



ECONOMIC DEVELOPMENT COMMISSION HYBRID MEETING

Wednesday, February 21, 2024, at 8:00 AM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMISSION MEMBERS

Chair: VACANT

Commissioners: Saby Chalunkal, Joelle Gibson, Rob McDonald, Nichole Pas, Nichole Pas, Paula Shively, and Adrian Webb.

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>

If the Zoom app is not installed on your computer, you will be prompted to download it.

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

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

MINUTES

1. Approval of the minutes dated November 15, 2023

PUBLIC COMMENT - *Public comment will be accepted by in-person attendees. Remote attendees may submit written comments to the staff liaison.*

PUBLIC COMMENT - *Public comment will be accepted by in-person attendees. Remote attendees may submit written comments to the staff liaison.*

2. Reports of special committees

OLD BUSINESS

3. Introductions

4. EDC Chair Request for SMC Amendments

OLD BUSINESS

5. Business Visitation Update and Strategy

NEW BUSINESS

Economic Development Commission Hybrid Meeting
February 21, 2024

NEW BUSINESS

[6.](#) Council Priority Tracker

NEW BUSINESS

[7.](#) Work Program

ADJOURNMENT



ECONOMIC DEVELOPMENT COMMISSION MEETING MINUTES NOVEMBER 15, 2023

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

CALL TO ORDER & ROLL CALL

Committee Chair Bobbi Harrison called the meeting to order 8:00am

Commissioners: Chair Bobbi Harrison, Rob McDonald, Joelle Gibson, Nichole Pas and Larry Mana’o.

Councilmember Rob Wotton and Kelly Coughlin, Chamber of Commerce, were also present was also present.

Commissioners Ryan Seal and Shalabh Chandra were absent.

City Staff: Emily Arteche, Community Development Director; Mike Chambless; City Administrator; Nicole Wiebe, Community Liaison; Ashley Wragge, Planning Technician; Andrew Jongekryg, IT Systems Support.

AGENDA APPROVAL: The agenda was approved without objection.

PUBLIC COMMENTS: None

APPROVAL OF MINUTES: October 18, 2023 minutes were approved.

DISCUSSION

- Community Liaison Update: The holiday season is here- lighting is going well and it is expected to be completely done by Thanksgiving. The Arts Commission is bringing Larry the Elk to storefronts. The tree lighting event is on December 2nd from 4-6pm, Santa is on December 9th. Downtown merchants are setting up weekend events throughout December.
- Community Development Report: Economic Development Element is at Community Development Committee. Staff had a successful public outreach event for the Comprehensive Plan Open House. Staff continues to work on development projects.
- Chamber Update: Businesses are seeing a decline in sales this year. Shop the Valley is a promotional giveaway for valley businesses, spend money at local business to enter. The wedding guide is coming out soon, more weddings have been coming to the city. SnoKing will be having all their tournaments in the city this year and free skate day is the last day of school before break. Issues with theft locally, make sure businesses call when theft occurs so it is documented. Twin Peaks Day will be February 23-25.
- Mayor’s Report: Police Chief Lynch has been appointed and will be sworn in soon. Fire and Finance interviews will be soon. Parks and Public Works and Legal will begin recruitment in the beginning of the year. Business License and BNO tax discussion in the new year.

NEW BUSINESS

- Election of Chair: Nomination of Bobbi Harrison to serve as chair and seconded by Rob McDonald. Elections were postponed until the next meeting to discuss by-laws and chair duties.
- Council Priority Tracker: Tourism added to the tracker and EDC will take first steps. Discussion ensued about potential projects. EDC is looking for more specific direction from the Community Development Committee.

- Business Visitation Update: Create a recap of conversations and how to extract information from conversations while protecting anonymity.
- Work Program: Went over potential topics for next year; potentially update with Downtown Retail Expansion.

ADJOURNMENT

Meeting adjourned at 9:54 am

Introductions



- Who are you?
- What strengths do you bring to the commission?
- What are you excited about?



Emily Arteche, Director
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MEMORANDUM

To: Economic Development Commission
From: Emily Arteche, Director CD
Date: February 15, 2024
Subject: 2023 EDC Chair Requested Amendments to SMC

BACKGROUND:

In December of 2023 the Chair of the Economic Development Commission sent the attached letter to the Community Development Council Committee regarding 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.

