A.

Section 2. Effective Date. This ordinance shall be effective five days after publication as provided by law.

Section 3. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk or the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance, section, or subsection numbering.

Section 4. Severability. If any one or more section, subsection, or sentence of this ordinance is held to be unconstitutional or invalid, such decision shall not affect the

validity of the remaining portion of this ordinance and the same shall remain in full force and effect.

PASSED by the City Council of the City of Snoqualmie, Washington, this ____ day of _____ 2026.

James Mayhew, Mayor

ATTEST:

APPROVED AS TO FORM:

Kimberly Agfalvi, City Clerk

Dena Burke, City Attorney

13.10.010 Definitions.

F. “Non-production state” means a parcel or portion thereof that is not used for occupancy or income generating activities.

G. “Previously disturbed parcel” means:

(1) a parcel that no longer contains or contains a very limited amount of infrastructure or structures; or

(2) a parcel that is returned to a condition substantially similar to prior to development.

FH. “Rainwater harvesting system” means a system designed for collecting and storing roof runoff for domestic or irrigation uses.

GI. “Rate” means the monthly fee levied by the stormwater utility upon all developed real property within the boundaries thereof.

HJ. “Storm drain system” means the system of gutters, pipes, streams, or ditches used to carry surface water and stormwater from surrounding lands to streams, lakes, or engineered treatment facilities.

IK. “Undeveloped conditions” means the state, status, or condition of the subject property prior to any development of the property that has occurred.

1. A previously disturbed parcel that meets the criteria below shall be considered undeveloped until such time as stormwater infrastructure serving the parcel has been installed and accepted:

(a) has a Development Agreement and Site Plan approved by the City Council pursuant to RCW 36.70B.170-.210; and

(b) is not currently served by City-owned stormwater infrastructure.

2. Those portions of a previously disturbed parcel that meet the criteria below shall be considered undeveloped until such time as stormwater infrastructure serving the parcel has been installed and accepted:

(a) has a Development Agreement approved by the City Council pursuant to RCW 36.70B.170-.210;

(b) is in a non-production state; and

(c) is not currently served by City-owned stormwater infrastructure.



Sidewalk Repair & Replacement Program

April 21st, 2026

Parks & Public Works

PURPOSE



Update PPW Committee
to support & defend
ongoing sidewalk
program activities

Maintain or Replace Existing Sidewalks

- City owns roughly 45 miles of sidewalk
- Projects done bi-annually
- Living List of locations
 - Complaint driven
 - Employee discovery
- 2026 Contract was \$259,315
 - Replacing 76 Locations
 - Grinding 64 locations
 - Replacement & Widening at Riverview park





Reporting

Item 2.

- "Report a Sidewalk Trip Hazard" City webpage
- Email or Call Parks & Public Works concerns
- Notify Patrick Fry



snoqualmiewa.gov/983/Report-a-Sidewalk-Trip-Hazard

Report a Sidewalk Trip Hazard

City of Snoqualmie Sidewalk Repair Program - Increasing Pedestrian Safety

The City is working to identify all sidewalks with potential trip hazards that may be in need of repairs to increase safety.

If you have noticed a sidewalk in your neighborhood that has been impacted by street tree roots, or sustained concrete damage, please fill out the below form to report the location to the City's Public Works Dept. Streets Division. The location will then be added to the City's ongoing Sidewalk Repair Program.

Thank you for your help to identify potential sidewalk trip hazards.

Sidewalk Repair Program - Trip Hazard Location

Location of Sidewalk Trip Hazard*

[Please note the address of home closest to the potential trip hazard location.]

Description of Sidewalk Problem *

Reporting Person - First Name*

Reporting Person - Last Name*

Reporting Person - Phone Number*

Reporting Person - Email Address*

protected by reCAPTCHA
reCAPTCHA is changing its terms of service. [Take action.](#)

Receive an email copy of this form.

Email address

This field is not part of the form submission.

Submit

* indicates a required field



After Reporting – Temp Fix

Item 2.

Paint



Cold Mix Asphalt



Treatment Methods



Grinding

- Temporary fix
- Works on 2" displacement or less
- Can only occur once per edge
- Can be completed in house

Treatment Methods Cont.

