



## CITY COUNCIL REGULAR MEETING

Monday, November 25, 2024, at 7:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

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### MAYOR & COUNCIL MEMBERS

Mayor Katherine Ross

Councilmembers: Ethan Benson, Cara Christensen,  
Catherine Cotton, Bryan Holloway, Jo Johnson,  
Louis Washington, and Robert Wotton

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

**Join by Telephone:** To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **813 0614 8787** and Password **1800110121** 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:** 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 **813 0614 8787**; Enter Password **1800110121**
- 4) Please confirm that your audio works prior to participating.

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### CALL TO ORDER & ROLL CALL

### PLEDGE OF ALLEGIANCE

### AGENDA APPROVAL

### PUBLIC HEARINGS, PRESENTATIONS, PROCLAMATIONS, AND APPOINTMENTS

#### Public Hearings

#### Appointments

1. Firefighter Badge Pinning and Introduction of New Volunteer EMT's.

2. **AB24-123:** City Attorney Appointment and Oath of Office.

#### Presentations

#### Proclamations

### PUBLIC COMMENTS AND REQUESTS FOR ITEMS NOT ON THE AGENDA

(NOTE: No online public comments will be accepted during the meeting. Written comments are encouraged and may be submitted via in-person drop off, mail, or e-mail to [cityclerk@snoqualmiewa.gov](mailto:cityclerk@snoqualmiewa.gov). All written comments must be received by 3:00 p.m. on the day of the scheduled meeting.)

## CONSENT AGENDA

- [3.](#) Approve the City Council Meeting Minutes dated November 12, 2024.
- [4.](#) Approve the Claims Report dated November 25, 2024.
- [5.](#) **AB24-125:** Interlocal Agreement Renewal with Issaquah Jail
- [6.](#) **AB24-119:** Adoption of the 2024-2029 King County Flood Management Plan and the City of Snoqualmie Jurisdiction Annexation.

## ORDINANCES

- [7.](#) **AB24-105:** Certifying an Increase in Property Taxes.

**Proposed Action:** Second Reading of Ordinance 1299. Move to adopt Ordinance 1299 certifying an increase in the regular property tax revenue for the fiscal year commencing January 1, 2025 on all property both real and personal in the City of Snoqualmie which is subject to taxation for the purpose of paying sufficient revenue to carry on the departments of the City for the ensuing year; and providing for severability and an effective date.

- [8.](#) **AB24-106:** 2025 Property Tax Levy.

**Proposed Action:** Second Reading of Ordinance 1298. Move to adopt Ordinance 1298 Levying Regular Property Taxes for the fiscal year commencing January 1, 2025, on all property both real and personal in the City of Snoqualmie which is subject to taxation for the purpose of providing sufficient revenue to cover departmental operations of the City for the ensuing year; and providing for severability and an effective date.

- [9.](#) **AB24-107:** 2023-2024 Biennial Budget Amendment

**Proposed Action:** First Reading of Ordinance 1300.

- [10.](#) **AB24-096:** Transportation Impact Fees.

**Proposed Action:** First Reading of Ordinance 1301.

- [11.](#) **AB24-098:** Adoption of Comprehensive Plan 2044.

**Proposed Action:** First Reading of Ordinance 1302.

## COMMITTEE REPORTS

### Public Safety Committee:

- [12.](#) Fire 3rd Quarter 2024 Accreditation Report

**Proposed:** Information Only.

### Community Development Committee:

### Parks & Public Works Committee:

- [13.](#) **AB24-124:** Land Acquisition for Reclaimed Water System Improvements.

**Proposed Action:** Move to approve a Purchase and Sale Agreement with CF Arcis VII, LLC, with a total contract value of up to \$332,000.



**Finance & Administration Committee:**

14. **AB24-121:** RiverTrail Property Acquisition.

**Proposed Action:** Move to adopt Resolution 1701 approving a Purchase and Sale Agreement for Parcel No. 784920-0025 and authorizing the Mayor to sign.

**Committee of the Whole:**

15. 2025 Legislative Priorities.

**REPORTS**

16. Mayor's Report

17. Commission/Committee Liaison Reports

**EXECUTIVE SESSION**

18. Executive Session pursuant to RCW 42.30.110(1)(i)(ii) or (iii) Litigation.

**ADJOURNMENT**

Accommodation: Requests for assistance or accommodations can be arranged by contacting the City Clerk by phone at (425) 888-8016 or by e-mail at [cityclerk@snoqualmiewa.gov](mailto:cityclerk@snoqualmiewa.gov) no later than 3:00 pm the day of the meeting.



# BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

**AB24-123**  
**November 25, 2024**  
**Appointment**

## AGENDA BILL INFORMATION

<b>TITLE:</b>	<b>AB24-123:</b> City Attorney Confirmation and Oath of Office	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>PROPOSED ACTION:</b>	Move to confirm the Mayor’s appointment of Dena Burke for City Attorney	

<b>REVIEW:</b>	Department Director	Mike Chambless	Click or tap to enter a date.
	Finance	n/a	Click or tap to enter a date.
	Legal	n/a	Click or tap to enter a date.
	City Administrator	Mike Chambless	11/6/2024

<b>DEPARTMENT:</b>	Human Resources		
<b>STAFF:</b>	Kim Johnson		
<b>COMMITTEE:</b>	Choose an item.	<b>COMMITTEE DATE:</b> Click or tap to enter a date.	
<b>EXHIBITS:</b>			

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUESTED</b>	\$ n/a

## SUMMARY

The city recently concluded the City Attorney recruitment, and the Mayor has selected Dena Burke as the next City Attorney.

### BACKGROUND

Dena Burke graduated from Gonzaga School of Law and brings ten years of experience to the city of Snoqualmie. Her experience includes time at the Prosecutors office, the Washington State Court of Appeals, the United States JAG office, and the city of Bonney Lake. She brings knowledge, leadership, and enthusiasm as a dedicated public servant to the Snoqualmie community. Dena prides herself on delivering innovative solutions to challenges in a constantly changing environment with limited resources. We are confident that she will show her commitment to the citizens of Snoqualmie starting on day one.

## PROPOSED ACTION

Move to confirm the Mayor’s appointment of Dena Burke as City Attorney effective November 25, 2024.



## CITY COUNCIL ROUNDTABLE MEETING MINUTES CITY COUNCIL REGULAR MEETING MINUTES November 12, 2024

### ROUNDTABLE MEETING

**CALL TO ORDER & ROLL CALL:** Mayor Ross called the Roundtable Meeting to order at 6:30 pm.

**City Council:** Councilmembers Ethan Benson, Rob Wotton, Bryan Holloway, Louis Washington, Catherine Cotton, and Jo Johnson.

It was moved by CM Cotton; seconded by CM Johnson to:

**Excuse CM Christensen from this evening's meeting.**

PASSED: 6-0 (Benson, Wotton, Holloway, Washington, Cotton, Johnson)

Mayor Katherine Ross was also present.

**City Staff Present:** Brian Lynch, Acting City Administrator/Police Chief; Deana Dean, City Clerk; Jeff Hamlin, Parks & Public Works Director; Danna McCall, Communications Coordinator; Dylan Gamble, CIP Manager; Drew Bouta, Finance Director; Jen Hughes, Deputy Finance Director; Janna Walker, Budget Manager; Fletcher Lacroix, IT Director; Emily Arteché, Community Development Director; Mike Bailey, Fire Chief; and Jimmie Betts, IT Support.

### AGENDA APPROVAL

It was moved by CM Holloway; seconded by CM Washington to approve the agenda which was unanimously approved.

### SPECIAL BUSINESS

1. **Utility Rate Study Presentation.** This item was introduced by CIP Manager Dylan Gamble. Presentation provided by Sergey Tarasov (remote) of FCS Group. Paul Quinn (remote) of FCS Group was also present. Topics covered included background, overview of rate setting process, revenue requirement summary, cost-of-service, customer impacts, and next steps. Council comments and questions followed.

It was unanimously approved to adjourn the Roundtable Meeting. The meeting ended at 6:57 pm.

### REGULAR MEETING

**CALL TO ORDER:** Mayor Ross called the Regular Meeting to order 7:01 pm.

**City Council:** Councilmembers Ethan Benson, Rob Wotton, Bryan Holloway, Louis Washington, Catherine Cotton, and Jo Johnson. CM Christensen's absence was excused at the 6:30 pm Roundtable Meeting.

Mayor Katherine Ross was also present.

**City Staff:**

David Linehan, Interim City Attorney; Brian Lynch, Acting City Administrator/Police Chief; Deana Dean, City Clerk; Danna McCall, Communications Coordinator; Mike Bailey, Fire Chief; Emily Arteché, Community Development Director; Jeff Hamlin, Parks & Public Works Director; Drew Bouta, Finance Director; Janna Walker, Budget Manager; Jen Hughes, Deputy Finance Director; Fletcher Lacroix, IT Director; Mona Davis, Senior Planner; and Jimmie Betts, IT Support.

**PLEDGE OF ALLEGIANCE****AGENDA APPROVAL**

It was moved by CM Holloway; seconded by CM Johnson to:

**Approve the agenda.**

PASSED: 6-0 (Benson, Wotton, Holloway, Washington, Cotton, Johnson)

**PUBLIC HEARINGS, PRESENTATIONS, PROCLAMATIONS, AND APPOINTMENTS****Public Hearings**

2. **AB24-105 and AB24-106:** Certifying an Increase in Property Taxes and 2025 Property Tax Levy. Mayor Ross opened the public hearing at 7:03 pm. No one wishing to speak, the public hearing was closed at 7:04 pm.

**Appointments****Presentations****Proclamations**

3. Proclamation 24-22: Native American Heritage Month. The proclamation was read into the record by Mayor Ross who proclaimed November 2024 as Native American Heritage Month.

**PUBLIC COMMENTS AND REQUESTS FOR ITEMS NOT ON THE AGENDA** – There were no public comments.

**CONSENT AGENDA**

4. Approve the City Council Meeting Minutes dated October 28, 2024.
5. Approve the Claims Report dated November 12, 2024
6. **AB24-062:** Meadowbrook Farm Docent Services Memorandum of Agreement (MOU).

It was moved by CM Washington; seconded by CM Cotton to:

**Approve the consent agenda.**

PASSED: 6-0 (Benson, Wotton, Holloway, Washington, Cotton, Johnson)

## ORDINANCES

7. **AB24-055:** Amendments to Snoqualmie Municipal Code Titles 14 and 15, Implementing Senate Bill 5290. Council questions answered by Community Development Director Emily Arteche.

It was moved by CM Washington, seconded by CM Holloway to:

**Adopt Ordinance 1293 amending the Snoqualmie Municipal Code to comply with the requirements of Senate Bill 5290.**

PASSED: 6-0 (Benson, Wotton, Holloway, Washington, Cotton, Johnson)

8. **AB24-089:** School Impact Fees for 2025. Ryan Stokes from Snoqualmie Valley School District was present remotely.

It was moved by CM Holloway, seconded by CM Wotton to:

**Adopt Ordinance 1294 updating Snoqualmie Valley School District's Impact Fees for 2025.**

PASSED: 6-0 (Benson, Wotton, Holloway, Washington, Cotton, Johnson)

9. **AB24-105:** Certifying an Increase in Property Taxes. Introduction read into the record by CM Holloway. Presentation by Budget Manager Janna Walker. Council questions followed. This is the first reading of Ordinance 1299. The second reading and proposed adoption will be at the November 25, 2024, City Council meeting.
10. **AB24-106:** 2025 Property Tax Levy. Introduction read into the record by CM Holloway. This matter was discussed with AB24-105. This is the first reading of Ordinance 1298. The second reading and proposed adoption will be at the November 25, 2024, City Council meeting.

## COMMITTEE REPORTS

**Public Safety Committee:** There was no report.

### OUT OF ORDER - Finance & Administration Committee:

11. **AB24-111:** Appointment of the City Hearing Examiner and Authorize Execution of a Professional Services Agreement. Introduction read into the record by CM Holloway. Additional information provided by Community Development Director Emily Arteche and Interim City Attorney David Linehan. Peregrin Sorter was present remotely and addressed Council.

It was moved by CM Holloway, seconded by CM Washington to:

**Confirm the Mayor's appointment of Peregrin Sorter as City Hearing Examiner and authorize the execution of a professional services agreement.**

PASSED: 6-0 (Benson, Wotton, Holloway, Washington, Cotton, Johnson)

### Community Development Committee:

12. **AB24-118:** Workforce Housing Development Request for Qualifications (RFQ). Introduction read into the record by CM Washington. Additional information provided by Community Development Director Emily Arteche and Interim City Attorney David Linehan. Discussion followed.

It was moved by CM Washington, seconded by CM Wotton to:  
**Authorize issuance of an RFQ for a Workforce Housing Development project.**  
 PASSED: 6-0 (Benson, Wotton, Holloway, Washington, Cotton, Johnson)

It was moved by CM Johnson; seconded by CM Holloway to:  
**Strike everything from “geared towards” to the end and replace with “to provide affordable housing.”**  
 PASSED: 6-0 (Benson, Wotton, Holloway, Washington, Cotton, Johnson)

It was moved by CM Johnson; seconded by CM Cotton to:  
**Amend motion to “to provide affordable/workforce housing.”**  
 PASSED: 5-1 (Wotton, Holloway, Washington, Cotton, Johnson) Nay: Benson

**Parks & Public Works Committee:** There were no reports.

**Committee of the Whole:**

13. 2025 Legislative Priorities. Discussion led by CM Holloway. This will be discussed at the committee levels and brought back for further discussion.

**REPORTS**

14. Mayor’s Report:

- The Mayor participated in Allegion’s Manufacturing Day. There were many high school students in attendance. Allegion gave a tour and great overview of manufacturing and included a panel of employees who are graduates from Mt Si High School.
- The Mayor and CM Christensen met with Tribe representatives to discuss several issues including fee for service for police and fire services. More conversations are being scheduled.
- The Mayor attended the Veteran’s Day flag raising ceremony at Snoqualmie Casino on Monday and expressed gratitude for all the military currently serving and all the veterans.

15. Commission/Committee Liaison Reports:

- CM Cotton provided a reminder the Snoqualmie Ridge Merchants Association meeting will be at 10:00 am tomorrow at Snoqualmie Hospital.
- CM Wotton noted there will be a 4:30 pm presentation at the November 18, 2024, Public Safety Committee meeting on school safety and there will be a housing chat meeting on December 4, 2024.

16. Department Reports for October 2024 were included in the packet for review.

**EXECUTIVE SESSION**

17. Executive Session pursuant to RCW 42.30.110(1)(b) To consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price lasting approximately 10 minutes.

At 8:26 pm, Council went into Executive Session which was expected to last until 8:36 pm. No action was anticipated following the Executive Session and recording of the meeting ceased.

The regular meeting reconvened at 8:36 pm.

**ADJOURNMENT**

It was moved by CM Holloway, seconded by CM Washington to adjourn the meeting which passed unanimously.

The meeting was adjourned at 8:42 pm.

**CITY OF SNOQUALMIE**

\_\_\_\_\_  
Katherine Ross, Mayor

Attest:

\_\_\_\_\_  
Deana Dean, City Clerk



**Drew Bouta, Director of Finance**  
38624 SE River St. | PO Box 987  
Snoqualmie, Washington 98065  
(425) 888-1555 | [dbouta@snoqualmiewa.gov](mailto:dbouta@snoqualmiewa.gov)

**To:** City Council  
Finance & Administration Committee

**From:** Drew Bouta, Director of Finance

**Date:** November 25, 2024

**Subject:** CLAIMS REPORT  
Approval of payments for the period: October 24, 2024, through November 12, 2024

**BACKGROUND**

Per RCW 42.24.080, all claims presented against the city by persons furnishing materials, rendering services, or performing labor must be certified by the appropriate official to ensure that the materials have been furnished, the services rendered, or the labor performed as described, and that the claims are just, due, and unpaid obligations against the city, before payment can be made. Expedited processing of the payment of claims when certain conditions have been met allows for the payment of claims before the legislative body has acted to approve the claims when: (1) the appropriate officers have furnished official bonds; (2) the legislative body has adopted policies that implement effective internal control; (3) the legislative body has provided for review of the documentation supporting the claims within a month of issuance; and (4) that if claims are disapproved, they shall be recognized as receivables and diligently pursued. The City of Snoqualmie meets all requirements of this state law.

Pursuant to Snoqualmie Municipal Code (SMC) Chapter 3.85, all Claims, Demands and Vouchers against the city, provides that the Finance Director or her designee will examine all claims prior to payment and provide periodic reporting of the payments to the City Council for final approval. Per SMC 3.85.040, to meet these requirements, the Finance Director schedules payment of claims and payroll for monthly Finance & Administration Committee review followed by full City Council approval on the consent agenda. Per SMC 3.85.050, documentation supporting claims paid and the Finance Director’s written report are made available to all city council members at City Hall for 48 hours prior to the Finance & Administration Committee meeting. Following the 48-hour review period, the Finance & Administration Committee considers the claims as part of its regular agenda and recommends to the full city council whether to approve or disapprove the claims. Consistent with these requirements, this report seeks City Council approval of payment of claims and payroll batches summarized in the table below.

**ANALYSIS**

All payments made during these periods were found to be valid claims against the city. The City’s internal controls include certification of the validity of all expenditures by the appropriate department and an internal audit conducted by designated finance department staff who review all claims and payroll payments. Staff performs system validation and exception reviews to validate payroll records. The Finance Director performs a random sampling review of supporting documentation for claims payments to ensure validity, as well as regularly reviews its processes to ensure appropriate internal controls are in place. The City issues disbursements for claims and payroll via the following methods:

- Warrant: paper negotiable instruments, very much like, although legally distinct from, checks
- Commercial Credit Card: as authorized by Financial Management Policy
- Electronic Funds Transfer (EFT). EFTs are electronic banking transactions (no paper instrument) of two basic types: (1) Automated Clearing House (ACH) for Electronic Fund Transfer (EFT) and (2) Wire Transfers a direct transfer between bank accounts



**The following table summarizes the claims and payments authorized by the Finance Director:**

The foregoing amounts were budgeted in the 2023-2024 biennial budget, and sufficient funds are available to cover these payments, as appropriate. Details pertaining to the individual vendor payments are available in documentation provided for the Finance & Administration Committee and subsequent City Council review by accessing the following link on the city website: [Claims Report](#)

**CITY OF SNOQUALMIE**  
**Disbursements for Council Approval**  
**Claims, Payroll and Miscellaneous**

CLAIMS							
Batch ID	Date	Warrants			ACH		CLAIMS TOTAL
		From #	Thru #	Amount	Qty	Amount	
121	10/24/2024	62610	62621				-
		62741	62745	\$ 4,193.40			4,193.40
122	10/31/2024	83149	83236	\$ 626,601.05			626,601.05
123	11/4/2024	83237	83237	\$ 13,746.60			13,746.60
124	11/6/2024	83238	83238	\$ 2,081.04			2,081.04
125	11/7/2024	83239	83292	\$ 676,678.65			676,678.65
<b>Grand Total</b>							<b>1,323,300.74</b>

PAYROLL (including Payroll Benefits)							
Batch ID	Date	Warrants			ACH		PAYROLL TOTAL
		From #	Thru #	Amount	Qty	Amount	
PR 11-7-24	11/7/2024	72756	72756	\$ 256.96	122	\$ 388,829.30	389,086.26
PRV 11-7-24	11/7/2024	62746	62753	\$ 6,498.97	14	\$ 471,640.20	478,139.17
<b>Grand Total</b>							<b>867,225.43</b>

MISCELLANEOUS DISBURSEMENTS				
Date	Description	ACH Amount	Wire Amount	MISC TOTAL
11/1/2024	Dept. of Revenue - Quarterly Leasehold Excise Tax	\$ 8,214.13		\$ 8,214.13
11/1/2024	Merchant Card Fees - Bankcard	\$ 9,165.72		\$ 9,165.72
11/4/2024	Merchant Card Fees - Bluefin	\$ 173.66		\$ 173.66
11/4/2024	Merchant Card Fees - Merchant Transact	\$ 806.05		\$ 806.05
11/4/2024	Merchant Card Fees - Tyler Munis	\$ 251.30		\$ 251.30
11/5/2024	Merchant Card Fees - American Express	\$ 1,153.62		\$ 1,153.62
11/5/2024	Merchant Card Fees - Tyler Munis - American Express	\$ 1.18		\$ 1.18
11/5/2024	Navia Benefits Solutions	\$ 6,943.26		\$ 6,943.26
11/12/2024	Navia Benefits Solutions	\$ 416.68		\$ 416.68
11/12/2024	Navia Benefits Solutions	\$ 6,182.66		\$ 6,182.66
<b>Grand Total</b>				<b>33,308.26</b>

**Total** **2,223,834.43**

The following claims and payments were objected to by Finance Director: **NONE**  
*(Itemize claims/demands amounts and circumstances, and summarize reasons for objection)*

**I, the undersigned, do hereby certify under penalty of perjury that the claims and payroll warrant and/or checks itemized above were issued to pay just, due, and unpaid obligations of the City of Snoqualmie for materials furnished, services rendered, or labor performed, and that I am authorized to authenticate and certify the foregoing.**

*Drew Bouta*

Nov 13, 2024

Drew Bouta, Director of Finance

Date

**FINANCE & ADMINISTRATION COMMITTEE RECOMMENDATION: Approve / Not Approve**

# Accounts Payable

## Blanket Voucher Approval Document



User: THolden  
Printed: 11/05/2024 - 10:35AM  
Warrant Request Date: 10/24/2024  
DAC Fund:

Batch: 00004.10.2024 - UB Refunds Oct

City of Snoqualmie  
Claims presented to the City to be paid in the amount of \$ 4,193.40  
for claims warrants numbered 62610-62621 and 62741-62745 & dated 10/24/2024.

Line	Claimant	Voucher No.	Amount
1	Arasu,Senthil	000062610	88.68
2	Boopalan,Mohanarangan	000062611	227.49
3	Choi,John	000062612	275.29
4	Crowell,Thomas	000062613	390.73
5	Endicott,Abigail	000062614	254.74
6	EntriKen,Terry & Julie	000062615	220.93
7	Folden,Will	000062616	192.00
8	Gudivada,Geetha	000062617	409.72
9	Hossman,Juliet	000062618	220.13
10	Johnson,Dawn and Trevor	000062619	114.41
11	Lingo,Joshua & Kimberly	000062620	262.41
12	Petrisko,Kevin and Scarlet	000062621	289.12
13	Piculell,Eugene or Kathy	000062741	312.03
14	Short,Michael	000062742	222.44
15	Thorson,Tracie	000062743	498.27
16	Tiernan,Karri and Christopher	000062744	72.07
17	Wicker,Lacey	000062745	142.94

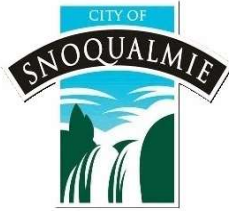
Page Total: \$4,193.40

Grand Total: \$4,193.40

# Accounts Payable

## Check Detail

User: THolden  
Printed: 11/05/2024 - 1:05PM



<b>Check Number</b>	<b>Check Date</b>		<b>Amount</b>
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**UB\*03242 - Arasu, Senthil Line Item Account**

62610	10/24/2024		
	Inv		
	<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>
	10/17/2024	Refund Check	401-00-000-213-10-00-000
	Inv Total		88.68
62610 Total:			88.68

**UB\*03242 - Arasu, Senthil Total:**

88.68

**UB\*03240 - Boopalan, Mohanarangan Line Item Account**

62611	10/24/2024		
	Inv		
	<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>
	10/17/2024	Refund Check	401-00-000-213-10-00-000
	Inv Total		227.49
62611 Total:			227.49

**UB\*03240 - Boopalan, Mohanarangan Total:**

227.49

**UB\*03246 - Choi, John Line Item Account**

62612	10/24/2024		
	Inv		
	<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>
	10/17/2024	Refund Check	401-00-000-213-10-00-000
	Inv Total		275.29
62612 Total:			275.29

**UB\*03246 - Choi, John Total:**

275.29

**UB\*03234 - Crowell, Thomas Line Item Account**

62613	10/24/2024		
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Inv			
<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
10/17/2024	Refund Check	401-00-000-213-10-00-000	390.73
Inv Total			390.73
62613 Total:			390.73
<b>UB*03234 - Crowell, Thomas Total:</b>			390.73
<b>UB*03241 - Endicott, Abigail Line Item Account</b>			
62614	10/24/2024		
Inv			
<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
10/17/2024	Refund Check	401-00-000-213-10-00-000	254.74
Inv Total			254.74
62614 Total:			254.74
<b>UB*03241 - Endicott, Abigail Total:</b>			254.74
<b>UB*03235 - Entriken, Terry &amp; Julie Line Item Account</b>			
62615	10/24/2024		
Inv			
<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
10/17/2024	Refund Check	401-00-000-213-10-00-000	220.93
Inv Total			220.93
62615 Total:			220.93
<b>UB*03235 - Entriken, Terry &amp; Julie Total:</b>			220.93
<b>UB*03236 - Folden, Will Line Item Account</b>			
62616	10/24/2024		
Inv			
<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
10/17/2024	Refund Check	401-00-000-213-10-00-000	192.00
Inv Total			192.00
62616 Total:			192.00
<b>UB*03236 - Folden, Will Total:</b>			192.00

**UB\*03233 - Gudivada, Geetha Line Item Account**

62617                      10/24/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
10/17/2024	Refund Check	401-00-000-213-10-00-000	409.72

Inv Total 409.72

62617 Total: 409.72

**UB\*03233 - Gudivada, Geetha Total:**

409.72

**UB\*03244 - Hossman, Juliet Line Item Account**

62618                      10/24/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
10/17/2024	Refund Check	401-00-000-213-10-00-000	220.13

Inv Total 220.13

62618 Total: 220.13

**UB\*03244 - Hossman, Juliet Total:**

220.13

**UB\*03232 - Johnson, Dawn and Trevor Line Item Account**

62619                      10/24/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
10/17/2024	Refund Check	401-00-000-213-10-00-000	114.41

Inv Total 114.41

62619 Total: 114.41

**UB\*03232 - Johnson, Dawn and Trevor Total:**

114.41

**UB\*03245 - Lingo, Joshua & Kimberly Line Item Account**

62620                      10/24/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
10/17/2024	Refund Check	401-00-000-213-10-00-000	262.41

Inv Total 262.41

62620 Total: 262.41

**UB\*03245 - Lingo, Joshua & Kimberly Total:** 262.41

**UB\*03243 - Petrisko, Kevin and Scarlet Line Item Account**

62621                    10/24/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
10/17/2024	Refund Check	401-00-000-213-10-00-000	289.12

Inv Total 289.12

62621 Total: 289.12

**UB\*03243 - Petrisko, Kevin and Scarlet Total:** 289.12

**UB\*03231 - Piculell, Eugene or Kathy Line Item Account**

62741                    10/24/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
10/17/2024	Refund Check	401-00-000-213-10-00-000	312.03

Inv Total 312.03

62741 Total: 312.03

**UB\*03231 - Piculell, Eugene or Kathy Total:** 312.03

**UB\*03239 - Short, Michael Line Item Account**

62742                    10/24/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
10/17/2024	Refund Check	401-00-000-213-10-00-000	222.44

Inv Total 222.44

62742 Total: 222.44

**UB\*03239 - Short, Michael Total:** 222.44

**UB\*03238 - Thorson, Tracie Line Item Account**

62743                    10/24/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
10/17/2024	Refund Check	401-00-000-213-10-00-000	498.27

Inv Total 498.27

62743 Total: 498.27

**UB\*03238 - Thorson, Tracie Total:** 498.27

**UB\*03237 - Tiernan, Karri and Christopher Line Item Account**

62744            10/24/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
10/17/2024	Refund Check	401-00-000-213-10-00-000	72.07

Inv Total 72.07

62744 Total: 72.07

**UB\*03237 - Tiernan, Karri and Christopher Total:** 72.07

**UB\*03247 - Wicker, Lacey Line Item Account**

62745            10/24/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
10/17/2024	Refund Check	401-00-000-213-10-00-000	142.94

Inv Total 142.94

62745 Total: 142.94

**UB\*03247 - Wicker, Lacey Total:** 142.94

Total: 4,193.40

City of Snoqualmie  
 Claims presented to the City to be paid in the amount of \$626,601.05  
 For claims warrants numbered 83149 through 83236 & dated 10/31/2024

												#122
VENDOR NAME	ACCOUNT	ACCOUNT DESC	YEAR	PERIOD	TYPE	STATUS	AMOUNT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE	CHECK DATE
ALLPURP	PKA57680 541000	Professional Svcs - General	2024	10	INV	Paid	296.78	83149	30870	Parks/Public Wks Bldg. improvements	9/27/2024	10/31/2024
ALLPURP	STR54290 541000	Professional Svcs - General	2024	10	INV	Paid	296.78	83149	30870	Parks/Public Wks Bldg. improvements	9/27/2024	10/31/2024
ALLPURP	40153410 541000	Professional Svcs - General	2024	10	INV	Paid	296.78	83149	30870	Parks/Public Wks Bldg. improvements	9/27/2024	10/31/2024
ALLPURP	40253510 541000	Professional Svcs - General	2024	10	INV	Paid	296.78	83149	30870	Parks/Public Wks Bldg. improvements	9/27/2024	10/31/2024
ALLPURP	40353110 541000	Professional Svcs - General	2024	10	INV	Paid	296.78	83149	30870	Parks/Public Wks Bldg. improvements	9/27/2024	10/31/2024
ALLPURP	51051820 541000	Professional Svcs - General	2024	10	INV	Paid	296.83	83149	30870	Parks/Public Wks Bldg. improvements	9/27/2024	10/31/2024
AMZONCAP	COM55720 535900	Small Tools & Equipment	2024	10	INV	Paid	251.44	83150	1JRW-1JRL-NX3D	Video equipment	10/17/2024	10/31/2024
AMZONCAP	FIR52220 531340	Custodial & Cleaning Supplies	2024	10	INV	Paid	291.27	83150	16LD-M4CR-C7RQ	Breast cancer ribbons, tp, paper towels	9/21/2024	10/31/2024
AMZONCAP	FIR52220 531910	Operating Supplies	2024	10	INV	Paid	17.45	83150	16LD-M4CR-C7RQ	Breast cancer ribbons, tp, paper towels	9/21/2024	10/31/2024
AMZONCAP	PKF57680 531000	Office Supplies	2024	10	INV	Paid	7.09	83150	1M4R-JHN1-PX4H	Batteries	10/9/2024	10/31/2024
AMZONCAP	40153481 531000	Office Supplies	2024	10	INV	Paid	7.09	83150	1M4R-JHN1-PX4H	Batteries	10/9/2024	10/31/2024
AMZONCAP	40253580 531000	Office Supplies	2024	10	INV	Paid	7.08	83150	1M4R-JHN1-PX4H	Batteries	10/9/2024	10/31/2024
AMZONCAP	40353130 531000	Office Supplies	2024	10	INV	Paid	7.09	83150	1M4R-JHN1-PX4H	Batteries	10/9/2024	10/31/2024
AMZONCAP	51051821 531000	Office Supplies	2024	10	INV	Paid	7.09	83150	1M4R-JHN1-PX4H	Batteries	10/9/2024	10/31/2024
APWA MO	STR54290 549200	Dues-Subscriptions-Memberships	2024	10	INV	Paid	410.50	83151	000840284 revised	Yearly APWA membership dues	4/30/2024	10/31/2024
APWA MO	40153410 549200	Dues-Subscriptions-Memberships	2024	10	INV	Paid	410.50	83151	000840284 revised	Yearly APWA membership dues	4/30/2024	10/31/2024
APWA MO	40253580 549200	Dues-Subscriptions-Memberships	2024	10	INV	Paid	410.50	83151	000840284 revised	Yearly APWA membership dues	4/30/2024	10/31/2024
APWA MO	40353110 549200	Dues-Subscriptions-Memberships	2024	10	INV	Paid	410.50	83151	000840284 revised	Yearly APWA membership dues	4/30/2024	10/31/2024
APWA MO	40353190 549200	Dues-Subscriptions-Memberships	2024	10	INV	Paid	410.50	83151	000840284 revised	Yearly APWA membership dues	4/30/2024	10/31/2024
APWA MO	50154861 549200	Dues-Subscriptions-Memberships	2024	10	INV	Paid	410.50	83151	000840284 revised	Yearly APWA membership dues	4/30/2024	10/31/2024
ASHADE	50159448 564000	Fleet Vehicles & Equipment	2024	10	INV	Paid	424.71	83152	14032	ER&R vehicle window tinting Fire pickup	10/15/2024	10/31/2024
ASPECT	41739434 541070	Water Rights - Prof'l Svcs	2024	10	INV	Paid	27,387.50	83153	588147	ASR analysis and feasibility study ending 9/29/24	10/7/2024	10/31/2024
ATWORK	STR54270 548150	Landscaping Services	2024	10	INV	Paid	6,114.84	83154	PS-INV105716	Roadside Maintenance Sept. 2024	9/30/2024	10/31/2024
ATWORK	40353130 548150	Landscaping Services	2024	10	INV	Paid	14,267.95	83154	PS-INV105716	Roadside Maintenance Sept. 2024	9/30/2024	10/31/2024
ATWORK	51051821 548150	Landscaping Services	2024	10	INV	Paid	2,892.15	83154	PS-INV105714	Maintenance agreement-facilities Sept 2024	9/30/2024	10/31/2024
Austin Gutwein	POL52140 543000	Training & Travel	2024	10	INV	Paid	75.00	83156	RE A Gutwein 10/24	Reimb. A. Gutwein per diem meals for conf 10/7-11	10/11/2024	10/31/2024
BAINA	40253580 548000	Repair & Maintenance Services	2024	10	INV	Paid	652.80	83156	11157	Calibrate phase 3 sensors	10/7/2024	10/31/2024
CALPORTL	40353130 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	116.27	83157	96488755	Crushed gravel along pond rd for stormwater access	9/16/2024	10/31/2024
CALPORTL	40353130 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	672.21	83157	96502338	Crushed gravel along pond rd for stormwater access	9/25/2024	10/31/2024
CARLSONC	31126090 563014	Trails Replace - Construction	2024	10	INV	Paid	9,600.80	83158	33417	40" bridge deck replacement-Deep Creek Bridge	9/26/2024	10/31/2024
CARLSONC	31126090 563014	Trails Replace - Construction	2024	10	INV	Paid	9,382.60	83158	33418	Retaining wall with guardrail on trail	10/3/2024	10/31/2024
CARLSONC	31126090 563014	Trails Replace - Construction	2024	10	INV	Paid	7,418.80	83158	33419	Guardrail Fence Project on Trail by Deep Crk Bldg	10/8/2024	10/31/2024
Central Welding	FIR52220 531910	Operating Supplies	2024	10	INV	Paid	109.03	83159	00012186154	Smy/Med high pressure & haz mat	9/30/2024	10/31/2024
Chinook Lumber	STR54230 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	311.31	83160	2066226	Street fencing material	10/11/2024	10/31/2024
Chris Brown	FIR52245 543000	Training & Travel	2024	10	INV	Paid	30.00	83161	RE C Brown 9/24	Reimb. C. Brown per diem meals for conf.	10/17/2024	10/31/2024
Christhaven Trees	40353190 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	9,575.68	83162	1097	Tree equity- downtown street tree order	10/14/2024	10/31/2024
Christine Iverson	40353190 549100	City-Sponsored Expenses	2024	10	INV	Paid	232.62	83163	RE C Iverson 10/24	Reimb. C. Iverson-Stinson Gr Snoq. Days expenses	10/21/2024	10/31/2024
CINTAS	NON51810 531080	First Aid Cabinet Supplies	2024	10	INV	Paid	1,305.42	83164	5231450901	First Aid Cabinets, City Hall, PD, PW	9/24/2024	10/31/2024
CLARKTOW	POL52122 541000	Professional Svcs - General	2024	10	INV	Paid	354.58	83165	24-0928-2271	Evidence impound- 2006 Chev Colorado-ref 245-4579	9/30/2024	10/31/2024
CLARKTOW	01452122 541000	Professional Svcs - General	2024	10	INV	Paid	487.50	83165	24-0929-2277	Evidence impound 2006 Audi A6 Ref 24N-3875	9/30/2024	10/31/2024
CO	00150020 531000	Office Supplies	2024	10	INV	Paid	62.83	83166	2312060-0	Janitorial supplies-whole office	10/2/2024	10/31/2024
CO	CLK51420 531000	Office Supplies	2024	10	INV	Paid	62.83	83166	2312060-0	Janitorial supplies-whole office	10/2/2024	10/31/2024
CO	COM55720 531000	Office Supplies	2024	10	INV	Paid	62.83	83166	2312060-0	Janitorial supplies-whole office	10/2/2024	10/31/2024
CO	EXE51310 531000	Office Supplies	2024	10	INV	Paid	62.83	83166	2312060-0	Janitorial supplies-whole office	10/2/2024	10/31/2024
CO	EXE51310 531000	Office Supplies	2024	10	INV	Paid	17.78	83166	2314565-0	Tab dividers for Mike Chambliss project	10/15/2024	10/31/2024
CO	FIN51423 531000	Office Supplies	2024	10	INV	Paid	62.83	83166	2312060-0	Janitorial supplies-whole office	10/2/2024	10/31/2024
CO	FIN51423 531000	Office Supplies	2024	10	INV	Paid	172.39	83166	2312506-0	Duster, refills, copy paper & dry erase cleaner	10/8/2024	10/31/2024
CO	HUM51810 531000	Office Supplies	2024	10	INV	Paid	62.83	83166	2312060-0	Janitorial supplies-whole office	10/2/2024	10/31/2024
CO	PLN5860 531000	Office Supplies	2024	10	INV	Paid	62.83	83166	2312060-0	Janitorial supplies-whole office	10/2/2024	10/31/2024
CO	POL52122 531000	Office Supplies	2024	10	INV	Paid	37.94	83166	2311581-0	Binders, fabric softener, rinse aid	9/30/2024	10/31/2024
CO	51051821 531340	Custodial & Cleaning Supplies	2024	10	INV	Paid	105.72	83166	2311581-0	Binders, fabric softener, rinse aid	9/30/2024	10/31/2024
COD	COU51160 543000	Training & Travel	2024	10	INV	Paid	40.00	83167	4742	Sept. SVGA Mtg- Ross, Chambliss, Wotton, Cotton	10/9/2024	10/31/2024
COD	EXE51310 543000	Training & Travel	2024	10	INV	Paid	40.00	83167	4742	Sept. SVGA Mtg- Ross, Chambliss, Wotton, Cotton	10/9/2024	10/31/2024



COMP PD	POL52122 531000	Office Supplies	2024	10	INV	Paid	468.06	83168 2312652-0	Printer cartridges x2	10/4/2024	10/31/2024
COMP PD	POL52122 531000	Office Supplies	2024	10	INV	Paid	80.32	83168 2313450-0	USB drives x10	10/9/2024	10/31/2024
COMP PD	POL52122 531000	Office Supplies	2024	10	INV	Paid	170.86	83168 2314033-0	Canned air x6, pack of pens x5	10/11/2024	10/31/2024
COMP PD	POL52122 531000	Office Supplies	2024	10	INV	Paid	61.36	83168 2314097-0	USB drives 32 GB	10/11/2024	10/31/2024
CRYSR	POL52150 545000	Operating Rentals & Leases	2024	10	INV	Paid	238.39	83169 5310053 100624	water cooler rental, drinking water, delivery fee	10/6/2024	10/31/2024
CTV	POL52150 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	26.16	83170 8387427	Wash brush handles x2	10/4/2024	10/31/2024
DBE	50251881 548860	Hardware-Software Maintenance	2024	10	INV	Paid	465.00	83171 INV630128	Canon check scanner contract	10/3/2024	10/31/2024
Dickson Demo	40158210 582108	Meter-Tank-Hydrant. Deposits	2024	10	INV	Paid	2,500.00	83172 962	Meter Deposit Refund FH-24-004	10/3/2024	10/31/2024
Evergreen Ford	50154868 531301	Repair Parts	2024	10	INV	Paid	813.85	83173 5209154	Replace rear center brake light lamp police SUV	10/3/2024	10/31/2024
FCI	POL52122 541000	Professional Svcs - General	2024	10	INV	Paid	676.42	83174 18369	Vehicle #101 pit bumper installation	10/4/2024	10/31/2024
FIELDT	PKF57680 548000	Repair & Maintenance Services	2024	10	INV	Paid	2,722.05	83175 681619	Turf field Maint	11/30/2021	10/31/2024
FIELDT	PKF57680 548000	Repair & Maintenance Services	2024	10	INV	Paid	2,722.05	83175 681620	Turf field maint	11/30/2021	10/31/2024
FIELDT	PKF57680 548000	Repair & Maintenance Services	2024	10	INV	Paid	4,243.99	83175 686193	Turf field maint.	5/4/2022	10/31/2024
FIELDT	PKF57680 548000	Repair & Maintenance Services	2024	10	INV	Paid	4,243.99	83175 686194	Turf field maint.	5/4/2022	10/31/2024
FIELDT	PKF57680 548000	Repair & Maintenance Services	2024	10	INV	Paid	3,152.66	83175 715260	Turf field maint.	6/17/2024	10/31/2024
FIELDT	PKF57680 548000	Repair & Maintenance Services	2024	10	INV	Paid	4,236.21	83175 715261	Turf field maint.	6/17/2024	10/31/2024
FIELDT	PKF57680 548000	Repair & Maintenance Services	2024	10	INV	Paid	3,152.66	83175 715263	Turf field maint.	6/17/2024	10/31/2024
FIELDT	PKF57680 548000	Repair & Maintenance Services	2024	10	INV	Paid	4,236.21	83175 715264	Turf field maint.	6/17/2024	10/31/2024
FIELDT	PKF57680 548000	Repair & Maintenance Services	2024	10	INV	Paid	4,240.10	83175 719295	Turf field maint.	9/4/2024	10/31/2024
FIELDT	PKF57680 548000	Repair & Maintenance Services	2024	10	INV	Paid	4,240.10	83175 719303	Turf field maint.	9/4/2024	10/31/2024
FORMA CONSTRUCTION	31132040 561000	Land - Home Purchases	2024	10	INV	Paid	126,438.53	83176 1	Home demolition and site abatement	9/12/2024	10/31/2024
GALLSLLC	POL52122 531050	Uniforms & Protective Gear	2024	10	INV	Paid	93.28	83177 029189584	C. Smith boots	9/27/2024	10/31/2024
GALLSLLC	01452122 531050	Uniforms & Protective Gear	2024	10	INV	Paid	93.28	83177 029189584	C. Smith boots	9/27/2024	10/31/2024
GOODTOGO	40253510 543000	Training & Travel	2024	10	INV	Paid	100.50	83178 107964558	Toll fees, civil penalties, Ford Escape #3	4/24/2024	10/31/2024
GRAINGER	40153935 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	389.63	83179 9268227866	Air hose for compressor	10/2/2024	10/31/2024
GRAINGER	51051821 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	113.01	83179 9258559815	Chair rail captains office- police station	9/24/2024	10/31/2024
GRAINGER	51051821 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	50.36	83179 9265530452	Atomic clock for IT Dept.	9/30/2024	10/31/2024
GRAINGER	51051821 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	36.92	83179 9268566123	Hook and pick set- City Hall	10/2/2024	10/31/2024
Holmes Weddle	LEGS1541 541103	S. Randall Legal Fees	2024	10	INV	Paid	925.00	83180 843911	S. Randall BIA matters	10/7/2024	10/31/2024
IMC	NONS1250 541115	Municipal Court Services-Costs	2024	10	INV	Paid	3,072.16	83181 SQL Sept. 2024	Snoqualmie court filings- September 2024	10/3/2024	10/31/2024
JB Tree Svc	40353190 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	1,433.57	83182 9/25/24	Arborist chips for Park St. restoration sites	9/25/2024	10/31/2024
JENKINSP	41750935 563000	General Parks Signage	2024	10	INV	Paid	1,250.50	83183 27284	For side sewer locales	9/27/2024	10/31/2024
KATM	PLNS5730 541000	Professional Svcs - General	2024	10	INV	Paid	2,635.00	83184 377	Visit Snoq Seasonal Ads and Dsgn- Port Grant Prgrm	10/2/2024	10/31/2024
KBM	LEGS1541 541100	Outside Legal Services - Gen	2024	10	INV	Paid	252.00	83185 23650	Pre-Defense General	10/4/2024	10/31/2024
KC 710	STR54264 548000	Traffic Signal Maintenance	2024	10	INV	Paid	1,942.43	83186 136603-136605	Traffic sign maint.	9/30/2024	10/31/2024
KC 710	50251888 542200	INET Internet Network Services	2024	10	INV	Paid	1,023.00	83186 11015029	King County INET	9/30/2024	10/31/2024
KI 2	FIRS2220 531050	Uniforms	2024	10	INV	Paid	229.76	83187 12776	Redback Slip On	9/30/2024	10/31/2024
KI 2	FIRS2220 531050	Uniforms	2024	10	INV	Paid	226.49	83187 12777	Redback Slip On	9/30/2024	10/31/2024
KI 2	FIRS2220 531050	Uniforms	2024	10	INV	Paid	229.11	83187 12980	1/4 zip fire X's (3)	9/30/2024	10/31/2024
KI 2	FIRS2220 531050	Uniforms	2024	10	INV	Paid	62.08	83187 12033	Black and gold bugel disk X's (2)	9/30/2024	10/31/2024
KI 2	FIRS2220 531050	Uniforms	2024	10	INV	Paid	19.53	83187 13041	name tag	9/30/2024	10/31/2024
KI 2	FIRS2220 531050	Uniforms	2024	10	INV	Paid	236.09	83187 13043	Navy blue pants, name tag, belt	9/30/2024	10/31/2024
Krazan & Associates	31175050 541064	Kimball Ck Bridges -Const Mgmt	2024	10	INV	Paid	2,980.00	83188 INV I624450-32441	Construction Testing & Inspection Svcs	9/30/2024	10/31/2024
Land Development	PLNS5860 541000	Professional Svcs - General	2024	10	INV	Paid	39.50	83189 36042	Snoqualmie Middle Housing	9/27/2024	10/31/2024
LLS	POL52122 541000	Professional Svcs - General	2024	10	INV	Paid	16.76	83190 11406172	Interpretation svcs, D. Vladis 9/12/24	9/30/2024	10/31/2024
LNCs	FIRS2220 531050	Uniforms	2024	10	INV	Paid	125.85	83191 INV869428	Install lettering for DC Brown	9/25/2024	10/31/2024
LNCs	FIRS2220 531051	Personal Protective Equipment	2024	10	INV	Paid	1,268.40	83191 INV867956	Black Helmets for FF's (x8)	9/20/2024	10/31/2024
LNCs	FIRS2250 535900	Small Tools & Equipment	2024	10	INV	Paid	421.70	83191 INV868515	Carabiner, Prusik loop, rapid quick link	9/23/2024	10/31/2024
LNCs	POL52110 523100	Clothing Allowance	2024	10	INV	Paid	471.74	83191 INV867457	B. Lynch pants x 2, shirt x2 w/embroidery	9/19/2024	10/31/2024
LNCs	POL52110 523100	Clothing Allowance	2024	10	INV	Paid	23.38	83191 INV867473	G. Horejsi embroidery for shirt	9/19/2024	10/31/2024
LNCs	POL52110 523100	Clothing Allowance	2024	10	INV	Paid	14.18	83191 INV867975	G. Horejsi embroidery for shirt	9/20/2024	10/31/2024
LNCs	POL52122 531050	Uniforms & Protective Gear	2024	10	INV	Paid	72.68	83191 INV865859	W. Shannauer Cap with embroidery	9/16/2024	10/31/2024
LNCs	POL52122 531050	Uniforms & Protective Gear	2024	10	INV	Paid	67.23	83191 INV865877	J. Westman Cap with embroidery	9/16/2024	10/31/2024
LNCs	POL52122 531050	Uniforms & Protective Gear	2024	10	INV	Paid	724.84	83191 INV866301	W. Schannauer Pants, Jkt, shirt w/embroidery	9/17/2024	10/31/2024
LNCs	POL52122 531050	Uniforms & Protective Gear	2024	10	INV	Paid	44.11	83191 INV866433	J. Westman badge embroidery for cap	9/17/2024	10/31/2024
LNCs	POL52122 531050	Uniforms & Protective Gear	2024	10	INV	Paid	25.10	83191 INV867916	C. Smith name patches w velcro	9/20/2024	10/31/2024
LNCs	POL52122 531050	Uniforms & Protective Gear	2024	10	INV	Paid	158.74	83191 INV871412	P. Mandery Grey Carrier	9/30/2024	10/31/2024
LNCs	POL52122 531050	Uniforms & Protective Gear	2024	10	INV	Paid	93.27	83191 INV872373	J. Yang dress shoe	10/2/2024	10/31/2024
LNCs	POL52122 531050	Uniforms & Protective Gear	2024	10	INV	Paid	387.78	83191 INV872378	D. Losvar dress shoes and patrol boots	10/2/2024	10/31/2024

LNC5	POL52122 531050	Uniforms & Protective Gear	2024	10	INV	Paid	542.59	83191 INV872677	D. Losvar Academy gear	10/3/2024	10/31/2024
LNC5	POL52122 531050	Uniforms & Protective Gear	2024	10	INV	Paid	59.37	83191 INV873466	D. Vladis polo shirt w embroidery	10/7/2024	10/31/2024
LNC5	01452122 531050	Uniforms & Protective Gear	2024	10	INV	Paid	25.09	83191 INV867916	C. Smith name patches w velcro	9/20/2024	10/31/2024
LNC5	01452122 531050	Uniforms & Protective Gear	2024	10	INV	Paid	158.74	83191 INV871412	P. Mandery Grey Carrier	9/30/2024	10/31/2024
LNC5	01452122 531050	Uniforms & Protective Gear	2024	10	INV	Paid	59.37	83191 INV873466	D. Vladis polo shirt w embroidery	10/7/2024	10/31/2024
M Press Woodinville	FIR52210 549300	Printing	2024	10	INV	Paid	93.80	83192 53889	250 Business cards for DC Brown	10/3/2024	10/31/2024
MA	PLN55860 541040	Engineering Services	2024	10	INV	Paid	14,935.00	83193 178644	Transportation Impact Fee TO#14	9/26/2024	10/31/2024
Marine Lumber	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	651.72	83194 18946	New stairs supplies- Lumber	10/2/2024	10/31/2024
Massana Construction	31175050 563002	Kimball Ck Bridges -Const	2024	10	INV	Paid	183,428.66	83195 Pay Estimate #2	Pay Est. #2 at base bid price- no sales tax incl.	10/23/2024	10/31/2024
MOTOROLA	POL52122 541000	Professional Svcs - General	2024	10	INV	Paid	10,487.52	83196 8230480270	Spillman CAD, records maint. 10/01/24-9/30/25	9/1/2024	10/31/2024
MOTOROLA	01452122 541000	Professional Svcs - General	2024	10	INV	Paid	10,487.52	83196 8230480270	Spillman CAD, records maint. 10/01/24-9/30/25	9/1/2024	10/31/2024
Nap Ventures	POL52122 531000	Office Supplies	2024	10	INV	Paid	34.57	83197 072256	office nameplates (2)	10/8/2024	10/31/2024
NAVIA AP	00150020 522300	HRA Medical Reimbursements	2024	10	INV	Paid	10.35	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	CLK51420 522300	HRA Medical Reimbursements	2024	10	INV	Paid	4.14	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	COM55720 522300	HRA Medical Reimbursements	2024	10	INV	Paid	8.28	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	EVE57120 522300	HRA Medical Reimbursements	2024	10	INV	Paid	2.90	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	EXE51310 522300	HRA Medical Reimbursements	2024	10	INV	Paid	8.28	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	FIN51423 522300	HRA Medical Reimbursements	2024	10	INV	Paid	45.54	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	FIR52210 522300	HRA Medical Reimbursements	2024	10	INV	Paid	2.07	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	FIR52220 522300	HRA Medical Reimbursements	2024	10	INV	Paid	2.48	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	HUM51810 522300	HRA Medical Reimbursements	2024	10	INV	Paid	8.28	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	LEG51531 522300	HRA Medical Reimbursements	2024	10	INV	Paid	4.14	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	NON51810 541000	Professional Svcs - General	2024	10	INV	Paid	100.00	83198 10891086	FS Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	PKA57680 522300	HRA Medical Reimbursements	2024	10	INV	Paid	0.83	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	PKF57680 522300	HRA Medical Reimbursements	2024	10	INV	Paid	24.85	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	PLN55860 522300	HRA Medical Reimbursements	2024	10	INV	Paid	7.45	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	POL52110 522300	HRA Medical Reimbursements	2024	10	INV	Paid	15.57	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	POL52121 522300	HRA Medical Reimbursements	2024	10	INV	Paid	4.14	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	POL52122 522300	HRA Medical Reimbursements	2024	10	INV	Paid	38.92	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	POL52131 522300	HRA Medical Reimbursements	2024	10	INV	Paid	4.14	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	STR54230 522300	HRA Medical Reimbursements	2024	10	INV	Paid	4.14	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	STR54290 522300	HRA Medical Reimbursements	2024	10	INV	Paid	0.83	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	01452110 522300	HRA Medical Reimbursements	2024	10	INV	Paid	5.13	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	01452122 522300	HRA Medical Reimbursements	2024	10	INV	Paid	51.75	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	31132010 522300	HRA Medical Reimbursements	2024	10	INV	Paid	2.19	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	31132020 522300	HRA Medical Reimbursements	2024	10	INV	Paid	3.06	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	31132030 522300	HRA Medical Reimbursements	2024	10	INV	Paid	3.02	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	40153410 522300	HRA Medical Reimbursements	2024	10	INV	Paid	1.45	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	40153481 522300	HRA Medical Reimbursements	2024	10	INV	Paid	22.77	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	40153915 522300	HRA Medical Reimbursements	2024	10	INV	Paid	0.62	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	40153935 522300	HRA Medical Reimbursements	2024	10	INV	Paid	6.21	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	40253510 522300	HRA Medical Reimbursements	2024	10	INV	Paid	1.66	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	40253580 522300	HRA Medical Reimbursements	2024	10	INV	Paid	33.12	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	40353110 522300	HRA Medical Reimbursements	2024	10	INV	Paid	1.24	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	40353130 522300	HRA Medical Reimbursements	2024	10	INV	Paid	8.28	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	40353190 522300	HRA Medical Reimbursements	2024	10	INV	Paid	8.28	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	41759431 522300	HRA Medical Reimbursements	2024	10	INV	Paid	2.69	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	41759434 522300	HRA Medical Reimbursements	2024	10	INV	Paid	5.38	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	41759435 522300	HRA Medical Reimbursements	2024	10	INV	Paid	5.38	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	50154861 522300	HRA Medical Reimbursements	2024	10	INV	Paid	0.41	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	50154868 522300	HRA Medical Reimbursements	2024	10	INV	Paid	6.21	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	50251888 522300	HRA Medical Reimbursements	2024	10	INV	Paid	24.84	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	51051820 522300	HRA Medical Reimbursements	2024	10	INV	Paid	0.21	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
NAVIA AP	51051821 522300	HRA Medical Reimbursements	2024	10	INV	Paid	6.21	83198 10891087	HRA Admin Fees- September	9/27/2024	10/31/2024
Nicholas Schulgen	01452340 543000	Training & Travel	2024	10	INV	Paid	806.77	83199 RE N Schulgen 10/24	Reimb. N Schulgen meals, mileage 10/7-11 2024 trng	10/14/2024	10/31/2024
NRS	FIR52220 531050	Uniforms	2024	10	INV	Paid	67.50	83200 1644959	Swiftwater shorts x3, carabiner & rope bag	9/16/2024	10/31/2024
NRS	FIR52250 535900	Small Tools & Equipment	2024	10	INV	Paid	240.17	83200 1644959	Swiftwater shorts x3, carabiner & rope bag	9/16/2024	10/31/2024
Occ Health Cntr WA	FIR52220 541000	Professional Svcs - General	2024	10	INV	Paid	1,296.00	83201 84500931	New hire Firefighter Jack Owens Physical	9/20/2024	10/31/2024
Occ Health Cntr WA	FIR52220 541000	Professional Svcs - General	2024	10	INV	Paid	1,296.00	83201 84576414	New hire Firefighter Damian Ramos Physical	9/26/2024	10/31/2024

OTAK	PLN55860 541080	Environmental Services	2024	10	INV	Paid	7,989.25	83202 000092400459	Climate Resilience Planning	9/26/2024	10/31/2024
PACIFICA	PLN55860 541100	Outside Legal Services - Gen	2024	10	INV	Paid	1,946.22	83203 93001	10062.16 Ladder properties code enforcement	10/8/2024	10/31/2024
PB 179	NON51890 542300	Postage & Freight	2024	10	INV	Paid	36.41	83204 3319831458	PB Postage machine lease- 8/28/24-11/27/24	10/9/2024	10/31/2024
PB 179	NON59118 577001	P-B Postage Machine Lease	2024	10	INV	Paid	535.92	83204 3319831458	PB Postage machine lease- 8/28/24-11/27/24	10/9/2024	10/31/2024
POA-OR	50251888 545200	Rent - Furniture & Equipment	2024	10	INV	Paid	866.45	83205 754309	Copier Kit Overage	9/26/2024	10/31/2024
PREMIERM	PLN55730 541390	Advertising, Legal Notices etc	2024	10	INV	Paid	1,495.00	83206 1994-R	SummerTime 425 Social Media Campaign	7/1/2024	10/31/2024
PSE	FIR52250 547100	Electricity	2024	10	INV	Paid	1,237.90	83207 257959 10/24	Electricity	10/3/2024	10/31/2024
Puget Sound Emergenc	FIR52250 542100	Radio Communication Services	2024	10	INV	Paid	3,322.80	83208 758	Police public safety radios- 3rd Q 2024	10/1/2024	10/31/2024
Puget Sound Emergenc	POL52150 542100	Cellular Telephone	2024	10	INV	Paid	5,759.52	83208 758	Police public safety radios- 3rd Q 2024	10/1/2024	10/31/2024
Pye Barker	40153481 548000	Repair & Maintenance Services	2024	10	INV	Paid	109.64	83209 IV00286004	Quarterly alarm monitoring 10/1-12/31 2024	10/1/2024	10/31/2024
Pye Barker	40253580 548000	Repair & Maintenance Services	2024	10	INV	Paid	109.64	83209 IV00285989	Fire alarm panel monitoring	10/1/2024	10/31/2024
Pye Barker	51051821 548000	Repair & Maintenance Services	2024	10	INV	Paid	1,401.94	83209 IV00302023	Repair front lobby keypad	10/8/2024	10/31/2024
ROBERT HALF	FIN51423 541190	Temporary Agency Personnel	2024	10	INV	Paid	3,192.00	83210 641522229	S. Wong Payroll Specialist support- retro & other	10/7/2024	10/31/2024
ROBERT HALF	FIN51423 541190	Temporary Agency Personnel	2024	10	INV	Paid	3,192.00	83210 64179589	S. Wong Payroll Specialist support- retro & other	10/14/2024	10/31/2024
ROBERT HALF	HUM51810 541190	Temporary Agency Personnel	2024	10	INV	Paid	2,462.40	83210 64139985	HR support C. Marvin - personnel policies handbook	10/1/2024	10/31/2024
ROBERT HALF	PLN55860 541190	Temporary Agency Personnel	2024	10	INV	Paid	1,023.63	83210 64115610	A. Jain CD Support	9/25/2024	10/31/2024
ROBERT HALF	PLN55860 541190	Temporary Agency Personnel	2024	10	INV	Paid	1,015.00	83210 64133476	A. Jain CD Support	10/1/2024	10/31/2024
ROBERT HALF	PLN55860 541190	Temporary Agency Personnel	2024	10	INV	Paid	1,028.20	83210 64160514	A. Jain CD Support	10/8/2024	10/31/2024
RRJ Company	40353190 541000	Professional Svcs - General	2024	10	INV	Paid	15,684.39	83211 20243-#1	Pratt Street tree replacement	9/30/2024	10/31/2024
Samantha Brumfield	HUM51810 543000	Training & Travel	2024	10	INV	Paid	60.00	83212 RE S Brumfield 10/24	Reimb. S. Brumfield 10/8-10/13/2024	10/23/2024	10/31/2024
Samantha Brumfield	HUM51810 549100	City-Sponsored Expenses	2024	10	INV	Paid	117.41	83212 RE S Brumfield 10/24	Reimb. S. Brumfield 10/8-10/13/2024	10/23/2024	10/31/2024
Sara Anfuso	EVE57120 541000	Professional Svcs - General	2024	10	INV	Paid	2,250.00	83213 01	Halloween Community walk & social media	8/29/2024	10/31/2024
SEAAUTO	50154868 531301	Repair Parts	2024	10	INV	Paid	250.89	83214 55-9429280	Replacement tire pressure monitor sensors #404	10/2/2024	10/31/2024
SEATIMES	PLN55860 541390	Advertising, Legal Notices etc	2024	10	INV	Paid	80.00	83215 85931	Variance Application. notice- NWRM	9/26/2024	10/31/2024
SHERWILL	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	316.51	83216 55041186390924	Paint- restrooms	9/30/2024	10/31/2024
SHI INT	50259418 564100	IT Shared System Hardware	2024	10	INV	Paid	2,599.21	83217 818854005	Michael Chambliss Dell XPS Laptop	9/25/2024	10/31/2024
Shield Assessments	FIR52220 541000	Professional Svcs - General	2024	10	INV	Paid	770.00	83218 2690	pre-empl psych eval for new Fire Fighter hires	10/13/2024	10/31/2024
Shield Assessments	POL52110 541000	Professional Svcs - General	2024	10	INV	Paid	1,835.00	83218 2691	Pre-emp eval, exams	10/13/2024	10/31/2024
Siren Net	50154868 531301	Repair Parts	2024	10	INV	Paid	1,952.62	83219 0278836	Replacement Public Works amber LED strobe beacons	10/4/2024	10/31/2024
Spray Lawn	40353130 548000	Repair & Maintenance Services	2024	10	INV	Paid	2,807.55	83220 20512	Hydroseeding Parkway bioswale edge	9/20/2024	10/31/2024
SYSTEMS DESIGN W	FIR52270 541090	BLS Customer Billing Services	2024	10	INV	Paid	812.85	83221 20241779	August EMS billing	9/30/2024	10/31/2024
TSI CARN	STC59564 563000	General Streets Signage	2024	10	INV	Paid	185.13	83222 19805	Street signs	10/4/2024	10/31/2024
TSI CARN	STR54261 548000	Repair & Maintenance Services	2024	10	INV	Paid	13,068.00	83222 19789	Wayfinding Signs	9/16/2024	10/31/2024
TSI LW	40153482 548000	Repair & Maintenance Services	2024	10	INV	Paid	2,448.00	83223 24-045-002	Master cell modem service	9/30/2024	10/31/2024
TYLERTEC	35059418 541000	Professional Svcs - General	2024	10	INV	Paid	3,260.00	83224 045-486769	Tyler consulting services	9/25/2024	10/31/2024
UFS/BART	PLN55861 541080	Environmental Services	2024	10	INV	Paid	570.00	83225 2024-1531	Mount Si High School	9/27/2024	10/31/2024
UFS/BART	PLN55861 541080	Environmental Services	2024	10	INV	Paid	190.00	83225 2024-1533	Platt 29 Muray	9/27/2024	10/31/2024
UFS/BART	PLN55861 541080	Environmental Services	2024	10	INV	Paid	570.00	83225 2024-1534	Plat 30 Task No. 3	9/27/2024	10/31/2024
UFS/BART	40353190 541000	Professional Svcs - General	2024	10	INV	Paid	2,927.50	83225 2024-1530	Pratt Street Project	9/27/2024	10/31/2024
Urban Accessories	40353190 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	681.88	83226 300277	60"x60" Type "R" tree grate frame	10/1/2024	10/31/2024
URBANF	40353190 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	11,826.56	83227 10435	Tree Equity downtown street tree order #1	9/30/2024	10/31/2024
URNW	40153481 545100	Rent - Shop Equipment	2024	10	INV	Paid	1,145.55	83228 235589951-004	Maverick truck rental	10/5/2024	10/31/2024
UULC	40153481 541000	Professional Svcs - General	2024	10	INV	Paid	92.12	83229 4090231	September 2024 locate fees	9/30/2024	10/31/2024
VFG	PLN55860 541000	Professional Svcs - General	2024	10	INV	Paid	900.00	83230 447331	Snoq. Ridge MUPF amendments process (TO #18)	9/26/2024	10/31/2024
VFG	PLN55860 541000	Professional Svcs - General	2024	10	INV	Paid	204.00	83230 447332	Code amendments for SB 5290 compliance (TO #27)	9/26/2024	10/31/2024
VFG	PLN55860 541000	Professional Svcs - General	2024	10	INV	Paid	408.00	83230 447333	Code amendments updating School Impact fee (TO#28)	9/26/2024	10/31/2024
VFG	PLN55861 541000	Professional Svcs - General	2024	10	INV	Paid	475.00	83230 447330	Timber Trails parcel S-14 (Task Order #10)	9/26/2024	10/31/2024
VFG	PLN55861 541000	Professional Svcs - General	2024	10	INV	Paid	459.00	83230 447334	T-Mobile Wireless permit application (TO #30)	9/26/2024	10/31/2024
Water Mgmt Labs	40153481 541000	Professional Svcs - General	2024	10	INV	Paid	420.00	83231 223631	Sept. 2024 arsenic and bacteria samples	10/9/2024	10/31/2024
WED	50154868 531301	Repair Parts	2024	10	INV	Paid	1,089.99	83232 INV047482	deck belt replacements	9/27/2024	10/31/2024
WLACE	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	141.82	83233 15313245	Backpack Sprayer	10/2/2024	10/31/2024
WLACE	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	26.16	83233 15313307	Paint remover	10/9/2024	10/31/2024
WLACE	POL52150 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	49.08	83233 15313059	Hepa filter	9/7/2024	10/31/2024
WLACE	POL52150 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	341.43	83233 15313328	Misc tools (Pliers, screwdrv/tool set, util knife)	10/10/2024	10/31/2024
WLACE	STR54230 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	15.47	83233 15313223	Parking Lot Striping Supplies	9/30/2024	10/31/2024
WLACE	STR54230 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	9.37	83233 15313235	Parking Lot Striping Supplies	10/1/2024	10/31/2024
WLACE	40153481 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	34.87	83233 15313309	Mixed fuel	10/9/2024	10/31/2024
WLACE	40153481 531910	Operating Supplies	2024	10	INV	Paid	37.07	83233 15313289	Umbrellas	10/8/2024	10/31/2024
WLACE	40153481 531910	Operating Supplies	2024	10	INV	Paid	157.04	83233 15313291	Umbrella, head lamp, flashlight	10/8/2024	10/31/2024

WLACE	40353110 531910	Operating Supplies	2024	10	INV	Paid	28.07	83233 15313257	Items for Grn Snoq. Day Event signs	10/3/2024	10/31/2024
WLACE	40353110 531910	Operating Supplies	2024	10	INV	Paid	87.24	83233 15313276	Mallets for Green Snoqualmie Day Event	10/4/2024	10/31/2024
WLACE	40353190 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	146.06	83233 15313251	Items for Grn Snoq. Day event * Wheel Barr repair	10/3/2024	10/31/2024
WLACE	51051821 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	13.08	83233 15313294	Steel Stik	10/8/2024	10/31/2024
WLACE	51051821 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	20.27	83233 15313304	Wall repair putty knife	10/9/2024	10/31/2024
WLACE	51051821 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	40.50	83233 15313308	Concrete drills	10/9/2024	10/31/2024
WLACE	51051821 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	62.15	83233 15313350	Fridge replacement parts Police lunch room	10/14/2024	10/31/2024
WSNLA	40353190 523300	Reimb - Dues, Licenses & Cert	2024	10	INV	Paid	70.00	83234 300003831	Certified Prof Horticult Certificate Fee I Battles	10/2/2024	10/31/2024
WSP BF	6358930 589305	Concealed Pistol License Remit	2024	10	INV	Paid	187.75	83235 12501836	Fingerprinting background checks- Sept. 2024	10/1/2024	10/31/2024
Zynnovation	40353190 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	5,202.04	83236 2769	Watering supplies for street trees	10/9/2024	10/31/2024

**City of Snoqualmie**

**Claims presented to the City to be paid in the amount of \$13,746.60**

**For claims warrants numbered 83237 through 83237 & dated 11/4/2024**

											#123	
VENDOR NAME	ACCOUNT	ACCOUNT DESC	YEAR	PERIOD	TYPE	STATUS	AMOUNT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE	CHECK DATE
Integrity Garage FI	PKF57680 548000	Repair & Maintenance Services	2024	11	INV	Paid	13,746.60	83237 2114		Restroom Floors (multiple parks)	9/17/2024	11/4/2024

**City of Snoqualmie**

**Claims presented to the City to be paid in the amount of \$2,081.04**

**For claims warrants numbered 83238 through 83238 & dated 11/6/2024**

											#124	
VENDOR NAME	ACCOUNT	ACCOUNT DESC	YEAR	PERIOD	TYPE	STATUS	AMOUNT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE	CHECK DATE
US Postmaster	40153481 542300	Postage & Freight	2024	11	INV	Paid	693.68	83238 11/24 UB Postage		UB Postage for Oct. 2024 Bills	11/4/2024	11/6/2024
US Postmaster	40253580 542300	Postage & Freight	2024	11	INV	Paid	693.68	83238 11/24 UB Postage		UB Postage for Oct. 2024 Bills	11/4/2024	11/6/2024
US Postmaster	40353130 542300	Postage & Freight	2024	11	INV	Paid	693.68	83238 11/24 UB Postage		UB Postage for Oct. 2024 Bills	11/4/2024	11/6/2024

**City of Snoqualmie**

**Claims presented to the City to be paid in the amount of \$676,678.65**

**For claims warrants numbered 83239 through 83292 & dated 11/7/2024**

											#125	
VENDOR NAME	ACCOUNT	ACCOUNT DESC	YEAR	PERIOD	TYPE	STATUS	AMOUNT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE	CHECK DATE
ALBIREO	51051821 548000	Repair & Maintenance Services	2024	10	INV	Paid	189.73	83239 PIN0039860		Battery material quote	10/16/2024	11/7/2024
ALERT ALL CORP	FIR52210 531010	Public Education Supplies	2024	10	INV	Paid	730.97	83240 W40260		Jr. FF hats	9/25/2024	11/7/2024
AMZONCAP	FIR52220 531340	Custodial & Cleaning Supplies	2024	10	INV	Paid	47.87	83241 1TPP-V03-R1DL		Cleaning supplies for bathroom	10/7/2024	11/7/2024
AMZONCAP	FIR52220 531910	Operating Supplies	2024	10	INV	Paid	10.24	83241 1GM3-MJCY-4D9G		Shower curtain for bathroom	10/8/2024	11/7/2024
AMZONCAP	PKF57680 531000	Office Supplies	2024	10	INV	Paid	20.00	83241 1PMD-WW4C-JFYL		Holiday Decorations	10/11/2024	11/7/2024
AMZONCAP	PKF57680 531000	Office Supplies	2024	10	INV	Paid	14.14	83241 1PWJ-C9TT-1MP1		Holiday Decorations	10/15/2024	11/7/2024
AMZONCAP	STR54230 531000	Office Supplies	2024	10	INV	Paid	20.00	83241 1PMD-WW4C-JFYL		Holiday Decorations	10/11/2024	11/7/2024
AMZONCAP	STR54230 531000	Office Supplies	2024	10	INV	Paid	14.14	83241 1PWJ-C9TT-1MP1		Holiday Decorations	10/15/2024	11/7/2024
AMZONCAP	40153481 531000	Office Supplies	2024	10	INV	Paid	25.00	83241 1PMD-WW4C-JFYL		Holiday Decorations	10/11/2024	11/7/2024
AMZONCAP	40153481 531000	Office Supplies	2024	10	INV	Paid	11.00	83241 1PWJ-C9TT-1MP1		Holiday Decorations	10/15/2024	11/7/2024
AMZONCAP	40153481 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	69.81	83241 16KQ-VDHL-G7XY		Location marking stakes	10/16/2024	11/7/2024
AMZONCAP	40253580 531000	Office Supplies	2024	10	INV	Paid	17.45	83241 1MTH-WJ44-CQYV		Holiday Decorations	10/16/2024	11/7/2024
AMZONCAP	40253580 531000	Office Supplies	2024	10	INV	Paid	20.00	83241 1PMD-WW4C-JFYL		Holiday Decorations	10/11/2024	11/7/2024
AMZONCAP	40253580 531000	Office Supplies	2024	10	INV	Paid	11.00	83241 1PWJ-C9TT-1MP1		Holiday Decorations	10/15/2024	11/7/2024
AMZONCAP	40353110 531000	Office Supplies	2024	10	INV	Paid	46.44	83241 1PMD-WW4C-JFYL		Holiday Decorations	10/11/2024	11/7/2024
AMZONCAP	40353130 531000	Office Supplies	2024	10	INV	Paid	30.00	83241 1PWJ-C9TT-1MP1		Holiday Decorations	10/15/2024	11/7/2024
AMZONCAP	50154868 531000	Office Supplies	2024	10	INV	Paid	17.45	83241 1MTH-WJ44-CQYV		Holiday Decorations	10/16/2024	11/7/2024
AMZONCAP	50154868 531000	Office Supplies	2024	10	INV	Paid	25.00	83241 1PMD-WW4C-JFYL		Holiday Decorations	10/11/2024	11/7/2024
AMZONCAP	50154868 531000	Office Supplies	2024	10	INV	Paid	30.00	83241 1PWJ-C9TT-1MP1		Holiday Decorations	10/15/2024	11/7/2024
AWCCOBRA	FIN51423 522200	Medical-Dental-Vision Benefits	2024	11	INV	Paid	1,992.83	83242 11.2024		COBRA Payment for Gerald Knutsen: BSI: 360073048	10/23/2024	11/7/2024
CINTAS	40253580 545200	Rent - Furniture & Equipment	2024	11	INV	Paid	127.65	83243 9290117352		Rent AED	9/30/2024	11/7/2024
City of Sunnyside	POL52360 541505	Jail Services - Sunnyside	2024	11	INV	Paid	2,268.00	83244 14815		Inmate Days Served- May 2024	6/30/2024	11/7/2024
CO	FIN51423 531000	Office Supplies	2024	11	INV	Paid	142.33	83245 2315740-0		Envelopes for pay stubs	10/22/2024	11/7/2024
COMCAST	50251888 542200	INET Internet Network Services	2024	11	INV	Paid	411.20	83246 0559927-10-24		Secondary Internet Service	10/11/2024	11/7/2024
CORPPAY	CLK51420 531000	Office Supplies	2024	11	INV	Paid	82.54	83247 10/24 DD		City Credit Card D Dean	10/23/2024	11/7/2024
CORPPAY	CLK51420 541000	Professional Svcs - General	2024	11	INV	Paid	262.50	83247 10/24 DD		City Credit Card D Dean	10/23/2024	11/7/2024
CORPPAY	CLK51420 549100	City-Sponsored Expenses	2024	11	INV	Paid	163.35	83247 10/24 DD		City Credit Card D Dean	10/23/2024	11/7/2024
CORPPAY	COU51160 543000	Training & Travel	2024	11	INV	Paid	30.00	83247 10/24 DD		City Credit Card D Dean	10/23/2024	11/7/2024
CORPPAY	EXE51310 541000	Professional Svcs - General	2024	11	INV	Paid	15.49	83247 10/24 MC		City Credit Card M. Chambless	10/23/2024	11/7/2024

CORPPAY	EXE51310 543000	Training & Travel	2024	11	INV	Paid	13.65	83247	10/24 MC	City Credit Card M. Chambliss	10/23/2024	11/7/2024
CORPPAY	EXE51310 549200	Dues-Subscriptions-Memberships	2024	11	INV	Paid	1,200.00	83247	10/24 MC	City Credit Card M. Chambliss	10/23/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	41.34	83248	A310913	Assorted Repair and Maintenance Supplies	12/11/2023	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	17.41	83248	A311256	Assorted Repair & Maintenance Supplies	2/23/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	41.34	83248	8365480	Assorted Repair and Maintenance Supplies	11/27/2023	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	13.06	83248	8365508	Assorted Repair and Maintenance Supplies	11/28/2023	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	5.76	83248	8365573	Assorted Repair and Maintenance Supplies	11/29/2023	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	21.49	83248	8365580	Assorted Repair and Maintenance Supplies	11/29/2023	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	13.06	83248	8365971	Assorted Repair and Maintenance Supplies	12/4/2023	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	21.77	83248	8366029	Assorted Repair and Maintenance Supplies	12/5/2023	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	20.67	83248	8366239	Assorted Repair and Maintenance Supplies	12/8/2023	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	38.10	83248	8367263	Assorted Repair and Maintenance Supplies	12/21/2023	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	13.06	83248	8368275	Assorted Repair and Maintenance Supplies	1/8/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	57.15	83248	8368341	Assorted Repair and Maintenance Supplies	1/9/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	137.18	83248	8368349	Assorted Repair & Maintenance Supplies	1/9/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	21.20	83248	8368488	Assorted Repair & Maintenance Supplies	1/11/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	10.33	83248	8368490	Assorted Repair & Maintenance Supplies	1/11/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	68.67	83248	8368494	Assorted Repair & Maintenance Supplies	1/11/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	16.32	83248	8369020	Assorted Repair & Maintenance Supplies	1/19/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	1.83	83248	8369365	Assorted Repair & Maintenance Supplies	1/25/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	19.11	83248	8369408	Assorted Repair & Maintenance Supplies	1/26/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	72.93	83248	8369622	Assorted Repair & Maintenance Supplies	1/30/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	20.68	83248	8369663	Assorted Repair & Maintenance Supplies	1/31/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	4.42	83248	8369671	Assorted Repair & Maintenance Supplies	1/31/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	8.89	83248	8369690	No Trespass signs	1/31/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	35.47	83248	8369719	Assorted Repair & Maintenance Supplies	2/1/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	10.49	83248	8369745	Assorted Repair & Maintenance Supplies	2/1/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	17.94	83248	8370065	Assorted Repair & Maintenance Supplies	2/6/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	39.16	83248	8370115	Assorted Repair & Maintenance Supplies	2/7/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	33.73	83248	8370169	Assorted Repair & Maintenance Supplies	2/8/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	7.62	83248	8370171	Assorted Repair & Maintenance Supplies	2/8/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	31.55	83248	8370445	Assorted Repair & Maintenance Supplies	2/13/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	2.07	83248	8370513	Assorted Repair & Maintenance Supplies	2/14/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	19.59	83248	8370552	Assorted Repair & Maintenance Supplies	2/15/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	8.16	83248	8370599	Assorted Repair & Maintenance Supplies	2/16/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	18.03	83248	8370841	Assorted Repair & Maintenance Supplies	2/20/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	57.67	83248	8370940	Assorted Repair & Maintenance Supplies	2/22/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	0.87	83248	8370946	Assorted Repair & Maintenance Supplies	2/22/2024	11/7/2024
CTV	PKF57680 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	38.04	83248	8370969	Assorted Repair & Maintenance Supplies	2/22/2024	11/7/2024
CTV	STR54230 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	5.43	83248	8367115	Assorted Repair & Maintenance Supplies	12/19/2023	11/7/2024
CTV	STR54230 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	5.34	83248	8370072	Assorted Repair & Maintenance Supplies	2/6/2024	11/7/2024
CTV	40153481 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	11.97	83248	8369393	Assorted Repair & Maintenance Supplies	1/26/2024	11/7/2024
CTV	40153481 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	31.57	83248	8370078	Assorted Repair & Maintenance Supplies	2/6/2024	11/7/2024
CTV	40253580 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	32.66	83248	A311085	Assorted Repair & Maintenance Supplies	1/13/2024	11/7/2024
CTV	40253580 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	15.29	83248	A311160	Assorted Repair & Maintenance Supplies	1/18/2024	11/7/2024
CTV	40253580 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	3.52	83248	A311198	Assorted Repair & Maintenance Supplies	1/18/2024	11/7/2024
CTV	40253580 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	78.39	83248	8369395	Assorted Repair & Maintenance Supplies	1/26/2024	11/7/2024
CTV	40353130 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	69.62	83248	8370446	Assorted Repair & Maintenance Supplies	2/13/2024	11/7/2024
CTV	40353190 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	4.44	83248	8369667	steel tape	1/31/2024	11/7/2024
CTV	40353190 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	162.26	83248	8370066	wheelbarrow	2/6/2024	11/7/2024
DATEC	POL51222 531820	Info Tech Components	2024	11	INV	Paid	190.76	83249	64367	Black plate for microphone ID scanners x2	10/11/2024	11/7/2024
DONSMALL	50154868 532100	Gasoline/Diesel Fuel	2024	11	INV	Paid	10,045.54	83250	S265072	Fisher Creek Pump Station Gen set Diesel	10/2/2024	11/7/2024
FIREPENNY	FIR52220 531910	Operating Supplies	2024	11	INV	Paid	3,502.46	83251	76437	Rack for Fire clothing	9/27/2024	11/7/2024
GENDIGIT	HUM51810 549200	Dues-Subscriptions-Memberships	2024	11	INV	Paid	116.82	83252	COS0034	Sept Norton LifeLock coverage for 14 employees	10/15/2024	11/7/2024
GRAINGER	51051821 531300	Repair & Maintenance Supplies	2024	11	INV	Paid	168.88	83253	9276048775	Organizer rack for City Hall	10/9/2024	11/7/2024
GRAINGER	51051821 531300	Repair & Maintenance Supplies	2024	11	INV	Paid	65.33	83253	9282096545	Heating mat	10/15/2024	11/7/2024
HCI	40253585 531510	Laboratory Supplies	2024	11	INV	Paid	4,732.95	83254	14223987	Testing Supplies	10/15/2024	11/7/2024
HD Supply Facil Main	51051821 531300	Repair & Maintenance Supplies	2024	11	INV	Paid	182.42	83255	9230666189	Wall mount oscillating fan	10/11/2024	11/7/2024
K&L Gates	LEG51541 541100	Outside Legal Services - Gen	2024	10	INV	Paid	3,330.50	83256	100085298	Snoqualmie Tribe Agreements	10/10/2024	11/7/2024

KC 710	41750935 563000	General Parks Signage	2024	11	INV	Paid	2,112.00	83257 35007416	For KC Right-of-Way Permit ROWA24-0931 Aug Inv	9/16/2024	11/7/2024
KC 710	41750935 563000	General Parks Signage	2024	11	CRM	Paid	-616.00	83257 IM 35007435	For KC ROW Permit ROWA24-0931 Aug. inv 35007416 cr	9/18/2024	11/7/2024
KI 2	FIR52220 531050	Uniforms	2024	11	INV	Paid	323.54	83258 12790	Trousers for Firefighters	10/12/2024	11/7/2024
KI 2	FIR52220 531050	Uniforms	2024	11	INV	Paid	209.53	83258 12870	Heat press patches & Carhartt jacket for Firefight	10/16/2024	11/7/2024
KI 2	FIR52220 531050	Uniforms	2024	11	INV	Paid	188.69	83258 13123	Carhartt jacket, press patch for Firefighters	10/16/2024	11/7/2024
KI 2	FIR52220 531050	Uniforms	2024	11	INV	Paid	177.61	83258 13371	Fire chief shirt and name tag- Firefighter	10/14/2024	11/7/2024
KI 2	FIR52220 531050	Uniforms	2024	11	INV	Paid	166.81	83258 13375	Fire chief shirt and name tag- Firefighter	10/14/2024	11/7/2024
KI 2	FIR52220 531050	Uniforms	2024	11	INV	Paid	166.81	83258 13376	Fire chief shirt and name tag- Firefighter	10/14/2024	11/7/2024
Kissler	40253555 548000	Repair & Maintenance Services	2024	11	INV	Paid	2,220.04	83259 11400	Haul and transport biosolids	10/10/2024	11/7/2024
LAI	FIR52220 531912	EMS Supplies & Equipment	2024	11	INV	Paid	260.04	83260 1516987	One touch test strips & solution, sharps safe	10/7/2024	11/7/2024
Les Schwab Tires	50154868 531400	Tires	2024	11	INV	Paid	897.58	83261 36300715704	Replacement tires #503	10/25/2024	11/7/2024
LNCS	POL52110 523100	Clothing Allowance	2024	10	INV	Paid	94.21	83262 INV869077	B. Lynch shoes	9/24/2024	11/7/2024
LNCS	POL52110 523100	Clothing Allowance	2024	10	INV	Paid	29.06	83262 INV869689	Chaplain P. Hamman Brass Crosses	9/25/2024	11/7/2024
LNCS	POL52122 531050	Uniforms & Protective Gear	2024	10	INV	Paid	230.04	83262 INV868285	W. Schannauer pants x2	9/23/2024	11/7/2024
LNCS	POL52122 531050	Uniforms & Protective Gear	2024	10	INV	Paid	1,283.09	83262 INV869106	D. Losvar Duty Gear	9/24/2024	11/7/2024
LNCS	POL52122 531050	Uniforms & Protective Gear	2024	10	INV	Paid	1,275.08	83262 INV869112	J. Yang- Duty Gear	9/24/2024	11/7/2024
LOLM	NON51541 641110	Public Prosecutor Services	2024	11	INV	Paid	6,150.00	83263 Sept 2024	Snoqualmie Prosecutor- Sept. 2024	9/1/2024	11/7/2024
Lowes Business Acct	40336991 369910	Miscellaneous Revenues	2024	11	INV	Paid	344.12	83264 459249380 reissue	Compound miter saw for field carpentry	9/27/2023	11/7/2024
Lowes Business Acct	40336991 369910	Miscellaneous Revenues	2024	11	INV	Paid	104.55	83264 464477084 reissue	Carpentry supplies	9/27/2023	11/7/2024
Lowes Business Acct	40336991 369910	Miscellaneous Revenues	2024	11	CRM	Paid	-13.75	83264 874351600002226	Credit for interest chg refund and courtesy credit	10/17/2024	11/7/2024
MCMMASTER	40253580 531300	Repair & Maintenance Supplies	2024	11	INV	Paid	74.12	83265 34323154	Grit pump heat blanket straps	10/3/2024	11/7/2024
Minuteman Press	00280090 549300	Printing	2024	10	INV	Paid	193.65	83266 93793	Halloween sign printing	10/10/2024	11/7/2024
National Testing Ntw	FIR52220 541000	Professional Svcs - General	2024	11	INV	Paid	1,850.00	83267 16583	Background investigation on new FF candidates	10/10/2024	11/7/2024
NSCI	40253580 531340	Custodial & Cleaning Supplies	2024	11	INV	Paid	1,540.40	83268 294451	Bleach for cleaning facility structures	10/11/2024	11/7/2024
NWSC	FIR52250 548000	Repair & Maintenance Services	2024	11	INV	Paid	494.77	83269 24-46804	Cleaning of Fire gear & NFPA inspection & repairs	10/7/2024	11/7/2024
Ofc Depot 32559	40253580 531000	Office Supplies	2024	10	INV	Paid	76.68	83270 386198563001	Break room coffee	9/26/2024	11/7/2024
OTAK	PLNS5860 541080	Environmental Services	2024	11	INV	Paid	99.00	83271 000102400062	Parcel #2524079033 Wetlands Reconnaissance	10/9/2024	11/7/2024
OTAK	PLNS5860 541080	Environmental Services	2024	10	INV	Paid	4,068.75	83271 000102400063	Final BAS Review (Comp Plan)	10/9/2024	11/7/2024
OVIVO	40253580 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	1,706.61	83272 8488418	Skimmer for clarifier repair	10/9/2024	11/7/2024
PARAMET	31175100 541060	384th Sidewalk Design	2024	11	INV	Paid	3,847.38	83273 60020	For 384th Sidewalk and Sewer Design ending 8/31/24	10/2/2024	11/7/2024
PARAMET	41750935 541060	Design Services	2024	11	INV	Paid	3,847.38	83273 60020	For 384th Sidewalk and Sewer Design ending 8/31/24	10/2/2024	11/7/2024
Perteet Eng	41134100 541060	Eagle Lake Reclam Design	2024	10	INV	Paid	2,810.38	83274 00023042.0005-5	Cultural resources consulting svc to Sept 29, 2024	10/10/2024	11/7/2024
POLY	40253555 531500	Sewage Treatment Chemicals	2024	11	INV	Paid	13,926.62	83275 1872955	Poly for dewatering	10/14/2024	11/7/2024
POWERDMS	POL52110 549200	Dues-Subscriptions-Memberships	2024	11	INV	Paid	3,679.14	83276 INV-56866	Software Subscripnt 11/1/24-10/31/25 Accreditation	9/2/2024	11/7/2024
Pye Barker	51051821 548000	Repair & Maintenance Services	2024	11	INV	Paid	265.12	83277 IV00285949	Fire and Burg. alarm monitoring and service	10/1/2024	11/7/2024
ROBERT HALF	FIN51423 541190	Temporary Agency Personnel	2024	11	INV	Paid	3,360.00	83278 64206175	S. Wong- Payroll Specialist Support	10/21/2024	11/7/2024
ROBERT HALF	HUM51810 541190	Temporary Agency Personnel	2024	10	INV	Paid	2,462.40	83278 64172864	HR support- C. Marvin-personnel policies handbook	10/9/2024	11/7/2024
ROBERT HALF	HUM51810 541190	Temporary Agency Personnel	2024	10	INV	Paid	461.70	83278 64199032	HR support- C. Marvin Personnel Policies Handbook	10/16/2024	11/7/2024
RODARTE	31175100 563000	384th Sidewalk Construction	2024	11	INV	Paid	33,000.00	83279 Pay Estimate #3	For 384th Ave. Sewer/Sidewalk Construction Inv. 3	10/17/2024	11/7/2024
RODARTE	41750935 563000	General Parks Signage	2024	11	INV	Paid	483,896.32	83279 Pay Estimate #3	For 384th Ave. Sewer/Sidewalk Construction Inv. 3	10/17/2024	11/7/2024
SEATIMES	PLNS5860 541390	Advertising, Legal Notices etc	2024	11	INV	Paid	180.00	83280 86803	Publication (Task Order 26)	10/14/2024	11/7/2024
SHI INT	50251881 548860	Hardware-Software Maintenance	2024	11	INV	Paid	2,038.80	83281 818336863	Replacement cameras for PD	5/17/2024	11/7/2024
Spanaway Roofing	51051821 548000	Repair & Maintenance Services	2024	11	INV	Paid	32,470.52	83282 24-22	Reinstall of gutter, lf grd, downspout & snow grd	10/28/2024	11/7/2024
SUMMIT LAW	HUM51810 541120	Legal Consulting Svcs - HR	2024	10	INV	Paid	671.50	83283 157506	RE: Personnel Policy Handbook	10/17/2024	11/7/2024
SUMMIT LAW	HUM51810 541120	Legal Consulting Svcs - HR	2024	10	INV	Paid	1,230.00	83283 158167	Legal Svcs RE: Teamsters	10/17/2024	11/7/2024
SV RECORD	EXE51310 549200	Dues-Subscriptions-Memberships	2024	11	INV	Paid	127.00	83284 SV-90367561	Valley Record Subscription	10/3/2024	11/7/2024
TYLERTEC	35059418 541000	Professional Svcs - General	2024	11	INV	Paid	1,304.00	83285 045-488832	Tyler Consulting Services	9/30/2024	11/7/2024
TYLERTEC	35059418 541000	Professional Svcs - General	2024	11	INV	Paid	10,923.21	83285 045-488872	Tyler Consulting Services	10/9/2024	11/7/2024
ULINE	POL52122 531910	Operating Supplies	2024	11	INV	Paid	276.52	83286 183847310	Masking tape & 15x15x15 boxes	10/2/2024	11/7/2024
URBANF	40353190 531300	Repair & Maintenance Supplies	2024	11	INV	Paid	8,404.80	83287 10307	Tree equity- Downtown street tree order #2	7/9/2024	11/7/2024
URBANF	40353190 531300	Repair & Maintenance Supplies	2024	11	INV	Paid	190.40	83287 10328	Tree for Sensory Garden at Centennial Fields Park	7/25/2024	11/7/2024
URBANF	40353190 531300	Repair & Maintenance Supplies	2024	11	INV	Paid	1,109.76	83287 10381	Street trees for St Tree Replcmt Prjct- SE Pratt	9/3/2024	11/7/2024
USAB	40153481 531300	Repair & Maintenance Supplies	2024	11	INV	Paid	499.75	83288 INV00506245	Brass nozzle for shop hose	10/7/2024	11/7/2024
UULC	40253560 548000	Repair & Maintenance Services	2024	11	INV	Paid	88.16	83289 4090230	Pipe locating service 811	9/30/2024	11/7/2024
VERIZCS	40153935 542000	Telephone Service	2024	11	INV	Paid	383.80	83290 9976456861	Monthly cell modem charges	10/16/2024	11/7/2024
VERIZCS	50251888 542010	Cellular Telephone	2024	11	INV	Paid	7,008.99	83290 9976456860	Monthly Cellular Telephone Service	10/16/2024	11/7/2024
WED	50154868 531301	Repair Parts	2024	11	INV	Paid	637.91	83291 INV051318	Deck replacement belts toro mowers	10/16/2024	11/7/2024
WLACE	51051821 531300	Repair & Maintenance Supplies	2024	10	INV	Paid	47.97	83292 15313320	Utility blades, Staples, Staplegun	10/10/2024	11/7/2024



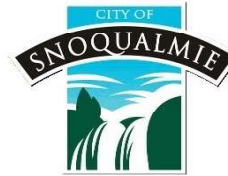
**Payroll**  
**Blanket Voucher Document**

Claims presented to the City to be paid on 11/7/24 in the amount of \$389,086.26 which includes claim warrants numbered 72756 through 72756, totaling \$256.96 and direct deposits totaling \$388,829.30

# Payroll

## ACH Check Register

User: 'Ttreptow'  
 Printed: 11/06/2024 - 4:14PM  
 Batch: 00001.11.2024 - October Cycle 2 2024  
 Include Partial: TRUE



Check Date	Check Number	Partial ACH	Employee Name	Amount
11/07/2024	0	False	Bryan Holloway	483.05
11/07/2024	0	False	Catherine Cotton	434.69
11/07/2024	0	False	Louis Washington	334.69
11/07/2024	0	False	Ethan Benson	434.69
11/07/2024	0	False	Jolyon Johnson	434.69
11/07/2024	0	False	Robert Wotton	284.69
11/07/2024	0	False	Cara Christensen	437.46
11/07/2024	0	False	Katherine Ross	1,920.62
11/07/2024	0	False	Deana Dean	3,845.13
11/07/2024	0	False	Gretchen Garrett	2,510.04
11/07/2024	0	False	Tania Holden	3,569.53
11/07/2024	0	False	Jimmie Betts Jr.	3,251.06
11/07/2024	0	False	Brendon Ecker	2,491.20
11/07/2024	0	False	Andrew Latham	3,252.74
11/07/2024	0	False	Andrew Jongekryg	2,655.86
11/07/2024	0	False	Lafleche Lacroix	4,244.03
11/07/2024	0	False	Eric DiTommaso	1,780.28
11/07/2024	0	False	Samantha Brumfield	2,252.89
11/07/2024	0	False	Kimberly Johnson	3,733.19
11/07/2024	0	False	Nicole Wiebe	2,606.10
11/07/2024	0	False	Andrew Bouta	4,571.53
11/07/2024	0	False	Jennifer Hughes	3,622.12
11/07/2024	0	False	Heather Florida	2,643.70
11/07/2024	0	False	Kyla Henderson	3,331.56
11/07/2024	0	False	Janna Walker	4,249.50
11/07/2024	0	False	Eun Jung Kim	2,775.45
11/07/2024	0	False	Miles Dewar	2,222.37
11/07/2024	0	False	Danna McCall	3,492.52
11/07/2024	0	False	Brian Lynch	4,566.86
11/07/2024	0	False	Melinda Black	4,036.85
11/07/2024	0	False	Stephanie Butler	3,122.87
11/07/2024	0	False	Austin Gutwein	5,065.00
11/07/2024	0	False	Joseph Spears	4,382.71
11/07/2024	0	False	Michael Peter	4,012.58
11/07/2024	0	False	Max Bostick	4,887.62
11/07/2024	0	False	Michael Liebetrau	2,104.41
11/07/2024	0	False	Kobe Hoyla	2,489.87
11/07/2024	0	False	Craig Miller	7,504.43
11/07/2024	0	False	Daniel Moate	5,625.25
11/07/2024	0	False	Joseph Meadows	5,194.27
11/07/2024	0	False	Dylan Losvar	2,701.61
11/07/2024	0	False	Dong (Jack) Yang	1,969.47
11/07/2024	0	False	Cory Hendricks	3,786.61
11/07/2024	0	False	Nicholas Schulgen	4,767.97
11/07/2024	0	False	William Natkha	2,374.08
11/07/2024	0	False	Erik Rasmussen	2,987.41
11/07/2024	0	False	Chase Smith	4,795.60



Check Date	Check Number	Partial ACH	Employee Name	
11/07/2024	0	False	Jason Weiss	9,950.72
11/07/2024	0	False	Dmitriy Vladis	4,566.05
11/07/2024	0	False	Christopher Werre	4,440.12
11/07/2024	0	False	Gary Horejsi	3,597.99
11/07/2024	0	False	Jesse Westman	3,244.14
11/07/2024	0	False	Wyatt Schannauer	2,780.44
11/07/2024	0	False	Philip Bennett	4,587.70
11/07/2024	0	False	Justin Ren	3,067.38
11/07/2024	0	False	Kerry O'Neil	3,270.91
11/07/2024	0	False	Dalton Hawk	2,353.82
11/07/2024	0	False	Blake Lemoine	2,308.25
11/07/2024	0	False	Jason Battles	5,500.12
11/07/2024	0	False	Neil MacVicar	2,808.53
11/07/2024	0	False	Jorge Orozco	2,961.48
11/07/2024	0	False	Austin Hilton	2,534.12
11/07/2024	0	False	Ryan Barnet	4,196.99
11/07/2024	0	False	Michael Chambless	6,678.71
11/07/2024	0	False	Kyle Markwardt	2,843.02
11/07/2024	0	False	Christine Iverson	2,813.50
11/07/2024	0	False	Lyle Beach	3,802.96
11/07/2024	0	False	Patrick Fry	4,828.97
11/07/2024	0	False	Jeffrey Hamlin	3,271.26
11/07/2024	0	False	Andrew Vining	3,973.36
11/07/2024	0	False	Hind Ahmed	4,267.38
11/07/2024	0	False	Thomas Holmes	7,646.15
11/07/2024	0	False	Joan Quade	2,621.75
11/07/2024	0	False	Ryan Dalziel	3,305.07
11/07/2024	0	False	Thai Pham	3,405.85
11/07/2024	0	False	Jaron Gentry	250.32
11/07/2024	0	False	Jake Stewart	2,206.88
11/07/2024	0	False	Jason George	5,322.03
11/07/2024	0	False	Kevin Halbert	1,792.77
11/07/2024	0	False	Timothy Barrett	3,709.53
11/07/2024	0	False	Donald Harris	4,626.50
11/07/2024	0	False	Kevin Snyder	4,388.02
11/07/2024	0	False	Kenneth Knowles	3,262.04
11/07/2024	0	False	Christopher Wilson	1,763.32
11/07/2024	0	False	Todd Shinn	4,275.87
11/07/2024	0	False	Matthew Hedger	4,630.30
11/07/2024	0	False	Richard Allen Hebel	2,533.13
11/07/2024	0	False	Ryan Neal	2,991.02
11/07/2024	0	False	John Cooper	3,745.63
11/07/2024	0	False	Emily Arteché	5,751.89
11/07/2024	0	False	Ilyse Treptow	3,831.20
11/07/2024	0	False	Rebecca Buelna	2,882.82
11/07/2024	0	False	Dylan Gamble	2,836.33
11/07/2024	0	False	Amy Jeffery	2,361.18
11/07/2024	0	False	Ramona Davis	1,506.99
11/07/2024	0	False	Michael Bailey	5,235.66
11/07/2024	0	False	Jessica Rellamas	1,765.43
11/07/2024	0	False	Zachary Schumann	4,320.36
11/07/2024	0	False	Jacob Fouts	5,510.93
11/07/2024	0	False	Theresa Tozier	3,293.66
11/07/2024	0	False	Gregory Heath	4,128.46
11/07/2024	0	False	Albert Wolfe	5,432.82
11/07/2024	0	False	Nicholas Lathrop	6,025.51
11/07/2024	0	False	Matthew West	3,741.81

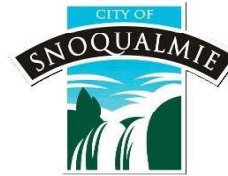
Check Date	Check Number	Partial ACH	Employee Name	
11/07/2024	0	False	Robert Lasswell	4,894.60
11/07/2024	0	False	Benjamin Parker	3,010.48
11/07/2024	0	False	Jesse Curlee	488.14
11/07/2024	0	False	Joshua Phahongchanh	731.07
11/07/2024	0	False	Johnny Mutyaba	247.66
11/07/2024	0	False	Kristen Favro	926.09
11/07/2024	0	False	Robert Angrisano	913.62
11/07/2024	0	False	Peter O'Donnell	3,497.75
11/07/2024	0	False	Kathleen Anthony	550.88
11/07/2024	0	False	Mary Beinners	597.63
11/07/2024	0	False	Thomas Walker	271.44
11/07/2024	0	False	Anna Meehan	526.30
11/07/2024	0	False	Joshua Demetrescu	508.38
11/07/2024	0	False	Tyler Byrd	3,122.83
11/07/2024	0	False	Christopher Brown	4,301.77
11/07/2024	0	False	William Sirski	54.74
11/07/2024	0	False	Aliza Davids	89.28

				Partial ACH:	0.00
				Regular ACH:	384,722.66
Total Employees:	121			Total:	384,722.66

# Payroll

## ACH Check Register

User: 'Trepow'  
 Printed: 11/07/2024 - 1:10PM  
 Batch: 00002.11.2024 - Dean 11-8-2024  
 Include Partial: TRUE



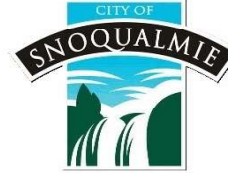
Check Date	Check Number	Partial ACH	Employee No	Employee Name	Amount
11/08/2024	0	False	20060	Deana Dean	4,106.64

Total Employees:	1	Partial ACH:	0.00
		Regular ACH:	4,106.64
		Total:	4,106.64

# Payroll

## Computer Check Register

User: jhughes  
Printed: 11/08/2024 - 11:53AM  
Batch: 00003.11.2024 - Hawk11-9-2024



Item 4.

Check No	Check Date	Employee Information	Amount
72756	11/08/2024	40140 Dalton Hawk	256.96
Total Number of Employees: 1		Total for Payroll Check Run:	256.96

# Accounts Payable

## Blanket Voucher Approval Document



PRV 11-8-24

User: ITreptow  
Printed: 11/13/2024 - 7:24AM  
Warrant Request Date: 11/7/2024  
DAC Fund:

Batch: 00001.11.2024 - PV 11/07/2024

City of Snoqualmie  
Claims presented to the City to be paid in the amount of \$ **476,623.69**  
for claims warrants numbered 62746 through 62753 & dated 11/7/2024.

Line	Claimant	Voucher No.	Amount
1	AWC BENEFITS	000000000	174,683.13
2	Dept. of Labor & Industries	000000000	17,400.11
3	Employment Security Dept.	000000000	1,097.30
4	Employment Security Dept.	000000000	3,801.61
5	Employment Security Dept.	000000000	2,633.30
6	Dept. of Retirement Syst.-LEOFF	000000000	31,239.58
7	IAFF Firepac-Political Affairs Dept.	000062748	2.09
8	Teamsters Local Union #763	000062751	2,282.50
9	IAFF LOCAL #2878	000062749	1,399.20
10	Office of Support Enforcement - DSHS	000000000	664.50
11	Dept of Retirement Syst.-PERS	000000000	49,732.50
12	IRS-Payroll EFTPS	000000000	138,294.39
13	Voya Institutional Trust Company	000000000	225.00
14	CITY OF SNOQUALMIE	000062746	416.68
15	ICMA Retirement Trust -303907	000000000	3,227.31
16	Dept. of Retirement Syst.- DCP	000000000	23,870.43
17	AFLAC	000000000	78.13
18	WSCFF	000062753	825.00
19	Snoqualmie Police Association	000062750	850.00
20	DiMartino Associates	000062747	346.50
21	NWFFT TRUST	000000000	23,177.43
22	Western States Police Medical Trust	000062752	377.00

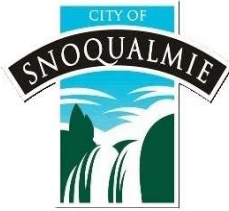
Page Total: \$476,623.69

Grand Total: \$476,623.69

# Accounts Payable

## Check Detail

User: ITreptow  
Printed: 11/13/2024 - 10:42AM



<b>Check Number</b>	<b>Check Date</b>	<b>Amount</b>
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**90000 - AWC BENEFITS**

0                      11/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	
11/06/2024	PR Batch 00001.11.2024 AWC - Medical Benefits/HF 250	124,825.08
11/06/2024	PR Batch 00001.11.2024 AWC-Medical Benefits/HF 500	29,025.90
11/06/2024	PR Batch 00001.11.2024 AWC-Life Insurance Police	945.00
11/06/2024	PR Batch 00001.11.2024 AWC-Employee Pd Life Addtl	50.40
11/06/2024	PR Batch 00001.11.2024 Kaiser Medical Benefits/200	2,403.90
11/06/2024	PR Batch 00001.11.2024 AWC Life Insurance Employee	3.30
11/06/2024	PR Batch 00001.11.2024 AWC Long Term Disab. Employee	6.28
11/06/2024	PR Batch 00001.11.2024 AWC-Vision	1,820.10
11/06/2024	PR Batch 00001.11.2024 AWC Long Term Disability	867.35
11/06/2024	PR Batch 00001.11.2024 AWC-Dental Benefits	12,318.90
11/06/2024	PR Batch 00001.11.2024 AWC Life Insurance	521.70

Inv Total 172,787.91

Inv 1-2021

<u>Line Item Date</u>	<u>Line Item Description</u>	
11/07/2024	Edmund Crosson Medical Premium	1,895.22

Inv 1-2021 Total 1,895.22

0 Total: 174,683.13

**90000 - AWC BENEFITS Total:** 174,683.13

**90010 - Dept. of Labor & Industries**

0                      11/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	
11/06/2024	PR Batch 00001.11.2024 L&I Employer	14,817.81
11/06/2024	PR Batch 00001.11.2024 L&I Employee	2,582.30

Inv Total 17,400.11

0 Total: 17,400.11

**90010 - Dept. of Labor & Industries Total:** 17,400.11

**90020 - Employment Security Dept.**

0	11/07/2024	Inv							
		<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Line Item Date</u></th> <th style="text-align: left;"><u>Line Item Description</u></th> <th style="text-align: right;"></th> </tr> </thead> <tbody> <tr> <td>11/06/2024</td> <td>PR Batch 00001.11.2024 Emp Sec- Unemployment Tax</td> <td style="text-align: right;">1,097.30</td> </tr> </tbody> </table>	<u>Line Item Date</u>	<u>Line Item Description</u>		11/06/2024	PR Batch 00001.11.2024 Emp Sec- Unemployment Tax	1,097.30	
<u>Line Item Date</u>	<u>Line Item Description</u>								
11/06/2024	PR Batch 00001.11.2024 Emp Sec- Unemployment Tax	1,097.30							
		Inv Total	1,097.30						
0 Total:			1,097.30						

**90020 - Employment Security Dept. Total:**

1,097.30

**90022 - Employment Security Dept.**

0	11/07/2024	Inv										
		<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Line Item Date</u></th> <th style="text-align: left;"><u>Line Item Description</u></th> <th style="text-align: right;"></th> </tr> </thead> <tbody> <tr> <td>11/06/2024</td> <td>PR Batch 00001.11.2024 WA Paid Fam. &amp; Med. Leave</td> <td style="text-align: right;">2,715.44</td> </tr> <tr> <td>11/06/2024</td> <td>PR Batch 00001.11.2024 WA Paid Fam. &amp; Med. Leave</td> <td style="text-align: right;">1,086.17</td> </tr> </tbody> </table>	<u>Line Item Date</u>	<u>Line Item Description</u>		11/06/2024	PR Batch 00001.11.2024 WA Paid Fam. & Med. Leave	2,715.44	11/06/2024	PR Batch 00001.11.2024 WA Paid Fam. & Med. Leave	1,086.17	
<u>Line Item Date</u>	<u>Line Item Description</u>											
11/06/2024	PR Batch 00001.11.2024 WA Paid Fam. & Med. Leave	2,715.44										
11/06/2024	PR Batch 00001.11.2024 WA Paid Fam. & Med. Leave	1,086.17										
		Inv Total	3,801.61									
0 Total:			3,801.61									

**90022 - Employment Security Dept. Total:**

3,801.61

**90023 - Employment Security Dept.**

0	11/07/2024	Inv							
		<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Line Item Date</u></th> <th style="text-align: left;"><u>Line Item Description</u></th> <th style="text-align: right;"></th> </tr> </thead> <tbody> <tr> <td>11/06/2024</td> <td>PR Batch 00001.11.2024 WA Cares</td> <td style="text-align: right;">2,633.30</td> </tr> </tbody> </table>	<u>Line Item Date</u>	<u>Line Item Description</u>		11/06/2024	PR Batch 00001.11.2024 WA Cares	2,633.30	
<u>Line Item Date</u>	<u>Line Item Description</u>								
11/06/2024	PR Batch 00001.11.2024 WA Cares	2,633.30							
		Inv Total	2,633.30						
0 Total:			2,633.30						

**90023 - Employment Security Dept. Total:**

2,633.30

**90030 - Dept. of Retirement Syst.-LEOFF**

0	11/07/2024	Inv										
		<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Line Item Date</u></th> <th style="text-align: left;"><u>Line Item Description</u></th> <th style="text-align: right;"></th> </tr> </thead> <tbody> <tr> <td>11/06/2024</td> <td>PR Batch 00001.11.2024 LEOFF 2 Employer</td> <td style="text-align: right;">11,908.96</td> </tr> <tr> <td>11/06/2024</td> <td>PR Batch 00001.11.2024 LEOFF 2 Employee</td> <td style="text-align: right;">19,330.62</td> </tr> </tbody> </table>	<u>Line Item Date</u>	<u>Line Item Description</u>		11/06/2024	PR Batch 00001.11.2024 LEOFF 2 Employer	11,908.96	11/06/2024	PR Batch 00001.11.2024 LEOFF 2 Employee	19,330.62	
<u>Line Item Date</u>	<u>Line Item Description</u>											
11/06/2024	PR Batch 00001.11.2024 LEOFF 2 Employer	11,908.96										
11/06/2024	PR Batch 00001.11.2024 LEOFF 2 Employee	19,330.62										
		Inv Total	31,239.58									
0 Total:			31,239.58									

**90030 - Dept. of Retirement Syst.-LEOFF Total:** 31,239.58

**90035 - IAFF Firepac-Political Affairs Dept.**

62748            11/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	
11/06/2024	PR Batch 00001.11.2024 IAFF-FirePac	2.09

Inv Total 2.09

62748 Total: 2.09

**90035 - IAFF Firepac-Political Affairs Dept. Total:** 2.09

**90040 - Teamsters Local Union #763**

62751            11/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	
11/06/2024	PR Batch 00001.11.2024 Teamsters Union Dues	2,282.50

Inv Total 2,282.50

62751 Total: 2,282.50

**90040 - Teamsters Local Union #763 Total:** 2,282.50

**90045 - IAFF LOCAL #2878**

62749            11/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	
11/06/2024	PR Batch 00001.11.2024 IAFF-Local 2878 Fire	1,399.20

Inv Total 1,399.20

62749 Total: 1,399.20

**90045 - IAFF LOCAL #2878 Total:** 1,399.20

**90060 - Office of Support Enforcement - DSHS**

0                11/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	
11/06/2024	PR Batch 00001.11.2024 Child Support	664.50

Inv Total 664.50



0 Total: 664.50

**90060 - Office of Support Enforcement - DSHS Total:** 664.50

**90070 - Dept of Retirement Syst.-PERS**

0                    11/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	
11/06/2024	PR Batch 00001.11.2024 PERS 3 Employee	3,529.17
11/06/2024	PR Batch 00001.11.2024 PERS 2 Employer	23,976.91
11/06/2024	PR Batch 00001.11.2024 PERS2 Employee	16,739.14
11/06/2024	PR Batch 00001.11.2024 PERS 2 Employer Correction	1.23
11/06/2024	PR Batch 00001.11.2024 PERS 3 Employer	5,486.05

Inv Total 49,732.50

0 Total: 49,732.50

**90070 - Dept of Retirement Syst.-PERS Total:** 49,732.50

**90085 - IRS-Payroll EFTPS**

0                    11/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	
11/06/2024	PR Batch 00001.11.2024 Medicare Employer	8,131.95
11/06/2024	PR Batch 00001.11.2024 Federal Income Tax	68,211.26
11/06/2024	PR Batch 00001.11.2024 Medicare Employee	8,270.96
11/06/2024	PR Batch 00001.11.2024 FICA Employee	26,840.11
11/06/2024	PR Batch 00001.11.2024 FICA Employer	26,840.11

Inv Total 138,294.39

0 Total: 138,294.39

**90085 - IRS-Payroll EFTPS Total:** 138,294.39

**90095 - Voya Institutional Trust Company**

0                    11/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	
11/06/2024	PR Batch 00001.11.2024 Voya-Employer	100.00
11/06/2024	PR Batch 00001.11.2024 Voya-Employee	125.00

Inv Total 225.00

0 Total: 225.00

**90095 - Voya Institutional Trust Company Total:** 225.00

**90099 - CITY OF SNOQUALMIE**

62746            11/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	
11/06/2024	PR Batch 00001.11.2024 FSA	416.68

Inv Total 416.68

62746 Total: 416.68

**90099 - CITY OF SNOQUALMIE Total:** 416.68

**90100 - ICMA Retirement Trust -303907**

0                    11/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	
11/06/2024	PR Batch 00001.11.2024 ICMA-Employee	1,887.50
11/06/2024	PR Batch 00001.11.2024 ICMA-Employer	962.50
11/06/2024	PR Batch 00001.11.2024 ICMA-Employer Supplement	100.00
11/06/2024	PR Batch 00001.11.2024 Mission Square percentage	277.31

Inv Total 3,227.31

0 Total: 3,227.31

**90100 - ICMA Retirement Trust -303907 Total:** 3,227.31

**90105 - Dept. of Retirement Syst.- DCP**

0                    11/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	
11/06/2024	PR Batch 00001.11.2024 Defferd Comp Roth Flat	1,946.00
11/06/2024	PR Batch 00001.11.2024 Deffered Comp Percentage	3,222.39
11/06/2024	PR Batch 00001.11.2024 DCP-Employer-Supplement	1,312.50
11/06/2024	PR Batch 00001.11.2024 DCP Flat Employee	11,340.50
11/06/2024	PR Batch 00001.11.2024 DCP-Employer	5,518.50
11/06/2024	PR Batch 00001.11.2024 Deffered Comp Roth Percentage	530.54

Inv Total 23,870.43

0 Total: 23,870.43

**90105 - Dept. of Retirement Syst.- DCP Total:** 23,870.43

**90110 - AFLAC**

0                    11/07/2024

Inv		
<u>Line Item Date</u>	<u>Line Item Description</u>	
11/06/2024	PR Batch 00001.11.2024 AFLAC-Pre Tax	78.13
Inv Total		78.13
		78.13
0 Total:		78.13
<b>90110 - AFLAC Total:</b>		78.13
<b>90120 - WSCFF</b>		
62753	11/07/2024	
Inv		
<u>Line Item Date</u>	<u>Line Item Description</u>	
11/06/2024	PR Batch 00001.11.2024 WSCFF-BENEFIT TRUST FF ER	825.00
Inv Total		825.00
		825.00
62753 Total:		825.00
<b>90120 - WSCFF Total:</b>		825.00
<b>90180 - Snoqualmie Police Association</b>		
62750	11/07/2024	
Inv		
<u>Line Item Date</u>	<u>Line Item Description</u>	
11/06/2024	PR Batch 00001.11.2024 Police Union Dues	850.00
Inv Total		850.00
		850.00
62750 Total:		850.00
<b>90180 - Snoqualmie Police Association Total:</b>		850.00
<b>90300 - DiMartino Associates</b>		
62747	11/07/2024	
Inv		
<u>Line Item Date</u>	<u>Line Item Description</u>	
11/06/2024	PR Batch 00001.11.2024 Brown & Brown DBA DiMartino	346.50
Inv Total		346.50
		346.50
62747 Total:		346.50
<b>90300 - DiMartino Associates Total:</b>		346.50

**90310 - NWFFT TRUST**

0                      11/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	
11/06/2024	PR Batch 00001.11.2024 Dental Benefits	1,884.23
11/06/2024	PR Batch 00001.11.2024 Medical/Vision Benefits	21,293.20

Inv Total 23,177.43

0 Total: 23,177.43

**90310 - NWFFT TRUST Total:** 23,177.43

**90400 - Western States Police Medical Trust**

62752                      11/07/2024

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	
11/06/2024	PR Batch 00001.11.2024 W States Police Medical Trust	377.00

Inv Total 377.00

62752 Total: 377.00

**90400 - Western States Police Medical Trust Total:** 377.00

Total: 476,623.69

# Accounts Payable

## Blanket Voucher Approval Document



User: ITreptow  
Printed: 11/13/2024 - 10:26AM  
Warrant Request Date: 11/8/2024  
DAC Fund:

Batch: 00002.11.2024 - PV 11/08/2024

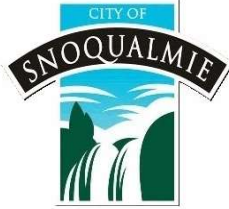
City of Snoqualmie  
Claims presented to the City to be paid in the amount of \$ **1,404.49**  
for claims warrants numbered \_\_\_\_\_ through \_\_\_\_\_ & dated **11/8/2024**.