The draft amendments are with regards regulations within the downtown historic district overlay including:

1. Percent of the storefronts on Railroad Avenue S.E. occupied by retail uses; and
2. Time allowance on good faith efforts to lease the premises for a retail use.

The Economic Development Commission did not have the opportunity to make a formal recommendation. On February 5, 2023, the Council Committee remanded the draft amendments back to the commission for further discussion.

ANALYSIS:

The Community Development Council Committee general feedback to the Commission is 100 percent is too high of a percentage requirement for retail occupation. The Commission should consider a percentage range within 70 to 100 percentage for retail occupation. Furthermore, 180 days is too low for the time allowance on good faith efforts. Lastly, the definition of retail should be reevaluated.

NEXT STEPS:

Discuss the draft amendments and feedback from the Council Committee. Staff will prepare a strike out and underline version of the proposed recommendation for Commission review and a vote at the March meeting. Recommendations from the Commission will be provided to the Planning Commission for consideration.

December 1, 2023
Snoqualmie Community Development Commission
Snoqualmie, WA

Subject: Suggestions for Retail Allocation and Unleased Space Waiver in the Historical District

Dear Members of the Snoqualmie Community Development Commission,

I hope this letter finds you all in good health and high spirits. On behalf of the Snoqualmie Economic Development Commission, I am writing to discuss two suggestions that have been extensively deliberated upon in our recent meetings. These suggestions aim to enhance the vibrancy and economic growth of our beloved historical district. Including the future expansion of the historic district overlay and Riverwalk.

1. Retail Allocation in the Historical District:

During our discussions, it was proposed that the requirement for retail allocation on the main level in the historical district should be increased from the current 75% to 100%. Our rationale behind this recommendation is to ensure that the historical district remains a thriving hub for local businesses, attracting both residents and visitors alike. By having a higher percentage of retail establishments on the main level, we believe that the district's unique charm and character will be preserved, fostering a vibrant and diverse local economy. Variance examples to include restaurants, coffee, flower and gift shops, sporting good stores, Arcade, nails, real estate, travel agencies and tourist attractions.

2. Unleased Space Waiver Duration:

Another suggestion that has been put forth is to extend the duration of the waiver for unleased space in the historical district. Currently, landlords are granted a waiver for 120 days to fill unleased spaces with retail establishments. However, we propose that this duration be extended 180 days to allow landlords ample time to find suitable tenants that align with the needs and vision of the downtown area and comp plan. By providing a longer waiver period, we believe that landlords will have a better opportunity to attract businesses that contribute positively to the overall growth and vitality of the district.

We understand the importance of addressing these suggestions in an utmost timely manner. The Snoqualmie Economic Development Commission is committed to collaborating with the Snoqualmie Community Development Commission to ensure that these proposals are thoroughly reviewed and considered. We believe that by implementing these changes, we can create an environment that supports the needs of both businesses and the community, fostering a thriving and sustainable local economy.

Thank you for your attention to these matters. We look forward to further discussions and working together to achieve our shared goals. Please do not hesitate to reach out to us if you require any additional information or if there are any questions or concerns.

Sincerely,

Snoqualmie Economic Development Commission



Emily Arteche, Director
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MEMORANDUM

To: Economic Development Commission
From: Emily Arteche, Director CD
Date: February 15, 2024
Subject: 2023 EDC Chair Requested Amendments to SMC

BACKGROUND:

The Economic Development Commission has had a long-standing in progress effort to interview owners and directors of numerous key businesses in the community as part of the City of Snoqualmie Economic Development Commission Business Visitation Program, (see Attachment 1, Summary of Initial Interviews-October 18, 2017). A total of 14 businesses were originally selected for the initial interviews which included businesses in the downtown, Ridge and Business Park. Twelve questions were asked of these businesses as summarized below.

1. What aspects of Snoqualmie enticed to locate here?
2. How business friendly is the City?
3. What positive aspects are there of the City?
4. What negative aspects are there of the City?
5. What concerns do you have about the future of your business?
6. Do you have divisions of business outside the City?
7. Do you have plans to move?
8. What would help you make that decision?
9. Are there synergistic companies that could relocate to the City?
10. Do you have sufficient broadband?
11. What can the City do to help you?
12. What can the EDC assist you with?