Remove and Replace

- Permanent Repair
- Failure due to age or extenuating circumstances
 - Garbage Trucks
 - Subgrade failure
 - Tree roots
- Most common:
 - Downtown (age)
 - Locations where trees should be mitigated or re-evaluated



Treatment Methods Cont.



Root Ramp

- Permanent Repair
- Preserves tree
- Provides room for roots to continue growing
- Allows panels to lift without displacement
- Requires sidewalk thickness to be 6" instead of 4"



**Thank You
&
Questions?**



Background



TRANSPORTATION CAPITAL PROJECT OR PROGRAM

SIDEWALK IMPROVEMENT PROGRAM

CIP Project ID: TRN20002CIP

Department: Transportation

Project Status: Other

Project Location: Multiple Locations

Project Contact: Pat Fry

Current Program Budget: **\$1,351,840**

Years Project in CIP: Ongoing Capital Program

Contact Email: PFry@snoqualmiewa.gov

Description:

Sidewalks deteriorate as they age. Consequently, this program funds the community outreach, design, and replacement of sidewalks in neighborhoods throughout the City of Snoqualmie. Neighborhood sidewalks are pedestrian facilities that connect residents to important destinations. The City of Snoqualmie intends to replace sidewalks based on a score that prioritizes safety and access to facilities such as parks and schools.

Community Impact:

The intent of this program is to preserve the condition of sidewalks consistent with City of Snoqualmie standards. The ongoing replacement of sidewalks will help to maintain a safe and efficient mode of transportation that contributes to the livability of neighborhoods and supports vital economy activity.

Photo or Map:



Operating Impact:

Staff believes that the ongoing provision of this program will likely reduce the amount of supplies needed annually to maintain sidewalks.

Budget



Budget:

Project Activities	% of Budg.	Total Activity Budget	2025	2026	2027	2028	2029	2030	2031 or Beyond
Analysis	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	This capital program is expected to continue indefinitely into the future.
Design	6%	\$ 82,347	\$ 12,873	\$ 13,158	\$ 13,500	\$ 13,784	\$ 14,267	\$ 14,766	
Construction	74%	\$ 1,002,145	\$ 119,674	\$ 191,275	\$ 167,971	\$ 165,652	\$ 179,957	\$ 177,616	
Const. Manage	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Contingency	6%	\$ 82,347	\$ 12,873	\$ 13,158	\$ 13,500	\$ 13,784	\$ 14,267	\$ 14,766	
Art	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Labor	14%	\$ 185,000	\$ 21,900	\$ 43,500	\$ 12,800	\$ 21,300	\$ 31,600	\$ 53,900	
Other	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL	100%	\$ 1,351,840	\$ 167,320	\$ 261,090	\$ 207,770	\$ 214,520	\$ 240,090	\$ 261,048	
Operating		\$ (19,500)	\$ (2,000)	\$ (2,500)	\$ (3,000)	\$ (3,500)	\$ (4,000)	\$ (4,500)	

TOTAL PROJECT BUDGET: \$1,351,840

TOTAL OPERATING BUDGET: -\$19,500

Anticipated Funding Mix:

Source	Total Sources	2025	2026	2027	2028	2029	2030
Util. & Trans. Taxes	\$ 1,351,840	\$ 167,320	\$ 261,090	\$ 207,770	\$ 214,520	\$ 240,090	\$ 261,048
TOTAL	\$ 1,351,840	\$ 167,320	\$ 261,090	\$ 207,770	\$ 214,520	\$ 240,090	\$ 261,048

Fiscal

Notes:

TOTAL FUNDING SOURCES: \$1,351,840

FUTURE FUNDING REQUIREMENTS: \$0



Stormwater Pond Improvement Program

April 21, 2026

Parks & Public Works

PURPOSE



Update PPW Committee
to Support & Defend
Pending Stormwater
Pond Improvement
Program

Funding Uses

Fence Repair & Replacement

- ~43,000 linear feet of fencing
- All to be replaced into 6' chain-link
- Costs ~\$60/ lf
 - Total \$2.5M to replace all fences in today's dollars
 - ~14 years to replace all fences if 100% program \$\$\$ went to fences
- Targeting 2 ponds in 2026
 - 2,614 LF = \$157k





