

PLANNING DEPARTMENT

Monthly Report for February 2014

March 3, 2014

Current Planning:

1. Pre-application Review
There were no pre-application review meetings for the month of February.
2. Snoqualmie Ridge Plats
 - Home building is continuing in plat 24 and divisions 1 – 5 of plat 25.
 - Plat construction of roads, utilities and lots is underway for PP25 Phase 6. The final plat application approved by Council this month.
 - Plat construction of roads, utilities and lots is underway for PP26 (parcel S-12A). The final plat application is under review. Waiting for applicant to respond to city comments.
 - Preliminary Plat 27 (Parcel S13) was approved. Construction plans were submitted and currently under review.
 - A partial Phase I Mixed Use Consistency Review for Preliminary Plat 27 (Parcel S13) was completed in conjunction with the preliminary plat. The applicant has not submitted for Phase II review yet.
 - Preliminary Plat 28 was submitted. This consists of 103 lots for single-family units in parcel S-14 and a portion of parcel S-17. Plat review is underway. First set of initial city comments were sent to applicant.
3. Rezone Request. Two applications were received for property-specific rezone requests for a 1.88 acre property located at 38500 SE Kimball Creek Dr as well as an adjacent 6.45 acre property at 38410 SE Kimball Creek Dr. Staff is currently writing a staff report for the proposed rezones.
4. Conditional Use Permit. The Snoqualmie Valley School District has submitted an application for a conditional use permit for a new elementary school on parcel S-12. Staff is waiting on a traffic analysis to complete the staff report.
5. Kimball Creek Village Residential Final Plat Phase II
Building is continuing in Kimball Creek Village Phase II Final Plat.
6. Sign Permits
There were no sign permits in the month of December.
7. Building Permits reviewed
There were 7 building permits submitted for Planning Department review in the month of February.
8. LDS Church Clearing and Grading
The church has informed the City that they will apply for the required permits to construct their meetinghouse in 2015 to start construction in the 2016 season.
9. Snoqualmie Valley Hospital on Parcel S21
Site clearing and grading work is completed. Utility and site construction plans and landscape and irrigation plans have been approved and site work was initiated, but not completed. A foundation-only building permit was approved and foundation construction work is underway. The hospital has submitted building permit plans. Phase II Mixed Use Consistency Review for the hospital site and building is underway based on the building permit plans. Resolution 907 requires that the City and SR11 agree on monitoring protocols for evaluation of traffic volumes and level of service for the Parkway/SE 99th St. intersection prior to issuance of the building permit. A draft traffic monitoring program has been developed by the City and is under review by SR11.
10. Woodlands Apartments
All plans have been approved and construction is underway.

11. Square One Distribution

Square One has been issued their final building permit. A sitework & utilities Pre-Construction Meeting is scheduled for Mid-March.

12. Meadowbrook Farm Trail – Central Meadow

SEPA MDNS, Shoreline Permit, Clearing and Grading permit and Drainage Review have been completed. Project construction will commence, weather permitting, and may be postponed until spring.

13. PSE Substation. Minor project review continues related to ongoing wetland and buffer landscape monitoring requirements.

14. Business Licenses

There were 5 business license applications received in February.

- New businesses- 2 total
 - Ray's Dining Car –restaurant in old La Fogata building- 10 employees
 - Barriga Llenc- taco truck in downtown grocery store parking lot- 1 employee
- Location Change- 1 total
 - Snoqualmie Valley Eye Care–ophthalmologist - 7 employees
- Owner Change- 1 total
 - Snoqualmie Valley Coffee Company- Coffee shop- 7 employees
- Other- 1 total
 - Beau Reilly- psychologist in an existing practice in the Business Park- 1 employee

Long Range Planning:

15. Comprehensive Plan Update

In February staff reviewed the changes to the draft Comprehensive Plan policies and reviewed the draft Implementation Element with the Planning Commission and City Council. In March, staff will review final edits and proposed changes to the Draft Land Use, Housing and Community Character Elements with the Planning Commission and City Council.

16. Shoreline Master Program (SMP) Update

Staff is working on addressing Ecology's first set of comments on the City's draft SMP. Staff and consultants are working on draft versions of the cumulative impacts analysis report and restoration plan.

17. FEMA Biological Opinion -

In order to comply with the Bi-op, FEMA required NFIP communities to choose one of three options, including 1) adoption of a model ordinance; 2) submission of a checklist for FEMA review and approval documenting how existing plans and regulations address the Bi-op requirements; or 3) address compliance on a project by project level in coordination with FEMA/NMFS. Staff provided a draft submittal package to FEMA, including the checklist, copies of applicable codes and a letter including rationale that there is no habitat for listed salmonids upstream of Snoqualmie Falls. Staff also provided a draft city-wide habitat assessment for Ecology and FEMA review. FEMA provided a response letter that requires the City answer some additional questions. Staff is currently working on a response.

18. Sustainability Strategy

The City launched its participation in the PSE Green Power Challenge in April 2013, growing enrolled accounts by 156%, to a total city participation rate of 8.29%. The challenge resulted in an award of \$40,000 towards the installation of a solar array on a municipal facility; staff is researching logistics for the installation. Staff is also tracking a Town Center Phase II bicycle pedestrian improvements grant (See #29). Staff has been participating in a K4C (King-County Cities Climate Collaboration) group that is researching joint activities multiple cities could undertake together. Note: A draft sustainable Ridge landscaping handout; draft greenhouse gas inventory review; and draft green code amendments are on hold due to staff needs for other long-range planning objectives.