ANALYSIS:

A few attempts were made by Commissioners to interview remaining business in 2022, (see Attachment 2, Business Visitation Schedule). No business visitations were documented in the year 2023. Staff would like to discuss the suitability of placing the responsibility to complete the visitations on individual Commissioners. Additionally, Staff would like to prioritize corporate businesses visitations efforts especially of those within the existing business park. Corporate businesses listed on the Business Visitation Schedule include only 11 corporate businesses of which only a handful are located within the businesses park.

There is limited space for expansion of the business park. Information about the amount of spaced needed as well as the timing of when the businesses need expansion will allow the City to takes steps forward to keep businesses in the City.

NEXT STEPS:

Discuss strategy of business visitations.

Snoqualmie Business Visitation						
HOTELS	Contact	2022 Visit Date	Representatives	2023 Visit Date	Representatives	Notes
Salish Lodge & Spa	Alan Stephens	10/19	Mayor			
Snoqualmie Inn	Laurie Hay	10/6	Mayor		Joelle Gibson	
NON-PROFIT ANCHORS						
Northwest Railway Museum	Richard Anderson	On going	Mayor			
Sno-King	Wendy Rogers	5/18	Mayor & CM Wotton			
YMCA		On going	Mayor			
BREWERIES						
No Boat Brewing	Gary Skiba				Joelle Gibson	
Snoqualmie Brewery	Volyslav & Aleks	11/10	Mayor & CM Wotton			
WINERIES						
Sigillo Cellars	Mike & Ryan Seal					
William Grassie	Bill Grassie	On Going	Mayor			
COFFEE						
Bindlestick	Ashley					Rachelle sold in summer 2023
Brewed Awakenings						
Dark Horse						
Starbucks	Francine Scott - Mgr				Bobbi Harrison	
RETAIL						
Acacia Salon						
Ace Hardware	Brian & Wendy					
Angel Nails						
Anytime Fitness	Hannah					
Art Galley of SnoValley						
Biiija's Cuts	Biiija					
Carousel	Joelle Gibson				Bobbi Harrison	
Dollar Tree	Manager: Spencer		Working on meeting times			
Down to Earth	Alice Friedel					
Earthlight Rocks & Gems						
Engel & Volkers	Jonathan Pearlstein					
Envy Nails						
Falls Compounding Pharmacy	Brittany					

Great Clips	Dave Martz					
Happy at the Bay						
Key Bank	Ryan Bell					
Love Bug Pet Boutique	Phyllis Duzenack					
Optimystic Eyes						
Northwest Bicycle	New Owner				Bobbi Harrison	
Provacatrix	Erica Morin				Joelle	
Safeway	Manager: Peter Dawson				Bobbi	
Snoqualmie Ice Cream	Julie Chung & Heather Dean	6/8, 10/28	Mayor			
Snoqualmie Trading Company	Julie Chung, Heather Dean, Cherie Buell	6/8, 10/28	Mayor			
Wildhare Vintage	Natalie and Jess					
RESTAURANTS						
Aahaar Indian Eatery	Ajay Panicker					
Black Dog	Maxine					
Buckshot Honey	David Storm	On going	Mayor			
Caadxi Oaxaca						
Cafe Minee	Sang Kim					
Chickadee Bakeshop	Dorie, Katie	10/28	Mayor			
Copperstone						
Francesco's	Francesco	on going	Mayor			
Frankie's Pizza	Chris Garcia					
Giannfranco						
Got Rice						Closed summer 2023?
Infusion Bar and Grill	Debbie				Bobbi Harrison	
Mod Pizza						
Rio Bravito					Joelle Gibson	Owns North Bend Location
Saints & Scholars	Adrian Webb & Amanda Stoffel	7/28	Mayor & Nicole			
Smokey Joes	Jim & Pamela Leland					
Snoqualmie Brewery	Voyslav or Alexs					
Swirl	Tamara Davidson				Joelle Gibson	Owns North Bend Location
Waffly Good Waffles	Vachi & Jason Baum					No longer brick & mortar biz
BUSINESS/CORPORATE						
American Family	Sean Sundwall					
BIG Insurance	Teresa Baker					

