

**CITY OF SNOQUALMIE**  
**Community Development Committee and**  
**Council Committee of the Whole Meeting Agenda**

**Monday, March 18, 2019 5:30pm**

**Council Chambers**  
**38624 SE River St**  
**Snoqualmie, WA 98065**

This is an open public meeting. Please contact the Community Development Department at 425-888-5337 for more information.

**Committee members:**

James Mayhew, Chair	<a href="mailto:jmayhew@ci.snoqualmie.wa.us">jmayhew@ci.snoqualmie.wa.us</a>
Matt Laase, Member	<a href="mailto:mllaase@ci.snoqualmie.wa.us">mllaase@ci.snoqualmie.wa.us</a>
Bob Jeans, Member	<a href="mailto:bjeans@ci.snoqualmie.wa.us">bjeans@ci.snoqualmie.wa.us</a>
Peggy Shepard, Alternate	<a href="mailto:pshepard@ci.snoqualmie.wa.us">pshepard@ci.snoqualmie.wa.us</a>

**Staff Attendees:**

Mark Hofman – Community Development Director	<a href="mailto:mhofman@ci.snoqualmie.wa.us">mhofman@ci.snoqualmie.wa.us</a>
Matt Larson- Mayor	<a href="mailto:mayor@ci.snoqualmie.wa.us">mayor@ci.snoqualmie.wa.us</a>
Bob Sterbank – City Attorney	<a href="mailto:bsterbank@ci.snoqualmie.wa.us">bsterbank@ci.snoqualmie.wa.us</a>
Gwyn Berry – Planning Technician	<a href="mailto:gberry@ci.snoqualmie.wa.us">gberry@ci.snoqualmie.wa.us</a>

**CALL TO ORDER-** Committee Chair

- **Citizen comments for items not on the agenda**

**NEW BUSINESS**

- Minutes from March 4, 2019

**Agenda Bills;**

**AB 19-030;** Amendments J and K to the Conservation Futures Interlocal Agreement with King County, and authorize the Mayor to sign.

**DISCUSSION ITEMS**

- Tourism plan timeline refinement
- Old library update

**UPCOMING ITEMS** (The following items reference either upcoming projects or organizations that the Committee partners with. There will be no discussion of these items unless there is a change in status.)

- Community Development Committee priorities and policies

**ADJOURNMENT**

Meeting audio will be available on the City website the day after the meeting has taken place.

**CITY OF SNOQUALMIE  
Community Development Council Committee  
and  
Council Committee of the Whole**

**MINUTES of  
Monday, March 4, 2019**

Council Chambers  
38624 SE River Street - Snoqualmie, WA 98065

**CALL TO ORDER**

Councilmember Mayhew called the meeting to order at 5:32 PM.

Committee Members Present:

James Mayhew – Chair  
Matthew Laase – Member  
Bob Jeans– Member

Staff Attendees:

Matt Larson – Mayor  
Mark Hofman – Community Development Director  
Nicole Sanders- Senior Planner  
Joan Pliego- Communications Coordinator  
Nicole Wiebe- Event Coordinator  
Gwyn Berry- Planning Technician

Also attended:

Peggy Shepard- Alternate Member  
Katherine Ross- Councilmember  
Anna Sotelo- Citizen

**Citizen Comments for items not on the agenda**

Anna Sotelo- Snoqualmie  
Expressed frustration about lack of snow removal on the sidewalks and the need for better signage.

**NEW BUSINESS**

**Minutes**

The February 19, 2019 minutes were approved as presented.

**The Council Committee took action on the following agenda bills:**

<b>Agenda Bills</b>	<b>Action Taken</b>
<b>AB 19-024;</b> Lodging Tax Advisory Committee Mid-Year Recommendation for 2019 Funding Allocations for the Visitors Center.	3-0 approved Non-consent

**DISCUSSION ITEMS**

- Tourism plan timeline
  - Staff handed out a memo that outlined a rough timeline for the development of a tourism plan. Discussion included the monitoring of the Chamber of Commerce efforts. Staff to read the existing downtown plans and policies and use relevant information to devise a formal tourism plan. These efforts will proceed in the 2019/2020 timeframe. In the meantime, staff recommends funding the brick and mortar visitors center for 2019. Staff to bring the rough

timeline for discussion at the March 11<sup>th</sup> City Council meeting.

- Sandy Cove Park, upper bank
  - Staff presented a draft preliminary upper bank concept for Sandy Cove Park. The Committee members felt additional parking on the river side of Falls Ave would be appropriate but in general, liked the concept.
- WSU update of partnership
  - Staff reached out to WSU for possible partnership on a signage plan. After discussion, WSU officials felt they weren't the best fit for the type of project. Staff will contact other institutions.
- Old library update
  - Staff is looking at doing some exterior improvements to keep the building from continued deterioration.

**UNFINISHED BUSINESS** (The following items reference either upcoming projects or organizations that the Committee partners with. There will be no discussion of these items unless there is a change in status.)