19. Snoqualmie Watershed Forum

The Snoqualmie Watershed Forum staff met this month to be updated on past or upcoming watershed activities such as the Farm-Fish-Flood Committee meetings, the Snohomish Basin Protection Plan (the valley cities will need to provide feedback on what they are doing for hydrology protection) and reviewed the 2014 priorities for project and program assistance to jurisdictions.

20. Snoqualmie Art Commission

The Snoqualmie Storefronts project continues displaying in two ground floor spaces in buildings downtown, as well as a space over the Candy Factory; three vacant storefronts were rented during their 2013 Summer Art Walk. The SAC will complete a visioning series in March for 2014 planning, which will include plans for an art installation in late summer 2014.

21. Meadowbrook Farm

The 2013 Meadowbrook Farm Master Site Plan Update was approved by Snoqualmie City Council in October and North Bend City Council in December. The Meadowbrook Farm business plan was discussed at this month's Snoqualmie Economic Development Commission. There was a majority interest in helping the farm board with the Meadowbrook Farm business plan. The Snoqualmie EDC will be meeting with North Bend EDC to discuss the development of the business plan.

22. Riverfront Acquisitions

The Stone acquisition was completed in October. The formal transfer of possession of the property is anticipated for March 19th, 2014. In June 2013 city staff received the report on AHERA (asbestos and lead) testing on two of the properties previously acquired, which is required prior to structural moving, deconstruction or demolition. Staff will be contacting another one to two riverfront homeowners in spring 2014 that have previously shown interest in the Riverfront project.

The city has access to up to \$3 million in KCFCZD funding towards riverfront acquisition and property handling for up to 20 parcels on the riverfront. The City was also approved for \$250,000 in 2013 Conservation Futures Tax (CFT) funding for riverfront acquisitions in the defined reach. Staff was notified this month that the riverfront acquisition project was not approved for federal funding along with several other eligible applicants. Staff will be applying to FEMA again in Spring 2014. Staff will also be applying for 2014 CFT funds this month.

Grants:

23. Hazard Mitigation Grant Program (HMGP) application

Of the 23 residential homes we received grant funding for we have, to date, received 19 deposits for administrative costs from homeowners to move forward with their elevations and are working with the architect to draw up their plans. Of those 19 deposits, we have received construction deposits from 19 homeowners and construction has commenced. Of those 19 homes, 10 have been completed.

24. Flood Mitigation Assistance (FMA) FEMA grant application

Of the 10 residential homes we received grant funding for, we have, to date, received 7 deposits for administrative costs from homeowners to move forward with their elevations and are working with the architect to draw up their plans. Of those 7 deposits, we have received construction deposits from 7 homeowners and construction has commenced. Of those 7 homes, 6 have been completed.

25. Severe Repetitive Loss (SRL) FEMA grant application

The city received grant funding to elevate 6 residential homes that are classified a severe repetitive loss. To date we have received 2 deposits for administrative costs from homeowners to move forward with their elevations and are working with the architect to draw up their plans. Of those 2 deposits, both homeowners have received bid approval and construction has commenced. Both of those homes have been completed.

26. KCD/Snoqualmie Watershed Opportunity Fund Grant (1)
Planning and Parks staff worked with Stewardship Partners (SP) on a KCD grant for a demonstration rain garden at Centennial Park, including installation with elementary and high school youth in October. Educational signage at the site was installed in February. In March Staff hopes to complete close-out paperwork.
27. KCD/Member Jurisdiction Grant (1)
In April City Council approved a Member Jurisdiction grant award of \$40,650 towards a Public Access and Restoration conceptual Riverwalk Plan. Staff believes \$25,000 in additional funding is necessary to meet grant deliverables for this project; additional funding has been secured - see #28 of staff report.
28. FCD/Member Jurisdiction Grant (1)
In December an application for \$25,000 in Flood Control District Opportunity funds was approved for a Riverwalk Public Access and Restoration Plan, which will complement KCD funds- see #27 of staff report.
29. 4 Culture (1)
Staff assisted two downtown property owners with applications to 4Culture for Landmarks Capital grant funding to complete façade/storefront improvements. Both projects were awarded partial funding (which is typical), totaling ~\$22,000. Brock Nyberg has submitted plans for design review and building permit for improvements to the Falls Pharmacy building facade. Mark Randleman is working on plans for the Black Dog building façade improvements.
30. 4 Culture (2)
In April City Council approved a 4Culture grant for additional SAC operational funding to expand the storefront program and to support art walks. Reimbursement for the grant has been received. Staff was notified the grant for 2014 automatically renews with new funding, as the grant extends for two years. Staff will begin paperwork to receive new funding in March and April.
31. WSDOT Pedestrian and Bicycle Program
In December staff was notified that a WS DOT \$1.87 million grant, towards phase II Town Center bicycle and pedestrian improvements, was recommended for funding. The project bidding phase has opened.
32. Cooperative Watershed Management
A \$72,000 Cooperative Watershed Management Grant from the Flood District (FCD) was awarded to the City for future riverfront acquisition. The City utilized some of this funding towards a Council-authorized acquisition in October (see staff report section #22); staff will meet with King County staff in March to discuss future acquisitions - see #22 of staff report.
33. DOE 2013-2015 Stormwater Capacity Grant
The City approved a grant for \$50,000 stormwater grant capacity funding and \$120,000 facility design funding; no grant match is required. Staff has been working with Public Works on logistics for the facility design, and will select a design consultant to bring for City Council consideration in March.
34. 2013 Conservation Futures Tax (CFT)
The City was awarded \$250,000 for the City's Snoqualmie Riverfront acquisition project. A portion of those funds were spent to acquire the Stone property. Staff will be looking at purchasing another property within the riverfront with this remaining CFT funding - see #22 of staff report.