Edward Jones	Vaughn Sherman					
Perteet	Cyrstal Donner & Rahmi Kutsal	6/2	Mayor			
PSE	Matt Larson		Mayor			
SVSD	Dan Schlotfeldt	5/30, 11/3	Mayor			
Snoqualmie Valley Hospital	Renee Jensen	5/4, 10/21	Mayor			
Spacelabs	Mr. Shalabh Chandra		requested visit			
Technical Glass/Allegion	Janice Evans, Derek	6/3	Mayor & CM Wotton			
T-Mobile						
Z-Tech						
FITNESS/RECREATION/WELLNESS						
Beyond Laser & Skincare	Biwei Dong					
DirtFish	Steve Rimmer (owner) TomSroufe	7/7	Mayor			
DMW Martial Arts	Karen					
Mt Si Golf Course					Joelle Gibson	
Pineapple Life	Brandi Cohen	6/16	Mayor & Bobbi Harrison		Bobbi Harrison	
The Club at Snoqualmie Ridge						
YMCA	Nate Smith, Manager, Diana Reul					
CHILDCARE/ENRICHMENT						
Big Star Studios	Corey Schwarz					2nd location, downtown
Encompass	Nela Cumming	On going	Mayor			
Kiddie Academy	Vasudha Sharma					Open fall 2023
Goddard School	Kady Su - Director of Operations					
Mathnasium						
Positive Ally	Sonall Mittal					
Rooster Valley Farmschool	Ethan Benson				Joelle Gibson	E. Benson is a Councilmember

City of Snoqualmie Economic Development Commission

Business Visitation Program

Summary of Initial Interviews- October 18, 2017

In 2017, individual members of the Economic Development Commission of the City of Snoqualmie met and interviewed owners and directors of numerous key businesses in the community as part of a new communications outreach and feedback effort. These interviews collected responses to several important local business climate questions related to the character of each business within the community and elicited specific feedback regarding the City's role and perceived performance in assistance to and promotion of existing businesses. The information obtained from these initial core interviews can be used to inform and begin a formally organized process leading toward regular and expanded interaction and communication between existing businesses and the City of Snoqualmie. The primary goal of the business visitation program is to promote and maximize a mutually beneficial local business climate and thereby further elements of the City's economic development goals.

To provide a cross section of the community, a total of fourteen (14) businesses were selected for this initial group of representative interviews. Four (4) of those interviewed are located in historic downtown Snoqualmie, three (3) are Ridge merchants in the Neighborhood Center, five (5) are in the Business Park, and two (2) are in the surrounding Snoqualmie Ridge area. The size of the fourteen businesses ranged from two (2) to seven hundred (700) employees. Business types included retail, restaurant, grocery, manufacturing, technology, recreation, property management, energy service utility, brewery, and school district.

Compiled Interview Results: Each interviewed business was asked to respond to initial background information, as directly follows, then a series of uniform questions below. The responses to the initial background information are listed alphabetically and then the responses to the uniformly asked questions are condensed to provide a degree of appropriate anonymity.

- Company name?
- Name and position in the company?
- Short History of business in Snoqualmie:
 - Opening date of business?
 - Number of employees?
 - Do you know the number of employees that live in Snoqualmie?
 - Do you know the average distance your employees drive to work?

Corners Gift Shop Peggy Lefley, Owner – opened 2015; 2 employees, 1 in Snoqualmie, 1 from North Bend.

Finaghty's Brian, General Manager – opened 2008; 15 employees, 5 in Snoqualmie, 6 in the Snoqualmie Valley, 4 in Renton, 3 in Issaquah.

HO Sports Company Inc. CJ Vlahovich, SR VP/GM – moved in in 2014; 53 employees, 4 in Snoqualmie, others various with average commute of approximately 15 miles.

Infusion Debbie, Co-owner – opened in 2015; 20 employees, 10 or so in Snoqualmie, 1 in North Bend, 2 from Maple Valley, 1 from Tacoma.

MK Property Services, LLC Mike Kirkland, Broker/Owner – Opened 1990; 15 employees, 4 in Snoqualmie; average commute is 30 miles.

PSE Brian Lenz, Community Service Manager – opened in 1904, moved group here in 2017; 30 employees to grow by an additional 180 by end of year 2017 – most of the employees live in Snoqualmie.

Ridge Market, IGA Jessica Brookman, Store Manager – opened in 2008; 32 to 40 employees, 5 in Snoqualmie; average commute is 12 to 15 miles.

Snoqualmie Falls Brewery & Tap Room Dave Eiffert, Co-Owner, General Manager and President – Opened in 1997; 30 employees, 4 in Snoqualmie/North Bend; average commute is 15 miles, most live south in Maple Valley, Covington, Kent and Auburn.

