



PARKS & PUBLIC WORKS COMMITTEE MEETING

Tuesday, May 19, 2026, at 5:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMITTEE MEMBERS

Chair: Catherine Cotton

Councilmembers: Dan Murphy and Bryan Holloway

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

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

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CALL TO ORDER & ROLL CALL

AGENDA APPROVAL

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

MINUTES

1. Approval of minutes dated May 4, 2026

AGENDA BILLS

DISCUSSION

2. Discussion of BESS Moratorium Draft Ordinance

ITEMS FOR FUTURE DISCUSSION

ADJOURNMENT



COMMUNITY DEVELOPMENT COMMITTEE MINUTES

May 4, 2026

Snoqualmie City Hall, 38624 SE River Street & Zoom

This meeting was conducted in-person at Snoqualmie City Hall and remotely using Zoom.

CALL TO ORDER & ROLL CALL.

Councilmember Johnson called the meeting to order at 6:00 pm.

Committee Members: Councilmembers Louis Washington, Jolyon Johnson, and Dan Murphy were present.

Executive: Mayor James Mayhew.

City Staff: Director of Community and Economic Development Mona Davis, Finance Director Drew Bouta, Executive Assistant Rebecca Solem, and IT Support Specialist Jimmie Betts.

AGENDA APPROVAL.

Motion: Councilmember Johnson made a motion to approve the agenda as presented. Seconded by Councilmember Murphy. The agenda was approved as presented.
(3-0)

Councilmember Johnson called a 5-minute recess at 6:01 PM. The meeting resumed at 6:08 PM.

PUBLIC COMMENTS.

There were no public comments.

MINUTES.

1. **Approval of the minutes dated April 6, 2026.**
Unanimously approved as presented.
2. **Approval of the minutes dated April 20, 2026.**
Unanimously approved as presented.

AGENDA BILLS.

3. AB26-021: Budget Amendment Adding Economic Development & Human Services Coordinator.

Finance Director Drew Bouta briefed on the financial costs of adding an Economic Development & Human Services Coordinator. Community and Economic Development Director Mona Davis provided the Committee with a high-level overview of the job duties of the role. Mayor Mayhew further explained the benefits of the position.

Action: Chair Washington made a motion to move the agenda bill forward to the next regular council meeting on May 11, 2026.

Motion: The motion was unanimously approved.

DISCUSSION ITEMS

4. Discussion: Chamber's 10-year Plan Presentation to Council.

Mayor Mayhew briefed on a proposed presentation by SnoValley Chamber of Commerce at the next Regular Council Meeting on May 11, 2026.

Committee discussion followed.

Action: The Committee unanimously agreed to move the item forward to the regular meeting on May 11, 2026.

5. PSRC – Regarding Housing Presentation to Council.

Mayor Mayhew briefed on a proposed presentation by PSRC at the Regular Council Meeting on May 26, 2026.

Committee discussion followed.

Action: The Committee unanimously agreed to move the item forward to the regular meeting on May 26, 2026.

NEW BUSINESS.

- Mayor brought to the Committee's attention that The City will need to restart the recruitment process for the Senior Planner position.
- Community and Economic Development Director Mona Davis briefed on a proposed presentation by Berk at the May 19, 2026, Community Development Committee meeting, as a kickoff for the Comprehensive Plan amendment project kickoff.

ITEMS FOR FUTURE DISCUSSION.

ADJOURNMENT.

The meeting was adjourned at 6:44 PM

Motion: Councilmember Johnson made a motion to approve the agenda as presented. Seconded by Councilmember Murphy.

Minutes taken by Rebecca Solem, Temp Executive Assistant.

Recorded meeting audio is available on the City website after the meeting.

Minutes approved at the _____, 2026 Community Development Meeting.