Line	Claimant	Voucher No.	Amount
1	Employment Security Dept.	000000000	10.20
2	Employment Security Dept.	000000000	37.74
3	Employment Security Dept.	000000000	29.58
4	IRS-Payroll EFTPS	000000000	1,326.97
			Page Total: \$1,404.49
			Grand Total: \$1,404.49

# Accounts Payable

## Check Detail

User: ITreptow  
Printed: 11/13/2024 - 10:43AM



Check Number	Check Date	Amount
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**90020 - Employment Security Dept.**

0	11/08/2024	
	Inv	
<u>Line Item Date</u>	<u>Line Item Description</u>	
11/07/2024	PR Batch 00002.11.2024 Emp Sec- Unemployment Tax	10.20
	Inv Total	10.20
0 Total:		10.20

**90020 - Employment Security Dept. Total:**

10.20

**90022 - Employment Security Dept.**

0	11/08/2024	
	Inv	
<u>Line Item Date</u>	<u>Line Item Description</u>	
11/07/2024	PR Batch 00002.11.2024 WA Paid Fam. & Med. Leave	10.78
11/07/2024	PR Batch 00002.11.2024 WA Paid Fam. & Med. Leave	26.96
	Inv Total	37.74
0 Total:		37.74

**90022 - Employment Security Dept. Total:**

37.74

**90023 - Employment Security Dept.**

0	11/08/2024	
	Inv	
<u>Line Item Date</u>	<u>Line Item Description</u>	
11/07/2024	PR Batch 00002.11.2024 WA Cares	29.58
	Inv Total	29.58
0 Total:		29.58

**90023 - Employment Security Dept. Total:**

29.58

**90085 - IRS-Payroll EFTPS**

0	11/08/2024	
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Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	
11/07/2024	PR Batch 00002.11.2024 Federal Income Tax	546.67
11/07/2024	PR Batch 00002.11.2024 FICA Employer	316.20
11/07/2024	PR Batch 00002.11.2024 Medicare Employer	73.95
11/07/2024	PR Batch 00002.11.2024 FICA Employee	316.20
11/07/2024	PR Batch 00002.11.2024 Medicare Employee	73.95

Inv Total 1,326.97

0 Total: 1,326.97

**90085 - IRS-Payroll EFTPS Total:** 1,326.97

Total: 1,404.49

# Accounts Payable

## Blanket Voucher Approval Document



User: ITreptow  
 Printed: 11/13/2024 - 10:30AM  
 Warrant Request Date: 11/9/2024  
 DAC Fund:

Batch: 00003.11.2024 - PV 11/09/2024

City of Snoqualmie  
 Claims presented to the City to be paid in the amount of \$ **110.99**  
 for claims warrants numbered \_\_\_\_\_ through \_\_\_\_\_ & dated \_\_\_\_\_.

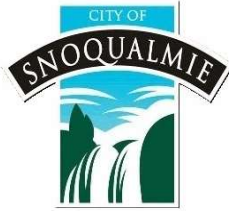
Line	Claimant	Voucher No.	Amount
1	Dept. of Labor & Industries	000000000	12.35
2	Employment Security Dept.	000000000	0.61
3	Employment Security Dept.	000000000	2.26
4	Employment Security Dept.	000000000	1.77
5	Dept of Retirement Syst.-PERS	000000000	47.26
6	IRS-Payroll EFTPS	000000000	46.74
			Page Total: \$110.99
			Grand Total: \$110.99



# Accounts Payable

## Check Detail

User: ITreptow  
Printed: 11/13/2024 - 10:44AM



Check Number	Check Date	Amount
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**90010 - Dept. of Labor & Industries**

0	11/09/2024	
	Inv	
<u>Line Item Date</u>	<u>Line Item Description</u>	
11/12/2024	PR Batch 00003.11.2024 L&I Employer	10.01
11/12/2024	PR Batch 00003.11.2024 L&I Employee	2.34
	Inv Total	12.35
0 Total:		12.35

**90010 - Dept. of Labor & Industries Total:**

12.35

**90020 - Employment Security Dept.**

0	11/09/2024	
	Inv	
<u>Line Item Date</u>	<u>Line Item Description</u>	
11/12/2024	PR Batch 00003.11.2024 Emp Sec- Unemployment Tax	0.61
	Inv Total	0.61
0 Total:		0.61

**90020 - Employment Security Dept. Total:**

0.61

**90022 - Employment Security Dept.**

0	11/09/2024	
	Inv	
<u>Line Item Date</u>	<u>Line Item Description</u>	
11/12/2024	PR Batch 00003.11.2024 WA Paid Fam. & Med. Leave	1.61
11/12/2024	PR Batch 00003.11.2024 WA Paid Fam. & Med. Leave	0.65
	Inv Total	2.26
0 Total:		2.26

**90022 - Employment Security Dept. Total:**

2.26

**90023 - Employment Security Dept.**

0	11/09/2024		
	Inv		
	<u>Line Item Date</u>	<u>Line Item Description</u>	
	11/12/2024	PR Batch 00003.11.2024 WA Cares	1.77
	Inv Total		1.77
			1.77
0 Total:			1.77
<b>90023 - Employment Security Dept. Total:</b>			1.77
<b>90070 - Dept of Retirement Syst.-PERS</b>			
0	11/09/2024		
	Inv		
	<u>Line Item Date</u>	<u>Line Item Description</u>	
	11/12/2024	PR Batch 00003.11.2024 PERS2 Employee	19.43
	11/12/2024	PR Batch 00003.11.2024 PERS 2 Employer	27.83
	Inv Total		47.26
			47.26
0 Total:			47.26
<b>90070 - Dept of Retirement Syst.-PERS Total:</b>			47.26
<b>90085 - IRS-Payroll EFTPS</b>			
0	11/09/2024		
	Inv		
	<u>Line Item Date</u>	<u>Line Item Description</u>	
	11/12/2024	PR Batch 00003.11.2024 Medicare Employee	4.43
	11/12/2024	PR Batch 00003.11.2024 FICA Employee	18.94
	11/12/2024	PR Batch 00003.11.2024 Medicare Employer	4.43
	11/12/2024	PR Batch 00003.11.2024 FICA Employer	18.94
	Inv Total		46.74
			46.74
0 Total:			46.74
<b>90085 - IRS-Payroll EFTPS Total:</b>			46.74
			110.99
Total:			






# Claims Approval Report

Final Audit Report

2024-11-13

Created:	2024-11-13
By:	Tania Holden (THolden@snoqualmiewa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAABXs2WhYzsJZBDNON9fHhuQIWD7srBUyJ

## "Claims Approval Report" History

-  Document created by Tania Holden (THolden@snoqualmiewa.gov)  
2024-11-13 - 7:13:29 PM GMT
-  Document emailed to Drew Bouta (dbouta@snoqualmiewa.gov) for signature  
2024-11-13 - 7:14:04 PM GMT
-  Email viewed by Drew Bouta (dbouta@snoqualmiewa.gov)  
2024-11-13 - 7:46:49 PM GMT
-  Document e-signed by Drew Bouta (dbouta@snoqualmiewa.gov)  
Signature Date: 2024-11-13 - 7:46:55 PM GMT - Time Source: server
-  Agreement completed.  
2024-11-13 - 7:46:55 PM GMT



# BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

**AB24-125**  
**November 25, 2024**  
**Committee Report**

Item 5.

## AGENDA BILL INFORMATION

<b>TITLE:</b>	AB24-125: Interlocal Agreement Renewal with Issaquah Jail	<input type="checkbox"/> Discussion Only
<b>PROPOSED ACTION:</b>	Motion Authorizing an Interlocal Agreement (ILA) Renewal with the City of Issaquah for the Use of Issaquah Jail Facilities for Housing Misdemeanor Inmates	<input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

<b>REVIEW:</b>	Department Director	Brian Lynch	11/8/2024
	Finance	Drew Bouta	11/14/2024
	Legal	David Linehan	11/14/2024
	City Administrator	Choose an item.	Click or tap to enter a date.

<b>DEPARTMENT:</b>	Police		
<b>STAFF:</b>	Chief Brian Lynch/Captain Gary Horejsi		
<b>COMMITTEE:</b>	Public Safety	<b>COMMITTEE DATE:</b> November 18, 2024	
<b>EXHIBITS:</b>	1. Proposed ILA renewal document with Issaquah Jail		

<b>AMOUNT OF EXPENDITURE</b>	\$ TBD
<b>AMOUNT BUDGETED</b>	\$ \$535,000 (25-26 Biennium)
<b>APPROPRIATION REQUESTED</b>	\$ \$160,000

## SUMMARY

### INTRODUCTION

The Snoqualmie Police Department use the Issaquah Jail as their primary booking location for all misdemeanor arrests. The Issaquah Jail is one of four current City inmate housing contracts (the others being SCORE Jail in SeaTac, King County Jail, as well as long term male inmate housing with the City of Sunnyside).

On October 30, 2024, the Snoqualmie Police Department received notice that the Issaquah Jail rates would be increasing for the first time since 2021, and that a new ILA would need to be signed to continue the partnership. The new proposed ILA reflects the following new fee schedule effective January 1, 2025:

	2024	2025	Increase %
Guaranteed Bed Space (to which Snoqualmie purchases five beds) = \$115.50	\$115.50	\$150.00	29%
Non-Guaranteed Bed Space	= \$147.00	\$200.00	36%

Booking Fee = \$0.00 \$20.00

Below is a breakdown of the City’s current contracts for jail services as a comparison.

Jail Provider	Booking Fee	Daily Fee	Mental Health
City of Issaquah	No Fee	\$115.50/\$147.00	No
King County	\$277.99	\$259.14	Yes
SCORE	\$65.00	\$204.97	Yes

**LEGISLATIVE HISTORY**

N/A

**BACKGROUND**

While the Issaquah Jail has not raised their rates in a few years, every other jail that we contract with has raised their rates approximately 5%-7% each year. The police department is currently in discussions with the Kirkland Jail and Yakima County Jail to seek cheaper alternatives for housing inmates.

**BUDGET IMPACTS**

The City of Snoqualmie budgeted \$260,000 and \$275,000 in 2025 and 2026 respectively, for a total of \$535,000 over the biennium, to utilize the Issaquah Jail as the primary booking location for all misdemeanor arrests. The 2025 and 2026 budget assumed a 22% increase in the current rates for the biennium over the previous biennial budget. However, actual expenditures have been higher, with the 2025 and 2026 budget showing a 10% increase over the costs realized during 2023 and 2024. Assuming that most Issaquah Jail expenses are to pay for guaranteed bed space, applying a 30% increase would cost the city approximately \$96,000 more over the biennium, or roughly \$48,000 annually. At the higher end of the potential range, a 40% increase would cost the city approximately \$144,000 more over the biennium or roughly \$72,000 annually. As a result of this renewal ILA, the Administration will need to return to Council at a future date with a budget amendment to appropriate for the higher than anticipated rates. Alternatively, the City may want to seek out cheaper options for housing inmates, as suggested in the background section above (i.e., Kirkland, Yakima County, etc.), or look to reduce potentially the City’s guaranteed bed space.

**NEXT STEPS**

**PROPOSED ACTION**

Motion Authorizing an Interlocal Agreement (ILA) Renewal with the City of Issaquah for the Use of Issaquah Jail Facilities for Housing Misdemeanor Inmates.

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF ISSAQUAH, WASHINGTON  
AND THE CITY OF SNOQUALMIE, WASHINGTON, FOR THE HOUSING OF  
INMATE IN THE ISSAQUAH CITY JAIL**

This agreement (“Agreement”) is between the City of Issaquah, a municipal corporation of the State of Washington (“Issaquah”) and the City of Snoqualmie, a municipal corporation of the State of Washington (“Snoqualmie”).

**RECITALS**

**WHEREAS**, this Agreement is entered pursuant to Chapter 39.34 RCW and Chapter 70.48 RCW, which authorize local governmental agencies to make the most efficient use of their powers by enabling them to cooperate and enter into agreements with each other for provision of jail services; and

**WHEREAS** Snoqualmie wishes to secure the use of a guaranteed number of jail beds at the Issaquah City Jail (“Issaquah Jail”), and the City of Issaquah is willing to accept Snoqualmie’s inmates at a rate of compensation and under the terms and conditions set forth below; and

**WHEREAS** the governing bodies of each of the parties hereto have decided to enter into this Agreement as authorized by RCW 39.34, RCW 70.48 and other Washington law, as may be amended;

Now, therefore, in consideration of the above and foregoing recitals, the payments to be made, the mutual promises and covenants herein contained, and for other good and valuable considerations, the parties hereto agree to the terms and conditions set forth herein:

1. **EFFECTIVE DATE**

This Agreement shall be effective following its mutual execution and posting on Issaquah’s website in accordance with RCW 39.34.040.

2. **TERMINATION**

(A) This Agreement shall be of indefinite duration. Provided, however, either party may elect to terminate this Agreement for any reason by giving written notice of termination to the other party and the State Office of Financial Management. Said termination shall be effective ninety (90) days from the date of said written notice to the Chief of Police of the jurisdiction receiving the notice. The notice will state the reason for termination and specific plans for accommodating the affected jail population.

(B) In the event of termination of this Agreement for any reason, Snoqualmie shall compensate Issaquah for inmates housed by the Issaquah Jail after notice of termination until Snoqualmie retakes its inmates in the same manner and at the same rates as if this Agreement had not been terminated, and the provisions of this Agreement shall remain in force until such time as all inmates from Snoqualmie have been retaken.

3. NOTICES

All notices, reports, and correspondence to the respective parties of this Agreement shall be sent to the following:

City of Issaquah: Chief of Police  
Issaquah Police Department  
130 E. Sunset Way  
Issaquah, Washington 98027

Contact: Issaquah Commander

City of Snoqualmie: Snoqualmie Police Department  
450 110<sup>th</sup> Ave. NE  
Snoqualmie, WA 98004

Contact: Chief of Police

4. SERVICES PROVIDED

Issaquah agrees to provide jail services for gross misdemeanor/misdemeanor inmates for those offenses that have been committed by adults within Snoqualmie’s jurisdiction.

5. COMPENSATION

In consideration of Issaquah’s commitment to provide housing and related services for its inmates, Snoqualmie agrees to pay Issaquah the fees and charges set forth in this Agreement.

(A) Guaranteed Beds. Issaquah agrees to accept and house non-gendered specific inmates at the daily guaranteed bed rate of \$150.00 per bed day. The guaranteed rate is limited to the **Five (5)** guaranteed beds for Snoqualmie. The \$150.00 per bed per day rate for guaranteed beds shall be assessed for each day this Agreement is in effect regardless of occupancy by a Snoqualmie inmate. Either party may cancel or reduce the guaranteed bed commitment provided for herein by providing written notice to the other party at least ninety (90) days in advance of the effective date of the cancellation or reduction. A cancellation or reduction made pursuant to this Section shall be deemed to be an amendment to this Agreement and incorporated as if fully set forth herein without the necessity of a formal amendment or separate approval by the legislative authority of Issaquah or Snoqualmie.

(B) Non-Guaranteed Beds. Snoqualmie may use additional beds, as available, at the daily rate of \$200.00 per bed day. However, Issaquah shall have the right to refuse to accept custody or house Snoqualmie’s inmates in excess of the minimum bed commitment set forth above.

- (C) Billing and Payment. Issaquah agrees to provide a monthly invoice for the guaranteed beds by the 30<sup>th</sup> of each following month. Snoqualmie agrees to make payment to Issaquah within 30 days of receipt of the undisputed portion of such bill for the amount billed for the previous calendar month. Issaquah agrees to provide Snoqualmie with an itemized bill for all inmates housed, including inmate name(s), the number of days housed (including date of booking and date of releases), and the dollar amount due for each. Issaquah agrees to provide said bill by the 30<sup>th</sup> of each following month. Snoqualmie agrees to make payment to Issaquah within 30 days of the date of such bill.
- (D) Rate Increases. Issaquah may increase guaranteed and non-guaranteed rates from time-to-time but no more frequently than once per year, in order to reflect increased costs. Issaquah will give Snoqualmie at least ninety (90) days' advance written notice of the increased rate prior to implementation. Such increase shall be deemed to be an amendment to this Agreement and incorporated as if fully set forth herein without the necessity of a formal amendment or separate approval by the legislative authority of Issaquah or Snoqualmie.

#### 6. BOOKING FEE

A booking fee in the amount of \$20.00 shall be charged for each inmate booked by or on behalf of Snoqualmie into the Issaquah Jail. The booking fee shall remain fixed through the term of this agreement.

#### 7. AMENDMENTS

Any changes in law or regulations governing jail operations impacting this Agreement will be addressed in an amendment to the Agreement. These and other amendments to this Agreement shall be in writing and approved by the governing body of each party, excepts as expressly provided for herein.

#### 8. RESPONSIBILITY FOR OFFENDER'S CUSTODY

It shall be the responsibility of Issaquah to confine the inmate or inmates; to provide treatment, including the furnishing of subsistence and all necessary medical and hospital services and supplies; to provide for inmates' physical needs; to retain them in said custody; to supervise them; to maintain proper discipline and control; to make certain they receive no special privileges and the sentence and orders of the committing court in the State are faithfully executed; provided nothing herein contained shall be construed to require Issaquah, or any of its agents, to provide treatment, facilities or programs for any inmates confined pursuant to this Agreement, which it does not provide for similar inmates not confined pursuant to this agreement. Issaquah shall provide facilities for consultation and communication between inmates and their legal counsel. It shall also be the responsibility of Issaquah to calculate "good time" accrued in and subsequent release of



inmates in accordance with the Issaquah Jail's standard practice and procedures related to inmates housed in the Issaquah Jail.

9. HOUSING DECISIONS; RIGHT TO REFUSE, RETURN, OR TRANSFER INMATE

Subject to the terms of this Agreement, Issaquah hereby agrees to accept Snoqualmie's inmates and to provide housing, care, and custody of those inmates pursuant to Issaquah Jail policies and procedures. To the greatest extent permitted by law, Issaquah shall have the right to refuse to accept an individual from Snoqualmie or to transfer any Snoqualmie inmates to a different jail facility for any reason, including but not limited to if, in the sole discretion of Issaquah: such individual presents a substantial risk of escape, of injury to self or other persons or property, of adversely affecting or significantly disrupting the operations of the Issaquah Jail, has a medical illness or injury that makes housing such individual not in the best interest of Issaquah or other inmates; and/or when, acceptance of the inmate would cause the operational capacity limits of the jail to be reached or exceeded.

If Issaquah refuses an inmate from Snoqualmie or determines that a Snoqualmie inmate must be returned to Snoqualmie or transferred to another jail facility, Snoqualmie will be responsible for transportation and the cost of incarceration at such other jail facility (if applicable). Return or transfer of an inmate will not negate Snoqualmie's responsibility to pay for any guaranteed bed commitment.

10. FURLOUGHS, PASSES, AND WORK RELEASE

Issaquah agrees no early releases or alternatives to incarceration including furloughs, passes, work crews, electronic home detention, or work release shall be granted to any inmate housed pursuant to this Agreement without written authorization by the committing court.

11. INMATE PROPERTY

Snoqualmie may transfer to Issaquah only agreed amounts of personal property of Snoqualmie inmates recovered from or surrendered upon booking. Only those items which fit into a 12-inch by 14-inch bag will be allowed on transports when such transports are conducted by Issaquah Jail personnel. Additional legal material or personal belongings may be shipped to the Issaquah Jail at the expense of the inmate or Snoqualmie.

12. RETAKEING OF INMATES

Upon request from Issaquah, Snoqualmie shall, at its expense, retake any Snoqualmie inmate within twelve (12) hours after receipt of such request. In the event the confinement of a Snoqualmie inmate is terminated for any reason, Snoqualmie shall, at its expense, retake such inmate from the Issaquah Jail.

### 13. COPY OF ARREST WARRANT OR CITATION AND BAIL SCHEDULE

Snoqualmie law enforcement officers placing Snoqualmie misdemeanants in the Issaquah Jail shall, in every instance, first furnish an arrest warrant, citation, court order, or judgement and sentence, to the Issaquah Jail upon booking of an inmate. Snoqualmie is also responsible for providing Issaquah Jail with a complete bail schedule no later than January 1 of each year.

### 14. TRANSPORTATION

Snoqualmie inmates incarcerated in Issaquah pursuant to this Agreement shall be transported to Issaquah by and at the expense of Snoqualmie and shall be returned or transferred, if necessary, to Snoqualmie or another jail facility by Snoqualmie personnel and at Snoqualmie's expense. Issaquah is not responsible for transportation of Snoqualmie inmates under this Agreement and shall be reimbursed by Snoqualmie for any actual expense incurred in transport of an inmate if, in fact, transportation of an inmate by Issaquah becomes necessary including but not limited to if the transport was a result of a warrant or medical appointment. Such transportation shall be calculated based upon the time required for transport at the correction officer over time rate of \$90.00 per hour. Partial hours will be rounded up to the next full hour.

### 15. RECORDS AND REPORTS

Snoqualmie shall forward to Issaquah before or at the time of delivery of each inmate, a copy of all inmate records pertaining to the inmate's present incarceration. If additional information is requested regarding a particular inmate, the Parties shall cooperate to provide any additional information in a timely manner.

Issaquah shall keep all necessary and pertinent records concerning such inmates incarcerated in the Issaquah Jail. During an inmate's confinement in Issaquah, Snoqualmie shall upon request, be entitled to receive and be furnished with copies of any report or record associated with said inmate(s) incarceration, as may be permitted by law.

### 16. RIGHT OF INSPECTION

Snoqualmie shall have the right, upon reasonable advance notice, to inspect the Issaquah Jail at reasonable times. During such inspections, Snoqualmie may interview Snoqualmie inmates and review Snoqualmie inmates' records as permitted by law; provided, however, any interviews with Snoqualmie inmates will be voluntary on the part of such inmates.

### 17. MEDICAL TREATMENT

- (A) Snoqualmie's inmates shall receive such medical, psychiatric and dental treatment when emergent and necessary to safeguard their health while housed in the Issaquah Jail.
- (B) If Issaquah becomes aware of a Snoqualmie inmate that needs medical health care requiring the assistance of a medical health care services provider, then Issaquah shall make reasonable efforts to notify Snoqualmie prior to obtaining said service. If Snoqualmie is contacted and does not authorize Issaquah to obtain the service, then Snoqualmie shall within one hour pick up the inmate from the Issaquah Jail. Provided, in the case of emergency, Issaquah may notify Snoqualmie after the service has been provided.
- (C) An adequate record of all such services shall be kept by Issaquah or its contract medical provider(s) in accordance with applicable laws and regulations and made available for Snoqualmie's review at its request, to the extent permitted by law. Any medical or dental services of major consequence shall be reported to Snoqualmie as soon as time permits.
- (D) Except for routine minor medical services provided in the Issaquah Jail, Snoqualmie shall be responsible for all medical, dental, and mental health costs incurred by or on behalf of Snoqualmie's inmates. Snoqualmie shall reimburse Issaquah dollar for dollar for any amount expended, or cost incurred by Issaquah in providing the same. Upon payment from Snoqualmie for the inmate's health care expense, Issaquah will assign to Snoqualmie, upon its request, all right to reimbursement for medical expenses authorized under RCW 70.48.130. Except in emergencies, Snoqualmie will be notified by contacting a duty supervisor at Snoqualmie prior to the inmate's transfer to a hospital and nothing herein shall preclude Snoqualmie from retaking the ill or injured inmate at that time. In the event a Snoqualmie inmate is taken to the hospital for an emergency, Issaquah shall notify Snoqualmie as soon as possible thereafter. Snoqualmie is responsible for providing security for its inmates during any time of hospitalization.

#### 18. DISCIPLINE

Issaquah shall have physical control over and power to exercise disciplinary authority over all inmates of Snoqualmie. However, nothing contained herein shall be construed to authorize or permit the imposition of any type of discipline prohibited by the constitution and laws of the State of Washington or the constitution and laws of the United States.

#### 19. ESCAPES

In the event a Snoqualmie inmate escapes from Issaquah custody, Issaquah will use all reasonable means to recapture the inmate. The escape shall be reported immediately to Snoqualmie. Issaquah shall have the primary responsibility for and authority to direct the pursuit and retaking of the inmate within its own territory. Any cost in connection therewith

shall be borne by Issaquah; however, Issaquah shall not be required to expend unreasonable amounts to pursue and return inmates from other counties, states, or countries.

## 20. DEATH OF AN INMATE

- (A) In the event of the death of a Snoqualmie inmate, the King County Coroner will be notified by Issaquah Jail personnel. Snoqualmie shall receive copies of any records made at or in connection with such notification.
- (B) Issaquah shall immediately notify Snoqualmie of the death of a Snoqualmie inmate, furnish information as requested and follow the instructions of Snoqualmie regarding disposition of the body. Snoqualmie hereby designates the Chief of Police as the official authorized to request information from and provide instructions to Issaquah regarding deceased inmates. The body shall not be released except on written order of Snoqualmie's Chief of Police. This order shall be provided within three weekdays of Snoqualmie's receipt of notice of the death. All expenses relative to any necessary preparation of the body and shipment charges shall be paid by Snoqualmie. With Snoqualmie's consent, to be obtained on an individual basis, Issaquah may arrange for burial and all matters related or incidental thereto, and all such expenses shall be paid by Snoqualmie. The provisions of this paragraph shall govern only the relations between or among the parties hereto and shall not affect the liability of any relative or other person for the disposition of the deceased or for any expenses connected therewith.
- (C) Snoqualmie shall receive a certified copy of the death certificate for any of its inmates who have died while in Issaquah's custody.

## 21. VIDEO ARRAIGNMENT

The term "Video Court" shall include, by way of example but not by way of limitation, the following types of services: use of Issaquah video camera(s) iPad, audio technology, and the video courtroom facility, the scheduling of inmates for video court, the moving of inmates to and from video court, the processing of court paperwork, and the faxing of court paperwork to and from the municipal court for signatures.

(A) Snoqualmie agrees to pay one hundred dollars (\$100.00) per hour for use of Video Court. Partial hours in the amount of ten (10) minutes or more will be rounded up to the nearest hour. For example, the use of the Video Court is eight (8) minutes, the time interval shall round down and there will be no charge. If the use is one hour and fifteen (15) minutes, the interval shall round up for a total charge of \$200. Charges will only be for time spent in court proceedings; time spent by the inmate conferring with their attorney alone will not be counted.

(B) Issaquah will bill Snoqualmie for Video Court services rendered each month by adding a separate column to the invoice for Snoqualmie labeled "Video Court".

## 22. REMOVAL/RELEASE FROM THE JAIL

- (A) Except for work programs, medical care, if no probable cause determination is made as required by law, and during emergencies, Snoqualmie inmates shall not be removed and/or released from the Issaquah Jail without written authorization from Snoqualmie or by a court of competent jurisdiction. If Issaquah becomes aware there has not been probable cause determination as required by law, and the person is still in Issaquah's custody, Issaquah will notify Snoqualmie the person must be released unless written proof of the probable cause determination was made is provided.
- (B) Issaquah will release Snoqualmie inmates to Snoqualmie at a mutually agreeable location.
- (C) Snoqualmie inmates for whom bail is posted, or who otherwise have a right to be released, may sign a waiver electing to be released to a family member or friend with confirmed transportation, or be released via private taxi, rather than being released to Snoqualmie during the regularly scheduled transport.

## 23. LOSS OF USE

The parties understand there may be times when conditions at the Issaquah Jail, such as required maintenance or repairs, may cause some or all the reserved beds to be temporarily unavailable. Issaquah agrees to provide as much notice as is reasonably practicable if any or all the reserved beds will be temporarily unavailable and will endeavor to keep any such unavailability to a minimum. The temporary unavailability of such beds shall not be a breach of this agreement or entitle Snoqualmie to any compensation from Issaquah. During any period of unavailability, Snoqualmie will be relieved of the obligation to pay for any unavailable beds.

## 24. PREA ACKNOWLEDGEMENT – CUSTODIAL AND SEXUAL MISCONDUCT

- (A) Compliance - Issaquah agrees to ensure all of its employees, contractors, vendors, and volunteers have contact with Snoqualmie inmates comply with all federal and state laws regarding sexual misconduct including, but not limited to:
- a) The Prison Rape Elimination Act of 2003 (PREA);
  - b) The standards for adult Prisons and Jails or Community Confinement Facilities, whichever is applicable, as promulgated by the US Attorney, and
  - c) Zero tolerance toward all forms of sexual abuse and sexual harassment.
- (B) Monitoring - Issaquah agrees to provide Snoqualmie documented compliance with the Federal Prison Rape Elimination Act standards. Monitoring may include, but is not limited to:
- a) Site visits.

- b) Access to facility data; and
- c) Review of applicable documentation.

(C) Snoqualmie may terminate this Agreement:

- a) Should Issaquah fail to provide documentation which demonstrates the Issaquah Jail is actively and effectively working toward and is making substantive progress toward achieving compliance; or
- b) Should Issaquah fail to maintain PREA compliance between auditing periods, after being given a reasonable opportunity to cure.

(D) Snoqualmie will terminate this Agreement:

- a) Should Issaquah elect to discontinue pursuit of PREA compliance.
- b) Should Issaquah be found in noncompliance through a PREA Audit and fail to cure such noncompliance within the identified timeframes; or
- c) Should Issaquah be found to be in egregious violation of PREA.

## 25. NON-ASSIGNABILITY

Snoqualmie agrees to not sublet any of their guaranteed beds to any jurisdictions. This Agreement may not be assigned by either party.

## 26. DISPUTE RESOLUTION

Should a dispute arise as to the application, compensation, enforcement, or interpretation of this Agreement between Snoqualmie and Issaquah, the parties shall first attempt to resolve such disputes through good faith and reasonable negotiations. However, if a dispute cannot be resolved through direct discussions, the parties agree to endeavor to settle the dispute in an amicable manner by mediation administered under JAMS Alternative Dispute Resolution service rules or policies before resorting to litigation. The mediator may be selected by agreement of the parties or through JAMS.

## 27. INDEMNIFICATION

### (A) By Issaquah

Issaquah agrees to defend, indemnify and hold Snoqualmie, its elected officials, officers, agents, and employees, harmless from and against any and all claims, lawsuits, actions, liability, damages, judgments, costs and expenses (including reasonable attorney's fees) (and also including but not limited to claims related to false arrest or detention, alleged mistreatment, alleged violation of civil rights, injury, or death of any Snoqualmie inmate, or loss or damage to Snoqualmie inmate property while in Issaquah's custody) which result from or arise out of the acts or omissions of Issaquah,

its elected officials, officers, employees, and agents in connection with or incidental to the performance of non-performance of Issaquah's services, duties, and obligations under this Agreement.

(B) By Snoqualmie

Snoqualmie agrees to hold harmless, defend, and indemnify Issaquah, its elected officials, officers, agents, and employees from and against any and all claims, lawsuits, actions, liability, damages, judgments, costs and expenses (including reasonable attorney's fees) (and also including but not limited to claims related to false arrest or detention, alleged mistreatment, alleged violation of civil rights [unless Snoqualmie has affirmatively notified Issaquah in writing a probable cause determination has been made within 48 hours of the arrest of the person bringing the claim], injury, or death of any Snoqualmie inmate, or loss of damage to Snoqualmie inmate property while in Issaquah custody) result from or arise out of the acts or omissions of Snoqualmie, its elected officials, officers, employees, and agents in connection with or incidental to the performance or non-performance of Snoqualmie services, duties, and obligations under this Agreement.

(C) In the event the acts or omissions of the officials, officers, agents, and/or employees of both Snoqualmie and Issaquah in connection or incidental to the performance or non-performance of Snoqualmie's and/or Issaquah's services, duties, and obligations of this Agreement are the subject of any liability claims by a third party, Snoqualmie and Issaquah shall each be liable for its proportionate concurrent negligence in any resulting suits, actions, claims, liability, damages, judgments, costs and expenses and for their own attorney's fees.

(D) Nothing contained in this section, or this Agreement shall be construed to rate a right in any third party to indemnification or defense.

(E) Issaquah and Snoqualmie hereby waive, as to each other only, their immunity from suit under industrial insurance, Title 51 RCW. This waiver of immunity was mutually negotiated by the Parties hereto.

(F) The provisions of this section shall survive the termination of this Agreement.

## 28. INSURANCE

Independent of their respective indemnity obligations, each Party shall maintain occurrence-based Commercial General Liability (CGL) and Automobile Liability insurance through the commercial insurance market, an insurance pool, self-insurance, or a combination thereof. The CGL coverage shall be written with limits of no less than \$5,000,000 per occurrence with a \$10,000,000 general aggregate and shall include contractual liability. The Automobile Liability coverage shall have a minimum combined single limit for bodily injury and property damage of \$2,000,000 per accident. Evidence of insurance or self-insurance coverage will be provided promptly upon request by either

Party. This section shall be subject to renegotiation in the event either Party no longer remains a member of the Washington Cities Insurance Authority.

#### 29. ADMINISTRATIVE CHARGE

An administrative charge of \$20.00 shall be assessed for each inmate booked at the Issaquah Jail under the jurisdiction of Snoqualmie. This charge will apply to every booking, irrespective of the length of stay or the outcome of the booking process.

#### 30. INDEPENDENT CONTRACTOR

The Parties are independent contractors, and the officers, agents, or employees of a Party are not employees of the other Party for any purpose, including responsibility for any federal or state tax, industrial insurance or Social Security liability. The provision of services by a Party under this Agreement shall not give rise to any claim of career service or civil service rights which may accrue to an employee of the other Party under any applicable law, rule or regulation.

#### 31. INTERLOCAL AGREEMENT REQUIRED PROVISIONS

In accordance with the requirements of RCW 39.34.030, the following provisions, stipulations and/or waivers are adopted:

- (A) This Agreement has been approved by the governing bodies of each of the participating agencies.
- (B) No separate organization or separate legal or administrative entity is created by this Agreement.
- (C) Each party to this Agreement shall maintain its own separate budget in accordance with the provision of Title 35 and 35A RCW and no joint or cooperative budget shall be undertaken.
- (D) The terms of this Agreement do not contemplate the acquisition of any property. However, in the event any property is acquired for the performance of this Agreement, upon termination of this Agreement, said property shall be sold and the proceeds shall remain with Issaquah.
- (E) This Agreement shall be administered by the Chiefs of Police, or their representative, from Issaquah and Snoqualmie.

#### 32. GOVERNING LAW AND VENUE

The parties hereto agree, except where expressly otherwise provided, the laws and administrative rules and regulations of the State of Washington shall govern in any matter



relating to inmate confinement pursuant to this Agreement. Venue for any action arising from or related to this Agreement shall lie exclusively in King County Superior Court.

33. COUNTERPARTS

This Agreement may be executed in any number of counterparts, which counterparts shall collectively constitute the entire Agreement.

34. ENTIRE AGREEMENT

The written provisions and terms of this Agreement, together with any attachments, supersede all prior written and verbal agreements and/or statements by any representative of the parties, and those statements shall not be construed as forming a part of or altering in any manner this Agreement. Any prior written and/or oral agreement between the parties pertaining to jail services is terminated and superseded by this Agreement. This Agreement and any attachments contain the entire Agreement between the parties. Should any language in any attachment conflict with any language contained in this Agreement, the terms of this Agreement shall prevail.

35. SEVERABILITY

Should any provision of this Agreement be determined to be unenforceable by a court of law, such provision shall be severed from the remainder of the Agreement, and such action shall not affect the enforceability of the remaining provisions herein.

IN WITNESS WHEREOF, the parties below have executed this Agreement, and by doing so, acknowledge they have read this Agreement, understood its terms, and entered this Agreement in a knowing, intelligent, and voluntary manner.

CITY OF ISSAQUAH

CITY OF SNOQUALMIE

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

ATTEST:

ATTEST:

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

APPROVED AS TO FORM:

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_



**BUSINESS OF THE CITY COUNCIL  
CITY OF SNOQUALMIE**

**AB24-119  
November 25, 2024  
Consent Agenda**

Item 6.

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	<b>AB24-119:</b> Adoption of the 2024-2029 King County Flood Management Plan and the City of Snoqualmie Jurisdiction Annexation	<input checked="" type="checkbox"/> Discussion Only <input type="checkbox"/> Action Needed:  <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution
	<b>PROPOSED ACTION:</b>	

<b>REVIEW:</b>	Department Director	Emily Arteche	11/13/2024
	Finance	n/a	Click or tap to enter a date.
	Legal	n/a	Click or tap to enter a date.
	City Administrator	Mike Chambless	11/13/2024

<b>DEPARTMENT:</b>	Community Development		
<b>STAFF:</b>	Emily Arteche, AICP, Community Development Director		
<b>COMMITTEE:</b>	Community Development	<b>COMMITTEE DATE:</b> November 18, 2024	
<b>EXHIBITS:</b>	1. AB24-119x1 King County Flood Management Plan 2024-2029 2. AB24-119x2 King County Ordinance 19820		

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUESTED</b>	\$ n/a

**SUMMARY**

**INTRODUCTION**

This is a resolution of the City Council which would authorize the adoption of the King County Flood Management Plan 2024-2029 and the City of Snoqualmie jurisdiction annex.

**LEGISLATIVE HISTORY**

A Resolution (Res 1556) for King County Regional Hazard Mitigation Plan 2020-2025 was approved on October 12, 2020.

**BACKGROUND**

The 2024 King County Flood Management Plan ("the 2024 flood plan") updates and supersedes the 2006 King County Flood Hazard Management Plan ("the 2006 plan") and the 2013 King County Flood Hazard Management Plan Update and Progress Report ("the 2013 plan update"). The 2024 flood plan updates the policies

established in the 2006 plan and updates the technical information about flooding in King County presented in the 2006 plan and the 2013 plan update. The 2006 plan was created to respond to aging flood protection infrastructure and unmet maintenance needs, new or updated federal regulatory requirements, environmental impacts of past flood hazard management practices, and changes in watersheds since 1993. The 2013 plan update provided an update to the 2006 plan.

### **ANALYSIS**

The Disaster Mitigation Act of 2000 (Public Law 106-390) established new requirements for pre- and post-disaster hazard mitigation programs. King County has worked on a collaborative planning process that engages the public, assesses the risk and vulnerability to the impacts of natural hazards. As a result, the County in cooperation with the city developed a mitigation strategy consistent with a set of uniform goals and objectives as well as a and a plan for implementing, evaluating and revising this strategy. The Federal Emergency Management Agency (FEMA) and King County Flood Management Plan requires a 5-year update cycle. The County plan includes a City annex, which is specific to the City of Snoqualmie.

### **BUDGET IMPACTS**

N/A

### **NEXT STEPS**

A resolution for adoption is scheduled for the November 25, 2024, Council Meeting.

## **PROPOSED ACTION**

Move to adopt Resolution 1700 for the 2024-2029 King County Flood Management Plan.

**RESOLUTION NO. 1700****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SNOQUALMIE, WASHINGTON, AUTHORIZING THE ADOPTION OF THE KING COUNTY FLOOD MANAGEMENT PLAN 2024-2029 AND THE CITY OF SNOQUALMIE JURISDICTION ANNEX.**

**WHEREAS**, all of King County has exposure to natural hazards that increase the risk to life, property, environment and the County's economy; and

**WHEREAS**, pro-active mitigation of known hazards before a disaster event can reduce or eliminate long-term risk to life and property; and

**WHEREAS**, The Disaster Mitigation Act of 2000 (Public Law 106-390) established new requirements for pre- and post-disaster hazard mitigation programs; and

**WHEREAS**, the coalition worked on a collaborative planning process that engages the public, assesses the risk and vulnerability to the impacts of natural hazards, developed a mitigation strategy consistent with a set of uniform goals and objectives, and created a plan for implementing, evaluating and revising this strategy; and

**WHEREAS**, the Federal Emergency Management Agency (FEMA) and King County Flood Management Plan requires a 5-year update cycle, and the plan includes an annex, which is specific to the City of Snoqualmie; and

**WHEREAS**, the City adopted King County's plan in September 17, 2024 and it was set to expire in September of 2029; and

**WHEREAS**, in order to be eligible to receive grant funding and maintain the City's Class 5 Community Rating System (CRS), the City Council has continuously adopted the King County Plan; and

**WHEREAS**, King County adopted the 2024-2029 King County Flood Management Plan, as approved by FEMA, by King County Ordinance No. 19820 on September 17, 2024; and

**WHEREAS**, The City is required to adopt the updated 2024-2029 King County Flood Management Plan and Snoqualmie Jurisdictional Annex; and

**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE OF THE CITY OF SNOQUALMIE, WASHINGTON,**

**Section 1.** Adopts the 2024 King County Flood Management Plan and the City of Snoqualmie Jurisdictional Annex.

**Section 2.** Will use the adopted and approved portions of the Plan to guide pre- and post-disaster mitigation of the hazards identified.

**Section 3.** Will coordinate the strategies identified in the Plan with other planning programs and mechanisms under its jurisdiction’s authority.

**PASSED** by the City Council of the City of Snoqualmie, Washington this 25<sup>th</sup> day of November 2024.

\_\_\_\_\_  
Katherine Ross, Mayor

Attest:

Approved as to form:

\_\_\_\_\_  
Deana Dean, City Clerk

\_\_\_\_\_  
David Linehan, Interim City Attorney



# KING COUNTY

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

Item 6.

## Signature Report

### Ordinance 19820

**Proposed No.** 2024-0202.2

**Sponsors** Perry

1 AN ORDINANCE relating to river and floodplain  
 2 management, adopting the 2024 King County Flood  
 3 Management Plan, and amending Ordinance 11955,  
 4 Section 9, as amended, and K.C.C. 2.16.045, Ordinance  
 5 9163, Section 2, as amended, and K.C.C. 9.04.020,  
 6 Ordinance 9163, Section 5, as amended, and K.C.C.  
 7 9.04.050, Ordinance 1709, Section 5, as amended, and  
 8 K.C.C. 13.24.060, Ordinance 15053, Section 3, as  
 9 amended, and K.C.C. 16.82.051, Ordinance 17270, Section  
 10 2, as amended, and K.C.C. 18.25.010, Ordinance 3692,  
 11 Section 1, as amended, and K.C.C. 20.12.200, Ordinance  
 12 11112, Section 1, as amended, and K.C.C. 20.12.480,  
 13 Ordinance 19146, Section 66, and K.C.C. 21A.23.020,  
 14 Ordinance 15051, Section 137, as amended, and K.C.C.  
 15 21A.24.045, Ordinance, 19128, Section 20, and K.C.C.  
 16 21A.24.226, Ordinance, 16267, Section 59, as amended,  
 17 and K.C.C. 21A.24.381, Ordinance, 16985, Section 39, as  
 18 amended, and K.C.C. 21A.25.160, and Ordinance 3688,  
 19 Section 414, as amended, and K.C.C. 21A.25.190.

20 STATEMENT OF FACTS:

Ordinance 19820

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- 21           1. Six major river systems flow through King County, which are the  
22           South Fork Skykomish, Snoqualmie, Sammamish, Cedar, Green, and  
23           White rivers, along with many tributaries of varying size. King County  
24           also has one hundred three miles of marine shoreline, and within the  
25           boundaries of King County are many urban areas with significant amounts  
26           of impervious surface.
- 27           2. River and stream flooding, coastal flooding, and urban flooding impact  
28           private property, businesses, and public and private infrastructure such as  
29           parks and utilities, and transportation corridors, and can directly and  
30           indirectly result in loss of life.
- 31           3. The 2024 King County Flood Management Plan ("the 2024 flood  
32           plan") updates and supersedes the 2006 King County Flood Hazard  
33           Management Plan ("the 2006 plan") and the 2013 King County Flood  
34           Hazard Management Plan Update and Progress Report ("the 2013 plan  
35           update"). The 2024 flood plan updates the policies established in the 2006  
36           plan and updates the technical information about flooding in King County  
37           presented in the 2006 plan and the 2013 plan update.
- 38           4. The 2006 plan was created to respond to aging flood protection  
39           infrastructure and unmet maintenance needs, new or updated federal  
40           regulatory requirements, environmental impacts of past flood hazard  
41           management practices, and changes in watersheds since 1993. The 2013  
42           plan update provided an update to the 2006 plan.



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43 5. Policy E-499r of the proposed 2024 King County Comprehensive Plan  
44 ("the 2024 Comprehensive Plan") directs that King County's floodplain  
45 land use and floodplain management activities shall be carried out in  
46 accordance with both the King County Flood Hazard Management Plan or  
47 successor plans. The 2024 flood plan was developed to be a successor  
48 plan.

49 6. The 2024 flood plan was developed to meet the requirements of the  
50 National Flood Insurance Program's Community Rating System ("CRS").  
51 King County's Class 2 rating provides a forty percent discount on flood  
52 insurance premiums for policyholders in unincorporated King County.  
53 The county's CRS program saves property owners and renters  
54 approximately one million dollars each year on flood insurance.

55 7. As in previous plans, the 2024 flood plan considers the impact of flood  
56 hazard management policies and actions on habitat for Puget Sound  
57 Chinook salmon and bull trout, which are listed as threatened under the  
58 federal Endangered Species Act.

59 8. The 2024 flood plan proposes a comprehensive suite of actions to  
60 reduce flooding risks to people, property, critical public infrastructure, and  
61 the region's economy. These actions include floodplain management  
62 programs such as the Flood Warning Center and maintenance of flood  
63 protection infrastructure, as well as construction projects to address a  
64 backlog of levee rehabilitation needs around King County.

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65 9. The 2024 flood plan emphasizes solutions that are resilient to the  
66 effects of climate change, that benefit frontline communities consistent  
67 with policy E-499qq in the 2024 Comprehensive Plan, and which provide  
68 multiple benefits, such as open space and recreational opportunities,  
69 habitat protection and enhancement, viable agriculture and commerce, and  
70 water quality protection.

71 10. The 2024 flood plan characterizes flood risks countywide, including  
72 along rivers and tributaries and in areas affected by coastal and urban  
73 flooding.

74 11. The 2024 flood plan recognizes that multiple governments and  
75 community partners carry out flood risk reduction activities, and it  
76 identifies approaches to protect public safety, valuable public and private  
77 property, the regional economy, and the general welfare of King County  
78 and its residents.

79 12. The 2024 flood plan recognizes that the King County Flood Control  
80 Zone District is a special-purpose district independent of King County  
81 with its own priorities, governance, funding source, and budgetary  
82 process. The 2024 flood plan does not commit the Flood Control Zone  
83 District to funding projects or activities identified in the plan.

84 13. The 2024 flood plan supports the goals of the King County  
85 Comprehensive Plan, the King County Equity and Social Justice Strategic  
86 Plan, the King County Strategic Climate Action Plan, the King County

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87 Clean Water Healthy Habitat Strategic Plan, the King County Land  
88 Conservation Initiative, and the King County Local Food Initiative.

89 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

90 SECTION 1. Ordinance 11955, Section 9, as amended, and K.C.C. 2.16.045 are  
91 each hereby amended to read as follows:

92 A. The department of natural resources and parks is responsible to manage and  
93 be fiscally accountable for the wastewater treatment division, water and land resources  
94 division, solid waste division, and parks and recreation division. The department shall  
95 administer and implement the requirements of the federal Clean Water Act, federal  
96 Endangered Species Act, and other federal and state laws and regulations related to those  
97 requirements. The department shall perform the metropolitan water pollution abatement  
98 function referred to in this section as "the water quality program," as set forth in chapter  
99 35.58 RCW, K.C.C. Title 28, and other federal and state laws and regulations applicable  
100 to that function, although financial planning for and administration of the water quality  
101 program shall be conducted consistent with financial policies approved by the council.  
102 The department shall coordinate the county's National Pollutant Discharge Elimination  
103 System municipal stormwater permit program. The department shall provide the support  
104 to the county's participation in the regional water supply planning process including the  
105 development of reclaimed water and the review of local utility district plans for  
106 conformance with county plans and policies and shall participate in the process of  
107 preparing coordinated water system plans to ensure conformance with county plans and  
108 policies. The department shall provide for the active and passive recreational needs of  
109 the region, consistent with the mission of the parks and recreation division described in

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110 subsection E.1. of this section. The department shall designate as natural resource lands  
111 those county-owned lands that serve important natural resource functions, including, but  
112 not limited to, benefiting and protecting natural drainage systems, drainage basins, flood  
113 control systems, ecosystems, water quality, ground water, fisheries and wildlife habitat,  
114 and other natural resource purposes. The department shall act to ensure integration of  
115 environmental programs across utility and resource functions and to balance stewardship  
116 with economic development issues. To ensure integration and balanced stewardship  
117 through the director's office the department shall oversee strategic planning using staff  
118 resources budgeted in the department's divisions. Strategic planning may include, but not  
119 be limited to: integration of land and water resource protection; coordination of ground  
120 water, water reuse, and water supply plan approval; development of new funding  
121 approaches for resource protection; establishment of new partnerships with businesses,  
122 community organizations, and citizens; and better coordination of sewerage and flood  
123 control facilities to prevent water quality degradation. The director's office shall manage  
124 the county's historic preservation program including landmark designation, protection,  
125 and enhancement to support tourism development, downtown revitalization, and  
126 environmental and cultural sustainability.

127 B.1. The duties of the wastewater treatment division shall include the following:

128 a. administering the functions and programs related to the operation,  
129 maintenance, construction, repair, replacement, and improvement of the metropolitan  
130 sewerage system and its financing;

131 b. administering the county's sewage disposal agreements with cities and  
132 special districts;

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- 133 c. providing planning for the water quality capital program;
- 134 d. providing design, engineering, and construction management services
- 135 related to the water quality capital programs including new facilities development, and
- 136 maintenance of the existing infrastructure;
- 137 e. providing support services such as project management, environmental
- 138 review, permit and right-of-way acquisitions, scheduling, and project control; and
- 139 f. regulating industrial discharges into the metropolitan sewerage system.
- 140 2. The council may assign responsibility for services ancillary to and in support
- 141 of the operation and maintenance of the metropolitan water pollution abatement system
- 142 under chapter 35.58 RCW, including, but not limited to, human resources, accounting,
- 143 budgeting, finance, engineering, fleet administration, maintenance, laboratory,
- 144 monitoring, inspection, and planning, as it determines appropriate.
- 145 C. The duties of the water and land resources division shall include the
- 146 following:
- 147 1. Proposing or updating, or both, and implementing adopted policies, plans,
- 148 and programs relating to water and land resources, open space, and other natural
- 149 resources that protect fisheries, natural resources, water quality, and ground water and
- 150 that solve and prevent drainage problems;
- 151 2. Responding to major river floods and addressing drainage problems in
- 152 unincorporated portions of the county as provided in K.C.C. Title 9, the Surface Water
- 153 Management Program, in K.C.C. chapter 20.12, the King County Flood (~~Hazard~~
- 154 ~~Reduction~~) Management Plan Policies, and in other policies established by the council;

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155           3. Within available resources, maintaining major river channels, and surface and  
156 storm drainage systems and lands to minimize flood hazards and protect fisheries  
157 resources, drainage systems and lands, and water quality;

158           4. Providing coordination and technical assistance within the county and other  
159 governments to assist in setting and implementing priorities for water and land resources,  
160 including sample collection, laboratory services, monitoring, analysis, and other activities  
161 to protect, enhance, and evaluate the quality of land, habitat, and water resources in the  
162 county;

163           5. Planning the surface water management capital program, providing design,  
164 engineering, and construction management services related to the surface water  
165 management capital program including new facilities development and maintenance of  
166 the existing infrastructure and providing support services such as project management,  
167 environmental review, permit and right-of-way acquisitions, scheduling, and project  
168 control;

169           6. Preparing standards for storm water management facilities that are  
170 constructed as part of land development;

171           7. Providing technical assistance and education to businesses and the general  
172 public to encourage environmental stewardship;

173           8. Implementing the county park, open space, trails, agriculture, forestry, and  
174 other natural resources acquisition programs, including planning, site selection,  
175 financing, acquisition, project budget management, and purchasing fee and less than fee  
176 interests;

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177           9. Monitoring and protecting the county's development rights interests related to  
178 agricultural lands;

179           10. Consulting in the preparation of management plans for protection and use of  
180 the natural resource values of county owned lands, including natural resource lands,  
181 dedicated and deeded open space lands, and lands acquired by the county as a condition  
182 of land development approval, and consulting with the parks and recreation division the  
183 appropriate means to execute such management plans;

184           11. The office of rural and resource lands shall be a distinct functional unit of  
185 the division reporting directly to the water and land resources division manager. The  
186 office shall plan, manage, and be responsible for administering the county's rural and  
187 resource lands programs including, but not limited to, agriculture, farmlands preservation,  
188 current use taxation programs, forestry, noxious weeds, terrestrial wildlife and habitat,  
189 rural economic development, and encouraging environmental stewardship;

190           12. Planning, prioritizing, seeking funding for, designing, and implementing  
191 restoration projects on natural resource lands, dedicated and deeded open space lands,  
192 and lands acquired by the county as a condition of land development approval in  
193 coordination with the parks and recreation division; and

194           13. Administering and operating the mitigation reserves program's in-lieu fee  
195 program.

196           D. The duties of the solid waste division shall include the following:

197           1. Managing and operating the county's comprehensive solid waste program on  
198 a self-supporting basis;

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199           2. Administering the county's solid waste interlocal agreements with cities and  
200 towns;

201           3. Diverting as much material as possible from disposal in a manner that  
202 reduces the overall costs of solid waste management to county residents and businesses,  
203 conserves resources, protects the environment, and strengthens the county's economy;

204           4. Managing and being accountable for all transfer station operations and  
205 landfills, as well as the transportation of waste between county facilities;

206           5. Procuring and maintaining all capital and operating equipment specific to the  
207 solid waste function;

208           6. Providing planning, design, engineering, and construction management  
209 services related to the solid waste capital program including new facilities development  
210 and maintenance of existing infrastructure;

211           7. Providing support services such as project management, environmental  
212 review, permit acquisitions, scheduling, and project control; and

213           8. Actively pursuing all revenue sources in an effort to maintain the lowest  
214 possible rate structure for the benefit of county residents.

215           E. The duties of the parks and recreation division shall include the following:

216           1. Carrying out the county's parks and recreation division mission, which is to  
217 provide regional trails, regional passive parks, regional resource and ecological lands, and  
218 regional active recreation facilities, rural parks, and local unincorporated area parks  
219 within the urban growth boundary until annexed, by employing entrepreneurial strategies  
220 that raise revenues to support park operations and facilitating agreements with other  
221 jurisdictions and entities to provide for recreational services and other activities;



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222           2. Proposing and implementing adopted policies, plans, and programs related to  
223 the provision of regional and rural parks and recreation facilities and programs and  
224 natural resource lands in King County and local parks in the unincorporated portion of  
225 King County within the urban growth boundary until those areas are annexed;

226           3. Within available resources, managing, operating, and maintaining or  
227 facilitating the management, operation, and maintenance of the county parks and  
228 recreation facilities;

229           4. Within available resources, maintaining, restoring, or facilitating the  
230 maintenance of regional resource and ecological lands in consultation with the water and  
231 land resources division;

232           5. Monitoring and protecting the county's real property and development rights  
233 interests acquired through the conservation futures and other open space and natural  
234 resource programs, with the exception of development rights on agricultural lands,  
235 ensuring to the greatest extent practicable that subsequent county land use policies remain  
236 compatible with the acquired interests;

237           6. Preparing and implementing in consultation with the water and land resources  
238 division the management plans for protection and use of the natural resource values of  
239 county owned lands, including natural resource lands, dedicated and deeded open space  
240 lands, and lands acquired by the county as a condition of land development approval, and  
241 determining appropriate means to execute those management plans;

242           7. Administering, operating, and maintaining those lands designated as natural  
243 resource lands, using any work forces as appropriate;

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- 244           8. Developing and monitoring a capital project plan as defined in K.C.C.  
245 chapter 4A.100;
- 246           9. Within available resources, developing and facilitating agreements for the  
247 development of specific active park and recreation facilities;
- 248           10. Coordinating with other departments and divisions as appropriate in the  
249 preparation of grant applications for park and open space acquisition, development, and  
250 operations;
- 251           11. Developing, managing, or facilitating agreements for the provision of  
252 recreational programs;
- 253           12. Facilitating programs that promote the safe enjoyment of county-owned  
254 swimming pools and guarded swim beaches; and
- 255           13. Developing and administering for the wastewater treatment division use  
256 agreements under K.C.C. 4.56.150.E.1.d., rental or lease agreements under K.C.C.  
257 4.56.150.F., permits under K.C.C. 7.12.040, or special use permits under K.C.C.  
258 7.12.050, for the Brightwater Environmental Education and Community Center. The  
259 applicable provisions for use of the Brightwater Environmental Education and  
260 Community Center facility are contained in K.C.C. chapter 28.84.

261           SECTION 2. Ordinance 9163, Section 2, as amended, and K.C.C. 9.04.020 are  
262 each hereby amended to read as follows:

263           The definitions in this section apply throughout this chapter unless the context  
264 clearly requires otherwise.

265           A. "Adjustment" means a department-approved variation in the application of the  
266 requirements of K.C.C. 9.04.050 and the Surface Water Design Manual to a particular

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267 project in accordance with K.C.C. 9.04.050.C. "Adjustment" replaces "variance," which  
268 was used in prior editions of the Surface Water Design Manual.

269 B. "Applicant" means a property owner or a public agency or public or private  
270 utility that owns a right-of-way or other easement or has been adjudicated the right to  
271 such an easement under RCW 8.12.090, or any person or entity designated or named in  
272 writing by the property or easement owner to be the applicant, in an application for a  
273 development proposal, permit or approval.

274 C. "Basin" means a geographic area that contains and drains to a stream or river  
275 named and noted on common maps, such as the Cedar river, Sammamish river, Green  
276 river, Snoqualmie river, Skykomish river, or White river, or a geographic area that drains  
277 to a nonflowing water body named and noted on common maps, such as Lake  
278 Washington or Puget Sound.

279 D. "Basin plan" means a plan and all implementing regulations and procedures  
280 including, but not limited to, capital projects, public education activities, and land use  
281 management adopted by ordinance for managing surface water and stormwater within the  
282 basin.

283 E. "Best management practice" or "BMP" means any schedule of activities,  
284 prohibition of practices, maintenance procedure, or structural and/or managerial practice  
285 approved by King County that, when used singly or in combination, prevents or reduces  
286 the release of pollutants and other adverse impacts to surface water, stormwater, and  
287 groundwater.

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288 F. "Closed depression" means an area greater than five thousand square feet at  
289 overflow elevation that is low-lying and that has no or such a limited surface water outlet  
290 that the area acts as a stormwater retention facility.

291 G. "Construct or modify" means to install a new drainage pipe or ditch or make  
292 improvements to an existing drainage pipe or ditch, for purposes other than maintenance,  
293 that either serves to concentrate previously unconcentrated surface water or stormwater  
294 runoff or serves to increase, decrease, or redirect the conveyance of surface water or  
295 stormwater runoff. "Construct or modify" does not include installation or maintenance of  
296 a driveway culvert installed as part of a single-family residential building permit.

297 H. "Construction stormwater pollution prevention BMP" means a control or  
298 measure that prevents or reduces the discharge of pollutants and sediments resulting from  
299 construction activities.

300 I. "Conveyance system" means the drainage facilities and features, both natural  
301 and constructed, that provide for the collection and transport of surface water or  
302 stormwater runoff. The natural elements of the "conveyance system" include swales and  
303 small drainage courses, streams, rivers, lakes, and wetlands. The constructed elements of  
304 the "conveyance system" include gutters, ditches, pipes, catch basins, channels, and most  
305 flow control and water quality facilities.

306 J. "Department" means the department of natural resources and parks or its  
307 successor.

308 K. "Development" means any activity that requires a permit or approval,  
309 including, but not limited to, a building permit, grading permit, shoreline substantial  
310 development permit, conditional use permit, special use permit, zoning variance or

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311 reclassification, subdivision, short subdivision, urban planned development, binding site  
312 plan, site development permit, or right-of-way use permit. "Development" does not  
313 include forest management activities, as defined in K.C.C. chapter 21A.06.

314 L. "Directed drainage review" means the drainage review for a proposed single  
315 family residential project or agricultural project that is not subject to simplified or large  
316 project drainage review.

317 M. "Director" means the director of the department of natural resources and  
318 parks, or the authorized representatives of the director, including compliance officers and  
319 inspectors whose responsibility includes the detection and reporting of code violations.

320 N. "Drainage" means the collection, conveyance, containment, or discharge, or  
321 any combination thereof, of stormwater runoff or surface water.

322 O. "Drainage facility" means a constructed or engineered feature that collects,  
323 conveys, stores, treats, or otherwise manages stormwater runoff or surface water.  
324 "Drainage facility" includes, but is not limited to, a constructed or engineered stream,  
325 lake, wetland or closed depression, or a pipe, channel, ditch, gutter, flow control facility,  
326 flow control BMP, water quality facility, erosion and sediment control facility, and any  
327 other structure and appurtenance that provides for drainage.

328 P. "Drainage review" means an evaluation by King County staff of a proposed  
329 project's compliance with the drainage requirements in the Surface Water Design Manual.  
330 The types of drainage review include((:)) simplified drainage review, targeted drainage  
331 review, directed drainage review, full drainage review, and large project drainage review.

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332 Q. "Erosion and sediment control" means any temporary or permanent measures  
333 taken to reduce erosion, control siltation and sedimentation, and ensure that  
334 sediment-laden water does not leave the site or enter into wetlands or aquatic areas.

335 R. "Financial guarantee" means a form of financial security posted to do one or  
336 more of the following: ensure timely and proper completion of improvements; ensure  
337 compliance with the King County Code; or provide secured warranty of materials, quality  
338 of work of the improvements, and design. "Financial guarantees" include assignments of  
339 funds, cash deposit, surety bonds, or other forms of financial security acceptable to the  
340 department of local services permitting division manager or designee. "Performance  
341 guarantee," "maintenance guarantee," and "defect guarantee" are considered  
342 subcategories of financial guarantee.

343 S. "Flood (~~hazard~~) management plan" means a plan and all implementing goals,  
344 objectives, guiding principles, policies, and programs, including, but not limited to,  
345 capital projects, public outreach and education activities and enforcement programs for  
346 reduction of flood risks and prepared in accordance with RCW 86.12.200.

347 T. "Flow control BMP" means small scale drainage facility or feature that is part  
348 of a development site strategy to use processes such as infiltration, dispersion, storage,  
349 evaporation, transpiration, forest retention, and reduced impervious surface foot print to  
350 mimic predeveloped hydrology and minimize stormwater runoff. "Flow control BMPs"  
351 include the methods and designs specified in the Surface Water Design Manual. Flow  
352 control BMPs are also known as low impact development, or LID, BMPs.

353 U. "Flow control facility" means a drainage facility designed in accordance with  
354 the drainage requirements in this chapter to mitigate the impacts of increased stormwater

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355 runoff generated by site development. A "flow control facility" is designed either to hold  
356 water for a considerable length of time and then release it by evaporation, plant  
357 transpiration or infiltration into the ground or to hold runoff for a short period of time and  
358 then release it to the conveyance system.

359 V. "Full drainage review" means the evaluation required by K.C.C. 9.04.030 for  
360 any proposed project, unless the project is subject to simplified drainage review, directed  
361 drainage review targeted drainage review or large project drainage review, that:

362 1. Would result in two thousand square feet or more of new impervious surface,  
363 replaced impervious surface, or new plus replaced impervious surface; or

364 2. Would result in seven thousand square feet or more of land disturbing  
365 activity.

366 W. "Groundwater" means all water found in the soil and stratum beneath the land  
367 surface or beneath the bed of any surface water.

368 X. "High-use site" means the area of a commercial, industrial or road intersection  
369 site that generates a higher than average number of vehicle turnovers or has other  
370 characteristics that generate the potential for chronic oil accumulation. "High use site"  
371 includes:

372 1. The area of a commercial or industrial site subject to:

373 a. an expected daily traffic count greater than one hundred vehicles per one  
374 thousand square feet of gross building area;

375 b. petroleum storage or transfer in excess of one thousand five hundred gallons  
376 per year, not including routine heating oil storage or transfer at the end-user point of  
377 delivery; or

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378 c. use, storage, or maintenance of a fleet of twenty-five or more diesel or jet  
379 fuel vehicles each weighing over ten tons; or

380 2. A road intersection with average daily traffic counts of twenty-five thousand  
381 vehicles or more on the main roadway and fifteen thousand or more vehicles on any  
382 intersecting roadway, excluding pedestrian or bicycle use improvement projects.

383 Y. "Hydraulically connected" means connected through surface flow or water  
384 features such as wetlands or lakes.

385 Z. "Impervious surface" means a hard surface area that either prevents or retards  
386 the entry of water into the soil mantle as under natural conditions before development or  
387 that causes water to run off the surface in greater quantities or at an increased rate of flow  
388 from the flow present under natural conditions before development. Common  
389 impervious surfaces include, but are not limited to, roofs, walkways, patios, driveways,  
390 parking lots, storage areas, areas that are paved, graveled or made of packed or oiled  
391 earthen materials, or other surfaces that similarly impede the natural infiltration of  
392 surface water or stormwater. For purposes of applying the impervious surface thresholds  
393 in this chapter, permeable pavement, vegetated roofs, and underdrained pervious surfaces  
394 are considered "impervious surface," while an open uncovered flow control or water  
395 quality facility is not.

396 AA. "Improvement" means a permanent, human-made, physical change to land  
397 or real property including, but not limited to, buildings, streets, driveways, sidewalks,  
398 crosswalks, parking lots, water mains, sanitary and storm sewers, drainage facilities, and  
399 landscaping.



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400 BB. "Land disturbing activity" means an activity that results in a change in the  
401 existing soil cover, both vegetative and nonvegetative, or to the existing soil topography.

402 "Land disturbing activity" includes, but is not limited to, demolition, construction,  
403 clearing, grading, filling, excavation, and compaction. "Land disturbing activity" does  
404 not include tilling conducted as part of agricultural practices, landscape maintenance, or  
405 gardening.

406 CC. "Lake management plan" means a plan describing the lake management  
407 recommendations and requirements adopted by public rule for managing water quality  
408 within individual lake basins.

409 DD. "Large project drainage review" means the evaluation required by K.C.C.  
410 9.04.030 for any proposed project that:

411 1. Has an urban plan development land use designation in the King County  
412 Comprehensive Plan land use map;

413 2. Would, at full buildout of the project site, result in fifty acres or more of  
414 new impervious surface within a drainage subbasin, or a number of subbasins  
415 hydraulically connected across subbasin boundaries; or

416 3. Has a project site of fifty acres or more within a critical aquifer recharge area,  
417 as defined in K.C.C. Title 21A.

418 EE. "Licensed civil engineer" means a person registered with the ((S))state of  
419 Washington as a professional engineer in civil engineering.

420 FF. "Maintenance" means those usual activities taken to prevent a decline, lapse,  
421 or cessation in the use of currently serviceable structures, facilities, equipment, or  
422 systems, if there is no expansion of the structure, facilities, equipment, or system and

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423 there are no significant hydrologic impacts. "Maintenance" includes the repair or  
424 replacement of nonfunctional facilities or the replacement of existing structures with  
425 different types of structures, if the repair or replacement is required by one or more  
426 environmental permits or to meet current engineering standards and the functioning  
427 characteristics of the original facility or structure are not changed.

428 GG. "Master drainage plan" means a comprehensive drainage control plan  
429 required for projects subject to large project drainage review and intended to prevent  
430 significant adverse impacts to surface water and groundwater, both onsite and offsite.

431 HH. "Native vegetated surface" means a surface in which the soil conditions,  
432 ground cover, and species of vegetation are like those of the original native condition for  
433 the site, as more specifically set forth in the Surface Water Design Manual.

434 II. "Natural discharge location" means the location where runoff leaves the  
435 project site under existing site conditions as defined in the Surface Water Design Manual.

436 JJ. "Natural hazard" means a condition in land or water, or both, that arises in  
437 whole or in part out of natural processes and that creates a threat of immediate and  
438 substantial harm. A "natural hazard" may include, but is not limited to, a beaver dam, a  
439 debris dam in a stream, severe erosion at the base of a steep slope, or a stream displaced  
440 from its original channel.

441 KK. "New impervious surface" means the creation of impervious surface or the  
442 addition of a more compacted surface such as the paving of existing dirt or gravel.

443 LL. "New pervious surface" means the conversion of a native vegetated surface  
444 or other native surface to a nonnative pervious surface, including, but not limited to,  
445 pasture land, grassland, cultivated land, lawn, landscaping, or bare soil or any alteration

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446 of existing nonnative pervious surface that results in increased stormwater runoff as  
447 defined in the Surface Water Design Manual.

448 MM. "Pollution-generating impervious surface" means an impervious surface  
449 considered to be a significant source of pollutants in stormwater runoff. "Pollution-  
450 generating impervious surface" includes those surfaces subject to: vehicular use;  
451 industrial activities; or storage of erodible or leachable materials, wastes, or chemicals,  
452 and that receive direct rainfall or the run-on or blow-in of rainfall. A covered parking  
453 area would be included if runoff from uphill could regularly run through it or if rainfall  
454 could regularly blow in and wet the pavement surface. Metal roofs are also considered  
455 pollution-generating impervious surface unless they are treated to prevent leaching.  
456 Roofs exposed to the venting of significant amounts of dusts, mists, or fumes from  
457 manufacturing, commercial, or other indoor activities are also included, as are vegetated  
458 roofs exposed to pesticides, fertilizers, or loss of soil.

459 NN. "Pollution-generating pervious surface" means a nonimpervious surface  
460 considered to be a significant source of pollutants in stormwater runoff. "Pollution-  
461 generating pervious surfaces" include: surfaces subject to vehicular use, industrial  
462 activities, storage of erodible or leachable materials, wastes or chemicals, and that receive  
463 direct rainfall or the run-on or blow-in of rainfall; or surfaces subject to the use of  
464 pesticides and fertilizers to the loss of soil. "Pollution-generating pervious surface"  
465 includes, but is not limited to, the lawn and landscaped areas of a residential, commercial  
466 or industrial site or land use, golf course, park, sports field, and county-standard grassed  
467 modular grid pavement.

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468 OO. "Project" means any proposed action to alter or develop a site that may also  
469 require drainage review.

470 PP. "Project site" means the portion of a site and any offsite areas subject to  
471 proposed project activities, alterations, and improvements including those required by  
472 this chapter.

473 QQ. "Redevelopment project" means a project that proposes to add, replace, or  
474 modify impervious surface for purposes other than a residential subdivision or  
475 maintenance on a site that:

476 1. Is already substantially developed in a manner that is consistent with its  
477 current zoning or with a legal nonconforming use; or

478 2. Has an existing impervious surface coverage of thirty-five percent or more.

479 RR. "Replaced impervious surface" means an existing impervious surface  
480 proposed to be removed and reestablished as impervious surface, excluding impervious  
481 surface removed for the sole purpose of installing utilities or performing maintenance.  
482 For structures, "removed" means the removal of buildings down to the foundation. For  
483 other impervious surfaces, "removed" means the removal down to base course or bare  
484 soil. For purposes of this definition, "base course" means the layer of crushed rock that  
485 typically underlies an asphalt or concrete pavement.

486 SS. "Salmon conservation plan" means a plan and all implementing regulations  
487 and procedures including, but not limited to, land use management adopted by ordinance,  
488 capital projects, public education activities, and enforcement programs for conservation  
489 and recovery of salmon within a water resource inventory area designated by the state  
490 under WAC 173-500-040.

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491 TT. "Shared facility" means a drainage facility designed to meet one or more of  
492 the requirements of K.C.C. 9.04.050 for two or more separate projects contained within a  
493 basin. Shared facilities usually include shared financial commitments for those drainage  
494 facilities.

495 UU. "Simplified drainage review" means the drainage review for a proposed  
496 single-family residential project or agricultural project that:

497 1. Would result in impervious and new pervious surface insufficient to require a  
498 flow control or water quality facility as specified in K.C.C. 9.04.050 and the Surface  
499 Water Design Manual; and

500 2. Meets the simplified drainage requirements and BMPs specified in the  
501 Surface Water Design Manual, including flow control BMPs, construction stormwater  
502 pollution prevention BMPs, and drainage plan submittal requirements.

503 VV. "Site" means a single parcel, or either two or more contiguous parcels that  
504 are under common ownership or documented legal control or a portion of single parcel  
505 under documented legal control separate from the remaining parcel, used as a single  
506 parcel for a proposed project for purposes of applying for authority from King County to  
507 carry out a proposed project. For projects located primarily within dedicated rights-of-  
508 way, "site" includes the entire width of right-of-way subject to improvements proposed  
509 by the project.

510 WW. "Stormwater" means the water produced during precipitation or snowmelt,  
511 which runs off, soaks into the ground, or is dissipated into the atmosphere. Stormwater  
512 that runs off or soaks into the ground ultimately becomes surface water or groundwater.

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513 XX. "Stormwater compliance plan" means a plan or study and all regulations and  
514 procedures that have been adopted by the county to implement the plan or study,  
515 including, but not limited to, capital projects, public education activities, and enforcement  
516 programs for managing stormwater quantity and quality discharged from the county's  
517 municipal separate storm sewer system in compliance with the National Pollutant  
518 Discharge Elimination System permit program under the Clean Water Act.

519 YY. "Stormwater runoff" means stormwater that flows over, or just below, the  
520 surface where it fell or melted. "Stormwater runoff" contributes to and becomes surface  
521 water or groundwater.

522 ZZ. "Subbasin" means a geographic area that:

- 523 1. Drains to a stream or water body named and noted on common maps; and
- 524 2. Is contained within the basin of the stream or water body.

525 AAA. "Surface water" means the water that exists on land surfaces before,  
526 during, and after stormwater runoff occurs and includes, but is not limited to, the water  
527 found on ground surfaces and in drainage facilities, rivers, streams, springs, seeps, ponds,  
528 lakes, wetlands, and Puget Sound. It also includes shallow groundwater.

529 BBB. "Surface Water Design Manual" means the manual, and supporting  
530 documentation referenced or incorporated in the manual, describing surface and  
531 stormwater design and analysis requirements, procedures, and guidance. The "Surface  
532 Water Design Manual" is formally adopted by rule under the procedures of K.C.C.  
533 chapter 2.98 and is available from the department of local services, permitting division,  
534 or the department of natural resources and parks, water and land resources division, or  
535 their successors.

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536 CCC. "Targeted drainage review" means an abbreviated evaluation required by  
537 K.C.C. 9.04.030 for certain types of proposed projects that are not subject to full or large  
538 project drainage review. Targeted drainage review may be required for some projects in  
539 simplified drainage review.

540 DDD. "Water quality facility" means a drainage facility designed in accordance  
541 with the drainage requirements in this chapter to mitigate the impacts of increased  
542 pollutants in stormwater runoff generated by site development. A "water quality facility"  
543 uses processes that include but are not limited to settling, filtration, adsorption, and  
544 absorption to decrease pollutant concentrations and loadings in stormwater runoff.

545 SECTION 3. Ordinance 9163, Section 5, as amended, and K.C.C. 9.04.050 are  
546 each hereby amended to read as follows:

547 A. A proposed project required to have drainage review by K.C.C. 9.04.030 must  
548 meet each of the following core requirements, which are described in detail in the Surface  
549 Water Design Manual. Projects subject only to simplified drainage review that meet the  
550 simplified drainage requirements and BMPs specified in the Surface Water Design  
551 Manual, including flow control BMPs, construction stormwater pollution prevention  
552 BMPs, and drainage plan submittal requirements are deemed to comply with the  
553 following core requirements:

554 1. Core requirement 1: Discharge at the natural location. All stormwater runoff  
555 and surface water from a project shall be discharged at the natural location so as not to be  
556 diverted onto, or away from, downstream properties. The manner in which stormwater  
557 runoff and surface water are discharged from the project site shall not create a significant  
558 adverse impact or significantly aggravate an existing adverse impact to downhill

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559 properties or drainage facilities as specified in the discharge requirements of the Surface  
560 Water Design Manual;

561           2. Core requirement 2: Offsite analysis. The initial application submittal for  
562 proposed projects shall include an offsite analysis report that assesses potential offsite  
563 drainage and water quality impacts associated with development of the proposed site and  
564 proposes appropriate mitigations to those impacts. This initial submittal shall include, at  
565 minimum, a Level One downstream analysis as described in the Surface Water Design  
566 Manual. If impacts are identified, the proposed projects shall meet any applicable  
567 problem-specific requirements as specified in the Surface Water Design Manual;

568           3. Core requirement 3: Flow control facilities. Proposed projects that would  
569 result in five thousand square feet or more of new plus replaced impervious surface or  
570 three quarters of an acre or more of new pervious surface shall provide flow control  
571 facilities to control stormwater runoff generated by new impervious surface, new  
572 pervious surface, replaced impervious surface and any existing impervious surface added  
573 on or after January 8, 2001, as specified in the Surface Water Design Manual. Flow  
574 control facilities shall meet the area-specific flow control facility requirements and the  
575 flow control facility implementation requirements applicable to the project site as  
576 specified in the Surface Water Design Manual. Projects subject to area-specific flow  
577 control facility requirements shall meet one of the flow control facility performance  
578 criteria listed in a. through c. of this subsection A.3., as directed by the Surface Water  
579 Design Manual:

580           a. Level One shall match the predeveloped site's peak discharge rates for the  
581 two-year and ten-year return periods;



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582           b. Level Two shall meet Level One criteria and also match the predeveloped  
583 site's discharge durations for the predeveloped peak discharge rates between the fifty  
584 percent of the two-year peak flow through the fifty-year peak flow; or

585           c. Level Three shall meet Level Two criteria and also match the predeveloped  
586 site's peak discharge rate for the one((-))hundred-year return period;

587           4. Core requirement 4: Conveyance system. All engineered conveyance system  
588 elements for proposed projects shall be analyzed, designed, and constructed to provide  
589 the minimum level of protection against overtopping, flooding, erosion, and structural  
590 failure as specified by the conveyance requirements for new and existing systems and  
591 conveyance implementation requirements described in the Surface Water Design Manual;

592           5. Core requirement 5: Construction stormwater pollution prevention. All  
593 proposed projects that will conduct construction activities onsite or offsite or will clear,  
594 grade, or otherwise disturb the site shall provide stormwater pollution prevention  
595 controls, spill controls, and erosion and sediment controls-to-prevent, reduce, or eliminate  
596 the discharge of pollutants including sediment to onsite or adjacent drainage facilities,  
597 adjacent properties, and surface water or groundwater. Erosion and sediment controls  
598 shall be applied in accordance with K.C.C. chapter 16.82 and as specified by the  
599 temporary erosion and sediment control measures and performance criteria and  
600 implementation requirements in the King County Surface Water Design Manual;

601           6. Core requirement 6: Maintenance and operation. Maintenance of all  
602 drainage facilities in compliance with King County maintenance standards is the  
603 responsibility of the applicant or property owner as described in the Surface Water  
604 Design Manual, except those facilities for which King County assumes maintenance and

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605 operation as described in K.C.C. 9.04.115 and 9.04.120 and the Surface Water Design  
606 Manual;

607           7. Core requirement 7: Financial guarantees and liability. All drainage  
608 facilities constructed or modified for projects, except downspout infiltration and  
609 dispersion systems for single family residential lots, must comply with the liability  
610 requirements of K.C.C. 9.04.100 and the financial guarantee requirements of K.C.C. Title  
611 27A;

612           8. Core requirement 8: Water quality facilities. Proposed projects that would  
613 result in five thousand square feet or more of new plus replaced pollution generating  
614 impervious surface or three quarters of an acre or more of new pollution-generating  
615 pervious surface, or that are redevelopment projects that would result in a total of five  
616 thousand square feet or more of new and replaced pollution-generating impervious  
617 surface, shall provide water quality facilities to treat polluted stormwater runoff generated  
618 by new or replaced pollution-generating impervious surface, new pollution-generating  
619 pervious surface, and any existing pollution-generating impervious surface added on or  
620 after January 8, 2001, as specified in the Surface Water Design Manual. However,  
621 pervious surfaces are specifically excluded if there is a good faith agreement with the  
622 King Conservation District to implement a farm management plan for agricultural uses,  
623 and pervious areas for other uses are specifically excluded if King County department of  
624 local services, permitting division, approves a landscape management plan that controls  
625 solids, pesticides, fertilizers, and other erodible or leachable materials leaving the site.  
626 Water quality facilities shall meet the area-specific water quality facility requirements  
627 and the water quality implementation requirements applicable to the project site as

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628 specified in the Surface Water Design Manual. The facilities specified by these  
629 requirements are designed to reduce pollutant loads according to the applicable annual  
630 average performance goals listed in a. through d. of this subsection A.8. for ninety-five  
631 percent of the annual average runoff volume:

632 a. for basic water quality: remove eighty percent of the total suspended solids;

633 b. for enhanced basic water quality: remove sixty percent dissolved zinc and  
634 thirty percent of dissolved copper;

635 c. for sensitive lake protection: remove fifty percent of the total phosphorus;  
636 and

637 d. for sphagnum bog protection: remove fifty percent of the total phosphorus  
638 and forty percent of the total nitrate plus nitrite. The discharge shall maintain a pH of  
639 less than 6.5 and an alkalinity of less than ten milligrams per liter.

640 9. Core requirement 9: Flow control BMPs. Proposed projects that would  
641 result in two thousand square feet or more of new plus replaced impervious surface or  
642 seven thousand square feet or more of land disturbing activity shall provide flow control  
643 BMPs that use processes such as infiltration, dispersion, storage, evaporation,  
644 transpiration, forest retention and reduced impervious surface footprint to mimic pre-  
645 developed hydrology and minimize stormwater runoff generated by new impervious  
646 surface, new pervious surface, replaced impervious surface and any existing impervious  
647 surface added on or after January 8, 2001, as specified in the Surface Water Design  
648 Manual. Flow control BMPs shall be applied to manage stormwater runoff from the  
649 aforementioned surfaces to the maximum extent feasible using lists of flow control BMPs  
650 specific to the project location, size, and impervious coverage; or as required to

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651 demonstrate that developed discharge durations from the surfaces match (~~pre-~~  
652 ~~developed~~) predeveloped durations for those surfaces for the range of predeveloped  
653 discharge rates from eight percent of the two-year peak flow to fifty percent of the two-  
654 year peak flow as specified in the Surface Water Design Manual.

655 B. A proposed project required by K.C.C. 9.04.030 to have drainage review shall  
656 meet any of the following special requirements that apply to the site and that are  
657 described in detail in the Surface Water Design Manual. The department performing  
658 drainage review as specified in K.C.C. 9.04.070 shall verify if a proposed project is  
659 subject to and must meet any of the following special requirements.

660 1. Special requirement 1: Other adopted area-specific requirements. If a  
661 proposed project is in a designated critical drainage area, or is in an area included in an  
662 adopted master drainage plan, basin plan, salmon conservation plan, stormwater  
663 compliance plan, flood (~~hazard~~) management plan, lake management plan, or shared  
664 facility plan, then the proposed project shall meet the applicable drainage requirements of  
665 the critical drainage area, master drainage plan, basin plan, salmon conservation plan,  
666 stormwater compliance plan, flood (~~hazard~~) management plan, lake management plan,  
667 or shared facility plan;

668 2. Special requirement 2: Floodplain/floodway delineation. If a proposed  
669 project contains or is adjacent to a stream, lake, wetland, or closed depression, or if other  
670 King County regulations require study of flood hazards relating to the proposed project,  
671 the one-hundred-year floodplain boundaries and floodway shall be determined and  
672 delineated on the site improvement plans and profiles and any final maps prepared for the

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673 proposed project. The flood hazard study shall be prepared as specified in the Surface  
674 Water Design Manual;

675           3. Special requirement 3: Flood protection facilities. If a proposed project  
676 contains or is adjacent to a stream that has an existing flood protection facility, such as a  
677 levee, revetment, or berm, or proposes to either construct a new or modify an existing  
678 flood protection facility, then the flood protection facilities shall be analyzed and  
679 designed as specified in the Surface Water Design Manual;

680           4. Special requirement 4: Source Control. If a proposed project requires a  
681 commercial building or commercial site development permit, then water quality source  
682 controls shall be applied to prevent rainfall and runoff from coming into contact with  
683 pollutants to the maximum extent practicable. Water quality source controls shall be  
684 applied in accordance with K.C.C. chapter 9.12, the King County stormwater pollution  
685 prevention manual, and the Surface Water Design Manual. All structural source controls  
686 shall be identified on the site improvement plans and profiles or final maps prepared for  
687 the proposed project; and

688           5. Special requirement 5: Oil control. If a proposed project is any of the  
689 following, then oil control shall be applied to all runoff from the high-use portion of a site  
690 as specified in the Surface Water Design Manual:

691           a. a project that creates a high-use site;

692           b. a redevelopment project proposing one hundred thousand dollars or more of  
693 improvements to an existing high-use site; or

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694 c. a redevelopment project that results in new plus replaced pollution-  
695 generating impervious surface of five thousand square feet or more or new pollution-  
696 generating pervious surface of three quarters of an acre or more.

697 C.1. An adjustment to the requirements contained in this section or other  
698 requirements in the Surface Water Design Manual may be proposed. The resulting  
699 development shall be subject to all of the remaining terms and conditions of this chapter  
700 and the adjustment shall:

701 a. produce a compensating or comparable result in the public interest; and  
702 b. meet this chapter's objectives of safety, function, appearance, environmental  
703 protection, and maintainability based upon sound engineering judgment.

704 2. If complying with subsection C.1.a. of this section will deny all reasonable  
705 use of a property, the best practicable alternative shall be obtained as determined by the  
706 department of local services permitting division manager or designee according to the  
707 adjustment process defined in the Surface Water Design Manual.

708 3. Requests for adjustments that may conflict with the requirements of any other  
709 King County division shall require review and concurrence with that division. The  
710 director shall coordinate to resolve conflicts between adjustments to the Surface Water  
711 Design Manual and requirements of other((s)) divisions.

712 4. A request for an adjustment is a Type 1 land use decision as provided for in  
713 K.C.C. 20.20.020 and shall be processed in accordance with the procedures specified in  
714 the Surface Water Design Manual.

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715           5. The county may require monitoring of experimental designs and technology  
716 or untested applications proposed by the applicant in order to determine compliance with  
717 subsection C.1. of this section and the approved plans and conditions.

718           6. The applicant may appeal an adjustment decision by following the appeal  
719 procedures as specified in the Surface Water Design Manual.

720           D. The drainage review requirements in this section and in the Surface Water  
721 Design Manual may be modified or waived under the procedures in K.C.C. 21A.55.060.

722           SECTION 4. Ordinance 1709, Section 5, as amended, and K.C.C. 13.24.060 are  
723 each hereby amended to read as follows:

724           Comprehensive plans approved by the county shall be consistent with the  
725 following:

726           A. K.C.C. chapter 17.08 relating to the installation of fire hydrants and water  
727 mains;

728           B. State and local health standards;

729           C. The creation and maintenance of logical service areas consistent with the  
730 relevant coordinated water system plans approved under chapters 43.20 and 70.116 RCW  
731 and the duty to serve under RCW 43.20.260;

732           D. Service area boundary requirements as identified in RCW 90.03.386;

733           E. The elimination or prevention, or both, of duplicate facilities;

734           F. The promotion of the most reliable and healthful service to the public,  
735 including the delivery of potable water by existing public water systems on a permanent  
736 or interim basis whenever feasible;

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737 G. The provision of service at a reasonable cost and maximization of the use of  
738 existing public facilities;

739 H. The reduction of the number of entities providing sewer or water service in  
740 King County that may be achieved through the use of satellite ownership and  
741 management and conditional approvals for new water systems under RCW 70.119A.060;

742 I. The King County Comprehensive Plan and other pertinent county adopted  
743 plans and policies, including, but not limited to, the King County Flood ((~~Hazard~~  
744 ~~Reduction~~)) Management Plan and the King County Emergency Response Plan;

745 J. Coordinated water system plans under chapter 70.116 RCW;

746 K. Basinwide or multibasin water plans, sewerage plans or water and sewerage  
747 plans, when approved by the state Department of Ecology and the state Department of  
748 Health;

749 L. Applicable state water quality, water conservation and waste management  
750 standards;

751 M. The state Water Resources Act, chapter 90.54 RCW;

752 N. The state Growth Management Act, chapter 36.70A RCW;

753 O. Adopted ground water management plans under RCW 90.44.400 and chapter  
754 173-100 WAC;

755 P. Federally approved habitat conservation plans and recovery plans approved in  
756 accordance with the Endangered Species Act;

757 Q. Requirements under chapter 77.85 RCW for salmon recovery, water resource  
758 plans adopted in accordance with chapter 90.54 RCW, watershed plans approved in



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759 accordance with chapter 90.82 RCW and regional water supply or water resource  
760 management plans; and

761 R. Applicable requirements to evaluate opportunities for the use of reclaimed  
762 water under chapter 90.46 RCW.

763 SECTION 5. Ordinance 15053, Section 3, as amended, and K.C.C. 16.82.051 are  
764 each hereby amended to read as follows:

765 A. For the purposes of this section, the definitions in K.C.C. chapter 21A.06  
766 apply to the activities described in this section.

767 B. The following activities are excepted from the requirement of obtaining a  
768 clearing or grading permit before undertaking forest practices or clearing or grading  
769 activities, as long as those activities conducted in critical areas are in compliance with the  
770 standards in this chapter and in K.C.C. chapter 21A.24. In cases where an activity may  
771 be included in more than one activity category, the most-specific description of the  
772 activity shall govern whether a permit is required. For activities involving more than one  
773 critical area, compliance with the conditions applicable to each critical area is required.  
774 Clearing and grading permits are required when a cell in this table is empty and for  
775 activities not listed on the table. Activities not requiring a clearing and grading permit  
776 may require other permits, including, but not limited to, a floodplain development permit.

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<p>"NP" in a cell means no clearing or grading permit required if conditions are met. A number in a cell means the Numbered condition in subsection C. applies. "Wildlife area and network" column applies to both Wildlife Habitat Conservation Area and Wildlife Habitat Network</p>	Out of Critical Area Land* Buffer	Coal Mine Hazard d	Erosion Hazard d	Flood Hazard d	Channel Migration	Landslide Hazard and Buffer	Seismic Hazard d	Volcanic Hazard d	Steep Slope Hazard and Buffer	Critical Aquifer Recharge Area	Wetland and Buffer	Aquatic Area and Buffer	Wildlife Area and Buffer
	<b>ACTIVITY</b>												
	<b>Grading and Clearing</b>												
	Grading	NP 1, 2	NP 1, 2	NP 1, 2				NP 1, 2	NP 1, 2		NP 1, 2		
	Clearing	NP 3, NP 24	NP 3	NP 3, 3	NP 3			NP 3	NP 3		NP 3	NP 4, NP 23	NP 4, NP 23
	Covering of garbage	NP 5	NP 5	NP 5, 5	NP 5	NP 5	NP 5	NP 5	NP 5	NP 5	NP 5	NP 5	NP 5
	Emergency tree removal	NP	NP 6	NP 6, 6	NP 6	NP 6	NP 6	NP 6	NP 6	NP 6	NP 6	NP 6	NP 6
	Hazard tree removal	NP 25	NP 25	NP 25	NP 25			NP 25	NP 25		NP 25		
	Removal of noxious weeds	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

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Item 6.

Removal of invasive vegetation	NP 7	NP 7	NP 7	NP 7	NP 7		NP 7	NP 7		NP 7	NP 8	NP 8	NP 8
Forest management activity	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9
Emergency action	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10
<b>Roads</b>													
Grading within the roadway	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11			NP 11
Clearing within the roadway	NP	NP 12	NP 12	NP 12	NP 12	NP 12	NP 12	NP 12	NP 12	NP 12	NP 12	NP 12	NP 12
Maintenance of driveway or private access road	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13
Maintenance of bridge or culvert	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15
Construction of farm field access drive	NP 16	NP 16	NP 16	NP 16	NP 16	NP 16	NP 16	NP 16	NP 16	NP 16	NP 16	NP 16	NP 16
Maintenance of farm field access drive	NP 17	NP 17	NP 17	NP 17	NP 17	NP 17	NP 17	NP 17	NP 17	NP 17	NP 17	NP 17	NP 17
<b>Utilities</b>													
Construction or maintenance of utility corridors or facility within the right-of-way	NP 18	NP 19	NP 19	NP 19	NP 19	NP 19	NP 19	NP 19	NP 19	NP 19	NP 18	NP 19	NP 19

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Item 6.

Construction or maintenance of utility corridors or facility outside of the right-of-way	NP 1, 2, 3		NP 1, 2, 3				NP 1, 2, 3	NP 1, 2, 3		NP 1, 2, 3			
Maintenance of existing surface water conveyance system	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11
Maintenance of existing surface water flow control and surface water quality treatment facility	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11
Maintenance or repair of flood protection facility	NP 20	NP 20	NP 20	NP 20	NP 20	NP 20	NP 20	NP 20	NP 20	NP 20	NP 20	NP 20	NP 20
Maintenance or repair of existing instream structure	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP 11	NP 11	NP
<b>Recreation areas</b>													
Maintenance of outdoor public park facility, trail or publicly improved recreation area	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13
<b>Habitat and science projects</b>													
Habitat restoration or enhancement project	NP	NP 21	NP 21	NP 21	NP 21	NP 21	NP 21	NP 21	NP 21	NP	NP 21	NP 21	NP 21
Drilling and testing for critical areas report	NP 1, 2	NP 1, 2	NP 1, 2	NP 22	NP 22	NP 22	NP 1, 2	NP 1, 2	NP 22	NP 1, 2	NP 22	NP 22	NP 22
<b>Agriculture</b>													

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Item 6.

Horticulture activity including tilling, discing, planting, seeding, harvesting, preparing soil, rotating crops and related activity	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Grazing livestock	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Construction and maintenance of livestock manure storage facility	NP 16	NP 16	NP 16	NP 16	NP 16		NP 16	NP 16		NP 16	NP 16	NP 16	
Maintenance or replacement of agricultural drainage	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15
Maintenance of agricultural waterway	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26
Maintenance of farm pond, fish pond, livestock watering pond	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15
<b>Other</b>													
Excavation of cemetery grave in established and approved cemetery	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Maintenance of cemetery grave	NP	NP 13	NP 13		NP 13	NP 13			NP 13		NP 13	NP 13	NP 13
Maintenance of lawn, landscaping and gardening for personal consumption	NP	NP 13	NP 13		NP 13	NP 13			NP 13		NP 13	NP 13	NP 13
Maintenance of golf course	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13			NP 13	NP 13	NP 13	NP 13	NP 13

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C. The following conditions apply:

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- 778           1. Excavation less than five feet in vertical depth, or fill less than three feet in  
779 vertical depth that, cumulatively over time, does not involve more than one hundred  
780 cubic yards on a single site.
- 781           2. Grading that produces less than two thousand square feet of new impervious  
782 surface on a single site added after January 1, 2005, or that produces less than two  
783 thousand square feet of replaced impervious surface or less than two thousand square feet  
784 of new plus replaced impervious surface after October 30, 2008. For purposes of this  
785 subsection C.2., "new impervious surface" and "replaced impervious surface" are defined  
786 in K.C.C. 9.04.020.
- 787           3. Cumulative clearing of less than seven thousand square feet including, but  
788 not limited to, collection of firewood and removal of vegetation for fire safety. This  
789 exception shall not apply to development proposals:
- 790           a. regulated as a Class IV forest practice under chapter 76.09 RCW;  
791           b. in a critical drainage areas established by administrative rules;  
792           c. subject to clearing limits included in property-specific development  
793 standards and special district overlays under K.C.C. chapter 21A.38; or  
794           d. subject to urban growth area significant tree retention standards under  
795 K.C.C. 16.82.156 and 21A.38.230.
- 796           4. Cutting firewood for personal use in accordance with a forest management  
797 plan or rural stewardship plan approved under K.C.C. Title 21A. For the purpose of this  
798 condition, personal use shall not include the sale or other commercial use of the firewood.
- 799           5. Limited to material at any solid waste facility operated by King County.
- 800           6. Allowed to prevent imminent danger to persons or structures.
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801           7. Cumulative clearing of less than seven thousand square feet annually or  
802 conducted in accordance with an approved farm management plan, forest management  
803 plan, or rural stewardship plan.

804           8. Cumulative clearing of less than seven thousand square feet and either:  
805           a. conducted in accordance with a farm management plan, forest management  
806 plan, or a rural stewardship plan; or

807           b. limited to removal with hand labor.

808           9. When conducted as a Class I, II, III, or IV-S forest practice as defined in  
809 chapter 76.09 RCW and Title 222 WAC.

810           10. If done in compliance with K.C.C. 16.82.065.

811           11. Only when conducted by or at the direction of a government agency in  
812 accordance with the regional road maintenance guidelines and K.C.C. 9.04.050, creates  
813 less than two thousand square feet of new impervious surface on a single site added after  
814 January 1, 2005, and is not within or does not directly discharge to an aquatic area or  
815 wetland. For purposes of this subsection C.11., "new impervious surface" is defined in  
816 K.C.C. 9.04.020.

817           12. Limited to clearing conducted by or at the direction of a government agency  
818 or by a private utility that does not involve:

819           a. slope stabilization or vegetation removal on slopes; or

820           b. ditches that are used by salmonids.

821           13. In conjunction with normal and routine maintenance activities, if:

822           a. there is no alteration of a ditch or aquatic area that is used by salmonids:

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823           b. the structure, condition, or site maintained was constructed or created in  
824 accordance with law; and

825           c. the maintenance does not expand the roadway, lawn, landscaping, ditch,  
826 culvert, or other improved area being maintained.

827           14. If a culvert is used by salmonids or conveys water used by salmonids and  
828 there is no adopted farm management plan, the maintenance is limited to removal of  
829 sediment and debris from the culvert and its inlet, invert, and outlet and the stabilization  
830 of the area within three feet of the culvert where the maintenance disturbed or damaged  
831 the bank or bed and does not involve the excavation of a new sediment trap adjacent to  
832 the inlet.

833           15. If used by salmonids, only in compliance with an adopted farm plan in  
834 accordance with K.C.C. Title 21A and only if the maintenance activity is inspected by:

- 835           a. The King Conservation District;
- 836           b. King County department of natural resources and parks;
- 837           c. King County department of local services, permitting division; or
- 838           d. Washington state Department of Fish and Wildlife.

839           16. Only if consistent with an adopted farm plan in accordance with K.C.C.  
840 Title 21A.

841           17. Only if consistent with a farm plan.

842           18. In accordance with a franchise permit.

843           19. Only within the roadway in accordance with a franchise permit.

844           20. When:

- 845           a. conducted by a public agency;
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- 846           b. the height of the facility is not increased;
- 847           c. the linear length of the facility is not increased;
- 848           d. the footprint of the facility is not expanded waterward;
- 849           e. done in accordance with the Regional Road Maintenance Guidelines;
- 850           f. done in accordance with the adopted King County Flood ((Hazard))
- 851 Management Plan and the Integrated Streambank Protection Guidelines (Washington
- 852 State Aquatic Habitat Guidelines Program, 2002); and
- 853           ((f.)) g. monitoring is conducted for three years following maintenance or
- 854 repair and an annual report is submitted to the department.
- 855           21. Only if:
- 856           a. the activity is not part of a mitigation plan associated with another
- 857 development proposal or is not corrective action associated with a violation; and
- 858           b. the activity is sponsored or co-sponsored by a public agency that has natural
- 859 resource management as its primary function or a federally((-)) recognized tribe, and the
- 860 activity is limited to:
- 861           (1) revegetation of the critical area and its buffer with native vegetation or the
- 862 removal of noxious weeds or invasive vegetation;
- 863           (2) placement of weirs, log controls, spawning gravel, woody debris, and
- 864 other specific salmonid habitat improvements;
- 865           (3) hand labor except:
- 866           (a) the use of riding mower or light mechanical cultivating equipment and
- 867 herbicides or biological control methods when prescribed by the King County noxious
- 868 weed control board for the removal of noxious weeds or invasive vegetation; or

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869 (b) the use of helicopters or cranes if they have no contact with or otherwise  
870 disturb the critical area or its buffer.

871 22. If done with hand equipment and does not involve any clearing.

872 23. Limited to removal of vegetation for forest fire prevention purposes in  
873 accordance with best management practices approved by the King County fire marshal.

874 24. Limited to the removal of downed trees.

875 25. Except on properties that are:

876 a. subject to clearing limits included in property-specific development  
877 standards and special district overlays under K.C.C. chapter 21A.38; or

878 b. subject to urban growth area significant tree retention standards under  
879 K.C.C. 16.82.156.

880 26. Only if allowed under K.C.C. 21A.24.045.D.69. and if the maintenance  
881 activity is inspected by the:

882 a. King Conservation District;

883 b. department of natural resources and parks;

884 c. department of local services, permitting division; or

885 d. Washington state Department of Fish and Wildlife.

886 SECTION 6. Ordinance 17270, Section 2, as amended, and K.C.C. 18.25.010 are  
887 each hereby amended to read as follows:

888 A.1. The county developed a strategic climate action plan in 2012 to establish  
889 long-term targets and guide actions within county services and operations to reduce  
890 greenhouse gas emissions and adapt to a changing climate. In accordance with this  
891 chapter, the executive updates the strategic climate action plan. Each update to the

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892 strategic climate action plan shall be developed with an environmental justice framework  
893 in partnership with those communities disproportionately impacted by climate change  
894 and in a manner consistent with Ordinance 16948, which establishes the county's fair and  
895 just principle. The strategic climate action plan shall include the following:

896 a. the identification of specific goals, strategies, measures, targets, and priority  
897 actions for county services and operations to reduce emissions consistent with the  
898 countywide goal of reducing greenhouse gas emissions twenty-five percent by 2020, fifty  
899 percent by 2030, and eighty percent by 2050, compared to a 2007 baseline. The strategic  
900 climate action plan should address five goal areas for reducing greenhouse gas emissions:  
901 transportation and land use; building and facilities energy; green building; consumption  
902 and materials management, including the environmental purchasing program; and  
903 forestry and agriculture. Each goal area shall address environmental justice and ensure  
904 that the strategies promote an equitable distribution of any environmental benefit. The  
905 strategic climate action plan should establish explicit and, whenever possible,  
906 quantifiable connections between the overarching climate goals and specific strategies  
907 and actions;

908 b.(1) a green jobs strategy. For purposes of this subsection A., a "green job"  
909 means one that generates an income large enough to support a household in King County  
910 and provides a benefit to the environment. The intent of the green jobs strategy is to  
911 encourage the development of green jobs along the career spectrum.

912 (2) the green jobs strategy shall be developed in consultation with members  
913 of the King County climate and equity community taskforce identified in subsection  
914 A.1.b.(2)(f) of this section, labor and workforce development organizations directed in

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915 subsection A.7. of this section, and representatives of an environmental justice and  
916 climate equity organization, education, business, building managers, utilities, scientists  
917 with knowledge of the latest research on strategies to reduce emissions, tribes, local  
918 governments, and regional groups such as the King County-Cities Climate Collaboration  
919 and the Puget Sound Regional Council, and shall include:

920 (a) specific actions King County and its partners can take to increase the  
921 number of green jobs and apprenticeships throughout the region, including jobs in energy  
922 efficiency, renewable energy, green vehicles, and carbon sequestration, and King County  
923 administrative, executive, policy, and technical jobs;

924 (b) a proposal for and budget to develop a green job pipeline that focuses  
925 especially on communities that have historically been underserved, and is informed by  
926 recommendations of the climate and equity community task force;

927 (c) identification of the industry sectors and job types with high-demand  
928 green jobs in King County;

929 (d) actions King County can take to develop the green energy skills of King  
930 County's own workforce, such as collaboration on development of apprenticeship and  
931 pre-apprenticeship programs in sectors including energy efficiency, electrification,  
932 electric vehicle maintenance, the maintenance of electric vehicle infrastructure, and  
933 carbon sequestration technologies; and

934 (e) an initial green jobs strategy in the 2020 Strategic Climate Action Plan  
935 update, with findings and recommendations along with recommended next steps for  
936 refining the green jobs strategy as part of plan implementation, biennial budgets, and  
937 future plan updates; and

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938 (f) a community-driven strategy to achieve sustainable and resilient  
939 communities. In order to achieve a community driven strategy, the executive shall  
940 convene and partner with the King County climate and equity community task force to  
941 develop the sustainable and resilient community strategy. The King County climate and  
942 equity community task force shall be a racially and ethnically diverse group representing  
943 various communities in King County that are on the frontline of climate change. The task  
944 force shall develop goals and guide priority areas for climate action based on community  
945 values and concerns. The sustainable and resilient community strategy shall:

946 i. identify how climate change will impact communities of color, low-  
947 income communities and those disproportionately impacted by climate change;

948 ii. identify opportunities to take actions to address those impacts that could  
949 include increasing the number of affordable housing units, developing pathways to green  
950 jobs, preventing neighborhood displacement, increasing access to green spaces, providing  
951 access to zero emissions mobility options, improving food security, reducing pollution,  
952 and addressing health disparities; and

953 iii. based on assessment of climate impacts and extreme weather events  
954 like heat waves on vulnerable communities, make recommendations for preparedness  
955 strategies and actions to include in county emergency response plans, the flood ((hazard))  
956 management plan, and the regional hazard mitigation plan;

957 c. the current assessment of climate change impacts in King County and  
958 identification of goals, strategies, measures, targets and priority actions within county  
959 services and county operations to address climate change impacts. Each goal and

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960 strategy shall address environmental justice and ensure that the strategies promote an  
961 equitable distribution of any environmental benefit;

962 d. performance measures and related targets for both operational emissions and  
963 implementation of priority strategies, including the green job strategy, that advance the  
964 strategic climate action plan and provide for assessment of progress relative to  
965 overarching climate goals at the community scale; and

966 e. an assessment of cost effectiveness for key county services and operations  
967 building on the pilot cost effectiveness assessment in the 2015 strategic climate action  
968 plan update.

969 2. Consistent with the county's strategic planning cycle, updates will occur at  
970 least every five years, unless more frequent updates are needed to respond to changing  
971 information about emissions sources, performance relative to targets, new technologies,  
972 or a changing regulatory context. The executive shall transmit updates to the strategic  
973 climate action plan to the council for adoption by motion.

974 3. In developing future updates to the strategic climate action plan, the  
975 executive shall continue to review climate change-related plans being developed by other  
976 municipalities, including the city of Seattle's climate action plan, and identify  
977 opportunities and strengthen recommendations for partnership with cities, businesses, and  
978 nonprofit organizations to advance actions to reduce greenhouse gas emissions and  
979 prepare for climate change impacts.

980 4. The council recognizes that science related to climate change and successful  
981 climate solutions is evolving, and each update to the strategic climate action plan should

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982 build upon and refine the strategies, activities, and performance targets in accordance  
983 with best available science, practices, and progress toward emissions reductions targets.

984           5. Future updates shall include the requirements of subsection A.1. of this  
985 section.

986           6. Progress in achieving strategic climate action plan performance measure  
987 targets and accomplishment of priority actions identified in subsection A.1. of this  
988 section, as well as findings outlining recommendations for changes in policies, priorities,  
989 and capital investments, shall be reported and transmitted to council biennially. The  
990 progress report shall be included as part of the report required in K.C.C. 18.50.010.

991           7. The executive shall convene a strategic climate action plan labor advisory  
992 council or seek input from county labor and workforce development organizations,  
993 including the Martin Luther King, Jr. County Labor Council of Washington, the Seattle  
994 Building and Construction Trades Council, and the Workforce Development Council of  
995 Seattle-King County, on recommendations for policies, programs, and partnerships to  
996 strengthen pathways to local green jobs and to provide guidance on each update.

997           B. Future updates to climate-related objectives and strategies should be informed  
998 by the strategic climate action plan.

999           C. The executive must transmit the legislation and reports required to be  
1000 submitted by this section in the form of a paper original and an electronic copy with the  
1001 clerk of the council, who shall retain the original and provide an electronic copy to all  
1002 councilmembers, the council chief of staff, and the lead staff for the transportation,  
1003 economy, and environment committee or its successor.

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1004            SECTION 7. Ordinance 3692, Section 1, as amended, and K.C.C. 20.12.200 are  
 1005 each hereby amended to read as follows:

1006            A. The King County shoreline master program consists of the following  
 1007 elements, enacted on or before (~~July 20, 2023~~) the date of enactment of this ordinance  
 1008 (Proposed Ordinance 2024-0202):

- 1009            1. The King ((€))County Comprehensive Plan chapter six;
- 1010            2. K.C.C. chapter 21A.25;
- 1011            3. The following sections of K.C.C. chapter 21A.24:
  - 1012            a. K.C.C. 21A.24.045;
  - 1013            b. K.C.C. 21A.24.051;
  - 1014            c. K.C.C. 21A.24.055;
  - 1015            d. K.C.C. 21A.24.070.A., D. and E.;
  - 1016            e. K.C.C. 21A.24.125;
  - 1017            f. K.C.C. 21A.24.130;
  - 1018            g. K.C.C. 21A.24.133;
  - 1019            h. K.C.C. 21A.24.200;
  - 1020            i. K.C.C. 21A.24.210;
  - 1021            j. K.C.C. 21A.24.220;
  - 1022            k. K.C.C. 21A.24.275;
  - 1023            l. K.C.C. 21A.24.280;
  - 1024            m. K.C.C. 21A.24.290;
  - 1025            n. K.C.C. 21A.24.300;
  - 1026            o. K.C.C. 21A.24.310;



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- 1027 p. K.C.C. 21A.24.316;
- 1028 q. K.C.C. 21A.24.318;
- 1029 r. K.C.C. 21A.24.325;
- 1030 s. K.C.C. 21A.24.335;
- 1031 t. K.C.C. 21A.24.340;
- 1032 u. K.C.C. 21A.24.355;
- 1033 v. K.C.C. 21A.24.358;
- 1034 w. K.C.C. 21A.24.365;
- 1035 x. K.C.C. 21A.24.380;
- 1036 y. K.C.C. 21A.24.382;
- 1037 z. K.C.C. 21A.24.386; and
- 1038 aa. K.C.C. 21A.24.388;
- 1039 4. The following:
  - 1040 a. K.C.C. 20.18.040;
  - 1041 b. K.C.C. 20.18.050;
  - 1042 c. K.C.C. 20.18.056;
  - 1043 d. K.C.C. 20.18.057;
  - 1044 e. K.C.C. 20.18.058;
  - 1045 f. K.C.C. 20.22.160;
  - 1046 g. K.C.C. 21A.32.045;
  - 1047 h. K.C.C. 21A.44.090;
  - 1048 i. K.C.C. 21A.44.100; and
  - 1049 j. K.C.C. 21A.50.030;

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1050 5. The 2024 King County Flood Management Plan.

1051 B. The shoreline management goals and policies constitute the official policy of  
1052 King County regarding areas of the county subject to shoreline management jurisdiction  
1053 under chapter 90.58 RCW. As provided by WAC 173-26-191(2)(a), King County's local  
1054 administrative, enforcement, and permit review procedures shall conform to chapter  
1055 90.58 RCW but shall not be a part of the master program.

1056 C. Amendments to the shoreline master program do not apply to the shoreline  
1057 jurisdiction until approved by the Washington state Department of Ecology as provided  
1058 in RCW 90.58.090. The department of local services, permitting division, shall, within  
1059 ten days after the date of the Department of Ecology's approval, file a copy of the  
1060 Department of Ecology's approval, in the form of an electronic copy, with the clerk of the  
1061 council, who shall retain the original and provide electronic copies to all  
1062 councilmembers, the chief of staff, and the lead staff of the local services and land use  
1063 committee, or its successor.

1064 SECTION 8. Ordinance 11112, Section 1, as amended, and K.C.C. 20.12.480 are  
1065 each hereby amended to read as follows:

1066 The ~~((2006 King County Flood Hazard Management Plan, as shown in~~  
1067 ~~Attachment A to Ordinance 15673, is hereby amended by the 2013 Flood Management~~  
1068 ~~Plan Update, as shown in Attachment B to Ordinance 17697 and amended)) 2024 King  
1069 County Flood Management Plan, as shown in Attachment A to this ordinance, is adopted  
1070 as a functional plan to guide King County's river and floodplain management program  
1071 and to meet the intent of the natural environment, and facilities and services policies of  
1072 the King County Comprehensive Plan. ~~((The 2013 Flood Hazard Management Plan~~~~

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1073 ~~Update, Attachment A to Ordinance 17697, amends the 2006 King County Flood Hazard~~  
1074 ~~Management Plan, Attachment A to Ordinance 15673, by adding new text to Chapters 1~~  
1075 ~~through 6 of the 2006 Plan, by replacing Chapter 7 of the 2006 Plan with a new Chapter~~  
1076 ~~7, and by replacing Appendices A through G of the 2006 Plan with new Appendices A~~  
1077 ~~through L.)~~) As an amplification and augmentation of the King County Comprehensive  
1078 Plan, the ((~~flood hazard management plan as amended by the update~~)) 2024 King County  
1079 Flood Management Plan constitutes official county policy with regard to river and  
1080 floodplain management in King County. ((~~For each site-specific project, such as levee~~  
1081 ~~improvements or concentrated areas of home buyouts or elevations, a project summary is~~  
1082 ~~included to provide a better understanding of the flood or erosion conditions of concern~~  
1083 ~~and the action or actions proposed to address them. Project summaries, and references to~~  
1084 ~~easements, buffers or levee improvements, including levee laybacks, in connection with~~  
1085 ~~such project summaries~~))Site-specific projects and program activities are intended to  
1086 function at the level of a planning document((s)) and do not assume that the nature and  
1087 scope of each of the described projects are the final project or action ((~~that are described~~  
1088 ~~in this chapter 5 of Attachment A to Ordinance 17673, as amended by Chapter 5 of~~  
1089 ~~Attachment B to Ordinance 17697 or in Appendices E, F and G of Attachment B to~~  
1090 ~~Ordinance 17697~~)). The proposed projects and ((~~actions~~)) other activities are not  
1091 intended to substitute for the site-specific analysis to determine what is required for each  
1092 of the site-specific capital projects that will be recommended and adopted as part of ((~~an~~  
1093 ~~annual~~)) biennial capital improvement plans. The priority, scope, nature, and cost of the  
1094 proposed projects or actions may change as the hydraulic, engineering, and geotechnical  
1095 conditions at each site are analyzed in greater detail, and as engineering alternatives are

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1096 developed, analyzed, reviewed, and negotiated with federal, state, local, and tribal  
1097 agencies and affected property owner or owners. However, while the plan sets forth what  
1098 the county currently believes are best practices, nothing in this plan creates or precludes  
1099 the creation of new land use requirements, laws, or regulations. ~~((For the reach of the  
1100 Tukwila 205 levee and any extensions thereof between South 180th Street and South  
1101 204th Street, the setback, easement, and slope design recommendations of the 2006 King  
1102 County Flood Hazard Management Plan, Attachment A to Ordinance 15763, as amended  
1103 by the 2013 Flood Hazard Management Plan Update, Attachment B to Ordinance 17697,  
1104 are satisfied if the repair, extension or modification of an existing levee or the design of a  
1105 new levee meet the design guidelines and factors of safety in United States Army Corps  
1106 of Engineers Engineering Manual for the Design and Construction of Levees (EM 1110-  
1107 2-1913) dated April 30, 2000, as most currently updated.))~~

1108 SECTION 9. Ordinance 19146, Section 66, and K.C.C. 21A.23.020 are each  
1109 hereby amended to read as follows:

1110 A. The director may approve sea level rise risk area variances to this chapter. In  
1111 reviewing and evaluating sea level rise risk area variance applications, the director shall  
1112 consider all technical evaluations and relevant factors, including, but not limited to:

- 1113 1. The danger that materials may be swept onto other lands to the injury of  
1114 others;
- 1115 2. The danger to life and property due to coastal flooding or erosion damage;
- 1116 3. The susceptibility of the proposed building or facility and its contents to flood  
1117 damage and the effect of the damage on the individual owner;

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- 1118           4. The importance of the services provided by the proposed building or facility  
 1119 to the community;
- 1120           5. The necessity to the building or facility of a waterfront location;
- 1121           6. The availability of alternative locations for the proposed use that are not  
 1122 subject to flooding or erosion damage;
- 1123           7. The potential of the proposed development to create an adverse effect on a  
 1124 federally or state-protected species or habitat;
- 1125           8. The compatibility of the proposed use with existing and anticipated  
 1126 development;
- 1127           9. The relationship of the proposed use to the Comprehensive Plan, shoreline  
 1128 master program, and ~~((f))Flood ((hazard-m))Management ((p))Plan~~;
- 1129           10. The safety of access to the property in times of flooding for ordinary and  
 1130 emergency vehicles;
- 1131           11. The expected heights, velocity, duration, rate of rise, sediment transport of  
 1132 the floodwaters, and effects of wave action expected at the site;
- 1133           12. The costs of providing governmental services during and after flood  
 1134 conditions, including emergency management services and maintenance and repair of  
 1135 public utilities and facilities such as sewer, gas, electrical, water systems, streets, and  
 1136 bridges; and
- 1137           13. Current and future risks from sea level rise conditions anticipated to occur  
 1138 over the next fifty years.
- 1139           B. The director may only approve a sea level rise risk area variance upon a  
 1140 determination that:

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1141           1. Failure to grant the sea level rise risk area variance would result in an  
1142 exceptional hardship to the applicant;

1143           2. The granting of a sea level rise risk area variance will not result in additional  
1144 threats to public safety, extraordinary public expense, create nuisances, cause fraud on or  
1145 victimization of the public, or conflict with existing laws or ordinances; and

1146           3. The sea level rise risk area variance is the minimum necessary, considering  
1147 the flood or erosion hazard, to afford relief.

1148           C. An applicant for sea level rise risk area variance shall be given a written notice  
1149 that the approval of the sea level rise risk area variance to construct a structure below the  
1150 sea level rise protection elevation established in this chapter ((~~it~~)) may result in higher  
1151 future flood insurance premium rates up to amounts as high as twenty-five dollars per one  
1152 hundred dollars of coverage and that the construction below the sea level rise protection  
1153 elevation increases risks to life and property.

1154           D.1. An application for a sea level rise risk area variance shall be submitted in  
1155 writing to the department of local services, permitting division, together with any  
1156 supporting documentation that demonstrates how the proposal meets the criteria in this  
1157 section.

1158           2. An application for a sea level rise risk area variance under this section shall  
1159 be reviewed as a Type II land use decision in accordance with K.C.C. 20.20.020.

1160           3. Sea level rise risk area variances that allow the establishment of a use not  
1161 otherwise permitted in the zone where the proposal is located shall not be permitted.

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1162           4. The variance standards in K.C.C. 21A.44.030 and the alteration exception  
1163 standards in K.C.C. 21A.24.070 shall not be used for variances to the sea level rise risk  
1164 area regulations of this chapter.

1165           5. The department shall maintain in perpetuity a record of all requests for  
1166 variances, including justification for their issuance.

1167           SECTION 10. Ordinance 15051, Section 137, as amended, and K.C.C.  
1168 21A.24.045 are each hereby amended to read as follows:

1169           A. Within the following seven critical areas and their buffers all alterations are  
1170 allowed if the alteration complies with the development standards, impact avoidance and  
1171 mitigation requirements and other applicable requirements established in this chapter:

- 1172           1. Critical aquifer recharge area;
- 1173           2. Coal mine hazard area;
- 1174           3. Erosion hazard area;
- 1175           4. Flood hazard area except in the severe channel migration hazard area;
- 1176           5. Landslide hazard area under forty percent slope;
- 1177           6. Seismic hazard area; and
- 1178           7. Volcanic hazard areas.

1179           B. Within the following seven critical areas and their buffers, unless allowed as  
1180 an alteration exception under K.C.C. 21A.24.070, only the alterations on the table in  
1181 subsection C. of this section are allowed if the alteration complies with conditions in  
1182 subsection D. of this section and the development standards, impact avoidance and  
1183 mitigation requirements and other applicable requirements established in this chapter:

- 1184           1. Severe channel migration hazard area;

- 1185 2. Landslide hazard area over forty percent slope;
- 1186 3. Steep slope hazard area;
- 1187 4. Wetland;
- 1188 5. Aquatic area;
- 1189 6. Wildlife habitat conservation area; and
- 1190 7. Wildlife habitat network.