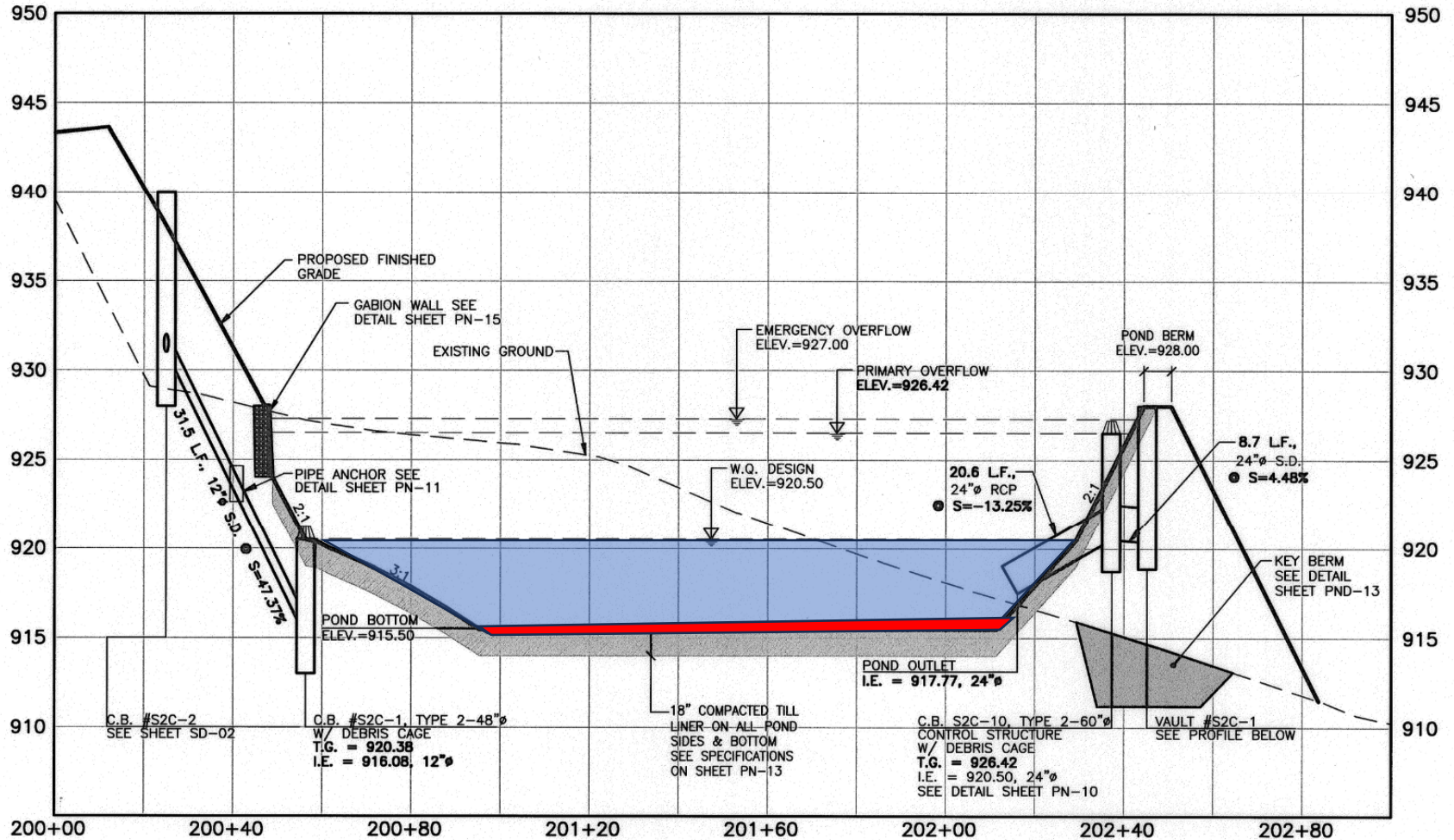
Pond Cleaning & Repair

- 43 Ponds and 16 swales
- Both require routine cleaning of sediment
- 10-year maintenance cycle
- ~\$35k - \$50k per pond
- Requirement per NPDES – clean out @ 10% pond depth