ORDINANCE NO. 1322

AN ORDINANCE OF THE CITY OF SNOQUALMIE ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR LAND USE AND BUILDING PERMIT APPROVALS FOR NEW BATTERY ENERGY STORAGE SYSTEM FACILITIES; ESTABLISHING A WORK PROGRAM FOR PREPARATION AND CONSIDERATION OF DEVELOPMENT REGULATIONS; **REQUIRING A PUBLIC HEARING; ADOPTING FINDINGS OF FACT; AND PROVIDING SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.**

Section 1. Findings

The City Council of the City of Snoqualmie hereby adopts the following findings of fact:

1. Battery energy storage system (BESS) facilities are an emerging land use that raise siting, safety, and operational considerations.
2. The City's current development regulations do not specifically address BESS facilities.
- 3.** The City is undertaking the preparation and consideration of appropriate development regulations addressing:
 - siting and location
 - safety standards
 - design and operational characteristics
 - compatibility with surrounding land uses
4. Establishing a temporary moratorium will allow the City to complete this work and adopt regulations that provide clear standards for future consideration of such facilities.
5. A temporary moratorium is necessary to ensure that land use and building permit approval decisions made during the moratorium enacted by this Ordinance are consistent with the City's goals for public safety and land use compatibility.
6. The City is authorized by Art. XI, Section 11 of the Washington Constitution, RCW 35A.63.220 and RCW 36.70A.390 to impose a moratorium upon the acceptance, processing and approval of applications for land use approvals and building permits to be issued pursuant to City of Snoqualmie development regulations.

7. For purposes of this Ordinance, the following terms shall have the specific meaning set forth below:

Battery Energy Storage System (“BESS”) Facility means a principal-use or utility-scale installation utilizing batteries, containers, transformers, inverters, and switchgear and designed to store electrical energy for later discharge to the electrical grid or other utility-distribution purpose. The term does not include battery or energy-storage equipment accessory to a lawful residential, commercial, or institutional use existing on the effective date of this Ordinance.

“Development regulations” shall have the meaning set forth in RCW 36.70A.030(14).

Section 2. Moratorium Established

A moratorium is hereby established on the acceptance, processing, and approval of applications for land use and/or building permit approval for any new Battery Energy Storage System Facility proposed to be located within the City of Snoqualmie.

Section 3. Duration

This moratorium shall take effect immediately upon adoption and shall remain in effect for a period of twelve (12) months, unless earlier repealed or extended by the City Council. Any renewal shall comply with RCW 35A.63.220 and RCW 36.70A.390.

Section 4. Exceptions

This moratorium shall not apply to:

- ordinary maintenance, repair or in-kind replacement of existing facilities, or emergency repair, outage restoration, or other work necessary to maintain safe and reliable existing utility service;
- any construction, improvement, work or other activity for which City development regulation or permitting oversight is preempted by operation of federal or state law or regulation;
- legally established uses existing as of the effective date of this ordinance;
- require the City to deny or regulate any activity for which no City land use or building permit approval is required; or

Section 5. Work Program

During the moratorium period, the City shall undertake a work program to draft appropriate development regulations addressing battery energy storage system facilities, including:

1. Review of regulatory approaches used by other jurisdictions;
2. Consideration of applicable state and regional standards for BESS Facilities;
3. Evaluation of:
 - siting criteria;
 - safety and emergency response considerations;

- development and performance standards;
 - compatibility with surrounding land uses;
4. Consideration of public input; and
 5. Preparation of proposed code amendments for City Council consideration

Section 6. Public Hearing

A public hearing shall be held within sixty (60) days of adoption of this ordinance, in accordance with applicable law.

Section 7. Severability

If any section, subsection, sentence, clause, or phrase of this ordinance is held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.

Section 8. Declaration of Emergency Corrections.

Upon approval of the City Attorney, the City Clerk and codifiers are authorized to make clerical, numbering, cross-reference, and similar non-substantive corrections to this ordinance.

~~Due to the absence of current City of Snoqualmie development regulations regulating BESS Facilities, and the emergent nature of the BESS Facility land use and its attendant siting, location, safety, design and operation and compatibility considerations, this moratorium constitutes a public emergency ordinance necessary for the protection of public health, public safety, public property or the public peace.~~

Section 9. Effective Date

This ordinance shall take effect five (5) days after passage and publication, as provided by law. A summary may be published in lieu of publishing the ordinance in its entirety. immediately upon adoption.