1191 C. In the following table where an activity is included in more than one activity  
 1192 category, the numbered conditions applicable to the most specific description of the activity  
 1193 governs. Where more than one numbered condition appears for a listed activity, each of  
 1194 the relevant conditions specified for that activity within the given critical area applies. For  
 1195 alterations involving more than one critical area, compliance with the conditions applicable  
 1196 to each critical area is required.

A= alternation is allowed Numbers indicate applicable development condition in subsection D. of this section	Landslide Hazard Over 40% and Buffer	Steep Slope Hazard and Buffer	Wetland and Buffer	Aquatic Area and Buffer and Severe Channel Migration	Wildlife Habitat Conservati on Area and Wildlife Habitat Network
<b>Structures</b>					
Construction of new single			A 1	A 2	



detached dwelling unit					
Construction of a new tree-supported structure			A 64	A 64	A 64
Construction of nonresidential structure			A 3	A 3	A 3, 4
Maintenance or repair of existing structure	A 5	A	A	A	A 4
Expansion or replacement of existing structure	A 5, 7	A 5, 7	A 7, 8	A 6, 7, 8	A 4, 7
Interior remodeling	A	A	A	A	A
Construction of new dock or pier			A 9	A 9, 10, 11	
Maintenance, repair or replacement of dock or pier			A 12	A 10, 11	A 4
<b>Grading</b>					
Grading		A 13		A 14	A 4, 14
Construction of new slope stabilization	A 15	A 15	A 15	A 15	A 4, 15
Maintenance of existing slope stabilization	A 16	A 13	A 17	A 16, 17	A 4
Mineral extraction	A	A			
<b>Clearing</b>					
Clearing	A 18	A 18	A 18, 20	A 14, 18, 20	A 4, 14,

					18, 20
Cutting firewood		A 21	A 21	A 21	A 4, 21
Vegetation management	A 19	A 19	A 19	A 19	A 4, 19
Removal of vegetation for fire safety	A 22	A 22	A 22	A 22	A 4, 22
Removal of noxious weeds or invasive vegetation	A 23	A 23	A 23	A 23	A 4, 23
<b>Forest Practices</b>					
Forest management activity	A	A	A	A	A 25
<b>Roads</b>					
Construction of new public road right-of-way structure on unimproved right-of-way			A 26	A 26	
Construction of new road in a plat			A 26	A 26	
Maintenance of public road right-of-way structure	A 16	A 16	A 16	A 16	A 16, 27
Expansion beyond public road right-of way structure	A	A	A 26	A 26	
Repair, replacement or modification within the roadway	A 16	A 16	A 16	A 16	A 16, 27
Construction of driveway or	A 28	A 28	A 28	A 28	A 28

private access road					
Construction of farm field access drive	A 29	A 29	A 29	A 29	A 29
Maintenance of driveway, private access road, farm field access drive or parking lot	A	A	A 17	A 17	A 17, 27
Construction of a bridge or culvert as part of a driveway or private access road	A 39	A 39	A 39	A 39	A 39
<b>Bridges or culverts</b>					
Maintenance or repair of bridge or culvert	A 16, 17	A 16, 17	A 16, 17	A 16, 17	A 16, 17, 27
Construction of a new bridge	A 16, 39	A 16, 39	A 16, 39	A 16, 39	A 4, 16, 39
Replacement of bridge or culvert	A 16	A 16	A 16	A 16, 30	A 16, 27
Expansion of bridge or culvert	A 16, 17	A 16, 17	A 16, 17, 31	A 17, 31	A 4
<b>Utilities and other infrastructure</b>					
Construction of new utility corridor or utility facility	A 32, 33	A 32, 33	A 32, 34	A 32, 34	A 27, 32, 35
Construction or maintenance of	A 67	A 67	A 66	A 66	A 4, 66

a hydroelectric generating facility					
Construction of a new residential utility service distribution line	A 32, 33	A 32, 33	A 32, 60	A 32, 60	A 27, 32, 60
Maintenance, repair or replacement of utility corridor or utility facility	A 32, 33	A 32, 33	A 32, 34, 36	A 32, 34, 36	A 4, 32, 37
Construction of a new on-site sewage disposal system or well	A 24	A 24	A 63	A 63	
Maintenance or repair of existing well	A 37	A 37	A 37	A 37	A 4, 37
Maintenance or repair of on-site sewage disposal system	A	A	A	A 37	A 4
Construction of new surface water conveyance system	A 32, 33	A 32, 33	A 32, 38	A 32, 38	A 4
Construction, maintenance or repair of in-water heat exchanger			A 68	A 68	
Maintenance, repair or replacement of existing surface water conveyance system	A 33	A 33	A 16, 32, 38	A 16, 40, 41	A 4, 37
Construction of new surface water flow control or surface			A 32	A 32	A 4, 32

water quality treatment facility					
Maintenance or repair of existing surface water flow control or surface water quality treatment facility	A 16	A 16	A 16	A 16	A 4
Construction of new flood protection facility			A 42	A 42	A 27, 42
Maintenance, repair or replacement of flood protection facility	A 33, 43	A 33, 43	A 43	A 43	A 27, 43
Flood risk reduction gravel removal	A 61	A 61	A 61	A 61	A 61
Construction of new instream structure or instream work	A 16	A 16	A 16	A 16, 44, 45	A 4, 16, 44, 45
Maintenance or repair of existing instream structure	A 16	A	A	A	A 4
<b>Recreation</b>					
Construction of new trail	A 46	A 46	A 47	A 47	A 4, 47
Maintenance of outdoor public park facility, trail or publicly improved recreation area	A 48	A 48	A 48	A 48	A 4, 48
<b>Habitat, education and science</b>					

<b>projects</b>					
Habitat restoration or enhancement project	A 49	A 49	A 49	A 49	A 4, 49
Scientific sampling for salmonids			A 50	A 50	A 50
Drilling and testing for critical areas report	A 51	A 51	A 51, 52	A 51, 52	A 4
Environmental education project	A 62	A 62	A 62	A 62	A 62
<b>Agriculture</b>					
Horticulture activity including tilling, discing, planting, seeding, harvesting, preparing soil, rotating crops and related activity	A 53	A 53	A 53, 54	A 53, 54	A 53, 54
Grazing livestock	A 53	A 53	A 53, 54	A 53, 54	A 53, 54
Construction or maintenance of a commercial fish farm			A 53, 54	A 53, 54	A 53, 54
Construction or maintenance of livestock manure storage facility			A 53, 54, 55	A 53, 54, 55, 56	A 53, 54
Construction of a livestock heavy use area			A 53, 54, 55	A 53, 54, 55, 56	A 53, 54
Construction or maintenance of			A 56	A 56	

a farm pad					
Construction of agricultural drainage			A 57	A 57	A 4, 57
Maintenance or replacement of agricultural drainage	A 23, 58	A 23, 58	A 23, 53, 54, 58	A 23, 53, 54, 58	A 4, 23, 53, 54, 58
Maintenance of agricultural waterway			A 69	A 69	
Construction or maintenance of farm pond, fish pond or livestock watering pond	A 53	A 53	A 53, 54	A 53, 54	A 53, 54
<b>Other</b>					
Shoreline water dependent or shoreline water oriented use				A 65	
Excavation of cemetery graves in established and approved cemetery	A	A	A	A	A
Maintenance of cemetery graves	A	A	A	A	A
Maintenance of lawn, landscaping or garden for personal consumption	A 59	A 59	A 59	A 59	A 59
Maintenance of golf course	A 17	A 17	A 17	A 17	A 4, 17

1197

D. The following alteration conditions apply:

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- 1198           1. Limited to farm residences in grazed or tilled wet meadows and subject to the  
1199 limitations of subsection D.3. of this section.
- 1200           2. Only allowed in a buffer of a lake that is twenty acres or larger on a lot that was  
1201 created before January 1, 2005, if:
- 1202           a. at least seventy-five percent of the lots abutting the shoreline of the lake or  
1203 seventy-five percent of the lake frontage, whichever constitutes the most developable lake  
1204 frontage, has existing density of four dwelling units per acre or more;
- 1205           b. the development proposal, including mitigation required by this chapter, will  
1206 have the least adverse impact on the critical area;
- 1207           c. existing native vegetation within the critical area buffer will remain  
1208 undisturbed except as necessary to accommodate the development proposal and required  
1209 building setbacks;
- 1210           d. access is located to have the least adverse impact on the critical area and  
1211 critical area buffer;
- 1212           e. the site alteration is the minimum necessary to accommodate the development  
1213 proposal and in no case in excess of five thousand square feet;
- 1214           f. the alteration is no closer than:
- 1215           (1) on a site with a shoreline environment designation of high intensity or  
1216 residential, the greater of twenty-five feet or the average of the setbacks on adjacent lots on  
1217 either side of the subject property, as measured from the ordinary high water mark of the  
1218 lake shoreline;



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1219 (2) on a site with a shoreline environment designation of rural, conservancy,  
1220 resource or forestry, the greater of fifty feet or the average of the setbacks on adjacent lots  
1221 on either side of the subject property, as measured from the ordinary high water mark; and

1222 (3) on a site with a shoreline environment designation of natural, the greater of  
1223 one hundred feet or the average of the setbacks on adjacent lots on either side of the subject  
1224 property, as measured from the ordinary high water mark; and

1225 g. to the maximum extent practical, alterations are mitigated on the development  
1226 proposal site by enhancing or restoring remaining critical area buffers.

1227 3. Limited to nonresidential farm-structures in grazed or tilled wet meadows or  
1228 buffers of wetlands or aquatic areas where:

1229 a. the site is predominantly used for the practice of agriculture;

1230 b. the structure is in compliance with an approved farm management plan in  
1231 accordance with K.C.C. 21A.24.051;

1232 c. the structure is either:

1233 (1) on or adjacent to existing nonresidential impervious surface areas,  
1234 additional impervious surface area is not created waterward of any existing impervious  
1235 surface areas and the area was not used for crop production;

1236 (2) higher in elevation and no closer to the critical area than its existing  
1237 position; or

1238 (3) at a location away from existing impervious surface areas that is determined  
1239 to be the optimum site in the farm management plan;

1240 d. all best management practices associated with the structure specified in the  
1241 farm management plan are installed and maintained;

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1242 e. installation of fencing in accordance with K.C.C. chapter 21A.30 does not  
1243 require the development of a farm management plan if required best management practices  
1244 are followed and the installation does not require clearing of critical areas or their buffers;  
1245 and

1246 f. in a severe channel migration hazard area portion of an aquatic buffer only if:

1247 (1) there is no feasible alternative location on-site;

1248 (2) the structure is located where it is least subject to risk from channel

1249 migration;

1250 (3) the structure is not used to house animals or store hazardous substances; and

1251 (4) the total footprint of all accessory structures within the severe channel

1252 migration hazard area will not exceed the greater of one thousand square feet or two

1253 percent of the severe channel migration hazard area on the site.

1254 4. No clearing, external construction or other disturbance in a wildlife habitat

1255 conservation area is allowed during breeding seasons established under K.C.C.

1256 21A.24.382.

1257 5. Allowed for structures when:

1258 a. the landslide hazard poses little or no risk of injury;

1259 b. the risk of landsliding is low; and

1260 c. there is not an expansion of the structure.

1261 6. Within a severe channel migration hazard area allowed for:

1262 a. existing legally established primary structures if:

1263 (1) there is not an increase of the footprint of any existing structure; and

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1264 (2) there is not a substantial improvement as defined in K.C.C. 21A.06.1270;

1265 and

1266 b. existing legally established accessory structures if:

1267 (1) additions to the footprint will not make the total footprint of all existing

1268 structures more than one-thousand square feet; and

1269 (2) there is not an expansion of the footprint towards any source of channel

1270 migration hazard, unless the applicant demonstrates that the location is less subject to risk

1271 and has less impact on the critical area.

1272 7. Allowed only in grazed wet meadows or the buffer or building setback outside

1273 a severe channel migration hazard area if:

1274 a. the expansion or replacement does not increase the footprint of a

1275 nonresidential structure;

1276 b.(1) for a legally established dwelling unit, the expansion or replacement,

1277 including any expansion of a legally established accessory structure allowed under this

1278 subsection B.7.b., does not increase the footprint of the dwelling unit and all other

1279 structures by more than one thousand square feet, not including any expansion of a

1280 drainfield made necessary by the expansion of the dwelling unit. To the maximum extent

1281 practical, the replacement or expansion of a drainfield in the buffer should be located

1282 within areas of existing lawn or landscaping, unless another location will have a lesser

1283 impact on the critical area and its buffer;

1284 (2) for a structure accessory to a dwelling unit, the expansion or replacement is

1285 located on or adjacent to existing impervious surface areas and does not result in a

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1286 cumulative increase in the footprint of the accessory structure and the dwelling unit by  
1287 more than one thousand square feet;

1288 (3) the location of the expansion has the least adverse impact on the critical  
1289 area; and

1290 (4) a comparable area of degraded buffer area shall be enhanced through  
1291 removal of nonnative plants and replacement with native vegetation in accordance with an  
1292 approved landscaping plan;

1293 c. the structure was not established as the result of an alteration exception,  
1294 variance, buffer averaging or reasonable use exception;

1295 d. to the maximum extent practical, the expansion or replacement is not located  
1296 closer to the critical area or within the relic of a channel that can be connected to an aquatic  
1297 area; and

1298 e. The expansion of a residential structure in the buffer of a Type S aquatic area  
1299 that extends towards the ordinary high water mark requires a shoreline variance if:

1300 (1) the expansion is within thirty-five feet of the ordinary high water mark; or

1301 (2) the expansion is between thirty-five and fifty feet of the ordinary high water  
1302 mark and the area of the expansion extending towards the ordinary high water mark is  
1303 greater than three hundred square feet.

1304 8. Allowed upon another portion of an existing impervious surface outside a  
1305 severe channel migration hazard area if:

1306 a. except as otherwise allowed under subsection D.7. of this section, the  
1307 structure is not located closer to the critical area;

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1308           b. except as otherwise allowed under subsection D.7. of this section, the existing  
1309 impervious surface within the critical area or buffer is not expanded; and

1310           c. the degraded buffer area is enhanced through removal of nonnative plants and  
1311 replacement with native vegetation in accordance with an approved landscaping plan.

1312           9. Limited to piers or seasonal floating docks in a category II, III or IV wetland or  
1313 its buffer or along a lake shoreline or its buffer where:

1314           a. the vegetation where the alteration is proposed does not consist of dominant  
1315 native wetland herbaceous or woody vegetation six feet in width or greater and the lack of  
1316 this vegetation is not the result of any violation of law;

1317           b. the wetland or lake shoreline is not a salmonid spawning area;

1318           c. hazardous substances or toxic materials are not used; and

1319           d. if located in a freshwater lake, the pier or dock conforms to the standards for  
1320 docks under K.C.C. 21A.25.180.

1321           10. Allowed on type N or O aquatic areas if hazardous substances or toxic  
1322 materials are not used.

1323           11. Allowed on type S or F aquatic areas outside of the severe channel migration  
1324 hazard area if in compliance with K.C.C. 21A.25.180.

1325           12. When located on a lake, must be in compliance with K.C.C. 21A.25.180.

1326           13. Limited to regrading and stabilizing of a slope formed as a result of a legal  
1327 grading activity.

1328           14. The following are allowed in the severe channel migration hazard area if  
1329 conducted more than one hundred sixty-five feet from the ordinary high water mark in the

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1330 rural area and natural resource lands and one-hundred fifteen feet from the ordinary high  
 1331 water mark in the urban area:

- 1332 a. grading of up to fifty cubic yards on lot less than five acres; and
- 1333 b. clearing of up to one-thousand square feet or up to a cumulative thirty-five  
 1334 percent of the severe channel migration hazard area.

1335 15. Only where erosion or landsliding threatens a structure, utility facility,  
 1336 roadway, driveway, public trails, aquatic area or wetland if, to the maximum extent  
 1337 practical, stabilization work does not disturb the slope and its vegetative cover and any  
 1338 associated critical areas.

1339 16. Allowed when performed by, at the direction of or authorized by a  
 1340 government agency in accordance with regional road maintenance guidelines.

1341 17. Allowed when not performed under the direction of a government agency  
 1342 only if:

- 1343 a. the maintenance or expansion does not involve the use of herbicides,  
 1344 hazardous substances, sealants or other liquid oily substances in aquatic areas, wetlands or  
 1345 their buffers; and

- 1346 b. when maintenance, expansion or replacement of bridges or culverts involves  
 1347 water used by salmonids:

- 1348 (1) the work is in compliance with ditch standards in public rule; and
- 1349 (2) the maintenance of culverts is limited to removal of sediment and debris  
 1350 from the culvert and its inlet, invert and outlet and the stabilization of the disturbed or  
 1351 damaged bank or channel immediately adjacent to the culvert and shall not involve the  
 1352 excavation of a new sediment trap adjacent to the inlet.

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1353           18. Allowed for the removal of hazard trees and vegetation as necessary for  
1354 surveying or testing purposes.

1355           19. The limited trimming, pruning or removal of vegetation under a vegetation  
1356 management plan approved by the department:

1357           a. in steep slope and landslide hazard areas, for the making and maintenance of  
1358 view corridors; and

1359           b. in all critical areas for habitat enhancement, invasive species control or forest  
1360 management activities.

1361           20. Harvesting of plants and plant materials, such as plugs, stakes, seeds or fruits,  
1362 for restoration and enhancement projects is allowed.

1363           21. Cutting of firewood is subject to the following:

1364           a. within a wildlife habitat conservation area, cutting firewood is not allowed;

1365           b. within a wildlife network, cutting shall be in accordance with a management  
1366 plan approved under K.C.C. 21A.24.386; and

1367           c. within a critical area buffer, cutting shall be for personal use and in  
1368 accordance with an approved forest management plan or rural stewardship plan.

1369           22. Allowed only in buffers if in accordance with best management practices  
1370 approved by the King County fire marshal.

1371           23. Allowed as follows:

1372           a. if conducted in accordance with an approved forest management plan, farm  
1373 management plan, or rural stewardship plan; or

1374           b. without an approved forest management plan, farm management plan, or rural  
1375 stewardship plan, only if:

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1376 (1) removal is undertaken with hand labor, including hand-held mechanical  
1377 tools, unless the King County noxious weed control board otherwise prescribes the use of  
1378 riding mowers, light mechanical cultivating equipment or herbicides or biological control  
1379 methods;

1380 (2) the area is stabilized to avoid regrowth or regeneration of noxious weeds;

1381 (3) the cleared area is revegetated with native vegetation and stabilized against  
1382 erosion; and

1383 (4) herbicide use is in accordance with federal and state law;

1384 24. Allowed to repair or replace existing on site wastewater disposal systems in  
1385 accordance with the applicable public health standards within Marine Recovery Areas  
1386 adopted by the ((Public))Public Health – Seattle & King County and:

1387 a. there is no alternative location available with less impact on the critical area;

1388 b. impacts to the critical area are minimized to the maximum extent practicable;

1389 c. the alterations will not subject the critical area to increased risk of landslide or  
1390 erosion;

1391 d. vegetation removal is the minimum necessary to accommodate the septic  
1392 system; and

1393 e. significant risk of personal injury is eliminated or minimized in the landslide  
1394 hazard area.

1395 25. Only if in compliance with published Washington state Department of Fish  
1396 and Wildlife and Washington state Department of Natural Resources Management  
1397 standards for the species. If there are no published Washington state standards, only if in



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1398 compliance with management standards determined by the county to be consistent with  
1399 best available science.

1400 26. Allowed only if:

1401 a. there is not another feasible location with less adverse impact on the critical  
1402 area and its buffer;

1403 b. the corridor is not located over habitat used for salmonid rearing or spawning  
1404 or by a species listed as endangered or threatened by the state or federal government unless  
1405 the department determines that there is no other feasible crossing site.

1406 c. the corridor width is minimized to the maximum extent practical;

1407 d. the construction occurs during approved periods for instream work;

1408 e. the corridor will not change or diminish the overall aquatic area flow peaks,  
1409 duration or volume or the flood storage capacity; and

1410 f. no new public right-of-way is established within a severe channel migration  
1411 hazard area.

1412 27. To the maximum extent practical, during breeding season established under  
1413 K.C.C. 21A.24.382, land clearing machinery such as bulldozers, graders or other heavy  
1414 equipment are not operated within a wildlife habitat conservation area.

1415 28. Allowed only if:

1416 a. an alternative access is not available;

1417 b. impact to the critical area is minimized to the maximum extent practical  
1418 including the use of walls to limit the amount of cut and fill necessary;

1419 c. the risk associated with landslide and erosion is minimized;

1420 d. access is located where it is least subject to risk from channel migration; and

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- 1421 e. construction occurs during approved periods for instream work.
- 1422 29. Only if in compliance with a farm management plan in accordance with  
1423 K.C.C. 21A.24.051.
- 1424 30. Allowed only if:
- 1425 a. the new construction or replacement is made fish passable in accordance with  
1426 the most recent Washington state Department of Fish and Wildlife manuals or with the  
1427 National Marine and Fisheries Services guidelines for federally listed salmonid species;  
1428 and
- 1429 b. the site is restored with appropriate native vegetation.
- 1430 31. Allowed if necessary to bring the bridge or culvert up to current standards and  
1431 if:
- 1432 a. there is not another feasible alternative available with less impact on the  
1433 aquatic area and its buffer; and
- 1434 b. to the maximum extent practical, the bridge or culvert is located to minimize  
1435 impacts to the aquatic area and its buffers.
- 1436 32. Allowed in an existing roadway if conducted consistent with the regional road  
1437 maintenance guidelines.
- 1438 33. Allowed outside the roadway if:
- 1439 a. the alterations will not subject the critical area to an increased risk of landslide  
1440 or erosion;
- 1441 b. vegetation removal is the minimum necessary to locate the utility or construct  
1442 the corridor; and

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1443 c. significant risk of personal injury is eliminated or minimized in the landslide  
1444 hazard area.

1445 34. Limited to the pipelines, cables, wires and support structures of utility  
1446 facilities within utility corridors if:

1447 a. there is no alternative location with less adverse impact on the critical area and  
1448 critical area buffer;

1449 b. new utility corridors meet ~~((the))~~ all of the following to the maximum extent  
1450 practical:

1451 (1) are not located over habitat used for salmonid rearing or spawning or by a  
1452 species listed as endangered or threatened by the state or federal government unless the  
1453 department determines that there is no other feasible crossing site;

1454 (2) the mean annual flow rate is less than twenty cubic feet per second; and

1455 (3) paralleling the channel or following a down-valley route near the channel is  
1456 avoided;

1457 c. to the maximum extent practical utility corridors are located so that:

1458 (1) the width is the minimized;

1459 (2) the removal of trees greater than twelve inches diameter at breast height is  
1460 minimized;

1461 (3) an additional, contiguous and undisturbed critical area buffer, equal in area  
1462 to the disturbed critical area buffer area including any allowed maintenance roads, is  
1463 provided to protect the critical area;

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1464 d. to the maximum extent practical, access for maintenance is at limited access  
1465 points into the critical area buffer rather than by a parallel maintenance road. If a parallel  
1466 maintenance road is necessary the following standards are met:

1467 (1) to the maximum extent practical the width of the maintenance road is  
1468 minimized and in no event greater than fifteen feet; and

1469 (2) the location of the maintenance road is contiguous to the utility corridor on  
1470 the side of the utility corridor farthest from the critical area;

1471 e. the utility corridor or facility will not adversely impact the overall critical area  
1472 hydrology or diminish flood storage capacity;

1473 f. the construction occurs during approved periods for instream work;

1474 g. the utility corridor serves multiple purposes and properties to the maximum  
1475 extent practical;

1476 h. bridges or other construction techniques that do not disturb the critical areas  
1477 are used to the maximum extent practical;

1478 i. bored, drilled or other trenchless crossing is laterally constructed at least four  
1479 feet below the maximum depth of scour for the base flood;

1480 j. bridge piers or abutments for bridge crossing are not placed within the FEMA  
1481 floodway or the ordinary high water mark;

1482 k. open trenching is only used during low flow periods or only within aquatic  
1483 areas when they are dry. The department may approve open trenching of type S or F  
1484 aquatic areas only if there is not a feasible alternative and equivalent or greater  
1485 environmental protection can be achieved; and

1486 l. minor communication facilities may collocate on existing utility facilities if:

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- 1487 (1) no new transmission support structure is required; and
- 1488 (2) equipment cabinets are located on the transmission support structure.
- 1489 35. Allowed only for new utility facilities in existing utility corridors.
- 1490 36. Allowed for onsite private individual utility service connections or private or
- 1491 public utilities if the disturbed area is not expanded and no hazardous substances, pesticides
- 1492 or fertilizers are applied.
- 1493 37. Allowed if the disturbed area is not expanded, clearing is limited to the
- 1494 maximum extent practical and no hazardous substances, pesticides or fertilizers are applied.
- 1495 38. Allowed if:
- 1496 a. conveying the surface water into the wetland or aquatic area buffer and
- 1497 discharging into the wetland or aquatic area buffer or at the wetland or aquatic area edge
- 1498 has less adverse impact upon the wetland or aquatic area or wetland or aquatic area buffer
- 1499 than if the surface water were discharged at the buffer's edge and allowed to naturally drain
- 1500 through the buffer;
- 1501 b. the volume of discharge is minimized through application of low impact
- 1502 development and water quality measures identified in the King County Surface Water
- 1503 Design Manual;
- 1504 c. the conveyance and outfall are installed with hand equipment where feasible;
- 1505 d. the outfall shall include bioengineering techniques where feasible; and
- 1506 e. the outfall is designed to minimize adverse impacts to critical areas.
- 1507 39. Allowed only if:
- 1508 a. there is no feasible alternative with less impact on the critical area and its
- 1509 buffer;

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1510           b. to the maximum extent practical, the bridge or culvert is located to minimize  
1511 impacts to the critical area and its buffer;

1512           c. the bridge or culvert is not located over habitat used for salmonid rearing or  
1513 spawning unless there is no other feasible crossing site;

1514           d. construction occurs during approved periods for in-stream work; and

1515           e. bridge piers or abutments for bridge crossings are not placed within the  
1516 FEMA floodway, severe channel migration hazard area or waterward of the ordinary high  
1517 water mark.

1518           40. Allowed for an open, vegetated stormwater management conveyance system  
1519 and outfall structure that simulates natural conditions if:

1520           a. fish habitat features necessary for feeding, cover and reproduction are  
1521 included when appropriate;

1522           b. vegetation is maintained and added adjacent to all open channels and ponds, if  
1523 necessary to prevent erosion, filter out sediments or shade the water; and

1524           c. bioengineering techniques are used to the maximum extent practical.

1525           41. Allowed for a closed, tightlined conveyance system and outfall structure if:

1526           a. necessary to avoid erosion of slopes; and

1527           b. bioengineering techniques are used to the maximum extent practical.

1528           42. Allowed in a severe channel migration hazard area or an aquatic area buffer to  
1529 prevent bank erosion only:

1530           a. if consistent with the Integrated Streambank Protection Guidelines

1531 (Washington State Aquatic Habitat Guidelines Program, 2002) and if bioengineering

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1532 techniques are used to the maximum extent practical, unless the applicant demonstrates that  
1533 other methods provide equivalent structural stabilization and environmental function;

1534           b. based on a critical areas report, the department determines that the new flood  
1535 protection facility will not cause significant impacts to upstream or downstream properties;  
1536 and

1537           c. to prevent bank erosion for the protection of:

1538               (1) public roadways;

1539               (2) sole access routes in existence before February 16, 1995;

1540               (3) new primary dwelling units, accessory dwelling units or accessory living  
1541 quarters and residential accessory structures located outside the severe channel migration  
1542 hazard area if:

1543               (a) the site is adjacent to or abutted by properties on both sides containing  
1544 buildings or sole access routes protected by legal bank stabilization in existence before  
1545 February 16, 1995. The buildings, sole access routes or bank stabilization must be located  
1546 no more than six hundred feet apart as measured parallel to the migrating channel; and

1547               (b) the new primary dwelling units, accessory dwelling units, accessory living  
1548 quarters or residential accessory structures are located no closer to the aquatic area than  
1549 existing primary dwelling units, accessory dwelling units, accessory living quarters or  
1550 residential accessory structures on abutting or adjacent properties; or

1551               (4) existing primary dwelling units, accessory dwelling units, accessory living  
1552 quarters or residential accessory structures if:

1553               (a) the structure was in existence before the adoption date of a King County  
1554 Channel Migration Zone hazard map that applies to that channel, if such a map exists;

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1555 (b) the structure is in imminent danger, as determined by a geologist,  
1556 engineering geologist or geotechnical engineer;

1557 (c) the applicant has demonstrated that the existing structure is at risk, and the  
1558 structure and supporting infrastructure cannot be relocated on the lot further from the  
1559 source of channel migration; and

1560 (d) nonstructural measures are not feasible.

1561 43. Applies to lawfully established existing structures if:

1562 a. the height of the facility is not increased, unless the facility is being replaced  
1563 in a new alignment that is landward of the previous alignment and enhances aquatic area  
1564 habitat and process;

1565 b. the linear length of the facility is not increased, unless the facility is being  
1566 replaced in a new alignment that is landward of the previous alignment and enhances  
1567 aquatic area habitat and process;

1568 c. the footprint of the facility is not expanded waterward;

1569 d. consistent with the Integrated Streambank Protection Guidelines (Washington  
1570 State Aquatic Habitat Guidelines Program, 2002) and bioengineering techniques are used  
1571 to the maximum extent practical;

1572 e. the site is restored with appropriate native vegetation and erosion protection  
1573 materials; and

1574 f. based on a critical areas report, the department determines that the  
1575 maintenance, repair, replacement or construction will not cause significant impacts to  
1576 upstream or downstream properties.



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1577           44. Allowed in type N and O aquatic areas if done in least impacting way at least  
1578 impacting time of year, in conformance with applicable best management practices, and all  
1579 affected instream and buffer features are restored.

1580           45. Allowed in a type S or F water when such work is:

1581           a. included as part of a project to evaluate, restore or improve habitat, and

1582           b. sponsored or cosponsored by a public agency that has natural resource

1583 management as a function or by a federally recognized tribe.

1584           46. Allowed as long as the trail is not constructed of impervious surfaces that will  
1585 contribute to surface water run-off, unless the construction is necessary for soil stabilization  
1586 or soil erosion prevention or unless the trail system is specifically designed and intended to  
1587 be accessible to handicapped persons.

1588           47. Not allowed in a wildlife habitat conservation area. Otherwise, allowed in the  
1589 buffer or for crossing a category II, III or IV wetland or a type F, N or O aquatic area, if:

1590           a. the trail surface is made of pervious materials, except that public multipurpose  
1591 trails may be made of impervious materials if they meet all the requirements in K.C.C.

1592 chapter 9.12. A trail that crosses a wetland or aquatic area shall be constructed as a raised  
1593 boardwalk or bridge;

1594           b. to the maximum extent practical, buffers are expanded equal to the width of  
1595 the trail corridor including disturbed areas;

1596           c. there is not another feasible location with less adverse impact on the critical  
1597 area and its buffer;

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1598 d. the trail is not located over habitat used for salmonid rearing or spawning or  
1599 by a species listed as endangered or threatened by the state or federal government unless  
1600 the department determines that there is no other feasible crossing site;

1601 e. the trail width is minimized to the maximum extent practical;

1602 f. the construction occurs during approved periods for instream work; and

1603 g. the trail corridor will not change or diminish the overall aquatic area flow  
1604 peaks, duration or volume or the flood storage capacity.

1605 h. the trail may be located across a critical area buffer for access to a viewing  
1606 platform or to a permitted dock or pier;

1607 i. A private viewing platform may be allowed if it is:

1608 (1) located upland from the wetland edge or the ordinary high water mark of an  
1609 aquatic area;

1610 (2) located where it will not be detrimental to the functions of the wetland or  
1611 aquatic area and will have the least adverse environmental impact on the critical area or its  
1612 buffer;

1613 (3) limited to fifty square feet in size;

1614 (4) constructed of materials that are nontoxic; and

1615 (5) on footings located outside of the wetland or aquatic area.

1616 48. Only if the maintenance:

1617 a. does not involve the use of herbicides or other hazardous substances except  
1618 for the removal of noxious weeds or invasive vegetation;

1619 b. when salmonids are present, the maintenance is in compliance with ditch  
1620 standards in public rule; and

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1621 c. does not involve any expansion of the roadway, lawn, landscaping, ditch,  
1622 culvert, engineered slope or other improved area being maintained.

1623 49. Limited to alterations to restore habitat forming processes or directly restore  
1624 habitat function and value, including access for construction, as follows:

1625 a. projects sponsored or cosponsored by a public agency that has natural  
1626 resource management as a primary function or by a federally recognized tribe;

1627 b. restoration and enhancement plans prepared by a qualified biologist; or

1628 c. conducted in accordance with an approved forest management plan, farm  
1629 management plan or rural stewardship plan.

1630 50. Allowed in accordance with a scientific sampling permit issued by  
1631 Washington state Department of Fish and Wildlife or an incidental take permit issued under  
1632 Section 10 of the Endangered Species Act.

1633 51. Allowed for the minimal clearing and grading, including site access,  
1634 necessary to prepare critical area reports.

1635 52. The following are allowed if associated spoils are contained:

1636 a. data collection and research if carried out to the maximum extent practical by  
1637 nonmechanical or hand-held equipment;

1638 b. survey monument placement;

1639 c. site exploration and gage installation if performed in accordance with state-  
1640 approved sampling protocols and accomplished to the maximum extent practical by hand-  
1641 held equipment and; or similar work associated with an incidental take permit issued under  
1642 Section 10 of the Endangered Species Act or consultation under Section 7 of the  
1643 Endangered Species Act.

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1644           53. Limited to activities in continuous existence since January 1, 2005, with no  
1645 expansion within the critical area or critical area buffer. "Continuous existence" includes  
1646 cyclical operations and managed periods of soil restoration, enhancement or other fallow  
1647 states associated with these horticultural and agricultural activities.

1648           54. Allowed for expansion of existing or new agricultural activities where:

1649           a. the site is predominantly involved in the practice of agriculture;

1650           b. there is no expansion into an area that:

1651           (1) has been cleared under a class I, II, III, IV-S or nonconversion IV-G forest  
1652 practice permit; or

1653           (2) is more than ten thousand square feet with tree cover at a uniform density  
1654 more than ninety trees per acre and with the predominant mainstream diameter of the trees  
1655 at least four inches diameter at breast height, not including areas that are actively managed  
1656 as agricultural crops for pulpwood, Christmas trees or ornamental nursery stock;

1657           c. the activities are in compliance with an approved farm management plan in  
1658 accordance with K.C.C. 21A.24.051; and

1659           d. all best management practices associated with the activities specified in the  
1660 farm management plan are installed and maintained.

1661           55. Only allowed in grazed or tilled wet meadows or their buffers if:

1662           a. the facilities are designed to the standards of an approved farm management  
1663 plan in accordance K.C.C. 21A.24.051 or an approved livestock management plan in  
1664 accordance with K.C.C. chapter 21A.30;

1665           b. there is not a feasible alternative location available on the site; and

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1666 c. the facilities are located close to the outside edge of the buffer to the  
1667 maximum extent practical.

1668 56. Only allowed in:

1669 a.(1) a severe channel migration hazard area located outside of the shorelines  
1670 jurisdiction area;

1671 (2) grazed or tilled wet meadow or wet meadow buffer; or

1672 (3) aquatic area buffer; and only if:

1673 b.(1) the applicant demonstrates that adverse impacts to the critical area and  
1674 critical area buffers have been minimized;

1675 (2) there is not another feasible location available on the site that is located  
1676 outside of the critical area or critical area buffer;

1677 (3) the farm pad is designed to the standards in an approved farm management  
1678 plan in accordance with K.C.C. 21A.24.051; and

1679 (4) for proposals located in the severe channel migration hazard area, the farm  
1680 pad or livestock manure storage facility is located where it is least subject to risk from  
1681 channel migration.

1682 57. Allowed for new agricultural drainage in compliance with an approved farm  
1683 management plan in accordance with K.C.C. 21A.24.051 and all best management  
1684 practices associated with the activities specified in the farm management plan are installed  
1685 and maintained.

1686 58. If the agricultural drainage is used by salmonids, maintenance shall be in  
1687 compliance with an approved farm management plan in accordance with K.C.C.  
1688 21A.24.051.

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1689 59. Allowed within existing landscaped areas or other previously disturbed areas.

1690 60. Allowed for residential utility service distribution lines to residential  
1691 dwellings, including, but not limited to, well water conveyance, septic system conveyance,  
1692 water service, sewer service, natural gas, electrical, cable and telephone, if:

1693 a. there is no alternative location with less adverse impact on the critical area or  
1694 the critical area buffer;

1695 b. the residential utility service distribution lines meet ~~((the))~~ all of the  
1696 following, to the maximum extent practical:

1697 (1) are not located over habitat used for salmonid rearing or spawning or by a  
1698 species listed as endangered or threatened by the state or federal government unless the  
1699 department determines that there is no other feasible crossing site;

1700 (2) not located over a type S aquatic area;

1701 (3) paralleling the channel or following a down-valley route near the channel is  
1702 avoided;

1703 (4) the width of clearing is minimized;

1704 (5) the removal of trees greater than twelve inches diameter at breast height is  
1705 minimized;

1706 (6) an additional, contiguous and undisturbed critical area buffer, equal in area  
1707 to the disturbed critical area buffer area is provided to protect the critical area;

1708 (7) access for maintenance is at limited access points into the critical area  
1709 buffer.

1710 (8) the construction occurs during approved periods for instream work;

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1711 (9) bored, drilled or other trenchless crossing is encouraged, and shall be  
1712 laterally constructed at least four feet below the maximum depth of scour for the base  
1713 flood; and

1714 (10) open trenching across Type O or Type N aquatic areas is only used during  
1715 low flow periods or only within aquatic areas when they are dry.

1716 61. Allowed if sponsored or cosponsored by the countywide flood control zone  
1717 district and the department determines that the project and its location:

1718 a. is the best flood risk reduction alternative practicable;

1719 b. is part of a comprehensive, long-term flood management strategy;

1720 c. is consistent with the King County Flood ((Hazard)) Management Plan  
1721 policies;

1722 d. will have the least adverse impact on the ecological functions of the critical  
1723 area or its buffer, including habitat for fish and wildlife that are identified for protection in  
1724 the King County Comprehensive Plan; and

1725 e. has been subject to public notice in accordance with K.C.C. 20.44.060.

1726 62.a. Not allowed in wildlife habitat conservation areas;

1727 b. Only allowed if:

1728 (1) the project is sponsored or cosponsored by a public agency whose primary  
1729 function deals with natural resources management;

1730 (2) the project is located on public land or on land that is owned by a nonprofit  
1731 agency whose primary function deals with natural resources management;

1732 (3) there is not a feasible alternative location available on the site with less  
1733 impact to the critical area or its associated buffer;

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- 1734 (4) the aquatic area or wetland is not for salmonid rearing or spawning;
- 1735 (5) the project minimizes the footprint of structures and the number of access  
1736 points to any critical areas; and
- 1737 (6) the project meets the following design criteria:
- 1738 (a) to the maximum extent practical size of platform shall not exceed one  
1739 hundred square feet;
- 1740 (b) all construction materials for any structures, including the platform,  
1741 pilings, exterior and interior walls and roof, are constructed of nontoxic material, such as  
1742 nontreated wood, vinyl-coated wood, nongalvanized steel, plastic, plastic wood, fiberglass  
1743 or cured concrete that the department determines will not have an adverse impact on water  
1744 quality;
- 1745 (c) the exterior of any structures are sufficiently camouflaged using netting or  
1746 equivalent to avoid any visual deterrent for wildlife species to the maximum extent  
1747 practical. The camouflage shall be maintained to retain concealment effectiveness;
- 1748 (d) structures shall be located outside of the wetland or aquatic area landward  
1749 of the Ordinary High Water Mark or open water component (if applicable) to the maximum  
1750 extent practical on the site;
- 1751 (e) construction occurs during approved periods for work inside the Ordinary  
1752 High Water Mark;
- 1753 (f) construction associated with bird blinds shall not occur from March 1  
1754 through August 31, in order to avoid disturbance to birds during the breeding, nesting and  
1755 rearing seasons;



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1756 (g) to the maximum extent practical, provide accessibility for persons with  
1757 physical disabilities in accordance with the International Building Code;

1758 (h) trail access is designed in accordance with public rules adopted by the  
1759 department;

1760 (i) existing native vegetation within the critical area will remain undisturbed  
1761 except as necessary to accommodate the proposal. Only minimal hand clearing of  
1762 vegetation is allowed; and

1763 (j) disturbed bare ground areas around the structure must be replanted with  
1764 native vegetation approved by the department.

1765 63. Not allowed in the severe channel migration zone, there is no alternative  
1766 location with less adverse impact on the critical area and buffer and clearing is minimized  
1767 to the maximum extent practical.

1768 64. Only structures wholly or partially supported by a tree and used as accessory  
1769 living quarters or for play and similar uses described in K.C.C. 16.02.240.1, subject to the  
1770 following:

1771 a. not allowed in wildlife habitat conservation areas or severe channel migration  
1772 hazard areas;

1773 b. the structure's floor area shall not exceed two hundred square feet, excluding a  
1774 narrow access stairway or landing leading to the structure;

1775 c. the structure shall be located as far from the critical area as practical, but in no  
1776 case closer than seventy-five feet from the critical area;

1777 d. only one tree-supported structure within a critical area buffer is allowed on a  
1778 lot;

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1779 e. all construction materials for the structure, including the platform, pilings,  
1780 exterior and interior walls and roof, shall be constructed of nontoxic material, such as  
1781 nontreated wood, vinyl-coated wood, nongalvanized steel, plastic, plastic wood, fiberglass  
1782 or cured concrete that the department determines will not have an adverse impact on water  
1783 quality;

1784 f. to the maximum extent practical, the exterior of the structure shall be  
1785 camouflaged with natural wood and earth tone colors to limit visual impacts to wildlife and  
1786 visibility from the critical area. The camouflage shall be maintained to retain concealment  
1787 effectiveness;

1788 g. the structure must not adversely impact the long-term health and viability of  
1789 the tree. The evaluation shall include, but not be limited to, the following:

1790 (1) the quantity of supporting anchors and connection points to attach the tree  
1791 house to the tree shall be the minimum necessary to adequately support the structure;

1792 (2) the attachments shall be constructed using the best available tree anchor bolt  
1793 technology; and

1794 (3) an ISA Certified Arborist shall evaluate the tree proposed for placement of  
1795 the tree house and shall submit a report discussing how the tree's long-term health and  
1796 viability will not be negatively impacted by the tree house or associated infrastructure;

1797 h. exterior lighting shall meet the following criteria:

1798 (1) limited to the minimum quantity of lights necessary to meet the building  
1799 code requirements to allow for safe exiting of the structure and stairway; and

1800 (2) exterior lights shall be fully shielded and shall direct light downward, in an  
1801 attempt to minimize impacts to the nighttime environment;

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1802 i. unless otherwise approved by the department, all external construction shall be  
1803 limited to September 1 through March 1 in order to avoid disturbance to wildlife species  
1804 during typical breeding, nesting and rearing seasons;

1805 j. trail access to the structure shall be designed in accordance with trail standards  
1806 under subsection D.47. of this section;

1807 k. to the maximum extent practical, existing native vegetation shall be left  
1808 undisturbed. Only minimal hand clearing of vegetation is allowed; and

1809 l. vegetated areas within the critical area buffer that are temporarily impacted by  
1810 construction of the structure shall be restored by planting native vegetation according to a  
1811 vegetation management plan approved by the department.

1812 65. Shoreline water dependent and shoreline water oriented uses are allowed in  
1813 the aquatic area and aquatic area buffer of a Type S aquatic area if consistent with K.C.C.  
1814 chapter 21A.25, chapter 90.58 RCW and the King County Comprehensive Plan.

1815 66. Only hydroelectric generating facilities meeting the requirements of K.C.C.  
1816 21A.08.100B.14., and only as follows:

1817 a. there is not another feasible location within the aquatic area with less adverse  
1818 impact on the critical area and its buffer;

1819 b. the facility and corridor is not located over habitat used for salmonid rearing or  
1820 spawning or by a species listed as endangered or threatened by the state or federal  
1821 government unless the department determines that there is no other feasible location;

1822 c. the facility is not located in Category I wetlands or Category II wetlands with a  
1823 habitat score of 8 points or greater;

1824 d. the corridor width is minimized to the maximum extent practical;

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- 1825 e. paralleling the channel or following a down-valley route within an aquatic  
1826 area buffer is avoided to the maximum extent practical;
- 1827 f. the construction occurs during approved periods for instream work;
- 1828 g. the facility and corridor will not change or adversely impact the overall aquatic  
1829 area flow peaks, duration or volume or the flood storage capacity;
- 1830 h. the facility and corridor is not located within a severe channel migration  
1831 hazard area;
- 1832 i. to the maximum extent practical, buildings will be located outside the buffer  
1833 and away from the aquatic area or wetland;
- 1834 j. to the maximum extent practical, access for maintenance is at limited access  
1835 points into the critical area buffer rather than by a parallel maintenance road. If a parallel  
1836 maintenance road is necessary the following standards are met:
- 1837 (1) to the maximum extent practical the width of the maintenance road is  
1838 minimized and in no event greater than fifteen feet; and
- 1839 (2) the location of the maintenance road is contiguous to the utility corridor on  
1840 the side of the utility corridor farthest from the critical area;
- 1841 k. the facility does not pose an unreasonable threat to the public health, safety or  
1842 welfare on or off the development proposal site and is consistent with the general purposes  
1843 of this chapter and the public interest; and
- 1844 l. the facility connects to or is an alteration to a public roadway, public trail, a  
1845 utility corridor or utility facility or other infrastructure owned or operated by a public  
1846 utility.

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- 1847           67. Only hydroelectric generating facilities meeting the requirements of K.C.C.  
1848 21A.08.100.B.14, and only as follows:
- 1849           a. there is not another feasible location with less adverse impact on the critical  
1850 area and its buffer;
- 1851           b. the alterations will not subject the critical area to an increased risk of landslide  
1852 or erosion;
- 1853           c. the corridor width is minimized to the maximum extent practical;
- 1854           d. vegetation removal is the minimum necessary to locate the utility or construct  
1855 the corridor;
- 1856           e. the facility and corridor do not pose an unreasonable threat to the public health,  
1857 safety or welfare on or off the development proposal site and is consistent with the general  
1858 purposes of this chapter, and the public interest and significant risk of personal injury is  
1859 eliminated or minimized in the landslide hazard area; and
- 1860           f. the facility connects to or is an alteration to a public roadway, public trail, a  
1861 utility corridor or utility facility or other infrastructure owned or operated by a public  
1862 utility.
- 1863           68. Only for a single detached dwelling unit on a lake twenty acres or larger and  
1864 only as follows:
- 1865           a. the heat exchanger must be a closed loop system that does not draw water  
1866 from or discharge to the lake;
- 1867           b. the lake bed shall not be disturbed, except as required by the county or a state  
1868 or federal agency to mitigate for impacts of the heat exchanger;
- 1869           c. the in-water portion of system is only allowed where water depth exceeds six

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1870 feet; and

1871 d. system structural support for the heat exchanger piping shall be attached to an  
1872 existing dock or pier or be attached to a new structure that meets the requirements of  
1873 K.C.C. 21A.25.180.

1874 69. Only for maintenance of agricultural waterways if:

1875 a. the purpose of the maintenance project is to improve agricultural production  
1876 on a site predominately engaged in the practice of agriculture;

1877 b. the maintenance project is conducted in compliance with a hydraulic project  
1878 approval issued by the Washington state Department of Fish and Wildlife pursuant to  
1879 chapter 77.55 RCW;

1880 c. the maintenance project complies with the King County agricultural drainage  
1881 assistance program as agreed to by the Washington state Department of Fish and Wildlife,  
1882 the department of local services, permitting division, and the department of natural  
1883 resources and parks, and as reviewed by the Washington state Department of Ecology;

1884 d. the person performing the maintenance and the (~~land owner~~)landowner have  
1885 attended training provided by King County on the King County agricultural drainage  
1886 assistance program and the best management practices required under that program; and

1887 e. the maintenance project complies with K.C.C. chapter 16.82.

1888 SECTION 11. Ordinance, 19128, Section 20, and K.C.C. 21A.24.226 are each  
1889 hereby amended to read as follows:

1890 A. The director may approve variances to floodplain development regulations not  
1891 otherwise allowed by this chapter. In reviewing and evaluating these variance applications,

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- 1892 the director shall consider all technical evaluations, all relevant factors, applicable  
1893 standards specified in other sections of the King County Code and:
- 1894 1. The danger that materials may be swept onto other lands to the injury of others;
  - 1895 2. The danger to life and property due to flooding, erosion damage or channel  
1896 migration;
  - 1897 3. The susceptibility of the proposed floodplain development and the contents of  
1898 any building or structure to flood damage and the effect of such damage on the individual  
1899 owner;
  - 1900 4. The importance of the services provided by the proposed floodplain  
1901 development to the community;
  - 1902 5. The necessity to the floodplain development of a waterfront location, where  
1903 applicable;
  - 1904 6. The availability of alternative locations for the proposed use that are not subject  
1905 to flooding, erosion damage, or channel migration;
  - 1906 7. The potential of the proposed floodplain development to create an adverse  
1907 effect on a federally or state-protected species or habitat;
  - 1908 8. The compatibility of the proposed floodplain development with existing and  
1909 anticipated development;
  - 1910 9. The relationship of the proposed use to the Comprehensive Plan, shoreline  
1911 master program, and Flood ((Hazard)) Management Plan;
  - 1912 10. The safety of access to the property in times of flooding for ordinary and  
1913 emergency vehicles;

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1914           11. The expected heights, velocity, duration, rate of rise and sediment transport of  
1915 the floodwaters, and effects of wave action, if applicable, expected at the site; and

1916           12. The costs of providing governmental services during and after flood  
1917 conditions, including emergency management services and maintenance and repair of  
1918 public utilities and infrastructure such as sewer, gas, electrical, water systems, streets, and  
1919 bridges.

1920           B. The director may approve variances to floodplain development regulations as  
1921 follows:

1922           1. A variance shall only be approved upon a showing by the applicant of good and  
1923 sufficient cause and also upon a determination that failure to grant the variance would  
1924 result in an exceptional hardship. An exceptional hardship shall not include economic or  
1925 financial hardship or personal circumstances of the applicant, including inconvenience,  
1926 aesthetic considerations, physical handicaps, personal preferences, or disapproval of  
1927 neighbors;

1928           2. A variance shall only be approved based upon a determination that the granting  
1929 of the variance will not result in increased flood heights;

1930           3. A variance shall only be approved based upon a determination that the granting  
1931 of the variance will not result in additional threats to public safety, extraordinary public  
1932 expense, create nuisances, cause fraud on or victimization of the public, or conflict with  
1933 existing laws or ordinances;

1934           4. A variance may be approved for new construction and substantial  
1935 improvements to be erected on a lot of one-half acre or less in size contiguous to and  
1936 surrounded by lots with existing buildings constructed below the flood protection elevation,



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1937 but only if subsection A. of this section has been fully considered and all other criteria in  
1938 this subsection B. have been met. As the lot size increases beyond one-half acre, the  
1939 technical justification required for issuing the variance increases;

1940           5. A variance shall not be approved within the FEMA floodway or the zero-rise  
1941 floodway if any increase in water surface elevations would result;

1942           6. A variance shall only be approved upon a determination that the variance is the  
1943 minimum necessary, considering the flood, erosion, or channel migration hazard, to afford  
1944 relief;

1945           7. A variance shall not be approved that would conflict with K.C.C.  
1946 21A.24.260.C.;

1947           8. A variance shall not be approved that allows establishment of a use that is not  
1948 otherwise permitted in the zone in which the proposal is located; and

1949           9. A variance to the nonresidential elevation and dry floodproofing standards in  
1950 K.C.C. 21A.24.240.F. for agricultural buildings that equal or exceed a maximum assessed  
1951 value of sixty-five thousand dollars must meet all criteria in this section as well as all  
1952 criteria in K.C.C. 21A.24.228. The more restrictive requirements shall apply where there  
1953 is a conflict.

1954           C. For a proposal where an applicant submits both a request for a variance as  
1955 allowed under this section and a critical areas alteration exception request as allowed under  
1956 K.C.C. 21A.24.070, the two requests shall be evaluated concurrently and the director's  
1957 determination on both requests shall be issued at the same time.

1958           D. An applicant for a variance shall be given a written notice that the approval of  
1959 the variance to construct a building below the flood protection elevation will result in

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1960 increased flood insurance premium rates up to amounts as high as twenty-five dollars per  
1961 one hundred dollars of coverage and will increase risks to life and property.

1962 E.1. An application for a variance to floodplain development regulations shall be  
1963 submitted in writing to the department of local services, permitting division, together with  
1964 any supporting documentation that demonstrates how the proposal meets the criteria in this  
1965 section.

1966 2. An application for a variance to floodplain development regulations under this  
1967 section shall be reviewed as a Type II land use decision in accordance with K.C.C.  
1968 20.20.020.

1969 F. The department shall maintain in perpetuity a record of all requests for  
1970 variances, including justification for their issuance.

1971 G. The variance standards in K.C.C. 21A.44.030 and the alteration exception  
1972 standards in K.C.C. 21A.24.070 shall not be used for variances or exceptions to the  
1973 floodplain regulations of this chapter.

1974 SECTION 12. Ordinance, 16267, Section 59, as amended, and K.C.C.  
1975 21A.24.381 are each hereby amended to read as follows:

1976 To ensure that agriculture will remain the predominate use in the agriculture  
1977 production district, the department shall only approve an aquatic habitat restoration project,  
1978 a floodplain restoration project or a project under the mitigation reserves program that is  
1979 proposed for a site located within an agricultural production district, as follows:

1980 A. The project shall be allowed only when supported by owners of the land where  
1981 the proposed project is to be sited;

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1982           B. Except as provided in subsection C. of this section, the project shall be located  
 1983 on lands that the department of natural resources and parks determines are unsuitable for  
 1984 direct agricultural production purposes, such as portions of property that have not  
 1985 historically been farmed due to soil conditions or frequent flooding and that it determines  
 1986 cannot be returned to productivity by drainage maintenance; and

1987           C. If the project is located on land determined by the department of natural  
 1988 resources and parks to be suitable for direct agriculture, then:

1989           1. The applicant shall demonstrate to the satisfaction of the department that there  
 1990 are no unsuitable lands available within the agricultural production district that meet the  
 1991 technical or locational requirements of the project;

1992           2. The applicant shall demonstrate to the satisfaction of the department of natural  
 1993 resources and parks that the project will not reduce the ability to farm in the area and that  
 1994 agriculture will remain the predominate use in the agricultural production district; and

1995           3. The project must either:  
 1996           a. be included in, or be consistent with, an approved Water Resources Inventory  
 1997 Area Plan, Farm Management Plan, Flood ((Hazard)) Management Plan, or other similar  
 1998 watershed scale plan; or

1999           b. not reduce the baseline agricultural productivity within the agricultural  
 2000 production district.

2001           SECTION 13. Ordinance, 16985, Section 39, as amended, and K.C.C.  
 2002 21A.25.160 are each hereby amended to read as follows:

2003           A. The shoreline modification table in this section determines whether a  
 2004 specific shoreline modification is allowed within each of the shoreline environments.

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2005 The shoreline environment is located on the vertical column and the specific use is  
2006 located on the horizontal row of the table. The specific modifications are grouped by the  
2007 shoreline modification categories in WAC 173-26-231. The table should be interpreted  
2008 as follows:

2009 1. If the cell is blank in the box at the intersection of the column and the  
2010 row, the modification is prohibited in that shoreline environment;

2011 2. If the letter "P" appears in the box at the intersection of the column and  
2012 the row, the modification may be allowed within the shoreline environment;

2013 3. If the letter "C" appears in the box at the intersection of the column and  
2014 the row, the modification may be allowed within the shoreline environment subject to the  
2015 shoreline conditional use review procedures specified in K.C.C. 21A.44.100;

2016 4. If a number appears in the box at the intersection of the column and the  
2017 row, the modification may be allowed subject to the appropriate review process indicated  
2018 in this section and the specific development conditions indicated with the corresponding  
2019 number immediately following the table, and only if the underlying zoning allows the  
2020 modification. If more than one number appears at the intersection of the column and  
2021 row, both numbers apply;

2022 5. If more than one letter-number combination appears in the box at the  
2023 intersection of the column and the row, the modification is allowed within that shoreline  
2024 environment subject to different sets of limitations or conditions depending on the review  
2025 process indicated by the letter, the specific development conditions indicated in the  
2026 development condition with the corresponding number immediately following the table;

2027 6. A shoreline modification may be allowed in the aquatic environment

---

2028 only if that shoreline modification is allowed in the adjacent shoreland environment; and

2029 7. This section does not authorize a shoreline modification that is not  
 2030 allowed by the underlying zoning, but may add additional restrictions or conditions or  
 2031 prohibit specific modifications within the shoreline jurisdiction. All shoreline  
 2032 modifications in the shoreline jurisdiction must comply with all relevant county code  
 2033 provisions and with the King County shoreline master program.

2034 B. Shoreline modifications.

	High Intens ity	Residenti al	Rur al	Conserva ncy	Resour ce	Fores try	Natur al	Aquat ic
<b>Shoreline stabilization</b>								
Shoreline stabilization, not including flood protection facilities	P1	P1	P1	C1	P1	C1		P1 C1
Flood protection facilities	P2	P2	P2	P2	P2		P2	P2
<b>Piers and docks</b>								
Docks, piers, moorage, buoys, floats or launching	P3	P3	P3	C3	C3	C3		P3 C3

facilities								
<b>Fill</b>								
Filling	P4 C4	P4 C4	P4 C4	P4 C4	P4 C4	C4	C4	P4 C4
<b>Breakwaters, jetties, groins and weirs</b>								
Breakwaters, jetties, groins and weirs	P5 C5	P5 C5	P5 C5	P5 C5	P5 C5	P5 C5	P5 C5	P5 C5
<b>Dredging and dredge material disposal</b>								
Excavation, dredging, dredge material disposal	P6 C6	P6 C6	P6 C6	P6 C6	P6 C6	C6	C6	P6 C6
<b>Shoreline habitat and natural systems enhancement projects</b>								
Habitat and natural	P7	P7	P7	P7	P7	P7	P7	P7

systems enhancement projects								
<b>Vegetation management</b>								
Removal of existing intact native vegetation	P8	P8	P8	P9	P8	P8	P9	P9

2035

C. Development conditions.

2036

1. New shoreline stabilization, including bulkheads, must meet the

2037

standards in K.C.C. 21A.25.170;

2038

2.a. Flood protection facilities must be consistent with the standards in

2039

K.C.C. chapter 21A.24, goals, objectives, guiding principles, and policies of the 2024

2040

King County Flood (~~Hazard~~) Management Plan (~~adopted January 16, 2007~~), and the

2041

Integrated Stream Protection Guidelines (Washington state departments of Fish and

2042

Wildlife, Ecology and Transportation, 2003). New structural flood hazard protection

2043

measures are allowed in the shoreline jurisdiction only when the applicant demonstrates

2044

by a scientific and engineering analysis that the structural measures are necessary to

2045

protect existing development, that nonstructural measures are not feasible and that the

2046

impact on ecological functions and priority species and habitats can be successfully

2047

mitigated so as to assure no net loss of shoreline ecological functions. New flood

2048

protection facilities designed as shoreline stabilization must meet the standards in K.C.C.

2049

21A.25.170.

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2050                   b. Relocation, replacement or expansion of existing flood control facilities  
2051 within the Natural environment are permitted, subject to the requirements of the King  
2052 ~~((county))~~ County Flood ~~((Hazard Reduction))~~ Management Plan and consistent with the  
2053 Washington State Aquatic Guidelines Program's Integrated Streambank Protection  
2054 Guidelines and bioengineering techniques used to the maximum extent practical. New  
2055 facilities would only be permitted consistent with an approved watershed resources  
2056 inventory area (WRIA) salmon recovery plan under chapter 77.85 RCW.

2057                   3. Docks, piers, moorage, buoys, floats or launching facilities must meet the  
2058 standards in K.C.C. 21A.25.180;

2059                   4.a. Filling must meet the standards in K.C.C. 21A.25.190.

2060                   b. A shoreline conditional use permit is required to:

2061                   (1) Place fill waterward of the ordinary high water mark for any use  
2062 except ecological restoration or for the maintenance and repair of flood protection  
2063 facilities; and

2064                   (2) Dispose of dredged material within shorelands or wetlands within a  
2065 channel migration zone;

2066                   c. Fill shall not placed in critical saltwater habitats except when all of the  
2067 following conditions are met:

2068                   (1) the public's need for the proposal is clearly demonstrated and the  
2069 proposal is consistent with protection of the public trust, as embodied in RCW 90.58.020;

2070                   (2) avoidance of impacts to critical saltwater habitats by an alternative  
2071 alignment or location is not feasible or would result in unreasonable and disproportionate  
2072 cost to accomplish the same general purpose;

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2073 (3) the project including any required mitigation, will result in no net loss  
2074 of ecological functions associated with critical saltwater habitat; and

2075 (4) the project is consistent with the state's interest in resource protection  
2076 and species recovery.

2077 d. In a channel migration zone, any filling shall protect shoreline  
2078 ecological functions, including channel migration.

2079 5.a. Breakwaters, jetties, groins and weirs:

2080 (1) are only allowed where necessary to support water dependent uses,  
2081 public access, approved shoreline stabilization or other public uses, as determined by the  
2082 director;

2083 (2) are not allowed in the Maury Island Aquatic Reserve except as part of  
2084 a habitat restoration project or as an alternative to construction of a shoreline stabilization  
2085 structure;

2086 (3) shall not intrude into or over critical saltwater habitats except when  
2087 all of the following conditions are met:

2088 (a) the public's need for the structure is clearly demonstrated and the  
2089 proposal is consistent with protection of the public trust, as embodied in RCW 90.58.020;

2090 (b) avoidance of impacts to critical saltwater habitats by an alternative  
2091 alignment or location is not feasible or would result in unreasonable and disproportionate  
2092 cost to accomplish the same general purpose;

2093 (c) the project including any required mitigation, will result in no net  
2094 loss of ecological functions associated with critical saltwater habitat; and

2095 (d) the project is consistent with the state's interest in resource

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2096 protection and species recovery.

2097                   b. Groins are only allowed as part of a restoration project sponsored or  
2098 cosponsored by a public agency that has natural resource management as a primary  
2099 function.

2100                   c. A conditional shoreline use permit is required, except for structures  
2101 installed to protect or restore shoreline ecological functions.

2102                   6. Excavation, dredging and filling must meet the standards in K.C.C.  
2103 21A.25.190. A shoreline conditional use permit is required to dispose of dredged  
2104 material within shorelands or wetlands within a channel migration zone.

2105                   7.a. If the department determines the primary purpose is restoration of the  
2106 natural character and ecological functions of the shoreline, a shoreline habitat and natural  
2107 systems enhancement project may include shoreline modification of vegetation, removal  
2108 of nonnative or invasive plants, shoreline stabilization, including the installation of large  
2109 woody debris, dredging and filling. Mitigation actions identified through biological  
2110 assessments required by the National Marine Fisheries Services and applied to flood  
2111 hazard mitigation projects may include shoreline modifications of vegetation, removal of  
2112 nonnative or invasive plants, shoreline stabilization, including the installation of large  
2113 woody debris, dredging and filling.

2114                   b. Within the Urban Growth Area, the county may grant relief from  
2115 shoreline master program development standards and use regulations resulting from  
2116 shoreline restoration projects consistent with criteria and procedures in WAC 173-27-  
2117 215.

2118                   8. Within the critical area and critical area buffer, vegetation removal is

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2119 subject to K.C.C. chapter 21A.24.

2120 9. Except for forest practices conducted under K.C.C. 21A.25.130, existing  
2121 native vegetation located outside of the critical area and critical area buffer shall be  
2122 retained to the maximum extent practical. Within the critical area and critical area buffer,  
2123 vegetation removal is subject to K.C.C. chapter 21A.24.

2124 SECTION 14. Ordinance, 3688, Section 414, as amended, and K.C.C.  
2125 21A.25.190 are each hereby amended to read as follows:

2126 A. Fill or excavation landward of the ordinary high water mark shall be  
2127 subject to K.C.C. chapters 16.82 and 21A.24;

2128 B. Fill may be permitted below the ordinary high water mark only:

2129 1. When necessary to support a water dependent use;

2130 2. To provide for public access;

2131 3. When necessary to mitigate conditions that endanger public safety,  
2132 including flood risk reduction projects;

2133 4. To allow for cleanup and disposal of contaminated sediments as part of  
2134 an interagency environmental cleanup plan;

2135 5. To allow for the disposal of dredged material considered suitable under,  
2136 and conducted in accordance with, the dredged material management program of the  
2137 Washington state Department of Natural Resources;

2138 6. For expansion or alteration of transportation or utility facilities currently  
2139 located on the shoreline and then only upon demonstration that alternatives to fill are not  
2140 feasible; or

2141 7. As part of mitigation actions, environmental restoration projects and

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2142 habitat enhancement projects;

2143 C. Fill or excavations shall be permitted only when technical information  
2144 demonstrates water circulation, littoral drift, aquatic life and water quality will not be  
2145 substantially impaired and that the fill or excavation will not obstruct the flow of the  
2146 ordinary high water, flood waters or cutoff or isolate ((~~hydrolic~~)hydraulic) features from  
2147 each other;

2148 D. Dredging and dredged material disposal below the ordinary high water  
2149 mark shall be permitted only:

2150 1. When necessary for the operation of a water dependent use;

2151 2. When necessary to mitigate conditions that endanger public safety or  
2152 fisheries resources;

2153 3. As part of and necessary to roadside or agricultural ditch maintenance  
2154 that is performed consistent with best management practices promulgated through  
2155 administrative rules under the critical areas provisions of K.C.C. chapter 21A.24 and if:

2156 a. the maintenance does not involve any expansion of the ditch beyond its  
2157 previously excavated size. This limitation shall not restrict the county's ability to require  
2158 mitigation, under K.C.C. chapter 21A.24, or other applicable laws;

2159 b. the ditch was not constructed or created in violation of law;

2160 c. the maintenance is accomplished with the least amount of disturbance to  
2161 the stream or ditch as possible;

2162 d. the maintenance occurs during the summer low flow period and is timed  
2163 to avoid disturbance to the stream or ditch during periods critical to salmonids; and

2164 e. the maintenance complies with standards designed to protect salmonids

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2165 and salmonid habitat, consistent with K.C.C. chapter 21A.24, though this subsection  
2166 D.3.e. shall not be construed to permit the mining or quarrying of any substance below  
2167 the ordinary high water mark;

2168 4. For establishing, maintaining, expanding, relocating or reconfiguring  
2169 navigation channels and basins when necessary to ensure safe and efficient  
2170 accommodation of existing navigation uses when:

2171 a. significant ecological impacts are minimized;

2172 b. mitigation is provided;

2173 c. maintained to the existing authorized location, depth and width;

2174 5. For restoration projects when;

2175 a. the site where the fill is placed is located waterward of the ordinary high  
2176 water mark; and

2177 b. the project is associated with a habitat project under the Model Toxics  
2178 Control Act or the Comprehensive Environmental Response, Compensation, and  
2179 Liability Act; or

2180 c. any habitat enhancement or restoration project; and

2181 6. For flood risk reduction projects conducted in accordance with Policy  
2182 ~~((RCM-3))~~ 9 of the King County Flood ~~((Hazard))~~ Management Plan;

2183 E. Dredging is not allowed waterward of the ordinary high water mark for  
2184 the primary purpose of obtaining fill material or creating a new marina;

2185 F. Disposal of dredged material shall be done only in approved deep water  
2186 disposal sites or approved upland disposal sites and is not allowed within wetlands or  
2187 channel migration zones;

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2188 G. Stockpiling of dredged material in or under water is prohibited; and

2189 H. In order to insure that operations involving dredged material disposal and  
2190 maintenance dredging are consistent with the King County shoreline master program as  
2191 required by RCW 90.58.140(1), no dredging may commence in any shoreline  
2192 environment without the responsible person having first obtained either a substantial  
2193 development permit or a statement of exemption when required under K.C.C.  
2194 21A.25.290. A statement of exemption or shoreline permit is not required before  
2195 emergency dredging needed to protect property from imminent damage by the elements,  
2196 if statement of exemption or substantial development permit is subsequently obtained  
2197 following the procedures in K.C.C. 16.82.065.

2198 SECTION 15. The executive shall submit the 2024 King County Flood  
2199 Management Plan in Attachment A to this ordinance to the state Department of Ecology  
2200 for its approval, as provided in RCW 90.58.090.

2201 SECTION 16. The 2024 King County Flood Management Plan in  
2202 Attachment A to this ordinance takes effect within the shoreline jurisdiction fourteen  
2203 days after the state Department of Ecology provides written notice of final action stating

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2204 that the proposal is approved, in accordance with RCW 90.58.090. The executive shall  
2205 provide the written notice of final action to the clerk of the council.


Ordinance 19820 was introduced on 6/11/2024 and passed by the Metropolitan King County Council on 9/17/2024, by the following vote:

Yes: 8 - Balducci, Barón, Dembowski, Dunn, Mosqueda,  
Upthegrove, von Reichbauer and Zahilay  
Excused: 1 - Perry

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Signed by:  
  
E76CE01F07B14EF...  
Dave Upthegrove, Chair

ATTEST:

DocuSigned by:  
  
8DE1BB375AD3422...  
Melani Hay, Clerk of the Council

APPROVED this \_\_\_\_ day of 9/24/2024, \_\_\_\_\_.

Signed by:  
  
4FBCAB8196AE4C6...  
Dow Constantine, County Executive

**Attachments:** A. King County Flood Management Plan, dated September 2024

**Certificate Of Completion**

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	SEATTLE, WA 98104
	Cherie.Camp@kingcounty.gov
	IP Address: 198.49.222.20

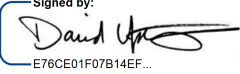
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**Signer Events**

Dave Upthegrove  
dave.upthegrove@kingcounty.gov  
Chair  
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Melani Hay  
melani.hay@kingcounty.gov  
Clerk of the Council  
King County Council  
Security Level: Email, Account Authentication (None)

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Dow Constantine  
Dow.Constantine@kingcounty.gov  
King County Executive  
Security Level: Email, Account Authentication (None)

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Intermediary Delivery Events	Status	Timestamp



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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	9/24/2024 4:12:55 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

### **How to contact King County-Department of 02:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [cipriano.dacanay@kingcounty.gov](mailto:cipriano.dacanay@kingcounty.gov)

### **To advise King County-Department of 02 of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [cipriano.dacanay@kingcounty.gov](mailto:cipriano.dacanay@kingcounty.gov) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [cipriano.dacanay@kingcounty.gov](mailto:cipriano.dacanay@kingcounty.gov) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

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To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to [cipriano.dacanay@kingcounty.gov](mailto:cipriano.dacanay@kingcounty.gov) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify King County-Department of 02 as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by King County-Department of 02 during the course of your relationship with King County-Department of 02.



# BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

**AB24-105**  
**November 25, 2024**  
**Ordinance**

Item 7.

## AGENDA BILL INFORMATION

<b>TITLE:</b>	<b>AB24-105:</b> Certifying an Increase in Property Taxes	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>PROPOSED ACTION:</b>	Adopt Ordinance 1299 certifying an increase in regular property taxes for the fiscal year commencing January 1, 2025 (Introduce 11/12/24, Action 11/25/24).	

<b>REVIEW:</b>	Department Director	Drew Bouta	Click or tap to enter a date.
	Finance	Janna Walker	Click or tap to enter a date.
	Legal	David Linehan	Click or tap to enter a date.
	City Administrator	Mike Chambless	11/4/2024

<b>DEPARTMENT:</b>	Finance		
<b>STAFF:</b>	Janna Walker, Budget Manager		
<b>COMMITTEE:</b>	Finance & Administration	<b>COMMITTEE DATE:</b> November 5, 2024	
<b>EXHIBITS:</b>	1. Ord. 1299 Certifying an Increase in Property Taxes 2. Property Tax Council Report 3. King County Assessor’s Office Worksheet for the City of Snoqualmie		

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUESTED</b>	\$ n/a

## SUMMARY

### INTRODUCTION

The City of Snoqualmie requires a regular levy in the amount of \$8,813,555 which includes an 0.89% increase in property tax revenue in the amount of \$76,504 from the previous year in order to discharge the expected expenses and obligations of the City of Snoqualmie.

### ANALYSIS

Please see the exhibit AB24-105x2 entitled “2025 Property Tax Council Report.”

### BUDGET IMPACTS

The property tax is a significant source of revenue for the General Fund (#001) and has been incorporated, including estimated percentage increases and dollar amount available to the City of Snoqualmie, into the 2025-2026 Biennial Budget. Please see the exhibit entitled “2025 Property Tax Council Report” for more information.

**NEXT STEPS**

The second reading of the ordinance is scheduled for November 25, 2024.

**PROPOSED ACTION**

First Reading – November 12, 2024: No action required.

Second Reading and Proposed Adoption – November 25, 2024: Move to adopt Ordinance 1299 certifying an increase in the regular property tax revenue for the fiscal year commencing January 1, 2025 on all property both real and personal in the City of Snoqualmie which is subject to taxation for the purpose of paying sufficient revenue to carry on the departments of the City for the ensuing year; and providing for severability and an effective date.

**ORDINANCE NO. 1299**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SNOQUALMIE, WASHINGTON, CERTIFYING AN INCREASE IN THE REGULAR PROPERTY TAX REVENUE FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2025, ON ALL PROPERTY BOTH REAL AND PERSONAL, IN SAID CITY WHICH IS SUBJECT TO TAXATION, FOR THE PURPOSE OF PAYING SUFFICIENT REVENUE TO CARRY ON THE DEPARTMENTS OF SAID CITY FOR THE ENSUING YEAR; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to RCW 84.55.120 and duly given public notice, the Snoqualmie City Council held a public hearing on November 12, 2024, to consider the City’s current expense budget (also known as “General Fund”) for the 2025 calendar year and possible increases in property tax revenues to the same; and

**WHEREAS**, the City Council of the City of Snoqualmie, after hearing and after duly considering all relevant evidence and testimony presented, has determined that the City of Snoqualmie requires a regular levy in the amount of \$8,813,555, which includes an increase in regular property tax revenue from the previous year, and amounts resulting from the addition of new construction and improvements to property and any increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and refunds made, in order to discharge the expected expenses and obligations of the district and in its best interest;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Snoqualmie, Washington, as follows:

**SECTION 1. Increase in Regular Property Tax Revenue.** An increase in the regular property tax revenue is hereby authorized for the 2024 regular property tax levy in the amount of

\$76,504, which is a percentage increase of 0.89% from the previous year. The increase is exclusive of additional revenue resulting from the addition of new construction and improvements to property and any increase in the value of state-assessed property, and any additional resulting from any annexations that have occurred and refunds made.

**SECTION 2. Publication and Effective Date.** This ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication therein.

**SECTION 3. Severability.** If any portion or section of this ordinance is found to be invalid or unenforceable for any reason, such finding shall not affect the validity or enforceability of any other portion or section of this ordinance.

**SECTION 4. Corrections by the City Clerk or Code Reviser.** Upon approval of the City Attorney, the City Clerk and 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 numbering and section/subsection numbering.

**PASSED** by the City Council of the City of Snoqualmie, Washington this 25<sup>th</sup> day of November 2024.

\_\_\_\_\_  
Katherine Ross, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Deana Dean, City Clerk

\_\_\_\_\_  
David Linehan, Interim City Attorney





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## MEMORANDUM

DATE: November 12, 2024  
TO: City Council  
FROM: Janna Walker, Budget Manager  
SUBJECT: Adopting the 2025 City of Snoqualmie Property Tax Levy

## SUMMARY

Per the requirements outlined in RCW 35A.33.050 and RCW 84.52.020, the City Council must annually approve an ordinance(s) estimating the “amounts to be raised by taxation on the assessed valuation” of property within the City and file the ordinance(s) with the county clerk “on or before the thirtieth (30<sup>th</sup>) day of November.

## BACKGROUND

### ***Ordinance #1: The Property Tax Levy Ordinance***

Annually, Council adopts an ordinance levying a “regular” property tax amount. The City of Snoqualmie (“City”) uses the amount of regular property tax collected to fund important services such as police, fire, and parks and streets maintenance in addition to other necessities. If voters approve a bond that pledged property taxes as the source of repayment, then Council may need to levy an “excess” property tax amount within the same ordinance. The City does not currently levy any “excess” property taxes.

### ***Ordinance #2: The Increase Ordinance***

Furthermore, Council annually adopts a separate ordinance referred to as the “increase ordinance”. The adoption of this ordinance would allow the City to increase the amount of regular property tax collected up to an “allowable percentage increase”, or less, over the amount of regular property tax assessed in 2024. In the State of Washington, the increase in total property tax collected by the City is not based on the increasing value of property, but rather on the amount of property tax assessed citywide in the prior year (“last year’s actual regular levy”).

## COUNCIL DECISIONS

The City of Snoqualmie Council must certify two ordinances before November 30<sup>th</sup>, 2024. Following certification, Finance will send the ordinances to the King County Assessor’s Office for inclusion into a King County ordinance that requires passage. Prior to certification, Council will need to answer the following questions:

**Question #1:** Should the City of Snoqualmie increase the regular property tax levy amount **up to the allowable percentage increase, or less**, over the amount of regular property tax assessed in 2024 (the “increase ordinance”)?

If Council decides to increase the regular property tax levy amount less than the allowable percentage increase, but greater than zero percent, then Council must still certify the “increase ordinance”.

If Council declines to increase the regular property tax levy amount by any percentage (zero percent), then Council will need to answer the following conditional question:

**Question #2:** Should the City of Snoqualmie “bank” the allowable percentage increase?

If Council decides to “bank” or preserve the 2025 allowable percentage increase for future levying and use, then Council must certify an “increase ordinance” that states a zero percent increase. The adoption of this modified ordinance effectively allows the City of Snoqualmie to retain the ability to approve the 2025 allowable percentage increase in a future year.

**CALCULATING THE 2025 PROPERTY TAX LEVY AMOUNT**

The following information in the below table is subject to change. The King County Assessor’s Office is still collecting data that may alter two values, the assessed valuation of new construction, and as a consequence, the overall assessed valuation for the City. In addition, the “increase in utility value” is completely unknown. It will not be known until the Washington State Department of Revenue releases the change in valuation of state-assessed utility infrastructure (power, gas distribution, cable, telephone, etc.) to the King County Assessor’s Office in early December, well after the November 30<sup>th</sup> deadline. Therefore, to capture property tax from increases in utility infrastructure valuation, the City will insert a high estimate into the property tax levy ordinance. If the increase in utility value is determined to be less than estimated, the King County Assessor’s Office will reduce the regular property tax amount appropriately. If Council passes an ordinance underestimating the increase in utility value, the King County Assessor’s Office will not increase the regular property tax amount accordingly. This is because passage of the property tax levy ordinance represents the Council’s commitment to a maximum “no more than” amount of regular property tax. The table below estimates the amount of property tax the City anticipates collecting in 2025 and compares the amount to the previous year.

	2024	2025
<b>Last Year’s Actual Regular Levy</b>	\$8,521,537	\$8,624,067
<b>Allowable Percentage Increase</b>	0.89%	0.89%
<b>Allowable Increase Amount</b>	\$75,726	\$76,504
<b>Increase in New Construction</b>	\$17,164	\$6,877
<b>Increase in Utility Value</b>	\$0	\$90,979
<b>Refunds</b>	\$9,640	\$15,128
<b>Regular Property Tax Amount<sup>1</sup></b>	<b>\$8,624,067</b>	<b>\$8,813,555</b>
<b>Excess Property Tax Amount</b>	-	-
<b>Total City Property Tax Amount</b>	<b>\$8,624,067</b>	<b>\$8,813,555</b>

<sup>1</sup> The estimated regular property tax amount for 2025 assumes passage of the increase ordinance with the 0.89% allowable percentage increase.

**Last Year’s Actual Regular Levy:** Represents the amount of property tax actually levied in the previous year inclusive of any council approvals, new construction, increases in utility value, or refunds.

**Allowable Percentage Increase:** The allowable percentage increase authorized or proposed in the “increase ordinance” from last year’s actual regular levy.

**Allowable Increase Amount:** If City of Snoqualmie Council passes the “increase ordinance” with a 0.89% allowable percentage increase, then the City can expect to collect an additional \$76,504 in regular property taxes proportionally shared by property owners.

**Increase in New Construction:** This captures the construction or improvement of any property which resulted in an increase in the value of property. The City receives an amount equal to the increase in assessed value due to construction multiplied by the current year levy rate. The City of Snoqualmie expects at present time to collect \$6,877 in property tax due to such construction improvements in 2024.

**Increase in Utility Value:** This captures the change in valuation of state-assessed utility infrastructure (power, gas distribution, cable, telephone, etc.). The City receives an amount equal to the increase in utility assessed value multiplied by the current year levy rate. Given the lack of information regarding this value until after the November 30<sup>th</sup> deadline to pass ordinances, the City has incorporated \$90,979 into the table as an estimate, which is equal to a \$50,000,000 increase in the valuation of state-assessed utility infrastructure. The only year in which the City exceeded \$90,979 over the past decade was in 2015, which was the last year that the City generated any significant increase in utility value.

**Refunds:** Tax refunds are made by King County for various reasons. Refunds are “reassessed” to the balance of taxpayers and represent an added revenue for the City.

**Regular Property Tax Amount:** The sum of last year’s actual regular levy, levy increase amount, increase in new construction, increase in utility value, and any refunds. The City expects to collect \$8,813,555 in 2025 from regular property tax. This represents a 2.20% increase over 2024 equal to \$189,488. However, if the increase in utility value equals \$0, then the City expects to collect \$8,722,576 in 2025 regular property tax. This new value represents a 1.14% increase over 2024 property tax equal to \$98,509.

**Excess Property Tax Amount:** The levy of additional taxes over and above the regular property tax amount. Voters in 2002 approved an excess levy to fund the construction of the fire station. In 2022, this bond was retired and the excess levy is no longer being collected.

**Total City Property Tax Amount:** The sum of the regular property tax and excess property tax amounts.

**Total Assessed Valuation for the City of Snoqualmie:**

The total assessed valuation for the City is critical to calculating the City’s levy rate. Once the levy rate is known, then individual property owners can calculate their 2025 City property tax burden. The total assessed valuation for the City represents the summed value of all properties inside the boundaries of the City.

	2024	2025
<b>City Assessed Valuation</b>	\$4,739,576,034	\$4,863,838,545
<b>Change from Previous Year</b>	-14.7%	2.62%

Between 2024 and 2025, the total assessed valuation for the City is anticipated to increase \$124,262,511, equivalent to a 2.62% increase. However, if the increase in state-assessed utilities equals \$0, then the City anticipates total assessed valuation increasing \$74,262,511, equivalent to a 1.57% increase.

**The Levy Rate for the City of Snoqualmie:**

The City levy rate allows individual property owners to calculate how much they will owe the City in 2025 property taxes. The levy rate is determined by dividing the total City property tax amount by the City assessed valuation.

	2024	2025
<b>Regular Property Tax Levy Rate Per \$1,000/Assessed Value</b>	\$1.82	\$1.81
<b>Excess Property Tax Levy Rate Per \$1,000/Assessed Value</b>	-	-
<b>Total Property Tax Levy Rate Per \$1,000/Assessed Value</b>	<b>\$1.82</b>	<b>\$1.81</b>

An increasing levy rate occurs when the percentage change in total assessed valuation minus the change in assessed valuation due to new construction and utility value is less than the proposed allowable levy percentage increase. That is, the 0.89% increase of \$76,504 is diffused over a valuation of established properties that increased \$74,262,511 (assuming no increase in state-assessed utilities).

**CHANGES IN CONSTITUENT PROPERTY TAXES**

Calculating the 2025 property tax levy amount is a complex endeavor. While this memorandum attempts to simplify where possible, it can be difficult to provide an immediate answer to a question you may receive from constituents and property owners:

**How much will the property tax I pay go up (or down) in 2025?**

The correct answer is that *it depends*. Not only does it depend on the actions of Council, but also on the actions of other overlapping jurisdictions such as King County, the State of Washington, and the Snoqualmie Valley School District. In addition, to find an answer, we would need to calculate how the assessed valuation of your constituent’s home or property changed relative to the change in assessed valuation for the City of Snoqualmie as a whole. It is possible that your constituent’s property taxes may decrease despite an increase in their assessed valuation. For the City of Snoqualmie’s portion of property tax, Finance has put together a model that can help you and your constituent answer this important question.

**THE IMPACT OF THE ALLOWABLE LEVY PERCENTAGE INCREASE**

The 0.89% allowable levy percentage increase is equal to \$76,504. When divided by the total assessed valuation for the City, the 0.89% allowable levy percentage increase adds approximately \$0.0159 per \$1,000 of assessed valuation to the levy rate. The following table, while acknowledging the statements made in the previous section, estimates the annual contribution of the 0.89% increase to the property taxes of a homeowner with a certain 2025 assessed value.

Assessed Value of a Home	2025 Property Tax Increase
\$500,000	\$7.95
\$600,000	\$9.54
\$700,000	\$11.12
\$800,000	\$12.71
\$900,000	\$14.30
\$1,000,000	\$15.89
\$1,100,000	\$17.48

\$1,200,000	\$19.07
\$1,300,000	\$20.66
\$1,400,000	\$22.25
\$1,500,000	\$23.84

**RECOMMENDATION**

The City of Snoqualmie uses the amount of regular property tax collected to fund important services such as police, fire, and parks and streets maintenance in addition to other necessities. Given the inclusion of the allowable percentage increase in the development of the 2025-2026 Biennial Budget, the increase in consumer prices (i.e., inflation), and the realized and potential wage adjustments for multiple bargaining units, the exercise of the 0.89% allowable percentage increase appears to be prudent.

**Preliminary Worksheet 10.24.2024**

TAXING DISTRICT **City of Snoqualmie**

2024 Levy for 2025 Taxes

IPD:

Item 7.

A. Highest regular tax which could have been lawfully levied beginning with the 1985 levy (refund levy not included).					
Year	2024	8,614,427	x	1.01000	= 8,700,571
		<small>Highest Lawful Levy Since 1985</small>		<small>Limit Factor/Max Increase 101%</small>	
B. Current year's assessed value of new construction, improvements, and wind turbines, solar, biomass, and geothermal facilities in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).					
	3,778,424	*	1.81995	÷	1,000 = 6,877
	<small>A.V.</small>		<small>Last Year's Levy Rate</small>		
C. Tax Increment finance area increment AV increase (RCW 84.55.010(1)€) (value included in B & D cannot be included in C)					
	0	*	1.81995	÷	1,000 = 0
	<small>A.V.</small>		<small>Last Year's Levy Rate</small>		
D. Current year's state assessed property value less last year's state assessed property value. The remainder is to be multiplied by last year's regular levy rate (or the rate that should have been levied).					
	234,769,541	-	234,769,541	=	0
	<small>Current Year's A.V.</small>		<small>Previous Year's A.V.</small>		
	0	*	1.81995	÷	1,000 = 0
	<small>Remainder from Line D</small>		<small>Last Year's Levy Rate</small>		

E. 1<sup>st</sup> Year Lid Lift & Limit Factor > 1%

F. Regular property tax limit: A+B+C+D+E = 8,707,448

Parts G through I are used in calculating the additional levy limit due to annexation.

G. To find the rate to be used in H, take the levy limit as shown in Line F above and divide it by the current assessed value of the district, excluding the annexed area.					
	8,707,448	÷	4,813,838,545	*	1,000 = 1.80883
	<small>Total in Line F</small>		<small>Assessed Value Less Annexed AV</small>		
H. Annexed area's current assessed value including new construction and improvements, times the rate in Line G.					
	0	*	1.80883	÷	1,000 = 0
	<small>Annexed Area's A.V.</small>		<small>Annexation Rate</small>		
I. Regular property tax limit including annexation <span style="float:right">F+H = 8,707,448</span>					

<b>J. Statutory maximum calculation</b>					
Only enter fire/RFA rate, library rate, & firefighter pension fund rate for cities annexed to a fire/RFA or library or has a firefighter pension fund.					
	3.60000	-	0.24805	+	0.00000 = 3.35195
	<small>District base levy rate</small>		<small>Fire or RFA Rate</small>		<small>Library Rate</small>
					<small>Firefighter Pension Fund</small>
					<small>Statutory Rate Limit</small>
	4,813,838,545	*	3.35195	÷	1,000 = 16,135,746
	<small>Regular Levy AV</small>		<small>Reg Statutory Rate Limit</small>		<small>Statutory Amount</small>

K. Highest Lawful Levy For This Tax Year (Lesser of I and J) = 8,707,448

L. New highest lawful levy since 1985 (Lesser of I minus C and J, unless A (before limit factor increase) is greater, then A) 8,707,448

M.	Lesser of J and K	8,707,448
N.	Refunds	15,128
O.	<b>Total: M+N</b> (unless stat max)	<b>8,722,576</b>
P.	<b>Levy Corrections</b> Year of Error: _____ Did the district cause the error?	
	1. Minus amount over levied (if applicable)	0
	2. Plus amount under levied (if applicable)	0
Q.	<b>Total Allowable Levy</b>	<b>8,722,576</b>

R.	<b>Tax Base For Regular Levy</b>	
	1. Total district taxable value (including state-assessed property, and excluding boats, timber assessed value, and the senior citizen exemption for the regular levy)	4,813,838,545
S.	<b>Tax Base for Excess, Voted Bond Levies and Sr Exempt Lid Lifts</b>	
	2. Excess AV	4,797,902,065
	3. Plus Timber Assessed Value (TAV)	34,386
	4. Tax base for excess and voted bond levies (2+3)	4,797,936,451

T.	<b>Increase Information</b>	
	1. Levy rate based on allowable levy	1.81197
	2. Last year's ACTUAL regular levy	8,624,067
	3. Dollar Increase over last year other than New Construction (-) Annexation	76,504
	4. Percent Increase over last year other than New Construction (-) Annexation	0.88710%



**BUSINESS OF THE CITY COUNCIL  
CITY OF SNOQUALMIE**

**AB24-106  
November 25, 2024  
Ordinance**

Item 8.

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	<b>AB24-106:</b> 2025 Property Tax Levy	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>PROPOSED ACTION:</b>	Adopt Ordinance 1298 levying regular property taxes for the fiscal year commencing January 1, 2025  (First Reading 11/12/24, Second Reading and Adopt 11/25/24)	

<b>REVIEW:</b>	Department Director	Drew Bouta	Click or tap to enter a date.
	Finance	Janna Walker	10/30/2024
	Legal	David Linehan	Click or tap to enter a date.
	City Administrator	Mike Chambless	11/4/2024

<b>DEPARTMENT:</b>	Finance		
<b>STAFF:</b>	Janna Walker, Budget Manager		
<b>COMMITTEE:</b>	Finance & Administration	<b>COMMITTEE DATE:</b> November 5, 2024	
<b>EXHIBITS:</b>	1. Ordinance No. 1298 Adopting the 2025 Property Tax Levy 2. 2025 Property Tax Overview 3. King County Assessor's Office Worksheet for the City of Snoqualmie		

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUESTED</b>	\$ n/a

**SUMMARY**

**INTRODUCTION**

The City of Snoqualmie requires a 2025 regular levy in the amount of \$8,813,555 which includes a max 1% increase in property tax revenue from the previous year, amounts resulting from the addition of new construction and improvements to property, increases in the value of state-assessed property, amounts authorized by law as a result of any annexations, and refunds made by King County. Property tax revenues are required in order to cover expected expenditures and obligations of the City of Snoqualmie.

**LEGISLATIVE HISTORY**

**BACKGROUND**

**ANALYSIS**

Please see Exhibit 3 entitled “2025 Property Tax Report”.

**BUDGET IMPACTS**

Property taxes are a significant source of revenue for the General Fund (#001) and have been incorporated into the 2025-2026 Biennial Budget. Please see Exhibit 3 “2025 Property Tax Report” for more information.

**NEXT STEPS**

The second reading of Ordinance 1298 is scheduled for November 25, 2024.

**PROPOSED ACTION**

First Reading – November 12, 2024, no action required.

Second Reading and Proposed Adoption – November 25, 2024: Move to adopt Ordinance 1298 Levying Regular Property Taxes for the fiscal year commencing January 1, 2025, on all property both real and personal in the City of Snoqualmie which is subject to taxation for the purpose of providing sufficient revenue to cover departmental operations of the City for the ensuing year; and providing for severability and an effective date.



**ORDINANCE NO. 1298**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SNOQUALMIE, WASHINGTON, LEVYING REGULAR PROPERTY TAXES FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2025, ON ALL PROPERTY BOTH REAL AND PERSONAL, IN SAID CITY WHICH IS SUBJECT TO TAXATION, FOR THE PURPOSE OF PROVIDING SUFFICIENT REVENUE TO COVER DEPARTMENTAL OPERATIONS OF SAID CITY FOR THE ENSUING YEAR; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to RCW 84.55.120 and duly given public notice, the Snoqualmie City Council held a public hearing on November 12, 2024 to consider the City’s current expense budget (also known as “General Fund”) for the 2025 calendar year and possible increases in property tax revenues to the same; and

**WHEREAS**, the City Council of the City of Snoqualmie, after hearing and after duly considering all relevant evidence and testimony presented, has determined that the City of Snoqualmie requires a regular levy in the amount of \$8,813,555, which includes an increase in regular property tax revenue from the previous year, and amounts resulting from the addition of new construction and improvements to property and any increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and refunds made, in order to discharge the expected expenses and obligations of the district and in its best interest;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Snoqualmie, Washington, as follows:

**SECTION 1. Regular Property Tax Levy.** The regular property tax levy is hereby authorized in the amount of **\$8,813,555**, which amount shall be levied in the year 2024 and be payable and collectable in the year 2025.

**SECTION 2. Certification of Ordinance to King County Council.** This ordinance shall be certified to the King County Council, as provided by law, and the taxes herein levied shall be collected and paid to the Director of Finance of the City of Snoqualmie at the time and in the manner provided by the laws of the State of Washington for collection of taxes for non-chartered code cities.

**SECTION 3. Publication and Effective Date.** This ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication therein.

**SECTION 4. Severability.** If any portion or section of this ordinance is found to be invalid or unenforceable for any reason, such finding shall not affect the validity or enforceability of any other portion or section of this ordinance.

**SECTION 5. Corrections by the City Clerk or Code Reviser.** Upon approval of the City Attorney, the City Clerk and 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 numbering and section/subsection numbering.

**PASSED** by the City Council of the City of Snoqualmie, Washington this 25<sup>th</sup> day of November 2024.

\_\_\_\_\_  
Katherine Ross, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Deana Dean, City Clerk

\_\_\_\_\_  
David Linehan, Interim City Attorney



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## MEMORANDUM

DATE: November 12, 2024  
TO: City Council  
FROM: Janna Walker, Budget Manager  
SUBJECT: Adopting the 2025 City of Snoqualmie Property Tax Levy

## SUMMARY

Per the requirements outlined in RCW 35A.33.050 and RCW 84.52.020, the City Council must annually approve an ordinance(s) estimating the “amounts to be raised by taxation on the assessed valuation” of property within the City and file the ordinance(s) with the county clerk “on or before the thirtieth (30<sup>th</sup>) day of November.

## BACKGROUND

### ***Ordinance #1: The Property Tax Levy Ordinance***

Annually, Council adopts an ordinance levying a “regular” property tax amount. The City of Snoqualmie (“City”) uses the amount of regular property tax collected to fund important services such as police, fire, and parks and streets maintenance in addition to other necessities. If voters approve a bond that pledged property taxes as the source of repayment, then Council may need to levy an “excess” property tax amount within the same ordinance. The City does not currently levy any “excess” property taxes.

### ***Ordinance #2: The Increase Ordinance***

Furthermore, Council annually adopts a separate ordinance referred to as the “increase ordinance”. The adoption of this ordinance would allow the City to increase the amount of regular property tax collected up to an “allowable percentage increase”, or less, over the amount of regular property tax assessed in 2024. In the State of Washington, the increase in total property tax collected by the City is not based on the increasing value of property, but rather on the amount of property tax assessed citywide in the prior year (“last year’s actual regular levy”).

## COUNCIL DECISIONS

The City of Snoqualmie Council must certify two ordinances before November 30<sup>th</sup>, 2024. Following certification, Finance will send the ordinances to the King County Assessor’s Office for inclusion into a King County ordinance that requires passage. Prior to certification, Council will need to answer the following questions:

**Question #1:** Should the City of Snoqualmie increase the regular property tax levy amount **up to the allowable percentage increase, or less**, over the amount of regular property tax assessed in 2024 (the “increase ordinance”)?

If Council decides to increase the regular property tax levy amount less than the allowable percentage increase, but greater than zero percent, then Council must still certify the “increase ordinance”.

If Council declines to increase the regular property tax levy amount by any percentage (zero percent), then Council will need to answer the following conditional question:

**Question #2:** Should the City of Snoqualmie “bank” the allowable percentage increase?

If Council decides to “bank” or preserve the 2025 allowable percentage increase for future levying and use, then Council must certify an “increase ordinance” that states a zero percent increase. The adoption of this modified ordinance effectively allows the City of Snoqualmie to retain the ability to approve the 2025 allowable percentage increase in a future year.

**CALCULATING THE 2025 PROPERTY TAX LEVY AMOUNT**

The following information in the below table is subject to change. The King County Assessor’s Office is still collecting data that may alter two values, the assessed valuation of new construction, and as a consequence, the overall assessed valuation for the City. In addition, the “increase in utility value” is completely unknown. It will not be known until the Washington State Department of Revenue releases the change in valuation of state-assessed utility infrastructure (power, gas distribution, cable, telephone, etc.) to the King County Assessor’s Office in early December, well after the November 30<sup>th</sup> deadline. Therefore, to capture property tax from increases in utility infrastructure valuation, the City will insert a high estimate into the property tax levy ordinance. If the increase in utility value is determined to be less than estimated, the King County Assessor’s Office will reduce the regular property tax amount appropriately. If Council passes an ordinance underestimating the increase in utility value, the King County Assessor’s Office will not increase the regular property tax amount accordingly. This is because passage of the property tax levy ordinance represents the Council’s commitment to a maximum “no more than” amount of regular property tax. The table below estimates the amount of property tax the City anticipates collecting in 2025 and compares the amount to the previous year.

	2024	2025
<b>Last Year’s Actual Regular Levy</b>	\$8,521,537	\$8,624,067
<b>Allowable Percentage Increase</b>	0.89%	0.89%
<b>Allowable Increase Amount</b>	\$75,726	\$76,504
<b>Increase in New Construction</b>	\$17,164	\$6,877
<b>Increase in Utility Value</b>	\$0	\$90,979
<b>Refunds</b>	\$9,640	\$15,128
<b>Regular Property Tax Amount<sup>1</sup></b>	<b>\$8,624,067</b>	<b>\$8,813,555</b>
<b>Excess Property Tax Amount</b>	-	-
<b>Total City Property Tax Amount</b>	<b>\$8,624,067</b>	<b>\$8,813,555</b>

<sup>1</sup> The estimated regular property tax amount for 2025 assumes passage of the increase ordinance with the 0.89% allowable percentage increase.

**Last Year’s Actual Regular Levy:** Represents the amount of property tax actually levied in the previous year inclusive of any council approvals, new construction, increases in utility value, or refunds.

**Allowable Percentage Increase:** The allowable percentage increase authorized or proposed in the “increase ordinance” from last year’s actual regular levy.

**Allowable Increase Amount:** If City of Snoqualmie Council passes the “increase ordinance” with a 0.89% allowable percentage increase, then the City can expect to collect an additional \$76,504 in regular property taxes proportionally shared by property owners.

**Increase in New Construction:** This captures the construction or improvement of any property which resulted in an increase in the value of property. The City receives an amount equal to the increase in assessed value due to construction multiplied by the current year levy rate. The City of Snoqualmie expects at present time to collect \$6,877 in property tax due to such construction improvements in 2024.

**Increase in Utility Value:** This captures the change in valuation of state-assessed utility infrastructure (power, gas distribution, cable, telephone, etc.). The City receives an amount equal to the increase in utility assessed value multiplied by the current year levy rate. Given the lack of information regarding this value until after the November 30<sup>th</sup> deadline to pass ordinances, the City has incorporated \$90,979 into the table as an estimate, which is equal to a \$50,000,000 increase in the valuation of state-assessed utility infrastructure. The only year in which the City exceeded \$90,979 over the past decade was in 2015, which was the last year that the City generated any significant increase in utility value.

**Refunds:** Tax refunds are made by King County for various reasons. Refunds are “reassessed” to the balance of taxpayers and represent an added revenue for the City.

**Regular Property Tax Amount:** The sum of last year’s actual regular levy, levy increase amount, increase in new construction, increase in utility value, and any refunds. The City expects to collect \$8,813,555 in 2025 from regular property tax. This represents a 2.20% increase over 2024 equal to \$189,488. However, if the increase in utility value equals \$0, then the City expects to collect \$8,722,576 in 2025 regular property tax. This new value represents a 1.14% increase over 2024 property tax equal to \$98,509.

**Excess Property Tax Amount:** The levy of additional taxes over and above the regular property tax amount. Voters in 2002 approved an excess levy to fund the construction of the fire station. In 2022, this bond was retired and the excess levy is no longer being collected.

**Total City Property Tax Amount:** The sum of the regular property tax and excess property tax amounts.

**Total Assessed Valuation for the City of Snoqualmie:**

The total assessed valuation for the City is critical to calculating the City’s levy rate. Once the levy rate is known, then individual property owners can calculate their 2025 City property tax burden. The total assessed valuation for the City represents the summed value of all properties inside the boundaries of the City.

	2024	2025
<b>City Assessed Valuation</b>	\$4,739,576,034	\$4,863,838,545
<b>Change from Previous Year</b>	-14.7%	2.62%

Between 2024 and 2025, the total assessed valuation for the City is anticipated to increase \$124,262,511, equivalent to a 2.62% increase. However, if the increase in state-assessed utilities equals \$0, then the City anticipates total assessed valuation increasing \$74,262,511, equivalent to a 1.57% increase.

**The Levy Rate for the City of Snoqualmie:**

The City levy rate allows individual property owners to calculate how much they will owe the City in 2025 property taxes. The levy rate is determined by dividing the total City property tax amount by the City assessed valuation.

	2024	2025
<b>Regular Property Tax Levy Rate Per \$1,000/Assessed Value</b>	\$1.82	\$1.81
<b>Excess Property Tax Levy Rate Per \$1,000/Assessed Value</b>	-	-
<b>Total Property Tax Levy Rate Per \$1,000/Assessed Value</b>	<b>\$1.82</b>	<b>\$1.81</b>

An increasing levy rate occurs when the percentage change in total assessed valuation minus the change in assessed valuation due to new construction and utility value is less than the proposed allowable levy percentage increase. That is, the 0.89% increase of \$76,504 is diffused over a valuation of established properties that increased \$74,262,511 (assuming no increase in state-assessed utilities).

**CHANGES IN CONSTITUENT PROPERTY TAXES**

Calculating the 2025 property tax levy amount is a complex endeavor. While this memorandum attempts to simplify where possible, it can be difficult to provide an immediate answer to a question you may receive from constituents and property owners:

**How much will the property tax I pay go up (or down) in 2025?**

The correct answer is that *it depends*. Not only does it depend on the actions of Council, but also on the actions of other overlapping jurisdictions such as King County, the State of Washington, and the Snoqualmie Valley School District. In addition, to find an answer, we would need to calculate how the assessed valuation of your constituent’s home or property changed relative to the change in assessed valuation for the City of Snoqualmie as a whole. It is possible that your constituent’s property taxes may decrease despite an increase in their assessed valuation. For the City of Snoqualmie’s portion of property tax, Finance has put together a model that can help you and your constituent answer this important question.

**THE IMPACT OF THE ALLOWABLE LEVY PERCENTAGE INCREASE**

The 0.89% allowable levy percentage increase is equal to \$76,504. When divided by the total assessed valuation for the City, the 0.89% allowable levy percentage increase adds approximately \$0.0159 per \$1,000 of assessed valuation to the levy rate. The following table, while acknowledging the statements made in the previous section, estimates the annual contribution of the 0.89% increase to the property taxes of a homeowner with a certain 2025 assessed value.

Assessed Value of a Home	2025 Property Tax Increase
\$500,000	\$7.95
\$600,000	\$9.54
\$700,000	\$11.12
\$800,000	\$12.71
\$900,000	\$14.30
\$1,000,000	\$15.89
\$1,100,000	\$17.48

\$1,200,000	\$19.07
\$1,300,000	\$20.66
\$1,400,000	\$22.25
\$1,500,000	\$23.84

**RECOMMENDATION**

The City of Snoqualmie uses the amount of regular property tax collected to fund important services such as police, fire, and parks and streets maintenance in addition to other necessities. Given the inclusion of the allowable percentage increase in the development of the 2025-2026 Biennial Budget, the increase in consumer prices (i.e., inflation), and the realized and potential wage adjustments for multiple bargaining units, the exercise of the 0.89% allowable percentage increase appears to be prudent.

**Preliminary Worksheet 10.24.2024**

TAXING DISTRICT **City of Snoqualmie**

2024 Levy for 2025 Taxes

IPD:

Item 8.

A. Highest regular tax which could have been lawfully levied beginning with the 1985 levy (refund levy not included).					
Year	2024	8,614,427	x	1.01000	= 8,700,571
		<small>Highest Lawful Levy Since 1985</small>		<small>Limit Factor/Max Increase 101%</small>	
B. Current year's assessed value of new construction, improvements, and wind turbines, solar, biomass, and geothermal facilities in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).					
	3,778,424	*	1.81995	÷	1,000 = 6,877
	<small>A.V.</small>		<small>Last Year's Levy Rate</small>		
C. Tax Increment finance area increment AV increase (RCW 84.55.010(1)€) (value included in B & D cannot be included in C)					
	0	*	1.81995	÷	1,000 = 0
	<small>A.V.</small>		<small>Last Year's Levy Rate</small>		
D. Current year's state assessed property value less last year's state assessed property value. The remainder is to be multiplied by last year's regular levy rate (or the rate that should have been levied).					
	234,769,541	-	234,769,541	=	0
	<small>Current Year's A.V.</small>		<small>Previous Year's A.V.</small>		
	0	*	1.81995	÷	1,000 = 0
	<small>Remainder from Line D</small>		<small>Last Year's Levy Rate</small>		

E. 1<sup>st</sup> Year Lid Lift & Limit Factor > 1%

F. Regular property tax limit: A+B+C+D+E = 8,707,448

Parts G through I are used in calculating the additional levy limit due to annexation.

G. To find the rate to be used in H, take the levy limit as shown in Line F above and divide it by the current assessed value of the district, excluding the annexed area.					
	8,707,448	÷	4,813,838,545	*	1,000 = 1.80883
	<small>Total in Line F</small>		<small>Assessed Value Less Annexed AV</small>		
H. Annexed area's current assessed value including new construction and improvements, times the rate in Line G.					
	0	*	1.80883	÷	1,000 = 0
	<small>Annexed Area's A.V.</small>		<small>Annexation Rate</small>		
I. Regular property tax limit including annexation <span style="float:right">F+H = 8,707,448</span>					

<b>J. Statutory maximum calculation</b>					
Only enter fire/RFA rate, library rate, & firefighter pension fund rate for cities annexed to a fire/RFA or library or has a firefighter pension fund.					
	3.60000	-	0.24805	+	0.00000 = 3.35195
	<small>District base levy rate</small>		<small>Library Rate</small>		<small>Firefighter Pension Fund</small>
					<small>Statutory Rate Limit</small>
	4,813,838,545	*	3.35195	÷	1,000 = 16,135,746
	<small>Regular Levy AV</small>		<small>Reg Statutory Rate Limit</small>		<small>Statutory Amount</small>

K. Highest Lawful Levy For This Tax Year (Lesser of I and J) = 8,707,448

L. New highest lawful levy since 1985 (Lesser of I minus C and J, unless A (before limit factor increase) is greater, then A) 8,707,448

M.	Lesser of J and K	8,707,448
N.	Refunds	15,128
O.	<b>Total: M+N</b> (unless stat max)	<b>8,722,576</b>
P.	<b>Levy Corrections</b> Year of Error: _____ Did the district cause the error?	
	1. Minus amount over levied (if applicable)	0
	2. Plus amount under levied (if applicable)	0
Q.	<b>Total Allowable Levy</b>	<b>8,722,576</b>

R.	<b>Tax Base For Regular Levy</b>	
	1. Total district taxable value (including state-assessed property, and excluding boats, timber assessed value, and the senior citizen exemption for the regular levy)	4,813,838,545
S.	<b>Tax Base for Excess, Voted Bond Levies and Sr Exempt Lid Lifts</b>	
	2. Excess AV	4,797,902,065
	3. Plus Timber Assessed Value (TAV)	34,386
	4. Tax base for excess and voted bond levies (2+3)	4,797,936,451

T.	<b>Increase Information</b>	
	1. Levy rate based on allowable levy	1.81197
	2. Last year's ACTUAL regular levy	8,624,067
	3. Dollar Increase over last year other than New Construction (-) Annexation	76,504
	4. Percent Increase over last year other than New Construction (-) Annexation	0.88710%





# BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

**AB24-107**  
**November 25, 2024**  
**Ordinance**

Item 9.

## AGENDA BILL INFORMATION

<b>TITLE:</b>	AB24-107: 2023-2024 Biennial Budget Amendment	<input type="checkbox"/> Discussion Only <input type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>PROPOSED ACTION:</b>	Adopt Ordinance 1300 Amending the 2023-2024 Biennial Budget	

<b>REVIEW:</b>	Department Director	Drew Bouta	Click or tap to enter a date.
	Finance	Janna Walker	11/14/2024
	Legal	David Linehan	11/14/2024
	City Administrator	Mike Chambless	Click or tap to enter a date.

<b>DEPARTMENT:</b>	Finance		
<b>STAFF:</b>	Janna Walker, Budget Manager		
<b>COMMITTEE:</b>	Finance & Administration	<b>COMMITTEE DATE:</b> November 19, 2024	
	1. Ordinance No. 1300 2. Proposed Amendment Request Table 3. 2024 Fund Reconciliations 4. Proposed Budget Ordinance Table 5. Budget Totals Comparison Table 6. Updated Forecast Table		
<b>EXHIBITS:</b>			

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUESTED</b>	\$ 3,387,500

## SUMMARY

### INTRODUCTION

The purpose of this ordinance is to amend the 2023-2024 Biennial Budget to provide the City with the appropriation necessary to account for the 2024 Snoqualmie Police Association collective bargaining agreement, the closure of the American Rescue Plan Act (ARPA) Fund (#150), the remittance of school impact fees to the Snoqualmie Valley School District, three projects within the Utility Capital Fund (#417), and various other expenditures throughout the City.

### LEGISLATIVE HISTORY

The 2023-2024 Biennial Budget was adopted by [Ordinance No. 1267](#) on November 28, 2022, amended by [Ordinance No. 1274](#) on February 13, 2023, amended by [Ordinance No. 1277](#) on June 12, 2023, amended by [Ordinance No. 1278](#) on 11/27/2023, and amended by [Ordinance No. 1286](#) on January 22, 2024. The

Administration is requesting an additional appropriation of \$3,387,500 across all funds. The Administration anticipates supporting the additional appropriation of \$3,387,500 with an estimated \$487,109 in related revenue.

## **BACKGROUND**

### **ANALYSIS**

Please see attachment two, the Proposed Amendment Request Table describing the amendments and appropriation increases requested, the fund(s) or functional classification(s) impacted, and attachment 3, the 2024 Reconciliation Table that helps to reconcile the amendment request table to the ordinance.

### **BUDGET IMPACTS**

The 2023-2024 Biennial Budget amendment ordinance, as provided for in this agenda bill, authorizes the City of Snoqualmie to spend or transfer amounts no more than \$79,183,011 in 2023 and \$92,196,460 in 2024 for a total of \$171,379,471 across all funds and functional classifications.

### **NEXT STEPS**

First reading and adoption of Ordinance No. 1300 amending the 2023-2024 Biennial Budget.

## **PROPOSED ACTION**

Motion to authorize the first reading of Ordinance 1300 amending the 2023-2024 Biennial Budget at the November 25, 2024 City Council Meeting and to set the second reading and adoption of Ordinance 1300 for the December 9, 2024 City Council meeting agenda.

**ORDINANCE NO. 1300**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SNOQUALMIE, WASHINGTON, AMENDING THE 2023-2024 BIENNIAL BUDGET; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, as a noncharter code City, the City of Snoqualmie is authorized by RCW 35A.34.040 to establish by ordinance a two-year fiscal biennium budget cycle for the City; and

**WHEREAS**, the City Council passed Ordinance No. 1096 establishing a two-year fiscal biennial budget, as authorized by RCW 35A.34.040; and

**WHEREAS**, in Ordinance Nos. 1267, 1274, 1277, 1278, and 1286 the City adopted and amended the 2023-2024 budget that meets the requirements of the Washington law; and

**WHEREAS**, the City Council wishes to modify and amend the 2023-2024 biennial budget to cover expenditures and changes not reasonably foreseen in Ordinance Nos. 1267, 1274, 1277, 1278, and 1286.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Snoqualmie as follows:

**SECTION 1.** Biennial Budget Amended. The City of Snoqualmie biennial budget for the 2023-2024 fiscal biennium, as determined after hearings and placed into final form and content, is hereby amended by reference as set forth in Section 2 below.

**SECTION 2.** Fund Budget Summary Form. Pursuant to RCW 35A.34.120, the totals of estimated sources and appropriations for each separate fund, and the aggregate totals for all such funds combined, are set forth in summary form on page 2 of this ordinance:



## Proposed 2023-2024 Amended Biennial Budget Ordinance Table

Fund #	Fund Name	Est. 2023 Beginning Fund Balance	Est. 2023 Sources	Est. 2023 Uses	Est. 2023 Ending Fund Balance	Est. 2024 Sources	Est. 2024 Uses	Est. 2024 Ending Fund Balance	Total 2023-2024 Est. Sources	Total 2023-2024 Uses (Appropriation)
001	General Fund	\$ 4,423,674	\$ 20,714,913		\$ 1,573,683	\$ 21,892,749		\$ 1,732,782	\$ 42,607,662	
	Administrative Departments <sup>1</sup>			\$ 5,554,881			\$ 5,702,600			\$ 11,257,481
	Police (Snoqualmie)			\$ 5,250,182			\$ 5,784,637			\$ 11,034,819
	Fire & Emergency Management			\$ 4,135,933			\$ 4,282,520			\$ 8,418,452
	Parks Maintenance			\$ 1,867,360			\$ 1,963,999			\$ 3,831,359
	Community Development <sup>2</sup>			\$ 2,279,308			\$ 2,002,811			\$ 4,282,119
	Streets Maintenance			\$ 1,049,649			\$ 1,120,790			\$ 2,170,439
	Non-Departmental <sup>3</sup>			\$ 3,427,592			\$ 876,293			\$ 4,303,884
002	Reserve Fund	\$ 2,726,625	\$ 210,497	\$ -	\$ 2,937,122	\$ 92,949	\$ -	\$ 3,030,071	\$ 303,446	\$ -
	<b>Total General Fund</b>	<b>\$ 7,150,300</b>	<b>\$ 20,925,410</b>	<b>\$ 23,564,905</b>	<b>\$ 4,510,805</b>	<b>\$ 21,985,698</b>	<b>\$ 21,733,649</b>	<b>\$ 4,762,854</b>	<b>\$ 42,911,108</b>	<b>\$ 45,298,554</b>
012	Arts Activities Fund	\$ 48,578	\$ 52,094	\$ 60,856	\$ 39,816	\$ 28,217	\$ 37,136	\$ 30,897	\$ 80,311	\$ 97,992
014	North Bend Police Services Fund	\$ 244,924	\$ 2,425,603	\$ 2,573,165	\$ 97,362	\$ 2,638,879	\$ 2,736,241	\$ -	\$ 5,064,482	\$ 5,309,406
018	Deposits Reimbursement Control Fund	\$ 21,266	\$ 10,358	\$ 10,358	\$ 21,266	\$ 10,358	\$ 10,358	\$ 21,266	\$ 20,716	\$ 20,716
020	School Impact Fee Fund	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
	<b>Total Managerial Funds</b>	<b>\$ 314,767</b>	<b>\$ 2,488,055</b>	<b>\$ 2,644,379</b>	<b>\$ 158,443</b>	<b>\$ 2,777,454</b>	<b>\$ 2,883,735</b>	<b>\$ 52,163</b>	<b>\$ 5,265,509</b>	<b>\$ 5,528,114</b>
110	Hotel/Motel Tax Fund	\$ 147,700	\$ 140,190	\$ 175,000	\$ 112,890	\$ 139,601	\$ 175,000	\$ 77,491	\$ 279,791	\$ 350,000
118	Drug Enforcement Fund	\$ 10,200	\$ 5,172	\$ 5,172	\$ 10,200	\$ 5,172	\$ 5,172	\$ 10,200	\$ 10,344	\$ 10,344
123	Opioid Settlement Fund	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ -
131	Affordable Housing Fund	\$ 898,936	\$ 564,121	\$ 132,000	\$ 1,331,057	\$ 394,121	\$ -	\$ 1,725,178	\$ 958,242	\$ 132,000
144	Home Elevation Fund	\$ -	\$ 1,468,000	\$ -	\$ 1,468,000	\$ -	\$ -	\$ 1,468,000	\$ 1,468,000	\$ -
150	ARPA Covid Local Recovery Fund	\$ 2,244,095	\$ 28,327	\$ 1,139,516	\$ 1,132,906	\$ 209,454	\$ 1,342,360	\$ -	\$ 237,781	\$ 2,481,876
	<b>Total Special Revenue Funds</b>	<b>\$ 3,300,932</b>	<b>\$ 2,225,810</b>	<b>\$ 1,451,688</b>	<b>\$ 4,075,053</b>	<b>\$ 748,348</b>	<b>\$ 1,522,532</b>	<b>\$ 3,300,869</b>	<b>\$ 2,974,158</b>	<b>\$ 2,974,220</b>
310	Non-Utilities Capital Fund	\$ 20,100,000	\$ 16,027,950	\$ 18,665,932	\$ 17,462,018	\$ 5,407,400	\$ 21,046,265	\$ 1,823,153	\$ 21,435,350	\$ 39,712,197
350	ERP Project Fund	\$ -	\$ 1,181,579	\$ 742,834	\$ 438,745	\$ 200,083	\$ 488,828	\$ 150,000	\$ 1,381,662	\$ 1,231,662
	<b>Total Capital Funds</b>	<b>\$ 20,100,000</b>	<b>\$ 17,209,529</b>	<b>\$ 19,408,766</b>	<b>\$ 17,900,763</b>	<b>\$ 5,607,483</b>	<b>\$ 21,535,093</b>	<b>\$ 1,973,153</b>	<b>\$ 22,817,012</b>	<b>\$ 40,943,859</b>
401	Water Operations Fund	\$ 1,635,856	\$ 5,190,814	\$ 5,494,461	\$ 1,332,209	\$ 5,504,819	\$ 5,889,694	\$ 947,335	\$ 10,695,634	\$ 11,384,155
402	Sewer Operations Fund	\$ 786,844	\$ 6,447,608	\$ 6,323,103	\$ 911,349	\$ 6,713,795	\$ 6,839,408	\$ 785,736	\$ 13,161,403	\$ 13,162,511
403	Stormwater Operations Fund	\$ 984,709	\$ 2,850,899	\$ 3,268,334	\$ 567,274	\$ 3,100,092	\$ 3,349,085	\$ 318,281	\$ 5,950,991	\$ 6,617,419
417	Utilities Capital Fund	\$ 19,400,000	\$ 10,502,385	\$ 9,058,692	\$ 20,843,693	\$ 14,773,142	\$ 23,497,251	\$ 12,119,584	\$ 25,275,527	\$ 32,555,943
	<b>Total Enterprise Funds</b>	<b>\$ 22,807,410</b>	<b>\$ 24,991,706</b>	<b>\$ 24,144,590</b>	<b>\$ 23,654,526</b>	<b>\$ 30,091,848</b>	<b>\$ 39,575,438</b>	<b>\$ 14,170,936</b>	<b>\$ 55,083,554</b>	<b>\$ 63,720,028</b>
501	Equipment Replacement & Repair Fund	\$ 2,384,697	\$ 2,086,621	\$ 2,607,331	\$ 1,863,987	\$ 1,720,693	\$ 1,128,793	\$ 2,455,887	\$ 3,807,314	\$ 3,736,124
502	Information Technology Fund	\$ 2,251,692	\$ 2,692,943	\$ 3,916,820	\$ 1,027,815	\$ 2,693,684	\$ 3,083,168	\$ 638,332	\$ 5,386,627	\$ 6,999,987
510	Facilities Maintenance Fund	\$ 711,374	\$ 933,842	\$ 1,444,533	\$ 200,683	\$ 734,248	\$ 734,052	\$ 200,879	\$ 1,668,090	\$ 2,178,585
	<b>Total Internal Service Funds</b>	<b>\$ 5,347,762</b>	<b>\$ 5,713,406</b>	<b>\$ 7,968,684</b>	<b>\$ 3,092,485</b>	<b>\$ 5,148,625</b>	<b>\$ 4,946,013</b>	<b>\$ 3,295,097</b>	<b>\$ 10,862,031</b>	<b>\$ 12,914,696</b>
	<b>Total All Funds</b>	<b>\$ 59,021,171</b>	<b>\$ 73,553,916</b>	<b>\$ 79,183,011</b>	<b>\$ 53,392,075</b>	<b>\$ 66,359,456</b>	<b>\$ 92,196,460</b>	<b>\$ 27,555,071</b>	<b>\$ 139,913,372</b>	<b>\$ 171,379,471</b>

<sup>1</sup> Includes Executive, Legislative, City Attorney, City Clerk, Finance & Human Resources, and Communications

<sup>2</sup> Includes Planning, Developer-Reimbursed Expenditures, Building, and Events

<sup>3</sup> Includes Human Services, Court Services, etc.