Snoqualmie Valley School District Joel Aune, Superintendent; Ryan Stokes, Assistant Superintendent, Business Officer, and CFO; Jeff Hogan, Assistant Superintendent, Teaching and Learning – opened in 1947 (serves 7000 students); 700 employees, including part-time, many of the lower paid employees live in the Valley, but most teachers live elsewhere but would prefer to live here and be part of the community, bus drivers need to be able to live here because of the strange hours and split shifts.

Snoqualmie Valley YMCA Nate Smith, Executive Director – opening 2012; 60 to 70 employees, depending upon season, about 40 to 50 live in Snoqualmie or close by.

Spacelabs Tricia White, Senior Director, Global Human Resources – opened in 2013; 350 employees – about 20 live in Snoqualmie.

Technical Glass Products Jeff Razwick, CEO – Opened in 2008; 120 employees, less than 5 live in Snoqualmie, average commute is 15 miles, furthest is Everett and Cle Elum, most employees live in Maple Valley, Kent, and Auburn.

The Club at Snoqualmie Ridge James Hochrine, General Manager – opened in 1999; 75 employees in winter and 140 in summer, less than 3% live in Snoqualmie, from Maple Valley about 40%, Issaquah about 30%, others include Sammamish, Renton, Seattle.

Zetec, Inc. Wayne Wilkinson, General Manager – founded in 1968, moved part of group here from Issaquah approx. 2007; 135 of the Company’s 220 employees work in Snoqualmie.

Question 1: What aspects of Snoqualmie enticed you to bring your business here?

- Open available land, plotted our employees on a map and found that Snoqualmie was best location at the time, reverse commute for most of employees at the time.
- Snoqualmie Ridge did not have a community store at the time and there was a significant opportunity to become that.
- Good building available and a reverse commute.
- Growth, demographics, and opportunities.
- Small town charm, live and work.
- To be located just off the I-90, transport of goods into ports simple and easy, land was at the time reasonable for construction, found Snoqualmie to be centrally located to workforce at the time.
- Real estate opportunity 20 years ago.
- Location: move our operations closer to where employees live or at least provide a reverse commute. This strategy is thought to reduce risk by decentralizing operations and work force. Floor space costs are generally less outside core city areas.
- Newer development, no compete, small biz, hometown feel.
- Opportunity for more bars on the Ridge at the time.
- Attracted to Snoqualmie Ridge because the occupancy costs were significantly less than prior location in Issaquah.

Question 2: How “business friendly” in your company’s opinion is Snoqualmie?

- 9 out of 10. For the most part city employees are friendly and caring about business with the city.
- City welcomes business.
- It feels like there is a lack of support, like the city does not want us to be here.
- Pretty good.
- Overall pleased.
- No concerns.
- Positive atmosphere.
- “Decent” evolving into “better”- used to be a “?” but today it is much better.

- Snoqualmie's support of the Green Power initiative by winning the major prize; have been helpful and insightful in PSE's acquisition and planning for the new PSE Tech Center on a tight schedule.
- The city welcomes new business.

Question 3: Can you provide us with some positive aspects of the city for your business?

- Investment in downtown phase 3 improvements over last 6 years, the RR museum and station has been a good source of tourism.
- To a large degree the city is transparent to business members.
- Parking, lighting and surround business.
- This is a really nice community, beautiful surroundings, safe, walkable. Do not let that change to be "just another "commuter town; good public services, especially the Fire Dept.
- Decent ridge main street for lunches and work get togethers.
- Overall, the city is very good to work with; especially Dan Marcinko and Bob Larson.
- Feel of small town, generally feel like we are heard, mayor is friendly.
- Downtown improvements, the city listens to concerns and issues.
- Like the small-town environment, but it has most of the benefits of a metropolitan area nearby.
- Parking will be certainly easier and less costly than Bellevue.
- We continue to have a positive partnership with the City.
- City has done a great job with block party; police do a great job with driving people (bar).
- Would like to continue to foster good relationship with both Police and Fire Departments.

Question 4: Any negative aspects of the city regarding your business?