- Community Development Committee priorities and policies
  - No discussion on this item

#### **ADJOURNMENT**

The meeting adjourned at 6:59 pm

Minutes taken by Gwyn Berry  
Meeting audio is available on the City website



## City of Snoqualmie City Council Agenda Bill

**Council Meeting Date:** Monday, March 25, 2019

**Agenda Bill#:** AB19-030

**Department:**

**Date Submitted:**

**Author:**

**Council Committee:** Community Development Committee

**Title:** Approve amendments J and K to the Conservation Futures Interlocal Agreement with King County, and authorize the Mayor to sign.

**Action Required:**

**Exhibits:** [Exhibit A\\_CFT ILA Amendments J and K](#)

**Budget:** \$0.00

**Council Agenda Report:**

**Summary Statement:**

Amendments J and K to the Conservation Futures Interlocal Cooperation Agreement with King County changes the funding approval process with King County, and allocates \$525,000 funds for residential acquisitions along the Snoqualmie River. The \$525,000 in Conservation Futures Levy (CFT) grant has a 50% match requirement, met by other City grants.

**Recommended Action:**

MOVE TO approve amendments J and K to the Conservation Futures Interlocal Agreement with King County, and authorize the Mayor to sign.



## City of Snoqualmie City Council Agenda Bill

---

### Council Agenda Staff Report for AB19-030

**TO:** Snoqualmie City Council  
Community Development Committee

**FROM:** Nicole Sanders, Senior Planner

**DATE:** Friday, March 15, 2019

**SUBJECT:** AB19-030 - Approve amendments J and K to the Conservation Futures Interlocal Agreement with King County, and authorize the Mayor to sign.

---

#### **BACKGROUND**

A standing Interlocal Agreement (ILA) with King County allows for disbursements of Conservation Futures Tax (CFT) Levy funds for the purchase of open space lands. The City has received CFT Funds for acquisitions since 2012. Disbursements of CFT funds are achieved through annual ILA funding amendments, which both the City and County have to formally approve. Amendment J still proposes that disbursements occur through ILA amendment, but it removes language requiring that the County and City approve those funding amendments. All other amendments would still require approval of the parties. Amendment K approves another phase of CFT funds.

#### **ANALYSIS**

Approving amendment J would negate the need for both parties to formally approve ILA amendments that disburse CFT funds, while retaining required party approval for any other type of ILA amendment. The motivation behind amendment J is that it will shorten the County staff process to issue CFT disbursements by 6-12 months. City policy would still require City staff to bring funding amendments for City Council consideration, despite the absence of ILA language to that effect. As City policy still requires City Council approval for fund award, amendment K approves the City 2019 CFT funding award of \$525,000. CFT funds have a 50% match requirement that can be met with existent grants awards. CFT funds are used towards both acquisitions and supporting services (ie. King County Acquisitions Unit service, approved under AB12-170), resulting in direct and final ownership by the City. Acquisitions along the Snoqualmie River are beneficial for reducing flood impacts and providing open space benefits; the acquisition area overlaps with the multiphase Snoqualmie Riverwalk area.

#### **RECOMMENDATION**

Staff recommends that Council approve amendments J and K to the Conservation Futures Interlocal Agreement with King County, and authorize the Mayor to sign.

#### **BUDGET**

Finance recommends approving the amendment to receive a \$525,000 Conservation Futures Tax (CFT) grant award from King County to acquire residential riverfront property. To receive this grant, the City must provide a 50% match. Past acquisition expenditures, City grant awards, and funding agreements to date provide a match in excess of the 50% needed to secure this grant.

---

**AMENDMENT TO THE CONSERVATION FUTURES  
INTERLOCAL COOPERATION AGREEMENT  
BETWEEN KING COUNTY AND SNOQUALMIE  
FOR OPEN SPACE ACQUISITION PROJECTS**

**Preamble**

THIS AMENDMENT is entered into between the CITY OF SNOQUALMIE and KING COUNTY, and amends and attaches to and is part thereof of the existing Interlocal Cooperation Agreement entered into between the parties on the 20<sup>th</sup> day of January, 1994, as previously amended.

The parties mutually desire to amend the terms and conditions of the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree to amend the Agreement as follows:

**Amendment 1: Article IX. General Provisions**

The text in Section 9.2 is deleted in its entirety and replaced with the following:

The parties reserve the right to amend or modify this agreement. Amendments or modifications to disburse funds approved by the County Council must be by written instrument signed by the parties. Other amendments also must be approved by the respective City and County Councils.

**Amendment 2: Article VIII. Responsibilities of County**

Section 8.3 is deleted and replaced with the following:

Subject to the terms of this agreement, the County will provide Conservation Futures Levy proceeds in the amounts and for the projects shown in Attachment A to this agreement and as well as in those amounts and for those projects shown in subsequent amendments to this agreement. The City may request additional funds; however, the County has no obligation to provide funds to the City for the Projects in excess of the total amounts shown in Attachment A and any subsequent amendments. The County assumes no obligation for future support of the Projects described herein except as expressly set forth in this agreement.

