



ECONOMIC DEVELOPMENT COMMISSION HYBRID MEETING

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

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMISSION MEMBERS

Chair: Bobbi Harrison

Commissioners: Shalabh Chandra, Joelle Gibson, Larry Mana'o, Rob McDonald, Nichole Pas, and Ryan Seal

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.

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CALL TO ORDER & ROLL CALL

AGENDA APPROVAL

PUBLIC COMMENTS

MINUTES

1. Approval of the minutes dated October 18, 2023

OLD BUSINESS

2. Community Liaison Report
3. Chamber of Commerce Report
4. Community Development Report
5. Mayor's Report

NEW BUSINESS

6. Election of Chair
7. Council Priority Tracker- Tourism
8. Business Visitation
9. Work Program

ADJOURNMENT

Economic Development Commission Hybrid Meeting
November 15, 2023



ECONOMIC DEVELOPMENT COMMISSION MEETING MINUTES OCTOBER 18, 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 was also present.

Commissioners Ryan Seal and Shalabh Chandra were absent.

City Staff: Emily Arteche, Community Development Director; Mike Chambless; Interim 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: September 20, 2023 minutes were approved.

DISCUSSION

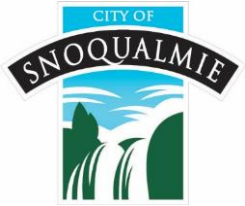
- Community Liaison Update: Meeting with the Ridge Merchant Group is going well. Both merchant groups will be participating in a trick or treat event. Holiday lighting is starting with lights being up by Thanksgiving at the latest and running through February.
- Community Development Report: No significant changes in development. Timber trails subdivision review is done and they will be applying for permits soon. Open house for the Comprehensive Plan will be happening today. EDC goals and policies are being reviewed at Community Development Committee currently.
- Chamber Update: No update.
- Mayor's Report: A couple events- manufacturing day and Spacelabs community days. Parkway is complete, the striping is getting cleaned up. The committee will decide soon if the Parkway transfer topic is going to legislature. The splashpad is approved. The pool presentation to Council will be on October 23 with proposals.

NEW BUSINESS

- Selection of New Chair: Consideration given toward selecting a new chair in the new year. No term limits, just encouraged.
- Housing Taskforce Roundtable Update: Councilmember Wotton shared what strategies the taskforce discussed for affordable housing. Primary topics covered were city owned property, in-fill, multi-family housing preservation, and supportive housing.
- Business Visitation Update: Commissioners will begin having conversations with local businesses and share findings with staff.

ADJOURNMENT

Meeting adjourned at 9:01 am



Community Development Department

Emily Arteche, Director

38624 SE River St. | P.O. Box 987
Snoqualmie, Washington 98065
(425) 888-5337 | earteche@snoqualmiwa.gov

October 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	October 2023	YTD
Permit Applications	47	477
Permits Issued	41	446
Total Inspections	72	755

Planning	October, 2023	YTD
Business Licenses	24	65
Pre Applications	3	9
Sign Permits	2	7

Boards and Commissions:

- Planning Commission 10/2 and 10/16 – completed work on the Housing and Economic Development element, goals and policies. A recommendation will be forward to the CD Committee for their review. Began review of the Transportation element.
- Community Development Committee, 10/2 and 10/16 - Review of Land Use, Housing and Economic Development element and recommendations to Council.
- Arts Commission held an annual retreat special meeting, reviewing and evaluating accomplishments and programming.

Land Use Planning Projects:

NWRM: The applicant would like to clear and grade the property to expand the existing museum to include a roundhouse.

Timber Trails (Plat 30): Clearing and Grading permit was submitted to being preparing the parcel for a 46 single-family residential (duplexes and townhomes) lots.

Model Train Museum/Park: In December 2022 the Council authorized the Mayor to approval 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 City Council met in August with representatives of model train and approved an extension to the timeline of project of three months before moving forward with an approval of the draft lease and development agreement.

The Rails: City Staff 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 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.

Crabb Commerical: City Staff are reviewing a building permit for a new commerical building on Railroad Avenue. The proposed development is a 2 story building , 2632 square feet.

Mixed-Use Final Plan: Prep for the 1st segment of this was done for presentation to the Planning Commission on November 6th. This involves amending the SR-I Mixed Use Final Plan to remove or amend conditions as needed, to allow for more retail.

Flood Report Mailing: The Annual Flood Report was prepared and mailed out to property owners within the Flood Plain in October. This is part of the City's participation in the National Flood Insurance Program (NFIP) and Community Rating System (CRS) program.

Comp Plan Open House: After the successful April open house at City Hall to get public input on the Comprehensive Plan Update, a second one occurred at the Snoqualmie Public Library on Wednesday, October 18th. There were twenty-five sign-ins on the register, with total attendemnce of approximately thirty-five, including staff and consultants.

Comprehensive Plan Outreach: Over 350 total public comments have been recieved from open houses, business roundtables, surveys, the Ridge Business Owners and the Snoqualmie Tribe. The Planning Commission has made recommendations to the Community Developent Committee on the land use element. The Economic Development and Housing elements are moving through the Planning Commission. A second open house is schedule in mid-October for additional public participation.

Commented [EA1]: @Jonathan Kesler Jonathan, please update if you need assistance please consult with @Ashley Wragge

Commented [EA2]: @Jonathan Kesler please update as needed with brief update on open house.

Events, Engagement, Marketing and Tourism:

- Halloween Events: City-wide, October 28, Ridge District/Center Blvd., 1-3pm, and Downtown District, 2-4pm. Marketing and advertising (425 Magazine ad buy). City was busy with trick-or-treaters all afternoon. Provided marketing and candy support to both Ridge and Downtown merchants.
- Marketing Conception and Coordination: Snoqualmie Winter Lights Tree Lighting, Snoqualmie Winter Lights Month Long Lighting Displays, Snoqualmie Inn and City of Snoqualmie Partnership for Snoqualmie Winter Lights Room Package, and Historic Downtown Merchants Association, month long December event programming partnership. Advertising buys with 425 Magazine and Seattle's Childs.
- Project management of the holiday lighting program installations, by City Parks Department and outside vendor.
- Attended SnoValley Chamber of Commerce monthly luncheon.
- Attended Historic Downtown Merchants Association meeting.
- Special Events Permits:
 - Halloween Festival 10/30/23
 - Egg Hunt 3/29/24
 - Daddy Dash 4/19/24
 - Graduation and Carnival 6/5/24



City of Snoqualmie

2023-2024 Council Priority Tracker

Community Development Committee

Item 7.

Topic	Council Priorities							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	Purpose									
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.snoqualmiewa.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/issaqueh.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/floodplain-management/community-rating-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.snoqualmiewa.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 Kesler	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.snoqualmiewa.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.snoqualmiewa.gov/583/Human-Services

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						
Biija's Cuts	Biija					
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



Economic Development Commission Work Program

2023 WORK PROGRAM ITEMS	
TOPIC	DATE
Comprehensive Plan Economic Development Element	Jan -Dec 2023
Business Visitation	Sept.-March 2024
Snoqualmie Ridge Neighborhood Center signage & business discussion	TBD
Tourism, Council Priority Tracker	Jan-Dec 2023

2024 AND FUTURE WORK PROGRAM ITEMS	
TOPIC	DATE
Kiosks	TBD
Urban Growth Area Planning, Business Park Expansion	TBD
Training, Department of Commerce	Jan. 2024
Tourism, Council Priority Tracker	Jan.-March 2024