**SECTION 3.** Transfers Within Funds Authorized. Pursuant to RCW 35A.34.200(2), transfers between individual appropriations within any one fund of the 2023-2024 biennial budget may be made during the fiscal biennium by order of the Mayor; provided, however, that transfers between individual appropriations within the General Fund (Fund No. 001) may be made only within the functional classifications within the General Fund identified in the summary in Section 2 above.

**SECTION 4.** Transmittal of Budget. The City Clerk is hereby directed to transmit to the Office of the State Auditor and to the Association of Washington Cities a complete copy of the budget herein referred to as adopted.

**SECTION 5.** Effective Date. This ordinance shall be effective five days after its passage and publication, as provided by law.

**SECTION 6.** Severability. If any portion of this ordinance is found to be invalid or unenforceable for any reason, such finding shall not affect the validity or enforceability of any other section of this ordinance.

**SECTION 7.** Corrections by the City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and 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 numbering and section/subsection numbering.

**PASSED** by the City Council of the City of Snoqualmie, Washington this 9<sup>th</sup> day of December 2024.

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Katherine Ross, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Deana Dean, City Clerk

\_\_\_\_\_  
David Linehan, Interim City Attorney

## 2023-2024 Biennium Budget Amendments

### Proposed Amendment Request Table

#	Amendment Request	Amendment Description	Department	Fund(s) or Functional Classification(s) Impacted	2023-24 Appropriation Increase Requested (Ongoing)	2023-24 Appropriation Increase Requested (One-time)	Offsetting Revenue Description
1	Snoqualmie Police Association CBA	This amendment includes an increase for the Snoqualmie Police Association CBA, finalized in 2024.	Police Department	General Fund (#001), North Bend Police Services Fund (#014)	\$ 153,000	\$ -	The increases related to North Bend (\$70,500) should be included within the North Bend Police Services fee, which is currently in negotiation.
2	North Bend Police Services expenditures and Wellness Grant	The goal of this amendment is to fund training related to a Police Wellness Grant and to shift North Bend overtime charges that are in excess of the North Bend Police Services agreement fee into the Snoqualmie Police Department Budget.	Snoqualmie Police Department	General Fund (#001)	\$ -	\$ 272,000	In 2025, the City will receive \$21,847 from the Washington State Criminal Justice Training Commission for training costs incurred.
3	Parks Expenditures	The intent of this budget amendment is to increase the appropriation due to several items, including an upswing in vandalism in 2024 (approximately \$25k), parks electricity upgrades for holiday lighting (approximately \$44.5k), historical invoices paid in the current biennium (approximately \$14k), and repairs and upgrades related to parks structures (approximately \$10k).	Parks Maintenance	General Fund (#001)	\$ -	\$ 93,500	
4	Community Development Decrease in Appropriation	The purpose of this amendment is to reduce appropriation within certain General Fund (#001) classifications with budget surplus and move it to General Fund (#001) classifications that require additional appropriation.	Community Development	General Fund (#001)	\$ -	\$ (498,000)	
5	Transfers to the ERP Project Fund	This amendment relates to a transfer into the ERP Project fund during 2023. It was intended to come from the Administrative Departments within the General Fund (#001) but was made from Non-Departmental.	Non-Departmental	General Fund (#001)	\$ -	\$ 50,000	
6	School Impact Fees	This amendment is required due to fees collected as a part of building permits. When received, they must be remitted to the Snoqualmie Valley School District.	School Impact Fund	School Impact Fund (#020)	\$ -	\$ 100,000	Any expenditure will equal revenue received and designated for school impacts.
7	ARPA Fund Closure	The goal of this amendment is to close the American Rescue Plan Act Fund to remain compliant with grant requirements stipulating that funds must be obligated by the end of 2024. These funds were intended to support the City in the wake of the global Coronavirus pandemic.	ARPA Covid Local Recovery Fund	ARPA Covid Local Recovery Fund (#150)	\$ -	\$ 200,000	Any expenditure will be a result of unspent revenue received as part of the initial ARPA grant or of interest earned on grant funds.
8	Stormwater Remediation Recoveries & Stormpond Cleanup	The intent of this amendment is to appropriate for expenditures related to illicit discharge or other environmental cleanup (\$32k) and stormwater pond maintenance as required by the City's NPDES permit (\$63k).	Stormwater Operations	Stormwater Operations Fund (#403)		\$ 95,000	Remediation recoveries of \$31,609 have been billed and/or received during the biennium related to the illicit discharge and environmental cleanup.
9	Waste Reclamation Facility Phase 3	The purpose of this amendment is to appropriate for AB24-076 which estimated that a portion of the Prospect contract for the Waste Reclamation Facility would occur in 2024 and 2025. However, the contract is expected to be complete in 2024.	Utility Capital	Utility Capital (#417)	\$ -	\$ 1,728,000	

#	Amendment Request	Amendment Description	Department	Fund(s) or Functional Classification(s) Impacted	2023-24 Appropriation Increase Requested (Ongoing)	2023-24 Appropriation Increase Requested (One-time)	Offsetting Revenue Description
10	Eagle Lake Reclamation Basin	This amendment relates to the design of the Eagle Lake Reclaimed Water Reservoir as described in AB24-112 and the associated purchase of land which will be presented in AB24-124.	Utility Capital	Utility Capital (#417)	\$ -	\$ 627,000	
11	384th Ave SE Sidewalk	This amendment was addressed in AB24-068 and AB24-088 regarding the 384th Ave SE Sidewalk and associated Utility Capital (#417) improvements.	Utility Capital	Utility Capital (#417)	\$ -	\$ 487,000	
12	Vehicle Replacement	The intent of this budget amendment is to increase appropriation in relation to insurance recoveries for a vehicle that was determined unsafe to repair as a result of an traffic incident. See AB24-079.	Equipment Repair & Replacement (ER&R)	ER&R Fund (#501)	\$ -	\$ 80,000	The City received \$80,000 in insurance recoveries related to the replacement of the affected vehicle.

**\$ 153,000    \$ 3,234,500**



# 2023-2024 Biennium Budget Amendments

## Proposed 2024 Fund Reconciliations (Reconciling the Amendment Request Table to Ordinance)

	Beg. Fund Balance	Sources	Uses	Ending Fund Balance
<b>GENERAL FUND (#001)</b>				
Adopted Budget	\$ 1,573,683	\$ 21,892,749	\$ 21,733,649	\$ 1,732,782
+ # 1 - Police 2024-2026 CBA	\$ -	\$ -	\$ 82,500	\$ (82,500)
+ # 2 - NB Police Services & Police Wellness Grant	\$ -	\$ -	\$ 272,000	\$ (272,000)
+ # 3 - Parks Expenditures	\$ -	\$ -	\$ 93,500	\$ (93,500)
+ # 4 - Non-Departmental Transfers	\$ -	\$ -	\$ 50,000	\$ (50,000)
+ # 5 - Community Development Expenditures	\$ -	\$ -	\$ (498,000)	\$ 498,000
<b>= Amended Budget</b>	<b>\$ 1,573,683</b>	<b>\$ 21,892,749</b>	<b>\$ 21,733,649</b>	<b>\$ 1,732,782</b>
<b>NORTH BEND POLICE SERVICES FUND (#014)</b>				
Adopted Budget	\$ 97,362	\$ 2,568,379	\$ 2,665,741	\$ -
+ # 1 - Police 2024-2026 CBA	\$ -	\$ 70,500	\$ 70,500	\$ -
<b>= Amended Budget</b>	<b>\$ 97,362</b>	<b>\$ 2,638,879</b>	<b>\$ 2,736,241</b>	<b>\$ -</b>
<b>SCHOOL IMPACT FEES (#020)</b>				
Adopted Budget	\$ -	\$ -	\$ -	\$ -
+ # 6 - School Impact Fees remitted to Snoqualmie Valley School District	\$ -	\$ 100,000	\$ 100,000	\$ -
<b>= Amended Budget</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ -</b>
<b>ARPA COVID Local Recovery Fund (#310)</b>				
Adopted Budget	\$ 1,132,906	\$ 9,454	\$ 1,142,360	\$ -
+ # 7 - ARPA Fund Closure	\$ -	\$ 200,000	\$ 200,000	\$ -
<b>= Amended Budget</b>	<b>\$ 1,132,906</b>	<b>\$ 209,454</b>	<b>\$ 1,342,360</b>	<b>\$ -</b>
<b>STORMWATER UTILITY FUND (#403)</b>				
Adopted Budget	\$ 567,274	\$ 3,063,483	\$ 3,254,085	\$ 376,672
+ # 8 - Stormwater Remediation & Stormpond Cleanup	\$ -	\$ 36,609	\$ 95,000	\$ (58,391)
<b>= Amended Budget</b>	<b>\$ 567,274</b>	<b>\$ 3,100,092</b>	<b>\$ 3,349,085</b>	<b>\$ 318,281</b>

	<b>Beg. Fund Balance</b>	<b>Sources</b>	<b>Uses</b>	<b>Ending Fund Balance</b>
<b>UTILITY CAPITAL FUND (#417)</b>				
Adopted Budget	\$ 20,843,693	\$ 14,773,142	\$ 20,655,251	\$ 14,961,584
+ # 9 - Waste Reclamation Facility Phase 3	\$ -	\$ -	\$ 1,728,000	\$ (1,728,000)
+ # 10 - Eagle Lake Reclamation Basin	\$ -	\$ -	\$ 627,000	\$ (627,000)
+ # 11 - 384th Street Sidewalk & Utilities	\$ -	\$ -	\$ 487,000	\$ (487,000)
<b>= Amended Budget</b>	<b>\$ 20,843,693</b>	<b>\$ 14,773,142</b>	<b>\$ 23,497,251</b>	<b>\$ 12,119,584</b>
<b>EQUIPMENT REPAIR &amp; REPLACEMENT FUND (#501)</b>				
Adopted Budget	\$ 1,863,987	\$ 1,640,693	\$ 1,048,793	\$ 2,455,887
+ # 12 - Replacement of Fire Vehicle	\$ -	\$ 80,000	\$ 80,000	\$ -
<b>= Amended Budget</b>	<b>\$ 1,863,987</b>	<b>\$ 1,720,693</b>	<b>\$ 1,128,793</b>	<b>\$ 2,455,887</b>
<b>Total for All Amendments =</b>	<b>\$ -</b>	<b>\$ 487,109</b>	<b>\$ 3,387,500</b>	<b>\$ (2,900,391)</b>



# Proposed 2023-2024 Amended Biennial Budget Ordinance Table

Fund #	Fund Name	Est. 2023 Beginning Fund Balance	Est. 2023 Sources	Est. 2023 Uses	Est. 2023 Ending Fund Balance	Est. 2024 Sources	Est. 2024 Uses	Est. 2024 Ending Fund Balance	Total 2023-2024 Est. Sources	Total 2023-2024 Uses (Appropriation)
001	General Fund	\$ 4,423,674	\$ 20,714,913		\$ 1,573,683	\$ 21,892,749		\$ 1,732,782	\$ 42,607,662	
	Administrative Departments <sup>1</sup>			\$ 5,554,881			\$ 5,702,600			\$ 11,257,481
	Police (Snoqualmie)			\$ 5,250,182			\$ 5,784,637			\$ 11,034,819
	Fire & Emergency Management			\$ 4,135,933			\$ 4,282,520			\$ 8,418,452
	Parks Maintenance			\$ 1,867,360			\$ 1,963,999			\$ 3,831,359
	Community Development <sup>2</sup>			\$ 2,279,308			\$ 2,002,811			\$ 4,282,119
	Streets Maintenance			\$ 1,049,649			\$ 1,120,790			\$ 2,170,439
	Non-Departmental <sup>3</sup>			\$ 3,427,592			\$ 876,293			\$ 4,303,884
002	Reserve Fund	\$ 2,726,625	\$ 210,497	\$ -	\$ 2,937,122	\$ 92,949	\$ -	\$ 3,030,071	\$ 303,446	\$ -
	<b>Total General Fund</b>	<b>\$ 7,150,300</b>	<b>\$ 20,925,410</b>	<b>\$ 23,564,905</b>	<b>\$ 4,510,805</b>	<b>\$ 21,985,698</b>	<b>\$ 21,733,649</b>	<b>\$ 4,762,854</b>	<b>\$ 42,911,108</b>	<b>\$ 45,298,554</b>
012	Arts Activities Fund	\$ 48,578	\$ 52,094	\$ 60,856	\$ 39,816	\$ 28,217	\$ 37,136	\$ 30,897	\$ 80,311	\$ 97,992
014	North Bend Police Services Fund	\$ 244,924	\$ 2,425,603	\$ 2,573,165	\$ 97,362	\$ 2,638,879	\$ 2,736,241	\$ -	\$ 5,064,482	\$ 5,309,406
018	Deposits Reimbursement Control Fund	\$ 21,266	\$ 10,358	\$ 10,358	\$ 21,266	\$ 10,358	\$ 10,358	\$ 21,266	\$ 20,716	\$ 20,716
020	School Impact Fee Fund	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
	<b>Total Managerial Funds</b>	<b>\$ 314,767</b>	<b>\$ 2,488,055</b>	<b>\$ 2,644,379</b>	<b>\$ 158,443</b>	<b>\$ 2,777,454</b>	<b>\$ 2,883,735</b>	<b>\$ 52,163</b>	<b>\$ 5,265,509</b>	<b>\$ 5,528,114</b>
110	Hotel/Motel Tax Fund	\$ 147,700	\$ 140,190	\$ 175,000	\$ 112,890	\$ 139,601	\$ 175,000	\$ 77,491	\$ 279,791	\$ 350,000
118	Drug Enforcement Fund	\$ 10,200	\$ 5,172	\$ 5,172	\$ 10,200	\$ 5,172	\$ 5,172	\$ 10,200	\$ 10,344	\$ 10,344
123	Opioid Settlement Fund	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ -
131	Affordable Housing Fund	\$ 898,936	\$ 564,121	\$ 132,000	\$ 1,331,057	\$ 394,121	\$ -	\$ 1,725,178	\$ 958,242	\$ 132,000
144	Home Elevation Fund	\$ -	\$ 1,468,000	\$ -	\$ 1,468,000	\$ -	\$ -	\$ 1,468,000	\$ 1,468,000	\$ -
150	ARPA Covid Local Recovery Fund	\$ 2,244,095	\$ 28,327	\$ 1,139,516	\$ 1,132,906	\$ 209,454	\$ 1,342,360	\$ -	\$ 237,781	\$ 2,481,876
	<b>Total Special Revenue Funds</b>	<b>\$ 3,300,932</b>	<b>\$ 2,225,810</b>	<b>\$ 1,451,688</b>	<b>\$ 4,075,053</b>	<b>\$ 748,348</b>	<b>\$ 1,522,532</b>	<b>\$ 3,300,869</b>	<b>\$ 2,974,158</b>	<b>\$ 2,974,220</b>
310	Non-Utilities Capital Fund	\$ 20,100,000	\$ 16,027,950	\$ 18,665,932	\$ 17,462,018	\$ 5,407,400	\$ 21,046,265	\$ 1,823,153	\$ 21,435,350	\$ 39,712,197
350	ERP Project Fund	\$ -	\$ 1,181,579	\$ 742,834	\$ 438,745	\$ 200,083	\$ 488,828	\$ 150,000	\$ 1,381,662	\$ 1,231,662
	<b>Total Capital Funds</b>	<b>\$ 20,100,000</b>	<b>\$ 17,209,529</b>	<b>\$ 19,408,766</b>	<b>\$ 17,900,763</b>	<b>\$ 5,607,483</b>	<b>\$ 21,535,093</b>	<b>\$ 1,973,153</b>	<b>\$ 22,817,012</b>	<b>\$ 40,943,859</b>
401	Water Operations Fund	\$ 1,635,856	\$ 5,190,814	\$ 5,494,461	\$ 1,332,209	\$ 5,504,819	\$ 5,889,694	\$ 947,335	\$ 10,695,634	\$ 11,384,155
402	Sewer Operations Fund	\$ 786,844	\$ 6,447,608	\$ 6,323,103	\$ 911,349	\$ 6,713,795	\$ 6,839,408	\$ 785,736	\$ 13,161,403	\$ 13,162,511
403	Stormwater Operations Fund	\$ 984,709	\$ 2,850,899	\$ 3,268,334	\$ 567,274	\$ 3,100,092	\$ 3,349,085	\$ 318,281	\$ 5,950,991	\$ 6,617,419
417	Utilities Capital Fund	\$ 19,400,000	\$ 10,502,385	\$ 9,058,692	\$ 20,843,693	\$ 14,773,142	\$ 23,497,251	\$ 12,119,584	\$ 25,275,527	\$ 32,555,943
	<b>Total Enterprise Funds</b>	<b>\$ 22,807,410</b>	<b>\$ 24,991,706</b>	<b>\$ 24,144,590</b>	<b>\$ 23,654,526</b>	<b>\$ 30,091,848</b>	<b>\$ 39,575,438</b>	<b>\$ 14,170,936</b>	<b>\$ 55,083,554</b>	<b>\$ 63,720,028</b>
501	Equipment Replacement & Repair Fund	\$ 2,384,697	\$ 2,086,621	\$ 2,607,331	\$ 1,863,987	\$ 1,720,693	\$ 1,128,793	\$ 2,455,887	\$ 3,807,314	\$ 3,736,124
502	Information Technology Fund	\$ 2,251,692	\$ 2,692,943	\$ 3,916,820	\$ 1,027,815	\$ 2,693,684	\$ 3,083,168	\$ 638,332	\$ 5,386,627	\$ 6,999,987
510	Facilities Maintenance Fund	\$ 711,374	\$ 933,842	\$ 1,444,533	\$ 200,683	\$ 734,248	\$ 734,052	\$ 200,879	\$ 1,668,090	\$ 2,178,585
	<b>Total Internal Service Funds</b>	<b>\$ 5,347,762</b>	<b>\$ 5,713,406</b>	<b>\$ 7,968,684</b>	<b>\$ 3,092,485</b>	<b>\$ 5,148,625</b>	<b>\$ 4,946,013</b>	<b>\$ 3,295,097</b>	<b>\$ 10,862,031</b>	<b>\$ 12,914,696</b>
	<b>Total All Funds</b>	<b>\$ 59,021,171</b>	<b>\$ 73,553,916</b>	<b>\$ 79,183,011</b>	<b>\$ 53,392,075</b>	<b>\$ 66,359,456</b>	<b>\$ 92,196,460</b>	<b>\$ 27,555,071</b>	<b>\$ 139,913,372</b>	<b>\$ 171,379,471</b>

<sup>1</sup> Includes Executive, Legislative, City Attorney, City Clerk, Finance & Human Resources, and Communications

<sup>2</sup> Includes Planning, Developer-Reimbursed Expenditures, Building, and Events

<sup>3</sup> Includes Human Services, Court Services, etc.

## 2023-2024 Biennium Budget Amendments

### 2023-2024 Biennial Budget Totals Comparison Table

	Est. 2023 Beginning Fund Balance	Est. 2023 Sources	Est. 2023 Uses	Est. 2023 Ending Fund Balance	Est. 2024 Sources	Est. 2024 Uses	Est. 2024 Ending Fund Balance	Total 2023-2024 Est. Sources	Total 2023-2024 Uses (Appropriation)
Ord. 1286	\$ 59,021,171	\$ 73,553,916	\$ 79,183,011	\$ 53,392,075	\$ 65,872,347	\$ 88,808,960	\$ 30,455,462	\$ 139,426,263	\$ 167,991,971
Proposed Ord. XXXX	\$ 59,021,171	\$ 73,553,916	\$ 79,183,011	\$ 53,392,075	\$ 66,359,456	\$ 92,196,460	\$ 27,555,071	\$ 139,913,372	\$ 171,379,471
Difference =	\$ -	\$ -	\$ -	\$ -	\$ 487,109	\$ 3,387,500	\$ (2,900,391)	\$ 487,109	\$ 3,387,500

**Financial Forecast WORKING DRAFT**

Version Date: September 30, 2024

Forecast - Revenues, Expenditures & Fund Balance - Governmental Operating	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Budgeted	Budgeted	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected
<b>Beginning Fund Balance</b>	<b>1,184,187</b>	<b>1,848,003</b>	<b>2,188,533</b>	<b>2,528,314</b>	<b>2,701,859</b>	<b>2,726,218</b>	<b>2,567,762</b>	<b>2,227,970</b>	<b>1,695,573</b>	<b>963,766</b>
<b>Ongoing Revenues (Forecast uses the July 2024 KC Economic Forecast and other assumptions)</b>										
Property Tax (Avg. Annual Inc. = 1.25%)	8,600,095	8,694,697	8,803,381	8,913,423	9,024,841	9,137,651	9,251,872	9,367,520	9,484,614	9,603,172
Sales & Use Tax/B&O Tax (KC Economic Forecast: Avg. Annual Inc. = 2.7%)	4,112,791	4,219,829	4,333,342	4,455,543	4,574,506	4,693,900	4,816,880	4,944,528	5,075,558	5,210,060
Utility Tax (Avg. Annual Inc. = 4.0%)	3,087,259	3,243,006	3,625,266	3,737,141	3,854,816	3,944,587	4,036,544	4,130,934	4,227,532	4,326,388
Charges for Goods & Services (2.1% Annual Inc.)	4,059,189	4,278,464	4,364,033	4,451,314	4,540,340	4,631,147	4,723,770	4,818,245	4,914,610	5,012,902
Licenses & Permit Fees (2.2% Annual Inc.)	610,890	870,956	588,375	600,142	612,145	624,388	636,876	649,613	662,606	675,858
Intergovernmental Revenues & Grants (1.8% Annual Inc.)	649,576	653,617	666,689	680,023	693,624	707,496	721,646	736,079	750,800	765,816
Other Revenues (0.70% Annual Inc.)	209,006	190,537	194,348	198,235	202,199	206,243	210,368	214,576	218,867	223,244
<b>Total Recurring Revenues =</b>	<b>21,328,806</b>	<b>22,151,106</b>	<b>22,575,434</b>	<b>23,035,821</b>	<b>23,502,471</b>	<b>23,945,414</b>	<b>24,397,956</b>	<b>24,861,496</b>	<b>25,334,588</b>	<b>25,817,442</b>
<b>Ongoing Expenditures (Forecast uses the July 2024 KC Economic Forecast and other assumptions)</b>										
Administrative Depts.	(5,227,023)	(5,407,118)	(5,552,569)	(5,709,152)	(5,861,586)	(6,014,573)	(6,172,155)	(6,335,717)	(6,503,614)	(6,675,960)
Police (Snoqualmie)	(4,945,913)	(5,028,448)	(5,163,714)	(5,309,330)	(5,451,089)	(5,593,363)	(5,739,909)	(5,892,016)	(6,048,155)	(6,208,431)
Fire & Emergency Management	(4,711,123)	(4,914,736)	(5,046,942)	(5,189,266)	(5,327,820)	(5,466,876)	(5,610,108)	(5,758,776)	(5,911,383)	(6,068,035)
Parks +Streets Maintenance	(3,214,176)	(3,352,149)	(3,442,322)	(3,539,395)	(3,633,897)	(3,728,742)	(3,826,435)	(3,927,835)	(4,031,923)	(4,138,769)
Community Development	(1,670,364)	(1,554,753)	(1,596,576)	(1,641,599)	(1,685,430)	(1,729,420)	(1,774,731)	(1,821,761)	(1,870,038)	(1,919,594)
Developer Reimbursed Expenditures	(490,400)	(546,332)	(561,028)	(576,849)	(592,251)	(607,709)	(623,631)	(640,157)	(657,121)	(674,535)
Human Services	(312,000)	(321,000)	(329,635)	(338,931)	(347,980)	(357,062)	(366,417)	(376,127)	(386,095)	(396,326)
Court Services	(325,310)	(332,870)	(341,824)	(351,464)	(360,848)	(370,266)	(379,967)	(390,036)	(400,372)	(410,982)
Non-Departmental	(177,383)	(181,170)	(186,043)	(191,290)	(196,397)	(201,523)	(206,803)	(212,284)	(217,909)	(223,684)
<b>Total Ongoing Expenditures =</b>	<b>(21,073,692)</b>	<b>(21,638,576)</b>	<b>(22,220,654)</b>	<b>(22,847,276)</b>	<b>(23,457,298)</b>	<b>(24,069,534)</b>	<b>(24,700,156)</b>	<b>(25,354,710)</b>	<b>(26,026,610)</b>	<b>(26,716,315)</b>
<b>Ongoing Revenues Over (Under) Ongoing Expenditures</b>	<b>255,114</b>	<b>512,530</b>	<b>354,780</b>	<b>188,545</b>	<b>45,173</b>	<b>(124,120)</b>	<b>(302,200)</b>	<b>(493,214)</b>	<b>(692,022)</b>	<b>(898,873)</b>
<b>One-Time Revenues / (Expenditures)</b>										
Grant (Climate Change Grant)	500,000	-	-	-	-	-	-	-	-	-
Grant (Paper-to-Digital)	375,000	-	-	-	-	-	-	-	-	-
Lawsuit Settlement	470,601	-	-	-	-	-	-	-	-	-
Administrative: Strategic Plan	(100,000)	-	-	-	-	-	-	-	-	-
Administrative: Legal Fees for Union Negotiations	(50,000)	-	-	-	-	-	-	-	-	-
Various Departments: Legal Support for Revenue Items	(75,000)	(75,000)	-	-	-	-	-	-	-	-
Finance: Payroll Recalculation	(113,200)	(87,000)	-	-	-	-	-	-	-	-
Finance: Comprehensive Fee Study	(140,000)	-	-	-	-	-	-	-	-	-
Fire Department: Type 6 Wildland Brush Truck	(100,000)	-	-	-	-	-	-	-	-	-
CD: Professional Services to Meet Climate Change Grant Requirements	(150,000)	-	-	-	-	-	-	-	-	-
<b>Total One-Time Revenues / Expenditures =</b>	<b>617,401</b>	<b>(162,000)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Transfers</b>										
Transfer In (from Reserve Fund)	-	-	-	-	-	-	-	-	-	-
Transfer Out (to Arts Activities Fund)	(10,000)	(10,000)	(15,000)	(15,000)	(17,500)	(17,500)	(20,000)	(20,000)	(20,000)	(20,000)
Transfer Out (to Reserve Fund)	-	-	-	-	(3,314)	(16,835)	(17,593)	(19,183)	(19,785)	(20,456)
Transfer Out (to ER&R)	(198,699)	-	-	-	-	-	-	-	-	-
Transfer Out (to Capital Funds)	-	-	-	-	-	-	-	-	-	-
<b>Total Transfers =</b>	<b>(208,699)</b>	<b>(10,000)</b>	<b>(15,000)</b>	<b>(15,000)</b>	<b>(20,814)</b>	<b>(34,335)</b>	<b>(37,593)</b>	<b>(39,183)</b>	<b>(39,785)</b>	<b>(40,456)</b>
<b>Ending Fund Balance</b>	<b>1,848,003</b>	<b>2,188,533</b>	<b>2,528,314</b>	<b>2,701,859</b>	<b>2,726,218</b>	<b>2,567,762</b>	<b>2,227,970</b>	<b>1,695,573</b>	<b>963,766</b>	<b>24,437</b>
<i>Estimated Fund Balance as % of General Fund Ongoing Expenditures</i>	9%	10%	11%	12%	12%	11%	9%	7%	4%	0%

<b>RESERVE FUND (Reserve Target = 15% of General Fund Ongoing Expenditures)</b>										
Forecast - Revenues, Expenditures, & Fund Balance	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
<b>Beginning Fund Balance</b>	<b>3,118,281</b>	<b>3,209,281</b>	<b>3,293,281</b>	<b>3,370,281</b>	<b>3,442,281</b>	<b>3,518,595</b>	<b>3,610,430</b>	<b>3,705,023</b>	<b>3,803,206</b>	<b>3,903,991</b>
Interest Earned	91,000	84,000	77,000	72,000	73,000	75,000	77,000	79,000	81,000	83,000
In	-	-	-	-	3,314	16,835	17,593	19,183	19,785	20,456
Out	-	-	-	-	-	-	-	-	-	-
<b>Ending Fund Balance</b>	<b>3,209,281</b>	<b>3,293,281</b>	<b>3,370,281</b>	<b>3,442,281</b>	<b>3,518,595</b>	<b>3,610,430</b>	<b>3,705,023</b>	<b>3,803,206</b>	<b>3,903,991</b>	<b>4,007,447</b>
<i>Ending Fund Balance as % of General Fund Ongoing Expenditures (Reserve Target %)</i>	15.23%	15.22%	15.17%	15.07%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%
<b>Fund Balance Required for Reserve Target</b>	<b>3,161,054</b>	<b>3,245,786</b>	<b>3,333,098</b>	<b>3,427,091</b>	<b>3,518,595</b>	<b>3,610,430</b>	<b>3,705,023</b>	<b>3,803,206</b>	<b>3,903,991</b>	<b>4,007,447</b>
<b>Fund Balance Over (Under) Target</b>	<b>48,227</b>	<b>47,495</b>	<b>37,183</b>	<b>15,190</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>



**BUSINESS OF THE CITY COUNCIL  
CITY OF SNOQUALMIE**

**AB24-096  
November 25, 2024  
Ordinance**

Item 10.

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	<b>AB24-096:</b> Transportation Impact Fee Program	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>PROPOSED ACTION:</b>	Adopt Ordinance 1301 amending the Snoqualmie Municipal Code to add Title 20.09 Transportation Impact Fees and associated Rate Study.	

<b>REVIEW:</b>	Department Director	Emily Arteche	9/25/2024
	Finance	n/a	Click or tap to enter a date.
	Legal	David Linehan	11/14/2024
	City Administrator	Choose an item.	11/21/2024

<b>DEPARTMENT:</b>	Community Development		
<b>STAFF:</b>	Emily Arteche		
<b>COMMITTEE:</b>	Community Development	<b>COMMITTEE DATE:</b> November 18, 2024	
<b>EXHIBITS:</b>	1. AB24-096x1 Traffic Impact Fees Ordinance and Title 20.09 Draft Code Amendments 2. AB24-096x2 2024 Rate Study		

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUESTED</b>	\$ n/a

**SUMMARY**

**INTRODUCTION**

SMC Title 20.09, Transportation Impact Fees, will allow the City to capture a fair and proportionate share of the costs of new transportation facilities needed to serve new growth and development within the City of Snoqualmie.

**LEGISLATIVE HISTORY**

None.

**BACKGROUND**

In 1994 Washington State’s Growth Management Act, or GMA, authorized counties, cities, and towns planning under the GMA to impose impact fees pursuant to RCW 82.02.050 to help pay for certain types of public facilities including public streets and roads. Since that time many cities in Western Washington have adopted

transportation impact fee programs. Snoqualmie has adopted a school impact fee program but has not yet adopted a transportation impact fee program.

### **ANALYSIS**

Transportation impact fees are defined fees required of all developers to pay for “system improvements” to the transportation network. Growth in residents and workers from new development is expected to increase travel demand on public facilities, and the purpose of the impact fee is to fund improvements and expansion to the City’s transportation infrastructure to manage this additional demand.

The City retained Fehr & Peers to conduct a rate study to determine an appropriate transportation impact fee to charge applicants for new development in the City. The Snoqualmie Traffic Impact Fee Rate Study, dated November 13, 2024 (“2024 Rate Study”) is attached as Exhibit 2. To calculate the impact fee rate for Snoqualmie, a project list was developed using the 2025-2030 Six-Year Transportation Improvement Program, Snoqualmie Riverwalk Master Plan, Snoqualmie Mills EIS, and the list of transportation mitigation projects identified in the Snoqualmie Comprehensive Plan Update 2044. After determining the eligible contribution of each project to the impact fee calculation, this total was divided by the expected growth in PM peak hour person trips over the next 20 years.

Due to the multimodal nature of much of the city’s transportation network, which includes trails, sidewalks and bicycle facilities, and the potential increase in demand that new development will incur on these, multimodal projects were included in the impact fee calculation, and growth in “person trips” were determined, instead of growth in “vehicle trips,” as is common in other jurisdictions. This multimodal impact fee structure was designed to determine the fair share of multimodal transportation improvement costs that may be charged to new development.

The final transportation impact fee rate calculated for Snoqualmie is \$5,733.29 per person trip, based on the methodology explained in the 2024 Rate Study (see attachment). The 16 eligible projects are summarized in the Rate Study, along with a rate table that compares the anticipated cost of various development projects to those incurred in other jurisdictions.

Exemptions are included in proposed SMC 20.09.080 A-I, including the constructing, reconstructing or remodeling of any assisted senior living where medical services are provided on site. The City Council can agree to include this development as an exemption from transportation impact fees for assisted living, the City will have to backfill 100% the impact fee on such projects with general City funds (i.e., the City would have to use other public funds to pay the exempted fee amount into the transportation impact fee fund).

This requirement comes from RCW 82.02.060(2). Senior assisted living doesn’t fall into the other carve-outs for “early learning facilities” or “low-income housing” in 82.02.060(4).

### **BUDGET IMPACTS**

City sponsored projects will need to comply with the Transportation Impact Fee provided they generate additional trips.

### **NEXT STEPS**

Propose a “motion to substitute” for the Transportation Impact Fee Program, AB24-096x1 draft code amendments as there were minor non-substantive updates to the draft ordinance made by both CD and Finance Departments since the last committee meeting.

A first reading of the ordinance to adopt SMC Chapter 20.09 Transportation Impact Fees and the associated Rate Study is expected for November 25, 2024, followed by a second reading and adoption of the ordinance on December 9, 2024.

## **PROPOSED ACTION**

First Reading – November 25, 2024: No action required.

Public Hearing, Second Reading and Proposed Adoption – December 9, 2024: Move to adopt Ordinance 1301 amending the Snoqualmie Municipal Code to add Title 20.09 Transportation Impact Fees and associated Rate Study.



**ORDINANCE NO. 1301**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SNOQUALMIE, KING COUNTY, WASHINGTON, AMENDING TITLE 20 OF THE SNOQUALMIE MUNICIPAL CODE TO ESTABLISH A NEW CHAPTER 20.09 ENTITLED “TRANSPORTATION IMPACT FEES”; ADOPTING A RATE STUDY; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the City has authority to adopt impact fees to address the impact on transportation facilities caused by new development, pursuant to Ch. 82.02 RCW; and

**WHEREAS**, Growth in residents and workers from new development is expected to increase travel demand on public facilities, and the City Council desires to ensure that transportation facilities necessary to support development will be adequate to serve the development at the time the development is available for occupancy and use, or within the period provided by law, without decreasing the current service levels below established minimum standards for the City; and

**WHEREAS**, the City Council approved the development of a transportation impact fee program, including preparation of a rate study, at its regular scheduled City Council meeting on April 22, 2024; and

**WHEREAS**, the City retained Fehr & Peers to prepare a rate study analyzing the anticipated costs of transportation system improvements, using the 2025-2030 Six-Year Transportation Improvement Program, Snoqualmie Riverwalk Master Plan, Snoqualmie Mills EIS, and the list of mitigation projects identified in the Snoqualmie Comprehensive Plan Update 2044; and

**WHEREAS**, the Snoqualmie Impact Fee Rate Study conducted by Fehr & Peers and dated November 13, 2024 (“2024 Rate Study”) analyzed the anticipated costs of the transportation system improvements included on the project list, including multimodal transportation improvements; established a methodology for determining the portion of each project that is eligible to be collected through assessment of impact fees; and calculated the fee to be imposed per PM peak-hour person-trip; and

**WHEREAS**, the Rate Study includes an Impact Fee Rate Schedule (Table 6), which translates the recommended impact fee rate into a cost per unit of development for a variety of land uses included in the *ITE Trip Generation Manual*, which will assist project applicants in estimating their impact fee (although the City reserves the right to request a detailed trip generation analysis for any development proposal); and

**WHEREAS**, the City Council concludes that it is in the best interest of the City to approve the methodology by which transportation impact fees were calculated in the 2024 Rate Study and implement a traffic impact fee program to collect such fees; and

**WHEREAS**, the City Council held a public meeting on November 25, 2024, and a Public Hearing on this Ordinance was held during its regular City Council meeting on December 9, 2024;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Snoqualmie, Washington, as follows:

**Section 1. New Municipal Code Chapter.** Title 20 of the Snoqualmie Municipal Code is amended to add a new Chapter 20.09, entitled “Transportation Impact Fees,” containing the provisions shown in Exhibit A attached hereto.

**Section 2. Adoption of Rate Study.** The City Council hereby adopts the Snoqualmie Transportation Impact Fee Rate Study, dated November 13, 2024, prepared by Fehr and Peers and attached hereto as Exhibit B.

**Section 3. Severability.** Should any section, paragraph, sentence, clause, or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

**Section 4. Effective Date.** This Ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five days after publication.

**Section 5. Corrections by the City Clerk or Code Reviser.** Upon approval of the City Attorney, the City Clerk and 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 numbering and section/subsection numbering.

**PASSED** by the City Council of the City of Snoqualmie, Washington this 25th day of November 2024.

\_\_\_\_\_  
Katherine Ross, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Deana Dean, City Clerk

\_\_\_\_\_  
David Linehan, Interim City Attorney

## EXHIBIT A

### Chapter 20.09 TRANSPORTATION IMPACT FEES

<b>20.09.010</b>	<b>Authority and Purpose.</b>
<b>20.09.020</b>	<b>Definitions.</b>
<b>20.09.030</b>	<b>Review and Update of Impact Fees</b>
<b>20.09.040</b>	<b>Applicability.</b>
<b>20.09.050</b>	<b>Service Area.</b>
<b>20.09.060</b>	<b>Assessment of Transportation Impact Fees.</b>
<b>20.09.070</b>	<b>Collection of Transportation Impact Fees.</b>
<b>20.09.080</b>	<b>Exemptions.</b>
<b>20.09.090</b>	<b>Determination of Transportation Impact Fees, Reductions.</b>
<b>20.09.090</b>	<b>Credits, Adjustments and Independent Calculations, and Appeals.</b>
<b>20.09.100</b>	<b>Transportation Impact Fee Accounts and Refunds.</b>
<b>20.09.110</b>	<b>Use of Funds.</b>
<b>20.09.120</b>	<b>Existing Authority Unimpaired.</b>

#### **20.09.010 Authority and Purpose.**

A. This Chapter is enacted pursuant to the Growth Management Act as codified in chapter 36.70A RCW and the provisions of RCW 82.02.050 through 82.02.100.

B. The purposes of this Chapter are to:

1. Develop a program consistent with the City's Comprehensive Plan for joint public and private financing of transportation facilities as such facilities are necessitated in whole or in part by development within the City;

2. Ensure that those transportation facilities necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use, or within the period established by law, without decreasing current service levels below established minimum standards for the City;

3. Create a mechanism to charge and collect Transportation Impact Fees to ensure that all new development bears its proportionate share of the capital costs of transportation facilities reasonably related to new development;

4. Establish standards and procedures so that new development pays a proportionate share of costs for new facilities and services and does not pay arbitrary or duplicative fees for the same impact; and

5. Increase transparency and reduce uncertainty related to the cost to build necessary new transportation capacity for Developers and reduce the administrative burden on the City to identify and collect necessary funding to support new transportation capacity related to development.

C. The City conducted studies documenting the procedures for measuring the impact of new growth and development on public transportation facilities, included a rate study and associated impact fee study. Based on the foregoing, the City prepared a formula and method of calculating Transportation Impact Fees to serve new development that provides a balance between Transportation Impact Fees and other sources of public funds.

D. The provisions of this Chapter shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, and welfare.

### **20.09.020 Definitions.**

For purposes of this Chapter, the following terms have the indicated meanings:

A. “Applicant” means a person, firm, company, partnership, or corporation, and all successors in interest thereto, proposing a development in the city.

B. "Capital Facilities and Utilities Element" means the capital facilities and utilities plan element of the City of Snoqualmie’s Comprehensive Plan currently in effect or as subsequently amended.

C. “City” means the City of Snoqualmie.

D. “Commercial” means any activity carried out for the purpose of financial gain for an individual or organization, whether profit or nonprofit.

E. “Developer” means a person or persons or entity or entities that owns, or holds purchase options or other control over, property on which development is proposed.

F. “Development” means any:

1. construction or expansion of a building, structure, or use;
2. change in use of a building or structure; or
3. change in the use of land

that creates additional demand for transportation facilities.

G. “Dwelling Unit” means a dwelling unit as defined in Section 18.100.270 of the Snoqualmie Municipal Code currently in effect or as subsequently amended.

H. “Encumber” means to transfer impact fee dollars from the Transportation Impact Fee Fund to a fund for a particular system improvement that is fully funded in the current biennium’s budget or for which a construction contract or contracts have been let.

I. “Peak Hour” means the consecutive 60-minute period during which the highest level of demand on a typical day during the week occurs. This is typically the PM peak hour, but the Transportation Impact Fee may be based on a different peak hour, at the discretion of the Director.

K. “Project Improvements” means site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project, and are not System Improvements.

L. “System Improvements” means traffic capacity-adding transportation facilities that are included in the City’s Six-year Transportation Improvement Plan, other plans/studies prepared by the City, or facilities/programs/projects identified in the Transportation Impact Fee Rate Study and are designed to provide service to the community at large, in contrast to Project Improvements or existing transportation facility preservation projects, such as repaving projects.

M. “Transportation Impact Fee” means a payment of money imposed upon development as a condition of development approval and/or building permit approval to mitigate all or any portion of the transportation impact from the development on transportation facilities included in the Transportation Impact Fee Rate Study’s project list. "Transportation Impact Fee" does not include a reasonable permit or application fee, administrative fees for collecting and handling impact fees, the cost of reviewing independent fee calculations, the administrative fee required for an appeal, or the proportionate share of costs to implement transportation capacity projects that are not on the Transportation Impact Fee Rate Study’s project list.

N. “Transportation Impact Fee Fund” means the fund established for the transportation facilities for which Transportation Impact Fees are collected, which is currently the Non-Utility Capital Fund.

O. "Transportation Impact Fee Schedule" means the table of Transportation Impact Fees adopted by the City Council establishing the standard amounts that applicants pay for various types of projects as a condition of development within the City.

P. “Transportation Impact Fee Rate Study” means the rate study conducted to determine the Transportation Impact Fees to include in the Transportation Impact Fee Schedule, and includes any subsequent updates thereto.

### **20.09.030 Review and Update of Impact Fees.**

A. The Transportation Impact Fee Schedule may be reviewed and amended by resolution of the City Council from time to time, as the City Council deems appropriate.

B. The Transportation Impact Fee Schedule shall be automatically updated for inflation annually using the following procedures:

1. The City shall use construction cost inflation data sources such as the Construction Cost Index for Seattle (June-June) published by the Engineering News Record, or similar, at the City’s discretion, to calculate annual inflation adjustments in the Transportation Impact Fee Schedule.

2. The indexed Transportation Impact Fee Schedule shall be effective January 1 of each year.

D. The Transportation Impact Fee Schedule shall not be adjusted for inflation if the index is unchanged.

#### **20.09.040 Applicability.**

A. A Transportation Impact Fee is hereby imposed on every development activity in the City based upon the rates established in the Transportation Impact Fee Rate Study and the Transportation Impact Fee Schedule. The Transportation Impact Fee Schedule shall establish such rates based upon the land use as defined within the *ITE Trip Generation Manual (11<sup>th</sup> Edition)*. The Transportation Impact Fee Rate Study identifies an impact fee per person-trip that is the basis for all the rates in the Transportation Impact Fee Schedule. A land use not included in the Transportation Impact Fee Schedule is not exempt from paying fees and will pay the rate based on person-trips generated as approved by the City.

B. Any Transportation Impact Fee imposed shall be reasonably related to the impact caused by the development and shall not exceed a proportionate share of the costs of System Improvements that are reasonably related to the development.

C. Transportation Impact Fees shall be based on the City Comprehensive Plan, Capital Facilities Element, the project list in the Transportation Impact Fee Rate Study, the City's Six-year Transportation Improvement Plan, and other relevant plans and studies prepared by the City.

D. The City shall also impose an application fee to cover the City's reasonable costs to administer the Transportation Impact Fee program. The administrative fee shall be paid by the Applicant to the City at the time of building permit application. The administrative fee shall be deposited into the General Fund. Administrative fees shall be used to defray the cost incurred by the City in the administration and update of the Transportation Impact Fee program, including, but not limited to, review of independent fee calculations and the value of credits. The administrative fee is not creditable or refundable and is not subject to deferral.

#### **20.09.050 Service Area.**

There shall be one service area which shall be consistent with the corporate limits of the City.

#### **20.09.060 Assessment of Transportation Impact Fees.**

A. The City shall assess Transportation Impact Fees from any Applicant seeking a building permit or certificate of occupancy from the City, using the Transportation Impact Fee Schedule in effect at the time of building permit or certificate of occupancy issuance, unless payment is deferred pursuant to Chapter 20.15 of this Title, in which case the Transportation Impact Fees shall be assessed

based on the Transportation Impact Fee Schedule in effect at the time of the deferral application.

B. Unless the proposed development is exempt or subject to adjustments, credits, or an independent fee calculation accepted by the City, the City shall not issue building permit(s) unless and until the Transportation Impact Fees have been paid.

#### **20.09.070 Collection of Transportation Impact Fees.**

A. Except as provided in subsection (B) of this section, the Transportation Impact Fees imposed under this Chapter are due and payable at the time of issuance of a permit issuance or, if a change of use, then at the time of issuance of a certificate of occupancy

B. Transportation Impact Fees may be deferred subject to the provisions of Chapter 20.15 SMC as currently enacted or subsequently amended.

#### **20.09.080 Exemptions.**

The following development activities do not create any additional transportation impacts or have been determined by the City Council to be exempt from paying Transportation Impact Fees pursuant to this ordinance:

A. Existing Dwelling Unit. Any alteration, expansion, reconstruction, remodeling, replacement, or demolition/removal of an existing Dwelling Unit that does not result in the generation of any new Peak Hour trips.

B. Existing Nonresidential Building. Any alteration, expansion, reconstruction, remodeling, replacement, or demolition/removal of an existing nonresidential building that does not result in the generation of any new Peak Hour trips.

C. Condominium projects in which existing Dwelling Units are converted into condominium ownership and that do not result in the generation of any new Peak Hour trips.

D. Any development activity that is exempt from the payment of a Transportation Impact Fee pursuant to RCW 82.02.100, due to mitigation required by the State Environmental Policy Act (“SEPA”). The Applicant is required to demonstrate to the satisfaction of the City that SEPA mitigations are duplicative of Transportation Impact Fees.

E. Any development activity for which transportation impacts have been mitigated pursuant to a condition of development approval or development agreement to pay fees, dedicate land, or construct or improve facilities, unless the condition of the development approval or a development agreement provides otherwise, provided that the condition of the development approval or development agreement predates the effective date of this Chapter.



F. Any development activity for which transportation impacts have been mitigated pursuant to a voluntary agreement entered into with the City pursuant to RCW 82.02.020 to pay fees, dedicate land, or construct or improve transportation facilities, unless the terms of the voluntary agreement provide otherwise, provided that the agreement predates the effective date of this Chapter.

G. A Developer who is constructing, reconstructing, or remodeling any form of Low-Income Housing within a Target Residential Area utilizing a multi-family tax exemption.

H. A Developer who is constructing, reconstructing, or remodeling any form of assisted senior living where medical and services are provided onsite.

I. A Developer who is constructing, reconstructing, or remodeling any form of Early Learning Facility consistent with the requirements of RCW 82.02.060(4)(b).

**20.09.090 Determination of Transportation Impact Fees, Reductions, Credits or Adjustments and Appeals.**

A. Determination of Transportation Impact Fees. The City shall determine the amount of a Developer's Transportation Impact Fees according to the Transportation Impact Fee Schedule.

B. Reductions. The Transportation Impact Fee amount established by the Transportation Impact Fee Schedule shall be reduced by the amount of any payment (other than application fees or application review costs) previously made for the development activity in question, either as a condition of development approval (such as, but not limited to, a SEPA condition) or pursuant to a voluntary agreement. The reduction shall only apply to any payment toward a system improvement identified in the Transportation Impact Fee Rate Study.

C. Credits or Adjustment.

1. Whenever a Developer is subject to a development condition that the Developer actually construct a System Improvement acceptable to the City or improve an existing System Improvement, the Developer shall be entitled to a credit for the actual cost of constructing or improving such System Improvement(s) against the Transportation Impact Fee that would be chargeable under the Transportation Impact Fee schedule, unless an applicable development agreement between the City and the Developer provides otherwise. The cost of construction of such System Improvement(s) shall be estimated for purposes of calculating an estimated credit, but must be documented, and the documentation confirmed after the construction is completed to assure that an accurate credit amount is provided. If construction costs are less than the calculated fee amount, the difference remaining shall be chargeable as a Transportation Impact Fee.

2. Whenever a Developer is subject to a development condition that the Developer dedicate land to the City to mitigate its transportation impacts, the Developer shall be entitled to a credit against the Transportation Impact Fee chargeable under the Transportation Impact Fee Schedule, unless an applicable development agreement between the City and the Developer provides otherwise. The value of a credit for dedication of land shall be established on a case-by-case basis by an appraiser selected by or acceptable to the City. The appraiser must be licensed in good standing by the state of Washington for the category of the property appraised. The appraisal and review shall be at the expense of the Applicant. The appraisal shall be in accordance with the most recent version of the Uniform Standards of Professional Appraisal Practice, as published by The Appraisal Foundation, and shall be subject to review and acceptance by the City. If the amount of a credit is less than the calculated fee amount, the difference remaining shall be chargeable as a Transportation Impact Fee.
3. No credit shall be given for Project Improvements or for land or right-of-way devoted to Project Improvements. In certain cases, a System Improvement may function as a Project Improvement. Where a System Improvement functions as a Project Improvement, the Applicant shall only receive a credit for the amount of the improvement that functions as a System Improvement. An example of a Project Improvement that may be integral to a System Improvement would be the sidewalk/landscape buffer that fronts an Applicant's development.
4. An Applicant must request a credit pursuant to this section prior to payment of the Transportation Impact Fees and the issuance of the first permit associated with the development. Any claim not timely made shall be waived.
5. Applicants may take credit for existing development when expanding, redeveloping, or changing the use at an existing developed site. In these cases the Transportation Impact Fee shall be calculated on the net-new Peak Hour trip generation resulting from the increased developed area or increased intensity of use associated with the new development. No credit shall be due for developments that result in a net-negative Peak Hour trip generation when no Transportation Impact Fees would otherwise be due.
6. Credits for existing development only pertain to active land uses within the development in the prior three years. Higher trip generating uses that may have occurred more than three years prior to the Applicant's building permit application are not considered for credit. This applies to properties that have been vacant for three or more years, in which no existing use credit will be considered.
6. Pursuant to RCW 82.02.060(5), an Applicant may request an adjustment to its calculated Transportation Impact Fees on the basis that the Applicant's specific case presents unusual circumstances and that imposition of the

Transportation Impact Fees as calculated based on the Transportation Impact Fee Schedule results in unfairness or disproportionate payment in relation to the impacts caused by the proposed development. In this case, the Applicant must, at its own expense, prepare and submit an Independent Rate Study to the City for review and approval.

D. Appeals.

1. Any credits or adjustments decision of the City with regard to Transportation Impact Fee amounts may be appealable by the applicant to the City's hearing examiner.
2. An appeal must be filed within ten (10) days of the credits or adjustments decision being appealed. A nonrefundable fee consistent with SMC 2.14.100.D shall be paid at the time the notice of appeal is submitted.

**20.09.100 Transportation Impact Fee Accounts and Refunds.**

A. Transportation Impact Fee receipts shall be earmarked specifically and retained in the Transportation Impact Fee Fund. All Transportation Impact Fees and any investment income generated by such fees shall remain in that fund until spent, Encumbered, or refunded pursuant to the provisions of this Chapter.

B. The current owner of property for which Transportation Impact Fees have been paid may receive a refund of such fees if the Transportation Impact Fees have not been expended or Encumbered within 10 years of their receipt by the City. In determining whether fees have been expended or Encumbered, fees shall be considered expended or Encumbered on a first-in, first-out basis. Fees collected by the City can be expended or Encumbered on any eligible Transportation Impact Fee program system improvement, regardless of its location within the City. Notwithstanding the above, this refund mechanism only applies to Transportation Impact Fees and shall not apply to funds expended for mitigation projects or funds collected pursuant to a mitigation and/or development agreement.

C. The City shall provide for the refund of fees according to the requirements of this section and RCW 82.02.080.

1. The City shall notify potential claimants of the refund availability by first-class mail deposited with the United States Postal Service addressed to the owner of the property as shown in the county tax records.
2. A request for a refund must be submitted to the City's Finance Director in writing within one year of the date the right to claim the refund arises or the date that notice is given, whichever date is later.

D. Any Transportation Impact Fees that are not expended or Encumbered within 10 years of their receipt by the City, and for which no application for a refund has been made within this one-year period, shall be retained by the City and expended consistent with the provisions of this chapter.

E. Refunds of Transportation Impact Fees shall include any interest earned on the fees pursuant to RCW 82.02.080.

F. Should the City seek to terminate all Transportation Impact Fee requirements, all unexpended or unencumbered funds, including interest earned, shall be refunded to the current owner of the property for which an impact fee was paid. Upon the finding that all fee requirements are to be terminated, the City shall place notice of such termination and the availability of refunds in a newspaper of general circulation at least two times and shall notify all potential claimants by first-class mail addressed to the owner of the property as shown in the county tax records.

G. All funds available for refund shall be retained for a period of one year. At the end of one year, any remaining funds shall be retained by the City, but must be expended for the original purposes, consistent with the provisions of this Chapter. The notice requirement set forth above shall not apply if there are no unexpended or unencumbered balances within the account or accounts being terminated.

H. An Applicant may request and shall receive a refund on paid Transportation Impact Fees, including interest earned on the Transportation Impact Fees, when:

1. The Applicant does not proceed to finalize the development activity as required by statute or City code or the International Building Code; and
2. The City has not expended or Encumbered the Transportation Impact Fees prior to the application for a refund. In the event that the City has expended or Encumbered the fees in good faith, no refund shall be forthcoming. However, if within a period of three years, the same or subsequent owner of the property proceeds with the same or substantially similar development activity, the owner shall be eligible for a credit against any then-existing Transportation Impact Fee requirement. The owner must petition the City in writing and provide receipts of Transportation Impact Fees paid by the owner for a development of the same or substantially similar nature on the same property or some portion thereof. The City shall determine whether to grant a credit and such determinations may be appealed by following the procedures set forth in this Chapter.

#### **20.09.110 Use of Funds.**

A. Transportation Impact Fees shall:

1. Be used for System Improvements that will reasonably benefit new development; and
2. Not be imposed to make up for deficiencies in the facilities serving existing development; and
3. Not be used for maintenance or operations.

B. Transportation Impact Fees will be spent for System Improvements listed in the City's Capital Facilities Element, the project list in the Transportation Impact Fee Rate Study, the City's Six-year Transportation Improvement Plan, and other relevant plans and studies prepared by the City. Expenditures may include but are not limited to: facility planning, land acquisition, site improvements, necessary off-site improvements, construction, engineering, permitting, financing, grant match funds and administrative expenses, mitigation costs, capital equipment pertaining to public facilities, and any other capital cost related to a particular System Improvement.

C. Transportation Impact Fees may also be used to recoup costs previously incurred by the City to finance System Improvements identified per subsection (B) of this section and directly benefiting new growth and development.

D. In the event that bonds or similar debt instruments are or have been issued for the construction of a public facility or System Improvement for which Transportation Impact Fees may be expended, Transportation Impact Fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the facilities or improvements provided are consistent with the requirements of this chapter and are used to serve new development.

**20.09.120 Existing Authority Unimpaired.**

Nothing in this Chapter is designed to supersede or replace the provisions Chapter 12.24 Transportation Concurrency. Further, nothing in this Chapter shall preclude the City from requiring an applicant to mitigate adverse environmental impacts of a specific development pursuant to the State Environmental Policy Act, Chapter 43.21C RCW, based on the environmental documents accompanying the underlying development approval process, and/or Chapter 58.17 RCW governing plats and subdivisions; provided, that the exercise of the City's existing authority is consistent with the provisions of Chapters 43.21C and 82.02 RCW.

# Snoqualmie Impact Fee Rate Study

Prepared for:  
City of Snoqualmie

November 13, 2024

SE24-0948.00

FEHR  PEERS

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# Introduction

Impact fees require all developers to pay for “transportation system improvements” to the transportation network. Growth in residents and workers from new development is expected to increase travel demand on public facilities, and the purpose of the impact fee is to fund improvements and expansion of the City’s transportation infrastructure to manage this additional demand.

To calculate this impact fee rate for Snoqualmie, a project list was developed using the 2025-2030 Six-Year Transportation Improvement Program, Snoqualmie Riverwalk Master Plan, Snoqualmie Mills EIS, and the list of mitigation projects identified in the Snoqualmie Comprehensive Plan Update 2044. After determining the eligible contribution of each project to the impact fee calculation, this total was divided by the expected growth in PM peak hour person trips over the next 20 years.

Due to the multimodal nature of much of the City’s transportation network, which includes trails, sidewalks, and bicycle facilities, and the potential increase in demand that new development will incur on these, multimodal projects were included in the impact fee calculation, and growth in “person trips” were determined, instead of growth in “vehicle trips,” as is common in other jurisdictions.

The final impact fee rate calculated for Snoqualmie is \$5,922.80 per PM peak hour person trip (2024 dollars), based on the methodology explained in the following chapters.

The remaining sections of the report describe the impact fee program methodology, the analyses performed, and the resulting recommendations.



# Methodology

The multimodal impact fee structure for Snoqualmie was designed to determine the fair share of multimodal transportation improvement costs that may be charged to new development. Growth in residents and workers from new development will increase travel demand on public facilities. Therefore, the nexus between new development and the need for capital improvements is based on maintaining the City's existing level of investment in the transportation infrastructure as the City grows. This existing level of investment, or *existing transportation system value*, represents new development's maximum potential contribution to expanded or new facilities needed to accommodate growth. Because the City is shifting away from a vehicle-trip based impact fee program to a multimodal program, the travel demand associated with the existing infrastructure and new growth is measured in person trips. Therefore, by this methodology, new development cannot be charged more than the existing level of investment per person trip.

The following key points summarize the standard impact fee structure (see *Figure 1*.)

The initial project list was developed from the City of Snoqualmie 2025-2030 Six-Year Transportation Improvement Program. Additional projects were added from the Snoqualmie Riverwalk Master Plan, the Snoqualmie Mills EIS and the list of mitigation projects identified in the Snoqualmie Comprehensive Plan Update 2044.

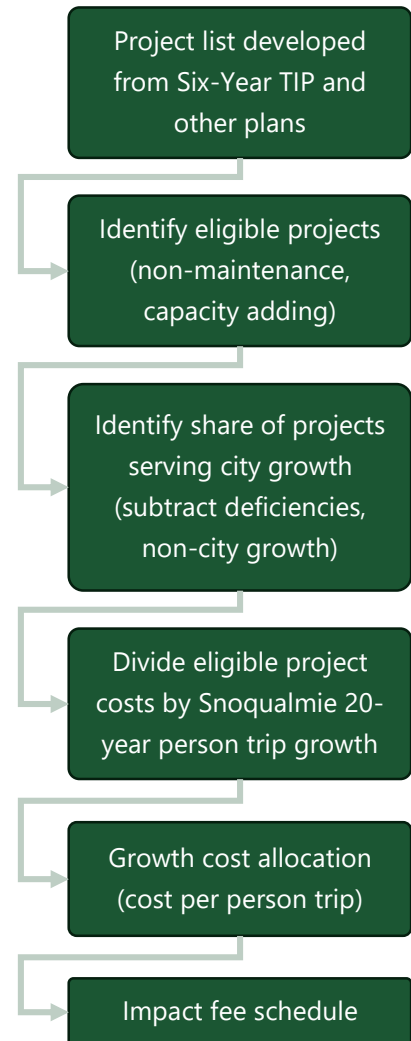
These projects were evaluated for impact fee eligibility; impact fees can only fund new capacity projects. Non-capacity investments, primarily maintenance projects, have been eliminated.

Of the remaining eligible projects, the portion of those projects addressing existing deficiencies or carrying non-city growth were subtracted from eligible costs.

The remaining list of eligible project costs were divided by Snoqualmie's expected growth in PM peak hour person trips over the next 15 years.

After determination of the allowable cost per PM peak hour person trip, a land use-based fee schedule was developed for the entire City. Person trip rates for multiple land use categories were estimated using vehicle trip generation rates from the Institute of Transportation Engineers (ITE) and the ratio of person trips to vehicle trips from household travel surveys conducted in Western Washington.

**Figure 1: Impact Fee Structure**



# Impact Fee Project List

Washington State law specifies that transportation impact fees are to be spent on “transportation system improvements.” Transportation system improvements can include physical or operational changes to existing transportation facilities, as well as new transportation connections built to benefit projected needs. Projects included in the calculation of the impact fee rate must add new multimodal capacity (new streets, additional lanes, sidewalks, bike lanes, low-stress bike routes, multipurpose trails, signalization, roundabouts, etc.). The primary limitation on multimodal impact fees is that they cannot be used to fund local access projects, private roads and trails, or purely recreational trails that do not connect to the larger transportation network.

Fehr & Peers worked with the City to develop the transportation impact fee (TIF) project list by compiling all projects included in the 2025-2030 Six-Year Transportation Improvement Program, Snoqualmie Riverwalk Master Plan, Snoqualmie Mill EIS, and the list of mitigation projects identified in the Snoqualmie Comprehensive Plan Update 2044 and removing those that were not eligible for TIF funding. Removed projects did not add multimodal capacity, addressed only maintenance, or addressed existing deficiencies. As a result, the TIF project list includes a network of biking, walking, and driving projects on the City’s roadway system. The resulting project list is shown in *Table 1*.

The project list is aligned to support the growth identified in the Comprehensive Plan and has a total cost of \$78 million if all projects were to be implemented. In the following chapters, we describe the proportion of project costs allocated to the impact fee program. The cost allocation considers the ability of the City to raise outside funding (e.g., grants) and technical limitations on how much of cost can be included in the TIF (e.g., excluding growth that is not outside of the City, excluding a portion of implementation that benefits current residents rather than growth, etc.).

**Table 1: Impact Fee Eligible Project List**

ID	Projects	Project Source	Assumed Total Cost
1	Americans with Disabilities Act (ADA) Program	TIP	\$1,000,000
2	Town Center Improvement Project – Phase 3	TIP	\$12,000,000
3	384th Sidewalk Improvements	TIP	\$500,000
4	Newton Street connection	TIP	\$462,600
5	King Street Rail Crossing Improvements	TIP	\$650,000
6	Snoqualmie Parkway Rail Crossing Improvements	TIP	\$1,000,000
7	Town Center Improvement Project – Phase 4	TIP	\$2,500,000
8	Town Center South Parking	TIP	\$250,000
9	Town Center North Improvement Project	TIP	\$50,000
10	Complete Streets and Safety Improvements	TIP	\$1,500,000
11	SR 202 Snoqualmie River Bridge	TIP	\$40,000,000
12	Comprehensive Plan Intersection Traffic Mitigation	Comprehensive Plan	\$30,000,000
13	Snoqualmie Riverwalk	Riverwalk Master Plan	\$1,064,000
14	Snoqualmie Mill: Pedestrian Trails	Snoqualmie Mill EIS	\$600,000
15	Snoqualmie Mill: Mill Pond Road/Mill Street Roundabout	Snoqualmie Mill EIS	\$5,000,000
16	Snoqualmie Mill: Mill Street	Snoqualmie Mill EIS	\$1,500,000
<b>Total</b>			<b>\$98,076,600</b>

# Person Trip Growth

Determining the existing travel demand, as well as growth in travel demand caused by new development, is a key requirement for a TIF program. Trip generation rates by land use category are a reasonable measure of travel demand, or the desire for mobility by residents and workers to access homes, jobs, shopping, recreation, and other activities. For this study, trip generation represents the movement by one person on a typical weekday from one activity to another, regardless of travel mode (driving, riding transit, biking, or walking.)

Fehr & Peers developed a method to calculate growth in PM peak hour person trips using data from the Puget Sound Regional Council (PSRC) household travel survey, trip rates from the Institute of Transportation Engineers (ITE), and land use data from the Puget Sound Regional Council and the 2018-2022 American Community Survey (ACS.)

In order to calculate PM peak hour person trips, a trip was defined as travel between an origin and a destination. Each trip has two “trip ends”—one at the origin of the trip and one at the destination. Traditional data collection methods like ITE trip generation rates document the number of trip ends at a given type of land use—for example, the number of vehicles entering and exiting a business during the PM peak hour.

Traditionally, TIF programs are built around vehicle trip generation and support the expansion of vehicle capacity. However, Washington State explicitly allows TIF programs to fund multimodal transportation projects (e.g., roads, bike lanes, sidewalks, multipurpose trails, etc.). With an emphasis on multimodal transportation projects, this TIF is based on “person” trip ends rather than “vehicle” trip ends. A person trip end is any trip made from or to a land use, regardless of the mode of travel taken. This is an important step since there can be a clear nexus established for assessing an impact fee on person trips for any type of transportation capacity expansion. As an example, it could be challenging to assess a vehicle-based impact fee while building sidewalk or bikeway improvements that do not add to vehicle capacity.

The calculation of person trips required several steps, summarized below:

1. Calculate growth assumed in the Comprehensive Plan update and translate the growth into a format that can be used for impact fees.
2. Estimate the trip ends associated with the land use growth using a format that can be applied at an individual project level. For this TIF program, we are using standard ITE vehicle trip generation rates since most new development projects in the City of Snoqualmie are required to prepare a traffic impact analysis and the ITE is nearly always used to estimate growth in trips. Using the ITE vehicle trip generation rate for the peak hour, vehicle trips are translated into person trips using data from the PSRC household travel survey.
3. Total forecast person trip growth is then calculated for the entire City. Impact fees are usually calculated based on peak hour trip growth, since that is the time period when the transportation

capacity is most utilized. For the purposes of estimating an impact fee rate, the PM peak hour is used, although the TIF can be applied to any peak hour, at the discretion of the Planning Director.

These three steps are summarized in the tables below.

Table 2 shows the growth forecast in the City of Snoqualmie assumed in the Comprehensive Plan update. Growth is allocated into generalized land uses based on the existing mix of single-family to multi-family homes, commercial, retail, government, and industrial land uses in the City. The allocation in the generalized land use categories was also informed by the land use allocation in the PSRC regional travel model. It is important to note that land use growth does not represent buildout of all land in the City, but rather forecasts how much growth will occur based on regional projections from PSRC and the State of Washington.

**Table 2: Estimating Growth in Land Use**

Land Use Category	2023 Snoqualmie Totals	2044 Snoqualmie Totals		Total New Growth in DU/KSF
Single Family	4,161 DU	4,704 DU		543
Multi-Family	399 DU	451 DU	<b>2044 Total minus 2023 Total</b>	52
Retail	357 KSF	600 KSF		243
Office	732 KSF	1,232 KSF		500
Government	362 KSF	580 KSF		218
Education	236 KSF	486 KSF		250
Industrial	499 KSF	879 KSF		380

DU = dwelling unit; KSF = thousand square feet.  
Source: Fehr & Peers, 2024.

Table 3 summarizes how traditional ITE trip generation rates are converted into person trip rates using a factor of observed person trip rates and vehicle trip rates from the PSRC Household Travel Survey. It is worth noting that we apply ITE vehicle trip generation rates rather than using the person trip generation rates directly from the PSRC regional travel demand model because the ITE rates reflect how individual-project level rates are calculated. In other words, when a developer is applying for a permit, they do not submit a traffic study based on a travel model run, they submit a traffic study based off ITE rates. By using the same calculations used at the project-level, the overall number of estimated person trips will be consistent, and the overall impact fee rate will be more accurate.

**Table 3: Translating ITE Vehicle Trip Generation Rates into Person Trip Generation Rates**

Land Use	ITE Vehicle Trip Rate <sup>1</sup>		Vehicle-to-Person Trip Ratio <sup>2</sup>		Person Trip Rate
Single Family	0.94		1.45		1.36
Multi-Family	0.45		1.45		0.65
Retail	3.4	x	1.25	=	4.25
Office	1.72		1.22		2.10
Government	1.71		1.25		2.14
Education	0.16		1.25		0.19
Industrial	0.34		1.08		0.37

1. DU = dwelling unit; KSF = thousand square feet.  
 2. Vehicle-to-person trip generation rate factors from the PSRC household travel survey.  
 Source: Fehr & Peers, 2024.

Table 4 applies the person trip generation rates derived in Table 3 to the land use growth from above. Pass-by trip adjustments (these are common adjustments to project-level trip generation applied in individual traffic studies) are applied to account for “net new” trip generation. Again, this is an important step since pass-by trips are not eligible to be included in an impact fee program. The net result is a forecast growth in PM peak hour person trips based on Comprehensive Plan land use growth rates.

**Table 4: Growth in PM Peak Hour Person Trips (2023-2044)**

Land Use Category	Growth in DU or KSF		Pass-by-Adjustment		Person Trip Rate		Growth in Person Trips
Single Family	543 DU		--		1.36		740
Multi-Family	52 DU		--		0.65		34
Retail	243 KSF	x	0.6	x	4.25	=	621
Office	500 KSF		0.9		2.10		944
Government	218 KSF		0.9		2.14		419
Education	250 KSF		0.9		0.19		44
Industrial	380 KSF		--		0.37		139
<b>Total Growth in Person Trips</b>							<b>2,941</b>

Source: Fehr & Peers, 2024.

These total PM peak hour person trip estimates will be used in the calculation of transportation impact fees rate.

# Calculating Eligible Costs

The Washington State Growth Management Act states that impact fees cannot be used to fund the entirety of the project list. This is based, in part, on practical matters: impact fees cannot be so high as to eliminate the potential for a person to develop their land. However, there are also technical issues that preclude impact fees from being a sole funding source for new capital projects. Namely, Snoqualmie cannot assess an impact fee on growth occurring outside of the City and development within the City cannot be responsible to pay for external growth. Additionally, Snoqualmie cannot have developers pay for “existing deficiencies” of the transportation system within the City. Snoqualmie must find other funds to build projects to bring the existing transportation system up to standard.

Therefore, the total cost of projects shown in *Table 1* are adjusted to account for assumed external funding, the share of growth that occurs outside of Snoqualmie, and the share of project costs needed to address existing deficiencies. These are explained below.

## External Funding

Snoqualmie has received outside funding commitments for several near-term projects, largely in the form of grants. When known, these grants are specifically taken into account. However, as a strong steward of municipal finances, Snoqualmie generally does not undertake large capital projects without external funding. Therefore, for longer-range projects with no grant funding yet secured, the impact fee program assumes that a proportion of the overall project cost is assumed to come from external sources. These range from a high proportion for projects such as the SR 202 bridge replacement, which is largely the responsibility of WSDOT, to a lower proportion of smaller transportation facilities entirely owned and operated by the City of Snoqualmie.

## Growth Outside Snoqualmie

As noted, development inside the City of Snoqualmie cannot pay for the impacts of growth occurring outside of the City. This is important considering that facilities like SR 202 and Snoqualmie Parkway are important regional roads and carry substantial amounts of non-local travel.

To account for growth occurring outside of the City, we used the PSRC travel model to specifically calculate the share of 2044 traffic on area roadways that have vehicle capacity improvement projects included in the project list. This share of future traffic not associated with the City of Snoqualmie was used to reduce the total costs of vehicle capacity projects included in the TIF program.

For pedestrian and bicycle projects, we are not able to use the regional travel model to determine the share of non-city travel that would occur on sidewalks, trails, and other active transportation improvements in 2044. However, given that walking and bicycling trips are considerably shorter in

distance than vehicle trips, and the relative isolation of Snoqualmie, we assumed 10% of all walk/bike person trip growth is attributable to new growth outside of the City.

## Existing Deficiencies

For vehicle capacity projects, existing deficiencies are determined based on whether a roadway or intersection fails to meet the City's adopted level of service standard under existing conditions. Per the analysis performed for the Comprehensive Plan, all intersections in the City of Snoqualmie meet the level of service standard and therefore there are no existing deficiencies related to vehicle capacity that must be addressed. In other words, the City of Snoqualmie has expanded roadways and intersections concurrent with growth which has ensured that today's roadway system can accommodate the level of traffic present during peak hours. In fact, the only notable traffic congestion in Snoqualmie is related to congestion that spills back from the SR 18/I-90 interchange.

While Snoqualmie has built out the roadway network, there are large portions of the City that do not have sidewalks or comfortable bicycling facilities. Evaluating existing deficiencies for active mode infrastructure is typically done by comparing the proportion of existing roadways that have standard active mode infrastructure (e.g., sidewalks, bike paths, bike lanes, etc.). Through development agreements, nearly all of Snoqualmie Ridge has robust active mode infrastructure, but the same is not true for the historic parts of the City.

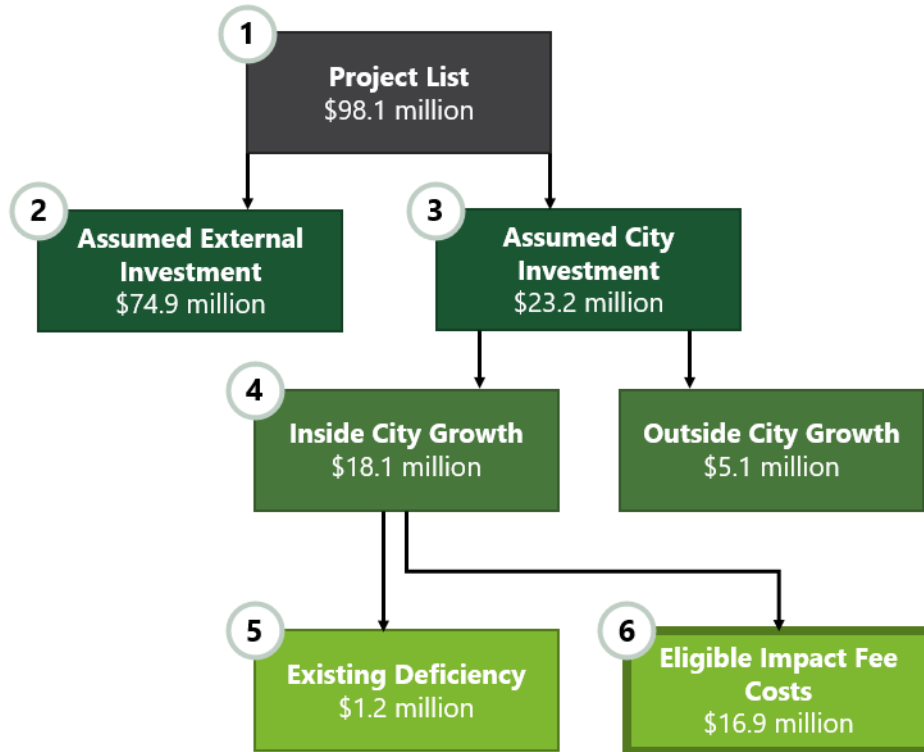
Snoqualmie does not have a detailed inventory of all active mode infrastructure, but we conservatively estimated that half of the roadways in Snoqualmie lack adequate pedestrian/bicycle infrastructure. Therefore, for active mode projects, we apply a 50% deficiency to any project cost that expands the capacity for walking and bicycling. The simplest way to think about the active mode existing deficiency is to say that new development is being asked to pay for 50% of future pedestrian and bicycle infrastructure, which is an equal share to how much prior growth has built to this point. The City of Snoqualmie will have to identify funding to pay for its share of existing deficiencies.

## Cost Allocation Results

The steps in *Figure 2* and *Table 5* summarize how the total project costs are distilled down to the eligible costs that can be included in the multimodal TIF. As shown, the final cost to provide adequate future transportation infrastructure that will support new growth is \$5,733.29 per peak hour trip. Note that while the program was calculated based on PM peak hour trip generation, this is a proxy to measure the overall impact on the transportation caused by new development. It is the intent of the TIF program that the peak hour trip generation (AM, midday, PM) be considered when calculating an appropriate impact fee.



**Figure 2: Determination of Eligible Impact Fee Costs From Project List**



**Table 5: Calculation of the Fee Per Trip**

No	Calculation Step	Value
1	Eligible Project List Costs	\$98,076,600
2	Subtract Estimated External Funding	- \$74,892,500
3	Assumed City Investment	= \$23,184,100.00
4	Growth Attributable to Snoqualmie	× 51%-100% (range, based on project type and location) = \$18,080,474
5	Account for Existing Deficiencies	× 0%-50% (range, based on project)
6	Resulting Impact Fee Costs	= \$16,859,174
7	Divide by Growth in PM Peak Hour Person Trip Ends	÷ 2,941
<b>8</b>	<b>Cost per Peak Hour Person Trip End</b>	<b>\$5,733.29</b>

Source: Fehr & Peers, 2024.

# Impact Fee Schedule

Table 5 highlights the most important calculation of the TIF, which is the cost per peak hour trip. Using this rate and the peak hour trip generation of any development project, the appropriate impact fee can be calculated. However, to assist project applicants in estimating their impact fees, we have developed a rate table that translated the impact fee rate into a cost per unit of development for a variety of land uses included in the *ITE Trip Generation Manual*. Table 6 shows the various components of the fee schedule (vehicle trip generation rates, pass-by rates, and person trip rates.)

The impact fee schedule can be used to calculate impact fees for simple land use projects, but the City of Snoqualmie reserves the right to request a detailed trip generation analysis for any development proposal. Applicants also have the right to submit an independent impact fee assessment for review by the City. As noted, some land uses (e.g., coffee shop, bakeries) may need to assess their impact fee on the AM or other peak hour, as directed by the City of Snoqualmie.

**Table 6: City of Snoqualmie Impact Fee Rate Schedule**

ITE Land Use Category	ITE Code	Units	Vehicle PM Peak Trips/Unit <sup>1</sup>	Pass-by % <sup>2</sup>	Vehicle-to-Person Trip Ratio <sup>3</sup>	PM Peak Person Trip Rate	Impact Fee Per Development Unit	
Single Family – Detached	210	per DU	0.94	0%	1.45	1.36	\$7,814.47	
Middle Housing <sup>4</sup>	215, 220	per DU	0.47	0%		0.78	\$3,907.24	
Retirement Community	251	per DU	0.30	0%		0.44	\$2,493.98	
Congregate Care/Asst Living	253	per DU	0.18	0%		0.26	\$1,496.39	
Elementary School	520	students	0.16	20%	1.26	0.16	\$924.66	
Middle/JR High School	522	students	0.15	20%		0.15	\$866.87	
High School	525	students	0.14	20%		0.14	\$809.08	
Day Care Center	565	per KSF	11.12	90%		1.40	\$8,033.03	
Church	560	per KSF	0.49	0%		0.62	\$3,539.73	
Nursing Home	620	per Bed	0.14	0%	1.08	0.18	\$1,011.35	
Light Industrial/Manufacturing	110, 140	per KSF	0.695	0%		0.75	\$4,303.41	
Industrial Park	130	per KSF	0.34	0%		0.37	\$2,105.26	
Mini-Warehouse/Storage	151	per KSF	0.15	0%		0.16	\$928.79	
Warehousing	150	per KSF	0.18	0%	1.26	0.19	\$1,114.55	
Hospital	610	per KSF	0.86	0%		1.08	\$6,212.59	
Medical/Dental Office	720	per KSF	3.93	0%		1.22	4.79	\$27,488.82
General Office (200k-300k)	710	per KSF	1.44	0%			1.76	\$10,072.24
General Office (300k)	710	per KSF	1.22	0%	1.49		\$8,533.43	
Single Tenant Office	715	per KSF	1.76	0%	2.15		\$12,310.52	

ITE Land Use Category	ITE Code	Units	Vehicle PM Peak Trips/Unit <sup>1</sup>	Pass-by % <sup>2</sup>	Vehicle-to-Person Trip Ratio <sup>3</sup>	PM Peak Person Trip Rate	Impact Fee Per Development Unit
Health Fitness Club	492	per KSF	3.45	25%	1.25	3.23	\$18,543.60
Recreational Community Center	495	per KSF	2.5	25%		2.34	\$13,437.39
Gasoline/Service Station	944	per VSP	13.91	62%	1.25	6.61	\$37,881.27
Gas Station w/Convenience Market	945	per VSP	18.42	62%		8.75	\$50,163.41
Self-Serve Car Wash	947	per stall	5.54	35%		4.50	\$25,806.96
Auto Sales (New/Used)	840, 841	per KSF	3.09	20%		3.09	\$17,687.19
Automobile Parts Sales	843	per KSF	4.9	43%		3.49	\$20,016.34
Auto Service Center	943	per KSF	2.06	30%		1.80	\$10,334.25
Variety Store	814	per KSF	6.7	50%		4.19	\$24,008.15
Freestanding Discount Store	815	per KSF	4.86	27%		4.43	\$25,425.70
Supermarket	850	per KSF	8.95	38%	6.94	\$39,767.52	
Shopping Center (>150k)	820	per KSF	3.4	29%	3.02	\$17,300.20	
Shopping Plaza (40 – 150k)	821	per KSF	9.03	40%	6.77	\$38,828.70	
Strip Retail Plaza (<40k)	822	per KSF	6.59	34%	5.44	\$31,170.46	
Hardware/Paint Store	816	per KSF	2.98	60%	1.49	\$8,542.60	
Convenience Market	851	per KSF	49.11	61%	23.94	\$137,261.37	
Pharmacy/Drug Store w/o Drive-Thru	880	per KSF	8.51	53%	1.25	5.00	\$28,664.29
Pharmacy/Drug Store w/Drive-Thru	881	per KSF	10.25	49%		6.53	\$37,463.46
Furniture Store	890	per KSF	0.52	40%		0.39	\$2,235.98
Drive-In Bank	912	per KSF	21.01	35%		17.07	\$97,870.82
Walk-In Bank	911	per KSF	12.13	47%	8.04	\$46,073.42	
Fine Dining Restaurant	931	per KSF	7.8	44%	5.46	\$31,303.75	
High Turnover Restaurant	932	per KSF	9.05	43%	6.45	\$36,968.96	
Fast Food w/o Drive-Thru	933	per KSF	33.21	49%	21.17	\$121,381.60	
Fast Food w/Drive-Thru	934	per KSF	33.03	55%	18.58	\$106,520.92	
Hotel	310	per room	0.59	0%	1.45	0.86	\$4,904.83
Motel	320	per room	0.36	0%		0.52	\$2,992.78

1. Source: ITE Trip Generation Manual, 11th Edition. Vehicle trip rates for weekday, peak hour of adjacent street traffic (4-6pm).  
 2. A pass-by trip is any trip that may go to a land use but is part of a larger overall "trip tour." The defining feature of the pass-by trip is that it is an interim stop that did not initiate the overall need to travel.  
 3. Vehicle-to-person trip generation rate factors were developed from the 2017-2019 Puget Sound Regional Council Household Travel Survey.  
 4. Consistent with HB 1337, ADUs cannot have an impact fee of more than 50% of the fee for single family housing. To encourage middle housing, all forms of non-single family housing not otherwise listed in this table are eligible for this reduced impact fee rate.  
 Sources: ITE Trip Generation Handbook, 11th Edition; Fehr & Peers, 2024.



**BUSINESS OF THE CITY COUNCIL  
CITY OF SNOQUALMIE**

**AB24-098  
November 25, 2024  
Ordinance**

Item 11.

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	<b>AB24-098:</b> Ordinance adopting the City of Snoqualmie Comprehensive Plan 2044 Periodic Update	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
	<b>PROPOSED ACTION:</b>	
	Motion to adopt Ordinance No. 1302, the City of Snoqualmie Comprehensive Plan 2044 Periodic Update	

<b>REVIEW:</b>	Department Director	Emily Arteche	11/19/2024
	Finance	n/a	Click or tap to enter a date.
	Legal	David Linehan	11/20/2024
	City Administrator	Choose an item.	11/21/2024

<b>DEPARTMENT:</b>	Community Development		
<b>STAFF:</b>	Emily Arteche, CD Director		
<b>COMMITTEE:</b>	Community Development	<b>COMMITTEE DATE:</b> December 2, 2024	
<b>EXHIBITS:</b>	1. Comprehensive Plan		

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUESTED</b>	\$ n/a

**SUMMARY**

**INTRODUCTION**

The City of Snoqualmie is required to adopt an updated Comprehensive Plan by December 31, 2024, pursuant to RCW Chapter 36.70A of the Growth Management Act (GMA), which contains the 15 goals intended to guide the development and contents of comprehensive plans in the state of Washington.

**LEGISLATIVE HISTORY**

The Snoqualmie City Council adopted Ordinance No. 1148, Snoqualmie 2032, the 2014 City of Snoqualmie Comprehensive Plan on December 8, 2014.

**BACKGROUND**

The City of Snoqualmie held meetings/open houses open to members of the public on April 6, 2023, at Snoqualmie City Hall, and October 18, 2023, at the Snoqualmie Library Meeting Room, to facilitate public participation in the planning process to provide for an opportunity

for early and continuous public participation during the comprehensive plan amendment process as required by RCW 36.70A.140.

The City of Snoqualmie developed and facilitated a Public Involvement Plan, (PIP) which generated over 400 public comments and over 40 separate interactions with the Washington State Departments of Commerce, Fish and Wildlife, and Transportation, the Puget Sound Regional Government, the Snoqualmie Tribe, Snoqualmie Valley Transportation, Snoqualmie Valley Mobility Coalition, the Snoqualmie Valley Watershed Forum, the Snoqualmie Downtown Association, the Snoqualmie Ridge Merchants Association and other Community Partners which were used to help inform the development of the Plan.

The Planning Commission of the City of Snoqualmie invited members of the public meetings on July 17, 2023, August 7, 2023, August 21, 2023 (Land Use), September 5, 2023, September 18, 2023, October 2, 2023 (Housing), October 2, 2023, October 16, 2023, November 6, 2023, November 11, 2023 (Transportation), November 6, 2023, November 20, 2023, December 4, 2023 (Capital Facilities and Utilities), August 21, 2023, September 20, 2023, October 2, 2023 (Economic Development), December 4, 2023, January 16, 2024, February 5, 2024, February 20, 2024, and March 18, 2024 (Environment), and made recommendations to the Snoqualmie City Council regarding the proposed amendments.

City Council Committees of the City of Snoqualmie invited the public to meetings of the City Council Committee on November 6, 2023, November 20, 2023 (Land Use), October 16, 2023, November 11, 2023, November 20, 2023, December 4, 2023, February 5, 2024 (Housing), December 5, 2023, February 6, 2024 (Transportation), January 3, 2024 (Capital Facilities and Utilities), October 16, 2023; November 6, 2023; November 20, 2023 (Economic Development); and April 1, 2024 (Environmental) regarding the proposed amendments.

The City Council of the City of Snoqualmie held City Council meetings open to members of the public on February 12, 2024 (Land Use), February 26, 2024, March 11, 2024, and March 25, 2024 (Transportation), March 25, 2024 (Capital Facilities and Utilities), April 8, 2024, April 22, 2024, and May 13, 2024 (Economic Development and Environment) regarding the proposed amendments.

#### **ANALYSIS**

The City of Snoqualmie 2044 Comprehensive Plan is consistent with the requirements of the State Environmental Policy Act and the City issued a Determination of Non-significance Adoption and Addendum, June 3, 2024. This threshold determination adopted prior environmental analysis prepared for the Snoqualmie 2023 Comprehensive Plan and added new information based on environmental studies. The adoption of the Comprehensive Plan 2044 Periodic Update is unlikely to result in significant environmental impacts.

#### **BUDGET IMPACTS**

N/A

**NEXT STEPS**

Hold a public hearing at the second reading and adopt the City of Snoqualmie Comprehensive Plan 2044 Periodic Update, Ordinance No. 1302 on December 9, 2024.

**PROPOSED ACTION**

Approve a second reading and make a motion to adopt the City of Snoqualmie Comprehensive Plan 2044 Periodic Update, Ordinance No. 1302

**ORDINANCE NO. 1302**

**AN ORDINANCE OF THE CITY OF SNOQUALMIE,  
WASHINGTON, ADOPTING THE CITY OF SNOQUALMIE  
COMPREHENSIVE PLAN 2044 PERIODIC UPDATE**

**WHEREAS**, the City of Snoqualmie is required to plan under RCW Chapter 36.70A, the Growth Management Act, which contains fifteen goals intended to guide the development and contents of comprehensive plans for jurisdictions planning under GMA in order to manage population growth and the use of natural resources in the state of Washington; and

**WHEREAS**, the City of Snoqualmie is categorized as a fully-planning jurisdiction by the Growth Management Act and is required to prepare and keep current a comprehensive plan incorporating the various required elements specified by RCW 36.70A; and

**WHEREAS**, the City of Snoqualmie developed and facilitated a Public Involvement Plan, (PIP) which generated over 400 public comments and over 40 separate interactions with the Washington State Departments of Commerce, Fish and Wildlife, and Transportation, the Puget Sound Regional Government, the Snoqualmie Tribe, Snoqualmie Valley Transportation, Snoqualmie Valley Mobility Coalition, the Snoqualmie Valley Watershed Forum, the Snoqualmie Downtown Association, the Snoqualmie Ridge Merchants Association and other Community Partners which were used to help inform the development of the Plan; and

**WHEREAS**, the City of Snoqualmie invited members of the Public and Community Partners to Open Houses on April 6, 2023, at Snoqualmie City Hall and

October 18, 2023, at the Snoqualmie Library Meeting Room to facilitate public participation in the planning process to provide for an opportunity for early and continuous public participation during the comprehensive plan amendment process as required by RCW 36.70A.140; and

**WHEREAS**, the Planning Commission of the City of Snoqualmie invited members of the public to public meetings on July 17, 2023, August 7, 2023, August 21, 2023 (Land Use), September 5, 2023, September 18, 2023, October 2, 2023 (Housing), October 2, 2023, October 16, 2023, November 6, 2023, November 11, 2023 (Transportation), November 6, 2023, November 20, 2023, December 4, 2023 (Capital Facilities and Utilities), August 21, 2023, September 20, 2023, October 2, 2023 (Economic Development), December 4, 2023, January 16, 2024, February 5, 2024, February 20, 2024, and March 18, 2024 (Environment) and made recommendations to the Snoqualmie City Council regarding the proposed amendments; and

**WHEREAS**, the City Council Committees of the City of Snoqualmie invited the public to City Council Committee meetings open to members of the public on November 6, 2023, November 20, 2023 (Land Use), October 16, 2023, November 11, 2023, November 20, 2023, December 4, 2023, February 5, 2024 (Housing), December 5, 2023, February 6, 2024 (Transportation), January 3, 2024 (Capital Facilities and Utilities), October 16, 2023; November 6, 2023; November 20, 2023 (Economic Development); and April 1, 2024 (Environmental) regarding the proposed amendments; and

**WHEREAS**, the City Council of the City of Snoqualmie invited the public to City Council meetings open to members of the public on February 12, 2024 (Land Use)



February 26, 2024, March 11, 2024, and March 25, 2024 (Transportation), March 25, 2024 (Capital Facilities and Utilities), April 8, 2024, April 22, 2024, May 13, 2024 (Economic Development and Environment) regarding the proposed amendments; and

**WHEREAS**, the City of Snoqualmie held a public hearing at the Snoqualmie City Hall on December 9, 2024, to hear public testimony on the Plan; and

**WHEREAS**, the City of Snoqualmie has prepared the Comprehensive Plan 2044 Periodic Update consistent with the requirements of RCW 36.70A and in pursuit of the fifteen goals of the Growth Management Act and has also considered, evaluated, and where appropriate incorporated the feedback and information gathered during various public participation opportunities, and

**WHEREAS**, to ensure the adoption of the City of Snoqualmie 2044 Comprehensive Plan is consistent with the requirements of the State Environmental Policy Act, the City of Snoqualmie on June 3, 2024 issued a Determination of Non-significance Adoption and Addendum, adopting prior environmental analysis prepared for the Snoqualmie 2023 Comprehensive Plan and adding new information based on environmental studies finding that the adoption of the Comprehensive Plan 2044 Periodic Update is unlikely to result in significant environmental impacts; and

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Snoqualmie as follows:

**Section 1. Adoption of Comprehensive Plan Periodic Update.** Volumes 1 and 2 of the 2024 City of Snoqualmie Comprehensive Plan periodic update, attached hereto, are hereby adopted.

**Section 2. Effective Date.** This ordinance shall be effective five days after its passage and publication, as provided by law.

**Section 3. Severability.** If any portion of this ordinance is found to be invalid or unenforceable for any reason, such finding shall not affect the validity or enforceability of any other section of this ordinance.

**Section 4. Corrections by City Clerk or Code Reviser.** Upon approval of the City Attorney, the City Clerk and 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 numbering and section/subsection numbering.

**PASSED** by the City Council of the City of Snoqualmie, Washington, at a regular meeting thereof this 9th day of December 2024.

\_\_\_\_\_  
Katherine Ross, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Deana Dean, City Clerk

\_\_\_\_\_  
David Linehan, Interim City Attorney

# CITY OF SNOQUALMIE

## COMPREHENSIVE PLAN 2024 – 2044







# SNOQUALMIE 2044

CITY OF SNOQUALMIE  
COMPREHENSIVE PLAN

Adopted by Snoqualmie City Council  
December 9, 2024  
Resolution **xxxx**

*Cover Photo Courtesy of Jim Reitz  
Used with Permission*

# ACKNOWLEDGMENTS

## CITIZENS OF THE CITY OF SNOQUALMIE

### SNOQUALMIE CITY COUNCIL

*Katherine Ross, Mayor*  
*Ethan Benson*  
*Rob Wotton*  
*Bryan Holloway*  
*Louis Washington*  
*Catherine (Cat) Cotton*  
*Cara Christensen*  
*Jolyon Johnson*

### SNOQUALMIE PLANNING COMMISSION

*Luke Marusiak, Chair*  
*Andre Testman, Vice Chair*  
*Ashleigh Kilcup*  
*Michael Krohn*  
*Darrell Lambert*  
*Dan Murphy*  
*Steve Smith*

### COMMUNITY DEVELOPMENT DEPARTMENT

*Emily Arteche, AICP, Community Development Director*  
*Mona Davis, Senior Planner*  
*\*Ashley Wragge, Planning Technician*

### CONTRIBUTING CITY STAFF

*Mike Chambless, City Administrator*  
*Deana Dean, City Clerk*  
*Danna McCall, Communications Coordinator*  
*Drew Bouta, Finance Director*  
*Mike Bailey, Fire Chief*  
*Jeff Hamlin, Parks & Public Works Director*  
*Brian Lynch, Police Chief*

### CONSULTANT TEAM

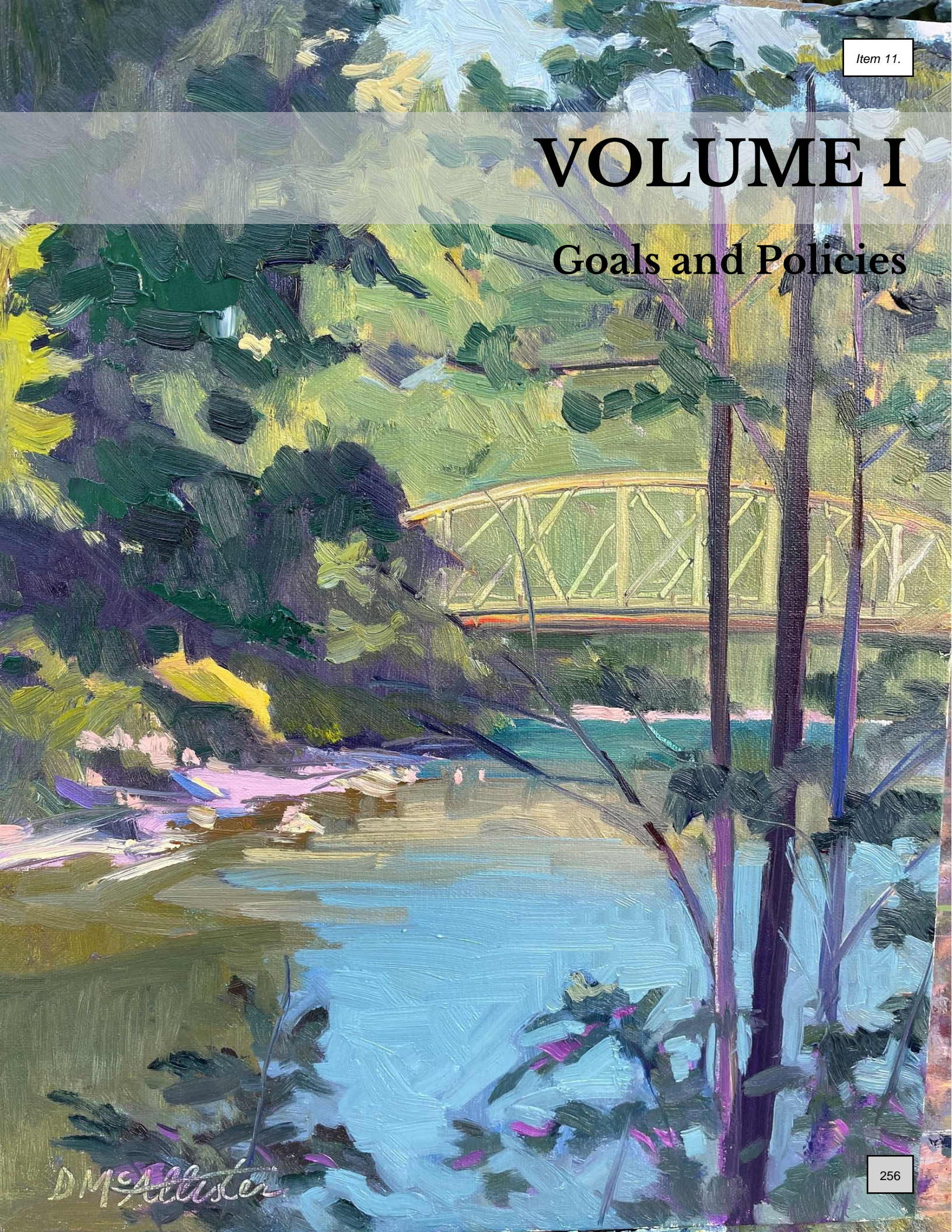
*FCS Group*  
*Fehr & Peers*  
*LDC*  
*Otak*  
*Perteet*

*\*Term of position concluded prior to Planning Commission recommendation or City Council adoption*



# VOLUME I

## Goals and Policies



*DMcAllister*



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## INTRODUCTION

Welcome to the City of Snoqualmie Comprehensive Plan. This plan projects the future of Snoqualmie through 2044, articulating goals and policies designed to cultivate a vibrant, sustainable, and inclusive community. It is the result of a periodic update process conducted in 2023 and 2024, refining the goals, policies, and supporting analysis of the 2014 Comprehensive Plan based on updated data and extensive community engagement. It serves as a foundation for the City's regulations and guides decision-making processes, ensuring that growth and development align with the aspirations of our residents.

Building on the principles established in previous plans, this Comprehensive Plan addresses community needs and complies with the Washington Growth Management Act (GMA) requirements for regular updates. It also aligns with King County's Countywide Planning Policies and the Puget Sound Regional Council's Vision 2050, ensuring regional coherence and collaboration. Through this plan, we aim to balance development with the preservation of our natural beauty and cultural heritage, ensuring a high quality of life for all Snoqualmie residents.



## PLANNING FRAMEWORK

### GROWTH MANAGEMENT ACT (GMA)

The State of Washington enacted the Growth Management Act (GMA) in 1990 to address the challenges posed by rapid growth and development. This legislation mandates that the state's fastest-growing counties, along with the cities within them, prepare comprehensive plans that guide conservation and development over a twenty-year period. These comprehensive plans serve as the legal foundation for all subsequent planning and zoning activities within the city, ensuring they are aligned with the GMA's goals and requirements.

To comply with the GMA, counties, in cooperation with cities, must designate urban growth areas (UGAs) to encompass areas and densities sufficient to accommodate the projected 20-year growth. All cities must be within a UGA, ensuring that growth is managed efficiently and sustainably. Additionally, public facilities and services necessary to support development must be in place or have funding committed within six years to serve new development concurrently.

### GMA PLANNING GOALS

The GMA outlines fourteen statutory goals to guide the development of comprehensive plans. These goals ensure that plans are not only internally consistent but also compatible with the plans of neighboring jurisdictions. The statutory goals of the GMA are as follows:

1. **Urban Growth:** Direct growth to areas where urban services can be provided efficiently.
2. **Reduce Sprawl:** Minimize the spread of low-density development on undeveloped land.
3. **Transportation:** Develop efficient, multimodal transportation systems coordinated with regional and local plans.
4. **Housing:** Ensure affordable housing is available to all economic segments and encourage a variety of housing types and densities.
5. **Economic Development:** Promote economic growth throughout the state, focusing on opportunities for all citizens, including disadvantaged individuals and regions with insufficient growth, while respecting natural resource capacities.
6. **Property Rights:** Protect landowners' rights from arbitrary actions and ensure fair compensation for public use of private property.
7. **Permitting:** Ensure timely and predictable processing of permit applications by state and local governments.

8. **Natural Resource Industries:** Support and enhance industries based on natural resources, such as timber, agriculture, and fisheries, and encourage conservation of productive lands.
9. **Open Space and Recreation:** Preserve open spaces, enhance recreational opportunities, conserve habitats, and develop parks.
10. **Environment:** Protect and enhance environmental quality, including air and water quality.
11. **Citizen Participation and Coordination:** Promote active citizen involvement in planning processes and coordinate efforts among communities and jurisdictions.
12. **Public Facilities and Services:** Ensure necessary public facilities and services are adequate to support development without reducing current service levels below established standards.
13. **Historic Preservation:** Identify and preserve lands, sites, and structures of historical and archaeological significance.
14. **Shoreline Management:** Effectively manage the state's shorelines to balance development with environmental conservation.

## GMA PLANNING TIMELINES

---

Local governments were to adopt their initial comprehensive plans by July 1, 1994. According to updates to RCW 36.70A.130 (5), King County cities must update both comprehensive plans and development regulations on or before December 31, 2024, again on or before June 30, 2034, and every ten years thereafter. Development regulations must be consistent with and implement the comprehensive plan. The GMA was amended in 2022 to require cities such as Snoqualmie to submit an implementation progress report five years after each periodic review of their comprehensive plans. For Snoqualmie, the first report is expected to be submitted in 2029, between the 2024 and 2034 periodic updates.

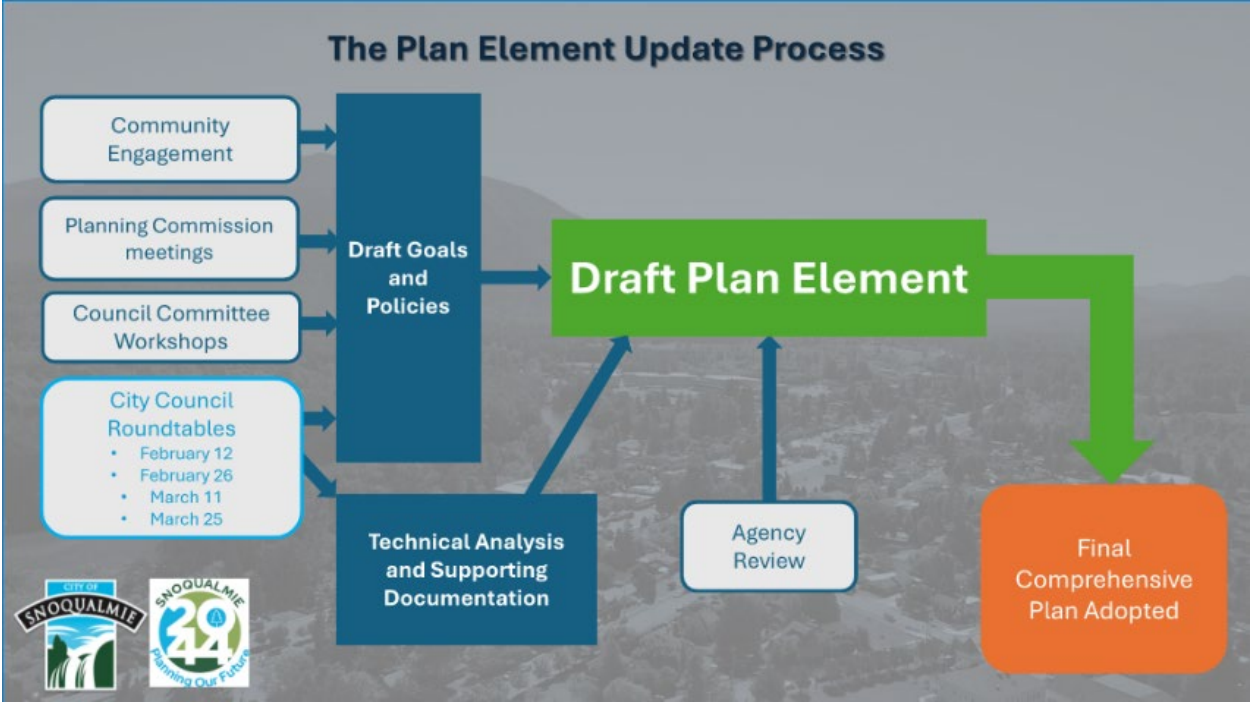
## REGIONAL PLANNING FRAMEWORK

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The Snoqualmie Comprehensive Plan update supports and helps implement the multicounty policy guidance of Vision 2050. Vision 2050, created by the Puget Sound Regional Council (PSRC), provides a strategic framework for sustainable and equitable growth in the central Puget Sound region through 2050. This plan builds on Vision 2040, retaining its core emphasis on a strong economy, healthy environment, and urban growth within designated centers, while incorporating new regional outcomes and a heightened focus on equity, health, and climate resilience.

Snoqualmie's comprehensive plan advances a sustainable approach to growth and future development. The plan incorporates a systems approach to planning and decision-making that addresses protection of the natural environment. It commits to maintaining and restoring ecosystems by conserving key habitats, protecting surface and groundwater resources, and reducing greenhouse gas emissions. The plan includes provisions that ensure a healthy environment remains available for future generations. The updated comprehensive plan aligns with residential and employment targets set by Vision 2050, identifying the targeted number of housing units and employment opportunities in the city for the year 2044. The plan is also

consistent with the 2021 King County Countywide Planning Policies, which guide local comprehensive plans in managing growth and coordinating regional efforts.



The comprehensive plan addresses each of the policy areas in Vision 2050. Policies include habitat protection, water conservation, air quality, and climate change. Environmentally friendly development techniques, such as low-impact development, are supported. The plan calls for compact urban development and includes standards for mixed-use development.

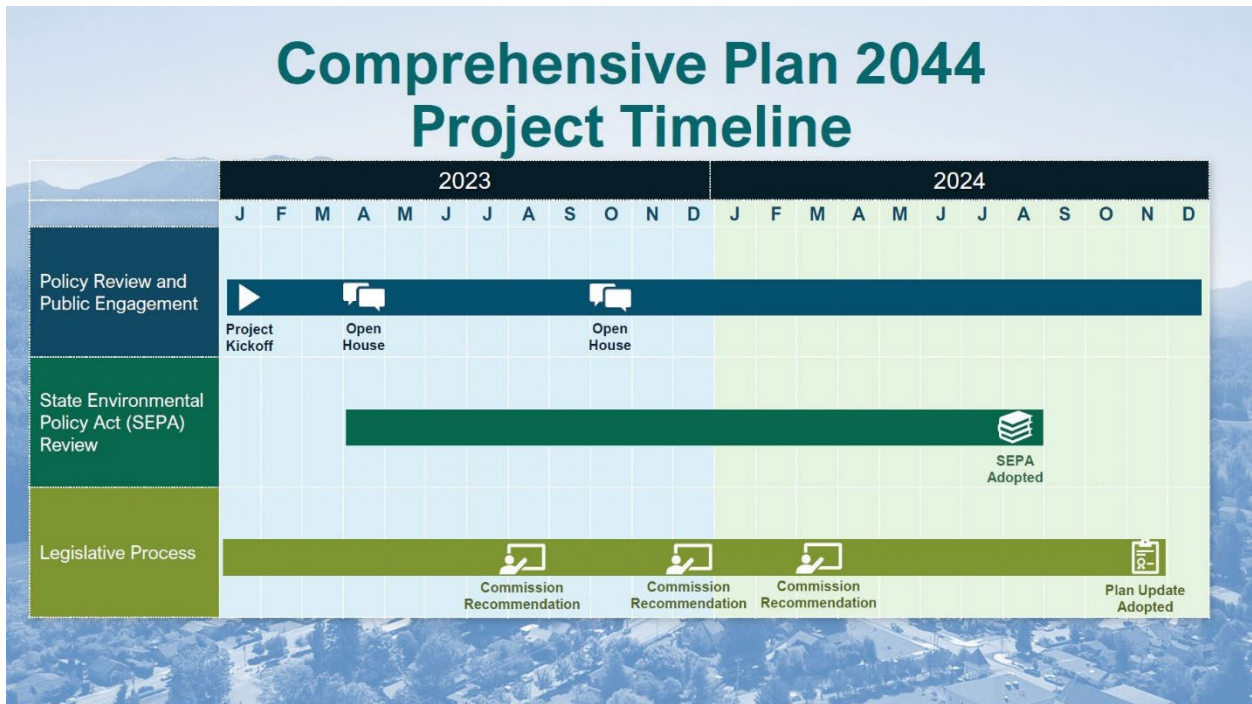
The housing element commits to expanding housing production at all income levels to meet the diverse needs of current and future residents. Economic development policies focus on creating jobs, investing in all people, and maintaining a high quality of life. The transportation element advances cleaner and more sustainable mobility, with provisions for complete streets, alternatives to driving alone, and community health. Transportation planning is coordinated with neighboring jurisdictions, including level-of-service standards and concurrency provisions. Public service policies emphasize sustainability and conservation. The comprehensive plan also addresses local implementation actions consistent with Vision 2050, ensuring Snoqualmie's growth is resilient, inclusive, and sustainable.



## SNOQUALMIE'S PERIODIC UPDATE PROCESS

Beginning in January 2023, the City of Snoqualmie embarked on a comprehensive two-year project to update its Comprehensive Plan for the period of 2024-2044. This extensive initiative was designed to align with state law and the Growth Management Act (GMA) while addressing the evolving needs and priorities of the community. The update process was highly participatory, drawing on citizen input gathered over three years through a variety of channels, including public meetings, workshops, and consultations with City boards, commissions, and council committees. Key contributors to the process included the Planning Commission, Economic Development Commission, Park Board, and Arts Commission. Professional staff and consultants played a critical role in shaping the plan, ensuring it reflected the community's vision and goals.

Adopted in 2024, the updated Comprehensive Plan will guide the City's growth and development through 2044. The two-year update process was characterized by extensive public engagement, including two citywide open houses, surveys, and informational outreach initiatives. The City of Snoqualmie is committed to monitoring and updating the plan as needed to respond to changing conditions and ensure it continues to reflect the interests and aspirations of the community. This ongoing commitment to public involvement and adaptive planning will help ensure that Snoqualmie's growth remains sustainable and aligned with the community's long-term vision.





## ABOUT THE PLAN

The Snoqualmie Comprehensive Plan serves as a broad and cohesive blueprint for the city's future growth and development. It is designed to be internally consistent, ensuring that each element aligns with the others and with additional specific plans such as the Sewer System Comprehensive Plan, City of Snoqualmie Water System Comprehensive Plan, and the City of Snoqualmie Hazard Mitigation Plan. The plan is comprehensive, covering all geographic and functional aspects critical to the city's development, and general, summarizing major policies without delving into specific locations or regulations. It is also long-range, setting forth strategies to achieve the city's vision for the future, beyond current pressing issues.





The Comprehensive Plan is organized into two volumes:




- **Volume 1** is organized into several key elements, each addressing essential aspects such as land use, housing, transportation, capital facilities, utilities, and shorelines, along with additional chapters on the environment, economic development, and parks and recreation to address local priorities. Goals and policies for each element are clearly outlined in this first volume of the plan for easy reference and implementation.
- **Volume 2** includes additional documentation, with supporting data and analysis, background discussions, and subsections that cover specific issues and Growth Management Act (GMA) requirements for each element.

## COMPREHENSIVE PLAN ELEMENTS

The Comprehensive Plan is divided into chapters called “Elements.” Elements can be understood on their own but are also interconnected parts of the Comprehensive Plan and its framework. At a minimum, the GMA requires comprehensive plans to include elements focused on land use, housing, transportation, capital facilities, and utilities. Snoqualmie has tailored its Comprehensive Plan to local priorities by including optional elements such as environment, economic development, and parks and recreation, aligning with goals in these areas. The following table summarizes the purpose of each individual element, providing a detailed overview of the city's planning framework.

In 2023, a mandatory climate and resilience element was added, which must be adopted by jurisdictions in King County by 2029. Optional elements are allowed, such as solar energy, conservation, recreation, economic development, and sub-area plans.

Element	Focus
<b>Land Use</b> 	A long-range guide to the physical development of the City and its urban growth area. It translates the City vision into a physical plan describing where and how to develop, redevelop and preserve the city through general land use designations. Land use designations provide residents and property owners predictability about the nature of land use planned in Snoqualmie, helping guide future land use development applications.
<b>Housing</b> 	Considers the supply and condition of existing housing and analyzes housing needs for the City's current and projected population. Policies address various topics including residential growth capacity, development of various housing types and densities to meet all population segment needs and providing low cost and affordable housing for residents.
<b>Transportation</b> 	Guides transportation system improvements to meet Snoqualmie's existing and future travel needs. This Element incorporates local land use planning and the regional transportation system, helping the City to develop a comprehensive, multi-modal transportation system to serve the planning area, while supporting the broader long-range goals of community development.
<b>Capital Facilities and Utilities</b> 	Identifies essential public capital facilities along with private infrastructure facilities, establishes acceptable levels of service, and ensures that these facilities and services are provided in a timely manner to support existing and future residents. It is the mechanism the City can use to coordinate its physical and fiscal planning.

<p><b>Parks and Recreation</b></p> 	<p>Emphasizes the need to continue the high levels of service provided by existing parks, open space, recreation facilities, and programs while meeting future needs based on recreation trends and population demand, as established in the City's adopted Open Space, Parks, and Recreation Plan.</p>
<p><b>Environment</b></p> 	<p>Prioritizes protection of Snoqualmie's natural setting, including habitat areas, natural hazards, wetland protection, preservation of surface and groundwater quality, air quality, and sustainability.</p>
<p><b>Economic Development</b></p> 	<p>Focuses on how to maintain Snoqualmie's prosperity by providing a range of employment, retail, service, and recreational opportunities for its residents. Includes strategies to create, maintain, and grow value for the residents, property owners, and businesses who have invested, or will invest, in Snoqualmie.</p>





## HISTORICAL OVERVIEW

The history of Snoqualmie from 1930 to the present day is characterized by significant developments and challenges that have shaped the city's-built environment. During the Great Depression, despite economic hardships, the Snoqualmie Falls Lumber Company mill continued operating, providing essential employment and stabilizing the local economy. The 1930s also saw community-driven efforts to improve public spaces, such as the creation of Railroad Park. The construction of the I-90 freeway in the 1960s further transformed Snoqualmie, improving accessibility and linking the town more directly with Seattle and other urban centers, which facilitated growth and development.

The Weyerhaeuser mill site played a central role in Snoqualmie's industrial landscape. Originally established in 1917, it became one of the nation's first all-electric lumber mills. The mill operated for several decades, significantly contributing to the local economy. However, its closure in 2003 marked the end of an era and presented new opportunities for redevelopment. This site is now part of the city's ongoing transformation, with plans to integrate it into the broader community framework.