- The downtown is not visible enough to tourists visiting the falls; problem of visibility of downtown restaurant and the city's restraint on signage.
- High B&O tax; Sewer and water costs go up most years and now a significant increase with the recent change.
- Single biggest drawback is the traffic situation at I-90 and the Parkway; also, transportation with the Valley lacks coverage; without transportation teenagers tend to loiter at retail businesses and theft is significant.
- ROA fees are high and would like to see more for what we pay (may refer to fees charged by the Ridge Joint Committee, not the Ridge Homeowner's Association).

- Very sensitive issue, concerned about speaking up in regard to permitting; Perteet is very hard to work with as is the fire department as to code; seems to be they go beyond what is legally required, beyond the law, the environmental code, and the International Business code; end up with costly changes and hard to be able to justify those when they go beyond what is required. Also, some concerns about turnaround time for planning, permits, and inspections, given the amount of fees that are being paid on a big project, and now combined with other big projects in town, should city hire more personnel in permitting?
- Wish the city acted more like a partner, like it was in partnership with business; we don't feel like a partner.
- Water and sewer bill is very high; infrastructure (traffic) getting off the Ridge in particular heading to I-90, getting worse with growth.
- None at this time.
- Sustainability with current resources vs continuous tax increases.
- Could do better job with snow removal.
- No recycling (Ridge business – bar/restaurant) is our #1 complaint.
- Having trouble hiring interns, no place to live, big impact on employee turnover which is costly; minimum wage in Seattle and the lack of public transportation makes it difficult for us to improve our business.

Question 5: Do you have concerns about the future of your business in Snoqualmie?

- Downtown business seems to be seasonal and struggle in winter.
- Not really, but did move part of our operations to another state closer to the product sources.
- Concerns about impact of the new Safeway, may need to rethink our niche, testing new ideas.
- Competition for talent from Seattle mega businesses; there needs to be a solution for the I-90, Highway 18 interchange – waiting until 2026 is not an option for a very congested and dangerous situation.
- Concerns with our ability to hire and retain employees due to long commutes, competition with minimum wage in Seattle, and lack of housing.
- Ability to afford rent is a determining factor.
- Similar concerns of all that have businesses in the region: recruiting and staffing.
- No.
- No.
- Concerns about new complex and rent being ½ the price; Big Star studios being forced out will directly hurt our business (Ridge restaurant bar).

Question 6: Do you have other divisions of the business not located in Snoqualmie?

- Yes.
- Yes, in a way (6).

Question 7: If yes above, do you have plans to move the division here?

- No.
- Does not fit our style.
- No.
- Possible expansion plans.
- No.
- No.
- Current plans for 180 employees at PSE Tech Center in 2017. PSE will continue to monitor its business needs and opportunities.

Question 8: What would help you make that decision? (in above Question 7)

- Expanding would be easier if we felt like we were treated more like a partner; city needs to improve how they handle permitting and fire code issues- overzealous.

Question 9: Are there synergistic companies/suppliers that could relocate to Snoqualmie to make your company more productive/profitable?

- Plans for Riverwalk and further downtown improvements should help downtown businesses.

Question 10: Is your current broadband supplier meeting your data needs?

- Would welcome the competition and hope for lower costs; same response; current supplier is Comcast and an internal network that work well.
- Comcast is, yes.
- Might be a good idea, maybe could partner with others who already have fiber optic (school district).
- We would highly support this, would help attract more high tech to the area and have a positive impact to local businesses already here.
- Fairly well.
- Currently yes, with Comcast.
- Yes.

- Yes.
- Barely.
- Have Comcast, very slow, want to use I-pads to take restaurant orders, but too slow.
- Comcast is an issue as the whole building is Century Tel; don't even have a phone; Cost of living is a major issue, rents are too high.
- Despite the many positives of being in Snoqualmie and excellent broadband service, we are concerned that the permit process seems slow.

Question 11: What could the city do to help you with:

Promoting your business?

- Would like to see the Kiosk idea to help visitors find businesses.
- More Ridge events, community outreach programs for the Ridge.
- More regional advertisements for city events.
- City could do better signage to promote Ridge businesses from Parkway. The highway signs out on parkway are too dark, need solar lights; use banners during PGA events; banners promoting vendors in City.
- City could help with signage including lower cost at the freeway.
- Would like to improve the signage for current location with a new monument sign and hope the process will be relatively easy.

Helping you have more employees to live in Snoqualmie?