Brinkley Pond



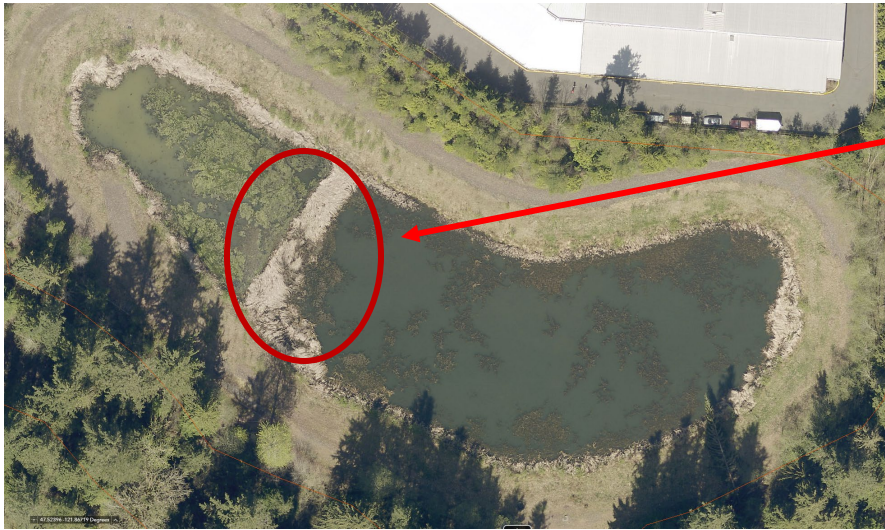
Pond Cleaning



POND S2C SECTION A-A

SCALE: 1"=20' HORIZ.
1"=5' VERT.

Pond SRBP II



- Baffle wall floated away





**Thank You
&
Questions?**



Background



City of Snoqualmie: 2025 to 2030 Capital Improvement Plan

STORMWATER CAPITAL PROJECT OR PROGRAM **STORMWATER POND IMPROVEMENT PROGRAM**

CIP Project ID: TBD	Current Program Budget: \$1,164,314
Department: Stormwater	Years Project in CIP: Ongoing Capital Program
Project Status: Other	Contact Email: PFRY@snoqualmiewa.gov
Project Location: Multiple Locations	
Project Contact: Pat Fry	

Project Description:

The City of Snoqualmie has over 60 stormwater treatment pond facilities that require routine maintenance on an annual basis. Beyond routine maintenance, additional activities are needed on a less frequent but recurring basis, including fencing repair/replacement, sediment removal, flow control structure repairs, access roads, etc. This program provides for these exceptional maintenance activities.

Community Impact:

Stormwater ponds protect rivers and streams by removing pollutants from stormwater runoff and attenuating flows that cause erosion and scour in receiving streams. Proper pond maintenance ensures continued protection of the natural environment, reduces remediation costs to receiving facilities, and provides for continued compliance with State and Federal NPDES permit requirements.

Photo or Map:



Operating Impact:

Provides consistent funding source for stormwater pond improvements beyond routine maintenance activity; not expected to create significant impacts to the budget.

Budget



<i>Project Activities</i>	<i>% of Budg.</i>	<i>Total Activity Budget</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2030 or Beyond</i>
Analysis	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	This capital program is anticipated to continue indefinitely into the future.
Design	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	90%	\$ 1,047,882	\$ 162,000	\$ 166,860	\$ 171,866	\$ 177,022	\$ 182,332	\$ 187,802	
Const. Manage	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Contingency	10%	\$ 116,431	\$ 18,000	\$ 18,540	\$ 19,096	\$ 19,669	\$ 20,259	\$ 20,867	
Art	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Labor	0%	\$ -							
Other	0%	\$ -							
TOTAL	100%	\$ 1,164,314	\$ 180,000	\$ 185,400	\$ 190,962	\$ 196,691	\$ 202,592	\$ 208,669	
Operating		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Anticipated Funding Mix:

TOTAL PROJECT BUDGET: \$1,164,314
TOTAL OPERATING BUDGET: \$0