The Snoqualmie Tribe has been integral to the area's heritage and recent resurgence. In 1999, the Tribe gained federal recognition, which enabled it to reclaim and develop ancestral lands. The Tribe's economic ventures, including the Snoqualmie Casino opened in 2008, have provided substantial revenue and employment opportunities, contributing to the region's economic vitality and cultural renaissance.

Snoqualmie has also faced natural challenges, particularly floods in 1990 and 2009, which caused significant damage to homes and infrastructure. These events underscored the need for improved flood management and resilience planning. The community's response included measures to mitigate future flood risks and enhance emergency preparedness, ensuring that Snoqualmie could better withstand such events.

The development of the Snoqualmie Ridge neighborhood in the late 1990s and early 2000s marked a major shift in the city's expansion. This master-planned community brought thousands of new residents and a range of amenities, including parks, schools, and retail centers. Snoqualmie Ridge has significantly increased the city's population and altered its demographic and economic profile, turning it into a thriving suburban area.



Revitalization efforts in historic downtown Snoqualmie have aimed to preserve its rich heritage while fostering tourism and community engagement. The Northwest Railway Museum, featuring the Snoqualmie Depot, serves as a key attraction, drawing visitors interested in the region's railroading history. The River Trail project and the restoration of historic buildings have further enhanced the downtown area, blending the preservation of historic character with contemporary use. These efforts have helped create a vibrant, attractive city center that honors Snoqualmie's past while looking toward its future.



## SNOQUALMIE VISION

The Snoqualmie vision is intended to support unified planning for the future, shaped by extensive community engagement. This work distilled the most prominent aspects of the long-range vision to guide comprehensive plan goals, objectives, and policy development and continues to guide the City's work on the Comprehensive Plan. The vision statement is supported by three central themes and four core components, each defined by specific ideas that more fully articulate the community's vision for the future.

### Snoqualmie Vision Statement

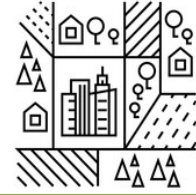
Snoqualmie is a complete, sustainable, and prosperous small city that provides a high quality of life and maintains long-term value to the benefit of our citizens and the region.



## VISION CENTRAL THEMES

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**Complete Community:** Residents may live, work, play in the city – which is a complete community with housing, jobs, shopping and services, schools/education, open space, parks and recreation, and arts, culture and entertainment for residents of all ages and income levels.



**Sustainable Development:** The City supports a pattern of resource use that meets human needs, while preserving the environment for present and future generations. This concept addresses economic and social considerations in meeting human needs, while maintaining the health of natural systems.



**Prosperity:** The City experiences economic growth, along with the qualitative gains of added social and environmental value by community development that supports and improves education, health and well-being, community services, recreation, employment, and other features integral to a prosperous community.



## VISION CORE COMPONENTS

**A Unified City with Strong Leadership** that cultivates community, incorporates equity and sustainability in decision-making, fosters partnerships to further local and regional goals, and thrives through active citizen engagement.



**A Healthy, Diverse Economy**, with stable businesses and employment opportunities that benefit our citizens, the surrounding rural area, and the region as a whole.



**A Distinctive Sense of Place** based on the quality and beauty of our natural and built environment, valued historic and cultural assets, unique local character, and a commitment to quality design and construction.



**A Livable and Complete Community** where our citizens can live, work, socialize, and recreate in a safe, attractive, and healthy environment.



The Snoqualmie Vision, including its Central Themes and Core Components, have guided the development of the updated goals and policies adopted in the Comprehensive Plan.



## COMMUNITY ENGAGEMENT

The City of Snoqualmie's 2044 Comprehensive Plan update involved an extensive community engagement process, mandated by the Washington Growth Management Act (GMA), to ensure broad public participation and input on plan alternatives. The Public Involvement Plan aimed to identify community values through a dynamic and inclusive process, engaging a diverse audience and adapting to their needs as the project progressed. The plan's ultimate goal was to gather comprehensive community feedback to shape a well-rounded and representative Comprehensive Plan for Snoqualmie's future development.



Key audiences included residents, students, seniors, business owners, property developers, and elected officials. Additionally, the city engaged various community organizations such as the Historic Downtown Merchants Association, the Snoqualmie Indian Tribe, and local service clubs like Kiwanis and Rotary. These diverse groups ensured a wide array of perspectives and insights, crucial for creating a Comprehensive Plan that addresses the multifaceted needs of the community.



The outreach strategy utilized multiple methods to maximize engagement. These included open houses, two city-wide open houses, focus groups, and visioning workshops, which provided platforms for direct interaction and feedback. The city also conducted place-based outreach through pop-up conversations in parks, libraries, and community events, along with presentations at community organization meetings and official public hearings. Public comments were actively solicited via the city's webpage and at all public meetings, ensuring continuous input from community members.



Various communication channels and tools supported these outreach efforts. A dedicated webpage, regularly updated with relevant information, along with the City's social media presence on Facebook helped disseminate information widely. Additional methods included digital and print newsletters, press releases, utility bill inserts, and postcards. These tools ensured that community members were well-informed and had multiple avenues to participate in the planning process. The comprehensive and iterative engagement strategy ensured the plan evolved in alignment with the community's vision and goals.





# PLAN ELEMENTS

Item 11.



## LAND USE

### INTRODUCTION

The Land Use Element of Snoqualmie's comprehensive plan is designed to shape the future development and land use within the city, preserving its high quality of life and distinct community character. This element harmonizes new growth with the city's natural features, promoting environmental protection and fostering open spaces that enhance community cohesion. By respecting both current and historical character, it ensures new developments integrate seamlessly with existing structures. Importantly, it emphasizes regional coherence, coordinating planning efforts with neighboring municipalities, special districts, and King County to create a unified approach to development. Compliance with the Growth Management Act (GMA) ensures Snoqualmie can accommodate 20 years of growth through appropriately zoned, buildable land, aiming to contain urban sprawl and promote sustainable, livable, and healthy communities.



To achieve these objectives, the Land Use Element sets forth goals such as maintaining Snoqualmie's unique character, promoting tourism and commerce, and reflecting the city's history through sustainable development. It supports annexations aligned with future land use maps, encourages compact, connected neighborhoods with balanced land uses, and manages floodplain development to protect against hazards while preserving the natural beauty of the Snoqualmie River shoreline. The plan also aims to provide diverse housing options for all economic segments, develop a robust local economy with living-wage jobs and a sustainable tax base, and ensure necessary institutional and utility land uses with minimal conflicts. These goals collectively guide Snoqualmie's growth and development, ensuring it remains a thriving, cohesive, and sustainable community.



## LAND USE GOALS AND POLICIES

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**GOAL LU-1:** Maintain Snoqualmie's unique character and attractiveness with new development that complements the existing built and natural environment and allows tourism and commerce to thrive.

**POLICY LU-1.1:** Strive to maintain existing view corridors, including the Snoqualmie River and other natural features, while minimizing sensitive areas impacts;

**POLICY LU-1.2:** Protect the scenic nature of the I-90 corridor and the upper Snoqualmie Valley through partnerships;

**POLICY LU-1.3:** Maintain the City's federally recognized historic preservation program for the downtown and Meadowbrook commercial districts and ensure site and building changes are consistent with historic character through appropriate design standards and other regulations;

**POLICY LU-1.4:** Support historic design review through the Snoqualmie Historic Design Review Board and/or in partnership with the King County Landmarks Commission;

**POLICY LU-1.5:** Consider appropriate lighting standards that minimize light pollution without impacts to public safety.

**GOAL LU-2:** Tell the story of Snoqualmie's history and identity through buildings, districts, and landscape (with sustainable development) that fosters civic pride.

**POLICY LU-2.1:** Work individually and cooperatively to identify and evaluate important aspects of historical, and cultural, environmentally sensitive, and open space heritage and adopt appropriate regulations or other strategies to protect these resources;

**POLICY LU-2.2:** Support the preservation of Snoqualmie Valley history, facilities, and culture by working with and supporting the efforts of heritage organizations, agencies, and in concert with tribes;

**POLICY LU-2.3:** Consider local heritage when naming City streets and facilities;

**POLICY LU-2.4:** Maintain an inter-local agreement with King County for historic preservation assistance and inventory as well as landmark designation purposes;

**POLICY LU-2.5:** Work with property owners and developers to implement adaptive reuse strategies that preserve the character and viability of the city's historic sites, buildings, districts, landscape features, murals, and neighborhoods;

**POLICY LU-2.6:** Pursue grants and technical assistance as available to assist property owners with the preservation and rehabilitation of storefronts and buildings in the historic districts to preserve and restore their historic appearance and economic viability.

**POLICY LU-2.7:** As applicable, limit incompatible uses adjacent to Tribal reservation lands.

**GOAL LU-3: Pursue annexations that implement the future land use map designations.**

- POLICY LU-3.1:** Enter into interlocal agreements with King County for annexations when feasible, including the application of contingent zoning to potential annexation areas;
- POLICY LU-3.2:** Annexations should be reflective of the community vision for growth, diversify the City tax base, increase sales tax revenue, be servable by public water, sewer, and transportation network, including consideration of public transit and other community goals;
- POLICY LU-3.3:** Ensure City proposed King County Comprehensive Plan and/or Countywide Planning Policy docket items addressing Urban Growth Area adjustments to accommodate growth serve the community while conforming with adopted Countywide Planning Policies and State Growth Management Act, GMA requirements;
- POLICY LU-3.4:** Regularly evaluate the supply of vacant land and land suitable for re-development.

**GOAL LU-4: Encourage a compact development pattern of physically connected, distinct, complete neighborhoods that provide a balanced mix of land uses essential to the daily life of Snoqualmie residents, employees, and surrounding rural area residents.**

- POLICY LU-4.1:** Promote a range of uses that help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity;
- POLICY LU-4.2:** Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other;
- POLICY LU-4.3:** Consider appropriate land use designations and zoning districts for undeveloped land, including Snoqualmie Hills West, that implement the goals and policies of this plan;
- POLICY LU-4.4:** Encourage commercial nodes to feature gathering spaces as well as civic, cultural, residential and recreational uses within walking distance of one another;
- POLICY LU-4.5:** Support the transformation of redevelopable lands into viable uses that support the needs of the community.
- POLICY LU-4.6:** Ensure that land regulations promote a healthy and safe built environment;
- POLICY LU-4.7:** Promote appropriate infill redevelopment that maintains or enhances neighborhood character;
- POLICY LU-4.8:** Provide sufficient areas with appropriate zoning to provide the full continuum of goods and services needed to serve the local population.

**GOAL LU-5: Manage development and conservation within the 100-year floodplain to protect existing and new development from flood hazards and to promote enjoyment of the natural and scenic character of the Snoqualmie River shoreline.**

- POLICY LU-5.1:** Within the floodplain, but outside the floodway, allow for infill and redevelopment in residential zones featuring a range of housing

options, including accessory dwelling units, within pedestrian-accessible distances of the historic downtown commercial core;

**POLICY LU-5.2:** Protect development from flood hazards through the application of residential lot coverage and impervious surface standards;

**POLICY LU-5.3:** Support commercial uses compatible in scale and character to existing single-family uses in residentially zoned districts within the floodway;

**POLICY LU-5.4:** Work with governmental agencies to acquire riverfront properties within the Snoqualmie River Trail and to naturalize them in order to allow for incorporation into a resilient river corridor;

**POLICY LU-5.5:** Continue to participate in the FEMA Flood Insurance Program and Community Rating System and implement measures to improve the City's flood insurance rating to benefit floodplain property owners;

**POLICY LU-5.6:** Support programs that address potential displacement of commercial uses in the floodway.

**GOAL LU-6:** Plan for and encourage high-quality residential areas that provide dwelling units of various type, density, and costs to meet the needs and interests of every economic segment of the community, including low-, very low-, and extremely low-income households.

**POLICY LU-6.1:** Allow and encourage a range of housing types and price ranges that are affordable to all economic segments of the City and make it possible for people to live and work in Snoqualmie;

**POLICY LU-6.2:** Support inclusive community planning that promotes equity, diversity and inclusion, identifies the needs of diverse communities, protects cultural resources, and embraces cohesion;

**POLICY LU-6.3:** Evaluate areas for potential residential and commercial displacement, including the floodplain, and use a range of strategies to mitigate displacement impacts.

**GOAL LU-7:** Develop a local economy that meets residents' everyday needs, supports a vibrant tourism industry, provides living-wage jobs, enhances community distinctiveness, and maintains a sufficient and sustainable tax base for the City.

**POLICY LU-7.1:** Allow for sufficient service, hospitality, and office uses in retail-focused areas;

**POLICY LU-7.2:** Promote neighborhood-scale retail and service businesses within mixed-use developments.

**GOAL LU-8:** Provide needed institutional and utility land uses within the community with minimal land use conflicts.

**POLICY LU-8.1:** Allow institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas;

**POLICY LU-8.2:** Ensure the impacts to surrounding areas from Essential Public Facilities are appropriately mitigated;

**POLICY LU-8.3:** Allow power generation facilities, sewage and water treatment plants, other public or private utilities, parks and open space uses, and other accessory commercial uses in areas designated Utility Park.

## LAND USE DESIGNATIONS

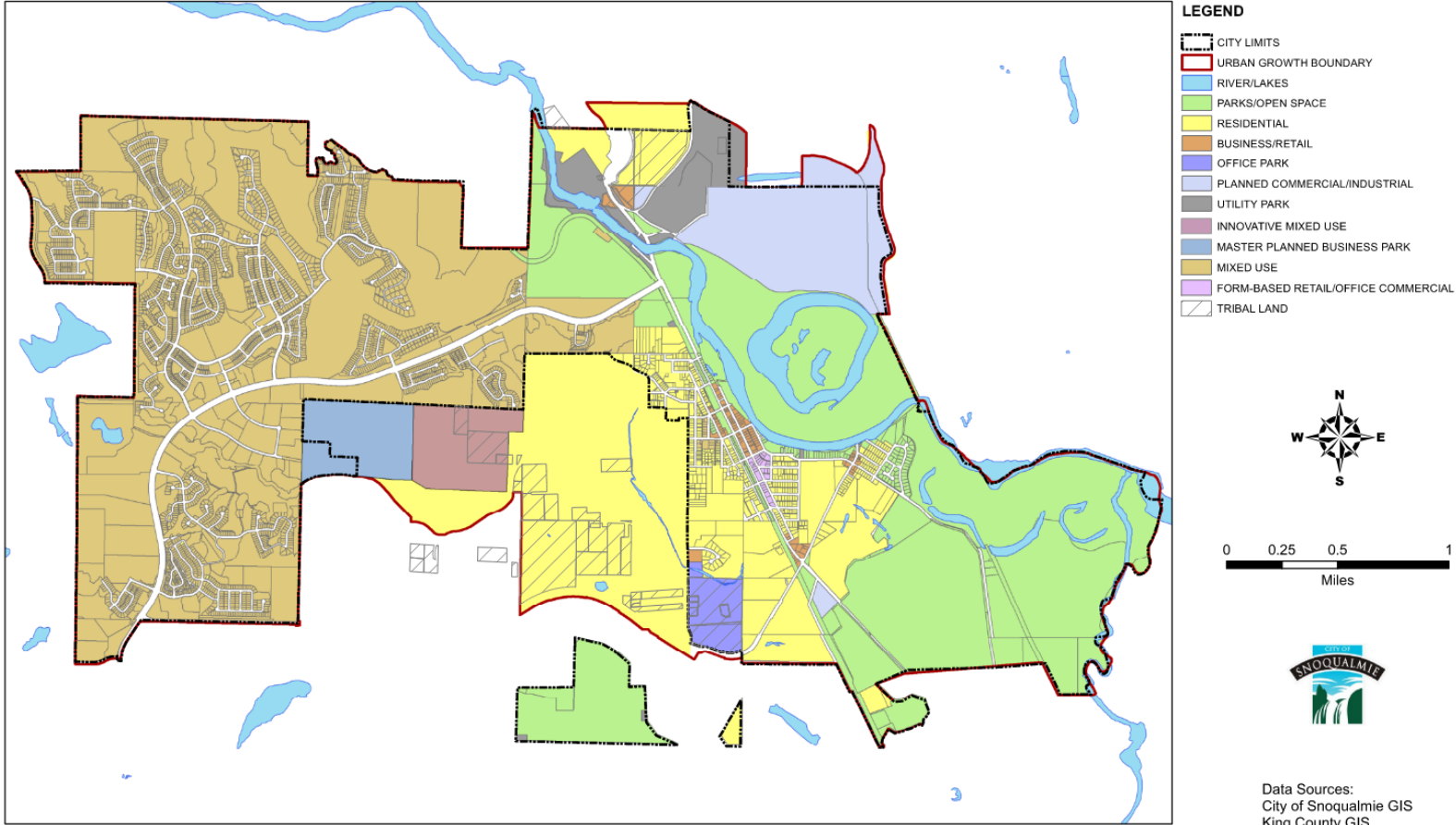
Land use designations, which serve as guiding principles rather than legally binding regulations, inform future zoning considerations but do not directly alter zoning districts or their descriptions, which remain subject to a separate public process. The land use designations provide a general framework for the types of uses that may occur within each category, influenced by factors such as physical constraints, historical planning, existing land use patterns, and infrastructure. The accompanying Future Land Use Map illustrates the proposed distribution, location, and extent of these uses across Snoqualmie's Urban Growth Area. The following table summarizes the predominant land use designations, providing a high-level overview of the types of uses envisioned within each category.

<p><b>Residential</b></p>	<p>Covers a broad range of housing sizes and types, from low to high-density housing as defined below:</p> <ul style="list-style-type: none"> <li>• High Density Residential (12-24 dwelling units per acre)</li> <li>• Medium Density Residential (6-12 dwelling units per acre)</li> <li>• Low Density Residential (up to 5 dwelling units per acre)</li> <li>• Constrained Residential (large parcels subject to significant environmental constraints and lack of adjacent sewer service)</li> </ul> <p><i>**The residential designation is not intended to include transient housing such as campgrounds, hotels, shelters, or time-shares.</i></p>
<p><b>Business/Retail</b></p>	<p>A broad variety of retail and other commercial uses with pedestrian-oriented retail and service uses centered in and around the historic downtown core and other general commercial uses centered near the SR202/Meadowbrook Way and Park St./Meadowbrook Way intersections. Current zoning district classifications within this designation include Business Retail I and II and Business General.</p>
<p><b>Form Based Commercial</b></p>	<p>Allowing for infill and re-development with an emphasis on pedestrian-oriented form and development pattern compatible with the Downtown Historic and Landmark District. A range of retail, commercial and office</p>

	uses could be allowed, but development is driven by form rather than use.
<b>Office Park</b>	Predominantly office uses in a campus setting.
<b>Planned Commercial/Industrial</b>	Requires a master-planned development plan for a potential mix of commercial, office and light industrial and manufacturing uses.
<b>Mixed Use</b>	A master-planned mix of residential, commercial, employment, institutional, utility and recreation use, excepting heavy industrial.
<b>Innovative Mixed Use</b>	Requires a master planned development plan to include a mix of residential types, sizes, costs, and living arrangements to expand the range of housing choices within the City and may include small-scale or compatible retail and service uses. Could include age restricted, independent or assisted-living housing for seniors; forms of cooperative housing; or plan for exceptional environmental outcomes.
<b>Master Planned Business Park</b>	Envisioned as an extension of the Snoqualmie Ridge Business Park, allowing office, research and development, and light manufacturing/industrial uses, but limiting warehouse and distribution uses.
<b>Parks/Open Space</b>	Active and passive recreation areas, allowing for museums, natural/cultural interpretive centers, community centers, golf courses and other commercial recreation uses in some areas, agriculture, along with natural open space and wildlife corridors.
<b>Utility Park</b>	Power generation and accessory uses, sewage and water treatment plants, other utilities and accessory parks, and open space uses.

# FUTURE LAND USE MAP

The Future Land Use Map reflects desired uses and implements the land use goals and policies in this plan; it does not always represent existing uses. Decisions and implementation based on these designations should include consideration of the entire comprehensive plan and site-specific conditions.



CITY AND URBAN GROWTH AREA  
LAND USE DESIGNATIONS

All users of the data shall be advised that the map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. THIS IS NOT A SURVEY. The City of Snoqualmie assumes no liability for variations ascertained by an actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The City makes no warranty of fitness for a particular purpose. This disclaimer shall be present on all paper map products and shall be included in the terms of use for this data in a web or software system.  
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April 2024



# HOUSING

## INTRODUCTION

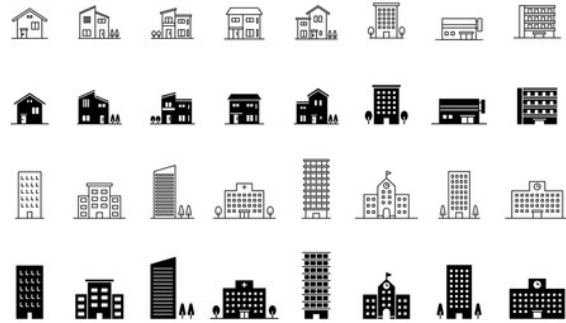
The Growth Management Act (GMA), specifically RCW 36.70A.070(2), outlines the requirements for housing elements within comprehensive plans for Washington state municipalities. Recent legislative changes, particularly those enacted through HB 1220 in the 2021 session, have significantly amended these provisions to address housing equity, affordability, and accessibility more robustly. HB 1220 mandates that local jurisdictions not only plan for housing across all economic segments but also explicitly accommodate housing for special needs populations, such as low-income households, seniors, and individuals with disabilities. This legislative update emphasizes the need for inclusive planning that mitigates and rectifies racially disparate impacts and historical inequities in housing.



One of the key changes introduced by HB 1220 is the requirement for jurisdictions to conduct a thorough housing needs assessment that reflects current and projected demands, particularly for populations disproportionately affected by housing shortages and affordability crises. The law now requires municipalities to plan for and promote a variety of housing types, including emergency shelters, permanent supportive housing, and transitional housing. Additionally, HB 1220 directs cities and counties to periodically update their comprehensive plans to incorporate these assessments, ensuring that housing strategies remain relevant and responsive to evolving community needs. Additional language has been added to goals and policies to include a mix of housing types and densities within the City. The role of accessory dwelling units (ADUs) in meeting housing needs was considered, with an analysis of ADU market and development capacity included in the *Land Capacity Analysis* and *Housing Strategy Plan*.

Regional housing policies adopted in Puget Sound Regional Council (PSRC)'s Vision 2050 regional housing strategy and the 2021 Countywide Planning Policies for King County aim to provide a full

range of affordable, accessible, healthy, and safe housing choices for all residents. They require jurisdictions to preserve, improve, and expand their housing stock, promote fair and equitable access, and eliminate disparities based on race, place, ability, and income. Vision 2050 emphasizes building diverse housing types, ensuring stability for residents by meeting their housing needs, and creating sustainable funding sources for very low-income and unhoused populations. These goals and policies guide local plans, such as the City of Snoqualmie's updated Comprehensive Plan Housing Element.



Volume 2 contains supporting documentation for the updated Housing Element provides more detailed analysis in support of these new requirements. The *Racial Equity and Displacement Analysis* and *Snoqualmie Valley Housing Needs Assessment*, both completed in 2023, identify areas and groups that may be at higher risk for displacement, with mapping and discussion to inform housing policies that address risks of disparate impacts, exclusion, and displacement. Volume 2 also features the land capacity analysis tailored to meet HB 1220 directives, evaluating the city's ability to accommodate growth and diverse housing options. Furthermore, the *Housing Strategy Plan* adopted by City of Snoqualmie in 2023 is a cornerstone of the updated Housing Element, with goals and policies implementing the five strategies recommended by the *Housing Strategy Plan* to remove barriers to housing and affordable housing development:

1. Incentivize new housing.
2. Bring down the cost of development.
3. Encourage a wide variety of housing types.
4. Improve the regulatory environment for permits.

The *Housing Strategy Plan* and goals and policies adopted in the Housing Element outline actionable steps and goals for increasing housing affordability, availability, and inclusivity, ensuring that the city's housing policies are equitable and effective in meeting the needs of all residents.

## HOUSING GOALS AND POLICIES

**GOAL H-1:** A sufficient mix of housing types, sizes, costs, and densities enables current and future citizens of all economic levels, age groups, and household make-ups to live within the City and provides housing to meet the needs of local employees.

**POLICY H-1.1:** Create a supportive environment for innovative housing that promotes City goals for affordability and housing to meet diverse household sizes, types, and age ranges by considering flexibility in density and design standards.

**POLICY H-1.2:** Allow accessory dwelling units and small-lot housing with regulations that minimize procedural requirements and address neighborhood compatibility.



- POLICY H-1.3:** In residential areas with alley access, incentivize and allow for small-lot and cottage housing subject to regulations to address issues of neighborhood compatibility.
- POLICY H-1.4:** Support the siting and operating of emergency, transitional, and permanent supportive housing, and ensure that sufficient land is zoned to allow their location near shops, services, and transit, prioritizing locations near historically underserved populations.
- POLICY H-1.5:** Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities to increase opportunities for seniors to live in accessible housing with nearby services.
- POLICY H-1.6:** Consider incentives to allow more senior housing in the City, where appropriate.
- POLICY H-1.7:** Support the development of rental apartments in locations that encourage a healthy lifestyle and are appropriate for families with children, including the provision of services, recreation and other amenities.

**GOAL H-2:** **Maintain a sufficient amount of quality affordable housing with healthy living environments.**

- POLICY H-2.1:** Work towards meeting the Countywide Planning Policies for moderate, low, very low, and extremely low-income housing and for emergency housing, emergency shelters, and permanent supportive housing.
- POLICY H-2.2:** Work with the community to plan for, create, and retain affordable housing.
- POLICY H-2.3:** Apply for housing funds available to assist in the development or improvement of affordable housing.
- POLICY H-2.4:** To the extent feasible, require affordable housing to be provided in new Mixed Use, Planned Residential and Innovative Development district projects that include a mix of rental and owner-occupied units, that are made available to people with low-, very low-, and extremely low incomes.
- POLICY H-2.5:** Offer strategies and mechanisms such as density bonuses and, where allowed by law, tax waivers and relief from development fees, to encourage low, very low, and extremely low-income housing development.
- POLICY H-2.6:** Consider utilizing Community Land Trusts (CLTs) as a tool for addressing the community's affordable housing needs. Consider offering favorable ground lease terms on city-owned land to CLTs.

- POLICY H-2.7:** Continue to support low-income housing with exempt impact fees for development types, for example:
- POLICY H-2.8:** ADU's,
- POLICY H-2.9:** Transitional housing facilities,
- POLICY H-2.10:** Shelters for temporary placement,
- POLICY H-2.11:** Community residential facilities,
- POLICY H-2.12:** Senior housing, and
- POLICY H-2.13:** Tiny homes
- POLICY H-2.14:** Consider recommendations from the Snoqualmie Valley Housing Taskforce and others to further promote affordable housing.
- POLICY H-2.15:** Provide new affordable housing and social services meeting the needs of our future residential and business communities, especially our local workforce of educational employees, first responders, retail clerks, and service industry employees with housing.
- POLICY H-2.16:** Cooperate with other government entities, non-profit housing organizations, and housing developers, to research and develop alternative means for keeping affordable housing affordable, so that units do not immediately appreciate beyond the reach of applicable income levels.
- POLICY H-2.17:** Consider partnerships with state and local agencies, community organizations, and the Snoqualmie Tribe to find solutions that would reduce, mitigate, and/or prevent displacement of very low to moderate-income households earning up to 80 percent of area median income.

**GOAL H-3: Support sustainable housing design through construction regulations, education, and partnerships.**

- POLICY H-3.1:** Support the use of high-quality, durable, fire-resistant materials, and low-maintenance building materials, high-efficiency energy systems, and environmentally responsible building principles in all new housing and renovation projects to reduce housing operation and balance the lifetime costs, energy use, and impact on natural resources.
- POLICY H-3.2:** Promote and raise public awareness of options for lower daily housing expenses, available tax incentives for green housing renovations, and energy conservation practices.
- POLICY H-3.3:** Consider keeping short subdivisions and small redevelopments more affordable by providing alternative streetscape improvements, open space, and recreation amenities requirements.
- POLICY H-3.4:** Consider making affordable housing types exempt from Floor Area Ratio (FAR) regulations and adding minimum density to areas where affordable housing is allowed.
- POLICY H-3.5:** Promote awareness of green housing renovation options and energy conservation practices that lower the cost of daily housing expenses.



## TRANSPORTATION

### INTRODUCTION

The Transportation Element is intended to guide transportation system improvements to meet Snoqualmie's existing and future travel needs of all types of users. This Element incorporates consistency with local land use planning and the regional transportation system, helping the City to develop a comprehensive, multi-modal transportation system to serve the planning area, while supporting the broader long-range goals of community development. Specifically, the Growth Management Act (GMA), specifically WAC 365-196-430, requires:



- Using land use assumptions and forecasted population growth in estimating travel demand;
- An inventory of existing air, water, and ground transportation facilities & services as a basis for future planning;
- Multi-modal Level of Service standards to gauge system performance and to support regional coordination and environmental justice;
- Identified actions and requirements to bring existing facilities & services up to established multi-modal level of service standards;
- Future traffic forecasts based on the land use assumptions and growth targets;
- Identified improvements and programs to address current and future transportation system deficiencies within the multi-modal network;
- Identified and designated planned pedestrian and bicycle improvements to promote healthy lifestyles;
- A description of any existing or planned transportation demand management strategies;



- A realistic multi-year financing plan and funding resources, in coordination with multi-modal level of service standards and the land use element;
- Identified methods for obtaining alternative funding when revenues do not meet transportation needs; and
- An explanation of intergovernmental coordination and regional consistency.

Furthermore, WAC 365-196-430(a) and RCW 36.70A.040(6) requires transportation improvements be made concurrent and in coordination with the land use element. For the City of Snoqualmie, it is also important to provide an efficient transportation system that minimizes disruption to the natural environment, supports active transportation methods, and maintains the character of city neighborhoods.

## TRANSPORTATION GOALS AND POLICIES

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**GOAL T-1:** Provide for safe and efficient transportation system for vehicle, pedestrian, bicycle and transit travel within the City, that supports the City's planned land use pattern.

**PRIORITY T-1.1:** Plan and preserve transportation system routes and capacity to support planned growth based on projected travel demands;

**PRIORITY T-1.2:** Ensure that street infrastructure projects are designed to harmonize with and enhance the distinctive character and visual identity of each city area;

**PRIORITY T-1.3:** Ensure transportation improvements or strategies address development impacts in a manner concurrent with the city's adopted levels of service standards, as required by the GMA;

**PRIORITY T-1.4:** Connect streets, sidewalks, trails, bicycle facilities, and transit routes and facilities to neighborhoods, shopping and services, schools, transit, parks and trails whenever feasible with existing rights of way to form an integrated, balanced and convenient multi-modal system;

**PRIORITY T-1.5:** Maintain a transportation capital improvement plan that balances and coordinates system improvements for all modes, supports economic development and plans for population area growth;

**PRIORITY T-1.6:** Encourage multiple connections between new development and historic parts of the city when feasible;

**PRIORITY T-1.7:** Monitor and prepare for changes in transportation technologies and mobility patterns;

**PRIORITY T-1.8:** Increase the resilience of the City's transportation system, support strategies for security and emergency management responses, and improve signage for transportation services and options including bicycles through the downtown.

**GOAL T-2: Ensure regional coordination and consistency with the State, PSRC, King County and adjacent jurisdictions' transportation plans.**

- PRIORITY T-2.1:** Coordinate with WSDOT on the transfer of the Snoqualmie Parkway to state operational and maintenance responsibility;
- PRIORITY T-2.2:** Coordinate with local and regional entities when traffic generated outside Snoqualmie especially on Highways 202 and 18 and Interstate-90 could impact City levels of service;
- PRIORITY T-2.3:** Support and participate in cooperative regional transportation planning processes to ensure that City interests are reflected in regional transportation plans while supporting the Regional Growth Strategy;
- PRIORITY T-2.4:** Support safe movement of freight by establishing clear signage, on routes that service trucks, hazardous material transport, and oversized load routes.

**GOAL T-3: Promote an equitable and accessible transportation system through services, facilities, and improvements.**

- PRIORITY T-3.1:** For vehicular transportation planning and development review, use level of service (LOS) measures to evaluate system performance and needs to apply a peak-hour LOS D standard for arterial intersections. A LOS E at side-street stop locations is acceptable unless a signal is warranted or required by the City Traffic Engineer. The LOS shall be calculated with the delay method described in the most recent edition of the Highway Capacity Manual;
- PRIORITY T-3.2:** Plan street development and redevelopment to create complete streets, that accommodate pedestrians, cyclists, and transit users within right of way aligning with street classification and projected travel volumes where feasible;
- PRIORITY T-3.3:** When planning street development provide a protected space for bicycles with clear markings and signage;
- PRIORITY T-3.4:** Support access, connections, and mobility for all;
- PRIORITY T-3.5:** Ensure the needs of vulnerable and historically underserved populations through investment in equitable modes of transportation;
- PRIORITY T-3.6:** Recognize and accommodate the special transportation needs of the elderly, children, and persons with disabilities in all aspects of transportation planning, programming, and implementation;
- PRIORITY T-3.7:** Ensure safety enhancements and maintenance of infrastructure in transportation improvement projects for all modes.

**GOAL T-4: Encourage a system of safe trails and corridors including lighting, that supports non-motorized travel for commuting, local trips, and healthy physical activity.**

- PRIORITY T-4.1:** Encourage new development and targeted systems of development to provide pedestrian and bicycle pathways that safely connect

residential neighborhoods, commercial areas, schools, transit routes, parks, regional trails, and other destinations within the City;

- PRIORITY T-4.2:** Consider opportunities for multi-use trails (separated from vehicle lanes) on principal and minor arterial corridors, and shared bicycle facilities on select collector arterials;
- PRIORITY T-4.3:** Collaborate with the School District to identify pedestrian safety improvements on school walk routes;
- PRIORITY T-4.4:** Ensure adequate bicycle parking provisions in historic downtown, Snoqualmie Ridge neighborhood center, public parks, and large offices and industrial developments to meet demand, promote bicycle travel and multimode commuting;
- PRIORITY T-4.5:** Evaluate the use of e-bikes and e-scooters on City sidewalks, trails, and parks, considering safety and potential conflicts with pedestrians and other users.

**GOAL T-5: Strive to improve air quality by reducing vehicular greenhouse gas emissions and supporting alternative options to single-occupant vehicle travel.**

- PRIORITY T-5.1:** Collaborate with Metro and other organizations to improve service and increase transit ridership within the City and between Snoqualmie, regional destinations, and adjacent communities;
- PRIORITY T-5.2:** Collaborate with the Snoqualmie Valley School District to develop and implement demand management strategies to reduce traffic and parking problems around schools;
- PRIORITY T-5.3:** Consider additional opportunities including leveraging grants for the installation of electric vehicle recharge and alternate fuel refueling stations including public and private partnerships to actively encourage and promote the use of electric and alternatively fueled vehicles;
- PRIORITY T-5.4:** Support public education on the social and environmental impacts of travel choices to encourage the use of alternatives to single-occupancy travel;
- PRIORITY T-5.5:** Engage with regional sustainability organizations to promote eco-friendly transportation initiatives;
- PRIORITY T-5.6:** Explore the feasibility of establishing mobility hubs at suitable locations in the City to facilitate use of mass transit and carpooling accessibility;
- PRIORITY T-5.7:** Seek to improve air quality and reduce greenhouse gas emissions, employ and encourage strategies to reduce vehicle use, promote single occupant vehicle alternatives, and improve the transportation system's operating efficiency;
- PRIORITY T-5.8:** Design transportation facilities improvements consistent with City stormwater regulations which minimize impacts and encourage fish passage and wildlife habitat areas and corridors;

- PRIORITY T-5.9:** As feasible, incorporate environmental factors into transportation decision-making that minimizes negative impacts to natural and cultural resources;
- PRIORITY T-5.10:** For vehicular and all transportation methods, including transit, bicycles, pedestrian planning and development review, use level of service (LOS) measures to evaluate system performance and needs that reflects the community's expectations for transportation performance;
- PRIORITY T-5.11:** For multimodal levels of service consider frequency, presence, and span of services to evaluate system performance and need including deficiencies;
- PRIORITY T-5.12:** Identify projects, programs or strategies that will address existing and all future transportation deficiencies including transit, bicycles, and pedestrian.

**GOAL T-6: Provide for maintaining and preserving the life and utility of the City's transportation system and investments.**

- PRIORITY T-6.1:** If feasible, ensure consistent and equitable system improvements throughout the City;
- PRIORITY T-6.2:** Encourage design of new developments to provide efficient pedestrian friendly traffic circulation;
- PRIORITY T-6.3:** Systematically and objectively prioritizes paving projects in accordance with a Pavement Management Plan;
- PRIORITY T-6.4:** Employ Best Management Practices (BMPs) for storm water management, including low-impact development (LID) strategies, effective street cleaning, and other measures to alleviate major pollution sources from roadway uses;
- PRIORITY T-6.5:** Support local transit partnerships for better regional connections and to support tourism within Snoqualmie;
- PRIORITY T-6.6:** Reduce need for new capital improvements through investments in operations, demand management strategies and system management activities to improve the efficiency of the City's current transportation system and facilities;
- PRIORITY T-6.7:** Identify stable and adequate funding mechanisms for transportation facilities;
- PRIORITY T-6.8:** Ensure that the land use element, transportation element, and financing plan are coordinated and consistent for the 6 and 20-year planning period.



## CAPITAL FACILITIES AND UTILITIES

### INTRODUCTION

The Capital Facilities and Utilities Element of Snoqualmie's comprehensive plan explains the public services and facilities needed to support the city's growing population and job market. This plan includes transportation systems like streets and sidewalks, parks and recreation areas, schools, libraries, stormwater management, water and sewer systems, and public safety services. By planning for these facilities alongside land use plans, the city ensures that development is well-supported. This element also strengthens other important parts of the comprehensive plan, such as transportation and parks. The Growth Management Act requires the city to keep an inventory of current facilities, forecast future needs, identify locations and capacities for new facilities, create a financing plan, and reassess plans if funding is insufficient. This organized approach helps Snoqualmie prioritize and manage capital projects efficiently, ensuring that the city's infrastructure meets service standards.



To reach these goals, Snoqualmie has set several key objectives for the Capital Facilities and Utilities Element. These include providing quality infrastructure for current and future residents and businesses, replacing aging infrastructure on time to maintain public services, and planning financially for the long-term maintenance, repair, and replacement of facilities. Additionally, the city aims to improve coordination within the city and with neighboring areas to align capital facility plans with broader land use and regional goals. Protecting and maintaining existing infrastructure is also a priority, ensuring the city's investments are preserved. Through these goals, Snoqualmie is dedicated to building a strong and sustainable framework for public services and facilities, supporting the city's growth and enhancing the quality of life for its residents.



## CAPITAL FACILITIES & UTILITIES GOALS AND POLICIES

**GOAL CFU--1: Quality Infrastructure: Provide quality infrastructure to serve current and future residents and businesses.**

- PRIORITY CFU 1.1:** Adopt level of service standards to accommodate growth concurrent with development;
- PRIORITY CFU 1.2:** Size essential capital facilities to meet the long-term demands of the community, and when feasible, phase facility development to match capital investments with actual community needs;
- PRIORITY CFU 1.3:** Provide adequate infrastructure in applicable areas to support the development of regional/local centers;
- PRIORITY CFU 1.4:** Avoid growth in areas that cannot be adequately served by utilities;
- PRIORITY CFU 1.5:** If the City is selected as a state or regional capital facility site, or is otherwise impacted by such a facility, ensure appropriate mitigation for local impacts is provided;
- PRIORITY CFU 1.6:** Plan for major or “trunk” utility facility locations and consider designating routes suitable for facility improvements, subject to development regulations;
- PRIORITY CFU 1.7:** Ensure that utility improvements minimize neighborhood impacts, are environmentally sensitive, aesthetically pleasing, safe and provided in a timely manner to serve planned growth;
- PRIORITY CFU 1.8:** To the maximum extent feasible, require the undergrounding of all new electrical and communication lines, the undergrounding of existing lines during road and utility improvements, and/or architectural compatibility of all new above-ground facilities;
- PRIORITY CFU 1.9:** Encourage the joint use of utility corridors for agriculture or passive recreation uses, provided that such uses are consistent with prudent legal and utility practice;
- PRIORITY CFU 1.10:** Site or expand capital facilities in a manner that considers impacts on historically marginalized communities;
- PRIORITY CFU 1.11:** Do not locate capital facilities outside the urban growth area unless it is demonstrated that non-urban sites are the most appropriate location;
- PRIORITY CFU 1.12:** Reduce and mitigate noise and light pollution caused by capital facilities;
- PRIORITY CFU 1.13:** Design capital facilities to achieve community development objectives and improve neighborhoods;
- PRIORITY CFU 1.14:** Coordinate capital investment projects and programs across departments.

**GOAL CFU--2: Continuity of Public Services: Invest in the timely replacement of aging infrastructure to ensure continuity and delivery of vital public services.**

- PRIORITY CFU 2.1:** Define essential public facilities, consistent with the Revised Code of Washington and the Growth Management Act;
- PRIORITY CFU 2.2:** To the extent feasible, increase the resilience of utilities and infrastructure by preparing for disasters and planning for system recovery;
- PRIORITY CFU 2.3:** Allow natural boundaries to help determine the routes and placement of infrastructure connections and improvements;
- PRIORITY CFU 2.4:** Provide residents with access to high-quality drinking water that meets or exceeds state and federal requirements;
- PRIORITY CFU 2.5:** Reduce per capita rate of water consumption through conservation, efficiency, reclamation, and reuse;
- PRIORITY CFU 2.6:** Establish level of service standards to guide delivery of quality services to current and future residents and businesses;
- PRIORITY CFU 2.7:** Consider the impacts of climate change, economic, and health impacts when siting and building essential capital facilities;
- PRIORITY CFU 2.8:** Plan for the long-term renewal or replacement of aging capital facilities as needed to maintain target service levels.

**GOAL CFU--3: Long-Term Financial Sustainability: Provide long-term financial plans by identifying resources for the future maintenance, repair, and replacement of capital facilities citywide.**

- PRIORITY CFU 3.1:** Seek grants to fund capital improvements whenever feasible, and plan for available funding to support the City's share of planned improvements;
- PRIORITY CFU 3.2:** Manage City debt effectively while maintaining sufficient required reserves for emergencies;
- PRIORITY CFU 3.3:** Allocate City sewer and water connection fees primarily for capital improvements related to facility expansion;
- PRIORITY CFU 3.4:** Evaluate new and existing sources of funding for services, maintenance and infrastructure;
- PRIORITY CFU 3.5:** Ensure parks facility users are paying reasonable fees for the usage and costs of operating and maintaining the facilities;
- PRIORITY CFU 3.6:** Evaluate and if appropriate, annually adopt by reference the Snoqualmie Valley School District Six-Year Capital Facility Plan and update school impact fees on new

residential units to ensure that school facilities will be provided to meet projected growth.

**GOAL CFU--4:** **Intra-City and Regional Coordination: Provide long-term capital facility plans that consider and complement land use objectives and capital facility planning efforts and objectives of neighboring jurisdictions.**

**PRIORITY CFU 4.1:** Participate in inter-jurisdictional efforts to site essential capital facilities and pursue agreements among jurisdictions to mitigate against the disproportionate burden that may fall on the jurisdiction which becomes the site of a facility;

**PRIORITY CFU 4.2:** Coordinate with neighboring jurisdictions on infrastructure projects that cross city boundaries in planning, development, and design;

**PRIORITY CFU 4.3:** Work with Snoqualmie Valley School District to meet existing and future community needs, including walkable safe routes to schools;

**PRIORITY CFU 4.4:** Coordinate with other jurisdictions to implement multi-jurisdictional facility improvements and attempt to coordinate land use procedures for consistent decision making.

**GOAL CFU--5:** **Protection and Preservation of Existing City Infrastructure: Protect and preserve its significant investment in infrastructure by adequately funding regular and ongoing maintenance needs of critical infrastructure.**

**PRIORITY CFU 5.1:** Require the joint use or co-location of utility trenches, conduits and poles to minimize aboveground structures, and to provide for the expansion, maintenance and upgrading facilities with the least amount of service disruption;

**PRIORITY CFU 5.2:** Reduce per capita rate of water consumption through conservation, efficiency, reclamation, and reuse;

**PRIORITY CFU 5.3:** Encourage and support replacement of failing septic systems within the urban growth area with sanitary sewers or alternative technology that is comparable or better.

# PARKS AND RECREATION

## INTRODUCTION

The purpose of the Open Space, Parks and Recreation Plan is to guide the City in acquiring, developing, improving and managing its current and future open space, park and recreation facilities and programming. This Plan assesses the strengths and weaknesses of the current park system, provides direction for future development and capital expenditures, and establishes and implementation program.

In addition to providing the Snoqualmie Parks and Events Commission and Snoqualmie City council with a basic framework for park system decisions, this document also provides other benefits to the City. This Plan supports requests to obtain funds for park system capital improvements, improves coordination between various recreation planning agencies, helps maximize the benefits of each dollar spent, facilitates the protection of important natural areas and habitats and helps provide for the City's current and future park and recreation needs.

### Overall Goal

Provide a well-maintained, interconnected, and inclusive parks system that allows for enjoyment of the city's natural beauty while providing equitable access to programs and activities, and protection of valuable natural resources

## PARKS AND RECREATION GOALS AND POLICIES

The policies in this Element provide a basis of support for a functional and integrated parks system which includes, but is not limited to, open space, parks, trails, urban forest, community gardens and other recreational amenities and programs. The components of this vital system contribute to the physical, mental, and emotional well-being of Snoqualmie residents and surrounding areas. Other publicly owned lands outside of formal parks contribute to the system of open spaces and its environmental benefits and are addressed in the Snoqualmie Comprehensive Plan.

The following policies address various aspects of parks planning, namely: inclusive parks, facility investment, community connectivity, and natural resources.

**GOAL P&R-1:** **Inclusive Parks: Facilitate a universally equitable, inclusive, and expansive parks system that provides all residents with access to Snoqualmie's amenities, open spaces, and recreational programming.**

- POLICY P&R-1.1:** Expand City-offered programming opportunities and conduct a fee study to understand revenue generation opportunities that may exist by programming existing parks;
- POLICY P&R-1.2:** Plan for and fund development of community facilities to allow opportunities for additional performing arts programs and events;
- POLICY P&R-1.3:** Evaluate playground replacement equipment based on location and level of service (LOS) in each specific area. Consider alternatives to traditional playground facilities in areas with a high concentration of playgrounds;
- POLICY P&R-1.4:** Evaluate existing programming opportunities with a focus on expanding programs that appeal to middle school and high school age groups;
- POLICY P&R-1.5:** Expand senior programs such as fitness classes, and outdoor recreation groups;
- POLICY P&R-1.6:** Study the feasibility of adding transportation or shuttle options for seniors;
- POLICY P&R-1.7:** Provide educational materials and resources for senior residents which expand awareness of and access to local and regional recreational opportunities;
- POLICY P&R-1.8:** Study feasibility of adding or partnering with third parties to offer adult sports leagues;
- POLICY P&R-1.9:** Design and construct parks and facilities to allow multiple uses and provide amenities accessible to users of diverse physical capabilities, mental capabilities, skill levels, age groups, income levels, cultural backgrounds, and activity interests.



**GOAL P&R-2: Facility Investment:** Facilitate a universally equitable, inclusive, and expansive parks system that provides all residents with access to Snoqualmie’s amenities, open spaces, and recreational programming.

- POLICY P&R-2.1:** Create a lifecycle replacement and asset management system for parks equipment and facilities;
- POLICY P&R-2.2:** Conduct an ADA accessibility assessment of all parks and recreation facilities;
- POLICY P&R-2.3:** Conduct a lighting assessment of all parks and recreation facilities to maximize park use hours while adhering to Dark Sky initiatives and local ordinances;
- POLICY P&R-2.4:** Establish procedures for park land decommissioning and investigate underutilized parks for decommissioning or reinvestment;
- POLICY P&R-2.5:** Study the creation of a dog park or off-leash amenity in one of the parks on the ridge;
- POLICY P&R-2.6:** Study potential upgrades to enhance park’s view corridors and user’s experience with natural features;
- POLICY P&R-2.7:** Evaluate and expand facilities and operations at Riverview Park;
- POLICY P&R-2.8:** Reimagine and enhance Railroad Park to serve as a destination park and downtown event venue;
- POLICY P&R-2.9:** Expand the community center to provide additional capacity and the ability to implement indoor recreation opportunities;
- POLICY P&R-2.10:** Study the feasibility, including cost of facilities and staff, of providing aquatics access and programming for an extended portion of the year;
- POLICY P&R-2.11:** Develop and maintain athletic facilities that meet competitive playing standards for diverse abilities, age groups, skill levels, and recreational interests;
- POLICY P&R-2.12:** In park development or re-development plans, place a high priority on creating facilities that are energy efficient, vandal resistant, and water conscious and that require minimal maintenance;
- POLICY P&R-2.13:** Prioritize the importance of open space for the preservation of natural resources and use the full range of regulatory and land preservation tools available to create, maintain and steward the local and regional open space system;
- POLICY P&R-2.14:** Identify and prioritize acquiring and protecting open space sites that provide scenic views, valuable wildlife habitat, watershed conservation, serve scientific or education purposes, and/or contain other significant natural or cultural resources; examples include threatened and urban wildlife habitat, nesting sites, foraging areas, and wildlife mitigation corridors that promote habitat connectivity;

**POLICY P&R-2.15:** Ensure development protects and conserves open space areas, views and viewsheds, and maintains natural vegetation;

**POLICY P&R-2.16:** Develop and retain green belts or other vegetated buffer areas where appropriate between residential neighborhoods and between residential and adjacent non-residential areas;

**POLICY P&R-2.17:** Protect visual access to water bodies and rivers;

**GOAL P&R-3: Community Connectivity: Enhance community connectivity by linking the city-wide trail network and provide spaces for community gathering and group recreation.**

**POLICY P&R-3.1:** Identify trail connections to better implement and connect RiverTrail Projects such as RiverTrail Northwest of Sandy Cove, Sandy Cove Improvement Project, and Sandy Cove Bank Stabilization;

**POLICY P&R-3.2:** Utilize multiple sources in acquiring funds and properties for parks, park facilities, and park programs;

**POLICY P&R-3.3:** Provide trailhead amenities at Riverview Park to support new trail and boardwalk development;

**POLICY P&R-3.4:** Create a standardized signage and wayfinding plan to communicate a unified parks system and provide improved trail navigation;

**POLICY P&R-3.5:** Create venues for large special events and festivals to promote a sense of community and enhance economic development;

**POLICY P&R-3.6:** Host community wellness events such as City-sponsored walks/runs or fitness sport tournaments to promote health, wellness, and community;

**POLICY P&R-3.7:** Advertise and market special events and program offerings through the use of multiple engagement tools;

**POLICY P&R-3.8:** Increase recreation opportunities in the downtown area;

**POLICY P&R-3.9:** Study feasibility of hosting more programs and special events in the winter months;

**POLICY P&R-3.10:** Provide opportunities for Snoqualmie residents of diverse ages, abilities (physical and mental), cultural backgrounds, and interests to participate in a wide range of recreation programs and community events that are accessible and affordable;

**POLICY P&R-3.11:** Develop trail systems for a wide variety of users including pedestrian, equestrian, and bicycle users to connect open spaces, parks, recreation facilities, neighborhoods, employment areas, shopping areas, schools and other public spaces and facilities with specific attention to regional trail connections;

**POLICY P&R-3.12:** Integrate trails as alternative transportation routes, connecting them to transit stops, bike facilities, and sidewalk access points to create a comprehensive network of nonmotorized transportation throughout Snoqualmie and the region;

- POLICY P&R-3.13:** Require that new development aid in expanding and/or providing linkages to the local and regional trail systems;
- POLICY P&R-3.14:** Furnish trail systems with appropriate trailhead improvements that may include interpretive and directory signage, trail use rules and regulations, rest stops, drinking fountains, parking and loading areas, bike racks, restrooms, dog waste stations, trash containers and other services elements supporting trails-related use and maintenance;
- POLICY P&R-3.15:** Create and maintain strategic partnerships with the community, not-for-profit groups, and other stakeholders, to foster cooperative and volunteer efforts for trails-related upkeep and maintenance;
- POLICY P&R-3.16:** Acquire and preserve shoreline access for waterfront trails and water-related recreational activities in accordance with the Snoqualmie Shoreline Master Program;

**GOAL P&R-4:** Natural Resources: Enhance community connectivity by linking the city-wide trail network and provide spaces for community gathering and group recreation.

- POLICY P&R-4.1:** Expand program offerings to include nature education and recreation opportunities.
- POLICY P&R-4.2:** Explore opportunities and partnerships to host environmental education programs about local wildlife and ecosystems.
- POLICY P&R-4.3:** Create a formal volunteer program to promote educational and open space preservation opportunities.
- POLICY P&R-4.4:** Continue to grow the Green Snoqualmie Partnership through the development of a regional marketing plan for eco-tourism.
- POLICY P&R-4.5:** Consider implementing eco-tourism programs and opportunities in city forest lands.
- POLICY P&R-4.6:** Implement the recommendations of the Natural Infrastructure Assessment (2020).

**GOAL P&R-5:** Communication: Improve communication with the public on the City's integrated parks system through a variety of media.

- POLICY P&R-5.1:** Consult the Parks and Events Commission prior to approval of development agreement provisions, or amendments thereto, that involve parks acreage, open space, facilities mitigation or adjustments to the number of residential units;
- POLICY P&R-5.2:** Continue to utilize citizen participation in planning, developing, operating, stewarding and maintaining the City's integrated parks system, encouraging citizen input at all stages of parks planning to inform park management decisions;
- POLICY P&R-5.3:** Utilize ongoing public information and awareness strategies to keep the community informed and supportive of park projects;



**POLICY P&R-5.4:** Promote partnerships with public and private service providers to meet cultural, recreational and social needs of the community in parks program planning;

**POLICY P&R-5.5:** Work with the Meadowbrook Farm Preservation Association to better reflect the needs and desires of city residents for Meadowbrook Farm;

**GOAL P&R-6:** **Community Gardens:** Maintain and promote open public space within the city for community gardens.

**POLICY P&R-6.1:** Protect and support existing community gardens in the city as important open space resources that build community and provide a local food source;

**POLICY P&R-6.2:** Expand and increase support for community gardens and youth involvement in growing and preparing their own food through partnerships with other agencies such as schools, senior centers, neighborhood groups, businesses, and civic and gardening organizations;

**POLICY P&R-6.3:** Identify existing and potential community garden sites on public property, including parks, recreation centers, public easements and rights-of-way, and surplus properties, and prioritize community gardens in underserved areas;

**POLICY P&R-6.4:** Encourage and promote new construction to incorporate green roofs, edible landscaping, and use of roof spaces for community gardening;

**GOAL P&R-7:** **Urban Forestry:** Encourage and promote new construction to incorporate green roofs, edible landscaping, and use of roof spaces for community gardening.

**POLICY P&R-7.1:** Fully implement urban forestry standards and programs that provide education, encouragement and assistance for planting, maintaining and preserving trees on private property, street frontage planter strips, parks and natural open spaces;

**POLICY P&R-7.2:** Ensure that trees are an important part of public investments made for economic development and redevelopment activities;

**POLICY P&R-7.3:** In planning urban forestry enhancement projects, review tree equity data, such as American Forests "Tree Equity Score" to ensure equitable access for residents and visitors to the benefits of trees;

**POLICY P&R-7.4:** Plant street trees on all new streets and ensure street trees are prioritized in improvement plans for existing city streets;

**POLICY P&R-7.5:** Encourage the selection of species appropriate to projects, locations and site conditions to minimize conflicts with existing or planned public infrastructure. Provide adequate diversity for the urban ecosystem by varying tree species, distribution, forms, textures, flowering characteristics, and other aesthetic benefits to enhance city street environments;

- POLICY P&R-7.6:** Remove invasive species and noxious weeds to protect native plant and animal habitat on public property and educate citizens on the importance of their removal on private property. Prioritize removal of invasive species in valuable habitat and/or ecological function areas such as wetlands and streams;
- POLICY P&R-7.7:** Encourage the use of native and/or regionally produced edible plants and fruit-bearing trees;
- POLICY P&R-7.8:** Maintain a citywide canopy cover survey and canopy cover target to protect and enhance the current coverage offered by our urban forest and ensure that the forest's air, water quality, water management and economic benefits continue in perpetuity or are enhanced in the future;
- POLICY P&R-7.9:** Maintain the landmark tree program to inventory, protect and maintain trees with historic significance or other community value and prioritize preservation of these trees during development project planning;
- POLICY P&R-7.10:** Review City tree ordinances to ensure that they are consistent with urban forest and open space preservation and enhancement goals;







## ENVIRONMENT

### INTRODUCTION

The Environmental Element encompasses methods of stewardship for apprehending, protecting, preserving, and conserving the quality and quantity of natural environmental assets within and surrounding the City of Snoqualmie. When natural resources are actively protected and enhanced through mindful and cognizant coordination, a healthy functioning ecosystem can provide added safety and assurance to a community during potential natural hazards and disasters. Although, not a mandatory element, incorporating the Environmental Element enhances the City's commitment to regulating designated critical areas as expressed in WAC 365-196-485 and defined in RCW 36.70A.030(11). The element further provides additional acknowledgement of other environmental assets that support the community's character and resiliency in coordination with the Parks and Recreation, and Economic Development elements. Protecting the health, quality, and functionality of these natural resources are crucial to mitigating the city's future growth and continued economic development.



In 2021, Washington passed the Climate Commitment Act (CCA). It was followed up in 2023 by HB 1181, which introduced new requirements to local Comprehensive Planning processes, including a requirement to adopt a climate change and resiliency element designed to result in greenhouse gas emissions reductions and improved resilience to mitigate or avoid adverse impacts of climate change. This includes a climate resilience sub-element. Cities with populations above 6,000 in the eleven most populous counties (including King County) must include a greenhouse gas emissions sub-element as part of their climate element. Jurisdictions in King County must adopt climate elements by June 30, 2029. In June 2024, City of Snoqualmie began a planning process to develop a Climate Element, and accompanying changes to existing plan policies and development regulations, to be adopted in 2025.

## ENVIRONMENT GOALS AND POLICIES

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**GOAL ENV-1:** The health, wildlife and ecosystem services and functions provided by the City's natural environment are protected and enhanced, and potential hazards to citizen health, welfare and property are minimized.

- POLICY ENV-1.1:** Incorporate and utilize applicable best available science for purposes of designating and protecting all regulated critical areas and anadromous fisheries that need "special consideration" for their conservation and protection;
- POLICY ENV-1.2:** Protect Snoqualmie's environmental critical areas, habitat, and the natural environment through land use plans, surface water management plans and programs, comprehensive park plans, development regulations and site-specific project review and consultation with affected Tribes;
- POLICY ENV-1.3:** Consider areas of high wildlife movement and mortality and the needs of all roadway users when designing and building neighborhood traffic safety projects;
- POLICY ENV-1.4:** Ensure the protection and recovery of ecosystems to provide healthy habitat and support fish, wildlife, and plant populations in a changing climate. This includes actively managing lands through controlling noxious weeds, restoring native vegetation, and monitoring project results;
- POLICY ENV-1.5:** Coordinate with governmental agencies, non-profit organizations and Tribes to protect and enhance the environment through countywide and watershed planning, fish and wildlife resource management, and habitat protection networks across jurisdictional boundaries;
- POLICY ENV-1.6:** Establish and maintain relations with Native American tribes to identify and preserve archaeological sites and traditional cultural properties;
- POLICY ENV-1.7:** Actively manage city forest lands to decrease climate-exacerbated risks from severe wildfires, protect residents, and improve ecosystem health and habitat and encourage others to do so;
- POLICY ENV-1.8:** Apply Best Available Science, including Traditional Ecological Knowledge, to protect critical areas, such as wetlands, landslide hazard and erosion-prone areas, and maintain these areas in their natural condition, including native vegetation preservation;
- POLICY ENV-1.9:** Control the spread of noxious weeds as identified by King County Noxious Weed Control Board from public properties, particularly in more fire-prone areas like roadsides and utility corridors and if possible, educate citizens about the control of noxious weeds on private property;
- POLICY ENV-1.10:** Support integrated and interdisciplinary approaches for environmental planning and assessment;

- POLICY ENV-1.11:** Promote innovative and environmentally sensitive practices in site planning, design, materials selection, construction and maintenance;
- POLICY ENV-1.12:** Encourage environmental stewardship on private and public lands through partnerships and voluntary efforts that protect, restore and enhance the quality and functions of critical areas and associated buffers;
- POLICY ENV-1.13:** Support programs that ensure that all residents, regardless of race, social, or economic status, have clean air, clean water, and other elements of a healthy environment, and prioritize the reduction of impacts to vulnerable populations that have been disproportionately affected by climate change.

**GOAL ENV-2: Rivers, streams aquifer recharge areas, and other water resources within the City are protected and managed for multiple beneficial uses.**

- POLICY ENV-2.1:** Preserve and protect natural surface water storage sites, such as wetlands, aquifers, streams, and water bodies as these are critical features that support hydrological functions, water quality, regulate surface flows, and recharge groundwater;
- POLICY ENV-2.2:** Coordinate the management and restoration Snoqualmie watershed through participation in the Snoqualmie Watershed Forum and the implementation of the Puget Sound Action Agenda;
- POLICY ENV-2.3:** Coordinate with WSDOT, King County, and neighboring jurisdictions to plan and prioritize culvert upgrades and utility crossings to ensure fish passage barrier removal, adequate projected stormwater passage, and continued climate-related adaptations to handle water passage into the future throughout Snoqualmie, especially where terrestrial species connectivity can be restored simultaneously (i.e., with wider bridges);
- POLICY ENV-2.4:** Ensure that local regulations for surface and stormwater management allow for and encourage Low-Impact Development (LID) and Natural Drainage practices. Support retrofitting basins to improve stormwater management and quality;
- POLICY ENV-2.5:** Encourage building construction that uses alternative techniques to minimize impervious surfaces and reduce harmful impacts to the natural environment and proximate waterways;
- POLICY ENV-2.6:** Actively investigate and promote water conservation strategies to efficiently use the City's legal access to water, and to reduce the amount of wastewater to be treated, through such measures as rotating irrigation schedules, and by incentivizing or requiring installation of water-wise landscaping throughout the City;



- POLICY ENV-2.7:** Work with the State Department of Ecology, King County, Tribes, and other stakeholders to reduce or eliminate pollution sources and protect public health;
- POLICY ENV-2.8:** Work in conjunction with King County to take corrective action to remove contaminant loading due to failing septic systems and stormwater runoff in susceptible recharge areas;
- POLICY ENV-2.9:** Seek funding to support stormwater retrofitting and green technologies in areas where water quality is impacted by stormwater;
- POLICY ENV-2.10:** Natural hydraulic, hydrologic, and habitat functions, and scenic and recreational values of rivers, streams, wetlands, and natural drainage courses are protected;
- POLICY ENV-2.11:** Minimize stream crossings, utilizing bridges rather than culverts whenever feasible, and minimize new utility crossing impacts, when possible, by using techniques such as bridges, tunneling, or other innovative methods;
- POLICY ENV-2.12:** Participate in regional species protection efforts, including salmon habitat enhancement and restoration. Identify, prioritize, and eliminate physical barriers (such as fish blocking culverts), and other impediments to anadromous fish spawning and rearing habitat;
- POLICY ENV-2.13:** Maintain infrastructure located within stream corridors in accordance with Best Management Practices that minimize water quality impacts and pursue design modifications or alternative siting options for when significant alterations are undertaken;
- POLICY ENV-2.14:** Protect wetlands areas, functions and values within the City and urban growth area, and allow the creation of wetlands where feasible and appropriate;
- POLICY ENV-2.15:** Restore and maintain previously disturbed wetlands and stream buffers riparian management zones and their buffers where feasible; using the correct mitigation sequencing and maintain restored buffers for optimal ecosystem services;
- POLICY ENV-2.16:** Ensure wetland regulations allow for conservation easements and other techniques to preserve their health and existence.

**GOAL ENV-3:** Public health and property damage risk associated with flood and geologic hazard areas have been reduced, while preventing irreparable harm to regionally significant ecological resources.

- POLICY ENV-3.1:** Pursue strategies to lower the City's classification rating in the federal FEMA program;
- POLICY ENV-3.2:** Protect properties and ecological functions in the floodplain with development regulations guided by standards established by FEMA, and the Department of Ecology, and Best Available Science that incorporates climate change projections;

- POLICY ENV-3.3:** Pursue the reduction of accelerated erosion and sedimentation due to construction and construction-related activities;
- POLICY ENV-3.4:** Protect areas with severe geologic hazard potential, limiting development in hazard areas or requiring development to minimize grading and enhance native vegetation to the greatest extent possible;
- POLICY ENV-3.5:** Seek to restore natural vegetative cover and natural drainage features on degraded sites, including the removal of invasive weeds as necessary;
- POLICY ENV-3.6:** Support the implementation of the City's Hazard Mitigation Plan to reduce risks associated with floods, erosion, damages to property owners, and other observed hazards and improve development regulations.







## ECONOMIC DEVELOPMENT

### INTRODUCTION

A robust local economy is paramount to Snoqualmie's sustained fiscal health and community vibrancy. The City is committed to fostering a diverse array of employment, retail, service, and recreational opportunities, aligning with its vision of becoming a "complete community" where residents can live, work, shop, and thrive. While the economic development element is not currently mandatory due to funding constraints, Snoqualmie recognizes the crucial role of economic growth in enhancing residents' quality of life. Strategies for economic development are integrated with essential elements like land use, housing, utilities, and transportation, ensuring a comprehensive approach to community development.



While the economic development element is listed as a mandatory component in RCW 36.70A.070, it is not currently a requirement due to the lack of provided funding when this element was incorporated into the Growth Management Act (GMA). Nevertheless, the importance of fostering economic growth, vitality, and a high quality of life is undeniable. Therefore, strategies to support economic development should be integrated with other critical elements such as land use, housing, utilities, and transportation. This holistic approach ensures that economic development efforts are aligned with the broader goals of creating a sustainable, vibrant community.

Snoqualmie's economic development goals prioritize attracting businesses that cater to resident needs, offer varied job opportunities, and contribute to city revenues while preserving its unique character. The City maintains a business-friendly climate through efficient regulations and code compliance, emphasizing environmental and cultural resource protection. Capitalizing on the draw of nearby natural features and the charm of its historic downtown, Snoqualmie leverages these assets to drive economic growth sustainably, enriching both residents and visitors alike while preserving the essence of what makes the city special.



## ECONOMIC DEVELOPMENT GOALS AND POLICIES

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**GOAL ED-1:** Recruit businesses that meet the retail needs of residents, offer diverse employment opportunities, generate revenue to support city services, and enrich the City's unique character, while supporting the continued success of existing local businesses.

**POLICY ED-1.1:** Encourage a diverse range of smaller-scale, locally based, and independently-owned businesses to locate to Snoqualmie;

**POLICY ED-1.2:** Recruit businesses that will capture a greater share of residents' spending on retail goods and services without compromising the City's small-town look and feel;

**POLICY ED-1.3:** Capitalize on emerging local economic sectors, including wine tourism, weddings, film production, and outdoor recreation and events as well as regional sectors such as aerospace, information and communication technology, and life sciences;

**POLICY ED-1.4:** Prioritize the recruitment of businesses that follow environmental and socially responsible business practices;

**POLICY ED-1.5:** Prioritize the recruitment of a wide range of potential businesses that will create higher-than-average wages jobs to match local workforce skills allowing for residents to live and work in Snoqualmie;

**POLICY ED-1.6:** Strategically recruit businesses based on the features of individual vacant commercial and industrial spaces;

**POLICY ED-1.7:** Identify complementary and new industries to recruit to Snoqualmie based on sectors that are already well-represented in the City;

**POLICY ED-1.8:** Support the preservation and occupancy of key historic landmarks downtown including full-service restaurants.

**GOAL ED-2:** The City fosters a business climate that facilitates economic development through expedient and equitable regulations, permit review processes, and code compliance, while effectively preserving and protecting the area's environmental and cultural resources.

**POLICY ED-2.1:** Cultivate a policy and regulatory environment that helps to achieve the City's economic development goals;

**POLICY ED-2.2:** Consider risk of physical, economic, environmental, and cultural resource disruption or displacement on local business when creating or updating policies, regulations, investments, or programs;

- POLICY ED-2.3:** Explore partnerships with community and external organizations to address barriers and disparities such as diversity, equity and inclusion faced by small businesses to promote economic development opportunities;
- POLICY ED-2.4:** Strive to provide opportunities for business owners to share information on challenges and opportunities of the local business environment;
- POLICY ED-2.5:** Ensure business owners have accurate and timely information on permit applications and other review processes;
- POLICY ED-2.6:** Apply and enforce rules consistently across all business types and locations;
- POLICY ED-2.7:** Encourage local businesses to be aware of evolving technologies that lead to increased competitiveness, innovation, efficiency, productivity, and job opportunities;
- POLICY ED-2.8:** Foster a business environment that promotes local entrepreneurship.

**GOAL ED-3:** The City advances its economic development goals and maintains its competitiveness through land use regulations, strategic planning, and capital investments.

- POLICY ED-3.1:** Ensure City investments, plans, and regulations promote economic growth and facilitate the expansion of the City's retail base equitably across all City commercial areas, business types, and communities;
- POLICY ED-3.2:** Advocate for Snoqualmie's economic interests at the county, regional, state, and federal levels;
- POLICY ED-3.3:** Consider creating a historic Meadowbrook Retail District and sites not yet considered that promotes retail and service options that enhances the future River Trail for residents and visitors;
- POLICY ED-3.4:** Collaborate with intergovernmental partners to improve transit service to, from, and within Snoqualmie, aiming for increased frequency and accessibility;
- POLICY ED-3.5:** Attract developments with the potential to create a variety of jobs and commercial spaces of varying sizes to accommodate businesses of different scales and provide space for small businesses to grow;

- POLICY ED-3.6:** Encourage the development of housing options that are affordable for the full range of employment opportunities in the City;
- POLICY ED-3.7:** Ensure that economic growth and development is balanced with environmental and cultural resource protection;
- POLICY ED-3.8:** Encourage the creation of public gathering spaces near commercial areas in a manner that promotes commerce;
- POLICY ED-3.9:** Preserve the Master Planned Business Park land use designation, focused on office, research and development, and light manufacturing/industrial uses, within the City's potential annexation area (PAA);
- POLICY ED-3.10:** Ensure land use regulations support and promote the development of suitable forms of overnight lodging, with a particular focus on the downtown historic district;
- POLICY ED-3.11:** Ensure that Snoqualmie's infrastructure supports electric vehicle charging and other emerging climate-friendly technologies adequately.

**GOAL ED-4:** The City promotes desired economic development while sustaining the natural and built features that give Snoqualmie its unique sense of place that residents most value.

- POLICY ED-4.1:** Protect and promote the City's distinct mix of natural beauty, historic buildings, rich cultural heritage, and unique neighborhoods - including Snoqualmie Ridge, Historic Downtown, the Mill Site, and historic Meadowbrook, to foster desired economic development;
- POLICY ED-4.2:** Create wayfinding signage where Meadowbrook Way and Snoqualmie Parkway intersect with Railroad Avenue SE directing visitors to the historic downtown;
- POLICY ED-4.3:** Leverage Snoqualmie's distinctive sense of place and unique assets such as Meadowbrook Farm, Snoqualmie Point Park, and other large park and open spaces to attract visitors through historic and cultural events and activities;
- POLICY ED-4.4:** Support and celebrate the contributions of the city's existing culturally and ethnically diverse businesses, institutions, and the Snoqualmie Tribe;
- POLICY ED-4.5:** Maximize the Snoqualmie River Trail as a tourism asset that connects to the Centennial Trail and the regional Snoqualmie

Valley and Preston-Snoqualmie trails while protecting downtown riverfront properties from flooding;

- POLICY ED-4.6:** In collaboration with the Snoqualmie Valley Chamber of Commerce, support non-profit merchant organizations in Historic Downtown Snoqualmie, Kimball Creek, and Snoqualmie Ridge to strengthen economic vitality, design, organization, and promotion;
- POLICY ED-4.7:** Maintain and expand a wayfinding system that effectively directs visitors to Snoqualmie’s commercial and retail districts and communicates information about parking, parks, and other attractions, with a particular focus on community-friendly assets;
- POLICY ED-4.8:** Preserve the economic viability of Snoqualmie’s historic sites, buildings, districts, landscape features and neighborhoods by identifying and preserving their character and history through collaboration with the King County Historic Preservation Program and engaging informational plaques and signs;
- POLICY ED-4.9:** Enrich the cultural lives of residents and visitors by placing permanent and temporary art installations in public spaces in a manner that enhances Snoqualmie’s unique sense of place and history;
- POLICY ED-4.10:** Promote public art events hosted by the Arts Commission, Art and Industry and other organizations such as Plein Air Paint Out, Art of the Rails, Chalk the Block, Snoqualmie Days, pole banners, and window murals;
- POLICY ED-4.11:** Encourage the creation of public murals throughout the City that are representative of the history, culture, and heritage of the Snoqualmie Valley;
- POLICY ED-4.12:** Protect and promote institutional, cultural, natural, and other unique resources such as the Northwest Railway Museum, Pacific West Rail Model Train Museum, Meadowbrook Farm, and the Snoqualmie River Trail.

# SHORELINES

## INTRODUCTION

The Shorelines Element of the City of Snoqualmie’s Comprehensive Plan is guided by Washington State’s Shoreline Management Act (SMA) of 1971, which aims to preserve and manage the state’s valuable shorelines while accommodating appropriate development. The City of Snoqualmie’s Shoreline Master Program (SMP) reflects this balance by establishing policies, goals, and regulations that are specifically tailored to protect and enhance Snoqualmie’s unique shoreline resources—namely, the Snoqualmie River, Kimball Creek, Borst Lake (Mill Pond), and their associated floodplains and wetlands.

The City’s shorelines are essential to its identity, providing recreational opportunities, natural beauty, and habitats for diverse plant and animal species. They also represent areas of historical and cultural importance, economic activity, and environmental sensitivity. To uphold these values, the SMP designates distinct shoreline environments based on their ecological functions, existing land use, and potential for public access. These environments—Urban Riverfront, Urban Floodplain, Urban Conservancy, Hydropower, Natural, and Aquatic—each support specific types of development and land uses that align with the City’s vision for sustainable, community-centered shoreline management.

The following over-arching goal of the Shoreline Master Program is intended to support and supplement all other goals and policies of this Element:

### Overall Goal

Shoreline use, activities, and development within the City’s shoreline jurisdiction result in minimal adverse impacts and no net loss of shoreline ecological functions.

## COMPONENTS OF THE SHORELINES ELEMENT

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The City's Shoreline Management Program, most recently updated in 2021, establishes goals and policies that promote diverse uses of shoreline areas, enhance public access, and support economic development opportunities consistent with environmental protection standards. Key goals include encouraging water-enjoyment uses near riverfront and lakefront areas, preserving natural habitats, and providing access through connected trails and viewing platforms. Additionally, the SMP prioritizes maintaining floodplain functions and respecting the historical and cultural significance of shoreline areas, contributing to a balanced, sustainable approach to shoreline management in Snoqualmie.

These goals and policies of the SMP are contained within eight "elements" in that document, which function as sub-elements of the Shorelines Element in this comprehensive plan. These sub-elements include:

- Economic Development
- Public Access
- Recreation
- Circulation
- Shoreline Use and Shoreline Modification
- Conservation
- Historical, Cultural, Scientific, and Educational
- Flood Hazard Management

The SMP, included in this Element's corresponding section in Volume 2, contains the background data and analysis that describe the shorelines and applicable development regulations of the city, and provides the foundation for the following goals and policies.

### ECONOMIC DEVELOPMENT GOALS & POLICIES

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The City's shoreline jurisdiction affords varying opportunities for economic development related to proximity to the Snoqualmie River. In areas very close to the left bank riverfront of the Snoqualmie River between the downtown Snoqualmie Historic District and the Meadowbrook Historic District, the future development of water-dependent uses or water-related uses is unlikely. However, there is a significant opportunity for additional water-enjoyment economic uses to provide visual access and aesthetic enjoyment of the main stem of the Snoqualmie River.

Borst Lake is located within the floodplain of the Snoqualmie River and is situated on the opposite side of the river from the historic downtown. Borst Lake offers opportunities for development of water-oriented growth associated with recreational tourism that will advance economic development. However, Borst Lake is potentially contaminated due to the historic operations of the Snoqualmie Mill, and further review is necessary prior to implementation of any future activities on or adjacent to the lake.



Further from the riverfront of the Snoqualmie River, projects related to economic development opportunities should be encouraged based upon the suitability of the land for such development and consistency with underlying zoning.

**GOAL S-1:** Water-oriented projects in support of economic development are promoted at appropriate locations in the Aquatic and Urban Conservancy environments on and adjacent Borst Lake to support recreational tourism businesses and activities, provided water quality and potential toxic contamination in Borst Lake is addressed.

**POLICY S-1.1:** Allow non-motorized boating (canoes, kayaks, and similar small hand-powered vessels) within Borst Lake, provided water quality and potential toxic contamination in Borst Lake are addressed.

**POLICY S-1.2:** Allow pedestrian and bicycle trails, boardwalks, public parking, and viewing areas within the buffer of Borst Lake to provide for visual access. Allow access points for non-motorized boating within the buffer of Borst Lake to provide for physical access provided water quality and potential toxic contamination in Borst Lake is addressed.

**GOAL S-2:** Water-oriented projects in support of economic development are promoted at appropriate locations in the Aquatic and Urban Conservancy environments on and adjacent Borst Lake to support recreational tourism businesses and activities, provided water quality and potential toxic contamination in Borst Lake is addressed.

**POLICY S-2.1:** Allow existing and new businesses in the Urban Riverfront Environment and the Urban Floodplain Environment within the Mill Planning Area to develop facilities for water-enjoyment uses, including river and lake vistas from walkways, patios and decks of restaurants and other tourist oriented businesses to enhance both tourism and general economic vitality.

**POLICY S-2.2:** Promote the development of a system of connected public riverfront trails, boardwalks and viewing platforms in the Urban Riverfront Urban Conservancy Environments, linking privately owned water enjoyment economic development and publicly owned facilities in support of tourism and general economic vitality.

**POLICY S-2.3:** Relax buffer standards in the Urban Riverfront Environment to allow for greater visual public access to the riverfront from walkways, decks or patios of businesses; provided any loss of shoreline ecological functions is fully mitigated by restoration or enhancement projects in the Natural Environment or Urban Conservancy Environment.

**GOAL S-3:** Nonwater-oriented uses, which foster or enhance economic development opportunities, are located within suitable environment designations and are consistent with underlying zoning.

**POLICY S-3.1:** Prohibit nonwater-oriented economic development in the Natural Environment.

- POLICY S-3.2:** Allow economic development in the Urban Conservancy Environment only to the extent consistent with the underlying zoning, and preserves the largely undeveloped nature of this environment consistent with existing low intensity recreation and agricultural uses, preservation of floodplain storage functions, protection of publicly owned open spaces, and public access to the Snoqualmie River.
- POLICY S-3.3:** Allow nonwater-oriented economic development, including retail, commercial, and light industrial uses in the Urban Floodplain Environment consistent with underlying zoning, critical areas regulations and flood hazard regulations.
- POLICY S-3.4:** Allow economic development for power generation in the Hydropower Environment consistent with Federal Energy Regulatory Commission regulations.
- POLICY S-3.5:** Allow hospitality, passive recreation, and visitor support uses which support economic development opportunities in the Hydropower Environment consistent with the importance of Snoqualmie Falls as a unique international attraction.

## PUBLIC ACCESS GOALS AND POLICIES

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Public access includes the ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations (WAC 173-26-221(4)(d)(i)). Two City parks within the Urban Riverfront Environment provide direct public access to the riverfront of the Snoqualmie River. Sandy Cove Park at the foot of King Street affords good visual access year round, provides direct access to the water's edge except during periods of high water and flooding, and offers wading access. Riverview Park on Park Street provides only visual access due to its high bank. The City has also acquired a number of additional high-bank parcels along the left bank of the Snoqualmie River within the Urban Riverfront Environment, which will provide visual public access to the river once developed for public access. The King County Flood Control Zone District currently owns a significant portion of riverfront parcels in the Meadowbrook neighborhood at the eastern end of the Urban Riverfront Environment, which is expected to be conveyed to the City for park and open space uses. These parcels could provide additional visual access in the future.

The City owns large undeveloped open spaces within the Natural and Urban Conservancy Environments, which could be enhanced for additional physical and visual public access. These include the Kimball Creek open space (adjacent to the banks of Kimball Creek near its mouth) and the Snoqualmie River Open Space, (between SR 202 and the Snoqualmie River through which Kimball Creek flows to its mouth). The City also owns the portion of Three Forks Natural Area on the left bank of the Snoqualmie River within the city limits. All of these areas could be enhanced for additional public access, including trails, picnic areas and, in some locations, seasonal access to the water's edge for various recreation opportunities.

The existing SR202 and Meadowbrook Way Bridges, as well as King County's uncompleted Snoqualmie Valley Trail pedestrian bridge, provide visual public access to the Snoqualmie River.



The privately owned Puget Sound Energy Park within the Hydropower Environment also affords public access. An estimated two million people visit the park annually, where they can view Snoqualmie Falls from the upper Park's walkways and overlooks, or they can follow a hiking trail to the bottom of the Falls, where Puget Sound Energy provides direct public access for kayakers and other recreation users.

The greatest opportunity to enhance public access to the riverfront of the Snoqualmie River lies in a connected system of publicly accessible riverfront trails and viewing platforms, comprising a looped riverwalk corridor on both banks of the Snoqualmie River. Portions of the proposed system area are located on private land; therefore, the City acquired a large amount of left bank riverfront real property which could form the backbone of a river walk trail system with viewing platforms from Snoqualmie Falls to the Meadowbrook Bridge. Within the Mill Planning Area, the City has also secured commitments from the property owners for a riverwalk trail corridor along the right bank of the Snoqualmie River, which will allow for development of a looped system with connections to local and regional upland trail corridors.

Another potentially important opportunity for additional public access and enjoyment of the shoreline and linkage to water-oriented economic development is for a pedestrian and bicycle trail around Borst Lake, with put-in/take-out points for non-motorized boating. Borst Lake and its surrounding land are currently entirely privately-owned, and Borst Lake is potentially contaminated due to the historic operations of the Snoqualmie Mill and further review is necessary prior to implementation of any future activities on or adjacent to the lake. However, the City's zoning for the property encourages development of public and private open space, parks, and recreational uses within the floodway, including Borst Lake.

**GOAL S-4:** Public access to the Snoqualmie River, Kimball Creek, and Borst Lake is provided through the acquisition, preservation, and extension of publicly and privately owned open spaces, parks, and trails in the Natural, Urban Riverfront, and Urban Conservancy Environments.

- POLICY S-4.1:** Preserve and enhance existing visual public access to the riverfront areas at publicly owned parks and open space properties along the Snoqualmie River, including Sandy Cove Park, Riverview Park, and acquired residential properties in the floodway within the Urban Riverfront Environment.
- POLICY S-4.2:** Pursue opportunities to provide additional visual or physical public access to riverfront areas in other publicly owned properties, including the Snoqualmie River Open Space and Three Forks Natural Area in the Natural Environment and within public trail easements within the Natural Environment.
- POLICY S-4.3:** Require the provision of public shoreline access as appropriate to the Snoqualmie River and Borst Lake in conjunction with land use entitlements for development.

**GOAL S-5:** Public access to the Snoqualmie River riverfront is encouraged through the provision of a system of riverwalk trails, boardwalks, and viewing platforms linking publicly owned facilities and privately owned water enjoyment economic development uses.

**POLICY S-5.1:** Pursue additional opportunities for visual public access to the riverfront from publicly owned properties, including shoreline “Riverwalk” trails, boardwalks, and viewing platforms at various locations between the SR 202 Bridge on the north and west and Meadowbrook Bridge on the south and east, incorporating private facilities providing public access to the extent feasible pursuant to Shoreline Economic Development Policy 3.d.

**POLICY S-5.2:** Acquire riverfront properties, or other rights of way, as they become available, subject to funding availability, for future development of a connected system of riverwalk trails, boardwalks, and public viewing platforms.

**POLICY S-5.3:** Work with riverfront property owners and business owners to incorporate private property into a connected system of “Riverwalk” trails, boardwalks and viewing platforms, linking water-enjoyment economic development in the Urban Riverfront, Urban Floodplain and Conservancy Environments.

**POLICY S-5.4:** In support of economic development, adopt development standards and regulations including relaxed buffer standards to allow riverfront water enjoyment uses to provide visual public access for customers and the public from river oriented walkways, decks, balconies, and other viewing areas.

## RECREATION GOALS AND POLICIES

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Recreational opportunities vary depending on proximity to the Snoqualmie River. The City provides a number of parks and recreational opportunities in the floodway portion of its shoreline jurisdiction, such as the Meadowbrook Farm Open Space and Centennial Fields Park, which are not significantly affected by their location within shoreline jurisdiction except for periodic flooding events. Portions of Meadowbrook Farm are located in the Urban Conservancy Environment. Meadowbrook Farm is a 450-acre open space property jointly owned by the Cities of North Bend and Snoqualmie. It serves as a community separator and provides areas for community events and passive recreation and an existing and planned system of trails. Centennial Fields, located within the Urban Floodplain Environment, provides active recreational facilities including three baseball fields, one football field, a picnic shelter, and a children’s play structure.

Recreational opportunities along the riverfront of the Snoqualmie River above Snoqualmie Falls are available at Sandy Cove Park, Riverview Park, and Three Forks Natural Area, as well as the privately owned Mount Si Golf Course. Sandy Cove Park provides for passive recreation such as picnicking and viewing, but also includes an informal beach that park visitors use for wading in the summer. Riverview Park features limited active recreation facilities, with a basketball court, a picnic shelter, and children’s play equipment. The Three Forks Natural Area contains a City owned off-leash dog park and is bisected by the King County Snoqualmie Valley Trail. Recreation at this location consists mainly of passive or low intensity uses such as viewing the riverfront, hiking, fishing,

picnicking, and wading. Mount Si Golf Course provides an 18-hole golf course, driving ranges, and putting green.

Puget Sound Energy provides active recreation action including access to the Snoqualmie River for boaters using kayak, canoe, and river rafts below the falls within the boundaries of the hydroelectric project and consistent with the FERC hydroelectric facility license requirements. The opportunity for expanded riverfront recreation such as swimming or boating above Snoqualmie Falls is significantly limited due to the hazards of steep banks, cold water, swift currents, and proximity to the 268 foot waterfall and the hydroelectric facilities.

Another potentially important opportunity for additional recreation and enjoyment of the shoreline is for a pedestrian and bicycle trail around Borst Lake, with put-in/take-out points for non-motorized boating. Borst Lake and its surrounding land are currently entirely privately-owned, and Borst Lake is potentially contaminated due to the historic operations of the Snoqualmie Mill and further review is necessary prior to implementation of any future activities on or adjacent to the lake.

**GOAL S-6:** A variety of active and passive recreation sites and facilities are provided as appropriate within the shoreline based on consideration of location, public safety, and protection of natural resources.

- POLICY S-6.1:** Ensure shoreline recreational developments are consistent with all adopted park, recreation, and open space plans and are given priority over other development for water access and use.
- POLICY S-6.2:** Allow high intensity active recreation facilities in the Urban Floodplain and Urban Conservancy Environments, provided such facilities shall comply with the applicable flood hazard regulations in Chapter 15.12 SMC.
- POLICY S-6.3:** Allow low intensity active recreation facilities in all shoreline environments except the Natural Environment.
- POLICY S-6.4:** Allow trails, viewing areas or platforms, and picnic areas in all environments, provided such facilities in the Natural Environment are of a size and design to have minimal impacts on the shoreline.
- POLICY S-6.5:** Support trail connections between the King County Snoqualmie Valley Trail and City of Snoqualmie trails such as the Centennial Trail, and support completion of the linkage to King County's Preston-Snoqualmie Trail.
- POLICY S-6.6:** Work cooperatively with Puget Sound Energy to provide safe access for non motorized boating in the Snoqualmie River below Snoqualmie Falls, and to improve pedestrian connectivity between the privately owned Snoqualmie Falls Park and City trails and parks.
- POLICY S-6.7:** Provide a riverfront trail system along both the left and right banks of the Snoqualmie River, creating a looped "riverwalk" trail offering visual public access to the river between Snoqualmie Falls and the Meadowbrook Historic District, with connections to other local and regional trails and parks.

- POLICY S-6.8:** Allow for non-motorized boating activities in the Borst Lake Aquatic Environment provided water quality and potential toxic contamination in Borst Lake is addressed.
- POLICY S-6.9:** Ensure recreation facilities are located and designed to be compatible with the existing natural character and ecology of the shoreline.
- POLICY S-6.10:** Allow low intensity recreational opportunities in all shoreline environments provided these activities do not result in the significant loss of vegetation.

## CIRCULATION GOALS AND POLICIES

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The transportation and circulation system within the shoreline of the City of Snoqualmie is a network of city streets, state highway SR-202, bridges, bike paths, trails, and railroad facilities. No significant new roads are planned within shoreline jurisdiction. Most anticipated work on the circulation system within shoreline jurisdiction will consist of maintenance or upgrades and improvements to existing roads. Due to the dense nature of shoreline jurisdiction in the City of Snoqualmie, bicycle paths, sidewalks, and trails could be important components of the circulation system.

### **GOAL S-7:** A multimodal circulation system is provided within shoreline jurisdiction.

- POLICY S-7.1:** Ensure that all new or upgraded roads within shoreline jurisdiction include adequate facilities for pedestrians, bicycles, and public transportation as appropriate.
- POLICY S-7.2:** Encourage the development of trail and bicycle paths in riverfront areas where appropriate, provided they are constructed in a manner compatible with the existing natural character and ecology of the shoreline.
- POLICY S-7.3:** Where feasible, create connections between new and existing trails.
- POLICY S-7.4:** Locate and design circulation systems as necessary to satisfy public needs while minimizing impacts to the natural features and functions of the shoreline.
- POLICY S-7.5:** Allow existing transportation facilities to be maintained, repaired, and replaced in all shoreline environments.
- POLICY S-7.6:** Implement the Riverwalk Master Plan for purposes of providing pedestrian connectivity within shoreline jurisdictions.

## USE AND MODIFICATION GOALS AND POLICIES

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Riverfront shoreline uses in the City of Snoqualmie have historically not been water-dependent or water-oriented except for those hydropower, hospitality and recreation uses at Snoqualmie Falls. There are no marinas, wharves, docks, piers, or other similar facilities. This is mainly due to the Snoqualmie Falls, which is a 268 foot high, impassible barrier to further upstream navigation. In addition, the Snoqualmie River currents pose a danger for recreational boating, floating, or swimming upstream of Snoqualmie Falls. Historically, residential and commercial uses were located

near the riverfront, with various other uses in the floodplain farther from the riverfront including residential, commercial, schools, churches and the railroad. In general, existing retail and commercial uses near the riverfront do not take advantage of their riverfront location.

Uses located within shoreline jurisdiction but not in proximity to the riverfront are not significantly affected by their location within shoreline jurisdiction except for flood considerations.

The Snoqualmie River is a shoreline of statewide significance. The historic commercial and residential development pattern occupies most of the downtown area near the riverfront and within the floodplain. Commercial and open space uses within the Urban Riverfront and Urban Floodplain Environments remain a viable development pattern, especially when considering the limited anticipated future development and redevelopment within shoreline jurisdiction. Residential use remains as a viable and desirable shoreline use outside of the floodway portions of the Urban Floodplain Environment.

The goals of RCW 90.58.020 for shorelines of statewide significance (preservation of natural character, long term over short term benefit, protection of resources and ecology of the shoreline, increasing public access to public owned areas, and increasing recreational opportunities) are largely achieved in Snoqualmie through acquisition, public ownership, and permanent protection of large areas of open space along the river and within the floodplain. The properties include the Kimball Creek Open Space (30.88 acres), Snoqualmie River Open Space (23.36 acres), Three Forks Natural Area (19.29 acres), portions of Meadowbrook Farm (244.47 acres), and various other riverfront parcels acquired or to be acquired by the City for flood damage reduction, open space and passive recreation purposes.

The intent of the shoreline use and modification policies is to support existing uses and appropriate new development within the City's shoreline jurisdiction, with appropriate provision for protection of critical areas, protection of public and private property, pursuing advancement of public restoration efforts, and continual assessment of the cumulative effect of all development and uses.

**GOAL S-8:** Allowable uses for each shoreline environment are generally consistent with the goals of the Shoreline Management Act, the existing development pattern, the underlying zoning, and the purposes of the shoreline environment designations.

**POLICY S-8.1:** Establish allowable shoreline uses within each environment designation that are compatible with the existing development pattern, consistent with underlying zoning, and consistent with the nature and purpose of the shoreline environment in which such use is located.

**POLICY S-8.2:** Regulate development within all shoreline environments to protect the public health, safety, and welfare through application of all development regulations of general applicability throughout the City including but not limited to flood hazard regulations, clearing and grading regulations, surface and storm water regulations, and building and fire regulations.

**POLICY S-8.3:** Unless otherwise allowed by RCW 90.58.320, prohibit any new or expanded building or structure of more than thirty-five feet above

average grade level on shorelines of the state that will obstruct the view of a large number of residences on areas adjoining such shorelines.

**POLICY S-8.4:** Recognize and protect private property consistent with the public interest through shoreline variances as may be necessary to avoid the unconstitutional taking of private property.

**POLICY S-8.5:** Apply lot size, building setback, height regulations, and performance standards as established by the underlying zoning regulations.

**POLICY S-8.6:** Ensure shoreline development does not result in any net loss of existing shoreline ecological functions as described in the Shoreline Analysis Report through on-going evaluation of the cumulative impacts of all permitted uses within shoreline jurisdiction and related implementation of appropriate mitigation.

**GOAL S-9:** Resources of the Aquatic Environment are protected through prohibition of most uses or development other than public access.

**POLICY S-9.1:** Allow uses designed to protect and restore resources waterward of the ordinary high water mark in the Aquatic Environment.

**POLICY S-9.2:** Allow public access to the water along the riverfront in the Aquatic Environment to the extent feasible, provided such public access is not detrimental to public safety or high value ecological resources.

**POLICY S-9.3:** Allow pedestrian bridges and overwater viewing piers that provide visual access and connectivity between shoreline public access and recreation areas, provided that no significant ecological impact will result.

**POLICY S-9.4:** Allow roadway and utility bridges to be built when it can be demonstrated that there is no feasible alternative and ecological impacts are mitigated. When allowed, encourage multiple use of such facilities including pedestrian access, and limit the size to that necessary to support the structure's intended use.

**POLICY S-9.5:** Ensure all developments and uses on navigable waters or their beds are located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for safe, and unobstructed passage of fish and wildlife, particularly those species dependent on migration.

**POLICY S-9.6:** Prohibit uses that adversely impact the ecological functions of critical freshwater habitats except where necessary to achieve the objectives of RCW 90.58.020, and then only when associated impacts are mitigated.

**POLICY S-9.7:** Prohibit in-water pipes, cables, conduits, or other similar facilities in the Aquatic Environment.



**GOAL S-10:** The shoreline ecological functions of the Natural Environment remain intact or relatively free from human interference through implementation of appropriate use restrictions.

- POLICY S-10.1:** Prohibit any use or development in the Natural Environment that would degrade existing shoreline ecological functions to protect areas that are ecologically intact or minimally degraded areas.
- POLICY S-10.2:** Allow only uses requiring a riverfront location to provide public access for recreational or educational purposes, such as riverwalk trails, boardwalks and viewing platforms, or public access to natural beach areas in the Natural Environment when such uses are consistent with protecting shoreline ecological functions and public safety.
- POLICY S-10.3:** Allow maintenance of existing roads and utilities within the Natural Environment, but do not allow new roads or utilities unless there is no feasible alternative.
- POLICY S-10.4:** Encourage habitat restoration projects.
- POLICY S-10.5:** Allow low intensity public uses such as scientific, historical, cultural, and educational research uses; and water-oriented recreational access if ecological impacts are avoided.

**GOAL S-11:** The Urban Conservancy Environment retains its largely undeveloped character through implementation of appropriate use restrictions.

- POLICY S-11.1:** Allow conservation, restoration, and enhancement projects and uses in the Urban Conservancy Environment that preserve, restore, or enhance natural character; preserve open space and floodplain functions; and protect critical areas. Publicly owned lands within the Urban Conservancy Environment should be priority locations for projects to restore or enhance shoreline ecological functions.
- POLICY S-11.2:** Allow public access, recreation, low-density residential, and low intensity economic development uses in the Urban Conservancy Environment that are consistent with the underlying zoning and preserve the largely undeveloped character of this environment.
- POLICY S-11.3:** Allow agricultural uses at Meadowbrook Farm in the Urban Conservancy Environment, subject to best management practices and protection of critical areas.
- POLICY S-11.4:** Give preference to water-oriented uses over non-water oriented uses and give highest priority to water dependent uses to shoreline areas adjacent to Borst Lake. For any use in or adjacent to Borst Lake, water quality and potential toxic contamination in Borst Lake must be addressed.

**GOAL S-12:** Uses in the Urban Riverfront Environment reflect the existing urban development pattern and encourage public access through riverwalk trails, boardwalks and viewing platforms linked with private water-enjoyment economic development.

- POLICY S-12.1:** Allow second story single-family and small scale multi-family residential above non-residential, retail, commercial, and limited

light industrial uses in the Urban Riverfront Environment consistent with the existing development pattern and the underlying zoning.

- POLICY S-12.2:** Give preference to water-enjoyment uses on riverfront properties within the Urban Riverfront Environment that are consistent with the underlying zoning as conditional uses and appropriate to site-specific conditions, with conditions of approval for provision of public access for customers and the general public.
- POLICY S-12.3:** Allow continued use and maintenance of existing legal non-conforming residential structures and uses in the Urban Riverfront Environment, but prohibit enlargement except as permitted by applicable State and Federal floodway regulations. Require subsequent uses to be conforming uses if non-conforming residential uses are discontinued.
- POLICY S-12.4:** Restore and enhance publicly owned open space properties within the Urban Riverfront to improve ecological functions while providing for public access for views to the river and enjoyment of the riverfront. This may include provision of riverwalk trails, boardwalks, viewing platforms, parks, and supporting facilities, and for informal beach access to the riverfront where consistent with protection of shoreline ecological functions and public safety.
- POLICY S-12.5:** Require new development and redevelopment of second story single-family and small scale multi-family residential above non-residential, retail, commercial and light industrial uses in the Urban Riverfront Environment to plan for and provide views to the riverfront from walkways, decks and patios for their customers and the public. This requires site and building design oriented toward river views, and providing links to publicly owned public access facilities to the maximum extent feasible.
- POLICY S-12.6:** Use on-street and publicly owned parking facilities to the maximum extent feasible within the Urban Riverfront Environment to minimize the need for off-street parking. Locate required on-site parking, if any, landward of commercial or light industrial uses, except within the Downtown Historic District between SE Fir Street and SE River Street and the Meadowbrook Historic District around the SE Park Street and Meadowbrook Avenue SE intersection, in order to maintain the established main street development pattern.

**GOAL S-13:** Uses in the Urban Riverfront Environment reflect the existing urban development pattern and encourage public access through riverwalk trails, boardwalks and viewing platforms linked with private water-enjoyment economic development.

- POLICY S-13.1:** Allow second story single-family and small scale multi-family residential above non-residential, retail, commercial, and limited light industrial uses in the Urban Riverfront Environment consistent with the existing development pattern and the underlying zoning.
- POLICY S-13.2:** Allow innovative housing types in the Urban Floodplain Environment, subject to development of appropriate authorizing regulations in the zoning code.



- POLICY S-13.3:** Require small scale multi-family residential development in the Urban Floodplain Environment to provide public access to approved trail systems located within wetland buffers, where feasible.
- POLICY S-13.4:** Allow office, retail, and other commercial development in the Urban Floodplain where authorized by the underlying zoning.
- POLICY S-13.5:** Allow light industrial uses in the Urban Floodplain Environment where authorized by the underlying zoning.
- POLICY S-13.6:** Allow governmental, educational, museum, and institutional uses in the Urban Floodplain Environment where authorized by underlying zoning.

**GOAL S-14:** **Uses in the Urban Riverfront Environment reflect the existing urban development pattern and encourage public access through riverwalk trails, boardwalks and viewing platforms linked with private water-enjoyment economic development.**

- POLICY S-14.1:** Allow power generation facilities and accessory uses in the Hydropower Environment consistent with any license issued by the Federal Energy Regulatory Commission.
- POLICY S-14.2:** Allow other public or private utilities and parks and open space uses in the Hydropower Environment when consistent with the purpose of the Hydropower Environment.
- POLICY S-14.3:** Allow appropriate visitor and tourist related commercial services in the Hydropower Environment.
- POLICY S-14.4:** Preserve the existing undeveloped character of the Snoqualmie Falls viewshed and protect adjacent riverfront areas from any future development in the Hydropower Environment unless specifically required as a condition of a Federal Energy Regulatory Commission license.
- POLICY S-14.5:** Prohibit new non-water oriented uses except when allowed by a current Federal Energy Regulatory Commission license for the Snoqualmie Falls hydroelectric facility, and when such uses do not conflict with or limit opportunities for water oriented uses or where there is no direct access to the shoreline.
- POLICY S-14.6:** Require new development to include environmental cleanup and restoration of the shoreline in compliance with relevant state and federal law.
- POLICY S-14.7:** Where redevelopment occurs within the Hydropower Environment, ensure visual and physical public access is maintained and improved and adheres to appropriate standards for signage, site planning, screening, architectural design, and maintenance of natural vegetative buffers.

**GOAL S-15:** **Flood hazard reduction measures for protection of public and private property is provided through non-structural methods, except where structural measures are the only feasible solution.**

- POLICY S-15.1:** Locate and design new development near the riverfront to avoid the need for future structural flood hazard reduction measures to the greatest extent practicable and avoid or minimize new development that would require flood hazard reduction measures that could result in significant impacts to adjacent or downstream properties and shoreline ecological functions.
- POLICY S-15.2:** Where feasible, pursue non-structural measures to reduce flood hazards for public and private property, such as elevating or relocating structures, increasing buffers, enhancing vegetation, or managing drainage and runoff in preference to shoreline stabilization measures.
- POLICY S-15.3:** Allow new structural flood hazard reduction measures only where demonstrated to be necessary, when non-structural methods are infeasible, and when mitigation is provided.
- POLICY S-15.4:** New structural flood hazard reduction measures should be allowed only when located landward of associated wetland and buffer areas, except where no alternative exists as documented in a geotechnical analysis.

**GOAL S-16:** Measures to reduce shoreline erosion for protection of public and private property is provided through non-structural methods, except where structural measures are the only feasible solution.

- POLICY S-16.1:** Allow structural shoreline stabilization measures to protect existing public and private property when the infrastructure or primary structures are in danger from shoreline erosion as demonstrated by conclusive evidence and documented by a geotechnical analysis.
- POLICY S-16.2:** Allow shoreline stabilization measures to control erosion when designed as part of a planned shoreline public access or enjoyment improvement.
- POLICY S-16.3:** When structural shoreline stabilization measures are allowed to reduce shoreline erosion, require the use of soft structural measures such as bio engineered methods (e.g., jute netting and live staking) or bio-technical methods (e.g., erosion control matting and live cribbing) that provide restoration of ecological functions, unless a geotechnical report demonstrates that soft structural stabilization measures will not be sufficient and hard structural methods (e.g. riprap and gabion walls) are required.
- POLICY S-16.4:** Limit the size of structural shoreline stabilization measures necessary and ensure that publicly financed or subsidized shoreline erosion control measures do not restrict appropriate public access to the shoreline except where such access is determined to be infeasible because of incompatible uses, safety, security, or harm to ecological functions.
- POLICY S-16.5:** Allow replacement of existing shoreline stabilization structures based on demonstrated need. Allow waterward encroachment of replacement shoreline structures only for residences occupied prior to January 1, 1992.

**GOAL S-17: Agricultural activities are accommodated in appropriate locations on public and private lands subject to best management practices and appropriate environmental protection.**

- POLICY S-17.1:** Allow existing agricultural activities occurring on agricultural land to continue without modification of or limitation, as provided in RCW 90.58.065, the definitions of which are hereby incorporated herein by this reference.
- POLICY S-17.2:** Allow new agricultural uses on Meadowbrook Farm when consistent with the approved Meadowbrook Farm Master Site Plan.
- POLICY S-17.3:** Allow new agricultural activities on privately and publicly owned land, including on privately owned land not meeting the definition of agricultural land, in the Urban Floodplain Environment and Urban Conservancy Environment subject to compliance with applicable policies and regulations.
- POLICY S-17.4:** Require all new and expanded agricultural uses to maintain adequate buffers from streams and wetlands to protect critical areas and to employ best management practices to control pollution.
- POLICY S-17.5:** Permit development on agricultural land as defined in the Shoreline Management Act in compliance with the underlying zoning and all city code regulations.

**GOAL S-18: Non-commercial aquaculture for conservation or habitat purposes is allowed subject to the provision of appropriate environmental protection.**

- POLICY S-18.1:** Give preference to aquaculture operations that minimize environmental impacts through use of fewer visible structures or less extensive substrate and vegetation modifications.
- POLICY S-18.2:** Prohibit aquaculture in areas where it would degrade water quality.
- POLICY S-18.3:** Ensure aquaculture facilities are designed to minimize nuisance odors and noise, as well as visual impacts on surrounding shoreline development.

**GOAL S-19: Boating facilities are provided only at safe locations and are limited to launches for canoes, kayaks, or other small non-motorized vessels.**

- POLICY S-19.1:** Allow non-motorized boating only on the Snoqualmie River below Snoqualmie Falls or above the Meadowbrook Bridge, and potentially on Borst Lake provided water quality and potential toxic contamination in Borst Lake is addressed.
- POLICY S-19.2:** Prohibit motorized boating on the Snoqualmie River and on Borst Lake.
- POLICY S-19.3:** Prohibit boating of any nature on the Snoqualmie River downstream of Meadowbrook Bridge to Snoqualmie Falls.
- POLICY S-19.4:** Allow launches and take-out locations for canoes, kayaks, or other small non-motorized vessels below Snoqualmie Falls, above Meadowbrook Bridge, and in Borst Lake where appropriate access can be provided consistent with public safety and protection of

shoreline ecological functions, and also provided water quality and potential toxic contamination in Borst Lake is addressed.

- POLICY S-19.5:** Prohibit piers, docks, and floating platforms over the Snoqualmie River, except for limited use of piers to provide public viewpoints identified in an approved integrated shoreline area public access system plan.
- POLICY S-19.6:** Potentially allow a limited number of piers, docks, or floating platforms in Borst Lake for canoes, kayaks, or other small non-motorized vessels, provided the size is limited to the minimum necessary to support the structure's intended use, and water quality and potential toxic contamination in Borst Lake is addressed.
- POLICY S-19.7:** Ensure all boat launches, piers, docks, and floats are located and designed to minimize interference with surface navigation, consider impacts to public views, and allow for the safe and unobstructed passage of fish and wildlife, particularly those dependent on migration.

**GOAL S-20:** Dredging is limited to that necessary for shoreline restoration projects and flood hazard reduction.

- POLICY S-20.1:** Allow dredging only for restoration projects and flood hazard reduction only as part of a long-term management strategy consistent with an approved flood hazard reduction plan to ensure that impacts to the riverine geomorphic process are minimized.
- POLICY S-20.2:** Allow dredging for fill material only for projects associated with the state Model Toxics Control Act (MTCA) or federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) habitat restoration, or any other substantial restoration effort approved by a shoreline conditional use permit.

**GOAL S-21:** Prohibit disposal of dredged material within shoreline jurisdiction.

- POLICY S-21.1:** Fill within shoreline jurisdiction is limited through compliance and enforcement with the City's Flood Hazard Regulations and the Critical Areas Regulations of the SMP.
- POLICY S-21.2:** Prohibit fill waterward of the ordinary high water mark of the Snoqualmie River or Kimball Creek, except as required for restoration or flood hazard reduction projects.
- POLICY S-21.3:** Prohibit fill of wetlands or buffers within shoreline jurisdiction except as allowed by Article VI of Chapter 19.08 SMC, including integrated protections of Chapter 19.12 SMC, with full mitigation by providing replacement wetlands or buffers at the prescribed ratios.
- POLICY S-21.4:** Allow fill landward of the ordinary high water mark of the Snoqualmie River or Kimball Creek and outside wetlands and buffers only to the extent allowed by Flood Hazard Regulations, Chapter 15.12 SMC, which are designed to preserve both flood storage and flood conveyance capacity.

**GOAL S-22: Apply the Forest Practices Act and rules to forest practice activities.**

- POLICY S-22.1:** Ensure compliance with the State Forest Practices Act (Chapter 76.09 RCW) for all forest management activities, including Class IV, general forest practices, where shorelines are being converted or are expected to be converted, to non-forest uses.
- POLICY S-22.2:** Conduct forest practices within shoreline areas to maintain the ecological function of the watershed's hydrologic system.
- POLICY S-22.3:** Where forest lands are converted to another use, assure no significant adverse impacts on other shoreline uses, resources, and values such as recreation and public access.

**GOAL S-23: Industrial uses and redevelopment are encouraged to locate where environmental cleanup and restoration can be accomplished.**

- POLICY S-23.1:** Light industrial development shall be located, designed, and constructed in a manner to avoid significant adverse impact to shoreline ecological, aesthetic, and recreational resources and values.
- POLICY S-23.2:** Encourage the location of industrial uses and redevelopment where environmental cleanup and restoration can be accomplished.

**GOAL S-24: Allow in-stream structures only when consistent with the public interest, ecological functions, and environmental protection.**

- POLICY S-24.1:** Permit in-stream structures, including those for hydroelectric generation, irrigation, water supply, waste and storm water discharge, flood control, transportation, utility service transmission, fish habitat enhancement, or other purpose, only when consistent with the full range of public interests, watershed functions and processes, and environmental concerns, with special emphasis on protecting and restoring priority habitats and species. Light industrial development shall be located, designed, and constructed in a manner to avoid significant adverse impact to shoreline ecological, aesthetic, and recreational resources and values.
- POLICY S-24.2:** Ensure that in-stream structures provide protection and preservation of ecosystem-wide processes, ecological functions, and cultural resources.

**GOAL S-25: No new mining operations occur within shoreline jurisdiction.**

- POLICY S-25.1:** Prohibit new mining operations within shoreline jurisdiction.
- POLICY S-25.2:** Allow existing mining operations to continue as legal non-conforming uses subject to existing mining permits.
- POLICY S-25.3:** Work with the State Department of Natural Resources to limit extension of existing mining permits within shoreline jurisdiction.

**GOAL S-26: Residential development is regulated to protect shoreline ecological functions and public access.**

**POLICY S-26.1:** Require new residential subdivisions and multiunit residential development to be designed, configured, and developed to prevent the loss of ecological functions at build-out; prevent the need for new shoreline stabilization or flood hazard reduction measures; and be consistent with applicable shoreline environment designations and standards.

**POLICY S-26.2:** To the extent consistent with constitutional principles, require new multiunit development and subdivisions of more than four lots to provide public access in conformance to local public access plans. Where such a requirement is inconsistent with constitutional principles, encourage the provision of such public access.

**GOAL S-27:** **Habitat and natural ecosystem restoration and enhancement projects are accomplished as appropriate and feasible within all shoreline environments.**

**POLICY S-27.1:** Allow and encourage habitat and natural ecosystem restoration and enhancement programs and projects, including projects required as mitigation for other shoreline development, in all shoreline environments consistent with the following goals and objectives of the City's SMP Shoreline Restoration Plan.

**Goal 1. Protect and enhance the existing shoreline riparian areas in concert with appropriate planned improvements for public access and enjoyment.**

*Objective A. Protect shoreline processes and ecological functions through acquisition of properties and conservation easements along the Snoqualmie River.*

*Objective B. Stabilize banks along the Snoqualmie River adjacent to public infrastructure and park and open space areas while restoring riparian shoreline conditions.*

*Objective C. Remove invasive plants and install native riparian trees, shrubs, and groundcover along the shorelines of the Snoqualmie River, Kimball Creek and Borst Lake.*

**Goal 2. Maintain appropriate native habitats.**

*Objective A. Maintain native forests within the floodway to provide diversity of habitat recruitment of woody debris of the river, attenuate flood flow velocities, and reduce sedimentation and erosion of the river.*

*Objective B. Protect wetlands on public and private lands through provisions of the SMP and the City Critical Area regulations, with an emphasis on preserving the highest rated wetlands in natural conditions, and restoring degraded wetlands to higher functional conditions.*

*Objective C. Conserve and protect critical areas within shoreline jurisdiction from loss or degradation.*



**Goal 3. Protect and improve water quality.**

*Objective A. Protect and restore native plant communities within shoreline areas.*

*Objective B. Reduce sediment loading, erosion, and stormwater impacts within shoreline areas by utilizing best management practices and low impact development techniques.*

*Objective C. Require all new development, and all existing development currently using septic systems where sewer service is available, to connect to the City's sanitary sewer system in order to protect water quality against impacts associated with failing septic tanks.*

**Goal 4. Restore habitat on public lands and encourage restoration on public lands.**

*Objective A. Encourage land use applicants in need of off-site mitigation to enhance identified degraded wetland and buffer areas within the publicly owned open-space lands of Meadowbrook Farm and the Three Forks Natural Area.*

*Objective B. Work with the private sector and other volunteer organizations to under-plant forests and reduce the presence of invasive non-natives in riparian shoreline areas.*

*Objective C. Develop a public outreach and education habitat restoration program for property owners within the shoreline area.*

**Goal 5. Facilitate public access on publicly owned property within the shoreline area.**

*Objective A. Develop a looped shoreline public access trail to increase the amount and diversity of physical and visual public access along the shorelines of the Snoqualmie River, Kimball Creek and Borst Lake to facilitate enjoyment of the shoreline aesthetic and scenic qualities, enhance opportunities for recreation, and support water-oriented economic development.*

*Objective B. Develop public recreation trail linkages between major public parks and other open space areas within shoreline jurisdiction.*

**GOAL S-28:** Utility construction, extension, and maintenance projects include analysis of shoreline functions and values and mitigation as appropriate.

**POLICY S-28.1:** Allow maintenance of existing utilities within all shoreline environments.

**POLICY S-28.2:** Prohibit new utilities or utility extensions within the Natural and Urban Conservancy Environments, unless it can be demonstrated that there is no feasible alternative.

**POLICY S-28.3:** Allow new utilities or extensions in all other shoreline environments, provided they are appropriately planned to avoid critical areas to the maximum extent feasible.

**GOAL S-29:** Shoreline regulations are established, administered, and enforced consistent with these policies through a system of shoreline substantial development permits, shoreline conditional uses, and shoreline variances consistent with the requirements of the SMA and the implementing regulations of the Department of Ecology.

**POLICY S-29.1:** Require a shoreline substantial development permit for any non-exempt development within shoreline jurisdiction having a value greater than the threshold established by state law.

**POLICY S-29.2:** Provide for existing non-conforming structures and uses that recognize their existence but limits their expansion and requires a conforming use upon the abandonment of the non-conforming use.

**POLICY S-29.3:** Provide for shoreline conditional uses for those shoreline uses which due to their nature may require additional conditions to fully mitigate their impacts compared to uses that are permitted outright.

**POLICY S-29.4:** Provide for shoreline variances to allow for relief in extraordinary circumstances from hardships that would result from the strict application of the shoreline regulations and to prevent unconstitutional takings.

**POLICY S-29.5:** Condition all shoreline permits on providing mitigation and appropriate monitoring to ensure the mitigation is successful.

## CONSERVATION GOALS AND POLICIES

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The areas within shoreline jurisdiction, both on the riverfront and in the floodplain areas distant from the riverfront, vary widely from a fully developed state, to degraded areas affording some opportunities for restoration, to ecologically intact or minimally degraded open space areas providing significant wildlife habitat and other ecological functions. The floodplain is characterized by significant hydraulically connected wetlands that were formerly regulated by Chapter 19.12 of the Snoqualmie Municipal Code, Critical Areas. The large areas of publicly owned open space, including the Kimball Creek Open Space, the Snoqualmie River Open Space, Meadowbrook Farm, and Three Forks Natural Area offer excellent opportunities for conservation, mitigation, restoration, and enhancement projects.

**GOAL S-30:** The adoption of Article VI (critical areas), adequately protects critical areas within shoreline jurisdiction.

**POLICY S-30.1:** Protect critical areas located within shoreline jurisdiction, including areas with a critical recharging effect on aquifers used for potable



water, fish and wildlife habitation conservation areas, geologically hazardous areas, and channel migration zones.

**POLICY S-30.2:** Prohibit new development and the creation of new lots in geologically hazardous areas that would cause foreseeable risk from geological conditions during the life of the development.

**POLICY S-30.3:** Resolve any conflict or ambiguity between the adopted Critical Areas regulations and this SMP in favor of the regulations that are most consistent with the goals and policies of the SMA, including shoreline public access and shoreline economic development, while providing at least equal protection to critical areas through mitigation requirements as established in the Critical Areas Regulations.

**POLICY S-30.4:** Develop regulations to allow for innovative mitigation such as advance mitigation or mitigation banking.

**POLICY S-30.5:** Alter allowable uses and buffer requirements of the Critical Areas Regulations and maintain wetland regulations that allow for a continuous “Riverwalk” trail, including boardwalks, public viewing areas, public parks, and water access areas along the Snoqualmie River, Kimball Creek, and Borst Lake, regardless of the shoreline environment designation.

**POLICY S-30.6:** Alter allowable uses and buffer requirements of the Critical Areas Regulations to allow for water-enjoyment economic development facilities in the Urban Riverfront Environment from Fir Street to Riverview Park, provided such facilities are designed and constructed to afford public access to views of the riverfront and provide a public easement as part of a linked Riverwalk trail, boardwalk and public viewing system.

**POLICY S-30.7:** Provide for shoreline variances in those circumstances where the strict application of any regulation of this Shoreline Master Program would result in extraordinary hardship or the denial of all reasonable economic use of the owner’s property within shoreline jurisdiction.

**GOAL S-31:** Shoreline vegetation conservation is managed by appropriate restrictions on clearing of native vegetation, vegetation restoration, and the control of invasive weeds and non-native species.

**POLICY S-31.1:** Require clearing activities to be designed and conducted to minimize stream and wetland sedimentation, impacts to wildlife habitat, and degradation of water quality.

**POLICY S-31.2:** Ensure all clearing activities are limited to the minimum reasonably necessary to accommodate public access sites or specific permitted shoreline development.

**POLICY S-31.3:** Ensure effective maintenance of vegetation in ecologically intact shoreline areas and increase the integrity of vegetation in ecologically altered shoreline areas.