- More apartments, more affordable pricing.
- Add affordable housing and improve traffic at I-90.
- Transportation and affordable housing.
- Promote the advantages of living and working locally (include Snoqualmie, North Bend and Fall City in this effort); we are a very large employer here -How can we work together to inform the local community about the types of jobs we have available, for example, we have a continual need for non-exempt labor, both regular and temporary; it would be mutually beneficial to fill needs locally.
- Help with more available and affordable housing; help with better commutes via the I90 interchange; help with public transportation.
- They actually all live here.
- Continue down the path of bringing everyday necessities so families do not need to leave and travel to get day to day needs; like the addition of the Safeway complex.
- More affordable housing available.
- Hard to get employees, too expensive, concerns with new businesses coming in will suck away staff and be harder with recruitment; need more job fairs, very concerned.

- Urgent need to fix the SR18/I-90 interchange. While 15%-18% of employees live locally, nearly 20% of firm's employees live in Maple Valley and 25% in Issaquah.

Make doing business easier in Snoqualmie?

- Better signage.
- Suggest we research B&O rates in other cities and re-consider our pricing, that would help business.
- Lower sewer and utility rates; continue to complete phase 2 of ridge.
- Believe our success is to evolve to fit the need, rather than how easy the city can make it to do business here.
- Off-site meeting space.
- Consider charging nonprofits a lower utilities rate rather than the same one for commercial businesses.
- Generally happy to be here. The areas of improvement we would like to see is if the city was more business friendly and treated businesses more like a partnership/customer of city services; "how can we help each other". Cited some acrimonious dealing with permitting and fire code as being overzealous and cumbersome and going beyond the law, which can be really difficult for business to understand. Certainly, want to comply with the code and the law, but to go beyond, especially when it is material to a business, is hard to understand, doesn't feel like a partnership.
- Fairly good.
- Continue to promote affordable housing in the Valley.
- Not happy that we were TOLD about a big reclaimed water project which would require us not to water the golf course for three weeks during the peak dry season and just prior to the Boeing Classic which is a major event that benefits the city and retail as well; wish we could have discussed it first like a partner and worked together for a mutually acceptable calendar; afraid to speak up on some of these issues because of fear of retaliation on future projects.
- Need to work on rent control (no regulations), can't compete with corporations.
- Disaster planning with the Snoqualmie Fire Department.

Other –

- Meet local public service leaders at least annually, meet each other, understand each other's needs and how/when we might interact; don't wait for an emergency to meet.
- Property management (Ridge) is really bad.

- Need for more hotel choices as we entertain many clients from all over the world, few stay at the Salish, the rest is going to Issaquah. Finding that having the new hotel option on the Ridge will be beneficial for their business and adds convenience for clients not currently being met inside the city.

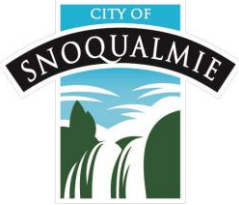
Question 12: What can the Economic Development Commission do to assist in any aspect of these questions?

- Further promotion of business re-location to the Snoqualmie area; the Downtown Merchants Association is on the right track to help business evolve.
- Circulate the answers to this collection of interviews.
- Referrals, help businesses help one another, collaborations, sharing and hosting demonstrations.
- Technical education that is available locally; would be interested in getting involved with this; could help us develop a good talent pool for us and opportunities for them; supportive of the Snoqualmie Hills project, or something like it; create more of a market for tourism; add one more restaurant; would consider partnering with the Y for fitness options.
- Interchange at I-90 and 18 is the largest concern as added housing and business growth continue to bring more cars and people.
- Continued outreach with a focus on Economic Development of the area with market awareness of the opportunities seen.
- Economic Development Commission, Ridge and Valley need to work together, frustrated this is not vendor driven.
- Finding local employees; are looking forward to the City's upcoming Community Job Fair.