In all other respects, the terms, conditions, duties and obligations of both parties shall remain the same as agreed to in the Interlocal Cooperation Agreement as previously amended.

This document shall be attached to the existing Interlocal Cooperation Agreement, and shall become Amendment J.

IN WITNESS WHEREOF, authorized representatives of the parties hereto have signed their names in the spaces set forth below:

KING COUNTY

SNOQUALMIE

\_\_\_\_\_  
Dow Constantine  
King County Executive

\_\_\_\_\_  
Mayor

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to form:

Approved as to form:

\_\_\_\_\_  
Dan Satterberg  
King County Prosecuting Attorney

\_\_\_\_\_  
\_\_\_\_\_

**AMENDMENT TO THE CONSERVATION FUTURES  
INTERLOCAL COOPERATION AGREEMENT  
BETWEEN KING COUNTY AND THE CITY OF SNOQUALMIE  
FOR OPEN SPACE ACQUISITION PROJECTS**

**Preamble**

The King County Council, through Ordinance 9128, has established a Conservation Futures Levy Fund and appropriated proceeds to King County and certain cities. This amendment is entered into to provide for the allocation of additional funds made available for open space acquisition.

THIS AMENDMENT is entered into between the CITY OF SNOQUALMIE and KING COUNTY, and amends and attaches to and is part thereof of the existing Interlocal Cooperation Agreement entered into between the parties on the 20th day of January, 1994, as previously amended.

The parties agree to the following amendments:

**Amendment 1: Article 1. Recitals**

A paragraph is hereby added to the Recitals Section to provide for a Conservation Futures Levy proceeds allocation for the Snoqualmie Riverfront Reach project, and hereafter reads:

- On November 13, 2018, the King County Council passed Ordinance 18835, which appropriated a total of five hundred and twenty-five thousand dollars (\$525,000) in 2019 Conservation Futures Levy proceeds to the City of Snoqualmie for the Snoqualmie Riverfront Reach project. In accordance with Section 9.2, the executive or designee is authorized to execute this Amendment.

**Amendment 2: Article IV. Conditions of Agreement**

Section 4.1 is amended to include the Exhibit 1 attached to this Amendment, which lists a 2019 Conservation Futures Levy proceeds allocation for the Snoqualmie Riverfront Reach project.

**Amendment 3: Exhibit 1**

The Interlocal Cooperation Agreement is hereby amended by adding Exhibit 1, attached hereto.

In all other respects, the terms, conditions, duties and obligations of both parties shall remain the same as agreed to in the Interlocal Cooperation Agreement as previously amended.



Once fully executed, this Amendment shall be incorporated into the existing Interlocal Cooperation Agreement as if fully set forth, and shall become Amendment K.

IN WITNESS WHEREOF, authorized representatives of the parties hereto have signed their names in the spaces set forth below:

KING COUNTY

CITY OF SNOQUALMIE

\_\_\_\_\_  
Dow Constantine  
King County Executive

\_\_\_\_\_  
Mayor

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to form:

Approved as to form:

\_\_\_\_\_  
Dan Satterberg  
King County Prosecuting Attorney

\_\_\_\_\_  
City Attorney

**EXHIBIT 1**

**2019 CONSERVATION FUTURES LEVY PROCEEDS  
CITY OF SNOQUALMIE ALLOCATION**

Jurisdiction	Project Name (Project Number)	Allocation
Snoqualmie	Snoqualmie Riverfront Reach (1047226)	\$525,000
TOTAL		<b>\$525,000</b>

**Project Description:**

1047226 - Snoqualmie – Snoqualmie Riverfront Reach

This is a multi-year project to remove frequently flooded homes and complete a passive waterfront park and Riverwalk Trail along the Snoqualmie River. The project area links Snoqualmie’s historic downtown on Railroad Avenue SE to the Snoqualmie Valley Regional Trail. The City seeks to acquire properties located in the FEMA-designated 100-year floodway which have experienced repetitive flood damage. Acquisition and restoration of the riverfront will improve habitat quality in this important wildlife habitat corridor. Restoration will contribute to Snoqualmie River water quality improvement by planting native vegetation and facilitating increased shading on the southern banks of the Snoqualmie (the river is 303(d) listed for temperature).

2019 fiscal year: The City has prioritized four parcels containing approximately one acre of land in its current request. The CFT Committee recommendation will fully match the \$450,000 secured in Flood Control Zone District funds for three parcels, and will provide additional CFT funding that could be matched by Floodplains by Design or other match funding still being sought. In the broader 2.2-mile reach of the river, the City has acquired more than 66 acres across 42 riverfront parcels. Within this specific project area, there are just 16 of out of a total of 28 residential properties remaining to be acquired.