**GOAL S-32: Shoreline vegetation management corridors of appropriate widths provide wildlife habitat, wildlife migration corridors and shading for temperature control along Kimball Creek, the Snoqualmie River, and Borst Lake.**

- POLICY S-32.1:** Establish shoreline vegetation management corridors on the Snoqualmie River, Kimball Creek, and Borst Lake.
- POLICY S-32.2:** Prohibit the removal of vegetation, other than non-native invasive species and danger trees, in all designated shoreline vegetation management corridors in all environments except as specifically allowed by these policies.
- POLICY S-32.3:** In all shoreline vegetation management corridors, vegetation may be removed to provide public access such as trails; plazas; boardwalks; viewing areas; non-motorized boating access points; parks and accessory facilities including parking, restrooms, viewing, resting and picnic facilities; and interpretive or wayfinding signage, provided the vegetation cleared and removed is the minimum necessary to accommodate the permitted development and restoration would be required.
- POLICY S-32.4:** Ensure replanting is accomplished with species native to the Snoqualmie River Basin and the replanted areas are maintained as necessary to ensure that vegetation is fully reestablished and adequate monitoring is provided.
- POLICY S-32.5:** Allow non-motorized boating access facilities and public parking within the vegetation management corridors of Borst Lake and the Snoqualmie River below Snoqualmie Falls and upstream of the Meadowbrook Bridge consistent with public safety and protection of shoreline ecological functions, and provided water quality and potential toxic contamination in Borst Lake is addressed.
- POLICY S-32.6:** Require a vegetation management plan for development in the vegetation management corridor and require the use of best management practices for erosion and sedimentation control during construction.
- POLICY S-32.7:** Prohibit native vegetation removal on steep or unstable slopes unless part of a project, other than non-native or noxious species which should be removed by manual or mechanical means.

**GOAL S-33: Mitigation projects are given priority at locations as close to the location of the impacts of development as feasible. Restoration and enhancement projects are given priority in locations affording the best opportunities to mitigate for impacts in other areas of more intensive development.**

- POLICY S-33.1:** Require mitigation projects to be on-site or as close to the location of the impacts of development as feasible.
- POLICY S-33.2:** Establish mitigation sequencing for actions that may have an adverse impact on shoreline ecological functions.
- POLICY S-33.3:** Require monitoring to ensure successful mitigation and require the project proponent to take corrective measures when necessary.

- POLICY S-33.4:** Focus restoration and enhancement projects to appropriate locations within large publicly-owned properties in the Natural Environment and Urban Conservancy Environment, such as the Kimball Creek Open Space, the Snoqualmie River Open Space, Meadowbrook Farm, and Three Forks Natural Area.
- POLICY S-33.5:** Allow mitigation, restoration, and enhancement projects at appropriate locations within all shoreline environments.
- POLICY S-33.6:** Allow shoreline habitat and natural systems enhancement projects including removal of nonnative or invasive plants, shoreline stabilization, dredging, and filling, provided that the primary purpose of such actions is restoration of the natural character and ecological functions of the shoreline. Consider applications for relief from expansion of shoreline jurisdiction as authorized by RCW 90.58.580.
- POLICY S-33.7:** Restoration, enhancement, and mitigation projects should be consistent with the recommendations of the SMP Restoration Plan to the maximum extent feasible.

**GOAL S-34:** Impacts to shoreline ecological functions from development activity are properly evaluated and appropriate mitigation imposed to ensure no net loss of shoreline ecological functions.

- POLICY S-34.1:** Evaluate environmental impacts of proposed projects through the SEPA process for non-exempt projects and through application of SMP policies and regulations.
- POLICY S-34.2:** Require applicants for projects exempt from SEPA review or Shoreline Substantial Development Permit requirements to provide a report of project impacts on shoreline ecological impacts and mitigation.
- POLICY S-34.3:** Impose identified mitigation for project impacts as a condition of project approval.
- POLICY S-34.4:** Review the assessment of the cumulative impact on shoreline ecological functions of future shoreline development and uses that is reasonably foreseeable at a minimum every eight years, or sooner if significant change in zoning occurs within shoreline jurisdiction, and amend such policies and regulations as may be necessary. Continually review the cumulative impact of approved development projects.

**GOAL S-35:** The water quality of Kimball Creek, the Snoqualmie River, and Borst Lake is protected through appropriate development regulations.

- POLICY S-35.1:** Manage surface and stormwater runoff quantity and quality through strict application of Chapter 15.18 SMC, Surface and Stormwater Management Regulations, to prevent adverse water quality impacts to Kimball Creek or the Snoqualmie River from pollutants in stormwater runoff.

- POLICY S-35.2:** Encourage the use of low-impact surface and stormwater management techniques to the maximum extent feasible under existing site conditions.
- POLICY S-35.3:** Manage erosion and sedimentation impacts to water quality through strict application of Chapter 15.20 SMC, Clearing and Grading Regulations, including requirements for an approved erosion and sedimentation control plan for all land disturbing activities, regardless of whether a clearing and grading permit is required.
- POLICY S-35.4:** Require all new development and all existing development currently using septic systems to connect to the City's sanitary sewer system where sewer service is available, consistent with requirements of SMC 13.04.060, in order to protect water quality from impacts associated with failing septic tanks.

## HISTORIC, CULTURAL, SCIENTIFIC, AND EDUCATIONAL GOALS AND POLICIES

The 268-foot cascading Snoqualmie Falls is the most significant public feature located within Snoqualmie's shoreline, and it serves as an important Snoqualmie Indian Tribe cultural resource. Other historical structures and sites found in Snoqualmie's shoreline include the Snoqualmie Falls Hydroelectric power plant, School District Administrative offices, and old churches and buildings within the Downtown Commercial Landmark and Historic Districts including the Snoqualmie train depot and the old City Hall. The hydroelectric power plant site and historic buildings, school district administration office building, and the train depot are State-designated landmarks.

### **GOAL S-36: Cultural and historical resources within shoreline jurisdiction are protected to the extent feasible.**

- POLICY S-36.1:** Protect sites or structures which are placed on the national, state or local historical registers and encourage their restoration.
- POLICY S-36.2:** Solicit the input of the Snoqualmie Indian Tribe, the State Historic Preservation Officer, or other appropriate authority as to sites, structures, and resources having historic, cultural value.
- POLICY S-36.3:** Require site inspection or evaluation by a professional archeologist in consultation in coordination with affected Indian tribes prior to issuing permits in areas documented to contain archaeological resources.
- POLICY S-36.4:** Stop work on any project if sites of likely historic or cultural significance are discovered in the course of the work until the historic or cultural value of the site is confirmed.
- POLICY S-36.5:** Encourage interpretive and educational projects and programs that foster a greater understanding and appreciation of the natural and cultural history of the shoreline, including the culture of the native people and the settlement history of Snoqualmie.

## FLOOD HAZARD MANAGEMENT GOALS AND POLICIES

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Flooding is a paramount concern in the City of Snoqualmie. The City's shoreline areas lie within a constrained floodplain subject to frequent inundation from flooding. The greater portion of the historic area of the city, platted in 1889, lies within the floodplain, and is characterized by residential and commercial development on small lots. Existing and new development in the floodplain is at risk to flooding and may impact flood conveyance and storage capacity. Furthermore, existing development located along some segments of the Snoqualmie River is susceptible to severe bank erosion.

**GOAL S-37:** Flood hazards are effectively managed to minimize risks to public safety, reduce flood damage, and protect natural floodplain functions through appropriate land use controls, hazard mitigation planning, development best practices, and other appropriate hazard mitigation.

**POLICY S-37.1:** Ensure new development in the special flood hazard area complies with the City's Comprehensive Plan, Hazard Mitigation Plan, stormwater regulations, and flood hazard area regulations.

**POLICY S-37.2:** Subject to availability of funding, acquire flood prone properties along the Snoqualmie riverbank in public ownership to manage flood risk and preserve open space for flood mitigation, wildlife habitat, water quality, passive recreation, and educational uses.

**POLICY S-37.3:** Design and construct new development in strict compliance with Chapter 15.12 SMC, Flood Hazard Regulations, to minimize damage from flooding, avoid downstream flooding impacts, protect property, and improve public safety.

**POLICY S-37.4:** Protect natural drainage courses and wetlands to maintain their capacity to store and convey stormwater and recharge ground water.

**POLICY S-37.5:** Locate, design, and construct new shoreline development to avoid the need for future structural shoreline stabilization measures to the greatest extent practicable.

**POLICY S-37.6:** Coordinate flood damage reduction programs with the City of North Bend and King County.

**GOAL S-38:** Channel migration zones are mapped and classified according to severity of the danger posed to public and private property, and appropriate development regulations are imposed.

**POLICY S-38.1:** Locate, map, and classify channel migration zones within shoreline jurisdiction.

**POLICY S-38.2:** Prohibit new development in areas classified as severe channel migration zones.



**POLICY S-38.3:** Generally prohibit bank armoring in any severe channel migration zones, except if determined necessary to protect existing public infrastructure and public and private buildings between SE Fir Street and the Meadowbrook Bridge.

**POLICY S-38.4:** Adopt development regulations in moderate channel migration zones to assure to the maximum extent feasible that bank armoring will not be required in the future to protect new development or improvements to existing development.





# CITY OF SNOQUALMIE

## COMPREHENSIVE PLAN

### 2024 – 2044

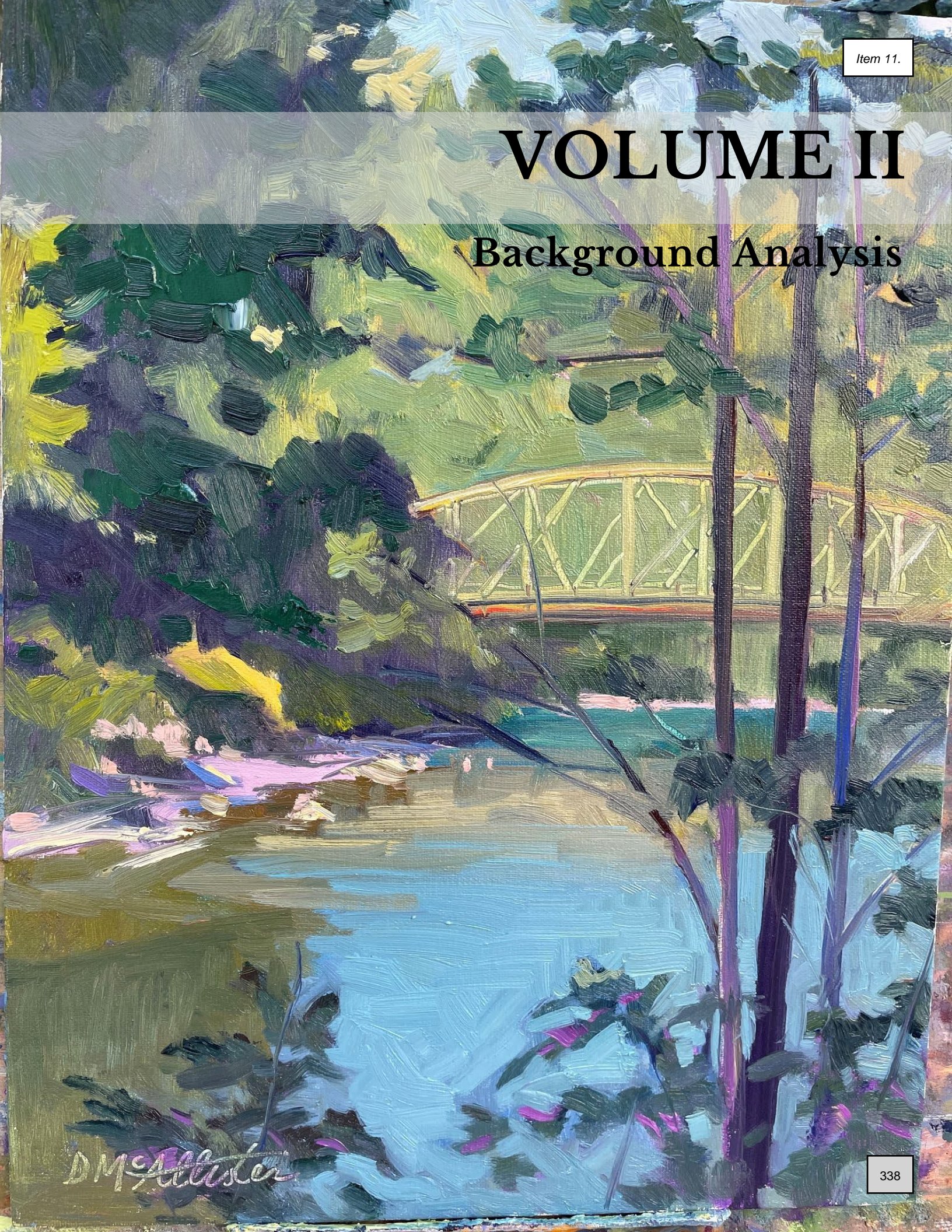




# VOLUME II

## Background Analysis

*DMcAllister*





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## INTRODUCTION

Volume 2 of the Snoqualmie Comprehensive Plan offers the foundational information and analyses that support the goals and policies outlined in Volume I. This volume provides detailed data, studies, and assessments to ensure that the Plan's goals are grounded in an accurate understanding of Snoqualmie's current conditions, opportunities, and challenges. Throughout the comprehensive planning process, the Planning Commission has utilized this background information to refine and align the Plan's objectives with the latest state and regional frameworks, ensuring consistency with the Washington State Growth Management Act (GMA).

Each section in Volume 2 addresses specific elements required by the GMA, such as Land Use, Housing, Transportation, and Capital Facilities. For example, the Land Use Element incorporates growth targets and land capacity analyses that guide sustainable development, while the Housing Element provides a detailed assessment of housing supply, affordability, and future needs. The Transportation Element includes an inventory of facilities and network improvements, and the Capital Facilities Element outlines long-term plans for essential public services and infrastructure.

Volume 2's comprehensive inventories, data analyses, and needs assessments offer a clear picture of Snoqualmie's existing conditions and emerging trends. This information ensures that the City's planning strategies and policies are both forward-thinking and realistically grounded, promoting a sustainable and resilient future for the Snoqualmie community.

## PUBLIC INVOLVEMENT PLAN

- City of Snoqualmie. 2023. Comprehensive Plan Update 2024 Public Involvement Plan. Snoqualmie, WA.





## LAND USE

### INTRODUCTION

The Land Use Element is a long-range guide to the physical development of the City and its urban growth area. It translates the City's vision into a physical plan describing where and how to develop, redevelop and preserve the City through general land use designations. Land use designations provide residents and property owners predictability about the nature of land use planned in Snoqualmie, helping guide future land use development applications.



The Land Use Element Background Information contains the background data and analysis that provide the foundation for the Land Use Element goals and policies.

### BACKGROUND AND CONTEXT

#### LAND USE PLANNING FRAMEWORK

The Growth Management Act (GMA; RCW 36.70A.070) mandates that cities develop a comprehensive plan that includes a Land Use Element to designate proposed land use categories (such as residential, commercial, etc.) and their intensities. This planning process must account for projected population growth and be supported by adequate public facilities and services. Additionally, the GMA requires that the Land Use Element of the City's Comprehensive Plan include a detailed plan, scheme, or design for each of the following:

- The proposed general location and extent of land uses, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities & facilities, and other uses.
- Population densities, building intensities, and future population growth estimates.
- Protection of the quality and quantity of groundwater used for public water supplies.
- Consideration of achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities.
- Urban planning approaches that promote physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state.
- Review of drainage, flooding, and storm water run-off in the area and nearby jurisdictions, and guidance for corrective actions to mitigate or cleanse discharges that pollute waters of the state, including waters entering the Puget Sound.
- Reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools.

GMA also requires adjacent jurisdictions to cooperate in comprehensive plan development, as comprehensive plans are to be coordinated and consistent with those of adjacent jurisdictions and with the countywide planning policies.

## EXISTING CONDITIONS

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### NATURAL ENVIRONMENT

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The land use planning and determination of the Urban Growth Area (UGA) for the City of Snoqualmie are intricately tied to the natural features surrounding it. The northern boundary of the city is defined by the steep slopes of the Lake Alice Plateau, which extend to the northwest and encompass areas around Snoqualmie Falls and mining operations to the northeast above the Mill Planning Area. The eastern boundary is demarcated by the Snoqualmie River and adjoining forest land, establishing a natural barrier that influences development patterns. Meanwhile, the southern boundary is primarily delineated by the I-90 corridor, with the exception of municipal property on Rattlesnake Ridge, creating an isolated island within the city limits. Finally, the western boundary is characterized by the rugged terrain of the Lake Alice Plateau and the presence of Lake Alice, shaping the city's western edge. These natural features play a pivotal role in land capacity assessment and urban growth planning, guiding decisions on infrastructure development, environmental conservation, and the allocation of resources to ensure sustainable growth within the City of Snoqualmie.

### POPULATION

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The population of Snoqualmie increased by 32.3% from 2010-2020 (adding approximately 3,451 people), nearly twice the percent change in King County's population during the same period. Assuming a constant growth rate, the city also grew annually at almost twice the rate of King County overall. It should be noted that annexations of unincorporated County areas account for

some of the city’s growth. The high rate of growth seen in the 2010-2020 decade still represented a slowdown when compared to the decade of 2000 to 2010, when Snoqualmie grew by over 500%, increasing in population from 1,631 to 10,670.

Table LU-1 – Population Change – 2010-2020

County	2010	2020	Percent Change 2010-2020
Snoqualmie	10,670	14,121	32.3%
King County	1,931,249	2,269,675	17.5%

## CRITICAL AREAS

The Land Capacity Analysis (LCA) reveals that nearly half of the City’s land, about 2,208 acres or 49%, is affected by critical areas, significantly influencing land use planning and development potential. The LCA performed for this update assessed various environmentally critical areas, including wetlands, streams, steep slopes, floodways, and the channel migration zone. Notably, the floodway alone comprises 1,091 acres, or 24% of the City’s area, while wetlands cover 22%, streams 12%, steep slopes 10%, and the channel migration zone 14%. These areas and their associated buffers substantially reduce the amount of land available for development, directly impacting the City’s ability to meet projected housing and employment needs for the 2019-2044 planning period.

Wetlands, streams, and steep slopes are protected with defined buffer zones that restrict development to preserve ecological functions and mitigate hazards such as erosion and landslides. For instance, wetland buffers range from 40 to 225 feet depending on the category, while stream buffers can be up to 200 feet. The channel migration zone, particularly its severe and moderate areas, further restricts housing development and land subdivision, adding another layer of constraint on land use.

Flood plain issues are especially significant in Snoqualmie, as floodways cover a substantial portion of the City and are subject to development prohibitions under SMC 19.12.150. This includes not only the floodway but also the floodplain, which adds another 935 acres or 21% of the City to the restricted area. These extensive flood-prone areas necessitate careful planning and mitigation strategies to manage flood risks and ensure public safety. Consequently, the high proportion of land affected by critical areas and flood regulations shapes the City’s land use planning, limiting available land for future development and influencing long-term growth strategies.

## FLOODPLAIN LAND USE

The GMA directs cities to reduce low-density development and its consequent consumption of land, though it also directs cities to limit development in environmentally sensitive or constrained areas, including flood hazard areas. The Historic Snoqualmie planning area, along with certain portions of the Snoqualmie Hills East, Meadowbrook, and Mill Planning Areas, lie substantially within the 100-year Snoqualmie River floodplain, and are subject to frequent inundation. In addition, much of the vacant land within the Historic Snoqualmie and Meadowbrook Planning Areas is located within the FEMA 100-year floodway, wherein new residential construction is prohibited by state law. Current



FEMA Flood Insurance Rate maps show floodplain areas having 100-year flood depths ranging from 2 to 15 feet; wetlands from tributary streams and topographic depressions are also common.

To address the potential for flood damages, the National Flood Insurance Program (NFIP) provides disaster assistance to public agencies and makes flood insurance available to private landowners; participating communities must adopt regulations intended to reduce flood hazards to qualify residents for flood insurance. Under the NFIP, the City participates in the FEMA Community Rating System (CRS) program, by adopting regulations that meet or exceed federal minimum standards and implementing other measures to reduce or minimize flood hazards, including requirements for home elevations. Participation in the CRS Program also qualifies City residents for flood insurance premium discounts. Current studies show that potential projects to reduce flood hazards could alter the floodway, floodplain and high-risk areas. Given the complexity of these issues, the City has determined that floodplain land use policies should be reevaluated every three years as new information becomes available or actual flooding conditions change due to flood control projects.

## HISTORIC AND CULTURAL RESOURCES

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Snoqualmie has a wealth of historic and cultural resources from many thousands of years of native American habitation and its more recent 100 years of European settlement. A strong sense of community history is provided by local buildings such as the train depot, City Hall, older churches, Weyerhaeuser mill and School District administration offices, which recall the town's railroad, timber and Victorian heritage. Outside of the City core, the natural and cultural landscape contains important sites and features that provide tangible reminders of past events, people, places and lifestyles. These resources contribute to Snoqualmie's unique identity and are highly valued by local residents.

## HISTORIC DISTRICTS

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In February of 1992, the City adopted an ordinance establishing an overlay zone for historic areas of the City, including areas downtown along Railroad Avenue and separately in the Meadowbrook neighborhood. The ordinances were established to help preserve and enhance the buildings and uses in these zones, and ensure that future nearby development is compatible with the historic structures.

In 1995, the City entered into an Interlocal Agreement with King County so that the County could help provide landmark designation and protection services. In addition to the historic overlay zones within the City, the presence of at least 20 contributing historic buildings in Snoqualmie's Downtown inspired designation of the Downtown Historic Commercial Landmark District in 1997. Buildings in both the Downtown Historic District overlay zone, as well as the Commercial Landmark District, are subject to specific design review. However, those buildings within the Landmark District may also apply for special historic funding programs; buildings in this area may choose to undergo the County design review process, and may be required to undergo County design review should funding be awarded.



## THE SNOQUALMIE TRIBE

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The historic and contemporary presence of the Snoqualmie Tribe in the Valley has historic and cultural significance for the region. The Snoqualmie Indians were officially recognized by the Federal Government and given tribal status in 2000, and their presence grew in many centers of Valleywide planning. The City continues to work with the Snoqualmie Tribe, Snoqualmie Valley Historical Society, King County, and other cultural agencies to preserve and protect local Native American heritage sites.

The locations of many Native American graves are no longer precisely known and can be easily destroyed by new building development. The Snoqualmie Tribe will, if notified by a landowner or developer, investigate the unearthing of remains and arrange for their reburial at the Snoqualmie Tribal Cemetery in Fall City.

## SNOQUALMIE AREA HISTORIC SITES INVENTORY

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The Snoqualmie Area Historic Sites Inventory lists heritage sites that have been identified and researched to date, and that are included in the King County Historic Sites Inventory. Some sites have received landmark designation; others may be considered for future designation. Additional sites can be added to the heritage sites inventory; suggested additions to Snoqualmie Area Historic Sites list are also provided.

Table LU-2 – Snoqualmie Inventory of Historic Sites

Name	Location	Designated	King County Survey File number
Snoqualmie Historic Commercial District: Includes 20 contributing properties, including the Snoqualmie Railroad Depot and the Order of Oddfellows Hall.		1997	
Snoqualmie Railroad Depot	109 King St.	1995	0013
Northern Pacific Railway Steam Rotary Snowplow	NW Railway Museum	1995	
Messenger of Peace Chapel Car, 1898	NW Railway Museum	2009	
Independent Order of Oddfellows Hall	King St. and Maple Ave., Snoqualmie	1995	0753
Snoqualmie Falls Lumber Co. Power Plant; 1929	37800 SE 69 <sup>th</sup> , Snoqualmie	1982	0500
Meadowbrook Bridge	396 <sup>th</sup> Ave. SE & SE 82 <sup>nd</sup> St.	1997	0832
Bookter's Baker/ Puget Sound Power and Light	8120 Railroad Ave. SE		1353
Café and Tavern	8072 Railroad Ave. SE		1348
Fort Alden Site	North of Park St. on River		0016
The Fury Block	8102-8112 Railroad Ave. SE		1352
Glazed Brick Building	8062 Railroad Ave. SE		1347
Kritzer's Meats	8096 Railroad Ave. SE		1350
Latberger's Barbershop	8008 Railroad Ave. SE		1345
Methodist Church (Legion Hall)	River St. and Doone St., Snoqualmie		0754
Residence: Nye, 1902	108 W. Silva, Snoqualmie		0752
Residence: Sage, 1890/1918	405 N. Maple, Snoqualmie		0751
Residence: Tharp, 1904	222 Euclid St., Snoqualmie		0772
Snoqualmie State Bank/ City Hall	River St. and Falls Ave., Snoqualmie		0742
School Administration Building	King St. and Silva St.		0501
Sunset Theater/ Town Hall	8086 Railroad Ave. SE		1349
True Value Hardware Store (Reinig Bros. General Merc.)	North Falls Avenue, Snoqualmie		0750
Snoqualmie Falls Townsite & Plant	Off 396 <sup>th</sup> Dr. SE, Snoqualmie		0755
Railroad Right-of-Way, including Memorial Trees and Totem Pole	West of Railroad Ave. between the north line of River and 90' north of King St.		1354

## GROWTH TARGETS

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The state sets targets for the amount of growth counties will accommodate within the next twenty years, and counties and cities work together to allocate that growth in a way that makes sense. King County publishes the resulting growth targets as part of the King County Countywide Planning Policies. The 2019-2044 growth targets adopted for the City of Snoqualmie include a housing target of 1,500 residential units and an employment target of 4,425 jobs. These targets are significantly higher than previous estimates, particularly for housing. Given the constraints on developable land, Snoqualmie has identified a substantial shortfall in meeting these targets and is requesting to amend the housing target to 719 residential units. This request is backed by detailed land capacity and critical areas analyses, emphasizing the need for more realistic growth expectations based on current land use constraints.

The proposed adjustment reflects Snoqualmie's assessment that the existing land use, critical area regulations, and other physical constraints significantly limit the City's capacity to accommodate the originally assigned growth targets. The city has outlined its request to King County for a target amendment based on these comprehensive analyses, aiming for a more achievable target that aligns with the actual capacity and development potential of the area. This amendment is critical for ensuring sustainable and manageable growth within Snoqualmie over the next two decades.

See the attached *2044 Growth Targets Analysis*, for more detailed analysis, methodology, and challenges of growth targets and land capacity in the 2019-2044 timeframe.

## LAND CAPACITY

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Land capacity analysis is a tool for determining whether growth targets can be met within a city using existing zoning designations. In 2021, the City of Snoqualmie had available capacity for 372 new housing units and 4,079 jobs. The current zoning and land use regulations significantly restrict additional development, with critical areas and flood hazard regulations impacting approximately 70% of the City's land. Additionally, 86% of single-family lots are managed by Residential Owners Associations, which typically do not support increased density or development. As a result, the city faces a substantial shortfall in land capacity to meet the housing target of 1,500 units.

As detailed in the attached *2044 Growth Targets Analysis*, the City has planned corrective actions to address these capacity issues. However, the extent of critical area constraints and land ownership patterns make it infeasible to meet the current housing targets under existing conditions. Snoqualmie's request to adjust the housing target to 719 units is based on a realistic assessment of land availability and regulatory constraints. This revised target aims to balance growth with the preservation of critical areas and community character, ensuring that the City can sustainably manage future development.

## POTENTIAL ANNEXATION AREAS

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The City of Snoqualmie has identified several potential annexation areas (PAAs) as part of its growth strategy to address the housing capacity shortfall. One significant area under consideration is the Snoqualmie Hills, which includes the local planning areas of Snoqualmie Hills West and Snoqualmie Hills East. This area, located between the existing city limits and Interstate 90, was evaluated for its land capacity based on proposed zoning by the Community Development Department. The proposed zoning includes a Mixed-Use zone to provide a buffer between commercial and residential areas, resulting in a projected capacity of 1,576 jobs on 51.7 acres of buildable land. Additionally, the Residential-3 zone and Residential-1-10 zone were projected to yield 500 units on 23.8 acres and 52 units on 22.7 acres, respectively.

Despite the potential of the Snoqualmie Hills to provide additional capacity, significant challenges impede its development. A substantial portion of the developable land is owned by the Snoqualmie Tribe, which aims to preserve these lands for cultural reasons, thereby excluding them from capacity analysis. Moreover, issues such as lack of support from landowners, insufficient capital facilities and service capacity, and the widespread presence of critical areas, present considerable hurdles. Furthermore, concentrating the housing capacity deficit within the UGA would disproportionately impact low-income residents, leading to social and economic isolation. Consequently, the City's proposed corrective actions, including the potential annexation of the Snoqualmie Hills, were deemed infeasible due to these multifaceted challenges.

## PROPOSED LAND USES

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### RESIDENTIAL LAND USES

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Residential land use consists of single-family and multifamily dwellings, including manufactured housing, foster care facilities, group quarters, senior housing, assisted housing and cooperative housing. Other land uses found in residentially-designated areas include schools, churches, parks and open space, and undeveloped platted lands. To allow for zoning flexibility, the comprehensive plan applies the "Residential" land use designation to identify existing and future residential areas within the City. Residential uses are also allowed within Mixed Use designated areas. Second story residential uses may also be appropriate in some commercial areas. Lower density residential zoning districts will generally be applied to areas constrained by sensitive areas. Larger, large-lot undeveloped residential areas lend themselves to zoning that requires master-planned residential development to encourage an appropriate mix of housing types and densities. The residential designation is not intended to include transient housing such as campgrounds, hotels, shelters, or time-shares.

### COMMERCIAL LAND USES

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Commercial land uses support the daily retail and service needs of the community and can provide local employment. There are six designations to accommodate commercial uses, including General; Office; Retail; Office Park; Planned Commercial/ Industrial and Mixed Use.

- The **General** designation may accommodate a broad range of retail and commercial uses, including those that are larger-scale or that are inappropriate for the core downtown. Such uses include automotive repair, warehouses, limited light-industry or commercial storage.
- The **Office** district is intended principally for offices, but also includes retail and services.
- The **Retail** designation is intended for core shopping needs in Snoqualmie, with uses serving as shopping catalysts to other businesses in the district; ground floor retail and services are encouraged for this area with offices and professional services on upper floors.
- The **Planned Commercial/Industrial** designation may accommodate manufacturing, office and light industrial development planned in a comprehensive manner.
- The **Office Park** designation is intended to accommodate coordinated medical, dental and professional services development in a planned campus setting. Second story residences may be appropriate in some commercial areas.

## INDUSTRIAL LAND USES

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The City's proximity to the major transportation routes of Interstate 90 and State Route 18 make Snoqualmie a convenient location for industrial uses, which provide jobs and contribute to the local tax base. Two designations accommodate industrial land uses; **Industrial** and **Planned Commercial/Industrial**, including land used for manufacturing, processing, warehousing, storage and related uses. Heavy industrial uses should be limited in the floodplain to prevent additional flood hazards associated with such uses.

## MIXED USE

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Mixed use development is intended for comprehensively planning large properties with a mix of residential, retail, commercial, public and open space uses. Mixed use projects should be developed to accomplish the following:

- Enable imaginative site and building design with a compatible mix of uses that will encourage pedestrian and non-motorized access to employment, retail goods, services and public facilities.
- Ensure land use and design is sensitive to adjacent land uses, and avoid the creation of incompatible uses.
- Ensure that all development adequately considers and mitigates its impacts to transportation, public utilities, open space, recreation, public facilities & services, and that circulation, solid waste disposal and recycling, water, sewer, and storm water systems are designed to adequately to serve future adjacent development.
- Ensure that development protects and preserves the natural environment to the maximum extent possible, including but not limited to protecting Snoqualmie River water quality and its tributaries, contributing to long-term flooding solutions, protecting of wetlands and sensitive areas, and protecting view-sheds.
- Ensure that development considers and promotes access to existing or comprehensively planned local and regional trail systems in the vicinity of the development.

**Innovative Mixed Use** will be especially sought after in future new development proposals in the City and its UGA. These are developments that intend to holistically meet comprehensive plan goals such as developments that propose high-level green-building certification; show exceptional planned environmental outcomes; that provide much needed park facilities beyond development requirements; that propose expanded educational opportunities for residents; or that propose senior, assisted living or planned retirement communities.

## INSTITUTIONAL AND UTILITIES LAND USE

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Institutional land uses includes public buildings, services, transportation facilities (see the Capital Facilities element) and non-profit agencies such as museums, interpretive centers, churches and schools which require land throughout the City. These uses typically have important environmental, health, safety, and aesthetic considerations associated with their location. While institutional land uses require City services, they do not contribute tax revenues because they are tax-exempt.

In turn, utility land uses accommodate public and private utility facilities. A **Utility Park** land use designation accommodates power generation and accessory uses, sewage and water treatment plants, other utilities and related parks and open spaces. The Puget Power hydropower generating plant at Snoqualmie Falls is located within a designated Utility Park area. Views of undeveloped property visible from the Snoqualmie Falls Park and views from Salish Lodge public access areas provide significant economic and environmental community resources; protection and preservation of these views remains an important consideration in Snoqualmie Falls Utility Park area development.

## PARKS, RECREATION, AND OPEN SPACE LANDS

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Parks and open space areas include land and facilities used for active and passive recreation, natural areas, undeveloped critical areas, agricultural land, and corridors such as roads, trails, utility corridors, and abandoned railroad rights-of-way. Trails and open space corridors can enhance the accessibility of open space resources, connecting parks, recreation areas and open spaces into an integrated network. Parks, trails and open space areas also buffer various land uses, helping maintain a high quality of life for residents. Parks, recreation and open space lands are addressed in the City of Snoqualmie 2012 Open Space, Parks and Recreation Plan.



## ATTACHMENTS

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- City of Snoqualmie. 2024. *2044 Growth Targets Analysis*. Prepared by LDC Inc. Woodinville, WA.
  - Appendices
    - (2024). Appendix A – Land Capacity Analysis Memo.
    - (2024). Appendix B – Critical Areas Analysis Memo.
    - (2024). Appendix C – City of Snoqualmie Housing Strategy Plan.
    - (2024). Appendix D – City of Snoqualmie Housing Needs Assessment.
    - (2024). Appendix E – Snoqualmie Valley Regional Housing Needs Assessment.
    - (2024). Land Capacity Analysis Assumptions Table.
- City of Snoqualmie. 2023. Planning Commission Briefing – Land Use Strategy and Middle Housing Strategies and Actions. Prepared by LDC Inc. Woodinville, WA.



## HOUSING

### EMERGENCY HOUSING NEEDS CAPACITY

#### EMERGENCY HOUSING CAPACITY (HOUSE BILL 1220)

HB 1220 includes requirements for Emergency Needs Housing capacity. These requirements are applicable to all jurisdictions that have been assigned Emergency Needs Housing targets, of which Snoqualmie has been assigned 115 beds. The bill requires that jurisdictions allow for siting of indoor emergency housing or indoor emergency housing shelters where hotels are allowed or within “a majority of zones within a one-mile proximity to transit.”

City of Snoqualmie allows hotels as a conditional use in the BR-1, BR-2, FMBU, MU, BO, BG, and OP zoning districts and is required to demonstrate land capacity for emergency housing in addition to permanent housing if emergency housing is not allowed outright in all these zones. In early 2024, the City updated its use code table to allow “Emergency Housing or Shelter” as an outright permitted use in all zones where hotels are permitted, along with other development regulation updates needed to comply with the GMA.

Emergency Housing capacity was assessed through an Emergency Housing Land Capacity Analysis (EHLCA) based on the City’s recently amended development regulations and developable land identified in this LCA. In an EHLCA, land for capacity is identified based on the zoning use code table found in SMC 17.55.020 and SMC 17.30.060. Zones where the above listed emergency housing uses are outright permitted will be considered to have capacity for these housing needs.



Additionally, residential and non-residential capacity are treated differently in an EHLCA; land identified for permanent residential development capacity can also be counted for emergency housing capacity, but land identified for emergency housing capacity in commercial zones must be removed from the non-residential capacity in those zones. This difference is due to the assumptions behind the creation of the permanent and emergency housing targets which assume that if all permanent housing needs are met emergency housing should no longer be necessary and could be re-purposed.



**Table H-1** shows all zones evaluated in the EHLCA, their use code table level of permit approval, and any emergency housing capacity identified in them and compares the total identified emergency housing capacity to the City's emergency housing target.

Table H-1 – Emergency Housing Capacity

Zone	EH Use Code Table	Residential EH Acres	Commercial EH Acres	Total EH Acres	Density (beds/acre)	Capacity (beds)	Total Capacity	Total Need	Capacity Surplus (or Deficit)
Constrained Residential	No	0.00	0.00	0.00	0	0	124	115	9
Planned Residential	No	0.00	0.00	0.00	0	0			
R-1-10	No	0.00	0.00	0.00	0	0			
R-2	No	0.00	0.00	0.00	0	0			
Business General (BG)	Permitted	0.00	0.00	0.00	12	0			
Business Office (BO)	Permitted	0.00	0.00	0.00	12	0			
Business Retail 1 (BR)	Permitted	0.00	0.00	0.00	12	0			
Business Retail 2 (BR)	Permitted	0.00	0.00	0.00	12	0			
Office Park (OP)	Permitted	0.00	0.00	0.00	12	0			
Planned Commercial/Industrial (PCI)	No	0.00	0.00	0.00	0	0			
Resource Extraction (I)	No	0.00	0.00	0.00	0	0			
SRI Commercial - Retail	Permitted	0.00	0.00	0.00	12	0			
SRI Commercial - Office Park	Permitted	0.00	0.00	0.00	12	0			
SRI Residential	Permitted	9.13	0.00	9.13	12	110			
SR II Residential	Permitted	0.00	0.00	0.00	12	0			
FBMU Commercial	Permitted	0.00	0.00	0.00	12	0			
FBMU Residential	Permitted	1.14	0.00	1.14	12	14			

A total of 10.27 acres of land identified to have residential capacity had development regulations that support the future development of emergency housing uses in the City's next 20 years. This EHLCA utilized a very reasonable assumption of 12 beds per acre to evaluate the development potential of emergency housing. Overall, the City was found to have capacity for approximately 124 beds of emergency housing, which overshoots the target by nine beds.

Based on development regulations updates the City adopted in 2024, this EHLCA identified sufficient land for capacity to meet the revised housing targets for emergency housing uses in Snoqualmie.

## ATTACHMENTS

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- City of Snoqualmie. 2023. *Housing Strategy Plan*. Prepared by LDC Inc. and FCS Group. Woodinville, WA and Kirkland, WA.
- City of Snoqualmie. 2023. *Land Capacity Map*. Snoqualmie, WA.
- City of Snoqualmie. 2023. *Racial Equity and Displacement Analysis*. Prepared by LDC Inc. Woodinville, WA.
- Cities of Carnation, Duvall, North Bend, and Snoqualmie. 2023. *Snoqualmie Valley Regional Housing Needs Assessment*. Prepared by FCS Group, Blue Line Group, and LDC Inc. Redmond, WA; Kirkland, WA; and Woodinville, WA.
- City of Snoqualmie. 2024. *Key Housing Definitions*. Prepared by LDC Inc. Woodinville, WA.
- City of Snoqualmie. 2024. *Adequate Provisions Checklists*. Format by Washington Department of Commerce. Olympia, WA.





## TRANSPORTATION

### TRANSPORTATION: DRIVING FACTORS

The Transportation Element was prepared in several stages, including inventorying existing transportation facilities and services; 2044 travel forecasts and demand analysis; objectives, policies and standards development; travel system needs and deficiencies evaluation; and identification of transportation system improvements and financing strategies. The city transportation network should be coordinated with the Washington State Department of Transportation's (WSDOT) Washington Transportation Plan and Active Transportation Plan, Puget Sound Regional Council's (PSRC) Vision 2050 plan, and King County Six-Year Capital Improvement Program. Coordination with these entities ensures local improvements connect and flow with the regional transportation network cohesively. While the City has existing funding mechanisms to support local improvements, coordination with regional partners provide cost effective and time-saving opportunities for projects that would otherwise be fragmented by jurisdictional boundaries.

A main issue for the City's transportation system is balancing the need to reconstruct older, degrading streets and the maintenance and preservation of new streets. Reconstruction, maintenance, and preservation projects are also influenced by utility repairs and upgrades along rights-of-way, aging or deteriorating materials, or long-range subarea plans that improve City's economic growth and aesthetics. Street connectivity and existing infrastructure guide many capital project programs so that traffic will flow at a reasonable pace, and bicycles and pedestrians have safe access to neighborhoods, schools, and amenities. Creating continuity between aged infrastructure and new infrastructure can provide unique complications for all types of users. However, effective coordination between new infrastructure and needed maintenance or preservation can provide opportunities for innovation and alternative solutions that would otherwise, individually, be more expensive and postpone implementation.

All transportation projects should include consideration of capital improvement plans for utility distribution, connectivity to open space and recreation corridors, impacts to air quality and neighboring ecosystems, and concurrence with Title II of the Americans with Disabilities Act (ADA).

## TRANSPORTATION CONCEPTS

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Two important concepts underlying this Element are the functional classification system and level of service.

### FUNCTIONAL CLASSIFICATION

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The functional classification system provides for a hierarchy of roadways that emphasize through-traffic movement and access to adjacent properties (or some combination of these functions, depending on the roadway's functional classification. These functional classifications are used in planning and designing appropriate roadway facilities.

Functional classification within and surrounding the City of Snoqualmie include state routes, principal arterials, minor arterials, collectors, and local roadways as shown on Figure 4.1.

### LEVEL OF SERVICE (LOS)

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Level of Service is a quantitative measure of transportation system operating conditions that helps interpret the significance of roadway/intersection traffic delays; it generally measures speed, travel time, traffic interruptions and convenience. Level of service for signalized intersections measures control delay, indicating driver discomfort, fuel consumption and increased travel time. The delay experienced by a motorist is influenced by several factors including control, geometries, traffic and incidents. Total delay is the difference between the actually experienced travel time and the hypothetical travel time (without traffic control, geometric delay, incidents and other vehicles).

Snoqualmie is committed to expanding the multimodal LOS analysis to eventually encompass the entire City and at that time, there is an expectation that full multimodal concurrency standards would be adopted based on the new LOS results. However, until the full citywide multimodal LOS system is developed and calculated, Snoqualmie proposes transportation mobility standards for concurrency review.

All public and private new development and redevelopment must also comply with the Snoqualmie municipal code. Under Ordinance 1092, passed in February 2012, Snoqualmie codified a Complete Streets policy requiring that all new or substantially redeveloped arterial and collector streets shall be designed and constructed with appropriate facilities for pedestrians, bicyclists, transit users and persons of all abilities to the extent feasible.

## EXISTING TRANSPORTATION SYSTEM

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Existing transportation facilities and travel patterns for the city and its surrounding planning areas, including air, water, and land transportation; transit operations; and levels of service (LOS) at 15 City intersections. Under GMA, any facilities or services operating below the established LOS require the City to take specific actions. Identifying existing transportation deficiencies helps guide future transportation improvements.

### AIR, WATER, AND RAIL

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Goods and services to and from the City of Snoqualmie via air, water, or rail use a variety of transportation facilities from outside the City. The nearest commercial passenger and air freight operations are at Sea-Tac Airport (operated by the Port of Seattle) and King County International Airport/Boeing Field (operated by King County). The nearest general aviation airport is a private facility in Fall City. There are no water-based transportation facilities near Snoqualmie, although goods to and from the City may pass through Seattle and Tacoma ports. While there is a set of train tracks running through downtown Snoqualmie, there is no freight rail service in the City; the Northwest Railway Museum operates weekend excursion passenger rail service between Snoqualmie and North Bend. The following plans and reports contain inventories, plans, policies and projects for these modes of transportation.

- Air Travel—Puget Sound Regional Council's "Regional Aviation System Plan;" Port of Seattle's "Sea-Tac Master Plan;" King County's "Boeing Field Master Plan."
- Water Travel—Ferries: WSDOT 2040 Long-Range Plan.
- Rail—WSDOT's "2019-2040 Freight Rail Plan."

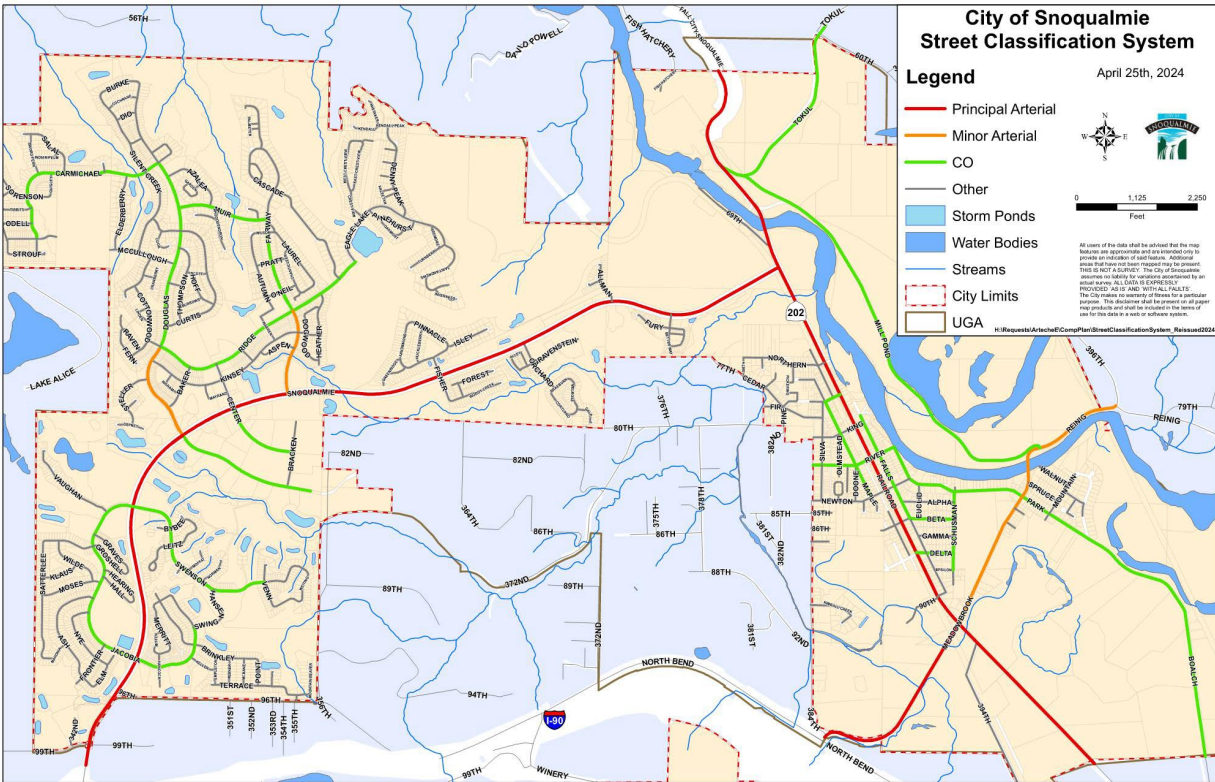
### ACTIVE TRANSPORTATION

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As part of the updated Transportation Element of the Snoqualmie Comprehensive Plan, the city evaluated the presence of existing pedestrian and bicycle throughout the city. To promote equitable access to the transportation network, additional review of the city's active transportation network is needed to evaluate opportunities for implementing complete streets concepts in proposed improvement projects and clearer understanding of gaps in the network. Given limited resources, a more comprehensive review of pedestrian and bicycle LOS was not possible. It is notable, however, that Snoqualmie has adopted progressive design guidelines in the newer areas of the city and these areas have extensive high-quality facilities to accommodate ADA access and non-automotive travel.



Figure T-1 - Street Classification System



## TRAFFIC VOLUMES, LEVEL OF SERVICE, AND SAFETY

Review of average weekday traffic volumes for key city corridor segments shows that Snoqualmie Parkway's traffic volume at the southwest end near I-90 is about double the volume of that near SR-202, reflecting Snoqualmie Ridge residential and business growth, and the dependence on I-90 for daily commuting. Table 4.1 shows the calculated levels of service (LOS) at 15 study intersections based on these PM peak hour traffic volumes. Not all intersections in the City meet the City's primary LOS D PM peak hour standard, with the highest delays shown along multiple SR 202 unsignalized intersections. All other city intersections operate at LOS D or better.

**Table T-1 – Existing Intersection Level of Service (LOS), 2023**

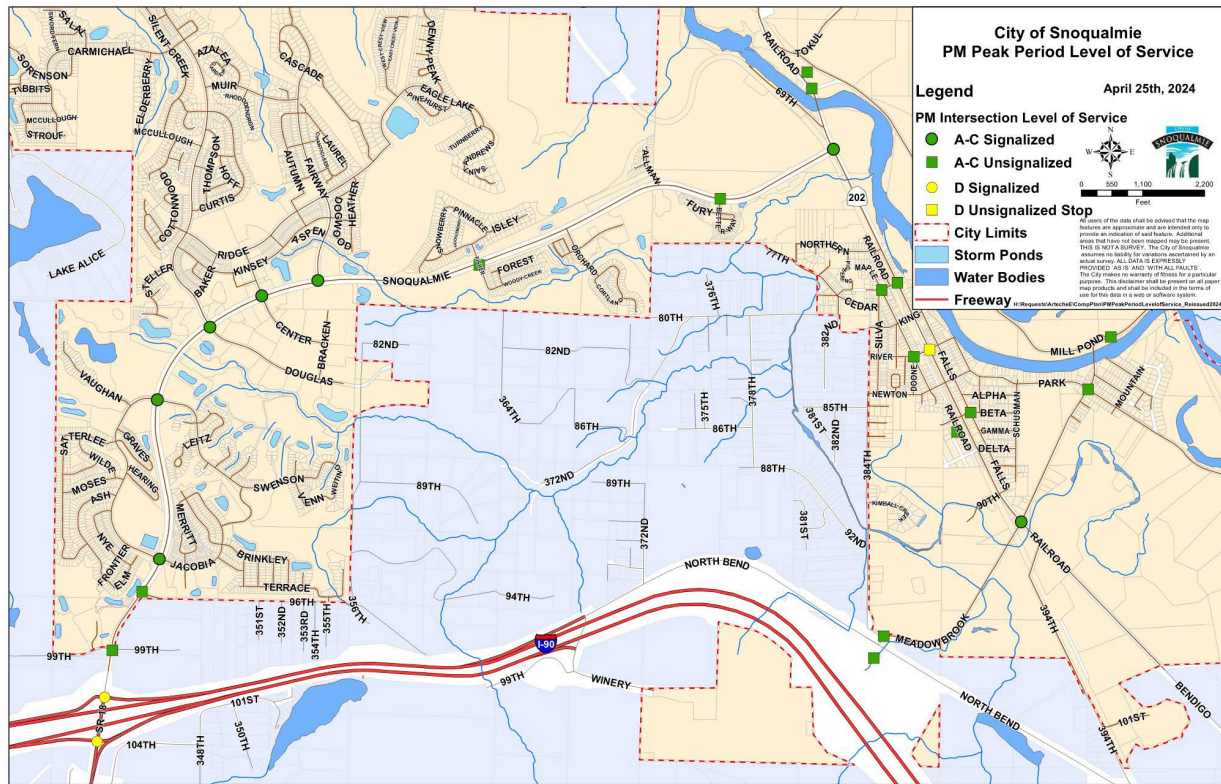
Intersection	Traffic Control	PM Peak Hour Delay (in seconds per vehicle)	Level of Service
Snoqualmie Parkway/SE 99th Street	SSSC	33.1	D
Snoqualmie Parkway/SE 96th Street	SSSC	13.5	B
Snoqualmie Parkway/SE Jacobia Street	Traffic Signal	13.0	B
Snoqualmie Parkway/SE Swenson Dr	Traffic Signal	23.2	C
Snoqualmie Parkway/Douglas Avenue SE	Traffic Signal	23.1	C
Snoqualmie Parkway/Fisher Avenue SE	SSSC	28.7	D
SR 202/Tokul Road	Roundabout	6.2	A
SR 202/Snoqualmie Parkway	Traffic Signal	38.7	D
SR 202/SE Fir Street	SSSC	51.0	F
SR 202/SE River Street	SSSC	31.8	D
SR 202SE Newton Street	SSSC	31.6	D
SR 202/SE Beta Street	SSSC	43.9	E
Falls Avenue SE/SE Beta Street	SSSC	9.6	A
SR 202/Meadowbrook Way SE	Traffic Signal	13.3	B
Meadowbrook Way SE/SE Mill Pond Road	SSSC	10.7	B

*Note: SSSC = Side-street stop control*

*Note: Roundabout results calculated using HCM 6 methodology. All other results calculated using HCM 7*



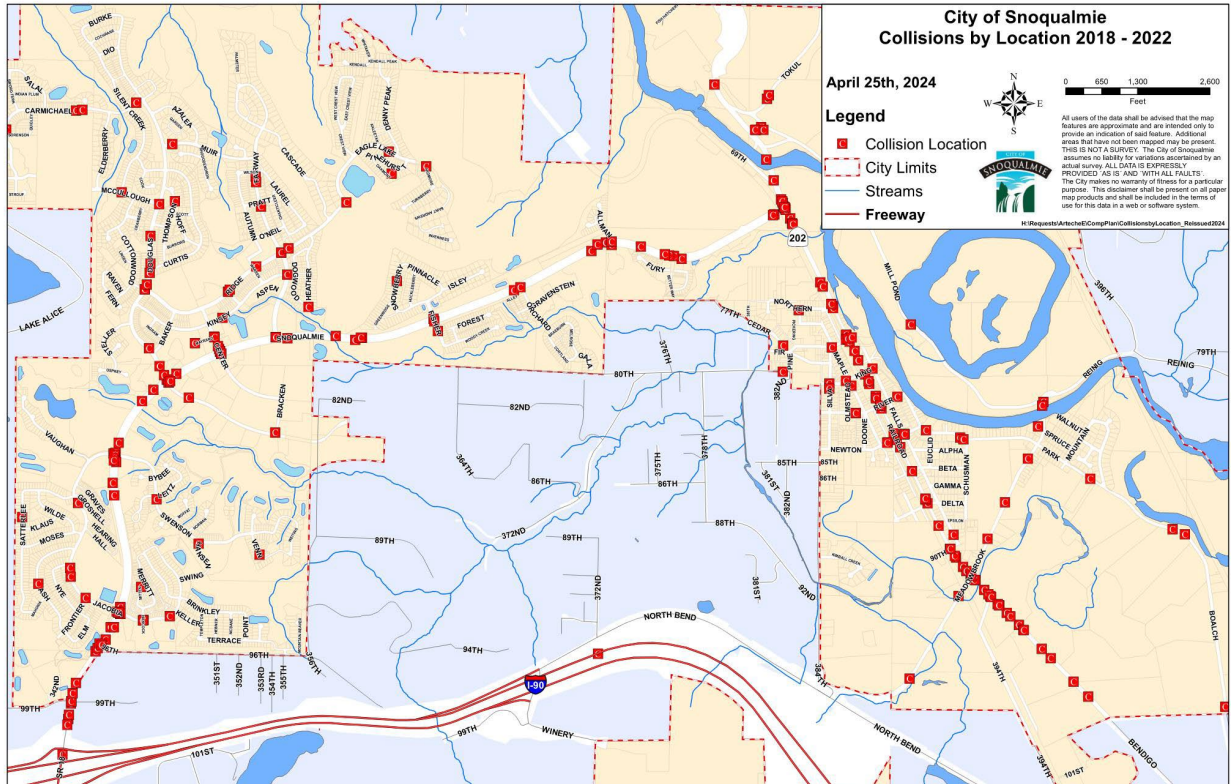
Figure T-2 – PM Peak Period Existing Level of Service for Study Area Intersections



# TRAFFIC SAFETY

Figure 4.3 maps Collision Density in the City between 2018 to 2022. Although as the City continues to develop, the prevalence of wildlife-related collisions on Snoqualmie Parkway will continue and may decrease over time. Coordination with the Parks and Recreation, and Environmental Elements should be implemented and include the city’s conservation efforts related to fish and wildlife habitat conservation areas by identifying wildlife corridors. WSDOT also publishes average roadway segment collision rates by roadway classification for different state areas, providing a general comparison opportunity for City collision rates.

Figure T-3 – Collisions by Location, 2018-2022



## TRUCK ROUTES

A few commercial and industrial centers in the study area generate truck traffic, including the Snoqualmie Valley School District Bus Barn (SVSD) and Glacier Northwest. The SVSD Bus Barn is located at the intersection of King Street and 384th Avenue, and stores about forty full-size buses.

Glacier Northwest operates a gravel mining facility northeast of Snoqualmie, but outside City limits. However, virtually all truck traffic must pass through at least a portion of the city. Trucks cannot travel southbound on Mill Pond Road to access Meadowbrook Way, due to weight limits on the one-lane Snoqualmie River Bridge on Meadowbrook Way.

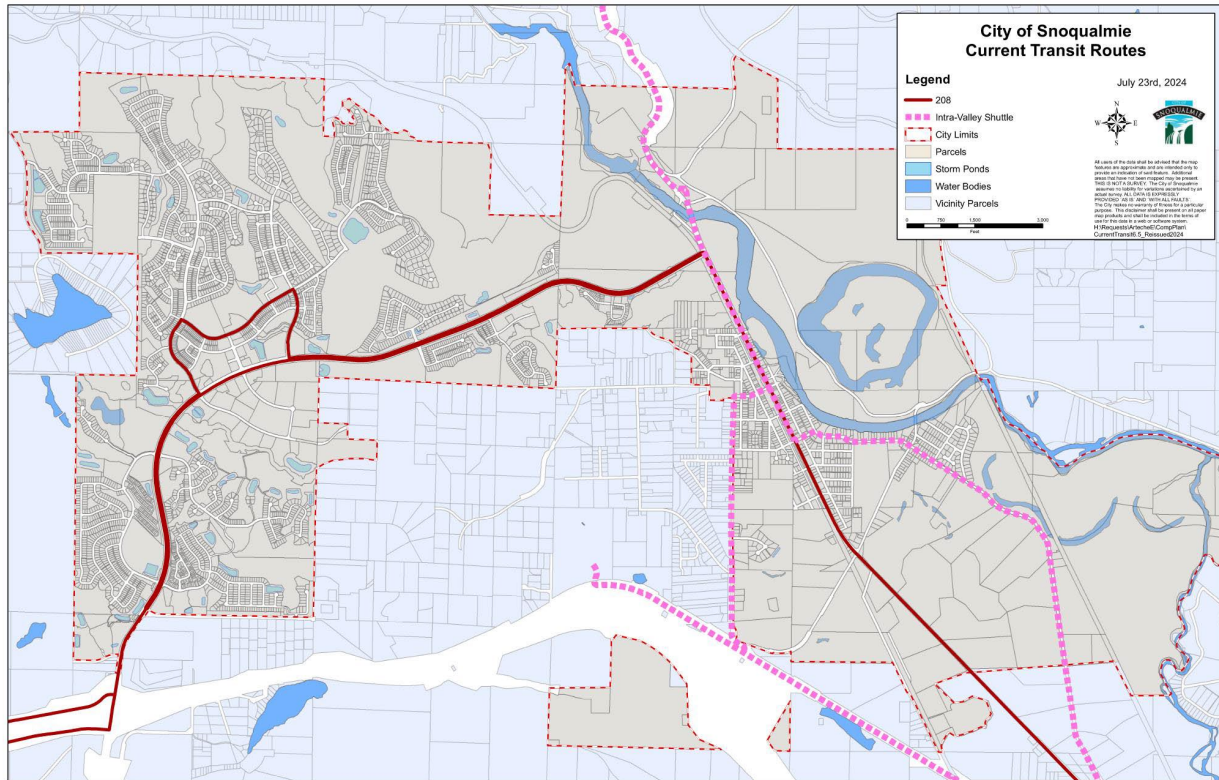


The North Bend Nintendo distribution facility, located outside the city, may also contribute truck traffic to City roads. The facility is located close to I-90 exit 31 in North Bend, though the primary truck route is along a King County Road, North Bend Way to exit 27 near the Snoqualmie Casino.

### TRANSIT SYSTEM

King County Metro Transit provides limited transit service to the city as shown on Figure 4.4. The number 208 route connects the City with North Bend and Issaquah. Snoqualmie Valley Transportation runs a Valley Shuttle from North Bend to Duvall. Bus stops for the Snoqualmie Valley Transportation Shuttle utilize the same bus stop infrastructure as King County Metro. Due to funding shortfalls, the King County Council approved Metro route cuts that eliminated previous routes number 214, servicing the City via Issaquah and to Seattle.

Figure T-4 – Current Transit Routes



### PEDESTRIAN AND BICYCLE FACILITIES

The city has relatively widespread pedestrian facilities. The residential and commercial areas of Snoqualmie Ridge generally all have sidewalks, separated from the road by planter strips with street trees. Likewise, most of the residential and commercial historic neighborhoods east of 384th Ave/ have sidewalks, planter strips and street trees, along with marked crosswalks on Railroad Ave. supporting crossings to access businesses east of SR 202. Snoqualmie has multiple dedicated local and regional bicycle & pedestrian trails. There are also many off-street bike facilities for

recreation and neighborhood connections in Snoqualmie Ridge. The primary paved off-street trails in Snoqualmie are:

- The **Snoqualmie Parkway Trail** parallels Snoqualmie Parkway from the City boundary at 96th Street to Railroad Ave., providing east-west access from Snoqualmie Ridge to downtown.
- The **Centennial Trail** parallels SR 202 from the Snoqualmie Parkway intersection to Fir Street downtown, linking to the Snoqualmie Parkway Trail and providing cyclists an alternative to the two-lane SR-202. The 2014 Phase II downtown improvement project will extend this trail further south to SE River St.

Snoqualmie is also served by two regional trails:

- The **Snoqualmie Valley Trail** is a regional facility, and the longest trail in King County. It is soft surface and travels 31 miles from Duvall to south of North Bend. This trail passes through the western part of the city, taking riders on an interim road link connector along Toku Rd SE, coming to a 'T' near 60th Street where cyclists generally follow Tokul Road SE, SE Mill Pond Road, and Reinig Road before crossing the Snoqualmie River on a dedicated bridge back to the trail. This is the only roadway segment on the trail.
- The **Preston-Snoqualmie Trail** is a 7-mile paved regional trail that runs east from Preston to an overlook near Snoqualmie Falls, with soft-surface trail access from Eagle Lake Dr. Built on old railroad right of way, a missing trestle has prevented completion of the planned connection to Snoqualmie Falls.

Figure T-5 – Existing Pedestrian Facilities Map

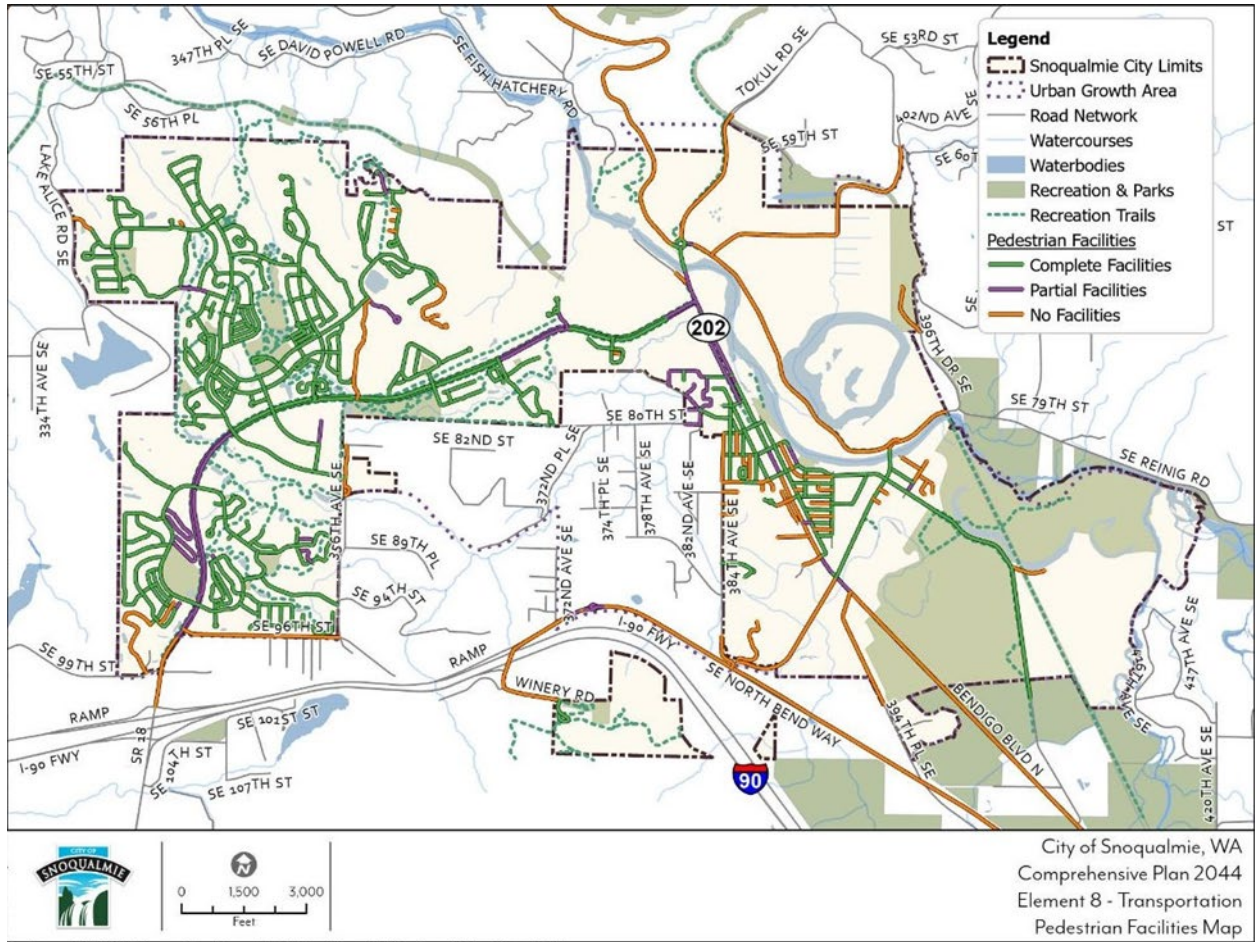




Figure T-6 – Existing Bicycle Facilities Map

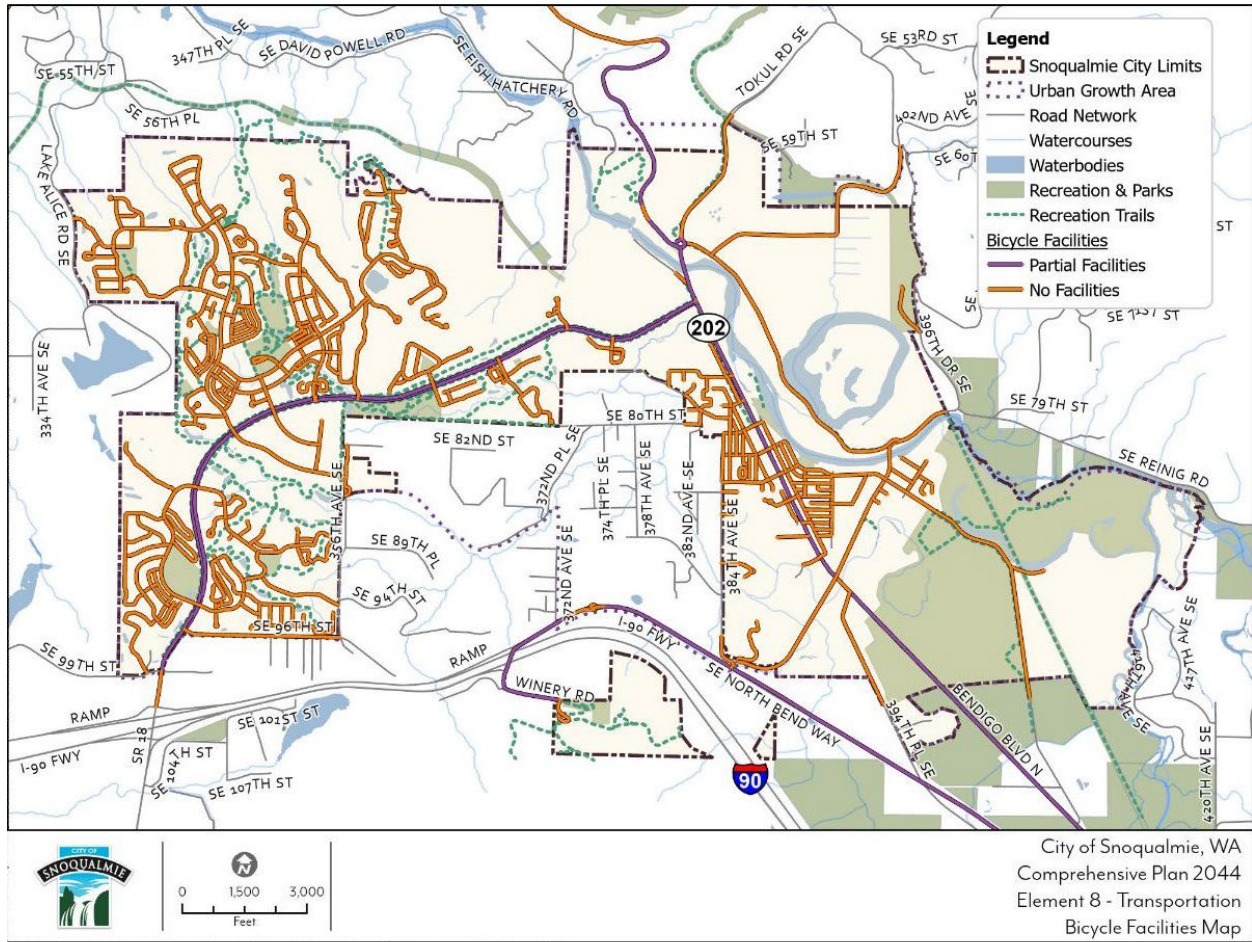
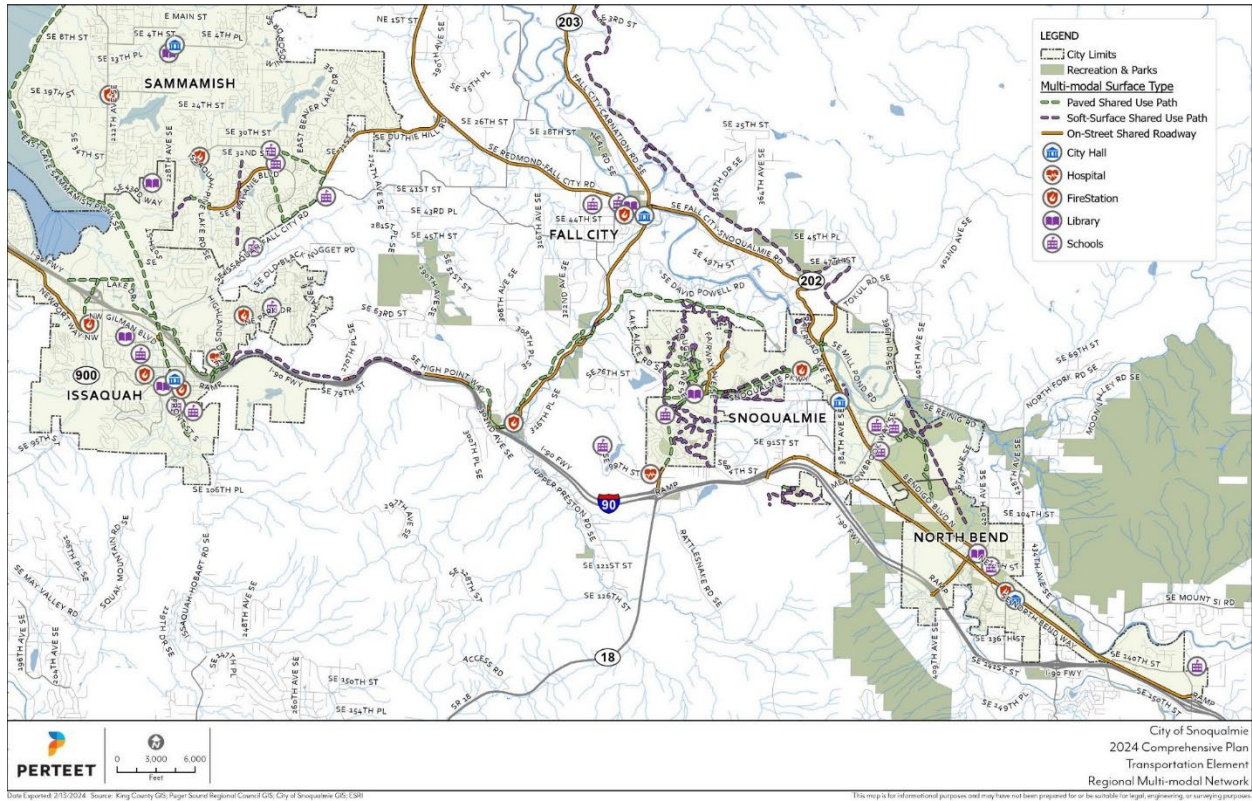


Figure T-7 – Existing Bicycle Facilities Map



As part of meeting the 2005 GMA amendments, requiring a Comprehensive Plan pedestrian and bicycle component, the City inventoried its bicycle and pedestrian facilities in the 2012 Bicycle and Pedestrian Recommendations Report, and used multimodal assessment (MMLoS) to highlight additional improvements needed in its Capital Facilities Projects list. As previously mentioned, due to limited resources, a more comprehensive review of pedestrian and bicycle facilities was not possible during the latest periodic update. In the Figures 4.5 and 4.6, pedestrian and bicycle facilities were given classifications generally based on available digital evidence of their presence. Facility classifications were also generally applied based existing dataset through the PSRC and based on the evidence of sidewalk surfacing and right-of-way shoulders capable of supporting the facilities.

## FUTURE TRANSPORTATION SYSTEM

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WAC 365-196-430 requires that the City review at least a 10-year forecast of how future land use growth could impact the City's transportation network. This section reviews anticipated land use changes and needed transportation system improvements. Based on this information, future intersection traffic LOS is evaluated along with potential impacts to other transportation modes. Since the GMA requires that actions be taken to address any facilities that do not meet adopted LOS standards, this section also identifies future transportation improvement projects.

The City will continue to seek funding for arterial and collector improvements such as the Downtown Phase II project, the Tokul Roundabout, and Snoqualmie Parkway rehabilitation. New collector roads in the UGA as it is developed will also be major transportation capital improvements, helping serve new development, and provide for additional roadway connections between the Snoqualmie Parkway, SR202, and other existing arterials and collectors.

Land use forecasts for 2044 were prepared by the City of Snoqualmie, estimating that approximately 719 households and 4,425 jobs will be added to the City. Fifteen intersections were identified, and travel demand modeling was analyzed based on the adopted 2040 scenario and land use estimates provided by PSRC. The new projected LOS results are shown in Table 5.1 and Figure 5.1.

### RECOMMENDED INTERSECTION IMPROVEMENTS

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To determine the likely 2044 roadway network, the City's 2025-2030 Capital Improvement Plan (CIP) and WSDOT documents were reviewed, identifying numerous intersection improvements.

Based on projected traffic growth, there are several existing intersection locations that degrade to a LOS below City standards as shown in Table 5.1. This section reviews suggested intersection improvements to improve and mitigate the LOS through changing the type of intersection. Figure 5.1 shows LOS without recommended improvements, and Figure 5.2 shows the 2032 LOS with recommended improvements.



Table T-2 – Future Intersection Level of Service (LOS), 2044

Intersection	Traffic Control	PM Peak Hour Delay (in seconds per vehicle)	Level of Service
Snoqualmie Parkway/SE 99th Street	SSSC	87.3	F
Snoqualmie Parkway/SE 96th Street	SSSC	16.0	C
Snoqualmie Parkway/SE Jacobia Street	Traffic Signal	14.1	B
Snoqualmie Parkway/SE Swenson Dr	Traffic Signal	26.7	C
Snoqualmie Parkway/Douglas Avenue SE	Traffic Signal	26.3	C
Snoqualmie Parkway/Fisher Avenue SE	SSSC	80.0	F
SR 202/Tokul Road	Roundabout	66.7	E
SR 202/Snoqualmie Parkway	Traffic Signal	146.2	F
SR 202/SE Fir Street	SSSC	281.9	F
SR 202/SE River Street	SSSC	150.8	F
SR 202SE Newton Street	SSSC	800.6	F
SR 202/SE Beta Street	SSSC	50.5	F
Falls Avenue SE/SE Beta Street	SSSC	9.6	A
SR 202/Meadowbrook Way SE	Traffic Signal	14.2	B
Meadowbrook Way SE/SE Mill Pond Road	SSSC	11.9	B

Note: SSSC = Side-street stop control

Note: Roundabout results calculated using HCM 6 methodology. All other results calculated using HCM 7

Figure T-8 – Projected 2032 Intersection Level of Service

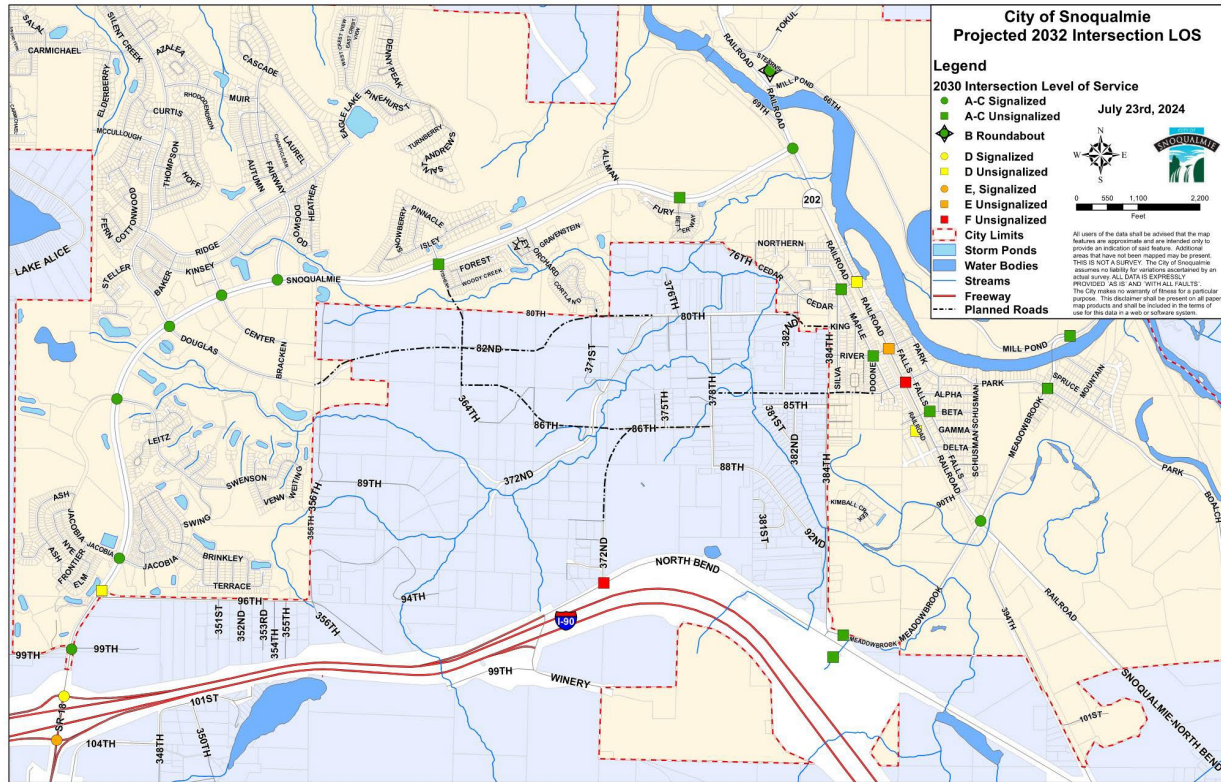


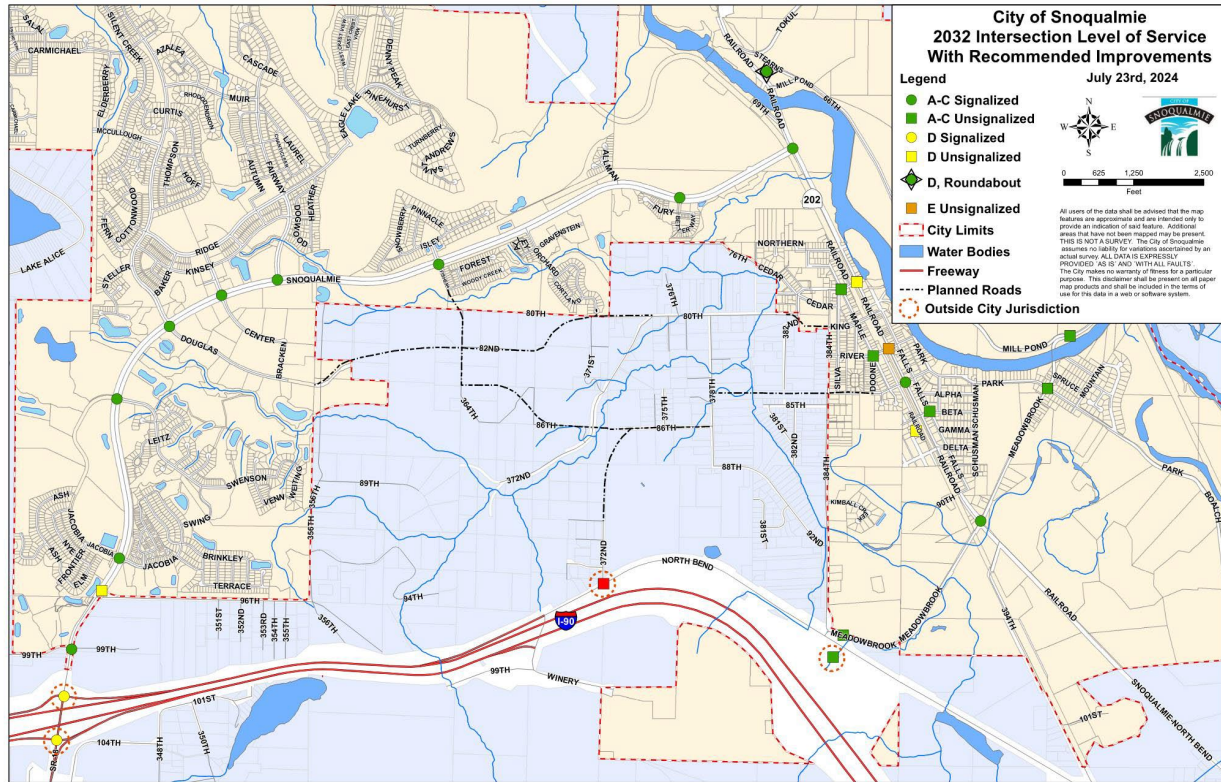
Table T-3 – Mitigated Intersection Level of Service (LOS), 2044

Intersection	Traffic Control	PM Peak Hour Delay (in seconds per vehicle)	Level of Service
Snoqualmie Parkway/SE 99th Street	Roundabout	13.8	B
Snoqualmie Parkway/SE 96th Street	SSSC	16.0	C
Snoqualmie Parkway/SE Jacobia Street	Traffic Signal	14.1	B
Snoqualmie Parkway/SE Swenson Dr	Traffic Signal	26.3	C
Snoqualmie Parkway/Douglas Avenue SE	Traffic Signal	26.7	C
Snoqualmie Parkway/Fisher Avenue SE	Roundabout	5.1	A
SR 202/Tokul Road	Roundabout	12.3	B
SR 202/Snoqualmie Parkway	Roundabout	19.1	B
SR 202/SE Fir Street	Mini-Roundabout	15.0	B
SR 202/SE River Street	Mini-Roundabout	13.2	B
SR 202SE Newton Street	Mini-Roundabout	13.8	B
SR 202/SE Beta Street	Mini-Roundabout	11.9	B
Falls Avenue SE/SE Beta Street	SSSC	9.6	A
SR 202/Meadowbrook Way SE	Traffic Signal	27.2	C
Meadowbrook Way SE/SE Mill Pond Road	SSSC	11.9	B

Note: SSSC = Side-street stop control

Note: Roundabout results calculated using HCM 6 methodology. All other results calculated using HCM 7

Figure T-9 – 2032 Intersection Level of Service with Recommended Improvements



### MULTI-MODAL LEVEL OF SERVICE

Continued housing and employment growth shows increased travel demands by many modes – whether by car, truck, transit, bike or by foot. If the City is to support all travel modes well, it is necessary to assess which pedestrian and bicycle gaps to address first. As noted in Policy 1-d of this element, all other elements of the comprehensive plan should be included in multi-modal feasibility reviews in order to create an integrated, balanced, and convenient multi-modal network. WAC 365-196-430(1)(g) further stipulates that planned improvements to pedestrian and bicycle facilities should be coordinated to encourage enhanced community access and to promote healthy lifestyles. Additionally, assessments should address current facility deficiencies regarding Title II of ADA, and a transition plan should be derived to establish and identify obstacles so that upgrades and modifications can be appropriately coordinated with other modal improvements.



## PEDESTRIAN & BICYCLE FACILITIES

Addressing multiple travel modes supports the Comprehensive Plan as a whole and is also a key element of the Snoqualmie Downtown Master Plan, advancing multiple goals from increased safety for students attending downtown schools, to extending the retail stay length of tourists.

Key elements that should be used for identifying gaps in the pedestrian network for future improvements are:

- width and buffer appropriateness,
- crosswalk placement, and
- crosswalk design should be evaluated for identifying gaps in the pedestrian network.

Examples of improvement projects that would support increased LOS for pedestrian facilities would be signage/wayfinding, landscaping beautification, crosswalk striping and painting, and gap analysis regarding network connectivity, dimensional, and surfacing quality.

Downtown Snoqualmie has a well-connected street grid, but little dedicated or signed bicycle infrastructure. Low volume, but well-connected, street grids provide an ideal situation to support bicycle boulevard additions with minimal cost. Based on the existing conditions, a Downtown bicycle network composed of bicycle boulevards and off-street trails, supported by bicycle parking when warranted, match the area grid of relatively low-volume streets and nearby trails. The key elements of bicycle boulevards in attracting riders are:

- Slow speed and low volume of motorists
- Connections to other bicycle facilities or destinations
- Safe intersection treatments at arterials or collectors
- Limited number of cyclists stops
- Clear signage for motorists and cyclists

Examples of improvement projects that would support increased LOS for bicycle facilities would be signage/wayfinding, striping and symbol painting with lanes, and gap analysis regarding network connectivity dimensional and surfacing quality.

Some bicycle and pedestrian facility improvements, which support healthy physical activity among citizens and youth, may be bundled into the large projects or undertaken separately from street improvements. As such, some non-motorized projects such as the Riverwalk, Snoqualmie River Pedestrian-Bicycle Bridge and completing missing trail links, may be listed City parks and trails system improvements, but nonetheless are important in multimodal transportation. “Last Mile” bicycle and pedestrian connections to and from transit stops should be an important consideration for the benefit of equity, job growth, and commerce opportunities.

The American Association of State Highway and Transportation Officials (AASHTO), and the PRSC Bicycle and Pedestrian Advisory Committee as a reference for standards regarding pedestrian and bicycle facilities should be used as the primary indicator for safe and equitable pedestrian infrastructure.

## OVERVIEW OF COSTS AND REVENUES

The key requirements as noted in RCW 36.70A.070(6) are analysis of future funding capabilities, a multi-year financing plan to the analysis, and assessment of funding resources if funding falls short of identified needs. A fiscally constrained Transportation Element must first consider operation and maintenance of existing facilities, and then incorporate capital improvements. To develop a fiscally constrained plan, the City inventoried revenues and costs to identify funds that will likely be available for capital construction and operations.

The City Transportation Element contains various projects that will cost the city and agency partners between millions over 20 years. The Transportation Element includes new multimodal capacity to facilitate anticipated future growth, regional projects that will generally be led and funded by other agencies, and transportation system maintenance projects to ensure the network is kept in good condition.

The City of Snoqualmie currently funds transportation improvements, operations, and maintenance through various revenue sources, including local taxes, fees, as well as state and federal grants. In addition to City programs, WSDOT funds some improvements along SR 202 through Snoqualmie, while King County funds arterial improvements in unincorporated areas adjacent to the City. Revenues available to the City to finance transportation improvements vary each year, depending on development levels, the success of grant applications, and local economic factors. The City can use funds from the following sources for transportation improvements:

- City general funds (sales tax; real estate excise tax; and property tax)
- Distributions from the State gas tax
- Developer contributions and mitigation (fees)
- Grants, both Federal and State sources
- Bond financing
- Local Improvement District financing
- Contributions from local/regional jurisdictions (King County)
- Transportation Benefit District financing

The comparison of revenues to costs indicates that the City will need to carefully prioritize its projects, since not all of the transportation needs are likely to be affordable with existing revenue sources during the 20-year period. If this occurs, the City has several options:

- Increase the amount of revenue from existing sources including higher permit fees or additional general fund transfers.
- Adopt new sources of revenue such as transportation impact fees, or creation of additional Local Improvement Districts. One strategy, using a Transportation Benefit District, is already being employed by the City and is incorporated in the revenues below.
- Lower the level of service standard or adopt design standards that result in fewer transportation projects needed to meet adopted mobility needs and lower-cost projects.

## REFERENCES

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Washington State Department of Transportation's (WSDOT), 2040 and Beyond -Washington Transportation Plan and Active Transportation Plan, Prepared by Washington State Transportation Commission, WA; 2018

Puget Sound Regional Council's (PSRC) Vision 2050 Plan, Prepared by Puget Sound Regional Council; October 2020

Six-Year Capital Program (2021-2026), Prepared by King County, Department of Local Services, Road Services Division; 2021

City of Snoqualmie, Complete Streets Policy, Ordinance 1092; February 2012

## ATTACHMENTS

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- City of Snoqualmie, Base Year (2023) and Future (2044) Travel Demand Forecasting (TDF) Model Development, Prepared by Fehr & Peers; March 2024
- City of Snoqualmie, 2025-2030 Transportation Improvement Plan; 2024.



## CAPITAL FACILITIES AND UTILITIES

### INTRODUCTION

The Growth Management Act (GMA) requires all cities in King County plan for capital facilities and utilities to ensure an adequate level of facilities and services are planned to support future development at time of occupancy or use. The GMA also stipulates that new development shall not decrease the level of service below locally established standards, and that cities have a plan to pay for needed facilities.

The GMA requires that the local Capital Facilities and Utilities Comprehensive Plan Element include an inventory of existing public-owned capital facilities, a forecast of the future needs for new or expanded facilities, and a six-year capital facilities plan that identifies financing sources for the identified future facilities.

Over the next 20 years, the City of Snoqualmie plans to continue to work with service providers to maintain existing infrastructure and invest in new infrastructure to support the development patterns called for in the Land Use Element. Where reliable information could be developed, the City has identified capital project needs over the 20-year time period. The City will continue to monitor growth over time to ensure capital facilities can be provided over the long-term

The different types of capital facilities are described in the following sections, including an inventory of existing facilities, a forecast of future needs, and a description of projected capital facility projects and funding sources.

## PUBLIC FACILITY PROVIDERS

Capital facilities in Snoqualmie are provided by the City and by other entities, as shown below in **Table CFU-1**.

Table CFU-1 – City Provided Facilities

Capital Facilities	Provider
General Government Services	City of Snoqualmie
Parks, Recreation, and Open Space	City of Snoqualmie
Transportation	City of Snoqualmie, State Government, Federal Government
Transit	King County Metro Transit
Fire	City of Snoqualmie
Police	City of Snoqualmie
Schools	Snoqualmie Valley School District
Library	King County Library System
Sewer	City of Snoqualmie
Stormwater	City of Snoqualmie
Water	City of Snoqualmie
Energy	Puget Sound Energy
Solid Waste	Various private hauling companies and King County
Telecommunications	CenturyLink, Comcast, Verizon Wireless, AT&T, and T-Mobile

## GENERAL GOVERNMENT AND INFORMATION TECHNOLOGY FACILITIES

### DESCRIPTION OF EXISTING FACILITIES

Originally incorporated in 1903, The City of Snoqualmie operates under the mission statement:

“We are the stewards of our natural and built environment, striving to preserve and create an extraordinary community for our residents, businesses, and visitors.”

This is reflected in the City’s commitment to maintaining and preserving its capital facilities in all capacities.

The City’s Information Technology Department is operated with the goal of delivering innovative and sustainable technology solutions that improve the lives of the citizens of Snoqualmie. This



Division is responsible for computer hardware and software, telephone systems, cell phones, audio and video, security systems and Geographic Information Systems (GIS) management and services.

## INVENTORY OF EXISTING FACILITIES

The following section details existing facilities serving the residents of Snoqualmie:

- City Hall (Located at 38624 SE River Street): 14,120 Sq. Ft.
- Public Works Maintenance Facility (Located at 38194 SE Stearns Road): 16,200 Sq. Ft.
- Community Center (Located at 35018 SE Ridge Street): 12,490 Sq. Ft.

## FORECAST OF FUTURE NEEDS

In the 2025-2030 proposed General Government Capital Improvement Program (CIP), the City plans to keep its on-going contributions to its Facilities Improvement Program as well as the development of a proposed Community Center Expansion project in 2025 (see **Tables CFU-2 and CFU-3**).

With regard to Intellectual Property (IT), the City's proposed 2025-2030 CIP includes plans to make improvements to its computer server system and replace it's fiber optic backbone.

Table CFU-2 – General Government Facilities Capital Improvement Program

Description	2025	2026	2027	2028	2029	2030	Total
Facilities Improvement Program	\$ 276,359	\$ 297,455	\$ 229,290	\$ 236,286	\$ 268,835	\$ 293,922	\$ 1,602,147
Community Center Expansion Project	18,977,588	-	-	-	-	-	18,977,588
<b>TOTAL CIP EXPENDITURES</b>	<b>\$ 19,253,947</b>	<b>\$ 297,455</b>	<b>\$ 229,290</b>	<b>\$ 236,286</b>	<b>\$ 268,835</b>	<b>\$ 293,922</b>	<b>\$ 20,579,735</b>

Table CFU-2 – IT Capital Improvement Program

Description	2025	2026	2027	2028	2029	2030	Total
Server Improvements	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Fiber Optic Backbone Replacement	50,000	375,000	-	-	-	-	425,000
<b>TOTAL CIP EXPENDITURES</b>	<b>\$ 50,000</b>	<b>\$ 450,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>

Source: City of Snoqualmie, 2024.

## PARKS, RECREATION, AND OPEN SPACE

### DESCRIPTION OF EXISTING CONDITIONS

The City of Snoqualmie provides residents and visitors ample opportunity to enjoy its Parks, Recreation, and Open Space facilities. These parks also facilitate tourism that benefits local businesses and the City's overall fiscal sustainability in the form of sales tax revenue.

As referenced in the 2018 Open Space, Parks and Recreation Plan the City has established level of service (LOS) standards, in the form of park acreage to be provided for every 1,000 persons in the city as listed below:

- Mini Parks: 0.25 Acres/1,000 residents
- Neighborhood Parks: 2 Acres/1,000 residents
- Community Parks: 8 Acres/1,000 residents
- Natural Parks: Enough space to protect resources. /1,000 residents
- Water Access Area: 1 Acres/1,000 residents
- Parkway and Trails: 1.5 miles/1,000 residents

The total amount of park land (regardless of classification) needed during this planning period per this standard is 10.25 acres.

The City has additional LOS standards in place for recreation facilities (such as the City's community center) provided to citizens as well. Please refer to the 2018 Open Space, Parks and Recreation Plan for more detail.

### INVENTORY OF EXISTING FACILITIES

- 12.28 Acres of Mini Parks
- 28.01 Acres of Neighborhood Parks
- 83.19 Acres of Community Parks
- 477.31 Acres of Conservancy and Natural Areas

- 14.88 Miles of Parkways and Trails
- 42 Parks

## FORECAST OF FUTURE NEEDS

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Snoqualmie is one of the fastest growing communities in the state, having a 10.18% compound annual growth rate since 2000, as of 2022 (U.S. Census Bureau). As a result of this future needs are extensive as seen below in the capital improvement plan. For additional details related to the forecast of future parks needs to serve the City's growth, please refer to the Parks and Recreation Element for more information and details.

## CAPITAL PROJECTS

The City's Parks Capital Improvement Plan (CIP) for projects from 2025-2030 is shown in **Table CFU-4**.

**Table CFU-4 – Parks, Recreation, and Open Space Capital Facilities Improvement Program**

Description	2025	2026	2027	2028	2029	2030	Total
Playgrounds Replacement Program	\$ 687,024	\$ -	\$ 593,877	\$ -	\$ 669,665	\$ -	\$ 1,950,566
Trails Improvement Program	-	146,329	-	114,525	-	139,131	399,985
Sport Court Improvement Program	28,500	32,471	29,542	31,813	34,125	38,172	194,623
Parks Parking Lot Resurfacing Program	-	146,506	-	138,860	-	161,283	446,649
Parks Facilities Improvement Program	42,872	46,311	35,750	37,090	42,205	46,173	250,401
Rivertrail Project - NW of Sandy Cove Park	2,634,560	-	-	-	-	-	2,634,560
Riverfront Land Acquisitions & Demolitions	850,000	-	1,000,000	-	650,000	-	2,500,000
Rivertrail Project - Arboretum Trail	-	269,600	871,100	589,500	-	-	1,730,200
Rivertrail Project - Boardwalk	-	-	-	-	-	1,496,140	1,496,140
Environmental Improvement Program	-	62,600	-	58,810	-	68,282	189,692
<b>TOTAL CIP EXPENDITURES</b>	<b>\$ 4,242,956</b>	<b>\$ 703,817</b>	<b>\$ 2,530,269</b>	<b>\$ 970,598</b>	<b>\$ 1,395,995</b>	<b>\$ 1,949,181</b>	<b>\$ 11,792,816</b>

Source: City of Snoqualmie, 2024.

## TRANSPORTATION

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### DESCRIPTION OF EXISTING CONDITIONS

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Goods and services to and from the City of Snoqualmie via roads, air, water, or rail use a variety of transportation facilities. The nearest commercial passenger and air freight operations are at Sea-Tac Airport (operated by the Port of Seattle) and King County International Airport/Boeing Field (operated by King County). The nearest general aviation airport is a private facility in Fall City. There are no water transportation facilities near Snoqualmie, although goods to and from the City may pass through the Ports of Seattle and Tacoma. While there is a set of historic train tracks running through downtown Snoqualmie, there is no freight rail service in the City; the Northwest Railway Museum operates weekend excursion passenger rail service between Snoqualmie and North Bend.

Snoqualmie and its UGA are principally served by Interstate 90 (I-90), and State Routes (SR) 18 & 202; Snoqualmie Parkway, Meadowbrook Way and SE North Bend Way are principal arterials.

Snoqualmie Parkway's traffic volume at the southwest end near I-90 is about double the volume of that near SR-202, reflecting Snoqualmie Ridge residential and business growth, and the dependence on I-90 for daily commuting. Average weekday traffic volumes on SR 202 north and south of downtown were approximately 8,000 vehicles per day in 2024.

The Snoqualmie transportation system map is shown in **Figure CFU-1** and the satellite image in **Figure CFU-2**.

### INVENTORY OF EXISTING FACILITIES

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Major Roadways:

- Interstate 90
- State Route 18 & 202
- Snoqualmie Parkway
- SE North Bend Way
- Meadowbrook Way SE
- 384<sup>th</sup> Avenue SE

These facilities include:

- 7.3 miles of principal arterial roadways
- 1.7 miles of minor arterials
- 11.5 miles of collector streets

Pedestrian and Bicycle Facilities:

- Snoqualmie Parkway Trail
- The Centennial Trail
- Snoqualmie Valley Trail
- Preston Snoqualmie Trail

Figure CFU-1 – Snoqualmie Transportation System Map

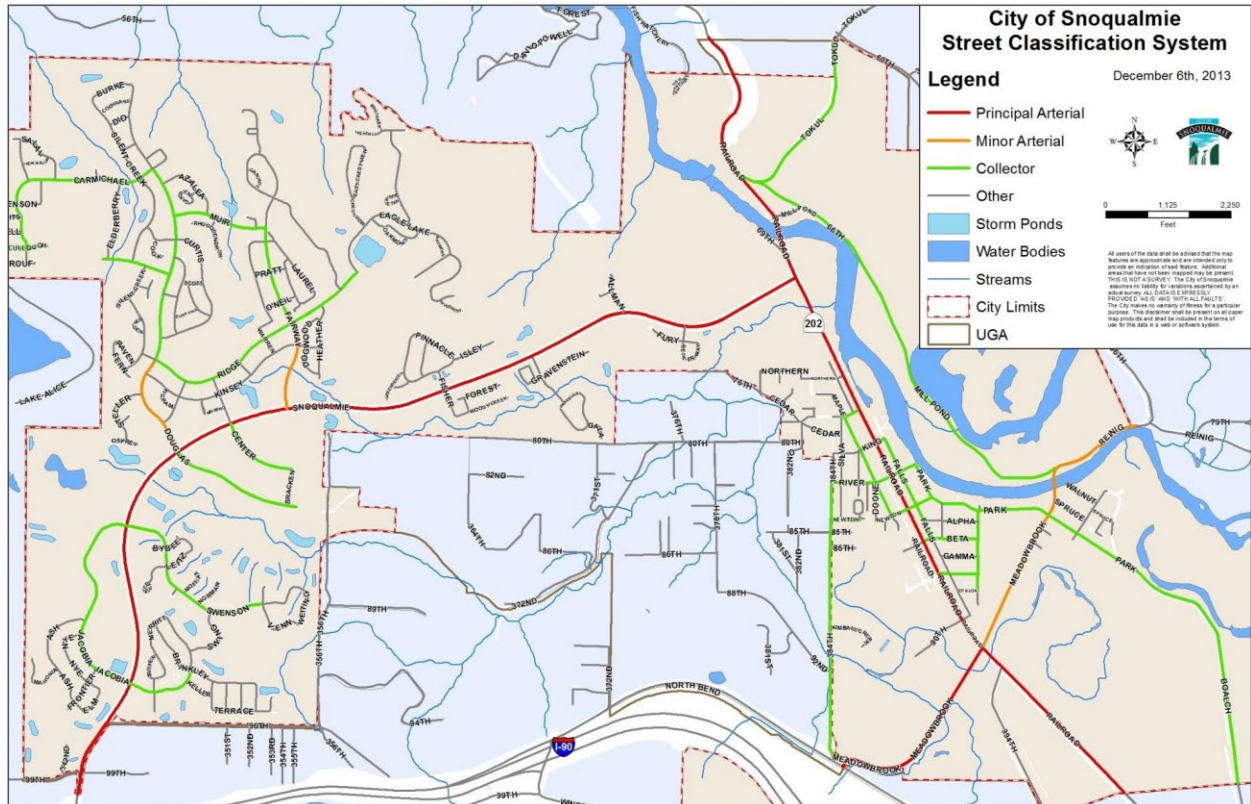
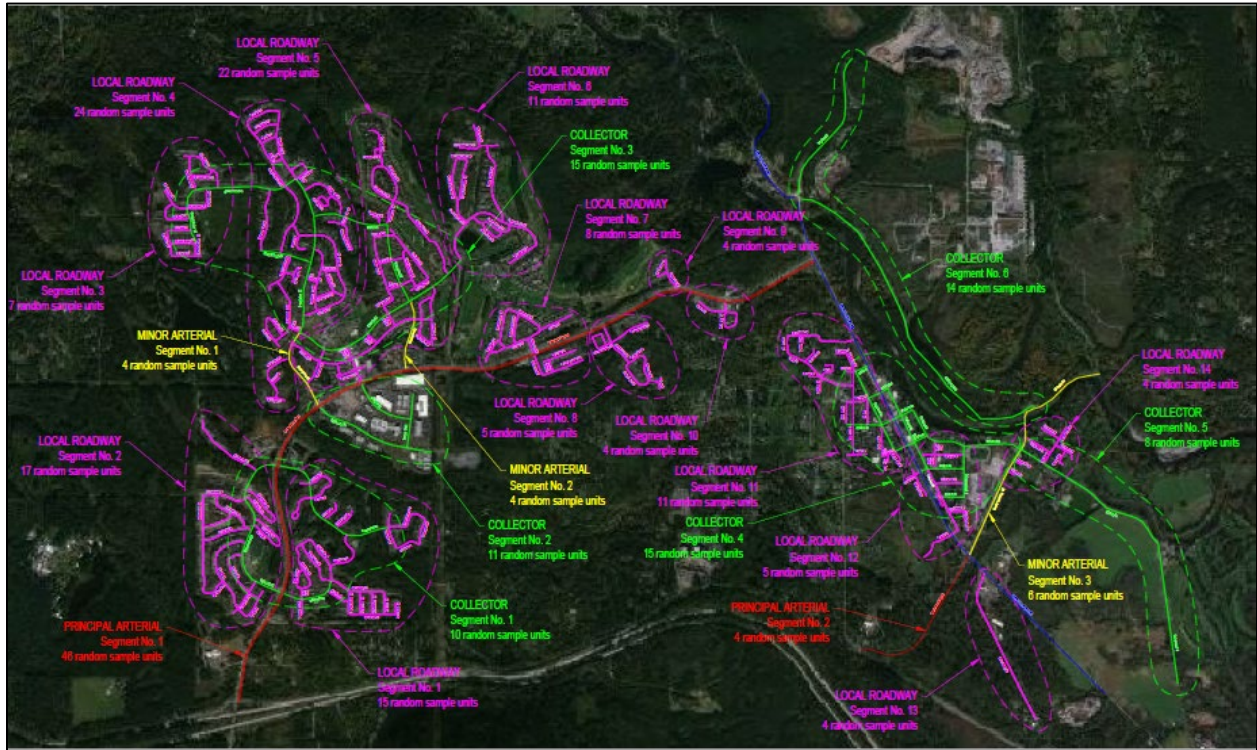




Figure CFU-2 – Satellite Image of Snoqualmie Transportation System



## FORECAST OF FUTURE NEEDS

The City's Transportation facilities Capital Improvement Plan (TIP) is shown in **Table CFU-5** for major facility improvements planned for years 2025-2030.

Please refer to the Comprehensive Plan's Transportation Element for additional information regarding future transportation needs.

**Table CFU-5 – Transportation Facilities Capital Improvement Plan**

Description	2025	2026	2027	2028	2029	2030	Total
Street Resurfacing Program	\$ 436,666	\$ 736,354	\$ 595,542	\$ 615,230	\$ 688,071	\$ 744,968	\$ 3,816,831
Sidewalk Improvement Program	167,320	261,090	207,770	214,520	240,090	261,048	1,351,838
Americans with Disabilities Act (ADA) Program	73,423	90,258	79,732	81,868	89,970	96,960	512,211
Town Center Improvement Project - Phase III	417,600	-	2,555,600	5,533,100	-	-	8,506,300
Meadowbrook Bridge Restoration Project	-	-	-	296,200	2,692,600	-	2,988,800
Railroad Crossing Project	-	2,205,300	-	-	-	-	2,205,300
Complete Streets Improvement Program	67,500	87,725	68,242	71,254	81,064	88,422	464,207
<b>TOTAL CIP EXPENDITURES</b>	<b>\$ 1,162,509</b>	<b>\$ 3,380,727</b>	<b>\$ 3,506,886</b>	<b>\$ 6,812,172</b>	<b>\$ 3,791,795</b>	<b>\$ 1,191,398</b>	<b>\$ 19,845,487</b>

Source: City of Snoqualmie, 2024.



## FIRE

### DESCRIPTION OF EXISTING CONDITIONS

According to the *2022 Snoqualmie Fire Department Annual Report*, firefighters in the City responded to over 1,600 incidents, and have seen an 18% increase in calls over the previous year– the most incidents the department has responded to in its history. In 2022, the Fire Department maintained its Accredited Status with the Commission on Fire Accreditation International. The average response time to incidents by the Department’s first arriving unit in 2022 was 6 minutes and 52 seconds. In addition to responding to incidents the department engages in training field personnel, fire inspections related to community development and permitting as well as community risk reduction and outreach.

The City of Snoqualmie Fire Department, King County Fire District 27 - Fall City, and King County Fire District 45 – Duvall, work cooperatively through an interlocal agreement to share Fire Department staff and resources as needed for fire and emergency medical response.

### INVENTORY OF EXISTING FACILITIES

- Fire Station Headquarters (Located at 37600 Snoqualmie Parkway): 16,536 Sq Ft.
- Two (2) Basic Life Support Units (BLS)
- Three (3) Command Vehicles
- Main Engine
- Reserve Engine

### FORECAST OF FUTURE NEEDS

The City plans to further improve the level of service provided within its service area. This would require investment in fire station facilities and apparatus. The expected capital cost over the 2025-2030 timeframe is shown in the CIP table below (**Table CFU-6**).

Table CFU-6 – Fire Facilities Capital Improvement Plan

Description	2025	2026	2027	2028	2029	2030	Total
Fire Station Facility Improvement Project	\$ 80,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,800
<b>TOTAL CIP EXPENDITURES</b>	<b>\$ 80,800</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 80,800</b>

Source: City of Snoqualmie, 2024.

# POLICE

## DESCRIPTION OF EXISTING CONDITIONS

According to the *2023 Snoqualmie Police Department Annual Report*, the Police Department responded to 12,249 calls for service throughout. 7,079 of these calls were within the city limits of Snoqualmie, and 5,170 of these calls were serving the neighboring municipal jurisdiction of North Bend. The department serves its community by helping in the form of command/management, administrative support, police operations and participation in community events.

The City has one police station which can accommodate up to 21 personnel at any given time if offices are shared during a shift, or roughly 39 for occupation throughout the day.

## INVENTORY OF EXISTING FACILITIES

- City of Snoqualmie Police Station (Located at 34825 SE Douglas Street): 12,200 Sq Ft.
- Two (2) Command Staff Vehicles
- Two (2) Supervisory/Patrol Vehicles
- Six (6) Patrol Vehicles
- Four (4) North Bend Patrol Vehicles
- One (1) Jail Transport Vehicle
- One (1) Detective Vehicle
- One (1) School Resource Officer Vehicle
- One (1) Administrative/Reserve Vehicle

## FORECAST OF FUTURE NEEDS

The Police Department plans to make renovations to portions of the station, particularly with regard to evidence handling and storage as part of the LEMAP accreditation process, as shown below in **Table CFU-7**.

Table CFU-7 – Police Facilities Capital Improvement Plan

Description	2025	2026	2027	2028	2029	2030	Total
Police Station Facility Improvement Project	\$ -	\$ 273,600	\$ 93,400	\$ -	\$ -	\$ -	\$ 367,000
<b>TOTAL CIP EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 273,600</b>	<b>\$ 93,400</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>367,000</b>

Source: City of Snoqualmie, 2024.

## SCHOOLS

### INVENTORY OF EXISTING FACILITIES

The City of Snoqualmie is served by the Snoqualmie Valley School District #410 (SVSD) for public elementary, junior and high school education. The complete Capital Facility Plans of the school district, as amended and adopted by the City Council, are adopted by reference in this Capital Facilities and Utilities Plan Element of the City of Snoqualmie.

Inventory of Current School District Facilities:

- Administration Building
- Six (6) Elementary Schools
- Three (3) Middle Schools
- Two (2) High Schools
- SVSD Bus Barn (stores 40 full-size school buses).

### FORECAST OF FUTURE NEEDS

Future needs of the Snoqualmie Valley School District are identified below in the 2023 Facility Financing Plan. These facilities are included in this plan to maintain current levels of service and provide educational facilities for students of the district.

Table CFU-8 – 2023 SVSD Facility Financing Plan

Project Description	Estimated Costs	Funding Sources (Secured and Unsecured)
Preschool	\$5,000,000	\$4.7 Million from secured bonds, \$150,000 from impact fees.
Elementary School Construction	94,300,000	\$89.3 Million in unsecured bond funding, \$3 Million from state match, \$2 Million from impact fees
Portable Classrooms	670,000	\$495,000 from impact fees (unsecured), \$175,000 from impact fees (secured)
Land Acquisition/Development – Transportation Facility Expansion	6,000,000	TBD
<b>TOTAL ESTIMATED COSTS</b>	<b>\$105,970,000</b>	

Source: Snoqualmie Valley School District 2023 Facility Financing Plan.

## SEWER

## DESCRIPTION OF EXISTING CONDITIONS

The City's sewer system includes a gravity collection and conveyance system, 17 wastewater lift stations, force mains, the water reclamation facility (WRF), and an effluent outfall within a service area of 8.8 square miles.

In addition to the residential and commercial units the City serves, sewer service is provided to the Snoqualmie Casino (Casino), which is located inside the City's Urban Growth Area (UGA) and contributes significant flow and loading to the City's collection system and WRF.

## INVENTORY OF EXISTING FACILITIES

- 17 Wastewater Lift Stations
- 47.1 Miles of Gravity Sewer Main Piping
- 4,718 sewer connections serving a sewer service population of approximately 13,391.
- Sewer planning area of 8.8 square miles.

## FORECAST OF FUTURE NEEDS

In the City's proposed CIP for the planning period of 2023-2028, the Sewer utility is looking to make on-going infrastructure improvements to its already established system including its WRF. The City also maintains its "Utility Main & Drainage System Replacement Program" with funds allocated across all three, Sewer, Stormwater and Water capital improvement plans.

Table CFU-9 – Sewer Facilities Capital Improvement Plan

Description	2023	2024	2025	2026	2027	2028	Total
Utility Main & Drainage System Replacement Program	\$ 987,000	\$ 2,134,000	\$ 2,204,000	\$ 2,279,000	\$ 2,472,000	\$ 2,687,000	\$ 12,763,000
Railroad Place Lift Station Improvement Project	106,000	-	-	-	-	-	106,000
Eagle Lake Water Reclamation Basin Improvement Project	106,000	215,000	1,828,000	1,183,000	-	-	3,332,000
Water Reclamation Facility Improvements	2,805,000	10,552,000	1,373,000	-	-	-	14,730,000
<b>TOTAL CIP IMPROVEMENTS</b>	<b>\$ 4,004,000</b>	<b>\$ 12,901,000</b>	<b>\$ 5,405,000</b>	<b>\$ 3,462,000</b>	<b>\$ 2,472,000</b>	<b>\$ 2,687,000</b>	<b>\$ 30,931,000</b>
<b>TOTAL CIP EXPENDITURES – EXCLUDING REPLACEMENT PROGRAM</b>	<b>\$ 3,017,000</b>	<b>\$ 10,767,000</b>	<b>\$ 3,201,000</b>	<b>\$ 1,183,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,168,000</b>

Source: City of Snoqualmie, 2024.

## STORMWATER

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### DESCRIPTION OF EXISTING CONDITIONS

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The City's Stormwater Utility was established with the purpose of supporting the City's desired stormwater management activities. These activities include planning, design, construction, operations and maintenance, replacement, and administration of the public stormwater system and compliance with the Western Washington Phase II NPDES (National Pollutant Discharge Elimination System) municipal stormwater permit.

Stormwater infrastructure at the Snoqualmie Ridge development was constructed in compliance with evolving stormwater management regulations for conveyance capacity, water-quality treatment, and peak flow control. The City's stormwater utility was created in 1998 to finance service for the stormwater infrastructure at Snoqualmie Ridge and in 2003 the service area was expanded to include the historic downtown region of the City.

### INVENTORY OF EXISTING FACILITIES

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- Incorporated City Area: 4,750 Acres
- UGA Area: 878 Acres
- 11 Outfalls to Snoqualmie River
- 75 Outfalls to Streams and Wetlands (Excluding Snoqualmie River)
- 120 miles of Stormwater Piper and Ditches
- 16 Combined Ponds (Water Quality and Flow Control)
  - 2 Flow Control Ponds (Infiltrating, Non-Water Quality)
  - 18 Water Quality Ponds
- 41 Water Quality Bioswales
- 5 Bio-Retention Facilities

### FORECAST OF FUTURE NEEDS

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In the City's proposed CIP for the planning period of 2023-2028, the Stormwater utility plans to make on-going infrastructure improvements to the established system as well as repairing and replacing existing infrastructure through the projects titled "Kimball Creek Riparian Restoration Project", and "Sandy Cove Park Riverbank Restoration & Outfall Project." The City also maintains its "Utility Main & Drainage System Replacement Program" with funds allocated across all three, Sewer, Stormwater, and Water capital improvement plans. See **Table CFU-10**.

Table CFU-10 – Stormwater Facilities Capital Improvement Plan

Description	2023	2024	2025	2026	2027	2028	Total
Utility Main & Drainage System Replacement Program	\$ 987,000	\$ 2,134,000	\$ 2,204,000	\$ 2,279,000	\$ 2,472,000	\$ 2,687,000	\$ 12,687,000
Urban Forestry Improvement Program	211,000	237,000	258,000	280,000	301,000	323,000	1,610,000
Stormwater Pond Improvement Program	53,000	56,000	58,000	60,000	62,000	65,000	354,000
SR 202 Drainage Improvement Project	-	-	892,000	1,726,000	-	-	2,618,000
Leitz Street Drainage Improvement Project	-	-	-	132,000	-	-	132,000
Ridge Street Drainage Improvement Project	-	166,000	170,000	-	-	-	336,000
Kimball Creek Riparian Restoration Project	79,000	161,000	161,000	1,075,000	900,000	-	2,376,000
Sandy Cove Park Riverbank Restoration & Outfall Project	581,000	3,037,000	1,882,000	-	-	-	5,500,000
<b>TOTAL CIP EXPENDITURES</b>	<b>\$ 1,911,000</b>	<b>\$ 5,791,000</b>	<b>\$ 5,625,000</b>	<b>\$ 5,552,000</b>	<b>\$ 3,735,000</b>	<b>\$ 3,075,000</b>	<b>\$ 25,689,000</b>
<b>TOTAL CIP EXPENDITURES – EXCLUDING REPLACEMENT PROGRAM</b>	<b>\$ 924,000</b>	<b>\$ 3,657,000</b>	<b>\$ 3,421,000</b>	<b>\$ 3,273,000</b>	<b>\$ 1,263,000</b>	<b>\$ 388,000</b>	<b>\$ 12,926,000</b>

Source: City of Snoqualmie, 2024.

## WATER

### DESCRIPTION OF EXISTING CONDITIONS

The City provides water service to approximately 14,322 people within its water service area boundary, which extends beyond the corporate limits. The City is responsible for providing public water service, utility management, and water system development within this area.

The City's water system was initially established from springs and surface streams. In 1950, the City began to utilize the Canyon Springs source. Well No. 1 was the City's next source, which was constructed in 1973 on the Mount Si High School property. This well was eventually decommissioned and replaced with Well No. 1-R in 2006. Well No. 2 was drilled by a developer in 1995 and fully developed in 2009 as a second well. Both Well Nos. 1-R and 2 currently comprise

the South Wellfield. Well Nos. 6 and 7 were drilled in 1995 and equipped in 1996 to become the North Wellfield. Well No. 8 was drilled in 2001 and equipped in 2002 to become a part of the North Wellfield.