City of Snoqualmie
2023-2024 Council Priority Tracker
 Community Development Committee

Topic	Council Priorities						Purpose	Council Committee	Department	Start Date	End Date	Intended Outcome	Next Steps	Contact	Notes	Hyperlinks (if available)
	Encourage Economic Vibrancy	Bolster Neighborhood Viability	Invest in Transportation and Infrastructure	Enhance Quality of Life	Assure a Safe Community	Insure Fiscal Transparency and Operational Stability										
Snoqualmie Mill Site Development	✓	✓	✓	✓			Economic Development and Affordable Housing	Community Development	Community Development	N/A	Ongoing	New Community with Economic Vibrancy	Awaiting the permit review process	Emily Artesche	The applicant is currently waiting for improved economic conditions before pursuing additional permits. An approval of resolution for MFTE is required.	https://www.snoqualmieva.gov/888/Snoqualmie-Mill-PC-Plan
Affordable Housing		✓		✓		✓	Meet State Requirements	Community Development	Community Development	Nov-22	Ongoing	New Units Available to All Income Levels	Roundtable	Emily Artesche	3-pronged approach analyzing city lands, city funds and city policy.	
Tourism	✓	✓		✓		✓	Economic Development	Community Development	Community Development	Nov-23	Ongoing	On-going Economic Vibrancy	Economic Development Commission	Emily Artesche	This is an effort to support downtown businesses and retail expansion to create a Tourism Multiplier Effect. A Trolley Car could be considered.	https://www.railwaypreservation.com/vintagetrolley/issaquah.htm
Northwest Railway Museum Roundhouse Project	✓	✓		✓			Economic Development	Community Development	Community Development	Sep-21	Ongoing	Expanded Museum Bringing Tourism	Continue the permit review process	Emily Artesche	The applicant is currently addressing City review comments on permitting on plans for a building with a circular or semicircular shape used by railways for servicing and storing locomotives.	
FEMA Community Rating System (CRS) and Flood Mitigation		✓		✓	✓		Meet State and Federal Requirements	Community Development	Community Development	Sep-23	Ongoing	Lower Insurance Rate for Property Owners	Review Repetitive Loss Properties	Emily Artesche	Staff is seeking opportunities to address flood mitigation including raising of homes above flood elevation and changing the city classification.	https://www.fema.gov/food/pain-management/community-rat/ins-system
Comprehensive Plan	✓	✓	✓	✓	✓	✓	Meet State Requirements	Community Development	Community Development	Jan-23	Ongoing	A Viable Roadmap for Future	Review Recommendations from Commission	Emily Artesche		https://www.snoqualmieva.gov/997/Comprehensive-Plan-Update-2044
Urban Growth Area (UGA) Boundaries		✓		✓			Meet State and County Requirements	Community Development	Community Development	Jul-23	Dec-25	A Review of Capacity Opportunities	Identify desired features in UGA, Proposed Reconciliation Steps, complete current housing efforts	Emily Artesche	Staff is working with King County on next steps which include completion of a Comprehensive Plan, determination of feasible boundaries, requesting County/State Tools to assist the City in the process, and requesting reconciliation.	
Snoqualmie Municipal Code (SMC) Retail Code Amendment	✓	✓				✓	Economic Development	Community Development	Community Development	Apr-23	Dec-24	Increased Retail in Key Locations	Initiate MUPF Amendments	Jonathan Kestler	Discussion occurred at a Community Development Committee Meeting in April 2023. Next steps to come.	
Middle Housing	✓	✓	✓	✓			Meet State and Federal Requirements	Community Development	Community Development	Sep-22	Jun-23	Development and Encouragement of Attached Units, Variety of Complexes	N/A	Emily Artesche	The city will continue to stay involved in discussions on middle housing additions. Other opportunities to address work-force housing and low-income housing are forthcoming.	https://www.snoqualmieva.gov/1017/Middle-Housing
Human Services Program		✓		✓	✓		Support Desired Services and/or Enhancements	Community Development	Administration	Jan-23	Dec-24	Providing Money to Desired Services and Enhancements	Identify Gaps to Fill	Carson Hornsby	The Human Services Advisory Committee will review accountability forms and distribute remaining funds to human services organizations throughout the biennium.	https://www.snoqualmieva.gov/583/Human-Services



Economic Development Commission Work Program

2024 WORK PROGRAM ITEMS	
TOPIC	DATE
Business Visitations	1st Quarter
Snoqualmie Wayfinding Signage	On-going
Council Priority Tracker, Tourism	On-going
Training, Department of Commerce	1st Quarter
Mainstreets USA Status	1st-2nd Quarters
Annexation Strategy Study	3rd Quarter
Washington State’s Creative Districts	1st-2nd Quarters
Business Park Recruitment	On-going
Branding Identity	TBD
Kiosks	TBD
Funding, Doors Open King County	TBD

2025 AND FUTURE WORK PROGRAM ITEMS	
TOPIC	DATE