## INVENTORY OF EXISTING FACILITIES

- Five (5) Well Sources
- One (1) Spring Source
- Ten (10) Pressure Zones
- Five (5) Pump Stations (Total Capacity of 15,993 gpm, Gallons per minute)
- 6 Storage Reservoirs (Capacity of 4.9 MG, Million Gallons)
- 69 Miles of Water mains (362,827 linear feet)
- 19 Pressure Reducing Stations
- 4,911 water connections serving a water service residential population of 14,322 and employment population of 3,718
- Annual consumption of 552 million gallons
- Water service area of 14.6 square miles

## FORECAST OF FUTURE NEEDS

In the City's 2023-2028 CIP, the water utility is expected to make on-going infrastructure improvements to its already established system as well as repairing and replacing existing infrastructure through the project titled "SR 202 Bridge Utility Main Replacement Project." The City also maintains its "Utility Main & Drainage System Replacement Program" with funds allocated across the Sewer, Stormwater, and Water capital improvement plans, as reflected in **Table CFU-11**.

Table CFU-11 – Water Facilities Capital Improvement Plan

Description	2023	2024	2025	2026	2027	2028	Total
Utility Main & Drainage System Replacement Program	\$ 987,000	\$ 2,134,000	\$ 2,204,000	\$ 2,279,000	\$ 2,472,000	\$ 2,687,000	\$ 12,763,000
Pressure Zone Conversions Project	-	\$27,000	204,000	-	-	-	231,000
Pressure Reducing Valve (PRV) Stations Project	84,000	237,000	-	-	-	-	321,000
1040 Zone Booster Pump Station Improvement Project	38,000	394,000	-	-	-	-	432,000
705 Zone Booster Pump Station Improvement Project	-	-	54,000	521,000	-	-	575,000

South Wellfield Improvement Project	-	-	258,000	2,600,000	-	-	2,858,000
1040 Zone Reservoir Addition Project	38,000	394,000	-	-	-	5,000,000	5,432,000
Canyon Springs Improvement Project	-	-	-	-	-	1,253,000	1,253,000
SR 202 Bridge Utility Main Replacement Project	-	-	84,000	634,000	1,262,000	1,935,000	3,915,000
599 Zone Reservoir Addition Project	-	-	48,000	161,000	1,720,000	2,188,000	4,117,000
Source of Supply Improvement Project	686,000	129,000	129,000	1,290,000	-	-	2,234,000
Snoqualmie Mill Water Main Loop Project	158,000	409,000	5,591,000	645,000	-	-	6,803,000
<b>TOTAL CIP EXPENDITURES</b>	<b>\$ 1,991,000</b>	<b>\$ 3,724,000</b>	<b>\$ 8,572,000</b>	<b>\$ 8,130,000</b>	<b>\$ 5,454,000</b>	<b>\$ 13,063,000</b>	<b>\$ 40,934,000</b>
<b>TOTAL CIP EXPENDITURES – EXCLUDING REPLACEMENT PROGRAM</b>	<b>\$ 1,004,000</b>	<b>\$ 1,590,000</b>	<b>\$ 6,368,000</b>	<b>\$ 5,851,000</b>	<b>\$ 2,982,000</b>	<b>\$ 10,376,000</b>	<b>\$ 28,171,000</b>

Source: City of Snoqualmie, 2024.

## SOLID WASTE

### DESCRIPTION OF EXISTING CONDITIONS

The King County Department of Natural Resources, Solid Waste Division, operates King County's transfer and disposal system comprised of a regional landfill, eight transfer stations, and two rural drop boxes for residential and non-residential self-haul customers and commercial haulers. Local hauling services in the unincorporated areas and a majority of nearby cities is provided by private garbage collection companies that receive oversight through the Washington State Utilities and Transportation Commission (WUTC). Collected solid waste is transported to the King County Cedar Hills Regional Landfill located in the Maple Valley area.



## ENERGY

### DESCRIPTION OF EXISTING CONDITIONS

Puget Sound Energy (PSE) provides electrical service to the City of Snoqualmie. Residential customers include single family residences and some multi-family residences. Customers on commercial/retail meters include all retail stores, warehouses, office buildings, public facilities, utilities, and some multi-family developments as well.

Planning for electrical production and distribution is done on a regional basis. Currently the majority of electricity in the Puget Sound Region is derived from hydroelectric, natural gas and coal-fired plants, and increasingly wind generation. Future possibilities of demand reduction are also factored into the planning process through probable conservation factors.

PSE's electric system is interconnected to distant generation by way of 230 kV transmission lines which bring power into north King County to the Sammamish and Novelty Hill Transmission Substations (Redmond). There the voltage is transformed (or reduced) from 230 kV to 115 kV, with 115 kV Transmission lines linking the transmission substations to distribution stations in Snoqualmie and throughout King County.

In the Snoqualmie/North Bend Area, there are four small hydroelectric developments. In Snoqualmie, PSE owns the Snoqualmie Falls Hydroelectric Project, which completed a \$250 million, five-year upgrade in 2013. Upgrades to the 111-year-old facility's two power plants included new turbines, penstocks, and water-intake systems that will increase energy production to 54 Megawatts, enough to power 40,000 households. A 115 kV transmission switching station called Snoqualmie Switch is located next to Snoqualmie Falls. This substation integrates the Snoqualmie Falls generation into the power system, as well as providing an interconnection point for the transmission lines in the area.

The Snoqualmie Switch 115 kV substation is the hub of the local transmission system serving the area. Here two lines connect to the two powerhouses that make up the Snoqualmie Falls generation complex. A third line extends to the Fall City substation and beyond to the Novelty Hill substation, while a fourth line extends to Seattle City Light's Cedar Falls generation and beyond to the Berrydale substation. Finally, there are two lines to the Lake Tradition substation in Issaquah, which supply most of the power to the Snoqualmie area when the area load exceeds area generation. Bonneville Power Administration (BPA) also owns a 5-mile-long transmission line from PSE's Mount Si substation to Tanner Electric's substation in North Bend.

The highest voltage transmission line currently within the Snoqualmie/North Bend Area is the Monroe-Echo Lake 500 kV line owned by BPA. This line is the only North-South 500 kV in Western Washington. BPA also owns a 345 kV line on the North flank of Rattlesnake Ridge. This line, connecting Rocky Reach on the Columbia River to Maple Valley in Renton, traverses the area from east and west. Both of these high voltage lines supply power to the Puget Sound Area electric transmission system.

There are four distribution substations (Snoqualmie, Mount Si, Fall City and North Bend) which serve the Snoqualmie area. From these four substations there are 10 distribution circuits serving

the customers in the City of Snoqualmie. The distribution substations reduce voltage to standard distribution levels, 12 kV, with 12 kV feeders distributing power to individual customers. The Snoqualmie distribution substation is located within the City of Snoqualmie and is south of the Snoqualmie River and just east of the Power Station near the Falls.

## TELECOMMUNICATIONS

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### DESCRIPTION OF EXISTING CONDITIONS

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Telecommunication is broadly defined as communication using technology, covering a broad range of services in the city including telephone, fiber optics, communications satellites, cloud and enterprise services, and high-speed internet. Although these technologies were once offered separately, they are increasingly combining into merged networks operated by separate, competing providers.

Depending on the nature of the telecommunications services requested by Snoqualmie citizens and visitors there are several options available to provide services. Although the following list is not comprehensive some notable providers include Comcast, Century Link, T-Mobile, AT&T, and Verizon.

## LIBRARY

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### DESCRIPTION OF EXISTING CONDITIONS

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The Snoqualmie Library, located at 7824 Center Boulevard S.E., was constructed in 2007 with 5,844 square feet of floor area. The library is owned and operated by the King County Library System as one of its 48 libraries, which has 22 million items in circulation.

## REFERENCES

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- City of Snoqualmie 2018 Open Space, Parks and Recreation Plan
- City of Snoqualmie 2025 to 2030 6-year Transportation Improvement Plan
- City of Snoqualmie Draft CIP Tables, 2024
- City of Snoqualmie Non-Utility Capital CIP 2025-2030, Statement of Sources and Uses: Prepared for 6/18/24 Comp. Plan Review Committee Meetings
- FCS research regarding private facility providers
- Snoqualmie Comprehensive Plan Adopted 2014, Element 8 Transportation
- Snoqualmie Comprehensive Plan, Amended 2017
- Snoqualmie Fire Department 2022 Annual Report
- Snoqualmie Police Department 2023 Annual Report
- Snoqualmie Valley School District 410 – Capital Facilities Plan
- Snoqualmie Water System Plan Agency Review Draft 2021 08.pdf
- SNQ\_GSP\_FINAL\_20220705.pdf
- SNQ\_SWP\_PRELIM\_102020.pdf
- U.S. Census, American Community Survey, 2022

## ATTACHMENTS

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- City of Snoqualmie. 2024. *2025-2030 Capital Improvement Program*. Snoqualmie, WA.



## PARKS AND RECREATION

### ATTACHMENTS

---

- City of Snoqualmie. 2024. Parks, Recreation, Open Space, and Trails Master Plan. Snoqualmie, WA.





## ENVIRONMENT

### ENVIRONMENTAL SETTING

The City of Snoqualmie is known for its stunning natural landscapes, which contribute to the city's economic prosperity and quality of life. Tourists and residents alike enjoy a variety of local outdoor and indoor recreational activities, making the surrounding natural resources the most striking and precious assets for the community. The natural, small-town character of Snoqualmie is interwoven throughout the city and its neighborhoods and can be seen and felt throughout the community's historic downtown architecture and many commemorative monuments to the logging and railroad industries.

Positioned within the Snoqualmie River Basin and surrounded by the rising topography of Mount Si to the east and Tiger Mountain to the west, the city's natural geography provides a full spectrum of varying flora and fauna. With Snoqualmie Falls, one of Washington State's most spectacular waterfalls, being located within the city's boundaries, and many miles of hiking and biking trails winding across the region, destination-based recreation and the protection of these environmental assets also provides the Snoqualmie community with continued economic opportunities.

The siting of future development patterns and infrastructure need to reinforce the city's community character, the natural environment and how the built environment affect the habitats, residents, visitors, and businesses of future generations. The city's overall community and economic health are directly tethered to its natural resources, including air and water quality, the stability of geographic features, and the natural hazards associated with these environmental resources.

### REGULATORY CONSERVATION

All Washington cities and counties are required to adopt critical areas regulations through classification and designation according to Chapter 365-190 WAC. Chapter 19.12 of the

Snoqualmie Municipal Code sets forth regulatory measures for the designation and preservation of critical areas with the city limits and urban growth areas, pursuant to Chapter 36.70A RCW. RCW 36.70A.172(1) requires the inclusion of best available science to be used in developing policies and regulations to protect critical area functions and values. WAC 365-196-485 further requires a retroactive approach to review existing ordinances and regulations related to critical area be reviewed for consistency. The City is required to review, evaluate and, if necessary, revise their critical areas ordinances according to an update schedule.

There are qualitative differences between various critical areas; some are critical because of the hazard they present to public safety, while others are critical due to essential functions they perform for the welfare of natural systems. In some cases, the risk posed to the public or to adjacent natural systems by a proposed development can be mitigated or reduced by engineering or site design. In other cases, the potential for risk or negative impacts can only be effectively reduced by avoiding the critical area. Due to their very nature, these critical areas require special planning and regulation in order to protect their functions and values as provided in WAC 365-196-830.

## AIR QUALITY

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While not defined as a regulated critical area, air quality is a critical component of environmental health, providing one of many foundational supports for all humans, habitats, and species. The 1970 Clean Air Act, implemented by the U.S. EPA, identifies six criteria air pollutants that are known to impact urban environments. In coordination with federal mandates, the Washington State Department of Ecology maintains monitoring stations across the Puget Sound region in an effort to inform and monitor the influence of contaminating airborne particulates. The Clean Air Act further regulates air quality through the implementation of the National Ambient Air Quality Standards (NAAQS) to protect public health and welfare for air pollution. Under the jurisdiction of the Puget Sound Clean Air Agency, the Puget Sound Region, including all of King County is classified as an area of concern due to urban influences from carbon monoxide (CO) and ozone (O3).

## WATER RESOURCES

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### CRITICAL AQUIFER RECHARGE AREAS

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RCW 36.70A.070(1) requires the inclusion of groundwater quality and quantity protections for public water supplies. As further expressed in WAC 365-190-100, a classification strategy should be utilized to maintain the quality and quantity of groundwater particularly related to recharge areas with high susceptibility to contamination. Methods for protecting public water supplies include strictly regulating hazardous uses within critical aquifer recharge areas (CARAs) and designated of wellhead protection areas. CARAs and wellhead protection areas span across jurisdictional boundaries, resulting in dynamic buffer areas associated with permeability and hydraulic activity.

Once ground water is contaminated it is difficult, costly, and sometimes impossible to restore. Groundwater resources must be protected from contamination to assure potable water supplies, prevent potential risks to public health, and avoid costly corrective measures. To ensure protection measures are adequately being implemented the City plans to coordinate with the State Department of Ecology, King County, regional Tribe affiliations, and other community stakeholders to reduce or eliminate pollution sources.

## WETLANDS

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As defined by RCW 36.70A.0303, wetlands are areas inundated or saturated by groundwater or surface water at a rate and duration sufficient to support prevalent vegetation adapted to saturated soils. Freshwater wetlands such as bogs, marshes, swamps, wet meadows, scrub-shrub, and forested systems are widespread west of the Cascades, occurring both as isolated wetlands or in association with rivers, streams, lakes, or ponds. Due to proximity to the river and downtown Snoqualmie's floodplain location, there are several significant wetlands in the City, including ox-bow ponds and along the old Snoqualmie River channels. The classification and designation of wetlands are stipulated in WAC 365-190-090 and is implemented through the City's critical area ordinance (Chapter 19.12 SMC). The city further expressed the need for protection development impacts in this element's policies through the use of best available science and traditional ecological knowledge and continued coordination with neighboring jurisdictions. While the National Wetland Inventory (NWI) provides a solid foundation for inventorying wetland areas according to the US Department of Interior's Fish and Wildlife Service, additional regulatory measures in the city's critical area ordinance creates the opportunity to mitigate impacts to smaller wetlands across the city's natural landscape. The retention of natural water storage sites also supports this element's intention of preserving geological features, aquatic habitats, and wildlife corridors.

## RIVERS, STREAMS, AND LAKES

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River and stream corridors, also referred to as riparian corridors, consist of the river or stream channel itself and its associated regulated riparian zone. These corridors, including intermittent and ephemeral drainage courses, support a multitude of fish and wildlife; purify surface waters help regulate stormwater storage and groundwater recharge and provide recreational opportunities along with aesthetic value. Development can disturb these natural drainage systems if not properly mitigated. These natural drainage courses are regulated by the City's critical area regulations (Chapter 19.12 SMC) in addition to the City's Stormwater Management Program. Waters of the State, according to RCW 90.48.0202, and other stream courses are regulated according to established categories, depending on the flow of the stream, its seasonal continuity, and whether the stream is used by salmonids, affecting buffer width and other development regulations as expressed in the City's Shoreline Master Program. Additional methods for preservation of rivers, streams, and lakes are include the regulatory resource associated with fish and wildlife habitat management related to Riparian Habitat Zones, Washington Priority Species Lists, and Stream Habitat Restoration. The city has established policies to assist these aquatic habitats through coordination with the Snoqualmie Watershed Forum and neighboring jurisdictions. Furthermore, the quality of these habitats are supported through various methods of stormwater runoff



mitigation, restriction in critical aquifer recharge areas, and water conservation strategies to reduce wastewater treatment.

## FREQUENTLY FLOODED AREAS

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### GROUNDWATER AND STORMWATER

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While RCW 36.70A.070(1) requires the inclusion of groundwater quality and quantity protections for public water supplies, it is important to incorporate the groundwater topic into the discussion of stormwater and frequently flood areas. Stormwater management will take on increasing importance in future years. This includes supporting natural drainage design and green infrastructure solutions in the built environment where feasible and maintaining the City's engineered stormwater infrastructure to help maintain the City's NPDES II Stormwater Permit. The City has identified the following methods for apprehending stormwater and flooding hazards; encouraging Low-Impact Development (LID), encourage alternative techniques to minimize impervious surfaces, utilizing natural drainage features, and management and restoration coordination with the Snoqualmie Watershed Forum.

### FLOOD HAZARD AREAS

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Primary responsibility for flood damage reduction policy resides with King County, in combination with the directives noted in WAC 365-190-110 for designating and classifying frequently flooded areas. The City is responsible for enforcing local regulations required by Federal and State law, and that are consistent with King County regulations. King County flood damage reduction policies are embodied King County Flood Hazard Reduction Plan, recently updated. The City continues to utilize the Hazard Mitigation Plan and cooperate with King County in its efforts to find solutions to City flood hazards.

Development within the 100-year floodplain is currently regulated by the City's Flood Hazard Ordinance (SMC 15.12) and the FEMA Community Rating System (CRS) via National Flood Insurance Program (NFIP), which regulates new floodplain and floodway construction (with additional regulation in SMC 15.18, Surface Water & Stormwater Management). All new residential construction in the floodway is prohibited per state law, and all new structures in the floodplain must be constructed with the main floor elevated above the 100-year base-flood.

Flood hazard areas in Snoqualmie are defined as the area subject to inundation by the 100-year flood, or the area that has at least a one percent probability of inundation in any given year. Streams, lakes, wetlands, and closed depressions all have floodplains that may also qualify as flood hazard areas. A flood hazard area consists of the following:

- Floodplain: The floodplain is the total area subject to inundation by the 100-year, or base, flood.
- FEMA Floodway: The Federal Emergency Management Agency (FEMA) floodway is the channel of the river or other watercourse and those floodplain portions that must be



reserved to discharge base floodwaters without cumulatively increasing the water surface elevation more than one foot.

In addition to floodplain and floodway concerns, the Channel Migration Zones (CMZ) of the South Fork Snoqualmie River and Snoqualmie River present significant erosion and evulsion hazards during flood events. CMZs refer to a river's likely lateral movement, based on evidence of active movement over the past century.

Floods within the City of Snoqualmie can be particularly severe for the following reasons:

- The majority of the existing historic City is located in the floodplain of the Snoqualmie River.
- The City is located just downstream of the confluence of the three forks of the Snoqualmie River, thus receiving the full brunt of combined flows.
- Kimball Creek flows through the City and into the Snoqualmie River. During flood events, the creek cannot flow out due to high water levels in the river, creating a backwater flooding effect.

## GEOLOGICALLY HAZARDOUS AREAS

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Geologically hazardous areas are lands which are susceptible to hazards associated with underlying soils and geology, and include erosion, landslides, seismic events, soil subsidence, and other geological events. As defined by RCW 36.70A.030(11), the siting of development in geologically hazardous areas can pose threats to people and property, increase public costs, and jeopardize important ecological and hydrological processes. Additionally, naturally occurring hydrologic activity greatly influences the stability and value of these geological features. As stipulated by WAC 365-190-830, the functions and values of geologically hazardous areas must be protected and preserved for the benefit of public health and safety. Through the implementation of the environmental policies and the City's Hazard Mitigation Plan, the city seeks to protect and preserve geological hazardous areas through minimizing grading, enhancing vegetation cover, utilizing natural drainage features, and implementing mitigations during construction activity.

## FISH AND WILDLIFE HABITAT CONSERVATION AREAS

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As defined by WAC 365-190-030(6), and expressed in WAC 365-190-130, the city acknowledges fish and wildlife habitats contribute to the city's overall biodiversity. The purpose of this critical areas is to manage land in order to maintain health populations of species so that the habitat can support sufficient population numbers, and no isolated subpopulations are created. Within the policies of this element, best available sciences should be utilized for designating and protecting all regulated critical areas including anadromous fisheries in need of "special consideration". Protection of the ecosystems are important for promoting healthy habitats for fish, wildlife, and plant populations in a changing climate.

## URBAN FORESTRY

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Urban Forestry has been integrated into the Parks and Recreation Element as Goal 8, supporting the planting, preservation and maintenance of trees and tree canopies on public and private lands. The city has historically held the subject of tree canopy management as highly important for both recreation and habitat management. Supporting this goal, urban forestry policies plan to incorporate street trees on new and improved streets, buffer residential neighborhoods from the impacts of adjacent traffic, assess appropriate species for the community, re-evaluate tree canopy inventories, educate the importance of invasive species removal, and implement standards for education and assistance.

## OPEN SPACE

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Similarly, the subject of open space is predominantly covered within the Parks and Recreation Element, and further supported in the City's Open Space, Parks, and Recreation Plan. The city's policies within the Environmental Element also acknowledges the importance of open space corridors related to critical wildlife habitat. As noted in the Parks and Recreation Element, the city is setting goals and policies regarding nonregulatory measures for protecting critical areas, such as communications that promote stewardship, public information, and awareness strategies, and aesthetically pleasing signage.

## REFERENCES

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- Department of Commerce. 2018. *Summary of Critical Areas WAC Amendments*. December 2018. Washington Department of Commerce. Olympia, WA.
- Department of Commerce. 2023. *Critical Areas Handbook, A Handbook for Reviewing Critical Areas Regulations, Version 3*. Washington Department of Commerce. Olympia, WA.
- Department of Commerce. 2024. *Critical Area Checklist, A Technical Assistance Tool from Growth Management Services*. Updated March 2024. Washington Department of Commerce. Olympia, WA.
- Department of Fish and Wildlife. 2023. *Riparian Management Zone Checklist for Critical Areas Ordinances*. Olympia, WA.
- Hruby, Thomas. 2014. *Washington State Wetland Rating System for Western Washington: 2023 Update*. Washington Department of Ecology. Publication #23-06-009. Olympia, WA. 147 pp + App.
- Washington State Department of Ecology. 2022. *Wetland Guidance for Critical Area Ordinance (COA) Updates: Western and Eastern Washington, Publication No. 22-06-014*. October 2022. Shorelands and Environmental Assistance Program, Olympia, WA. 36 pp + App.
- Zyla, C., E. Ostergaard and E. Davis. 2022. *15-Year Status Report: Snoqualmie & South Fork Skykomish Watersheds, 2005-2020*. Prepared for the Snoqualmie Watershed Forum, King County Water and Land Resources Division, Seattle, WA.

- WDFW. 2023. *State of Washington Priority Habitats and Species List*. August 2008 Updated June 2023. Olympia, Washington. 299 pp.
- Department of Ecology. 2024. Western Washington Phase II Municipal Stormwater Permit (NPDES II Stormwater Permit). Washington Department of Ecology. Olympia, WA  
Department of Emergency Management. King County Regional Flood Hazard Reduction Plan. 2020. King County Department of Emergency Management. Renton, WA



## ECONOMIC DEVELOPMENT

Cities and counties required to plan under GMA are encouraged to include an economic development element in their comprehensive plan. The element must establish “local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life.” WAC 365-196-435 provides further details about what should be included in economic development elements.

## REGIONAL FRAMEWORK

The U.S. Economic Development Administration (EDA) strongly encourages regional economic development planning in the form of a Comprehensive Economic Development Strategy (CEDS). A CEDS is a strategic planning document that guides the economic growth and development of a region, including an analysis of regional strengths and weaknesses, economic and demographic data, and identification of key industry sectors. A CEDS also details specific strategies and action plans to address economic challenges, enhance competitiveness, and improve quality of life.

The Regional Economic Development Strategy within the Puget Sound Regional Council (PSRC) Vision 2050 plan acts as the CEDS by aligning regional economic goals with federal economic development guidelines set by the U.S. Economic Development Administration (EDA). This alignment ensures that regional projects are eligible for federal funding and support.

The previous Economic Development element, adopted in 2014, was developed with PSRC's then-current Vision 2040 plan, which emphasized managing growth to protect natural resources, enhance livability, and reduce congestion through compact urban development and infrastructure investments. Vision 2050, while carrying forward many of the economic policies from Vision 2040, expands or adds several policy areas. These include the retention and recruitment of locally-, women-, and minority-owned small businesses and start-ups, promotion of industries and technologies that support environmental sustainability, strategies to expand access to opportunity, and measures to address and prevent commercial displacement.

PSRC’s strategy focuses on three broad goals; opening economic opportunities to everyone, competing globally, and sustaining a high quality of life. The City of Snoqualmie will use PSRC’s guiding goals to focus on maintaining their prosperity by providing a range of employment, retail, service and recreational opportunities, advancing social equity, grow value and opportunity for all of its residents and future residents. Additionally, Vision 2050 promotes environmentally and socially responsible business practices that address climate change and improve health outcomes, and recognizes the contributions of culturally and ethnically diverse communities, institutions, and Native Tribes.

## ECONOMIC PROFILE

The economic profile provides a brief overview of a jurisdiction’s economy and all the factors that influence the economy’s health and the opportunities available to the community. For a Comprehensive Plan, an economic profile works as an inventory of the current economic conditions of a city and region. This inventory will then contribute to the formation of targeted goals and policies tailored to the needs of a community. Based in part on focus areas and data sources recommended by PSRC’s *Vision 2050 Planning Resources: Economic Development Guide*, this economic profile provides an overview of Snoqualmie’s key economic factors which includes, estimates of covered employment, the employment capacity, educational attainment of its residents, income and poverty measures of the residents as well as other resident demographics, ratio of housing and job availability, and mapping of the opportunity available to the residents of Snoqualmie.

### COVERED EMPLOYMENT ESTIMATES

Covered employment figures provide an overview of overall employment, densities, and growth trends by estimating the number of workers by sector within the City of Snoqualmie, based on positions covered by the Washington Unemployment Insurance Act. Using 2022 data, PSRC estimates 5,011 total covered positions in Snoqualmie, broken down by sector as follows:

Table ED-1 – 2022 Estimated Covered Employment by Sector

Sector	Jobs in Snoqualmie (est. 2022)
Construction and Resources	55
Finance, Insurance, and Real Estate	143
Manufacturing	539
Retail	275
Services	2,324
Wholesale Trade, Transportation, and Utilities	392
Government	645
Education	638

### EMPLOYMENT CAPACITY

As described in the Land Capacity Analysis, employment capacity in Snoqualmie is supported by vacant and redevelopable land along with pipeline projects. The city has used Floor-Area-Ratio (FAR) assumptions to estimate the potential commercial building square footage on developable



land, which is then converted into potential job numbers based on employment density assumptions. The analysis indicates that Snoqualmie has more than sufficient capacity to meet its employment growth targets for the 2024-2044 period. The total employment capacity is projected to be 4,670 jobs, which exceeds the target of 4,425 jobs by 245 jobs.

The majority of this employment capacity is expected to come from the Planned Commercial/Industrial zone, notably through the Snoqualmie Mill Site project. This mixed-use development is anticipated to provide approximately 3,778 jobs by developing 1,851,448 square feet of commercial space. Other significant contributions come from the Office Park zone, with an estimated 400 jobs, and the Mixed-Use Commercial zone, providing around 249 jobs. In total, developable land is projected to yield 892 jobs, ensuring that the city not only meets but exceeds its employment targets for the planning period.

## EDUCATIONAL ATTAINMENT

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The American Community Survey and the United States Census track the highest level of education that an individual has completed. Tracking the educational attainment helps coordinate the career opportunities of the local workforce. This data can also be useful for cities in better understanding if there are any educational gaps across their region. This helps inform goals and policies that can affect the education opportunities for a city. Using 2019 data, the City of Snoqualmie has a majority college educated population with 42% of their total population having bachelor's degrees and 27% of their population with graduate or professional degrees.

## INCOME AND POVERTY

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As defined by the Puget Sound Regional Council (PSRC), income refers to the amount of money that an individual earns on a per year basis. PSRC defines poverty as lacking the financial resources necessary to meet the cost of living as an individual or a family fall below a certain income threshold. Tracking the income and poverty of an area is essential to understanding the community's economic health as well as their access to opportunity and quality of life. The analysis of income and poverty data is essential to informing a city's goals and policies in which past economic injustices can be corrected. Snoqualmie's median household income is \$186,353 with an estimated 0.3% of persons in poverty.

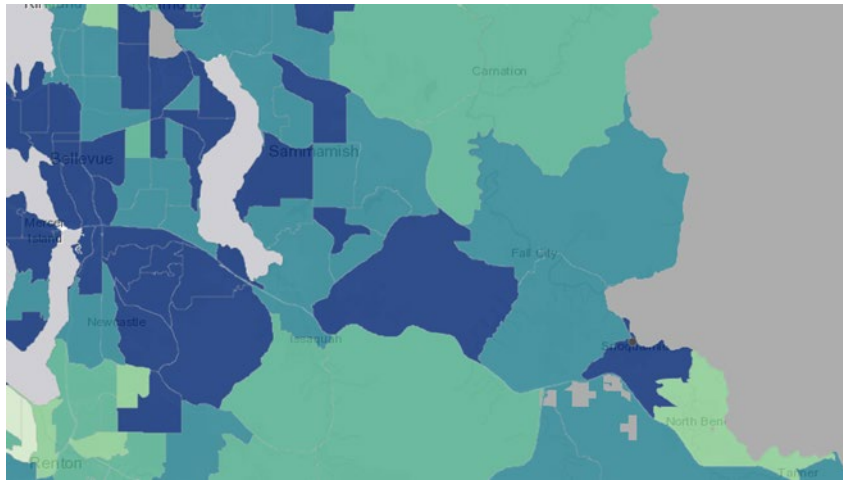
## OPPORTUNITY MAPPING

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The Puget Sound Regional Council developed an opportunity mapping tool that analyses the growth that may occur in the areas mapped with a moderate to high opportunity projection. The Opportunity Index that the Puget Sound Regional Council uses, combines measures of five elements:

- Education
- Economic Health
- Housing and Neighborhood Quality
- Mobility and Transportation
- Health and Environment

Figure ED-1 – PSRC Opportunity mapping for Snoqualmie vicinity



Currently, the majority of tracts in Snoqualmie are scored as “Very High” on the Opportunity Index. [Opportunity Mapping | Puget Sound Regional Council \(psrc.org\)](https://psrc.org/Opportunity-Mapping)

## JOBS/HOUSING RATIO

The jobs/housing ratio is the measure of the amount of employment compared to the amount of housing in a specific area. This ratio is calculated by dividing the number jobs within an area by the number of housing units within that same area. This measurement is necessary in ensuring that there is a job/housing balance around major employment centers and within communities to be able to plan for the improved distribution of employment and housing opportunities. A low ratio is indicative of a housing-rich “bedroom community” while a high ratio indicates a larger employer hub. The City of Snoqualmie is a part of the East King County subarea, in 2019 The East King County subarea had an inventory of 431,800 jobs and 250,900 housing units which gave this region a jobs/housing ratio of 1.72.

## TAXABLE RETAIL SALES

Taxable retail sales indicate the health of the local economy, the spending of consumers, as well as indicate if the local market is shrinking or growing. By measuring the dollar amount of retail sales within a jurisdiction’s contribution to the local tax base, taxable retail sales help regions calculate the tax revenues, tax levels of a city, and project whether a community is recovering from economic decline or heading towards a period of economic decline. The Washington State Department of Revenue calculated Snoqualmie’s 2023 fourth quarter total taxable retail sales at \$76,644,858.

## WORKFORCE DEMOGRAPHICS

The analysis of workforce demographics provides a description of what demographic groups are a part of the local economy. This helpful in better understanding who has access to economic opportunity as well as highlights any gaps in the community’s workforce. Using 2019 data, Snoqualmie’s work area profile reports That females account for the majority of the workforce in Snoqualmie at 52.6%. Almost 60% of the workers are between the ages of 30 to 54.

Snoqualmie's jobs by race lack in diversity where they have a majority white identifying workforce at 81%.

Table ED-2 – 2019 Jobs by Worker Age

Age	Count	Share
29 or younger	931	18.4%
30 to 54	2,979	59.0%
55 or older	1,143	22.6%

Table ED-3 – 2019 Jobs by Worker Sex

Sex	Count	Share
Female	2,656	52.6%
Male	2,397	47.4%

Table ED-4 – 2019 Jobs by Worker Race

Race	Count	Share
White Alone	4,100	81.1%
Black or African American Alone	133	2.6%
American Indian or Alaska Native Alone	89	1.8%
Asian Alone	561	11.1%
Native Hawaiian or Other Pacific Islander Alone	9	0.2%
Two or More Race Groups	161	3.2%
Ethnicity	Count	Share
Not Hispanic or Latino	4,650	92.0%
Hispanic or Latino	403	8.0%

## ATTACHMENTS

- City of Snoqualmie. 2021. *Stakeholder SWOT Session Report*. Prepared by Marketing Solutions. Mill Creek, WA.
- City of Snoqualmie. 2022. *Citizen Survey*. Prepared by Marketing Solutions. Mill Creek, WA.

## REFERENCES

- Puget Sound Regional Council. 2022. *Vision 2050 Planning Resources: Economic Development Guide*. Seattle, WA.





## SHORELINES

### ATTACHMENTS

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- City of Snoqualmie. 2021. *Shoreline Master Program*. Snoqualmie, WA.



CITY OF SNOQUALMIE  
FIRE DEPARTMENT

# QUARTERLY REPORT

PERFORMANCE FROM  
JULY - SEPT. 2024





# ABOUT

THE SNOQUALMIE FIRE DEPARTMENT IS A DEDICATED GROUP OF COMMUNITY SERVANTS COMMITTED TO CONTINUOUS IMPORVEMENT AND EXCELLENCE.

The Snoqualmie Fire Department serves the residents and visitors to the City of Snoqualmie and surrounding area. The fire department responded to 1,572 incidents in 2023 from its centrally located fire station. The department is staffed with thirteen career firefighter/EMTs and twelve volunteer EMS responders.

The Department is one of nine accredited fire departments in the State of Washington, and the only volunteer / career fire department. Across the United States there are 319 accredited agencies that cover 13% of the US population. Only 1% of the Nation's fire departments are accredited. Snoqualmie applied for, and received, re-accreditation in August of 2024.



# WORK PLAN

## JULY - SEPT. 2024

This section tracks the progress on the Department's Work Plan. This section is derived from the Department's strategic plan and other Mayoral and Council priorities. The work plan is not a daily work tracker, rather it focuses on the highly important and overarching community driven goals. The work plan is a living document, but designed to accomplish goals in a strategic and efficient manner. The department is currently in the process of updating the strategic plan with a approval date from council scheduled for early 2025.

<b>Completed</b>	<b>In progress</b>	<b>Scheduled in future qtr.</b>	<b>Paused</b>
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	GOAL	STATUS
	Obj. 1A2: Identify and gain city council approval for new revenue stream(s)	<p>Completed</p> <ul style="list-style-type: none"> <li>• Council adopted Increased transport fee</li> <li>• Council adopted GEMT program to start 2022</li> </ul>
	Obj. 3A1: Support our community partners (schools, homeowners' associations, businesses and civic groups) by providing disaster/business continuity education, CPR/1st Aid classes & fire safety/extinguisher training.	<p>Completed</p> <ul style="list-style-type: none"> <li>• Following public health guidance, educational classes for the community were restarted 2nd quarter 2022</li> </ul>
	Obj. 3B3: Increase sharing of resources, equipment and administration regionally	<p>Completed</p> <ul style="list-style-type: none"> <li>• Holding a joint volunteer firefighter recruit academy with Fall City.</li> <li>• Shared staffing program continuation</li> <li>• Established morning operational call with neighboring agencies</li> <li>• Policy sharing Knox keys with Fall City and ESFR</li> </ul>
	Obj. 3B1: Improve interagency-interdisciplinary (Law Enforcement, Emergency Management, Private ambulance, Search & Rescue) radio communication interoperability	<p>Ongoing</p> <ul style="list-style-type: none"> <li>• PSERN moving forward (new countywide digital radio system) Set for 4th qtr 2022.</li> <li>• PSERN project delayed until mid 2023 by PSERN project administration.</li> <li>• PSERN project Completed</li> </ul>

# WORK PLAN

CONTINUED

	GOAL	STATUS
	Obj. 2C1: Explore the feasibility, models and cost effectiveness of using part-time paid staffing	Ongoing <ul style="list-style-type: none"> <li>Requested funding in 2023-2024 budget. Was not included as decision package for final budget.</li> <li>Pushed to 2024</li> </ul>
	Obj 3C.1: Engage in local business "welcome Wagon" programs to provide intro to fire dept services and business training classes available.	Moved to 2024 Paused for new strategic plan update
	Obj. 2A1: Create a fire development standard to provide builders and developers with specific fire protection guidance and requirements during the design phase.	Moved to 2024 Paused for new strategic plan update
	Obj. 1C1: Secure additional staff for a dedicated full time basic life support (BLS) transport unit.	Created staffing plan and recommendations for 2025  3 additional FTE's were added into the 2025 budget to start Jan 2025.
	Obj. 1C4: Obtain a light duty fire suppression rapid response vehicle.	Paused to focus on ladder truck and engine replacement.
	Obj. 2B4: Explore development of a regional fire authority with willing local partners.	Paused <ul style="list-style-type: none"> <li>Multiple meetings with Fall City in previous years has not realized this goal.</li> <li>Little interest from city Administration to pursue at this time.</li> <li>Goal will be re-evaluated during next strategic plan period.</li> </ul>

# WORK PLAN

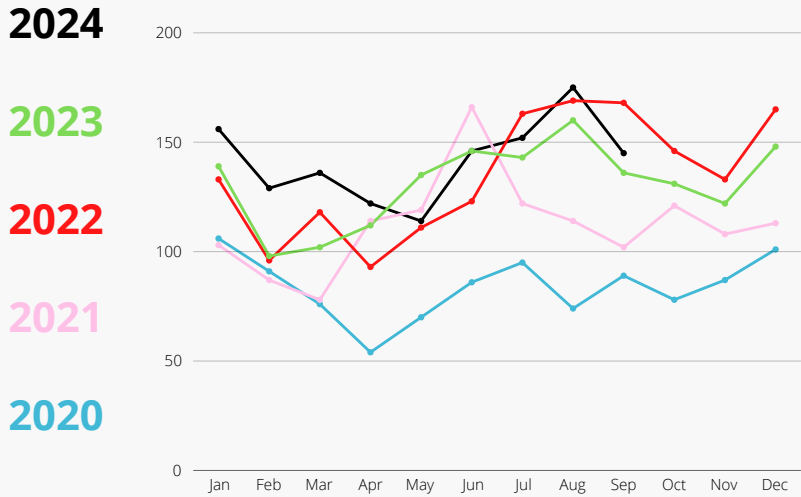
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	GOAL	STATUS
	Obj: Hold a workshop with Public Safety Committee in 4th qtr 2023 to review objectives from previous strategic plan and provide recommendation for continuation of plan 2023-2025	<ul style="list-style-type: none"><li>• Held discussion with PSC regarding need and plan late 2023</li><li>• Follow up meeting scheduled for 2024</li><li>• Shelved due to scheduling of department strategic plan in July 2024. Will be conducted by outside consultant.</li><li>• New strategic plan update schedule has final draft going to council January 2025.</li></ul>

# INCIDENTS

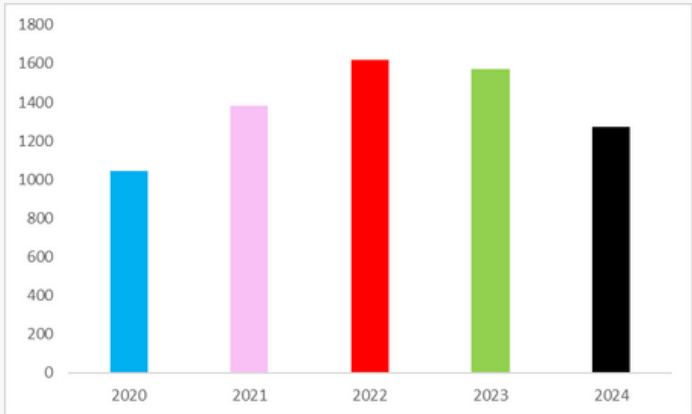
JULY - SEPT. 2024

Incidents Per Month



Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2020	106	91	76	54	70	86	95	74	89	78	87	101
2021	103	87	78	114	119	166	122	114	102	121	108	112
2022	133	96	118	93	111	123	163	169	168	146	133	165
2023	139	98	102	112	135	146	143	160	136	131	120	165
2024	158	131	135	122	114	140	152	175	145			

Incidents Per Year

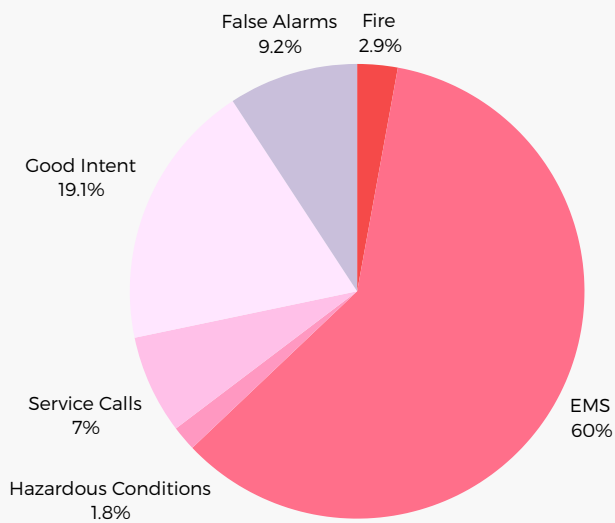


2020	2021	2022	2023	2024
1044	1380	1611	1572	1272

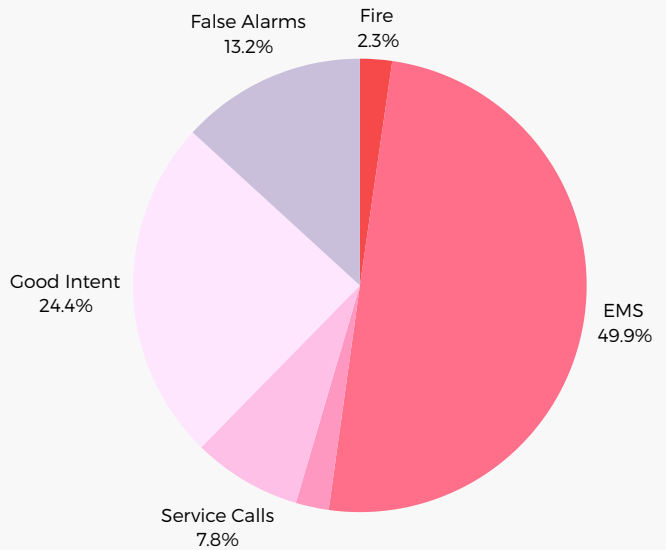
# INCIDENTS

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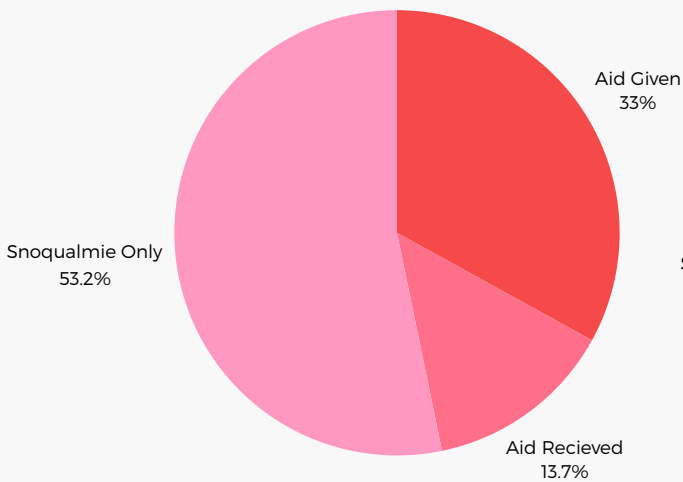
### 2023 Total Annual Incidents by type



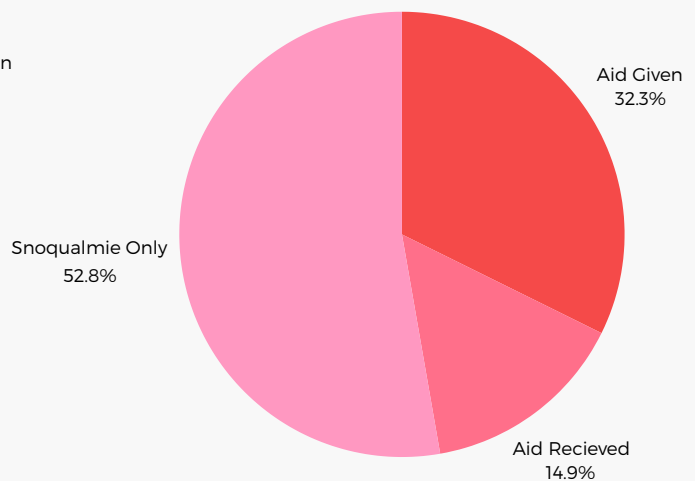
### 2024 Total Annual Incidents by type



### 2023 Annual Mutual Aid Given/Received



### 2024 Annual Mutual Aid Given/Received





# INCIDENTS

CONTINUED

## Mutual Aid Given

Department	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
Eastside Fire and Rescue	129	112	133		374
KCFD #27 Fall City	10	12	13		35
Other	0	1	1		2

## Mutual Aid Received

Department	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
Eastside Fire and Rescue	48	37	41		126
KCFD #27 Fall City	25	18	12		55
Other	2	2	2		6
Large Incident (2 or more outside units)	10	1	4		15

# INCIDENTS

CONTINUED

## Transports by Snoqualmie

Area	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
Snoqualmie	69	58	59		186
Eastside Area	16	18	20		54
Fall City	0	0	0		0

## Hospitals Transported To

Hospital	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
Snoqualmie Valley	40	35	41		116
Swedish Issaquah	39	33	29		101
Overlake	6	8	8		22
Other	0	0	1		1

# PERFORMANCE MEASURES

## JULY - SEPT 2024

The fire department tracks multiple performance measures to evaluate the agency's response to calls for service in our jurisdiction. These measures are compiled quarterly, and are compared to the previous year's data to look for trends and areas of improvement. Two of the performance measures that are evaluated are turnout times and travel times.

Turnout time is the time from when the call is received by the station to when the unit goes en-route. This time is influenced by factors such as location of personnel within the station, time of day, and whether the crew needs to don protective gear before responding.

Travel time is the amount of time it takes the unit to arrive on scene after leaving the station. This time is influenced by factors such as distance from the station, traffic patterns and weather conditions.

# PERFORMANCE MEASURES

## TURNOUT TIME

### APPARATUS TURNOUT TIMES 2024 WITHIN THE CITY

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
0:0-0:29	21	9	8	12	6	12	12	19	26				125
0:30-0:59	20	21	14	18	17	17	21	35	24				187
1:00-1:29	41	27	32	23	26	33	23	26	30				261
1:30-1:59	16	14	8	4	13	9	5	15	5				89
2:00-2:59	6	7	3	0	2	2	1	4	1				26

### 90TH PERCENTILE (MM:SS)

Quarter	2022	2023	2024
1st Qtr	1:35	1:35	1:50
2nd Qtr	1:38	1:32	1:35
3rd Qtr	1:31	1:38	1:37
4th Qtr	1:32	1:44	

Year	Annual 90th percentile
2022	1:34
2023	1:35
2024	1:42

# PERFORMANCE MEASURES

## TRAVEL TIME

### APPARATUS TRAVEL TIMES 2024 WITHIN THE CITY

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
0:00-3:59	40	28	28	20	21	26	19	47	44				273
4:00-7:59	49	33	25	30	35	36	36	33	29				306
8:00-11:59	5	8	5	4	1	2	1	4	3				33
12:00-15:59	0	1	2	0	0	1	1	3	0				8
16:00-29:59	2	0	0	1	0	0	0	0	1				4

### 90TH PERCENTILE (MM:SS)

Quarter	2022	2023	2024
1st Qtr	7:20	7:23	8:21
2nd Qtr	6:42	8:16	7:08
3rd Qtr	7:58	7:36	7:08
4th Qtr	7:10	7:36	

Year	Annual 90th percentile
2022	7:26
2023	7:34
2024	7:28

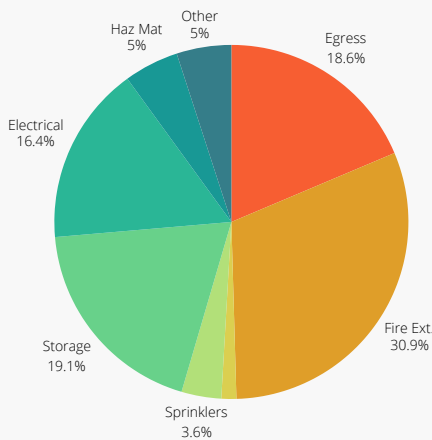
# FIRE INSPECTIONS

JULY - SEPT 2024

Beginning in 2017 the fire department began performing the majority of the fire and life safety inspections for businesses in the city. The building department has the overall responsibility and handles the more complex inspections, but the two departments work together to complete inspections as well as provide advice and resources for discrepancies found. Occupancies are inspected on a rotating 3-year basis, based upon risk and occupancy type. High risk occupancies get inspected annually, moderate risk occupancies on a biennial cycle, and low-risk every three years. The most common violations found are extension cords being used improperly, faulty emergency lighting, and extinguishers missing or improperly maintained. Inspections are assigned to the crews quarterly, with each shift being responsible for the initial and re-inspections.

INSPECTIONS COMPLETED				
1st Qtr	2nd Qtr	3rd qtr	4th qtr	Year to Date
63	69	57		189

## Most Common Violations (Compiled annually)



### Violation Definitions

- Egress - Egress blocked or not marked
- Fire Extinguishers - out of date, not enough, not right type
- Alarms - alarm system not inspected annually
- Sprinklers - sprinkler system not inspected annually
- Storage - improper storage, too close to ceiling or panel
- Electrical - extension cords used for permanent wiring
- HazMat - Improper storage
- Other- Violation not normally seen

# PROPERTY LOST / SAVED

JULY - SEPT 2024

For reporting purposes, fire loss is broken into two categories: property and contents. Property describes physical properties such as cars, house, etc. Contents describe items that are not part of the structure but perish in the incident. Both categories are combined together to determine total property loss, and more importantly, total property saved.

## 2024 3rd Quarter Fire Loss

Incident Date	Fire Type	Property Value	Property Loss	Content value	Content Loss
n/a	n/a	0	0	0	0
Totals	n/a	n/a	n/a	n/a	n/a

## 2024 Annual Property Saved

Property Risked	Property Saved	Percentage Saved
\$1,474,700	\$86,300	6%



# BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

**AB24-124**  
**November 25, 2024**  
**Committee Report**

## AGENDA BILL INFORMATION

<b>TITLE:</b>	AB24-124: Land Acquisition for Reclaimed Water System Improvements	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>PROPOSED ACTION:</b>	Approve a Purchase and Sale Agreement with CF Arcis VII LLC	

<b>REVIEW:</b>	Department Director	Jeff Hamlin	11/13/2024
	Finance	Janna Walker	11/14/2024
	Legal	David Linehan	11/13/2024
	City Administrator	Mike Chambless	Click or tap to enter a date.

<b>DEPARTMENT:</b>	Parks & Public Works		
<b>STAFF:</b>	Andrew Vining, Project Engineer		
<b>COMMITTEE:</b>	Parks & Public Works	<b>COMMITTEE DATE:</b> November 19, 2024	
<b>EXHIBITS:</b>	1. Draft Purchase and Sale Agreement 2. Reclaimed Water Distribution System Engineering Report		

<b>AMOUNT OF EXPENDITURE</b>	\$ 332,000
<b>AMOUNT BUDGETED</b>	\$ 765,192
<b>APPROPRIATION REQUESTED</b>	\$ 332,000

## SUMMARY

### INTRODUCTION

This agenda bill seeks approval of a Purchase and Sale Agreement to acquire land and easements needed for the Reclaimed Water Distribution System Improvements. The improvements will upgrade the aging reclaimed water distribution system and bring it into compliance with current state standards.

### LEGISLATIVE HISTORY

#### State Legislation

The state legislature approved the Reclaimed Water Use Act in 1992 codified as RCW 90.46. This act encouraged using reclaimed water for land application, industrial, and commercial uses. In 1997 the Water Reclamation and Reuse Standards were developed to support this act. Most recently in 2006 this act was amended to expand uses of reclaimed water and directed state agencies to develop framework for safe and beneficial use of reclaimed water – this amendment is the origin of the reclaimed water rule.



Following the 2006 legislative direction state agencies (Department of Health and Department of Ecology) jointly began developing the framework over a 12-year period based on stakeholder feedback. In 2018 the Reclaimed Water Rule (WAC 0173-219) was adopted to encourage the use of reclaimed water to help meet the growing need for clean water across the state by establishing regulatory framework for the generation, distribution, and the use of reclaimed water for beneficial use. Concurrently agencies published the Reclaimed Water Facilities Manual or “Purple Book” which provides more in-depth guidance for utilities that produce reclaimed water.

### **City Legislation**

Following the state adoption of Reclaimed Water Rule in 2018 the City began evaluating options to ensure compliance with updated state standards. On February 25, 2019 under [AB19-022](#) City Council authorized RH2 Engineering (RH2) to prepare a Reclaimed Water Irrigation System Analysis Feasibility Study to provide agency coordination and evaluate potential solutions to meet the Reclaimed Water Rule standards. During this period the City also renewed its Water Reclamation Facility NPDES Permit WA0022403 (Permit) which authorizes the production and distribution of up to 1.56 million gallons of Class A Reclaimed Water daily. The City provided comment to the City’s draft permit on February 24, 2020 and received responses from Ecology documented in the permit. The final Permit outlines necessary improvements to the City’s reclaimed water distribution system and an associated compliance schedule. The following agenda bills were approved by Council to facilitate these improvements and continue production of Class A water. On November 28, 2022 City Council approved [AB22-146](#) Resolution No. 1632 authorizing a contract with RH2 to complete a Reclaimed Water Distribution System Engineering Report. This contract was amended on October 3<sup>rd</sup>, 2023 under [AB23-110](#) which authorized RH2 to complete design of the reclaimed water reservoir improvements.

### **BACKGROUND**

The Reclaimed Water Distribution System Engineering Report (Engineering Report) dated October, 2023 included a planning-level siting study for the reclaimed water reservoir. The study considered six potential sites adjacent to existing reclaimed water infrastructure, four of which were located on property owned by CF Arcis VII LLC (Arcis). As a result, early in the planning process City staff and consultants met with Arcis staff and operations staff from the Club at Snoqualmie Ridge to consider any concerns with the various sites being evaluated. The Engineering Report siting-study ultimately recommended three-potential sites all located within Arcis property, two of which were located within the Bonneville Power Administration (BPA) high-voltage powerline easement. As the project transitioned from planning level to concept design additional sites were ruled out due to constructability concerns, these included sites within the BPA easement with limited overhead clearance and sites along Eagle Lake Drive that would impact arterial roadways and utilities. During this early design stage, it became apparent that the best location for the Reclaimed Water Improvements was in a forested portion of land located between Ridge Street and the BPA Easement, north of hole 2 on the golf course. This location provides many benefits including its proximity to the existing Class A Reclaimed Water transmission main, Eagle Lake, and the existing Class A distribution system along Ridge Street. Other benefits include natural buffering of the improvements by the sloping terrain and existing trees. City staff, representatives from Arcis, and operations staff from the Club at Snoqualmie Ridge met again in late 2023 to consider this preferred site and begin negotiations for a land acquisition.

During 2024 City staff and consultants worked with operations staff from the Club at Snoqualmie Ridge to extensively evaluate the site prior to property transfer. This effort included acquiring a site survey and property valuation, reviewing as-built documents, and multiple on-site meetings. Noteworthy findings include one utility conflict with the golf course irrigation main, a needed access easement along the existing BPA road, and concerns associated with potential construction impacts during the annual Boeing Classic PGA Golf Tournament. The draft Purchase and Sale Agreement (Exhibit 1) includes provisions and pricing based on valuation documents and previously mentioned findings. These provisions include a new access easement, a temporary construction easement, and compensation for irrigation utility main relocation. Following execution of the Purchase and Sale Agreement the property will be subdivided from the larger golf course

“parent parcel” pursuant to SMC 16.04.030.D.; the utility in-conflict will be relocated; and the property (including necessary easements) will be transferred as described in the agreement.

### ANALYSIS

The City’s Class A reclaimed water storage and distribution system does not meet current state standards and must be improved to ensure compliance with new standards for safe and reliable delivery of reclaimed water to customers. Following comprehensive site evaluation, the preferred location for the improvements is along Ridge Street near Eagle Lake Drive within the golf course parcel owned by Arcis. The proposed Purchase and Sale Agreement was prepared following a site survey, property valuation, project design, and numerous meetings between City staff, representatives from Arcis, and operations staff from the Club at Snoqualmie Ridge. The agreement pricing is based on property valuation and contractor bids. All parties have been engaged and communicative, potentially avoiding the need for the City to use its eminent domain powers so long as this voluntary agreement is completed in a timely fashion needed to meet state mandated project deadlines. The utility relocation improvements described in section 3.1.c. of the agreement will occur immediately following this agreement such that the work can occur outside irrigation season and prior to winter, minimizing impacts to golf course operations.

City administration recommends purchasing the 0.94 acre portion of land adjacent to Ridge Street and associated provisions outlined in the Purchase and Sale Agreement.

### BUDGET IMPACTS

Administration recommends approving a Purchase and Sale Agreement with Arcis in the amount of \$332,000 to acquire land and easements for the reclaimed water distribution system improvements. This project was originally incorporated in the 2023-2028 Capital Improvement Plan (CIP) with a life-of-project budget of \$3,332,000. Since then, the life-of-project budget has been adjusted to \$8,651,047 within the 2025 -26 Biennial Budget Ordinance (No. 1296).

The 2023-24 Amended Budget appropriated \$321,000 for this project. However, AB23-110 adjusted the \$321,000 appropriation up to \$765,192 by delaying the Pressure Reducing Valve Project (#417), using appropriation from Water Utility (#401) and Wastewater Utility (#402), and a \$49,006 budgetary amendment. In the current biennium, \$449,583 has been spent and \$628,829 has been encumbered for contracts within the Eagle Lake Improvements Project. With the addition of the purchase and sale agreement with Arcis, the project is \$645,220 over budget for the 2023-24 biennium, as shown in the table below.

#### Eagle Lake Water Reclamation Basin Improvements

	2023-2024 Amended Biennial Budget	
<b>Beginning Budget</b>	\$	765,192
<b>Expenditures</b>	\$	(449,583)
<b>Outstanding Contract Value (Previously Approved)</b>	\$	(628,829)
<b>Current Available Budget</b>	\$	(313,220)
<b>Value of this Contract (AB24-124)</b>	\$	(332,000)
<b>Available Budget / (Shortfall) after AB24-124</b>	\$	(645,220)

Based on current engineering estimates, around half of the outstanding contract value will occur during the current biennium, with the remainder expected to occur in 2025. While the land purchase agreement is likely to take place during the 2025-2026 biennium, Administration is including the agreement within the budgetary amendment to be brought forward in November of 2024. At the start of the 2025-26 biennium, these

expenditures will fold into the continuing appropriation of the life-of-project budget of \$8,651,047, as shown below:

### Eagle Lake Water Reclamation Basin Improvements

	<b>Life-of-Project Budget (Multiple Bienniums)</b>	
<b>Beginning Budget</b>	\$	<b>8,651,047</b>
<b>Expenditures</b>	\$	<b>(449,583)</b>
<b>Outstanding Contract Value (Previously Approved)</b>	\$	<b>(628,829)</b>
<b>Current Available Budget</b>	\$	<b>7,572,635</b>
<b>Value of this Contract (AB24-124)</b>	\$	<b>(332,000)</b>
<b>Available Budget / (Shortfall) after AB24-124</b>	\$	<b>7,240,635</b>

The total budget of \$8,651,047 assumed \$200,000 for land acquisition. Administration may propose a future project budget amendment of \$143,000 to cover the added costs for the utility relocation improvements, as well as permanent, and temporary constructions easements. The potential project budget amendment would be considered following project bidding expected to occur during Spring of 2025.

### NEXT STEPS

Following approval both parties will sign the Purchase and Sale Agreement. The utility relocation improvements outlined in the agreement will be contracted by Arcis and will occur immediately. The property will be subdivided pursuant to SMC 16.04.030.D and Exhibit E of the Purchase and Sale Agreement prior to land transfer and closing, expected to occur in early 2025. City staff and consultants will continue to advance the reclaimed water reservoir and pump station improvements to final design. Council may expect upcoming agenda bills related to the following project action items:

- Acceptance of State Funding
- Review of Construction Bids and Contractor Award

These agenda bills will be brought forward to meet the following project deadlines:

- December 31, 2024 – Final Plans and Specifications (Currently Underway)
- June 30, 2026 – Declaration of Construction Completion

### PROPOSED ACTION

Motion to Approve a Purchase and Sale Agreement with CF Arcis VII, LLC, with a total contract value of up to \$332,000.

## PURCHASE AND SALE AGREEMENT

This PURCHASE AND SALE AGREEMENT (“Agreement”), dated as of the last date signed below is entered into by and between CF ARCIS VII LLC, a Delaware limited liability company (hereafter “Seller”), and the City of Snoqualmie, a Washington municipal corporation (“Buyer”). Buyer and Seller are hereafter referred to individually as a “Party” and collectively as the “Parties.”

Seller desires to sell the Property (as defined below) to Buyer, and Buyer desires to purchase the Property from Seller, all subject to the terms and conditions set forth in this Agreement. The Parties agree as follows:

**1. PROPERTY.** Seller is the owner of real property located in King County, Washington, having an address of 36005 SE Ridge Street, Snoqualmie, Washington, bearing King County Parcel No. 252407-9001 (“Parent Parcel”), which real property is described as:

LOT Z, CITY OF SNOQUALMIE BOUNDARY LINE ADJUSTMENT NUMBER LLA 04-02 (ALSO KNOWN AS “SNOQUALMIE RDIGE BOUDNARY LINE ADJUSTMENT NO. 26”), AS RECORDED IN VOLUME 172 OF SURVEYS, PAGES 235 THROUGH 239, INCLUSIVE, UNDER KING COUNTY RECORDING NUMBER 20040607900001SITUATE IN SECTIONS 25 AND 26, TOWNSHIP 24 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THOSE PORTIONS OF SAID LOT Z CONVEYED TO THE CITY OF SNOQUALMIE BY DEEDS RECORDED UNDER RECORDING NUMBERS 20070719000221 AND 20070720000283.

The parties want to provide for the sale of a portion of the Parent Parcel by Seller to City. As used in this Agreement, the term “Property” refers to a portion of the Parent Parcel consisting of approximately 0.94 acres of land as legally described in **Exhibit A** attached hereto, including any improvements appurtenant to thereto. The Parent Parcel less and except the Property is hereafter referred to as the “Remaining Property”.

**2. PURCHASE; CONDITION OF PROPERTY; ADDITIONAL TERMS.** Seller shall sell and convey the Property to Buyer, and Buyer shall purchase the Property from Seller, on the terms, covenants and conditions set forth in this Agreement. Buyer acknowledges that prior to Closing (as defined below), Buyer has or will have inspected the Property. Buyer will be purchasing the Property in its present condition, “AS IS AND WITH ALL FAULTS.” As of the date of this Agreement and as of Closing, Buyer agrees that Seller has made and will have made no representations or warranties or agreements of any kind or nature whatsoever regarding any aspect of the Property, except as provided in this Agreement and in the Deed (as defined below).

**2.1** Seller agrees to sell and Buyer agrees to purchase:

**a.** The Property as generally described above and legally described in Exhibit A attached hereto.

**b.** All development rights relating to the Property; (a) all rights to obtain utility service in connection with the Property; (b) assignable licenses and other governmental permits and permissions relating to the

Property and the operation thereof.

**c.** A permanent access easement across and within the Parent Parcel to the Property for all City utility purposes, including construction, operation, maintenance, and repair of the facilities to be located on the Property ("Permanent Access Easement"). The location of the Permanent Access Easement within the Parent Parcel is depicted in Exhibit B (Map of Temporary Construction and Access Easements) attached to this agreement and hereafter referred to as the "Permanent Easement".

**d.** A temporary construction easement over portions of the Parent Parcel adjacent southerly and easterly to the Property as depicted in Exhibit B to this agreement and hereafter referred to as "Temporary Construction Easement". The Temporary Construction Easement shall commence on May 2025 and shall expire on July 31, 2026, unless otherwise agreed by the parties in writing. Construction impacts will occur within the Temporary Construction Easement and may include temporary equipment access, staging, loading, unloading, clearing, grading, security fencing, stockpiling, and other miscellaneous construction activities associated with constructing improvements at the Property.

**2.2** In addition to the foregoing, Buyer shall reimburse Seller for the costs of constructing the utility relocation improvements to the Parent Parcel as depicted in Exhibit C to this agreement, which are necessary to accommodate the City's utility improvements within the Property. This work includes the relocation of 300 linear feet of PVC irrigation main, valves, and associated fittings, and surface restoration. These improvements are expected to be completed in late 2024 and hereinafter referred to as "Utility Relocation Improvements".

**2.3** Both parties agree to avoid impacts to the Boeing Classic PGA Golf Tournament scheduled to occur August 4<sup>th</sup> thru August 10<sup>th</sup>, 2025. During the tournament dates these efforts will include pausing all active construction and material deliveries during the tournament dates, reducing construction visual impacts by use of fence screen, and securing site equipment and materials prior to the scheduled tournament. Increased traffic for the delivery, storage and demobilization of tournament vehicles and materials is expected to occur during July and August along the Bonneville Power (BPA) Access Road. Both parties agree to share and maintain continuous access along the BPA Access Road.

**2.4** Prior to closing both parties agree to sign the Exhibit D Exempt Subdivision Map pursuant to SMC 16.04.030.D., segregating the Property from the Parent Parcel.

### **3. PURCHASE PRICE AND ADDITIONAL AMOUNTS.**

**3.1. Amount.** The purchase price ("Purchase Price") for the Property shall be Two-Hundred and Nine-Thousand and 00/100 Dollars (\$ 209,000). In addition to the Purchase Price, Buyer shall pay Seller an Additional Amount of up to One-Hundred and Twenty-Three-Thousand and 00/100 Dollars (\$123,000) ("Additional Amount") as compensation for the following items:

**a.** Temporary Construction Easement: \$20,000;

b. Permanent Access Easement: \$10,000; and

c. Utility Relocation Improvements: up to \$93,000, upon presentation of an invoice from Seller's contractor documenting completion of the work, presented to Buyer at Closing. If Seller encounters unexpected circumstances or conditions that materially increase the cost of the Utility Relocation Improvements, Buyer and Seller shall meet and confer to determine whether an increase in the Additional Amount payable to Seller under this agreement is warranted. No increase in the Additional Amount due to increased costs of the Utility Relocation Improvements shall be owed by Buyer to Seller unless agreed by the parties in writing prior to Closing.

**3.2. Payment.** The Purchase Price and Additional Amount shall be paid in immediately available funds (i.e., available on the Closing Date).

**3.3 Earnest Money.** No Earnest Money is being required of Buyer.

**4. TITLE.** Title to the Property shall be insurable by a 2006 ALTA Owner's Standard Coverage Policy in the amount of the Purchase Price (the "Title Policy") to be issued by Chicago Title of Washington (the "Title Company" or "Escrow Holder"), subject only to the Permitted Exceptions (as defined below). The "Permitted Exceptions" means the Exceptions from Coverage specified in Exhibit D Title Report issued by the Title Company to Seller at the time Seller acquired the Property, Policy Number 233753-SC, the terms of which are incorporated herein by this reference, and updated to reflect current General taxes and assessments. It shall be a condition of Closing that all requirements for issuance of the Title Policy shall have been satisfied or waived by the Title Company and the Title Company shall be prepared to issue the Title Policy, on the standard form in use in the State of Washington, in the full amount of the Purchase Price, dated as of the Closing Date, insuring Buyer's fee simple title to the Property subject only to Permitted Exceptions and others approved by Buyer in writing.

**5. DELIVERIES TO ESCROW HOLDER.**

**5.1. By Seller.** Seller shall deliver or cause to be delivered to Escrow Holder on or prior to the Closing Date the following items, the delivery of each of which shall be a condition to the performance by Buyer of its obligations under this Agreement:

a. **Deed.** A Statutory Warranty Deed warranting conveyance of fee simple title to Buyer as provided in RCW 64.040.030 and otherwise in form and substance reasonably satisfactory to Buyer and the Title Company, duly executed and acknowledged by Seller (the "Deed").

b. **FIRPTA Affidavit.** A certificate duly executed by Seller evidencing that Seller is exempt from the withholding requirements of Section 1445 of the Internal Revenue Code.

c. **Certificates of Authority.** Such certificates as are necessary or reasonably required by Buyer or the Title Company to evidence the authority of Seller and its signatories to execute the instruments to be executed by Seller in connection with this

Agreement, and evidence that the execution of such instruments is the official act and deed of Seller.

**d. Excise Tax Affidavit.** A real estate excise tax affidavit signed by Seller or its agent reasonably satisfactory to the Title Company (the "Tax Affidavit").

**5.2. By Buyer.** Buyer shall deliver or cause to be delivered to Escrow Holder on or before the Closing Date, the delivery of each of which shall be a condition to the performance by Seller of its obligations under this Agreement:

**a. Closing Funds.** Cash by federal funds, wire transfer or cashier's check in the amount necessary to pay the Purchase Price, Additional Amount and Buyer's share of Closing costs.

**b. Excise Tax Affidavit.** The Tax Affidavit signed by Buyer or its agent.

**c. Certificates of Authority.** Such certificates as are necessary or reasonably required by Seller or the Title Company to evidence the authority of Buyer and its signatories to execute the instruments to be executed by Buyer in connection with this Agreement, and evidence that the execution of such instruments is the official act and deed of Buyer.

## **6. CLOSE OF ESCROW.**

**6.1. Time.** The close of escrow (the "Closing") shall occur at the offices of Escrow Holder or other mutually agreement place on a date on or before January 31st, 2025 that is agreed to by Buyer and Seller (the "Closing Date").

**6.2. Procedure.** Escrow Holder shall proceed with Closing as follows:

**a.** Obtain the release of the Property from any liens that are not included in the Permitted Exceptions.

**b.** Pay applicable real estate transfer excise taxes, if any, record the Deed, and complete the prorations.

**c.** Issue and deliver the Title Policy to Buyer.

**d.** Deliver to Buyer any other documents deposited by Seller into Escrow that are intended for Buyer.

**e.** Deliver the Purchase Price and Additional Amount, less amounts applied as provided in Section 6.2(a) above, to Seller.

**f.** Forward to Buyer and Seller, in duplicate, a separate accounting of all funds received and disbursed for each Party and copies of all executed and recorded or filed documents deposited into escrow, with such recording and filing date endorsed thereon.

**6.3. Incorporation of Escrow Instructions.** This Agreement shall serve as escrow instructions. The Parties shall execute additional escrow instructions if required by Escrow Holder provided that such additional escrow instructions shall not change the terms of this Agreement without mutual agreement of the Parties.

**6.4. Closing Costs and Prorations.**

**a. Closing Costs.** Buyer agrees to pay all Closing costs including, without limitation: (i) all state, county and local documentary transfer taxes, including any Washington state real estate excise tax if applicable; (ii) the premium for the Title Policy; (iii) recording fees; and (iv) any escrow fee.

**b. Property Taxes.** The Property has been determined exempt from property taxes.

**7. BROKERAGE.** Each Party represents and warrants to the other Party that it has not retained any firm or broker and further that no broker and no finder can properly claim a right to a commission or finder's fee based upon contacts between the claimant and that Party with respect to the other Party or the Property. Each Party shall indemnify, defend and hold the other Party harmless from and against any loss, cost or expense, including, but not limited to, attorneys' fees and court costs, resulting from any claim for a fee or commission by any broker or finder in connection with the Property and this Agreement resulting from the indemnifying Party's actions. The obligations of the Parties under this Section shall survive the termination of this Agreement.

**8. CASUALTY.** The rights and obligations of the Parties shall not be changed as a consequence of any casualty to the Property prior to Closing. If and only if Closing shall occur, any insurance proceeds realized from any casualty shall be paid to Buyer.

**9. REPRESENTATIONS, WARRANTIES AND COVENANTS.**

**9.1. Seller's Representations, Warranties and Covenants.** Seller, as of the date of this Agreement and as of the Closing Date, makes the following representations, warranties and covenants:

**a. Agreements to Transfer or Encumber.** Seller has neither committed nor obligated itself in any manner whatsoever to sell, lease or encumber the Property or any interest therein to any person or entity other than Buyer.

**b. Bankruptcy, Etc.** Seller has not filed any petition seeking or acquiescing in any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any law relating to bankruptcy or insolvency, nor, to Seller's knowledge, has any such petition been filed against Seller; no general assignment of Seller's property has been made for the benefit of creditors, and no receiver, master, liquidator or trustee has been appointed for Seller or any of its Property.

**c. Litigation.** Seller has received no notice of, and there is not pending or to Seller's actual knowledge threatened, any actions, suits, proceedings, orders, administrative proceedings or investigations pending or to Seller's knowledge threatened against or affecting Seller or the Property, which might materially and adversely affect Seller's ability to execute or perform its obligations under this Agreement.



**d. FIRPTA.** Seller is not a “foreign person” within the meaning of Section 1445(f)(3) of the Internal Revenue Code.

**e. Good Standing and Due Authority.** Seller has all requisite power and authority to execute and deliver this Agreement and to carry out its obligations hereunder and the transactions contemplated hereby. This Agreement has been, and the documents contemplated hereby will be, duly executed and delivered by Seller and constitute the Seller’s legal, valid and binding obligations enforceable against Seller in accordance with their terms. The consummation by Seller of the sale of the Property is not in violation of or in conflict with nor does it constitute a default under any term or provision of any agreement or instrument to which Seller is or may be bound, or of any provision of any applicable law, ordinance, rule or regulation of any governmental authority or of any provision of any applicable order, judgment or decree of any court, arbitrator or governmental authority to which Seller is subject.

**9.2 Buyer’s Representation.** Buyer, as of the date of this Agreement and as of the Closing Date, makes the following representations, warranties and covenants:

**a. Good Standing.** Buyer is a Washington municipal corporation duly organized, validly existing and in good standing under the laws of the State of Washington.

**b. Due Authority.** Buyer has all requisite power and authority to execute and deliver this Agreement and to carry out its obligation under this Agreement and the transactions contemplated by this Agreement. This Agreement has been, and the documents contemplated hereby will be, duly executed and delivered by Buyer and constitute the Buyer’s legal, valid and binding obligations enforceable against Buyer in accordance with their terms. The consummation by Buyer of the purchase of the Property is not in violation of or in conflict with nor does it constitute a default under any term or provision of any agreement or instrument to which Buyer is or may be bound, or of any provision of any applicable law, ordinance, rule or regulation of any governmental authority or of any provision of any applicable order, judgment or decree of any court, arbitrator or governmental authority to which Buyer is subject.

**10. SURVIVAL.** The covenants, agreements, representations, warranties made in this Agreement, and the remedies and indemnities provided for in this Agreement, shall survive the Closing unimpaired and shall not merge into the Deed and the recordation thereof.

**11. ENTIRE AGREEMENT.** This Agreement contains the entire integrated agreement of the Parties, including all of the covenants and conditions between the Parties with respect to the subject matter of this Agreement, and supersedes all prior correspondence, agreements and understandings, both verbal and written. No addition or modification of any term or provision of this Agreement shall be effective unless set forth in writing and signed by Seller and Buyer. The Parties do not intend to confer any benefit under this Agreement to any person, firm or corporation other than the Parties.

**12. DEFAULT; REMEDIES.**

**12.1. Buyer’s Remedies.** This Agreement pertains to the conveyance of real property, the unique nature of which is hereby acknowledged by the Parties. Consequently, if

Seller breaches or defaults under this Agreement, Buyer shall have, as its exclusive remedy, the right either to: (i) require specific performance of this Agreement; or (ii) terminate this Agreement..

**12.2. Seller's Remedies.** If Buyer fails, without legal excuse, to complete the purchase of the Property for any reason except failure by Seller to perform its obligations hereunder, then Seller, as its sole and exclusive remedy, may terminate this Agreement.

**12.3 Impact of Termination.** The termination of this Agreement shall be without prejudice to the rights and obligations of the Parties under the MOA and Lease or the rights and obligations of the Parties under Sections 7 and 12.4. Otherwise, upon termination of this Agreement, neither Party shall have any further rights or obligations hereunder.

**12.4 Attorneys' Fees.** If either Party brings an action or other proceeding against the other Party to interpret or enforce any of the terms, covenants, or conditions hereof or any instrument executed pursuant to this Agreement, or by reason of any breach or default hereunder or thereunder, the Party prevailing in any such action or proceeding shall be paid all costs and reasonable attorneys' fees by the other Party, and in the event any judgment is obtained by the prevailing Party all such costs and attorneys' fees shall be included in the judgment.

**13. NOTICES.** All notices required to be given pursuant to the terms hereof are required to be in writing and shall be either (i) delivered personally, or (ii) deposited in the United States mail, certified mail, return receipt requested, postage prepaid, or (iii) sent by email so long as receipt is confirmed. Notices shall be addressed to the addressees listed below with copies to the Parties listed after such address:

**BUYER**

City of Snoqualmie  
Attn: Jeff Hamlin, parks and Public Works Director  
38194 SE Mill Pond Road  
Snoqualmie, Washington 98065  
Email: jhamlin@snoqualmiewa.gov

**SELLER**

CV ARCIS VII LLC (Arcis)  
Attn: Scott Siddons, General Counsel  
8343 Douglas Avenue, Ste 200  
Dallas, TX 75225  
Email: ssiddons@arcisgolf.com

The foregoing addresses may be changed by notice to the other Party as provided herein. Mailed notice properly given shall be deemed received four (4) days after deposit in the mail.

**14. PARTIAL INVALIDITY.** If any term or provision of this Agreement or the application thereof to any person or circumstance is determined, to any extent, to be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby; and each such term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

**15. WAIVERS.** No waiver of any breach of any covenant or provision in this Agreement shall be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision in this Agreement. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

**16. CONSTRUCTION.** Captions are solely for the convenience of the Parties and are not a part of this Agreement. This Agreement shall not be construed as if it had been prepared by one of the Parties, but rather as if both Parties had prepared it. If the date on which Buyer or Seller is required to take any action under the terms of this Agreement is not a Business day, the action shall be taken on the next succeeding Business day.

**17. TIME.** Time is of the essence for every provision of this Agreement. As used in this Agreement, the term "Business Days" refers to Monday – Friday other than legal holidays in the State of Washington.

**18. FORCE MAJEURE.** Performance by Seller or Buyer of their obligations under this Agreement shall be extended by the period of delay caused by force majeure. Force majeure is war, natural catastrophe, strikes, walkouts or other labor industrial disturbance, order of any government, court or regulatory body having jurisdiction, shortages, blockade, embargo, riot, civil disorder, or any similar cause beyond the reasonable control of the Party who is obligated to render performance (but excluding financial inability to perform, however caused). A Party desiring to assert force majeure is required to promptly notify the other Party of the event upon which the assertion will be based and thereafter provide the other Party with such information regarding the event and its duration as the other Party may reasonably request.

**19. SUCCESSORS.** Neither Party may assign this Agreement without the prior written consent of the other Party. The terms, conditions and covenants contained in this Agreement shall be binding upon and shall inure to the benefit of the successors and permitted assigns of the Parties hereto.

**20. APPLICABLE LAW.** This Agreement shall be governed by the laws of the State of Washington without reference to its choice-of-law rules.

**21. RECITALS AND EXHIBITS.** The Recitals and Exhibits are incorporated into this Agreement by this reference.

**22. COUNTERPARTS.** This Agreement may be signed in counterparts, any of which shall be deemed an original. A facsimile or electronic mail transmission shall be binding on the party or parties whose signatures appear thereon. If so executed, each counterpart is to be deemed an original for all purposes, and all counterparts shall, collectively, constitute one agreement, but in making proof of this Agreement, it shall not be necessary to produce or account for more than one counterpart.

**SELLER:**

CV ARCIS VII LLC, A DELAWARE LIMITED  
LIABILITY COMPANY

By: \_\_\_\_\_

Its:

Date: \_\_\_\_\_

**BUYER:**

CITY OF SNOQUALMIE

By: \_\_\_\_\_

Its: Mayor

Date: \_\_\_\_\_

**EXHIBIT LIST**

- A** Legal Description
- B** Map of Temporary Construction and Access Easements
- C** Utility Relocation Improvements
- D** Title Report
- E** Exempt Subdivision Map

**EXHIBIT A**  
LEGAL DESCRIPTION

THAT PORTION OF LOT Z, CITY OF SNOQUALMIE BOUNDARY LINE ADJUSTMENT NUMBER LLA 04-02 (ALSO KNOWN AS "SNOQUALMIE RIDGE BOUNDARY LINE ADJUSTMENT NO. 26), AS RECORDED IN VOLUME 172 OF SURVEYS, PAGES 235 THROUGH 239, INCLUSIVE UNDER KING COUNTY RECORDING NUMBER 20040607900001, SITUATE IN SECTIONS 25 AND 26, TOWNSHIP 24 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF EAGLE LAKE DRIVE AND SE RIDGE STREET SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1200.00 FEET, THE CENTER OF WHICH BEARS SOUTH 37°33'28" EAST;

THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF 05°27'30", AN ARC DISTANCE OF 114.32 FEET; THENCE SOUTH 43°00'58" EAST 32.50 FEET TO THE SOUTHEASTERLY MARGIN THENCE SOUTH 09°20'20" WEST 318.81 FEET;

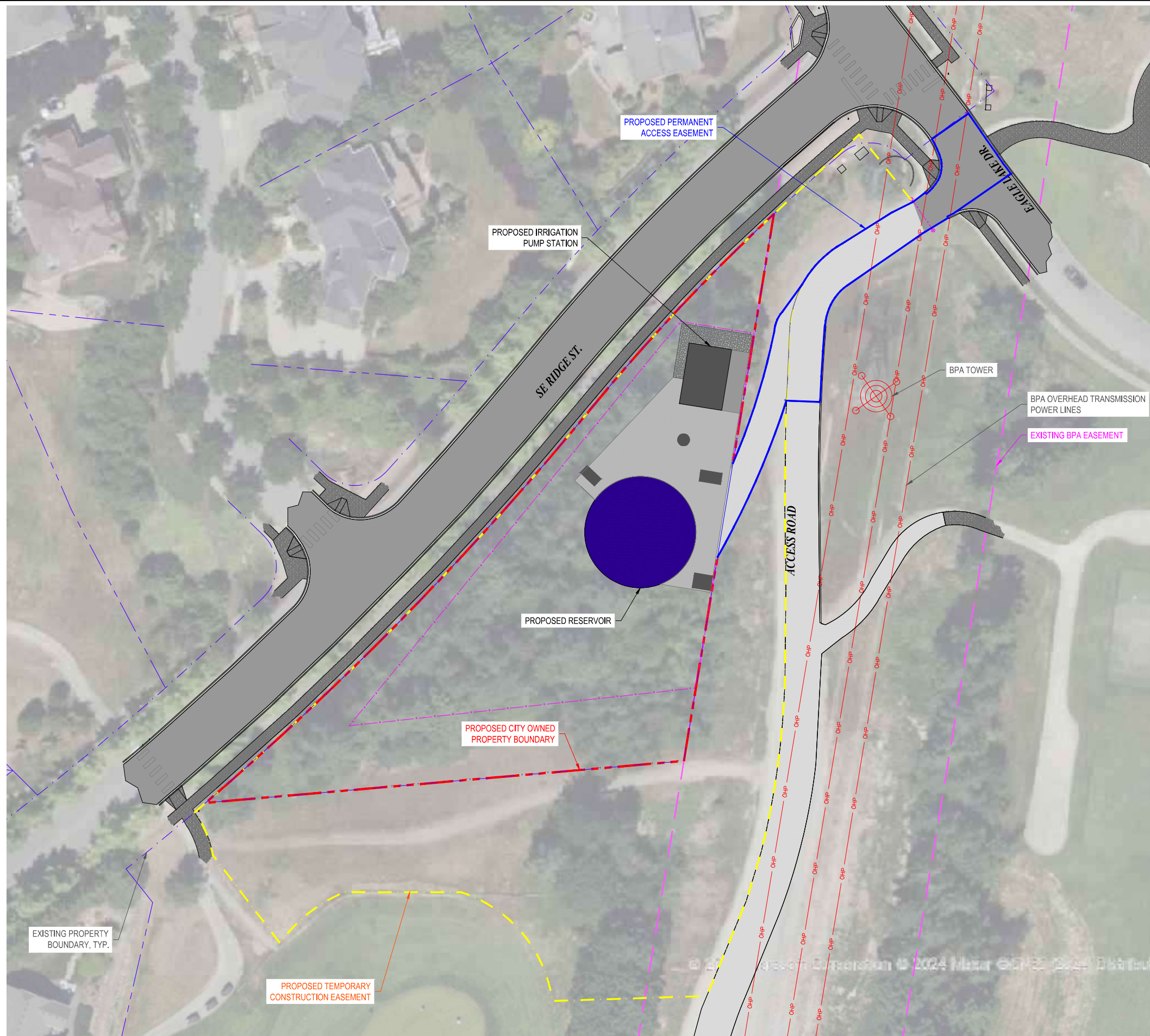
THENCE SOUTH 84°59'22" WEST 276.05 FEET TO THE SOUTHEASTERLY NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1832.50 FEET, THE CENTER OF WHICH BEARS NORTH 40°42'06" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 09°53'55", AN ARC DISTANCE OF 316.59 FEET TO A REVERSE CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1167.50 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 07°35'03", AN ARC DISTANCE OF 157.54 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B**

MAP OF TEMPORARY CONSTRUCTION AND ACCESS EASEMENTS





### EASEMENT NOTES

- 1) TRUCK ACCESS ALONG THE BPA ACCESS ROAD FROM SNOQUALMIE PARKWAY TO EAGLE LAKE DRIVE IS INCLUDED IN THE TEMPORARY CONSTRUCTION EASEMENT.
- 2) ACCESS ALONG THE BPA ACCESS ROAD FROM EAGLE LAKE DRIVE TO THE PROPOSED RESERVOIR SITE ACCESS DRIVE IS INCLUDED IN THE PERMANENT ACCESS EASEMENT.
- 3) ACCESS TO ALL CITY OWED BURIED UTILITIES IS INCLUDED IN THE PERMANENT ACCESS EASEMENT.



## PROPERTY AND EASEMENT MAP

ENGINEER	SAVED DATE	CLIENT	JOB NO.	REVISIONS	NO.	DATE	DESCRIPTION	BY	REVIEW

**LAND ACQUISITION MAP**  
1" = 30'



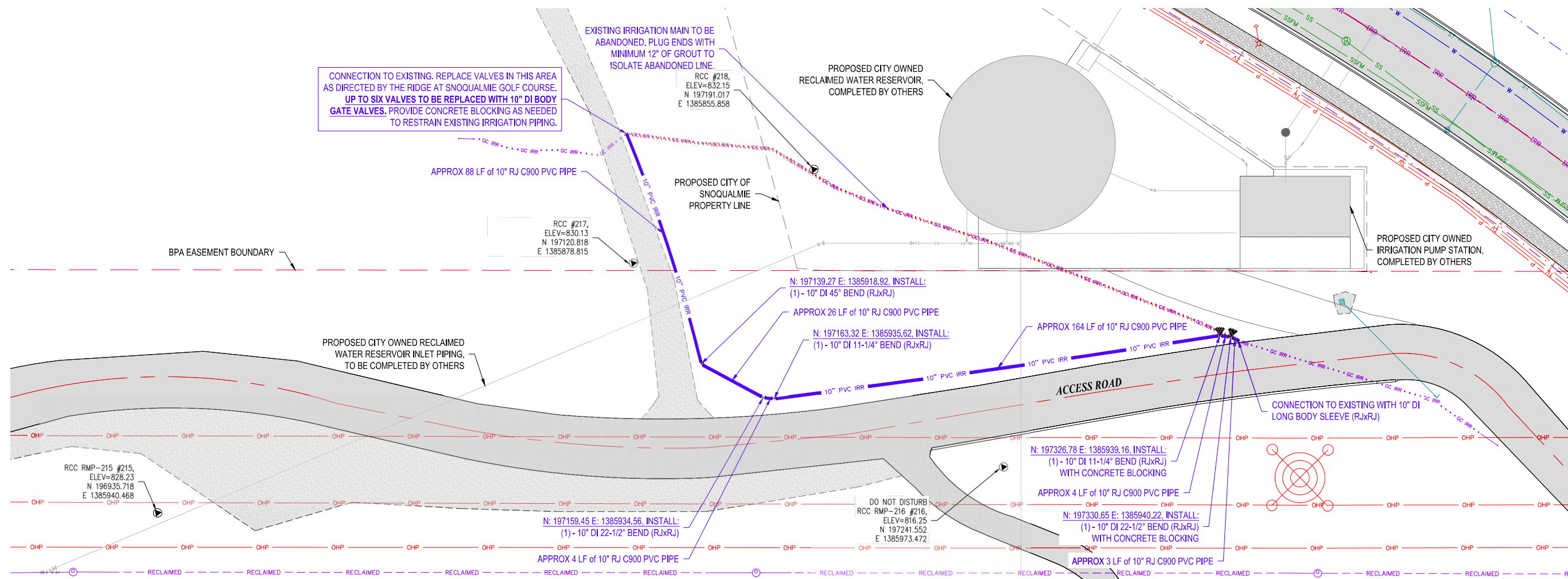
SCALE:

0' 1" DRAWING IS FULL SCALE BAR MEASURES DWG NO.: SHEET **443**

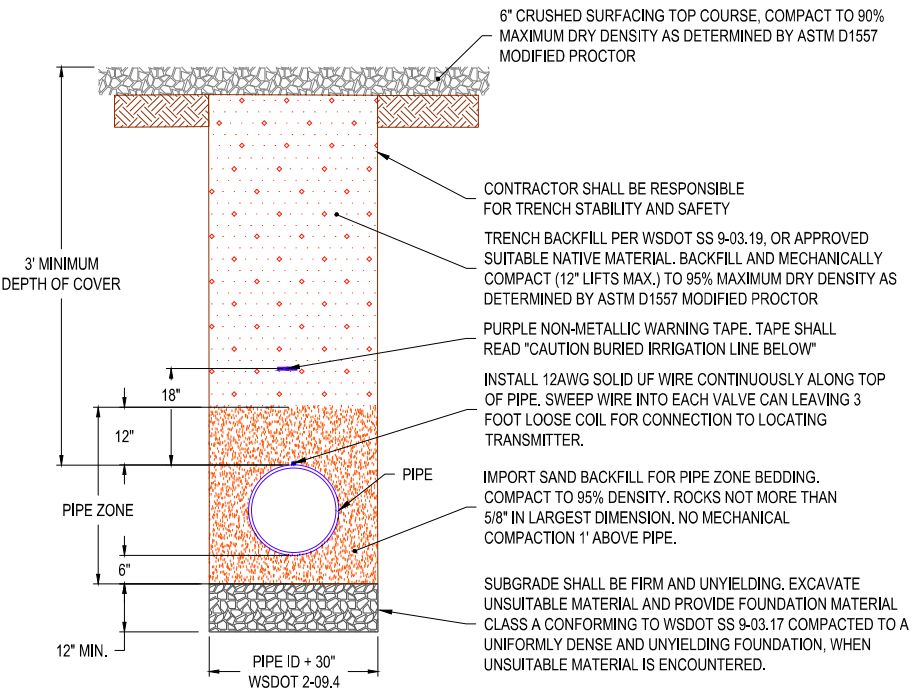
**EXHIBIT C**

UTILITY RELOCATION IMPROVEMENTS





**CONCEPTUAL IRRIGATION RELOCATION PLAN**  
1" = 20'



**PIPE TRENCH DETAIL**  
NOT TO SCALE

**GENERAL NOTES**

1. ALL PIPING SHALL BE RESTRAINED. OPTIONS FOR RESTRAINED PIPING INCLUDE MINIMUM DR 18 TRUE RESTRAINED JOINT C900 PVC PIPE EQUAL TO JM EAGLE EAGLELOC 900 OR MINIMUM DR 18 C900 PVC EQUAL TO JM EAGLE BLUE BRUTE WITH EXTERNAL BELL RESTRAINTS EQUAL TO EBAA IRON MODEL 1900.
2. CONTRACTOR SHALL PROVIDE ALL NECESSARY THRUST RESTRAINT, INCLUDING BUT NOT LIMITED TO CONCRETE BLOCKING, SHACKLE RODS, WEDGE RESTRAINT GLANDS (MEGALUGS OR EQUAL) AND TRUE RESTRAINED JOINT PIPE (TRJ) PIPE.
3. ALL FITTINGS SHALL BE DUCTILE IRON AND USE AN EXTERNAL GRIPPER-TOOTH RESTRAINT SYSTEM EQUAL TO SERIES 2000PV MEGALUG RESTRAINT FOR PVC PIPE.
4. GASKETS FOR FLANGED FITTINGS SHALL BE RING TYPE, FULL FACE TYPE GASKETS ARE NOT ALLOWED. GASKETS SHALL BE MINIMUM 1/8" THICK, WITH A DUROMETER OF 55 TO 65, AND RATED FOR 250PSI WORKING PRESSURE. GASKET MATERIAL MAY BE NEOPRENE, CLOTH INSERTED RUBBER, NITRILE RUBBER (BUNA-N, NBR), STYRENE-BUTADIENE RUBBER (BUNA-S, SBR), OR CHLORINATED BUTYL.
5. CONNECTION TO EXISTING SHALL BE COMPLETED WITH DI LONG BODY SLEEVES RESTRAINED WITH 2000PV MEGALUG RESTRAINT FOR PVC PIPE OR EQUAL. IT IS ASSUMED THAT THE EXISTING PIPE IS 10" PRESSURE RATED PVC.
6. CONCRETE THRUST BLOCKING SHALL BE PROVIDED PER PLAN AND PER WSDOT SS 7-09.3(21). CONCRETE THRUST BLOCK AREA IS BASED ON 10-INCH PIPE SIZE, BLOCK SIZES BELOW ARE NOT APPLICABLE FOR OTHER PIPE SIZES. SOIL IS ASSUMED TO BE PRIMARILY SAND OR SAND AND GRAVEL. IF SOIL IS SOFT CLAY OR MUCK, PEAT, ETC., BLOCK SIZES BELOW ARE NOT APPLICABLE. BLOCK SHALL HAVE A MINIMUM 1/2 SQ. FT. AREA IN CONTACT WITH AND BEARING AGAINST FITTING. INSTALL 8 MIL. PLASTIC SHEETING BETWEEN BLOCK AND FITTING. MINIMUM 18" COVER ON TOP OF ALL CONCRETE BLOCKING.
  - 6.1. FOR DEAD END FITTINGS (VALVES AND TEES): 15 SQ. FT. MINIMUM BEARING AREA AGAINST UNDISTURBED SOIL. MINIMUM HEIGHT OF BLOCK 3.0'.
  - 6.2. FOR 90° BENDS: 20.5 SQ. FT. MINIMUM BEARING AREA AGAINST UNDISTURBED SOIL. MINIMUM HEIGHT OF BLOCK 4.0'.
  - 6.3. FOR 45° BENDS: 11.5 SQ. FT. MINIMUM BEARING AREA AGAINST UNDISTURBED SOIL. MINIMUM HEIGHT OF BLOCK 3.0'.
  - 6.4. FOR 22.5° BENDS: 6 SQ. FT. MINIMUM BEARING AREA AGAINST UNDISTURBED SOIL. MINIMUM HEIGHT OF BLOCK 2.5'.
  - 6.5. FOR 11.25° BENDS: 4.5 SQ. FT. MINIMUM BEARING AREA AGAINST UNDISTURBED SOIL. MINIMUM HEIGHT OF BLOCK 1.5'.

REVISIONS			
NO.	DATE	DESCRIPTION	BY

ENGINEER:	SAVED DATE:	CLIENT:	JOB NO.:	
REVIEWED:	PLOT DATE:	FILE NAME:		

SCALE:

DRAWING IS FULL SCALE BAR MEASURES

DWG NO.: 445 SHEET

**EXHIBIT D**  
TITLE REPORT

## Commitment for Title Insurance

Title Officer: Team Zeke  
Email: TeamZeke@ctt.com  
Title No.: 233753-SC

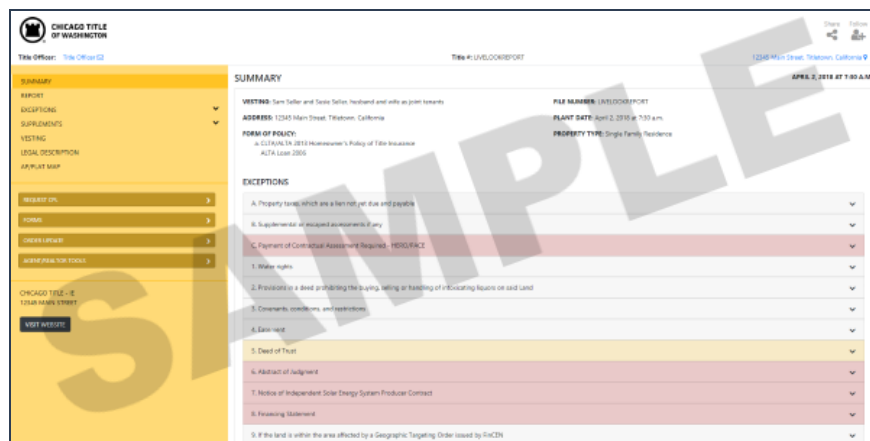
Property Address:

### Introducing LiveLOOK

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**Effortless, Efficient, Compliant, and Accessible**

Issued By:



Guarantee/Certificate Number:

**233753-SC**

**CHICAGO TITLE INSURANCE COMPANY**  
a corporation, herein called the Company

**GUARANTEES**

SAM Companies

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

**LIABILITY EXCLUSIONS AND LIMITATIONS**

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

**Chicago Title Company of Washington**  
701 5th Avenue, Suite 2700  
Seattle, WA 98104

Countersigned By:

Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

## ISSUING OFFICE:

Title Officer: Team Zeke  
 Chicago Title Company of Washington  
 701 5th Avenue, Suite 2700  
 Seattle, WA 98104  
 Main Phone: (206)628-5610  
 Email: TeamZeke@ctt.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.88

Effective Date: November 21, 2023 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is [vested in:](#)

CF ARCIS VII LLC, a Delaware limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**END OF SCHEDULE A**

**EXHIBIT "A"**  
Legal Description

Lot Z, City of Snoqualmie Boundary Line Adjustment Number LLA 04-02 (also known as "Snoqualmie Ridge Boundary Line Adjustment No. 26"), as recorded in Volume 172 of Surveys, Pages 235 through 239, inclusive, under King County [recording number 20040607900001](#), Situate in Sections 25 and 26, Township 24 North, Range 7 East, W.M., in King County, Washington;

Except those portions of said Lot Z conveyed to the City of Snoqualmie by deeds recorded under recording numbers 20070719000221 and 20070720000283.



**SCHEDULE B**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America  
Purpose: Transmission line, right to cut danger trees, and access road  
Recording Date: January 17, 1968  
[Recording No.:](#) [6349748](#)  
Affects: Portion of said premises

2. Exceptions and reservations contained in deed:

From: Weyerhaeuser Company  
Recorded: June 14, 1982, December 9, 1982 , March 4, 1983 and May 18, 1983  
Recording Numbers: 8206140251, 8212090512, 8303040654 and 8305180790

As follows: The grantor hereby expressly saves, excepts, and reserves out of the Grant hereby made, unto itself, its successors and assigns, forever, all geothermal steam and heat and all ores and minerals of any nature whatsoever in or upon said Land, including, but not limited to, coal, lignite, oil and gas, Peat, Including Coal Seam Gas, together with the right to enter upon said Lands for the purpose of exploring the same for such geothermal resources, ores and minerals, and drilling, opening, developing and working mines and wells thereon and taking out and removing therefrom, including by surface mining methods, all such geothermal resources, ores and minerals, and to occupy and make use of so much of the surface of said Land as may be reasonably necessary for said purposes; provided that the grantee and the grantee's representatives, successors and assigns, shall be paid just and reasonable compensation for any injury or damage to the surface of said Land, to the crops or to the improvements thereon caused by the exercise of any rights herein reserved; provided further, that the exercise of such rights by the grantor shall not be postponed or delayed pending reasonable efforts to agree upon or have determined such just and reasonable compensation.

Affects: Portions of said premises.

**SCHEDULE B**

(continued)

3. Reservation of all coal, oil, gas and mineral rights, and rights to explore for the same contained in the deed:

Grantor: Weyerhaeuser Timber Co., a Washington corporation

Recording Date: January 4, 1985

[Recording No.: 8501040308](#)

Modification recorded under [recording number 9704090274](#).

As follows:

(1) The grantor (Weyerhaeuser Company) hereby expressly saves, excepts and reserves out of the Grant hereby made, unto itself, its successors and assigns, forever, all geothermal steam and heat and all ores and minerals of any nature whatsoever, not previously reserved, in or upon said Lands including, but not limited to, coal, lignite, oil and gas, peat, Including coal seam gas, together with the right to enter upon said Lands for the purpose of exploring the same for such geothermal resources, ores and minerals, and to occupy and make use of so much of the surface of said lands as may be reasonably necessary for said purposes; provided, the grantee and grantee's heirs, representatives, successors and assigns, shall be paid just and reasonable compensation for any injury or damage to the surface of said Lands, to the crops or to the improvements thereon caused by the exercise of any rights herein reserved; provided, further, that the exercise of such rights by the grantor shall not be postponed or delayed so long as grantor is making reasonable efforts to agree upon or have determined such just and reasonable compensation. However, the grantor will release all rights under this reservation to use or occupy the surface, or to excavate or tunnel within 500 vertical feet of the surface of said Lands.

(2) The grantor (Weyerhaeuser Company) also hereby expressly saves, excepts and reserves, unto itself, its successors and assigns, forever, a royalty on any sand and gravel that may be recovered from said land and (A) sold or (B) used for any purposes requiring washing, sorting, crushing or other processing. If the grantee or its successors or assigns negotiates an arms length transaction under which an independent third party pays royalties at fair market rates for sand and/or gravel recovered from the property, the grantor's reserved royalty shall be 80% of what a fair market royalty would have been, based on royalties being obtained by landowners for similar resources being recovered in the puget sound region. If the parties are unable to agree on such royalties, they shall be determined by arbitration under the rules of the American Arbitration Association. The grantor shall be notified before any sand and gravel from said Lands is sold or processed. This reservation of royalties does not apply to any cuts, fills or other grading of the said Lands incidental to their development for any purpose other than sand and gravel mining, so long as no sand or gravel is sold or processed.

Affects: Portions of said premises.

**SCHEDULE B**

(continued)

## 4. Exceptions and reservations contained in deed, as modified:

From: Weyerhaeuser Company  
Recorded: January 2, 1987  
Recording number: [8701020874](#)

Modification recorded under [recording number 9704090274](#).

As follows:

(1) The grantor (Weyerhaeuser Company) hereby expressly saves, excepts and reserves out of the Grant hereby made, unto itself, its successors and assigns, forever, all geothermal steam and heat and all ores and minerals of any nature whatsoever, not previously reserved, in or upon said Lands including, but not limited to, coal, lignite, oil and gas, Peat, Including Coal Seam Gas, together with the right to enter upon said Lands for the purpose of exploring the same for such geothermal resources, ores and minerals, and to occupy and make use of so much of the surface of said Lands as may be reasonably necessary for said purposes; provided, the grantee and grantee's heirs, representatives, successors and assigns, shall be paid just and reasonable compensation for any injury or damage to the surface of said lands, to the crops or to the improvements thereon caused by the exercise of any rights herein reserved; provided, further, that the exercise of such rights by the grantor shall not be postponed or delayed so long as grantor is making reasonable efforts to agree upon or have determined such just and reasonable compensation. However, the grantor will release all rights under this reservation to use or occupy the surface, or to excavate or tunnel within 500 vertical feet of the surface of said Lands.

(2) The grantor (Weyerhaeuser Company) also hereby expressly saves, excepts and reserves, unto itself, its successors and assigns, forever, a royalty on any sand and gravel that may be recovered from said land and (A) sold or (B) used for any purposes requiring washing, sorting, crushing or other processing. If the grantee or its successors or assigns negotiates an arms length transaction under which an independent third party pays royalties at fair market rates for sand and/or gravel recovered from the property, the grantor's reserved royalty shall be 80% of what a fair market royalty would have been, based on royalties being Obtained by Landowners for Similar Resources being Recovered in the puget sound region. If the parties are unable to agree on such royalties, they shall be determined by arbitration under the rules of the American Arbitration Association. The grantor shall be notified before any sand and gravel from said Lands is sold or processed. This reservation of royalties does not apply to any cuts, fills or other grading of the said Lands incidental to their development for any purpose other than sand and gravel mining, so long as no sand or gravel is sold or processed.

Affects: Portions of said premises.

## 5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy  
Purpose: Aerial overhang  
Recording Date: February 21, 1989  
Recording No.: [8902210223](#)  
Affects: Portion of said premises

Said easement amended by instrument recorded under [recording number 20030829003580](#).

**SCHEDULE B**

(continued)

## 6. Agreement and the terms and conditions thereof:

Between: City of Snoqualmie  
 And: Snoqualmie Ridge Associates  
 Recorded: November 16, 1990  
[Recording number:](#) [9011160085](#)  
 Regarding: Pre-Annexation Agreement

## 7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
 Purpose: Building set back zone  
 Recording Date: November 10, 1994  
[Recording No.:](#) [9411102137](#)  
 Affects: Portion of said premises

## 8. Agreement and the terms and conditions thereof:

Between: Snoqualmie Valley School District No. 410  
 And: Weyerhaeuser Real Estate Company  
 Recorded: July 11, 1995  
[Recording number:](#) [9507110866](#)  
 Regarding: Mitigation Agreement

Said agreement has been modified by amendment recorded under [recording number 9604111255](#)

Said agreement has been modified by amendment recorded under [recording number 9612120597](#).

Said agreement has been modified by amendment recorded under [recording number 20020809001317](#).

## 9. Conditions, covenants and restrictions contained in notice re mixed use final plan for Snoqualmie Ridge:

Recorded: July 30, 1996  
[Recording number:](#) [9607300508](#)

## 10. Declaration of Covenants, conditions and restrictions establishing permanent open space:

Recorded: November 15, 1996  
[Recording number:](#) [9611151614](#)

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on City of Snoqualmie Short Subdivision No. 96-02:

[Recording No:](#) [9704079002](#)

12. Notice of timber reservation, and the terms and conditions thereof, recorded under [recording number 9704250997](#).

**SCHEDULE B**

(continued)

13. Covenants, conditions, restrictions, easements and liability for assessments contained in instrument:

Recorded: April 25, 1997  
Recording number: [9704250998](#)

Pursuant to instrument recorded under recording number 9906070846, the covenants recorded under recording number 9711181679 were terminated and the covenants recorded under [recording number 9704250998](#) were reinstated.

Amendment and/or modification(s) of said restrictions recorded under recording number(s):  
 19990713002070, 19991027000922, 19991115001487, 20000314001537, 20000314001538, 20000907001328,  
 20010130000828, 20010725001425, 20020425000649, 20021219002580, 20030305001810, 20031006000004,  
 20031203001576, 20031218001918, 20040317001141, 20040922000916, 20050812000958, 20050825000527,  
 20060113000018, 20070329000920  
 and 20081008000529.

An assignment of declarant rights under said covenant, condition and restrictions from Weyerhaeuser Real Estate Company to the Quadrant Corporation was recorded January 8, 2002 under [recording number 20020108002826](#).

A memorandum of said restrictive covenants was recorded under [recording number 20051110001407](#).

An assignment of declarant rights under said covenants, conditions and restrictions for Snoqualmie Ridge residential property from the Quadrant Corporation, a Washington Corporation, to Centex Homes, a Nevada general partnership, was recorded March 31, 2011 under [recording number 20110331001559](#).

14. Agreement and the terms and conditions thereof:

Between: Weyerhaeuser Real Estate Company  
 And: City of Snoqualmie  
 Recorded: November 18, 1997  
Recording number: [9711181684](#)  
 Regarding: Developer Extension Agreement

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Snoqualmie  
 Purpose: Drainage and utilities  
 Recording Date: November 18, 1997  
Recording No.: [9711181686](#)  
 Affects: Portion of said premises

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Snoqualmie  
 Purpose: Storm drainage facilities and access thereto  
 Recording Date: November 18, 1997  
Recording No.: [9711181687](#)  
 Affects: Portion of said premises

**SCHEDULE B**  
(continued)

17. Agreement and the terms and conditions thereof:

Between: Weyerhaeuser Real Estate Company  
 And: The City of Snoqualmie  
 Recorded: November 26, 1997  
Recording number: [9711262576](#)  
 Regarding: Developer Extension Agreement

18. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat:

Recording No: [9712099007](#)

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Snoqualmie  
 Purpose: Emergency access road  
 Recording Date: February 24, 1998  
Recording No.: [9802241277](#)  
 Affects: Portion of said premises

20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Snoqualmie  
 Purpose: Utilities  
 Recording Date: February 27, 1998  
Recording No.: [9802272283](#)  
 Affects: Portion of said premises

Said easement also appears of record under instrument recorded under [recording number 9803101566](#).

21. Covenants, conditions, restrictions, easements and liability for assessments contained in instrument:

Recorded: July 21, 1998  
Recording number: [9807201530](#)

Amendment and/or modification(s) of said restrictions recorded under recording number(s):  
 9811122002, 9811170662, 9812162824, 19991115001488, 20000419000085, 20000907001329,  
 20010130000829, 20011116001490, 20021219002579, 20030305001811 and 20050812000959

An assignment of declarant rights under said covenant, condition and restrictions from Weyerhaeuser Real Estate Company to the Quadrant Corporation was recorded January 8, 2002 under [recording number 20020108002828](#).

**SCHEDULE B**  
(continued)

22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Grantee: Puget Sound Energy  
Purpose: Electric transmission and/or distribution system  
Area affected: Portion of said premises  
Recorded: December 4, 1998  
[Recording number: 9812041255](#)

Contains covenant prohibiting structures over said easement or other activities which might endanger the underground system.

Said easement is a re-recording of easement recorded under recording numbers 9709261134 and 9707111066.

23. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Parkway trail lighting  
Recording Date: April 14, 1999  
[Recording No.: 9904143176](#)  
Affects: Portion of said premises

Said easement includes a temporary construction easement.

24. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Snoqualmie  
Purpose: Cut and fill slopes and other structural facilities  
Recording Date: April 14, 1999  
[Recording No.: 9904143184](#)  
Affects: Portion of said premises

Said easement has been modified by first amendment recorded under [recording number 20001024001076](#).

Said easement has been modified by instrument recorded under [recording number 20020821000739](#).

25. Easement(s) for the purpose(s) shown below and rights incidental thereto, and the terms and conditions thereof, including a covenant to bear part or all of the cost of construction or repair of an easement for landscaping over adjacent property, all as granted in a document:

Purpose: Ingress and egress to and for maintenance, repair, replacement and inspection of crib wall  
Recording Date: February 11, 2000  
[Recording No.: 20000211001363](#)  
Affects: Southerly portion of said premises

Said instrument is a re-recording of instrument recorded under [recording number 19991208001024](#).

**SCHEDULE B**  
(continued)

## 26. Agreement and the terms and conditions thereof:

Between: Weyerhaeuser Real Estate Company  
And: Summit Cablevision L P  
Recorded: March 20, 2000  
[Recording number:](#) [2000032000622](#)  
Regarding: Lease and Right to Use Existing and future easements for Conduit System

## 27. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy and other utilities serving Snoqualmie Ridge  
Purpose: Telephone, cable and other utilities  
Recording Date: January 30, 2001  
[Recording No.:](#) [20010130000830](#)  
Affects: Portion of said premises

## 28. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America  
Purpose: Access road  
Recording Date: April 12, 2001  
[Recording No.:](#) [20010412001375](#)  
Affects: Portion of said premises

## 29. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on City of Snoqualmie Short Subdivision No. SP 01-03:

[Recording No:](#) [20020103900018](#)

## 30. Easement(s) for the purpose(s) shown below and rights incidental thereto, as shown in a document:

Purpose: Permanent utility and temporary access  
Area affected: Portion of said premises  
Recorded: January 8, 2002  
[Recording number:](#) [20020108002835](#)

## 31. Covenant contained in Instrument:

Recorded: August 29, 2003  
[Recording number:](#) [20030829003580](#)  
Regarding: 25 foot no structure setback area



**SCHEDULE B**  
(continued)

32. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Snoqualmie  
Purpose: Tree maintenance  
Recording Date: May 21, 2004  
[Recording No.:](#) [20040521000066](#)  
Affects: Portion of said premises

33. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Snoqualmie  
Purpose: Storm drainage facilities  
Recording Date: October 27, 2004  
[Recording No.:](#) [20041027000037](#)  
Area affected: Portion of said premises

34. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Quadrant Corporation  
Purpose: Storm drainage facilities  
Recording Date: October 27, 2004  
[Recording No.:](#) [20041027000038](#)  
Affects: Portion of said premises

35. Easement and the terms and conditions thereof:

Purpose: Landscaping  
Area affected: Portion of said premises  
Recorded: August 25, 2005  
[Recording No.:](#) [20050825001608](#)

36. Matters contained in that certain document

Entitled: Declaration of Tree Maintenance Covenant  
Dated: February 9, 2004  
Executed by: Snoqualmie Ridge Golf Club, LLC  
Recording Date: March 27, 2006  
[Recording No.:](#) [20060327002224](#)

37. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: CCG SPV I, LLC, a Delaware Limited Liability Company  
Purpose: Telecommunications facilities  
Recording Date: June 29, 2012  
[Recording No.:](#) [20120629002034](#)  
Affects: Portion of said premises as described in document

**SCHEDULE B**

(continued)

38. Communications Site Agreement(s), including the terms and provisions thereof, disclosed by Assignment and Assumption of Lease and/or Rents:
- Agreement 1:
- Grantor: Brightstar Golf Snoqualmie, LLC, as successor in interest to The Quadrant Corporation, as successor in interest to Weyerhaeuser Real Estate Company
- Grantee: Seattle SMSA Limited Partnership, dba Verizon Wireless
- Agreement 2:
- Grantor: CCG SPV I, LLC, as successor in interest to Brightstar Golf Snoqualmie, LLC, as successor in interest to Snoqualmie Ridge Golf Club, LLC
- Grantee: New Cingular Wireless PCS, LLC, as successor in interest to Pacific Bell Wireless, Northwest, LLC, d/b/a Cingular Wireless
- Agreement 2 was also disclosed by Memorandum of Second Amendment to Communications Site Agreement recorded under [Recording No. 20120906000062](#).
- Grantor's interest in said Agreement(s) is held by CCG SPV I, LLC, a Delaware limited liability company, pursuant to said Assignment and Assumption of Lease and/or Rents recorded under [recording number 20120629002035](#).
39. Communications Site Agreement, including the terms and conditions thereof:
- User: Voicestream Pcs III Corporation, a Delaware Corporation
- Dated: June 11, 2001
- As disclosed by recital on Statutory Warranty Deed recorded under [recording number 20130801001564](#).
40. Declaration of Covenant regarding Tree Retention within Snoqualmie Ridge Golf Course, including the terms and provisions thereof:
- Recorded: December 8, 2015
- [Recording number:](#) [20151208000653](#)
- Said declaration is a rerecording of declaration recorded under [recording number 20020621001421](#).
41. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
- Job No.: 1785-001-019
- Dated: October 29, 2019, and last revised December 20, 2019
- Prepared by: ESM Consulting Engineers
- Matters shown: Encroachment of Landscaping and related materials along the boundary between said premises and abutting properties and possible claims of adverse possession by either the golf course ownership and/or abutting property owners related thereto.

**SCHEDULE B**

(continued)

42. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2023
Tax Account No.:	252407-9001-06
Levy Code:	2277
Assessed Value-Land:	\$4,034,700.00
Assessed Value-Improvements:	\$7,748,800.00

## General and Special Taxes:

Billed:	\$102,886.82
Paid:	\$102,886.82
Unpaid:	\$0.00

43. Liability for Sewer Treatment Capacity Charges, if any, affecting certain areas of King, Pierce and Snohomish Counties. Said charges could apply to property connecting to the metropolitan sewerage facilities or reconnecting or changing its use and/or structure after February 1, 1990.  
Please contact the King County Wastewater Treatment Division, Capacity Charge Program, for further information at 206-296-1450 or Fax No. 206-263-6823 or email at [CapChargeEscrow@kingcounty.gov](mailto:CapChargeEscrow@kingcounty.gov).

\* A map showing sewer service area boundaries and incorporated areas can be found at:  
<http://www.kingcounty.gov/services/gis/Maps/vmc/Utilities.aspx>

Unrecorded Sewer Capacity Charges are not a lien on title to the Land.

44. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

**END OF SCHEDULE B**

**EXHIBIT E**  
EXEMPT SUBDIVISION MAP



CITY OF SNOQUALMIE  
KING COUNTY, WASHINGTON

EXEMPT SEGREGATION  
NO. \_\_\_\_\_

VOL. / PAGE

Item 13.

**DECLARATION**

KNOWN ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS DO HEREBY MAKE AN EXEMPT SEGREGATION THEREOF PURSUANT TO SMC 16.04.030.D. AND DECLARE THIS SEGREGATION TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SEGREGATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS

CV ARCIS VII LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY:  
ITS:

CITY OF SNOQUALMIE, A WASHINGTON MUNICIPAL CORPORATION

BY:  
ITS:

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AS THE \_\_\_\_\_ OF \_\_\_\_\_ AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH \_\_\_\_\_ FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_, 20\_\_\_\_.

PRINT NAME:  
NOTARY PUBLIC IN AND FOR THE STATE  
OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**APPROVALS**

CITY OF SNOQUALMIE

EXAMINED, FOUND TO BE IN COFORMITY WITH CURRENT LAND USE CONTROLS AND ALL CONDITIONS OF APPROVAL HAVE BEEN FULFILLED OR PROVIDED FOR.

DIRECTOR OF COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024

ATTEST: \_\_\_\_\_ CITY CLERK  
MAYOR \_\_\_\_\_

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024

CITY ENGINEER \_\_\_\_\_

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION, AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**LEGAL DESCRIPTION—PRIOR TO SEGREGATION**

LOT Z, CITY OF SNOQUALMIE BOUNDARY LINE ADJUSTMENT NUMBER LLA 04-02 (ALSO KNOWN AS "SNOQUALMIE RIDGE BOUNDARY LINE ADJUSTMENT NO. 26), AS RECORDED IN VOLUME 172 OF SURVEYS, PAGES 235 THROUGH 239, INCLUSIVE, UNDER KING COUNTY RECORDING NUMBER 20040607900001, SITUATE IN SECTIONS 25 AND 26, TOWNSHIP 24 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THOSE PORTIONS OF SAID LOT Z CONVEYED TO THE CITY OF SNOQUALMIE BY DEEDS RECORDED UNDER RECORDING NUMBERS 20070719000221 AND 20070720000283.

**LEGAL DESCRIPTION—AFTER SEGREGATION**

**PARCEL A**

THAT PORTION OF LOT Z, CITY OF SNOQUALMIE BOUNDARY LINE ADJUSTMENT NUMBER LLA 04-02 (ALSO KNOWN AS "SNOQUALMIE RIDGE BOUNDARY LINE ADJUSTMENT NO. 26), AS RECORDED IN VOLUME 172 OF SURVEYS, PAGES 235 THROUGH 239, INCLUSIVE, UNDER KING COUNTY RECORDING NUMBER 20040607900001, SITUATE IN SECTIONS 25 AND 26, TOWNSHIP 24 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF EAGLE LAKE DRIVE AND SE RIDGE STREET, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1200.00 FEET, THE CENTER OF WHICH BEARS SOUTH 37°33'28" EAST;  
THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE CURVE, THROUGH A CENTRAL ANGLE OF 5°27'30", AN ARC DISTANCE OF 114.32 FEET;  
THENCE SOUTH 43°00'58" EAST 32.50 FEET TO THE SOUTHEASTERLY MARGIN OF SE RIDGE ST AND THE POINT OF BEGINNING;  
THENCE SOUTH 09°20'20" WEST 318.81 FEET;  
THENCE SOUTH 84°59'22" WEST 276.05 FEET TO THE SOUTHEASTERLY MARGIN OF SAID SE RIDGE ST, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1832.50 FEET, THE CENTER OF WHICH BEARS NORTH 40°42'06" WEST;  
THENCE NORTHEASTERLY ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 9°53'55", AN ARC DISTANCE OF 316.59 FEET TO A REVERSE CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1167.50 FEET;  
THENCE NORTHEASTERLY ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 7°35'03", AN ARC DISTANCE OF 154.54 FEET TO THE POINT OF BEGINNING.

**PARCEL Z**

LOT Z, CITY OF SNOQUALMIE BOUNDARY LINE ADJUSTMENT NUMBER LLA 04-02 (ALSO KNOWN AS "SNOQUALMIE RIDGE BOUNDARY LINE ADJUSTMENT NO. 26), AS RECORDED IN VOLUME 172 OF SURVEYS, PAGES 235 THROUGH 239, INCLUSIVE, UNDER KING COUNTY RECORDING NUMBER 20040607900001, SITUATE IN SECTIONS 25 AND 26, TOWNSHIP 24 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THOSE PORTIONS OF SAID LOT Z CONVEYED TO THE CITY OF SNOQUALMIE BY DEEDS RECORDED UNDER RECORDING NUMBERS 20070719000221 AND 20070720000283.

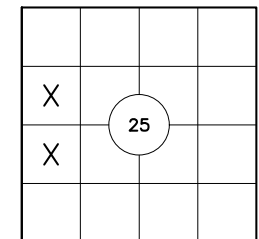
AND

EXCEPT THAT PORTION OF LOT Z DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF EAGLE LAKE DRIVE AND SE RIDGE STREET, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1200.00 FEET, THE CENTER OF WHICH BEARS SOUTH 37°33'28" EAST;  
THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE CURVE, THROUGH A CENTRAL ANGLE OF 5°27'30", AN ARC DISTANCE OF 114.32 FEET;  
THENCE SOUTH 43°00'58" EAST 32.50 FEET TO THE SOUTHEASTERLY MARGIN OF SE RIDGE ST AND THE POINT OF BEGINNING;  
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THENCE SOUTH 84°59'22" WEST 276.05 FEET TO THE SOUTHEASTERLY MARGIN OF SAID SE RIDGE ST, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1832.50 FEET, THE CENTER OF WHICH BEARS NORTH 40°42'06" WEST;  
THENCE NORTHEASTERLY ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 9°53'55", AN ARC DISTANCE OF 316.59 FEET TO A REVERSE CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1167.50 FEET;  
THENCE NORTHEASTERLY ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 7°35'03", AN ARC DISTANCE OF 154.54 FEET TO THE POINT OF BEGINNING.

**REFERENCES**

- CITY OF SNOQUALMIE BOUNDARY LINE ADJUSTMENT NUMBER LLA 04-02 RECORDING NUMBER 20040607900001

DNR INDEX



T24N R7E, W.M.

PORTION OF SW 1/4, NW 1/4 & NW 1/4, SW 1/4  
SEC. 25, TWP. 24N., RGE. 7E., W.M.  
CITY OF SNOQUALMIE, KING COUNTY, WASHINGTON

**RECORDER'S CERTIFICATE: no. \_\_\_\_\_**

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_ M

IN BOOK \_\_\_\_\_ OF SURVEYS, PAGE \_\_\_\_\_ AT THE REQUEST OF SAM COMPANIES.

DIVISION OF RECORDS AND ELECTIONS

MANAGER \_\_\_\_\_ SUPT. OF RECORDS \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CITY OF SNOQUALMIE IN JULY 2024.

ZANE LEE NALL  
CERTIFICATE NO. 40094



PROJECT: CITY OF SNOQUALMIE BLA

JOB NUMBER: 1024090450 (23-126)  
DATE: 10/01/2024  
SCALE: N/A  
SURVEYOR: ZLN  
TECHNICIAN: JM  
DRAWING:  
TRACT ID:  
PARTYCHIEF:  
SHEET: 1 OF 2

EXEMPT SEGREGATION  
FOR  
CITY OF SNOQUALMIE



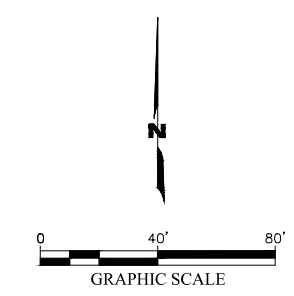
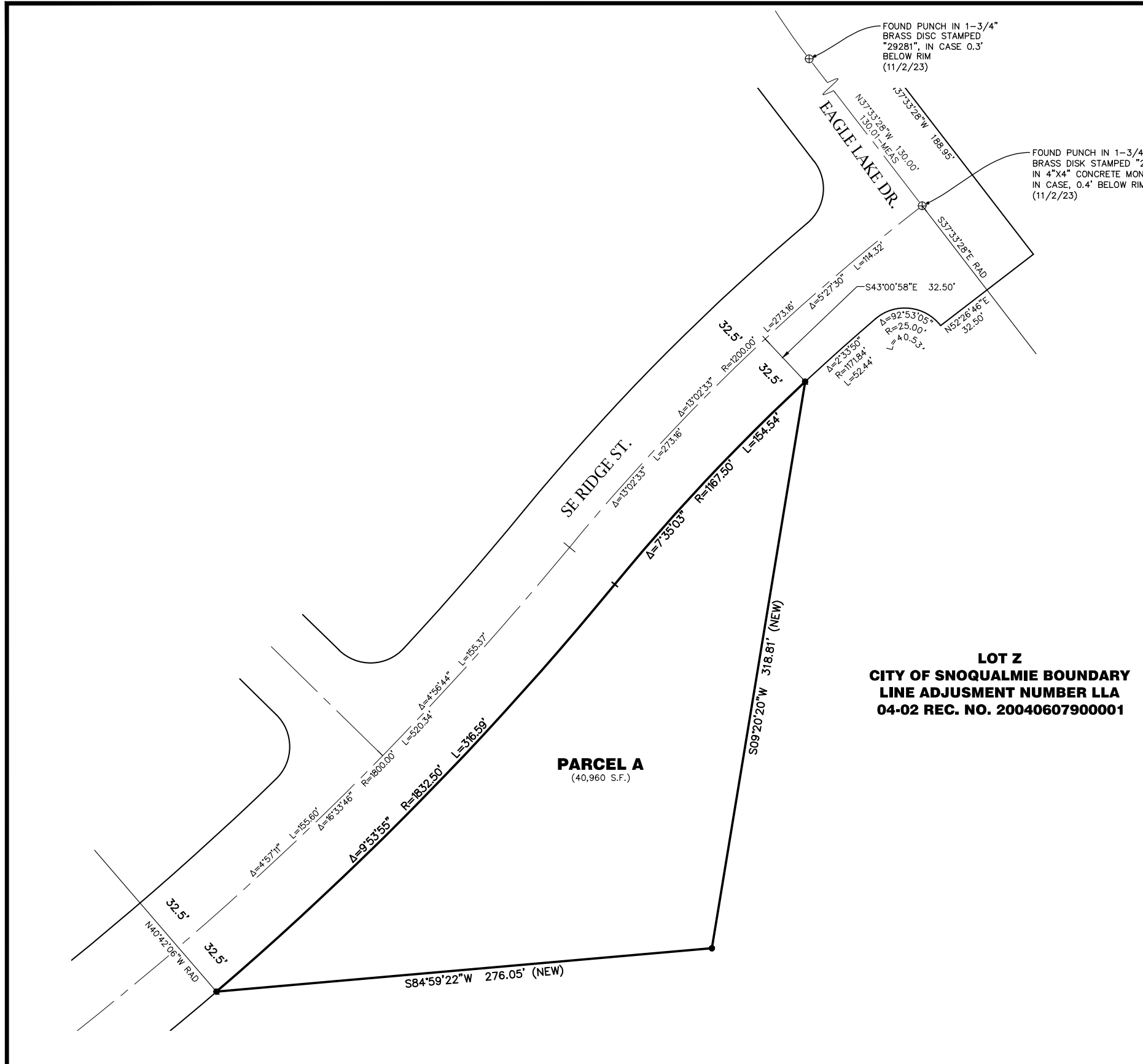
15241 NE 90th Street, Suite 100  
Redmond, WA 98052  
Office: 425-823-5700  
email: info@sam.biz

**KING COUNTY DEPARTMENT OF ASSESSMENTS**

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

KING COUNTY ASSESSOR \_\_\_\_\_ DEPUTY KING COUNTY ASSESSOR \_\_\_\_\_

ACCOUNT NUMBER: 2524079001



**BASIS OF BEARINGS**  
 BASIS OF BEARING NORTH 68°35'01" EAST BETWEEN WASHINGTON DEPARTMENTS OF TRANSPORTATION MONUMENTS TIG-063 & "CEDAR FLATS"

**EQUIPMENT NOTES**  
 PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA GS14 GPS/GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

**LEGEND**

- SET REBAR AND CAP "40094"
- ⊕ FOUND MONUMENT IN CASE

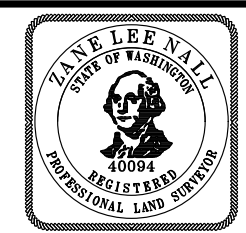
**LOT AREAS**

LOT Z AREA BEFORE SEGREGATION: 225.14 ACRES  
 LOT Z AREA AFTER SEGREGATION: 224.20 ACRES  
 PARCEL A AREA AFTER SEGREGATION: 40,960 S.F.

**LOT Z**  
**CITY OF SNOQUALMIE BOUNDARY**  
**LINE ADJUSTMENT NUMBER LLA**  
**04-02 REC. NO. 20040607900001**

**PARCEL A**  
 (40,960 S.F.)

PORTION OF SW 1/4, NW 1/4 & NW 1/4, SW 1/4  
 SEC. 25, TWP. 24N., RGE. 7E., W.M.  
 CITY OF SNOQUALMIE, KING COUNTY, WASHINGTON



PROJECT: CITY OF SNOQUALMIE BLA

JOB NUMBER:	1024090450 (23-126)
DATE:	10/01/2024
SCALE:	1"=40'
SURVEYOR:	ZLN
TECHNICIAN:	JM
DRAWING:	
TRACT ID:	
PARTY CHIEF:	
SHEET:	2 OF 2

**EXEMPT SEGREGATION**  
**FOR**  
**CITY OF SNOQUALMIE**

**SAM**

15241 NE 90th Street, Suite 100  
 Redmond, WA 98052  
 Office: 425-823-5700  
 email: info@sam.biz



# RECLAIMED WATER DISTRIBUTION SYSTEM ENGINEERING REPORT

*Prepared for City of Snoqualmie*

October 2023

SNQ 22-0187



Prepared by:  
RH2 Engineering, Inc.  
22722 29<sup>th</sup> Drive SE, Suite 210  
Bothell, WA 98021  
1.800.720.8052 / rh2.com

# City of Snoqualmie

# Reclaimed Water Distribution System

October 2023

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Prepared by RH2 Engineering, Inc.

Prepared for City of Snoqualmie

Note: This Engineering Report was completed under the direct supervision of the following Licensed Professional Engineers registered in the State of Washington.

Sincerely,

**RH2 ENGINEERING, INC.**



Signed: 10/06/2023



# City of Snoqualmie

## Reclaimed Water Distribution System

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# City of Snoqualmie

# Reclaimed Water Distribution System

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Figure 6 – Potential Reservoir Location

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Appendix A – SEPA Checklist

# City of Snoqualmie

# Reclaimed Water Distribution System

## Engineering Report

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## Introduction

This Engineering Report (Report) evaluates alternatives for the City of Snoqualmie (City) to improve its reclaimed water distribution system to meet the requirements of the Washington State Department of Ecology's (Ecology) Reclaimed Water Rule and to comply with Permit Section R8.A.1 of the City's current Reclaimed Water Permit. This Report includes the reclaimed water system alternatives analysis and the preliminary design of the preferred alternative.

## Background

The City owns and operates a potable water system, a sanitary sewer system, and a reclaimed water system. The reclaimed water supply and distribution system finished construction in 1999. The City's Water Reclamation Facility (WRF) supplies Class A reclaimed water to Eagle Lake, where it is stored as irrigation supply for City-supplied customers and the Snoqualmie Ridge Golf Course (Golf Course). City customers are supplied irrigation water from the City owned Irrigation Pump Station (IPS) located near Eagle Lake. The Golf Course irrigation system is owned and operated by the Golf Course and is separate from City operations. **Figure 1** shows the reclaimed water transmission main from the WRF to Eagle Lake, as well as the City's reclaimed water system irrigation areas.

In 2021, Ecology issued the City's updated National Pollutant Discharge Elimination System (Permit) Permit (No. WA0022403), which included additional requirements for the City's reclaimed water system. These updates are based on the recently modified Reclaimed Water Rule, Chapter 173-219 Washington Administrative Code (WAC), which includes requirements that did not exist at the time the reclaimed water system was constructed. Through the NPDES Permit, Ecology is requiring the City to modify the reclaimed water distribution system to "...not allow contamination of reclaimed water by lower quality water, such as urban stormwater runoff." The purpose of this Report is to analyze alternatives and propose reclaimed water system improvements to fulfill Permit Section R8.A.1 submittal requirements. The use of reclaimed water is necessary to help meet the growing need for clean water for beneficial use. It is RH2 Engineering, Inc., (RH2) and the City's understanding that the goal of the Reclaimed Water Rule and the Permit, as it pertains to the City's Class A reclaimed water irrigation system, is to prevent degradation of reclaimed water quality from other sources.

The existing City irrigation system is a non-expanding reclaimed water system. At this time, the City has no intention to increase the service area or number of customers that receive reclaimed water.

## Historical Irrigation Usage

Currently, reclaimed water is produced at the WRF, sent to Eagle Lake via the Reclaimed Water Transmission Main, and then pumped from the IPS to the City's irrigation distribution system. The municipal side of the IPS has three pumps that supply a 10-inch pipeline that connects to

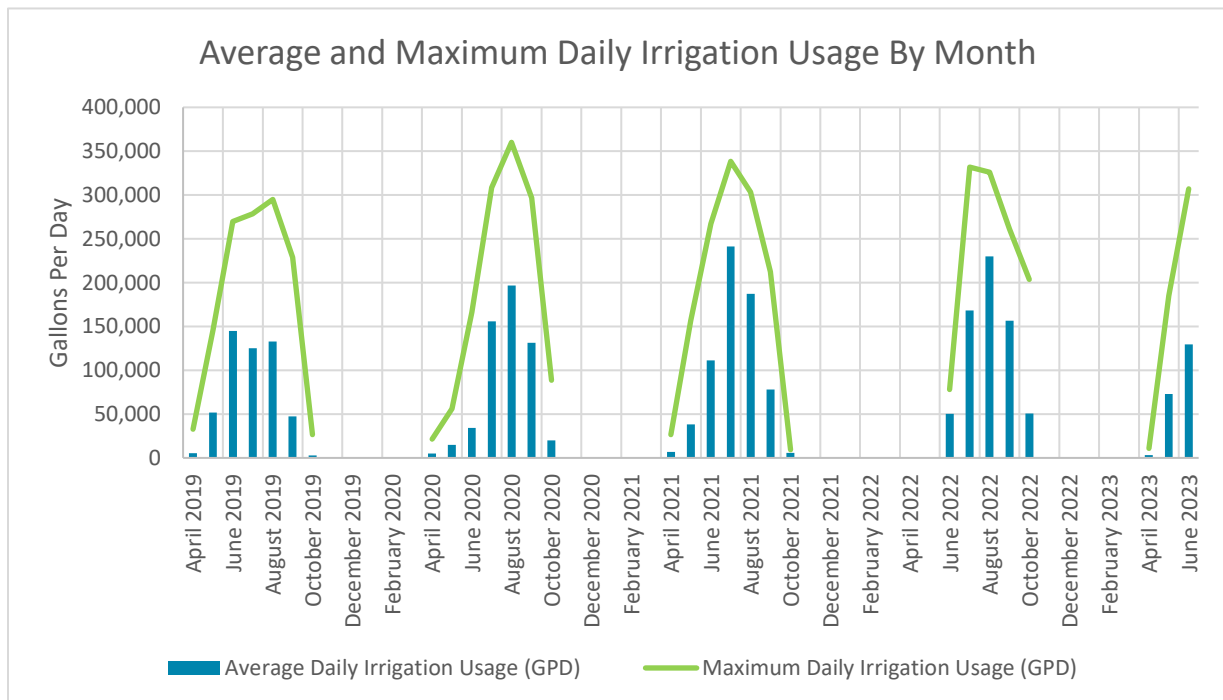
the City’s irrigation distribution system. **Table 1** shows the existing pumps’ capacity, total dynamic head, and horsepower.

**Table 1**  
**Existing Municipal Irrigation Pumps**

Pump Quantity and Type	Pump Capacity (gpm)	Total Dynamic Head (ft)	Horsepower
(2) Vertical Turbine Pumps	500	400	75
(1) Jockey Pump	40	600	7.5

Historically, the City supplied Eagle Lake from two sources; Class A reclaimed water from the City’s WRF, and water from the City’s potable water system. In 2019, the City transitioned to using only reclaimed water for irrigation to help conserve potable water for beneficial use. **Figure 2** shows the average and maximum daily irrigation use for each month from April 2019 to June 2023 during irrigation season. During the 2019 through 2022 irrigation seasons, the average volume of irrigation water used for the City’s irrigation system was 17.9 million gallons (MG) per year. This is not total reclaimed water supply to Eagle Lake or does it include supply to the Golf Course irrigation system.

**Figure 2**  
**Average and Maximum Daily Irrigation Usage per Month**



The existing City irrigation system controller is a Rain Bird Maxicom Central Control System with meters to the various points of connection to bill customers. This Maxicom system controls irrigation of City areas overnight between the hours of 10 PM and 6 AM. **Table 2** summarizes the daily irrigation water demands.

**Table 2**  
**City Irrigation Demands Summary**

Condition	Criteria	Gallons
Average Daily Demand	Average Day Production in July and August 2019-2022	180,000
Maximum Daily Demand	Maximum Day Production from 2019-2022	360,000
Maximum Daily Irrigation Pump Capacity	Eagle Lake Pump Station capacity with two 500 gallons per minute (gpm) pumps continuously running for 8 hours each night	480,000

The City contracts with Extended Range Forecasting Company, Inc., (ERF, aka Water Management Group, Inc.) to manage the irrigation system. The irrigation system piping varies throughout distribution, and there are multiple pressure regulating valves which reduce pressure to the zone of application. The jockey pump operates intermittently to maintain a pressure setpoint within the system, a minimum of 70 pounds per square inch (psi).

## Alternatives Analysis

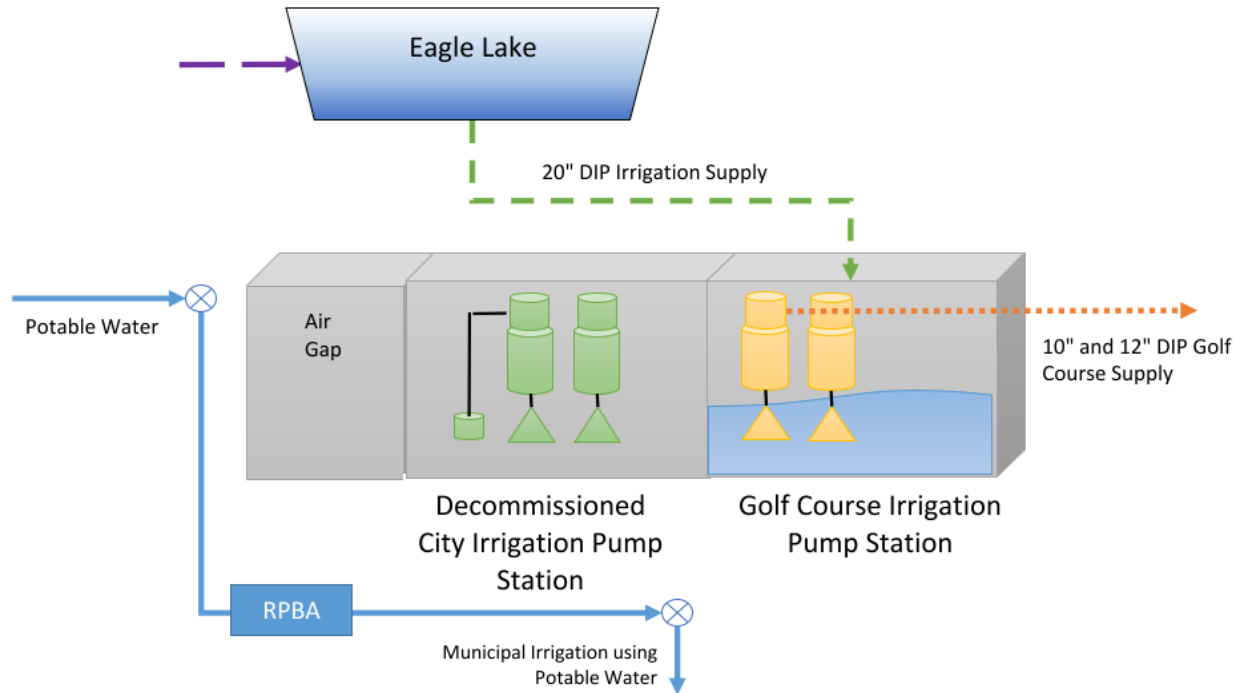
Ecology is requiring that the City’s irrigation system be separated from Eagle Lake so that it does not pump water that is comingled with other potential water sources. In addition, the Reclaimed Water Rule requires that any Class A reclaimed water generator or distributor must maintain a free chlorine residual greater than 0.2 milligrams per liter (mg/L) or a total chlorine residual greater than 0.5 mg/L “...from the facility to the point of use to prevent biological growth, prevent deterioration of reclaimed water quality, and to protect public health.” (WAC 173-219-370(1)). RH2 evaluated two distribution system improvement alternatives to comply with these regulations. Alternative 1 would transition the City’s entire municipal irrigation supply downstream of the IPS to potable water, which inherently has a chlorine residual. Alternative 2 would construct a closed reservoir to store and separate reclaimed water generated by the WRF from the Golf Course’s Eagle Lake. This alternative would either have a permanent chlorination system for disinfection or have appurtenances to implement emergency chlorination.

### Alternative 1: Transition Irrigation Customers to Potable Supply

Alternative 1 would transition existing irrigation customers from reclaimed water to potable water. This can be accomplished by bypassing the IPS altogether and connecting the existing potable water supply directly to the 10-inch ductile iron pipe (DIP) municipal irrigation main. Piping associated with the municipal reclaimed IPS would be cut and capped. The existing 4-inch-diameter potable supply pipeline may need to be upsized to accommodate the new connection. A reduced pressure backflow assembly (RPBA) would be installed to prevent a cross connection to the domestic water system. The pipeline would be equipped with control valves

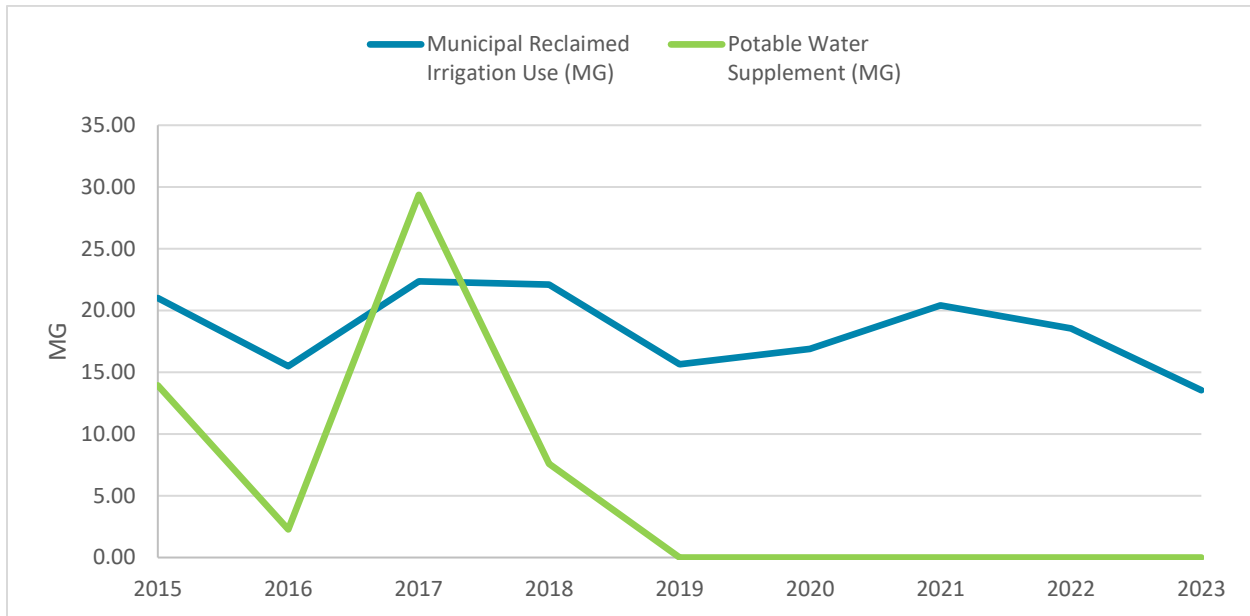
to regulate flow and a flow meter with a telemetry connection to allow the City to monitor water use. **Figure 3** shows a schematic of this alternative.

**Figure 3**  
**Alternative 1 Schematic**



The City’s Water Use Efficiency (WUE) Program, in accordance with the WUE Rule in the Municipal Water Supply – Efficiency Requirements Act, is helping to curtail excess potable water demands. Prior to 2019, potable water was used occasionally to supplement reclaimed water for irrigation. Since 2019, the City has not supplemented reclaimed water demands with potable water. **Figure 4** shows the historical annual municipal reclaimed water irrigation usage and potable water supplement. Converting municipal customers’ irrigation supply from reclaimed water to potable water will result in higher potable water usage for irrigation. This will result in higher potable water usage for irrigation and may result in greater burden to water supply which has not been accounted for in water system planning.

**Figure 4**  
**Municipal Reclaimed Irrigation Use and Potable Water Supplement**



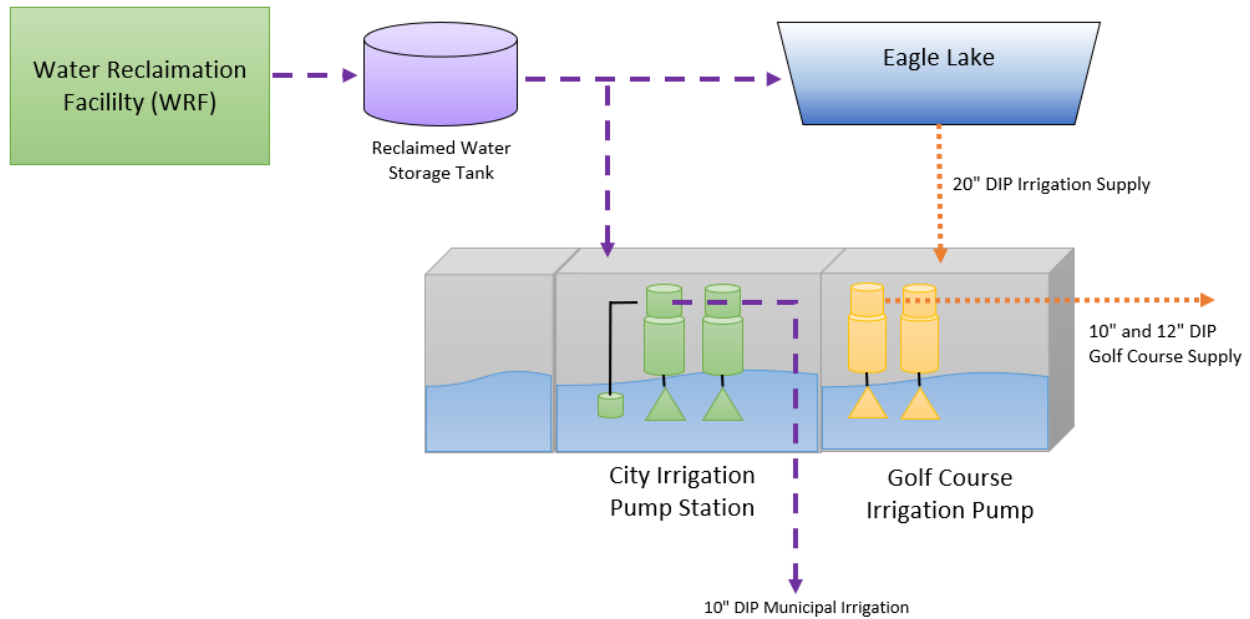
Converting the City’s irrigation supply to potable water also will cause an increase in prices for City customers currently billed for reclaimed water. Per City Ordinance 1187, the rate for retail customers of the municipal irrigation system for reclaimed water is a flat rate (based on the percent of total zones a customer owns) plus a volumetric rate of \$3.21 per 100 cubic feet (ccf) in 2023. The commercial water/potable irrigation rate is a flat rate (based on the size of the customer’s water meter) plus a volumetric rate of \$4.09/ccf in 2023 (assuming the usage falls within 300 to 801 ccf). Therefore, transitioning customers from reclaimed water to potable water would result in a cost increase of \$0.88/ccf in 2023.

The Water System Plan (WSP) details future water rights and source capacity limitations. Table 6-3 of the WSP shows that instantaneous water rights would be deficient by 2040 even factoring Water Use Efficiency (WUE). Table 7-2 of the WSP shows that projected water source capacity would be deficient by 2030. Due to the City’s population growth, limited water rights, and customer cost impacts, potable water is not a viable long-term solution for the City to comply with the Reclaimed Water Rule.

## Alternative 2: Separation of City Reclaimed Water Irrigation System

Alternative 2 consists of constructing a new reclaimed water reservoir. Reclaimed water produced at the WRF would be stored in the reservoir and then connected to the irrigation distribution system at the IPS, thereby completely separating Eagle Lake from the municipal irrigation system. This alternative would provide the City with complete control of the reclaimed water quantity and quality as it leaves the WRF. Eagle Lake would continue to be supplied with reclaimed water for use by the Golf Course. **Figure 5** shows a schematic of this alternative.

**Figure 5**  
**Alternative 2 Schematic**



### Alternative 2A: Reclaimed Water Reservoir with Chlorination

To maintain a chlorine residual per WAC 173-219-370, a chlorination system would inject sodium hypochlorite into the City’s irrigation pump station discharge as the water is pumped to the municipal irrigation distribution system. The disinfection infrastructure would include a bulk sodium hypochlorite chemical storage and feed system, chlorine residual analyzers in the irrigation distribution system at key locations (to ensure a residual greater than 0.2 mg/L free chlorine or greater than 0.5 mg/L total chlorine), and electrical and control improvements.

The disadvantages of chlorinating reclaimed water not only include the additional capital and operational costs for the chemical feed system, but also the challenges and labor required to maintain a chlorine residual in this type of distribution system. As shown in **Figure 1**, unlike a potable water distribution system that typically loops fresh water throughout a system, the reclaimed water distribution system consists of a 10-inch-diameter transmission main to Eagle Lake and a branching network of irrigation lines from the pump station. This results in many dead-end, small diameter pipelines, each with their own extended water age issues. It would be challenging to monitor the various extents of the irrigation zones for chlorine residual. It would be even more challenging to consistently maintain a healthy chlorine residual in an intermittent system that only operates overnight and is dormant for most of the day. A fully looped irrigation system would require a complete rebuild of this distribution system.

### Alternative 2B: Reclaimed Water Reservoir without Chlorination

WAC 173-219-370 allows for the distribution chlorine residual requirement to be waived or modified if the reclaimed water generator can demonstrate a benefit from reducing or eliminating the chlorine residual. The City previously requested a distribution chlorine residual waiver in a December 2015 Engineering Report under the condition that the chlorination disinfection system be maintained to either mitigate biological growth within the irrigation distribution system or provide disinfection in the event the ultraviolet (UV) disinfection system



cannot meet reclaimed water standards. In 2019, the City received formal approval from Ecology and the Washington State Department of Health (DOH) to waive the distribution chlorine residual requirement for the UV application. The City is requesting that Ecology and DOH continue to waive the distribution chlorine residual requirement for the proposed application of completely separating Eagle Lake from the municipal irrigation system by constructing a reclaimed water reservoir. The many benefits of not chlorinating the City's reclaimed water include the issues referenced previously. City operations staff would not need to operate and maintain the chlorine storage and feed equipment or monitor chlorine residual throughout the various dead-end irrigation zones overnight during the hours of irrigation.

One of the strongest reasons to not chlorinate is that the City has been operating this irrigation system for more than two decades without any recorded violations or public health concerns regarding the use of reclaimed irrigation water. The City has complete control of the irrigation system, there are no unauthorized users of the reclaimed water system, and the late-night hours of operation limit human exposure to the Class A reclaimed water. Augmenting this water with a chlorine residual would require extensive additional maintenance for City staff with minimal health benefit.

To provide disinfection flexibility, the City can keep the WRF reclaimed water pump discharge chemical injection point available if sodium hypochlorite is ever needed to sanitize the irrigation distribution system in an emergency. The City previously chlorinated Class A reclaimed water before the UV light disinfection system was implemented at the WRF.

## Recommendation

Separating the City's reclaimed water allotment from Eagle Lake by installing a new closed water reservoir is the best solution to meet the updated Permit requirements. This will allow the City to have full control of the quality of reclaimed water generated by the WRF. Maintenance of a chlorine residual to comply with WAC 176-219-370 may require rebuilding the City's entire irrigation distribution system, as well as extensive operator labor to maintain and operate a chlorine storage and injection system and monitor chlorine residuals in dead-end zones overnight. The non-looped irrigation distribution system may not feasibly sustain a chlorine residual due to extensive water quality issues within dead-end pipes. The effort required for maintaining this residual has minimal benefit since the City has had no reported public health issues with humans interacting with this reclaimed irrigation water since 1999 when construction was completed. It would be challenging to estimate the costs of chlorinating reclaimed water while upgrading the reclaimed water distribution system to ensure a persistent chlorine residual. The City is formally requesting Ecology waive the requirement of maintaining a chlorine residual as outlined in WAC 173-219-370, since separation through a proposed reclaimed water reservoir will meet the intent of the NPDES Permit.

# Reclaimed Water Reservoir Preliminary Design

## Reservoir Sizing

The reservoir will be sized to provide at least enough storage to meet the maximum day demand of the existing system over the 8 hour irrigation period. The irrigation period is from 10 PM to 6 AM and most reclaimed water is produced during the day. **Table 3** shows the basis of design for the reservoir’s volume.

**Table 3**  
**Reclaimed Water Reservoir Volume Basis of Design**

Condition	Criteria	Design Usage (gal)
Average Daily Demand	Average Day Demand (During Peak Irrigation Season)	180,000
Minimum Storage Volume	1.5 x Average Day Demand (per Reclaimed Water Facilities Manual)	270,000
Maximum Daily Storage Volume	Maximum Production from 2019-2022	360,000
Conservative Maximum Daily Storage Volume	Maximum Production with a 10% Safety Factor	400,000
Maximum IPS Pumping Condition	Eagle Lake Pump Station capacity with two 500 gpm pumps continuously running for 8 hours each night	480,000

The proposed reservoir should be sized to store approximately 400,000 gallons to provide some conservatism for the maximum daily volume. The exact size will be determined in a future phase of this project.

## Reservoir Location

The proposed reclaimed water reservoir will be constructed along the reclaimed water transmission main that currently runs from the WRF to Eagle Lake. Reclaimed water will flow from the reservoir to the IPS and bypass Eagle Lake. A new control structure and clearwell also will need to be installed at the IPS. **Figure 6** provides six possible sites for the proposed reservoir. Sites 1 and 2 are preferable as they are out of the neighborhood’s public view; however, they are both within Bonneville Power Administration’s (BPA) easement and would require additional coordination and permitting prior to construction. If the BPA permitting timeline would prevent the tank from being constructed and operational by June 30, 2026, then Site 3 or 4 should be selected. Site 3 is within view of the Golf Course and many homeowners; therefore, it would require additional coordination with these stakeholders. Site 4 is at the WRF. This site would simplify operations and maintenance; however, due to hydraulic constraints, a reservoir at the WRF would have to be very shallow and would be significantly more expensive than the other sites. Site 5 would require constructing an additional clarifier at the WRF and utilizing it as a reclaimed water reservoir until City growth requires it to function as a clarifier to increase WRF treatment capacity. This option was eliminated as it is significantly more expensive than sites 1-3 and once a third clarifier is needed at the WRF, another reclaimed water reservoir also would be necessary. Site 6 is next to the IPS. This site was

eliminated due to the large number of existing utilities in the area. **Planning-Level Capital Costs** for all six sites are presented later in this Report.

## Reservoir Access

The site will be developed to allow for large vehicles to drive to the infrastructure for any future work. The reservoir will be buried or partially buried depending on the selected location. There will be a single roof access hatch that will be a minimum of 30 inches in diameter for interior access and transport of any maintenance equipment inside the reservoir. The interior access ladder will be stainless steel and equipped with a safety climb system. The reservoir will be designed to prevent any stormwater intrusion to maintain the water quality of the reclaimed water.

## Reservoir Mechanical

A control structure or mechanical piping system will be designed in a future phase of this project to split reclaimed water flows to the reservoir and to Eagle Lake. Due to the volume differences between the reservoir and Eagle Lake, the intent of the control structure would be to prioritize filling the reservoir first. The reservoir inlet pipe will be ductile iron outside of the reservoir, stainless steel under and through the reservoir foundation, and coated steel within the reservoir. The inlet pipe sizing and location will be determined during future phases of the project.

The separate outlet pipe also will be coated steel pipe inside the reservoir, stainless steel piping through the reservoir, and ductile iron piping outside the reservoir. There also will be new ductile iron piping from the reservoir outlet to the City's municipal irrigation pump station clearwell. The outlet pipe sizing will be determined during future phases of the project.

The reservoir control structure would direct any reservoir overflow water to Eagle Lake. This will be designed during future phases of the project. Reservoir drainage will also be determined during the design phase of the project and will account for the partially buried or completely buried structure, likely through piping or an accessory structure.

All pipes entering or leaving the reservoir will have expansion joints to allow for differential settling without putting strain on the pipes.

The reservoir will have one roof vent to move air during normal operation and provide vacuum protection for a major drawdown event. The vent system will be confirmed during the design phase of the project.

## Reservoir Electrical, Telemetry, and Lighting

The reservoir instrumentation will communicate with the City's Supervisory Control and Data Acquisition (SCADA) system through fiber optic lines. The location of the existing wiring that can be extended to the site will be evaluated during future phases of the project.

The SCADA system at the reservoir site will monitor reservoir levels, notify staff of access hatch intrusion, and notify the City if there is an overflow event. Updates to the telemetry system at

the IPS will allow City operators to monitor and control water levels in Eagle Lake and the bypass control structure.

The reservoir will have site lighting to help facilitate City staff to access the reservoir anytime throughout the day. Additional security measures will be determined during future phases of the project.

## Operations and Maintenance Considerations

City WRF staff would operate and maintain the proposed reservoir and control structure, but the required labor is expected to be minimal due to the passive nature of these distribution system improvements.

If irrigation water is required in early spring before the WRF starts producing Class A reclaimed water regularly, then the irrigation system should be configured to be supplemented with potable water through an air gap or an approved backflow prevention device for potable cross-connection control.

The City can plan on shock chlorinating the transmission main, reservoir, and pipeline routinely as a maintenance procedure to ensure sanitary conditions at the start of each irrigation season. The emergency chlorination injection point can be activated for this activity. At the end of each irrigation season, the irrigation distribution system can be flushed and drained as much as possible.

Once construction of the reclaimed water reservoir is complete, the City will update its *Reclaimed Water Operations and Maintenance Manual* per the NPDES Permit requirements. This will include shock chlorination and flushing protocols for the reclaimed water distribution system, updates to the sign maintenance program, and cross-connection control maintenance activities, such as proper backflow prevention assembly testing protocols.

## Planning-Level Capital Costs

This section summarizes the capital costs of the reclaimed water storage tank alternatives presented in **Figure 6**. **Table 4** presents an opinion of probable construction and overall project costs for a proposed reservoir on Sites 1 through 3, as these three sites have similar capital costs related to being undeveloped with minimal existing infrastructure and utilities. **Table 5** presents an opinion of probable cost for Site 4, which is significantly higher than Sites 1, 2, and 3 due to the shallow and wide geometry of the proposed tank to make the WRF location feasible. **Table 6** presents an opinion of probable cost for Site 5, which constructs a new clarifier to function as a reclaimed water reservoir. **Table 7** presents an opinion of probable cost for Site 6, which locates the proposed reservoir directly adjacent to the IPS. Costs and contingencies will be further refined during future phases of the project.

**Table 4**  
**Engineer’s Opinion of Probable Capital Cost for Sites 1 through 3 (Greenfield Sites)**

Item	Unit	Total Cost
Mobilization, Demobilization, Site Prep, and Cleanup (10%)	LS	\$265,000
Site Work	LS	\$275,000
Structural	LS	\$2,239,000
Utility	LS	\$100,000
Electrical, Telemetry, and Automatic Control	LS	\$100,000
<b>Construction Cost Subtotal</b>		<b>\$2,979,000</b>
Construction Contingency (30%)		\$894,000
Sales Tax (8.9%)		\$265,200
<b>Total Estimated Construction Cost</b>		<b>\$4,139,000</b>
Engineering Design, Survey, Geotechnical, Permitting, Bid-Phase Services, Construction-Phase Services		\$1,449,000
City Project Administration		\$621,000
<b>Total Project Cost</b>		<b>\$6,300,000</b>

**Table 5**  
**Engineer’s Opinion of Probable Capital Cost for Site 4 (at WRF)**

Item	Unit	Total Cost
Mobilization, Demobilization, Site Prep, and Cleanup (10%)	LS	\$323,000
Site Work	LS	\$300,000
Structural	LS	\$2,688,000
Utility	LS	\$90,000
Electrical, Telemetry, and Automatic Control	LS	\$150,000
<b>Construction Cost Subtotal</b>		<b>\$3,551,000</b>
Construction Contingency (30%)		\$1,066,000
Sales Tax (8.9%)		\$316,000
<b>Total Estimated Construction Cost</b>		<b>\$4,933,000</b>
Engineering Design, Survey, Geotechnical, Permitting, Bid-Phase Services, Construction-Phase Services		\$1,727,000
City Project Administration		\$740,000
<b>Total Project Cost</b>		<b>\$7,400,000</b>

**Table 6**  
**Engineer’s Opinion of Probable Capital Cost for Site 5 (WRF Clarifier)**

Item	Unit	Total Cost
Mobilization, Demobilization, Site Prep, and Cleanup (10%)	LS	\$302,000
Site Work	LS	\$450,000
Structural	LS	\$1,715,000
Utility	LS	\$450,000
Electrical, Telemetry, and Automatic Control	LS	\$400,000
<b>Construction Cost Subtotal</b>		<b>\$3,317,000</b>
Construction Contingency (30%)		\$996,000
Sales Tax (8.9%)		\$296,000
<b>Total Estimated Construction Cost</b>		<b>\$4,610,000</b>
Engineering Design, Survey, Geotechnical, Permitting, Bid-Phase Services, Construction-Phase Services		\$1,614,000
City Project Administration		\$692,000
<b>Total Project Cost</b>		<b>\$7,000,000</b>

**Table 7**  
**Engineer’s Opinion of Probable Capital Cost for Site 6 (at IPS)**

Item	Unit	Total Cost
Mobilization, Demobilization, Site Prep, and Cleanup (10%)	LS	\$316,000
Site Work	LS	\$400,000
Structural	LS	\$1,910,000
Utility	LS	\$750,000
Electrical, Telemetry, and Automatic Control	LS	\$100,000
<b>Construction Cost Subtotal</b>		<b>\$3,476,000</b>
Construction Contingency (30%)		\$1,041,000
Sales Tax (8.9%)		\$309,000
<b>Total Estimated Construction Cost</b>		<b>\$4,826,000</b>
Engineering Design, Survey, Geotechnical, Permitting, Bid-Phase Services, Construction-Phase Services		\$1,687,000
City Project Administration		\$723,000
<b>Total Project Cost</b>		<b>\$7,300,000</b>

Sites 1, 2, and 3 are the lowest cost options for the proposed reclaimed water reservoir and are to be further explored during future phases of this project. Locating the reservoir at the WRF (Site 4) was eliminated since it is more expensive and would reduce the amount of expandable area at the WRF. While developing a third WRF clarifier (Site 5) would be more expensive than Sites 1 through 3, it has the benefit of being converted into a future clarifier when needed.

However, this option postpones a true reclaimed water storage solution for the future and has been eliminated. Building the reservoir directly at the IPS (Site 6) would require a massive reconstruction of below-grade utilities; this option has been eliminated due to the additional cost and unknown risks.

## Conclusions and Next Steps

The recommended alternative to comply with the Reclaimed Water Rule is for the City to store reclaimed water in a proposed reservoir, separating this supply. The proposed reservoir should be located in an open area near the Golf Course away from existing infrastructure and utilities (proposed Sites 1, 2, and 3). The irrigation system is a non-expanding system with no proposed new reclaimed water users in the near future. The existing infrastructure was operated and maintained for more than two decades with no public health concerns since the City irrigates overnight to minimize human exposure. Implementing a chlorination system to provide a chlorine residual would incur extensive costs and labor for minimal benefit.

The predesign and site selection will be finalized in 2023. A preliminary environmental review and planning-level State Environmental Policy Act (SEPA) Checklist has been prepared and is attached as **Appendix A**. The SEPA Checklist will be amended to a project-level SEPA in a future phase of this project after site selection. Design of the recommended improvements is anticipated to begin in 2024, with the goal to have construction complete by June 30, 2026, to comply with the milestones listed on the Permit. The preliminary design-level cost estimate for this project is between \$6,000,000 to \$7,000,000, depending on the selected tank location.

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# Appendix A

## SEPA Checklist



# SEPA ENVIRONMENTAL CHECKLIST

## Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

## A. Background

### 1. Name of proposed project, if applicable:

Reclaimed Water Distribution System Improvements

### 2. Name of applicant:

City of Snoqualmie (City) Public Works Department

### 3. Address and phone number of applicant and contact person:

Andrew Vining, PE, Project Engineer  
 City of Snoqualmie Public Works  
 38624 SE River Street  
 Snoqualmie, WA 98065  
 (425) 831-8919, ext. 3004

### 4. Date checklist prepared:

October 6, 2023

### 5. Agency requesting checklist:

City Planning Department and Washington State Department of Ecology (Ecology)

### 6. Proposed timing or schedule (including phasing, if applicable):

The *Reclaimed Water Distribution System Engineering Report* (Engineering Report) (RH2, 2023) is undergoing final review and pending approval with Ecology, which is planned to occur before the end of 2023. The predesign and site selection for the reservoir will be finalized in late 2023. Design of the recommended improvements is anticipated to begin in 2024, with the goal of having construction complete by June 30, 2026, to comply with the requirements of Ecology's Reclaimed Water Rule and with Permit Section R8.A.1 of the City's current National Pollutant Discharge Elimination System (NPDES) Permit.

### 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The existing City irrigation system is a non-expanding reclaimed water system. The City does not currently intend to increase the service area or number of customers that receive reclaimed water. Future improvements or expansion of the reclaimed water system would be covered in future State Environmental Policy Act (SEPA) review, as needed.

### 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The Engineering Report, which includes a reclaimed water system alternatives analysis and preliminary design information for a preferred site alternative, has been prepared in support of this project. This SEPA Checklist has been prepared to accompany the Engineering Report review through Ecology, as well as detail anticipated project

improvements to the extent they are presently defined. Additional environmental documentation is anticipated to be prepared for construction of a preferred alternative, as well as for compliance with permitting processes, including the State Environmental Review Process (SERP) through Ecology. SERP is anticipated to be completed for this project as a condition of receiving Clean Water State Revolving Fund (CWSRF) funding.

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

No pending applications or approvals are known.

**10. List any government approvals or permits that will be needed for your proposal, if known.**

This SEPA will be processed by the City to accompany the Engineering Report. A project-level SEPA will be prepared following site selection and subsequent design. Approvals needed for the project include the following.

- Project Design/Construction Review and Approval – Washington State Department of Health (DOH) and Ecology
- SERP Compliance is anticipated to be required for the project pending award of CWSRF funding, including the following components – Ecology
  - Environmental Review (SEPA) (for project-level improvements)
  - Public participation/engagement
  - Section 106 National Historic Preservation Act (NHPA) Cultural Resources Review
  - Environmental Justice Review
  - Compliance with applicable federal cross cutters, as needed (e.g., Clean Air Act, Endangered Species Act, etc.)
- Proposed Use of Bonneville Power Administration (BPA) Right-of-Way Approval would be needed for select potential reservoir sites – BPA
- Clearing and Grading Permit – City
- Critical Areas Review would be needed for select potential reservoir sites – City
- Commercial Building Permit – City

**11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

The City's Water Reclamation Facility (WRF) produces Class A reclaimed water and supplies it to Eagle Lake via a transmission main that traverses State Route (SR) 202 and Snoqualmie Parkway. Class A water is stored in Eagle Lake as irrigation supply for the City's Class A distribution system and the Snoqualmie Ridge Golf Course (Golf Course). Reclaimed water is

distributed to the above-mentioned sources via the City-owned Irrigation Pump Station (IPS) located near Eagle Lake.

In 2021, Ecology issued the City's updated NPDES Permit (No. WA0022403), which included additional requirements for the City's reclaimed water system. These updates are based on the recently modified Reclaimed Water Rule in Chapter 173-219 Washington Administrative Code (WAC), which includes requirements that did not exist at the time the reclaimed water system was constructed. Through the NPDES Permit, Ecology is requiring the City to modify the reclaimed water distribution system to "...not allow contamination of reclaimed water by lower quality water, such as urban stormwater runoff."

To comply with the 2018 update of the Reclaimed Water Rule, the City is proposing construction of a new closed reservoir to store and separate reclaimed water generated by the WRF from Eagle Lake. Reclaimed water produced at the WRF would be stored in the reservoir and then connected to the irrigation distribution system at the IPS, thereby completely separating Eagle Lake from the City's Class A distribution system. The proposed closed reservoir also would involve construction of a new reclaimed water pipeline to the IPS. Six potential reservoir sites are identified in the Engineering Report and four are being evaluated further to determine the optimal location for the new facility.

This SEPA Checklist is being included with the Engineering Report review and is intended to satisfy planning-level SEPA review. To the extent that details are known for the proposed alternative reservoir sites, they have been included; however, the City anticipates preparation of a project-level SEPA once the reservoir site is selected and subsequent design is completed.

**12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

Potential reservoir sites identified in the Engineering Report are all within City limits. Potential reservoir sites 1, 2, and 3 are in the Snoqualmie Ridge neighborhood, near the Golf Course. Potential reservoir site 4 is within the footprint of the City's existing WRF. The proposed reclaimed water transmission main alignment would be dependent on the reservoir site selected, but generally would traverse along existing rights-of-way from the IPS to the new reclaimed water reservoir. These reservoir sites are in the eastern half of Section 25, Township 24 North, Range 07 East.

Potential reservoir sites 1 and 2 are located within the BPA overhead power line corridor on parcel no. 2524079001, which encompasses the Golf Course. These sites are along an unnamed private road that spans south to north from Snoqualmie Parkway to SE Ridge Street through the Golf Course and is primarily used for Golf Course operations and maintenance.

Potential reservoir site 3 is located on parcel no. 2624079045, northwest of Eagle Lake, on the northwest side of Eagle Lake Drive SE and southwest of the existing IPS.

Potential reservoir site 4 is on parcel no. 3024089079 at the existing WRF site, on the north side of the Snoqualmie River and north of SE Stearns Road, approximately 1.5 miles east of Eagle Lake. Potential reservoir site 4 was determined to have a much higher cost of design and construction due to hydraulic limitations and is omitted from further discussion in this SEPA Checklist.

Refer to the attached **Potential Reservoir Locations** map showing the potential reservoir sites and possible reclaimed water transmission main alignment.

## B. Environmental Elements

### 1. Earth

#### a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

#### b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope on potential reservoir site 1 is associated with the hillside north of Snoqualmie Parkway and is approximately 5 percent. Potential reservoir site 2 is generally flat with some gentle hills. The steepest slope on potential reservoir site 3, associated with the Golf Course and the road embankment of Eagle Lake Drive, is approximately 13 percent.

#### c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the Natural Resources Conservation Service soil survey data, the potential reservoir sites are entirely within the Tokul gravelly medial loam, 8 to 15 percent slopes, soil map unit, which is comprised of a moderately well drained gravelly medial loam that develops from volcanic ash mixed with loess over glacial till on hillslopes or till plains. This soil is classified as a farmland of statewide importance and is not hydric.

#### d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

#### e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Earthwork would be needed to construct a new approximately 480,000-gallon water reclamation reservoir, install a reclaimed water transmission main from the new reservoir to the existing IPS and install associated power and communication lines between the new reservoir and the existing IPS. Earthwork quantities vary between the potential reservoir sites and will be further detailed in the planned project-level SEPA.

**f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Erosion could occur during construction and clearing activities; however, construction best management practices (BMPs) will be included in the project design to reduce the chance for erosion, water quality impacts, and sedimentation resulting from construction activities.

**g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Some impervious surfaces, associated with roadways and existing facilities, are present in the existing site areas. The proposed improvements would construct a partially buried reclaimed water reservoir, potentially increasing impervious surfaces. The project-level SEPA will detail anticipated impervious surface percentages associated with the selected reservoir site.

**h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

During construction, appropriate temporary erosion and sedimentation control (TESC) measures will be implemented to limit the potential for erosion resulting directly from construction activities (e.g., proper soil cover, dust control, inlet protection, sediment control, etc.). TESC measures will be included on the design plans to address erosion control planning for construction of the project. The finished project is not expected to result in erosion.

## 2. Air

**a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Temporary exhaust and dust emissions from construction equipment and vehicles are anticipated during construction but would not be present post-construction.

**b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No.

**c. Proposed measures to reduce or control emissions or other impacts to air, if any.**

Construction equipment and vehicles shall conform with Washington State standards for air quality, including using properly functioning equipment and vehicles that have passed emissions testing, using clean-burning fuels when possible, limiting diesel exhaust, limiting vehicle idling, etc.

## 3. Water

### a. Surface Water:

**1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Eagle Lake is an approximately 5-acre manmade waterbody surrounded by residential neighborhoods near the center of the Golf Course. Eagle Lake is a closed depression that is currently supplied by Class A reclaimed water from the City's WRF and has no natural outlet. Reclaimed water is stored and pumped from Eagle Lake via the IPS for land application of irrigation water at the Golf Course and throughout the City. Upon project completion, water allocated for the City's Class A distribution system will bypass Eagle Lake and be stored in the new reclaimed water reservoir.

Wetland and/or stream habitat may be present adjacent to some of the potential reservoir sites; however, site selection and subsequent design is needed to accurately determine project proximity and impacts to these features.

Water in the surrounding region generally drains to the Snoqualmie River, which flows to the northwest. Eagle Lake and drainage associated with the Golf Course do not flow into the Snoqualmie River; therefore, the Snoqualmie River will be unaffected by this proposal.

**2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Reservoir site selection and additional design is needed to determine proximity and/or impacts to streams or wetlands. It is anticipated that project design will occur in a manner that minimizes impacts to these critical areas.

No impacts to Eagle Lake or the Snoqualmie River are anticipated for any of the potential reservoir sites during construction and upon project completion.

**3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None. The project will not involve fill or excavation within wetlands or waters of the state.

**4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

No.

**5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No Federal Emergency Management Agency mapped flood zones occur on or within proximity to the project sites.

**6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No.

**b. Ground Water:**

**1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the**

well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

No.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable.

#### c. Water Runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Surface water in the area is currently and will remain intercepted and routed directly to existing stormwater infrastructure associated with residential neighborhoods, public roadways, and the Golf Course. The completed project will not impact the existing runoff patterns of the site.

2. Could waste materials enter ground or surface waters? If so, generally describe.

No.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

BMPs will be implemented to avoid and minimize potential impacts to nearby areas during project construction. Project design will be completed to adhere to applicable local, state, and federal regulations that provide standards to reduce and control impacts to surface, ground, and storm waters and drainage patterns.

#### 4. Plants

- a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

orchards, vineyards, or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other



- water plants: water lily, eelgrass, milfoil, other**
- other types of vegetation**

**b. What kind and amount of vegetation will be removed or altered?**

Varying amounts of common lawn grasses and/or disturbed weedy vegetation will be removed for construction of the proposed reclaimed water reservoir. The amount and type of vegetation to be removed is dependent on the selected reservoir site, and this will be further detailed in a project-level SEPA.

**c. List threatened and endangered species known to be on or near the site.**

Based on a review of U.S. Fish and Wildlife Service (USFWS) Endangered Species Act maps and data, Washington State Department of Natural Resources Natural Heritage Data, and Washington Department of Fish and Wildlife Priority Habitats and Species data, the potential reservoir sites and surrounding areas do not support threatened or endangered plant species.

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

To be determined with subsequent project design and detailed in subsequent project-level SEPA.

**e. List all noxious weeds and invasive species known to be on or near the site.**

According to the King County iMap GIS database, tansy ragwort (*Senecio jacobaea*), a King County Class B noxious weed, was observed near the potential reservoir sites.

## 5. Animals

**a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

**b. List any threatened and endangered species known to be on or near the site.**

According to USFWS Information for Planning and Consultation database, gray wolf (*Canis lupus*), North American wolverine (*Gulo gulo luscus*), marbled murrelet (*Brachyramphus marmoratus*), yellow-billed cuckoo (*Coccyzus americanus*), bull trout (*Salvelinus confluentus*), and monarch butterfly (*Danaus plexippus*) may be present in the area. However, based on the developed nature of the site, suitable habitat for these species is not present on or in the immediate vicinity of the project site. No threatened or endangered species or their habitats are anticipated to be present on or near the site.

**c. Is the site part of a migration route? If so, explain.**

The project area is within the Pacific Flyway migration route; therefore, it may provide habitat for migratory bird species. USFWS data shows five migratory species recognized as Birds of Conservation Concern that may be found in the project area (e.g., evening grosbeak, olive-sided flycatcher, rufous hummingbird, etc.).

**d. Proposed measures to preserve or enhance wildlife, if any.**

None anticipated at this time.

**e. List any invasive animal species known to be on or near the site.**

None known.

## 6. Energy and Natural Resources

**a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Gasoline and oil will be used to fuel equipment for construction of the project. Electric energy will continue to be used to operate pumps for the IPS.

**b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No.

**c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

None known at this time.

## 7. Environmental Health

**a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

No.

**1. Describe any known or possible contamination at the site from present or past uses.**

None known.

**a. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None known.

**b. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

Construction of the project will utilize oil- and gas-fueled equipment and may require temporary fuel storage onsite. These uses do carry some risk of spill; however, the risk should be minimized with the implementation of spill control methodologies to be outlined in the project design and technical specifications in accordance with Washington State pollution control standards.

**c. Describe special emergency services that might be required.**

No special emergency services are anticipated.

**d. Proposed measures to reduce or control environmental health hazards, if any.**

No additional measures beyond those mentioned previously.

**b. Noise**

**1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Traffic noise, associated with Eagle Lake Drive SE and other roadways, is present at the site but is not anticipated to impact the project.

**2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

Temporary construction noise will occur to install the proposed reclaimed water reservoir. The contractor will need to follow regulations set forth in Snoqualmie Municipal Code (SMC) 9.36.020, including controlling the level and timing of construction noise. The completed project will not produce noise disturbance above ambient levels at the site.

**3. Proposed measures to reduce or control noise impacts, if any.**

No additional measures beyond those mentioned previously.

**8. Land and Shoreline Use**

**a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

All potential reservoir sites are along the City's existing 10-inch reclaimed water Class A transmission main alignment. Land uses near the potential reservoir sites include public and private roadways, the BPA overhead power line corridor, and Golf Course operations. Additional design and project-level SEPA completion will further define land uses in proximity to the selected reservoir site, as well as potential impacts to current surrounding land uses.

**b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No.

- c. Describe any structures on the site.**

Potential reservoir sites 1 and 2 contain few above-ground structures including BPA overhead power lines and associated power poles, buildings that house Golf Course facilities and equipment, and other miscellaneous structures. No above-ground structures are present at potential reservoir site 3.

- d. Will any structures be demolished? If so, what?**

No.

- e. What is the current zoning classification of the site?**

According to the City's Official Zoning Map 2016, the entire project is within the Mixed Use (MU) local zoning classification.

- f. What is the current comprehensive plan designation of the site?**

The current comprehensive plan designation of the site is MU.

- g. If applicable, what is the current shoreline master program designation of the site?**

Not applicable.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

Wetlands and/or streams could be present adjacent to select potential reservoir sites.

- i. Approximately how many people would reside or work in the completed project?**

None.

- j. Approximately how many people would the completed project displace?**

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any.**

None proposed.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

The proposed project is consistent with existing and projected land uses. With subsequent design, project land use approval, including review of consistency with existing and projected land uses, will be completed by the City's Community Development Department

**m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.**

None proposed.

## 9. Housing

**a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

None.

**b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None.

**c. Proposed measures to reduce or control housing impacts, if any.**

Not applicable.

## 10. Aesthetics

**a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The proposed reclaimed water reservoir is anticipated to be approximately 24 feet tall, with up to 10 feet of the structure above grade. No other above-ground structures are proposed.

**b. What views in the immediate vicinity would be altered or obstructed?**

None.

**c. Proposed measures to reduce or control aesthetic impacts, if any.**

Following site selection, design of the selected reclaimed reservoir site will be conducted to minimize aesthetic impacts. Specific measures will be detailed in a project-level SEPA.

## 11. Light and Glare

**a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

None.

**b. Could light or glare from the finished project be a safety hazard or interfere with views?**

No.

**c. What existing off-site sources of light or glare may affect your proposal?**

None.

**d. Proposed measures to reduce or control light and glare impacts, if any.**

None proposed.

## 12. Recreation

**a. What designated and informal recreational opportunities are in the immediate vicinity?**

Potential reservoir sites 1, 2, and 3 are located within the Golf Course.

Additionally, Snoqualmie Falls, a popular scenic attraction, is located approximately 1 mile northeast of Eagle Lake. Associated with the 270-foot waterfall is a 2-acre park, gift shop, observation deck, and the Salish Lodge.

**b. Would the proposed project displace any existing recreational uses? If so, describe.**

The project will not impact the continued use of existing recreational opportunities in proximity to the site.

**c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.**

None proposed.

## 13. Historic and Cultural Preservation

**a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

Approximately 1.25 miles to the east of the potential reservoir sites is the Snoqualmie Falls Hydroelectric Power Plant Historic District and the Snoqualmie Falls Cavity Generating Station, both listed on the National Register of Historic Places and the Washington Heritage Register. The proposed improvements will not affect either of these historic places.

**b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

None known. According to the Washington State Department of Archaeology and Historic Preservation's (DAHP) Washington Information System for Architectural and Archeological Records Data (WISAARD) predictive model database, the proposed reservoir project sites are within an area with moderately low risk of containing as-yet unidentified archaeological sites. However, construction in the project footprint will occur primarily in previously disturbed areas associated with the Golf Course, so the probability of inadvertent discovery is anticipated to be minimal. A Cultural Resources Assessment will be prepared and reviewed as part of the project.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

It is anticipated a professional cultural resources consultant will conduct a background review, contact DAHP and area Tribes, conduct field investigations, and prepare a report, as necessary, to identify archaeological and historic evidence in the selected reclaimed water reservoir project location and evaluate the potential for the project to affect cultural resources.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

Specific cultural resources review and minimization measures will be detailed in a subsequent project-level SEPA.

#### 14. Transportation

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The potential reservoir sites can be accessed via Snoqualmie Parkway. All potential reservoir sites are serviced by SR 202 and Interstate 90.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The nearest transit stops to the project site are served by SR 202, both located approximately ½ mile south on Railroad Avenue.

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

None proposed.

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

None.

- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No.

**g. Proposed measures to reduce or control transportation impacts, if any.**

None proposed.

**15. Public Services**

**a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

No.

**b. Proposed measures to reduce or control direct impacts on public services, if any.**

Not applicable.

**16. Utilities**

**a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

**b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Proposed utilities to be installed at the selected reclaimed water reservoir site include a Class A reclaimed water reservoir, pipeline, and power and communication lines.

**C. Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X   
Andrew Vining (Oct 9, 2023 09:02 PDT)

SEPA Responsible Official

**Type name of signee:** Andrew Vining, PE

**Position and agency/organization:** Project Engineer/City of Snoqualmie

**Date submitted:** 10/9/2023



## D. Supplemental sheet for nonproject actions

**IT IS NOT REQUIRED** to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

### 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This proposal would not directly increase discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. The site selection alternatives outlined in the Engineering Report will divert reclaimed water currently conveyed to Eagle Lake to a new closed reservoir for separate storage and City Class A reclaimed water use, thereby preventing comingling of City irrigation water with other sources and reducing the amount of reclaimed water discharged to Eagle Lake in the long-term.

- **Proposed measures to avoid or reduce such increases are:**

The proposed Engineering Report and subsequent reclaimed water system improvements will bring the City's reclaimed water system into compliance with the requirements of its current NPDES Permit. The changes are prompted by the 2018 modifications to the Reclaimed Water Rule, Chapter 174-219 WAC. Improvements and preliminary design described in the Engineering Report shall be compliant with local, state, and federal laws governing discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.

### 2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The Engineering Report and reclaimed reservoir site selection alternatives have been developed with consideration for avoidance and minimization of impacts to plants, animals, fish, and marine life. Site selection alternatives are in areas of previous disturbance, including the Golf Course, roadways, improved roadside shoulder areas, and along the alignment of the existing Class A reclaimed water transmission main and other utilities. Since the sites are entirely in previously disturbed areas, which coincide with areas providing low habitat value, impacts to plants, fish, and other wildlife are anticipated to be minimal.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

No additional measures, as it pertains to the Engineering Report and preliminary design information, are proposed to protect, or conserve plants, fish, and other wildlife currently. After the preferred site alternative has been selected, and during design, the City will evaluate potential impacts to plants, animals, fish, or marine life. These proposed Class A reclaimed water improvements will be designed in accordance with City critical areas regulations and state and federal laws governing the protection of natural resources and fish and wildlife. The City will prepare a project-level SEPA,

once the reservoir site is selected and subsequent design is complete, that will include a further review of potential vegetation and wildlife impacts.

**3. How would the proposal be likely to deplete energy or natural resources?**

Findings from the Engineering Report indicate that no impacts to energy or natural resources are anticipated for any of the potential reservoir sites. The proposed alternatives utilize existing pumps for irrigation water; therefore, no additional permanent energy needs are anticipated.

- **Proposed measures to protect or conserve energy and natural resources are:**

None proposed.

**4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

The site selection alternatives identified in the Engineering Report avoid and minimize, to the maximum extent possible, impacts on environmentally sensitive areas or areas designated for governmental protection. Impacts to wetlands and/or wetland buffers and areas containing cultural resources are possible, dependent on the site alternative selected; however, the City anticipates preparation of a project-level SEPA, once subsequent design is complete, that will include a further review of potentially impacted environmentally sensitive areas or areas designated for governmental protection.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

Specific critical areas and cultural resources review and minimization measures will be detailed in a subsequent project-level SEPA. No additional measures to avoid or reduce impacts to environmentally sensitive areas or areas designated for governmental protection are proposed currently.

**5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The improvements provided in the Engineering Report are compatible with existing land use plans, including the *Snoqualmie Comprehensive Plan 2032*, *Snoqualmie Ridge II Development Standards*, and the *Snoqualmie Ridge Class "A" Water System and Irrigation Plan*. Improvements will not impact land or shoreline use in the region.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

The proposed Engineering Report and reclaimed water system improvements would continue to allow all permissible land and shoreline uses in the Mixed Use zone of the City. No additional measures to avoid or reduce shoreline and land use impacts are proposed.

**6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

The proposal is not likely to increase demands on transportation or public services and utilities. The existing City irrigation system is a non-expanding reclaimed water system

and the proposed improvements described in the Engineering Report would only serve to separate the City's reclaimed water storage from the Golf Course supply.

- **Proposed measures to reduce or respond to such demand(s) are:**

No measures to reduce or respond to such demands are proposed currently. In the event that the City experiences an increase in service area or number of customers that receive reclaimed water, improvements or expansion of the reclaimed water system would be covered in future SEPA review, as needed.

**7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The proposed Engineering Report and subsequent improvements are being developed to comply with state requirements for protection of the environment, including Chapter 173-219 WAC. Through the City's NPDES Permit, Ecology is requiring the reclaimed water system to be modified to "... not allow contamination of reclaimed water by lower quality water, such as urban stormwater runoff." The proposed Engineering Report analyzes alternatives and proposes reclaimed water system improvements to fulfill NPDES Permit requirements. No conflict with any other local, state, or federal laws or requirements are anticipated because of this proposal.

## Figures

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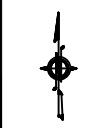


**LEGEND**

- WATER RECLAMATION FACILITY
- CLASS A PUMP STATION
- 10" RECLAIMED WATER CLASS A TRANSMISSION MAIN
- CITY RECLAIMED WATER SYSTEM IRRIGATION PIPING

**FIGURE 1: EXISTING RECLAIMED WATER SYSTEM MAP**

**RECLAIMED WATER DISTRIBUTION SYSTEM  
ENGINEERING REPORT**



SCALE: 1" = 800'

0" 1/2" 1"

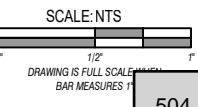
DRAWING IS FULL SCALE UNLESS  
BAR MEASURES OTHERWISE





**FIGURE 6: POTENTIAL RESERVOIR LOCATIONS**

RECLAIMED WATER DISTRIBUTION SYSTEM ENGINEERING REPORT







# BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

**AB24-121**  
**November 25, 2024**  
**Committee Report**

## AGENDA BILL INFORMATION

<b>TITLE:</b>	<b>AB24-121: RiverTrail Property Acquisition</b>	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution
<b>PROPOSED ACTION:</b>	Adoption of a Resolution for the Purchase and Sale Agreement for Parcel No. 784920-0025 and Authorizing the Mayor to Sign	

<b>REVIEW:</b>	Department Director	Emily Arteche	Click or tap to enter a date.
	Finance	Janna Walker	11/14/2024
	Legal	David Linehan	11/14/2024
	City Administrator	Choose an item.	11/21/2024

<b>DEPARTMENT:</b>	Community Development		
<b>STAFF:</b>	Emily Arteche CD Director		
<b>COMMITTEE:</b>	Finance & Administration	<b>COMMITTEE DATE:</b> November 18, 2024	
<b>EXHIBITS:</b>	1. Resolution 2. Purchase and Sale Agreement – Clean 3. Purchase and Sale Agreement - Redlined 4. Riverwalk Acquisitions Map		

<b>AMOUNT OF EXPENDITURE</b>	\$ 775,000
<b>AMOUNT BUDGETED</b>	\$ 1,470,000
<b>APPROPRIATION REQUESTED</b>	\$ 0

## SUMMARY

### INTRODUCTION

Parcel identification number (PIN) 7849200025, addressed at 39076 SE Park Street, Snoqualmie, WA 98065, is identified on the Riverwalk Acquisition Status Map (Exhibit 3) as a remaining potential riverfront acquisition parcel. The City continues to assemble properties to construct a formalized non-motorized trail that follows the edge of the Snoqualmie River through the downtown historic business district. The property owner of parcel no. 7849200025 would like to facilitate a voluntary purchase and sale agreement (Exhibit 2) to sell the property to the City.

### LEGISLATIVE HISTORY

The City Council approved Resolution 1329, the Snoqualmie Riverwalk Master Plan on March 14, 2015.

### BACKGROUND

Snoqualmie Riverwalk has been identified by the City of Snoqualmie in the Comprehensive Plan and Downtown Master Plan as a “destination trail loop” to be “widely enjoyed by residents and visitors alike”. Its development is viewed as a key component to the City’s goals of a having a healthy, diverse economy that includes being recognized as a “tourism destination with a distinctive sense of place”. As the local tourism economy is developed into “a mainstay of the City’s economic vitality”, the Snoqualmie River is to be “maximized as a tourism asset”. Parcels were acquired starting in 2012 with the most recent purchase and sale agreement completed in December 2023.

**ANALYSIS**

Eleven of 31 properties remain on the City Riverwalk Property Acquisition Status Map. If the City acquired parcel number 7849200025 only six additional properties east along SE Park Street would need to be acquired. Other remaining properties to purchase are located at Southeast River/Park Avenue Southeast, between Euclid Avenue SE and Schusman Avenue SE and north of Southeast Walnut Street. Acquiring additional properties consistently demonstrates progress towards completing the RiverTrail project.

King County is one of 14 counties statewide that levy a conservation futures tax (CFT), which protects forests, shorelines, farms, greenways, and trails for future generations to enjoy in perpetuity by funding the acquisition of property to be used as passive open space. CFT funding, which requires a 50% match from the organization initiating the purchase, can be used to cover the price of the land and property interests as well as related costs such as title, appraisal, environmental assessments, and staff, legal, and administrative costs.

The City of Snoqualmie has utilized CFT and Flood Control District (FCD) funding for the purchase of riverfront property in the past. In several cases, the City has utilized a match requirement to cover the entire cost of a parcel purchase. Current funding for CFT and FCD funding is:

Funding Source	Amount Remaining	Limitations
CFT	\$709,227	50% match required (noting, future awards are only subject to a 25% match requirement); \$42.5k land match already banked
FCD	\$3,000,000	\$600k per parcel or 75% of purchase price – whichever is lower

This amount remaining may be applied to PIN 7849200025 with an anticipated purchase cost of \$775,000.

**BUDGET IMPACTS**

Administration recommends approving a Real Estate Purchase and Sale Agreement with Steven Crabb for the purchase of Parcel 7849200025. The City incorporated such purchases within the 2023-24 Biennial Budget and the 2023-2028 Capital Improvement Program (CIP). The 2023-24 budget ordinance appropriates \$1,470,000 for this and other land acquisitions and development within the Non-Utility Capital Fund (#310). Currently, \$180,271 has been spent with no contracts encumbered. With the addition of this purchase, the remaining biennial budget appropriation is \$514,729, as shown in the table below or on the next page. If this purchase is delayed until 2025, the 2025-26 Biennial Budget also appropriated \$850,000 for similar expenditures, with no current encumbrances. Therefore, sufficient appropriation exists within the budget (Non-Utilities Capital Fund #310) to fund the agreement.



### Riverfront Land Acquisitions & Development (#310)

	2023-2024 Amended Biennial Budget	
<b>Beginning Budget</b>	\$	1,470,000
<b>Expenditures</b>	\$	(180,271)
<b>Outstanding Contract Value (Previously Approved)</b>	\$	-
<b>Current Available Budget</b>	\$	1,289,729
<b>Value of this Purchase Agreement</b>	\$	(775,000)
<b>Available Budget after the Purchase Agreement</b>	\$	514,729

#### NEXT STEPS

Propose a “motion to substitute” AB24-121x2 Purchase and Sale Agreement – Clean there were minor non-substantive updates to the Purchase and Sale Agreement, (AB24-121x3) made by CD and Legal Departments since the last committee meeting.

Recommend a resolution authorizing the Mayor to sign the purchase and sale agreement at the November 25, 2024 Council meeting.

#### PROPOSED ACTION

Move to adopt Resolution 1701 approving a Purchase and Sale Agreement for Parcel No. 784920-0025 and authorizing the Mayor to sign.

**RESOLUTION NO. 1701**

**A RESOLUTION OF THE CITY OF SNOQUALMIE,  
WASHINGTON, AUTHORIZING THE MAYOR TO EXECUTE A  
PURCHASE AND SALE AGREEMENT TO PURCHASE REAL  
PROPERTY ASSOCIATED WITH THE CITY RIVERTRAIL**

**WHEREAS**, the City of Snoqualmie desires to purchase the real property identified by King County as parcel number 7849200025 (the “Property”); addressed as 39076 SE Park Street for the purposes of creating a conservation area and passive use park, known as “RiverTrail”, formally known as “Riverwalk”; and

**WHEREAS**, the City of Snoqualmie’s Riverwalk Master Plan identifies the property as a remaining potential Riverfront Acquisition Parcel as shown in Exhibit 3, Riverwalk Property Acquisition Status Map and a potential site for a future RiverTrail; and

**WHEREAS**, the public interest would be served by the acquisition of the Property; and

**WHEREAS**, the owner of the Property has expressed interest in selling it through a voluntary purchase and sale agreement; and

**WHEREAS**, the City has secured funding for the purchase of the Property through a combination of King County conservation futures tax (CFT) funds and the Flood Control District to assist the with purchase of the Property;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SNOQUALMIE, WASHINGTON AS FOLLOWS:**

**Section 1. Authorization to Execute Closing Documents.** The City Council approves the real estate purchase and sale contract in substantially the form contained in Exhibit 2, Purchase and Sale Agreement, and authorizes the Mayor of Snoqualmie to execute the contract with such minor revisions as the Mayor deems necessary and appropriate.

**Section 2. Necessary Funds.** The City Council authorizes the City to deliver the necessary funds and sign all documents necessary for the City to close on the purchase and to acquire the property identified as parcel number 784920-0025, addressed at 39076 SE PARK ST 98065.

**PASSED** by the City Council of the City of Snoqualmie, Washington, this 25<sup>th</sup> day of November 2024.

\_\_\_\_\_  
Katherine Ross, Mayor

Attest:

Approved as to form:

\_\_\_\_\_  
Deana Dean, City Clerk

\_\_\_\_\_  
David Linehan, Interim City Attorney

CITY OF SNOQUALMIE  
 SNOQUALMIE RIVERFRONT REACH  
 CRABB PROPERTY

## REAL ESTATE PURCHASE AND SALE AGREEMENT

This Real Estate Purchase and Sale Agreement (“Agreement”) is made as of the date this instrument is fully executed by and between STEVEN R. CRABB, as his separate estate (“Seller”), and THE CITY OF SNOQUALMIE, a municipal corporation of the State of Washington (“Buyer”), for the purchase and sale of that certain property situated in King County, Washington, described on Exhibit A, and all rights appurtenant (“the Property”). Seller and Buyer may be collectively referred to herein as the “Parties” and individually as a “Party.”

1. **PURCHASE PRICE:** The purchase price for the Property is **Seven Hundred Seventy-Five Thousand and No/100 Dollars (US \$775,000.00)** (“Purchase Price”). The Purchase Price is payable at Closing in cash.

2. **TITLE:**

2.1 **Deed:** At Closing, Seller will execute and deliver to Buyer a Statutory Warranty Deed conveying and warranting good and marketable title to the Property free and clear of all defects or encumbrances except for the lien of real estate taxes and drainage service charges not yet due and payable and those defects and/or encumbrances (if any) identified on Exhibit B (collectively, “Permitted Exceptions”).

2.2 **Title Insurance:** At Closing, Buyer shall receive (at Buyer's expense) an owner's Standard ALTA policy of title insurance, dated as of the Date of Closing and insuring Buyer in the amount of the Purchase Price against loss or damage by reason of defect in Buyer's title to the Property subject only to the printed exclusions appearing in the policy form and any Permitted Exceptions.

3. **CONTINGENCIES:**

3.1 **Due Diligence Inspection and Feasibility:** Buyer shall satisfy itself by investigation and inspection, at its cost and expense, in its sole and absolute discretion that the condition of the Property for Buyer’s contemplated use meets with its approval (“Due Diligence Contingency”). During the Due Diligence Period (as hereafter defined), Buyer may have a Phase I Environmental Site Assessment (“ESA”) of the Property performed by a qualified environmental consultant (the “ESA Consultant”). If the ESA Consultant recommends further assessment or remediation of the Property (including, but not limited to, a Phase II ESA) (the “Phase I Recommendations”), then Buyer may provide Seller notice of the Phase I Recommendations and thereafter negotiate with Seller regarding an appropriate “Corrective Action Plan.” If Buyer and Seller are not able to agree upon a Corrective Action Plan that would address the Phase I Recommendations to Buyer’s satisfaction, or if Buyer is not satisfied with the condition of the Property for any other reason, this

Agreement shall terminate pursuant to Section 5.9. Seller hereby grants Buyer's employees, agents, and contractors a right of entry onto the Property for any site inspections performed in connection with this Due Diligence Contingency. In connection with such inspections, Buyer agrees to hold harmless, indemnify and defend Seller, its officers, agents and employees, from and against all claims, losses, or liability, for injuries, sickness or death of persons, including employees of Buyer, caused by or arising out of any act, error, or omission of Buyer, its officers, agents, contractors, subcontractors, or employees in entering the Property for the above purposes, to the extent not caused by or arising out of any act, error, or omission of Seller, its officers, agents, and employees.

3.2 **Funding:** The sale of the Property is contingent on appropriation by the Snoqualmie City Council, Snoqualmie Mayor Katherine Ross' approval of said appropriation, and spending authority of funds sufficient to close the sale.

3.3 **Removal of Contingencies:** Buyer shall have a period of 150 days from the date all Parties have signed this Agreement to remove all contingencies (the "Due Diligence Period"). Buyer may remove such contingencies by sending written notice thereof to Seller pursuant to Section 7 herein. If the contingencies are not removed within the Due Diligence Period, this Agreement will terminate, and the Parties shall have no further obligations hereunder.

4. **RISK OF LOSS:** Seller will bear the risk of loss of or damage to the Property prior to Closing. If such loss or damage occurs to the Property, Seller shall promptly notify Buyer thereof and Buyer may, in its sole discretion, terminate this Agreement by giving notice of termination to the Seller.

5. **SELLER'S REPRESENTATIONS, WARRANTIES, AND COVENANTS:** Seller represents, warrants, and covenants to Buyer at the date of execution of this Agreement and the Date of Closing that:

5.1 **Authority:** Seller, and the person(s) signing on behalf of Seller, have full power and authority to execute this Agreement and perform Seller's obligations, and if Seller is a corporation, all necessary corporate action to authorize this transaction has been taken.

5.2 **No Material Defect:** Seller is unaware of any material defect in the Property.

5.3 **Debris and Personal Property:** Prior to Closing, Seller shall remove all debris and personal property located on the Property (if any). Removal of all personal property and debris shall be at Seller's cost and expense, and Seller will indemnify and hold Buyer harmless from all claims and expenses arising from such removal.

5.4 **Contamination:** Seller hereby represents and warrants that (a) Seller has not caused or allowed the generation, treatment, storage, or disposal of Hazardous Substances on the Property, except in accordance with local, state, and federal statutes and regulations; (b) Seller has not caused or allowed the release of any Hazardous Substance onto, at, or near the Property; (c) Seller is in

compliance with all applicable laws, rules, and regulations regarding the handling of Hazardous Substances; (d) Seller has secured all necessary permits, licenses, and approvals necessary to its operation on the Property, and is in compliance with such permits; (e) Seller has not received notice of any proceedings, claims, or lawsuits arising out of its operations on the Property; and (f) to the Seller's knowledge, the Property is not, nor has it ever been subject to the release of Hazardous Substances. For the purposes of this Agreement, the term "Hazardous Substance" means any waste, pollutant, contaminant, or other material that now or in the future becomes regulated or defined under any local, state, or federal environmental law or regulation.

**5.5 Fees and Commissions:** Seller shall pay for any broker's and other commissions and fees incurred by the Seller in connection with the sale of the Property and Seller shall indemnify and hold Buyer harmless from all such claims for commission and fees.

**5.6 No Leases:** The Property is not subject to any valid leases, tenancies, or rights of persons in possession, or if the Property is subject to any valid leases, tenancies, or rights of persons in possession as of the date of mutual execution of this Agreement, Seller will have terminated the leases, tenancies, and/or rights of persons in possession prior to Closing. Seller shall not enter into or establish any leases, tenancies, or rights of persons in possession prior to Closing. At Closing, Seller will deliver the Property to Buyer vacant and not subject to any leases, licenses, or other occupancy agreements or contracts which would be binding on Buyer or the Property after Closing. Seller agrees to indemnify, defend, and hold harmless Buyer, its officers, elected officials, employees, agents, contractors, and assigns, from and against any and all damage, claim, liability, or loss, including reasonable attorney's and other fees, arising out of or in any way connected with leases, licenses, or other occupancy agreements or contracts affecting the Property as of the date of mutual execution of this Agreement.

**5.7 Indemnification:** Seller agrees to indemnify, defend, and hold harmless Buyer, its officers, elected officials, employees, agents, contractors, and assigns, from and against any and all damage, claim, liability, or loss, including reasonable attorney's and other fees, arising out of or in any way connected to the breach of any representation or warranty contained herein. Such duty of indemnification shall include, but not be limited to damage, liability, or loss including reasonable attorney's and other fees incurred, pursuant to all federal environmental laws, Washington State environmental laws, strict liability, and common law.

**5.8 Contents of Septic Systems and Fuel Tanks:** No more than 30 days prior to Closing, Seller shall cause all septic systems and fuel tanks located on the Property to be emptied, and the contents of said systems and tanks to be properly disposed of or removed from the Property. Seller shall provide to Buyer prior to Closing adequate documentation that all requirements under this Section 5.8 have been fulfilled.

**5.9 Termination:** If Buyer determines in its sole and absolute discretion that any representation, warranty, or covenant contained herein has been breached prior to Closing, Buyer may elect to terminate this Agreement by sending written notice of the breach to Seller pursuant to Section 7 herein.

## 6. CLOSING:

6.1 **Time for Closing:** The sale will be closed in the office of the Closing Agent not later than twenty-one (21) days from the date all contingencies set forth in Section 3 herein have been removed, or as soon thereafter as practicable.

Buyer and Seller shall deposit in escrow with the Closing Agent all instruments, documents, and moneys necessary to complete the sale in accordance with this Agreement. As used in this Agreement, "Closing" and "Date of Closing" means the date on which all appropriate documents are recorded and proceeds of the sale are available for disbursement to Seller. The Closing Agent shall be:

Fidelity National Title Company  
600 University Street, Suite 2424  
Seattle, WA 98101

6.2 **Prorations and Closing Costs:** Seller will pay real estate excise taxes (if any are due) and the full first half or second half real property tax installment due and owing, as determined by the Date of Closing. Seller will receive a prorated refund directly from King County Treasury Operations for the number of days post-Closing for the applicable installment period. Buyer will pay the premium for its owner's title insurance policy, the cost of recording the Statutory Warranty Deed from the Seller, and the Closing Agent's escrow fees.

6.3 **Possession:** Buyer shall be entitled to possession of the Property at Closing.

6.4 **Seller Questionnaire:** The "Seller Questionnaire" is attached to this Agreement as Exhibit C and shall be completed by Seller and delivered to Buyer at the time this Agreement has been executed by both Parties. Nothing in the Seller Questionnaire creates a representation or warranty by Seller with respect to the Property, nor does it create any rights or obligations for the Parties.

7. **NOTICES:** Any notices required herein shall be given to the Parties: (a) personally, (b) by certified mail with return receipt, or (c) electronically, with read receipt or delivery confirmation or both. Notices shall be effective (a) upon personal delivery, (b) after five (5) calendar days following deposit in the U.S. mail, or (c) immediately upon electronic transmittal to the email addresses below. The Party providing notice shall bear the burden to prove the date that notice was delivered.

TO SELLER:  
Steven R. Crabb  
P.O. Box 1954  
Snoqualmie, WA 98065  
Email: crabbsrc@aol.com

TO BUYER:  
City of Snoqualmie  
c/o King County Water and Land Resources Division  
Open Space Acquisitions  
201 South Jackson Street, Suite 6300  
Seattle, WA 98104  
Attn: Lori King  
Email: [lori.king@kingcounty.gov](mailto:lori.king@kingcounty.gov)

WITH A COPY TO:  
 City of Snoqualmie  
 Attn: City Clerk  
 P.O. Box 987  
 Snoqualmie, WA 98065  
 Email: CityClerk@SnoqualmieWA.gov

**8. DEFAULT AND ATTORNEYS' FEES:**

**8.1 Default by Buyer:** If Closing does not occur due to default by Buyer, Seller's sole and exclusive remedy shall be to terminate this Agreement.

**8.2 Default by Seller:** If Closing does not occur due to default of Seller, Buyer shall have the right to bring an action for specific performance, damages, and any other remedies available at law or in equity. In seeking any equitable remedies, Buyer shall not be required to prove or establish that Buyer does not have an adequate remedy at law. Seller hereby waives the requirement of any such proof and acknowledges that Buyer would not have an adequate remedy at law for Seller's breach of this Agreement.

**8.3 Attorneys' Fees:** In an action to enforce this Agreement, each Party shall bear its own attorneys' fees and costs.

**9. GENERAL:** This is the entire agreement of the Buyer and Seller with respect to the Property and supersedes all prior or contemporaneous agreements between them, written or oral. This Agreement may be modified only in writing, signed by Buyer and Seller. Any waivers under this agreement must be in writing. A waiver of any right or remedy in the event of a default will not constitute a waiver of such right or remedy in the event of any subsequent default. This Agreement is for the benefit of, and binding upon, Buyer (including its officers, elected officials, employees, agents, contractors, and assigns) and Seller (including its heirs, personal representatives, successors, and assigns). The invalidity or unenforceability of any provision of this Agreement will not affect the validity or enforceability of any other provision. Time is of the essence in this Agreement.

**10. WASTE; ALTERATION OF PROPERTY:** Seller shall not (a) commit waste on the Property; (b) remove trees or other vegetation, coal, minerals, or other valuable materials; or (c) substantially alter the surface or subsurface of the Property without the express written consent of Buyer.

**11. SURVIVAL OF WARRANTIES:** The terms, covenants, representations, and warranties shall not merge in the deed of conveyance but shall survive Closing.



12. **LEGAL RELATIONSHIP:** The Parties to this Agreement execute and implement this Agreement solely as Seller and Buyer. No partnership, joint venture, or joint undertaking shall be constructed from this Agreement.

13. **GOVERNING LAW AND VENUE:** This Agreement and all amendments hereto shall be governed by and construed in accordance with the laws of the State of Washington applicable to contracts made and to be performed therein, without giving effect to its conflicts of law rules or choice of law provisions. In the event that either Party shall bring a lawsuit related to or arising out of this Agreement, the Superior Court of King County, Washington, shall have exclusive jurisdiction and venue.

14. **COUNTERPARTS:** To facilitate execution, this Agreement may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature of, or on behalf of, each Party, or that the signature of all persons required to bind any Party, appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this Agreement to produce or account for more than a single counterpart containing the respective signatures of, or on behalf of, each Party hereto. Any signature page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures thereon and thereafter may be attached to another counterpart identical thereto except having attached to it additional signature pages.

15. **TERMINATION OF OFFER:** This offer shall terminate if not accepted by Seller on or before January 10, 2025.

BUYER: City of Snoqualmie, a municipal corporation of the State of Washington.

BY: \_\_\_\_\_  
Katherine Ross, Mayor Date

SELLER:  
  
\_\_\_\_\_  
Steven R. Crabb Date

**EXHIBITS:** Exhibit A, Legal Description  
Exhibit B, Permitted Exceptions  
Exhibit C, Seller Questionnaire

**EXHIBIT A**

LEGAL DESCRIPTION

Lot 1, Block 2, Plat of Snoqualmie Falls, according to the plat thereof recorded in Volume 6 of Plats, Page 51, in King County, Washington;

Together with the South half of vacated street adjoining on the North.

## **EXHIBIT B**

### **PERMITTED EXCEPTIONS**

Those special exceptions listed on Fidelity National Title Company Report #24001471-SC Dated August 16, 2024, and any supplements thereto (which Title Report and Supplements are incorporated into this Agreement by this reference) numbered 1, 2 and 3 (Paid Current), , Schedule B-II.

EXHIBIT C  
Landowner Questionnaire

**Title**

- 1. Are there any encroachments, boundary agreements, or boundary disputes?  Yes  No  Don't know

If yes, please explain: \_\_\_\_\_

- 2. Is there a private road or easement agreement for access to the property?  Yes  No  Don't know

- 3. Are there any written agreements for joint maintenance of an easement or road?  Yes  No  Don't know

Annual Cost: \_\_\_\_\_

**Utilities**

- 1. The source of water for the property is:  Private or publicly owned water system  
 Private well serving only the subject property  
 Other water system: \_\_\_\_\_

- 2. The property is served by:  Public sewer system  
 On-site septic system  
 Other disposal system: \_\_\_\_\_

- 3. Utilities are provided, as follows:

Oil: \_\_\_\_\_

Gas: \_\_\_\_\_

Electric: \_\_\_\_\_

Sewage: \_\_\_\_\_

Water: \_\_\_\_\_

- 4. List any leased equipment and terms: \_\_\_\_\_

**Homeowner's Association**

- Is there a Homeowners' Association?  Yes  No  Don't know

Name of Association: \_\_\_\_\_

Contact name: \_\_\_\_\_

Name of Association: \_\_\_\_\_

Contact phone number and/or address: \_\_\_\_\_

Annual membership dues: \_\_\_\_\_

Pending special assessments: \_\_\_\_\_

CITY OF SNOQUALMIE  
SNOQUALMIE RIVERFRONT REACH  
CRABB PROPERTY

### REAL ESTATE PURCHASE AND SALE AGREEMENT

This Real Estate Purchase and Sale Agreement (“Agreement”) is made as of the date this instrument is fully executed by and between STEVEN R. CRABB, as his separate estate (“Seller”), and THE CITY OF SNOQUALMIE, a municipal corporation of the State of Washington (“Buyer”), for the purchase and sale of that certain property situated in King County, Washington, described on Exhibit A, and all rights appurtenant (“the Property”). Seller and Buyer may be collectively referred to herein as the “Parties” and individually as a “Party.”

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2. **TITLE:**

2.1 **Deed:** At Closing, Seller will execute and deliver to Buyer a Statutory Warranty Deed conveying and warranting good and marketable title to the Property free and clear of all defects or encumbrances except for the lien of real estate taxes and drainage service charges not yet due and payable and those defects and/or encumbrances (if any) identified on Exhibit B (collectively, “Permitted Exceptions”).

2.2 **Title Insurance:** At Closing, Buyer shall receive (at Buyer's expense) an owner's Standard ALTA policy of title insurance, dated as of the Date of Closing and insuring Buyer in the amount of the Purchase Price against loss or damage by reason of defect in Buyer's title to the Property subject only to the printed exclusions appearing in the policy form and any Permitted Exceptions.

3. **CONTINGENCIES:**

3.1 **Due Diligence Inspection and Feasibility:** Buyer shall satisfy itself by investigation and inspection, at its cost and expense, in its sole and absolute discretion that the condition of the Property for Buyer's contemplated use meets with its approval (“Due Diligence Contingency”). During the Due Diligence Period (as hereafter defined), Buyer may have a Phase I Environmental Site Assessment (“ESA”) of the Property performed by a qualified environmental consultant (the “ESA Consultant”). If the ESA Consultant recommends further assessment or remediation of the Property (including, but not limited to, a Phase II ESA) (the “Phase I Recommendations”), then Buyer may provide Seller notice of the Phase I Recommendations and thereafter negotiate with Seller regarding an appropriate “Corrective Action Plan.” If Buyer and Seller are not able to agree upon a Corrective Action Plan that would address the Phase I Recommendations to Buyer's satisfaction, or if Buyer is not satisfied with the condition of the Property for any other reason, this

Agreement shall terminate pursuant to Section 5.9. Seller hereby grants Buyer's employees, agents, and contractors a right of entry onto the Property for any site inspections performed in connection with this Due Diligence Contingency. In connection with such inspections, Buyer agrees to hold harmless, indemnify and defend Seller, its officers, agents and employees, from and against all claims, losses, or liability, for injuries, sickness or death of persons, including employees of Buyer, caused by or arising out of any act, error, or omission of Buyer, its officers, agents, contractors, subcontractors, or employees in entering the Property for the above purposes, to the extent not caused by or arising out of any act, error, or omission of Seller, its officers, agents, and employees.

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3.2 **Funding:** The sale of the Property is contingent on appropriation by the Snoqualmie City Council, Snoqualmie Mayor Katherine Ross' approval of said appropriation, and spending authority of funds sufficient to close the sale.

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3.3 **Removal of Contingencies:** Buyer shall have a period of 150 days from the date all Parties have signed this Agreement to remove all contingencies (the "Due Diligence Period"). Buyer may remove such contingencies by sending written notice thereof to Seller pursuant to Section 7 herein. If the contingencies are not removed within the Due Diligence Period, this Agreement will terminate, and the Parties shall have no further obligations hereunder.

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3.3 **Leases:** The Property is subject to a lease, leases, tenancies, or rights of persons in possession. Seller shall provide Buyer with a copy of the lease or, if no lease exists, disclose the terms of the tenancy within five days of the date all Parties have signed this Agreement. The sale of the Property is contingent on Buyer's review and acceptance of the terms of the lease, leases, tenancies, or rights of persons in possession. If Buyer determines, in its sole and absolute discretion, that the terms of the lease, leases, tenancies, or rights of persons in possession are unacceptable, Buyer may terminate this Agreement by delivering written notice of termination to Seller at any point prior to the formal removal of contingencies set forth in Section 3.4 herein. In such event this Agreement shall terminate, the Parties shall have no further obligations hereunder.¶

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4. **RISK OF LOSS:** Seller will bear the risk of loss of or damage to the Property prior to Closing. If such loss or damage occurs to the Property, Seller shall promptly notify Buyer thereof and Buyer may, in its sole discretion, terminate this Agreement by giving notice of termination to the Seller.

5. **SELLER'S REPRESENTATIONS, WARRANTIES, AND COVENANTS:** Seller represents, warrants, and covenants to Buyer at the date of execution of this Agreement and the Date of Closing that:

5.1 **Authority:** Seller, and the person(s) signing on behalf of Seller, have full power and authority to execute this Agreement and perform Seller's obligations, and if Seller is a corporation, all necessary corporate action to authorize this transaction has been taken.

5.2 **No Material Defect:** Seller is unaware of any material defect in the Property.

5.3 **Debris and Personal Property:** Prior to Closing, Seller shall remove all debris and personal property located on the Property (if any). Removal of all personal property and debris shall be at Seller's cost and expense, and Seller will indemnify and hold Buyer harmless from all claims and expenses arising from such removal.

5.4 **Contamination:** Seller hereby represents and warrants that (a) Seller has not caused or allowed the generation, treatment, storage, or disposal of Hazardous Substances on the Property, except in accordance with local, state, and federal statutes and regulations; (b) Seller has not caused or allowed the release of any Hazardous Substance onto, at, or near the Property; (c) Seller is in

compliance with all applicable laws, rules, and regulations regarding the handling of Hazardous Substances; (d) Seller has secured all necessary permits, licenses, and approvals necessary to its operation on the Property, and is in compliance with such permits; (e) Seller has not received notice of any proceedings, claims, or lawsuits arising out of its operations on the Property; and (f) to the Seller's knowledge, the Property is not, nor has it ever been subject to the release of Hazardous Substances. For the purposes of this Agreement, the term "Hazardous Substance" means any waste, pollutant, contaminant, or other material that now or in the future becomes regulated or defined under any local, state, or federal environmental law or regulation.

**5.5 Fees and Commissions:** Seller shall pay for any broker's and other commissions and fees incurred by the Seller in connection with the sale of the Property and Seller shall indemnify and hold Buyer harmless from all such claims for commission and fees.

**5.6 No Leases:** The Property is not subject to any valid leases, tenancies, or rights of persons in possession, or if the Property is subject to any valid leases, tenancies, or rights of persons in possession as of the date of mutual execution of this Agreement, Seller will have terminated the leases, tenancies, and/or rights of persons in possession prior to Closing. Seller shall not enter into or establish any leases, tenancies, or rights of persons in possession prior to Closing. At Closing, Seller will deliver the Property to Buyer vacant and not subject to any leases, licenses, or other occupancy agreements or contracts which would be binding on Buyer or the Property after Closing. Seller agrees to indemnify, defend, and hold harmless Buyer, its officers, elected officials, employees, agents, contractors, and assigns, from and against any and all damage, claim, liability, or loss, including reasonable attorney's and other fees, arising out of or in any way connected with leases, licenses, or other occupancy agreements or contracts affecting the Property as of the date of mutual execution of this Agreement.

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**5.7 Indemnification:** Seller agrees to indemnify, defend, and hold harmless Buyer, its officers, elected officials, employees, agents, contractors, and assigns, from and against any and all damage, claim, liability, or loss, including reasonable attorney's and other fees, arising out of or in any way connected to the breach of any representation or warranty contained herein. Such duty of indemnification shall include, but not be limited to damage, liability, or loss including reasonable attorney's and other fees incurred, pursuant to all federal environmental laws, Washington State environmental laws, strict liability, and common law.

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**5.8 Contents of Septic Systems and Fuel Tanks:** No more than 30 days prior to Closing, Seller shall cause all septic systems and fuel tanks located on the Property to be emptied, and the contents of said systems and tanks to be properly disposed of or removed from the Property. Seller shall provide to Buyer prior to Closing adequate documentation that all requirements under this Section 5.8 have been fulfilled.

**5.9 Termination:** If Buyer determines in its sole and absolute discretion that any representation, warranty, or covenant contained herein has been breached prior to Closing, Buyer may elect to terminate this Agreement by sending written notice of the breach to Seller pursuant to Section 7 herein.

## 6. CLOSING:

6.1 **Time for Closing:** The sale will be closed in the office of the Closing Agent not later than twenty-one (21) days from the date all contingencies set forth in Section 3 herein have been removed, or as soon thereafter as practicable.

Buyer and Seller shall deposit in escrow with the Closing Agent all instruments, documents, and moneys necessary to complete the sale in accordance with this Agreement. As used in this Agreement, "Closing" and "Date of Closing" means the date on which all appropriate documents are recorded and proceeds of the sale are available for disbursement to Seller. The Closing Agent shall be:

Fidelity National Title Company  
600 University Street, Suite 2424  
Seattle, WA 98101

6.2 **Prorations and Closing Costs:** Seller will pay real estate excise taxes (if any are due) and the full first half or second half real property tax installment due and owing, as determined by the Date of Closing. Seller will receive a prorated refund directly from King County Treasury Operations for the number of days post-Closing for the applicable installment period. Buyer will pay the premium for its owner's title insurance policy, the cost of recording the Statutory Warranty Deed from the Seller, and the Closing Agent's escrow fees.

6.3 **Possession:** Buyer shall be entitled to possession of the Property at Closing.

6.4 **Seller Questionnaire:** The "Seller Questionnaire" is attached to this Agreement as Exhibit C and shall be completed by Seller and delivered to Buyer at the time this Agreement has been executed by both Parties. Nothing in the Seller Questionnaire creates a representation or warranty by Seller with respect to the Property, nor does it create any rights or obligations for the Parties.

7. **NOTICES:** Any notices required herein shall be given to the Parties: (a) personally, (b) by certified mail with return receipt, or (c) electronically, with read receipt or delivery confirmation or both. Notices shall be effective (a) upon personal delivery, (b) after five (5) calendar days following deposit in the U.S. mail, or (c) immediately upon electronic transmittal to the email addresses below. The Party providing notice shall bear the burden to prove the date that notice was delivered.

TO SELLER:  
Steven R. Crabb  
P.O. Box 1954  
Snoqualmie, WA 98065  
Email: [crabbsrc@aol.com](mailto:crabbsrc@aol.com)

TO BUYER:  
City of Snoqualmie  
c/o King County Water and Land Resources Division  
Open Space Acquisitions  
201 South Jackson Street, Suite 6300  
Seattle, WA 98104  
Attn: Lori King  
Email: [lori.king@kingcounty.gov](mailto:lori.king@kingcounty.gov)



WITH A COPY TO:  
City of Snoqualmie  
Attn: City Clerk  
P.O. Box 987,  
Snoqualmie, WA 98065  
Email: [CityClerk@SnoqualmieWA.gov](mailto:CityClerk@SnoqualmieWA.gov)

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8. **DEFAULT AND ATTORNEYS' FEES:**

8.1 **Default by Buyer:** If Closing does not occur due to default by Buyer, Seller's sole and exclusive remedy shall be to terminate this Agreement.

8.2 **Default by Seller:** If Closing does not occur due to default of Seller, Buyer shall have the right to bring an action for specific performance, damages, and any other remedies available at law or in equity. In seeking any equitable remedies, Buyer shall not be required to prove or establish that Buyer does not have an adequate remedy at law. Seller hereby waives the requirement of any such proof and acknowledges that Buyer would not have an adequate remedy at law for Seller's breach of this Agreement.

8.3 **Attorneys' Fees:** In an action to enforce this Agreement, each Party shall bear its own attorneys' fees and costs.

9. **GENERAL:** This is the entire agreement of the Buyer and Seller with respect to the Property and supersedes all prior or contemporaneous agreements between them, written or oral. This Agreement may be modified only in writing, signed by Buyer and Seller. Any waivers under this agreement must be in writing. A waiver of any right or remedy in the event of a default will not constitute a waiver of such right or remedy in the event of any subsequent default. This Agreement is for the benefit of, and binding upon, Buyer (including its officers, elected officials, employees, agents, contractors, and assigns) and Seller (including its heirs, personal representatives, successors, and assigns). The invalidity or unenforceability of any provision of this Agreement will not affect the validity or enforceability of any other provision. Time is of the essence in this Agreement.

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10. **WASTE; ALTERATION OF PROPERTY:** Seller shall not (a) commit waste on the Property; (b) remove trees or other vegetation, coal, minerals, or other valuable materials; or (c) substantially alter the surface or subsurface of the Property without the express written consent of Buyer.

11. **SURVIVAL OF WARRANTIES:** The terms, covenants, representations, and warranties shall not merge in the deed of conveyance but shall survive Closing.

12. **LEGAL RELATIONSHIP:** The Parties to this Agreement execute and implement this Agreement solely as Seller and Buyer. No partnership, joint venture, or joint undertaking shall be constructed from this Agreement.

13. **GOVERNING LAW AND VENUE:** This Agreement and all amendments hereto shall be governed by and construed in accordance with the laws of the State of Washington applicable to contracts made and to be performed therein, without giving effect to its conflicts of law rules or choice of law provisions. In the event that either Party shall bring a lawsuit related to or arising out of this Agreement, the Superior Court of King County, Washington, shall have exclusive jurisdiction and venue.

14. **COUNTERPARTS:** To facilitate execution, this Agreement may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature of, or on behalf of, each Party, or that the signature of all persons required to bind any Party, appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this Agreement to produce or account for more than a single counterpart containing the respective signatures of, or on behalf of, each Party hereto. Any signature page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures thereon and thereafter may be attached to another counterpart identical thereto except having attached to it additional signature pages.

15. **TERMINATION OF OFFER:** This offer shall terminate if not accepted by Seller on or before January 10, 2025.

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BUYER: City of Snoqualmie, a municipal corporation of the State of Washington.

BY: \_\_\_\_\_  
Katherine Ross, Mayor Date

SELLER:  
  
\_\_\_\_\_  
Steven R. Crabb Date

**EXHIBITS:** Exhibit A, Legal Description  
Exhibit B, Permitted Exceptions  
Exhibit C, Seller Questionnaire  
**EXHIBIT A**

LEGAL DESCRIPTION

Lot 1, Block 2, Plat of Snoqualmie Falls, according to the plat thereof recorded in Volume 6 of Plats, Page 51, in King County, Washington;

Together with the South half of vacated street adjoining on the North.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

Those special exceptions listed on Fidelity National Title Company Report #24001471-SC Dated August 16, 2024, and any supplements thereto (which Title Report and Supplements are incorporated into this Agreement by this reference) numbered 1, 2 and 3 (Paid Current), , Schedule B-II.

EXHIBIT C  
Landowner Questionnaire

**Title**

- 1. Are there any encroachments, boundary agreements, or boundary disputes?  Yes  No  Don't know

If yes, please explain: \_\_\_\_\_

- 2. Is there a private road or easement agreement for access to the property?  Yes  No  Don't know
- 3. Are there any written agreements for joint maintenance of an easement or road?  Yes  No  Don't know

Annual Cost: \_\_\_\_\_

**Utilities**

- 1. The source of water for the property is:  Private or publicly owned water system  
 Private well serving only the subject property  
 Other water system: \_\_\_\_\_
- 2. The property is served by:  Public sewer system  
 On-site septic system  
 Other disposal system: \_\_\_\_\_
- 3. Utilities are provided, as follows:

Oil: \_\_\_\_\_

Gas: \_\_\_\_\_

Electric: \_\_\_\_\_

Sewage: \_\_\_\_\_

Water: \_\_\_\_\_

- 4. List any leased equipment and terms: \_\_\_\_\_

**Homeowner's Association**

- Is there a Homeowners' Association?  Yes  No  Don't know

Name of Association: \_\_\_\_\_

Contact name: \_\_\_\_\_

Name of Association: \_\_\_\_\_

Contact phone number and/or address: \_\_\_\_\_

Annual membership dues: \_\_\_\_\_

Pending special assessments: \_\_\_\_\_



Item 14.  
**CITY OF SNOQUALMIE**  
**RIVERWALK PROPERTY ACQUISITIONS STATUS**

**Legend**

- Remaining Potential Riverfront Acquisition Parcels
- Acquired 2012-2022
- City Limits

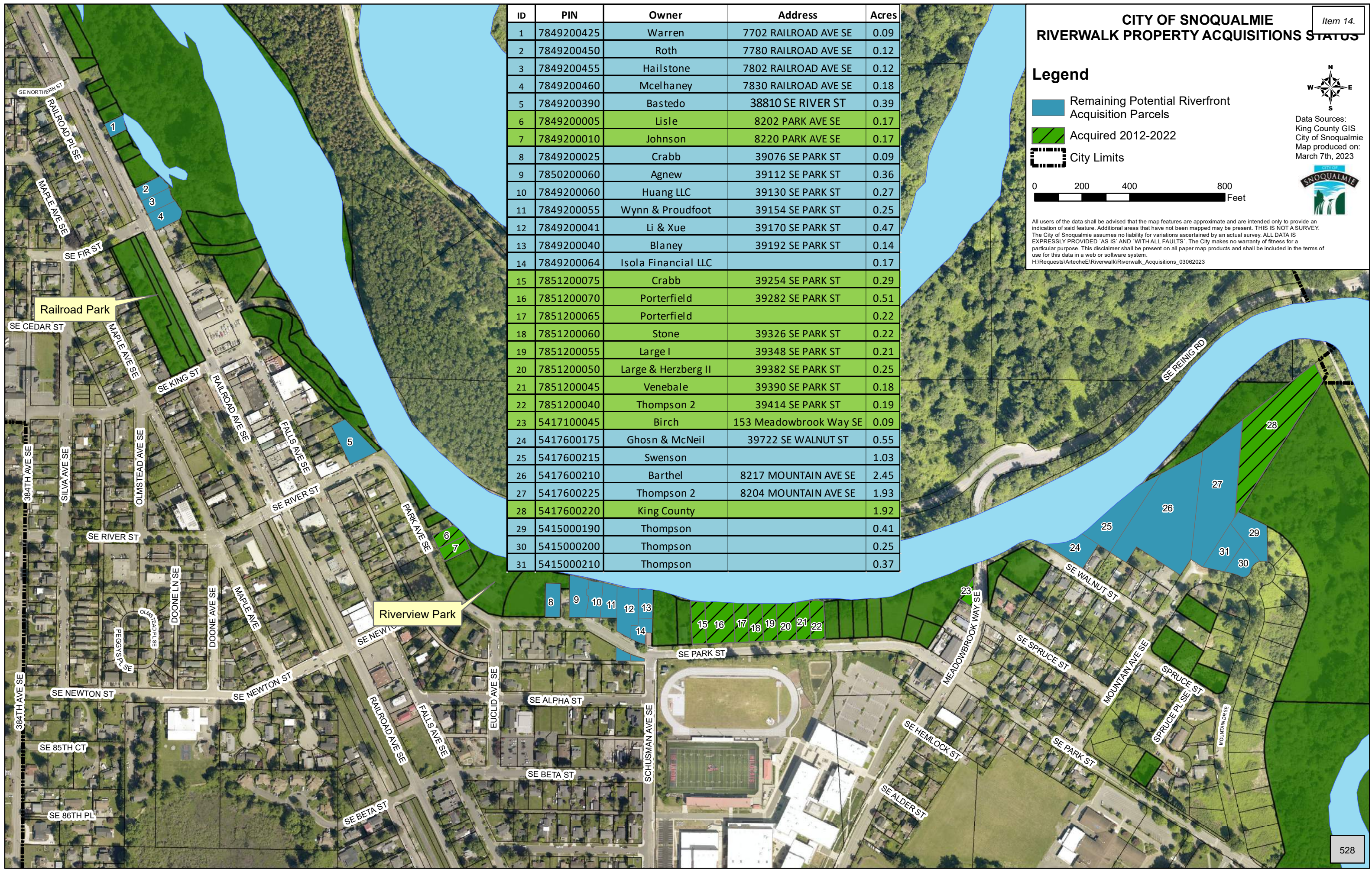


Data Sources:  
 King County GIS  
 City of Snoqualmie  
 Map produced on:  
 March 7th, 2023



All users of the data shall be advised that the map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. THIS IS NOT A SURVEY. The City of Snoqualmie assumes no liability for variations ascertained by an actual survey. ALL DATA IS EXPRESSLY PROVIDED "AS IS" AND "WITH ALL FAULTS". The City makes no warranty of fitness for a particular purpose. This disclaimer shall be present on all paper map products and shall be included in the terms of use for this data in a web or software system.  
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ID	PIN	Owner	Address	Acres
1	7849200425	Warren	7702 RAILROAD AVE SE	0.09
2	7849200450	Roth	7780 RAILROAD AVE SE	0.12
3	7849200455	Hailstone	7802 RAILROAD AVE SE	0.12
4	7849200460	Mcelhane	7830 RAILROAD AVE SE	0.18
5	7849200390	Bastedo	38810 SE RIVER ST	0.39
6	7849200005	Lisle	8202 PARK AVE SE	0.17
7	7849200010	Johnson	8220 PARK AVE SE	0.17
8	7849200025	Crabb	39076 SE PARK ST	0.09
9	7850200060	Agnew	39112 SE PARK ST	0.36
10	7849200060	Huang LLC	39130 SE PARK ST	0.27
11	7849200055	Wynn & Proudfoot	39154 SE PARK ST	0.25
12	7849200041	Li & Xue	39170 SE PARK ST	0.47
13	7849200040	Blaney	39192 SE PARK ST	0.14
14	7849200064	Isola Financial LLC		0.17
15	7851200075	Crabb	39254 SE PARK ST	0.29
16	7851200070	Porterfield	39282 SE PARK ST	0.51
17	7851200065	Porterfield		0.22
18	7851200060	Stone	39326 SE PARK ST	0.22
19	7851200055	Large I	39348 SE PARK ST	0.21
20	7851200050	Large & Herzberg II	39382 SE PARK ST	0.25
21	7851200045	Venebale	39390 SE PARK ST	0.18
22	7851200040	Thompson 2	39414 SE PARK ST	0.19
23	5417100045	Birch	153 Meadowbrook Way SE	0.09
24	5417600175	Ghosn & McNeil	39722 SE WALNUT ST	0.55
25	5417600215	Swenson		1.03
26	5417600210	Barthel	8217 MOUNTAIN AVE SE	2.45
27	5417600225	Thompson 2	8204 MOUNTAIN AVE SE	1.93
28	5417600220	King County		1.92
29	5415000190	Thompson		0.41
30	5415000200	Thompson		0.25
31	5415000210	Thompson		0.37







## City Council

P.O. Box 987, Snoqualmie, Washington 98065  
(425) 888-1555 | [www.snoqualmiewa.gov](http://www.snoqualmiewa.gov)

### 2025 Legislative Priorities

#### **Community Center Expansion: Requesting \$5M in state funding:**

To help expand Snoqualmie's Community Center and add a swimming pool. This will address over-capacity issues at our community center, provide an opportunity for all children in our city the chance to learn to swim, so they will be safe when recreating in our rivers, and provide health and wellness, senior, youth, and aquatics programs.

#### **Affordable housing:**

Expand REET authority for state and locals (HB 1628) to fund affordable housing.

#### **Public Safety:**

- Police and Fire Personnel: Additional funding tools and resources to support recruitment and retention, including but not limited to updating the Public Safety Sales Tax to allow an option to implement by councilmanic authority and providing greater flexibility on use of the funds. Funding tools to assist small municipalities recruit and retain.
- Juvenile Access Law: Fix ESHB 1140: Positive intervention by addressing the juvenile access law. Need to provide more thought about when youth require lawyers to be present, otherwise it becomes mandatory to put them in the system.
- ~~Police Pursuit: Further expand crimes eligible for pursuit to include auto theft and some property crimes.~~
- Opioid Settlement Disbursements and underlying drug issues and resources to support communities.
- Traffic Safety. Additional grant funding for school safety and traffic calming measures along Hwy 202.

#### **I-90 and Hwy 18 interchange:**

Ensure preservation of prior legislative appropriations funding for the Snoqualmie Parkway and SR 18.

- Concern that if the state or federal gas tax is suspended or reduced, it may delay the start of these projects (interchange and highway widening);
- We desire to have communities most impacted by construction involved in an advisory committee, fostering greater public dialogue and support.

**Snoqualmie Parkway Jurisdiction Transfer:**

Ensure alignment of utilization of infrastructure with taxing jurisdiction. The parkway is a transportation system connector between Highway 18 and State Route 202. The majority of its utilization is through regional commercial trucks. In order to align usage with revenue source most the parkway should be transferred to state control and maintenance.

**Property Tax Cap:**

Revise the property tax cap to tie it to inflation, up to 3%, and population growth factors, so that local elected officials can adjust the local property tax rate to better serve their communities. The current 1% cap has created a structural deficit in the city revenue and expenditure model, resulting in a reliance on regressive revenues and artificially restricting the use of property taxes to fund community needs.

DRAFT