



Ordinance Amending SMC Chapter 13.10 Stormwater Utility

The Finance & Administration Committee

April 7, 2026

Problem Statement

- **Previously Disturbed Parcels**
- **Lack of City Stormwater Infrastructure Service**
 - Property owners are asked to pay into a system they do not use nor receive any direct benefit from.
- **Limited Use and Economic Activity**
 - Unlikely that property owners can generate the income necessary to cover the City's stormwater fees.

Current Stormwater Code

- Stormwater utility rates not assessed on parcels with **“undeveloped conditions”**.
- “State, status, or condition of the subject property prior to any development of the property that has occurred.”

Ordinance

- **What is the ordinance doing?**
 - Narrowly expands “undeveloped conditions” to include “previously disturbed parcels”.
 - All or portions of a previously disturbed parcel may be considered “undeveloped”.

Conditions

- For the totality of the previously disturbed parcel to be considered undeveloped:
 - Must lack service by City-owned stormwater infrastructure.
 - Must have a development agreement and site plan approved by City Council.
- For portions of a previously disturbed parcel to be considered undeveloped:
 - Must lack service by City-owned stormwater infrastructure.
 - Must have a development agreement approved by City Council.
 - Portions must be in a “non-production state”.

Result

- If conditions are met:
 - All or portions of a disturbed parcel considered “undeveloped” → do not pay stormwater rates.
- Once stormwater infrastructure is installed and accepted:
 - No longer considered “undeveloped” → pay stormwater rates.
- Incentivizes the development of disturbed parcels.

Impact to Snoqualmie

- Applies to all of Planning Area 1 and portions of Planning Area 2 and 3 owned by Snoqualmie Mill Ventures and no one else.
- Reduces the amount of rates Snoqualmie Mill pays currently.
- Incentivizes early project completion and payment of GFCs.
- Current financial plan, based on the utility rate study, did not contemplate fully the GFCs from Snoqualmie Mill.

2025-2030 Stormwater Utility Financial Plan from Utility Rate Study

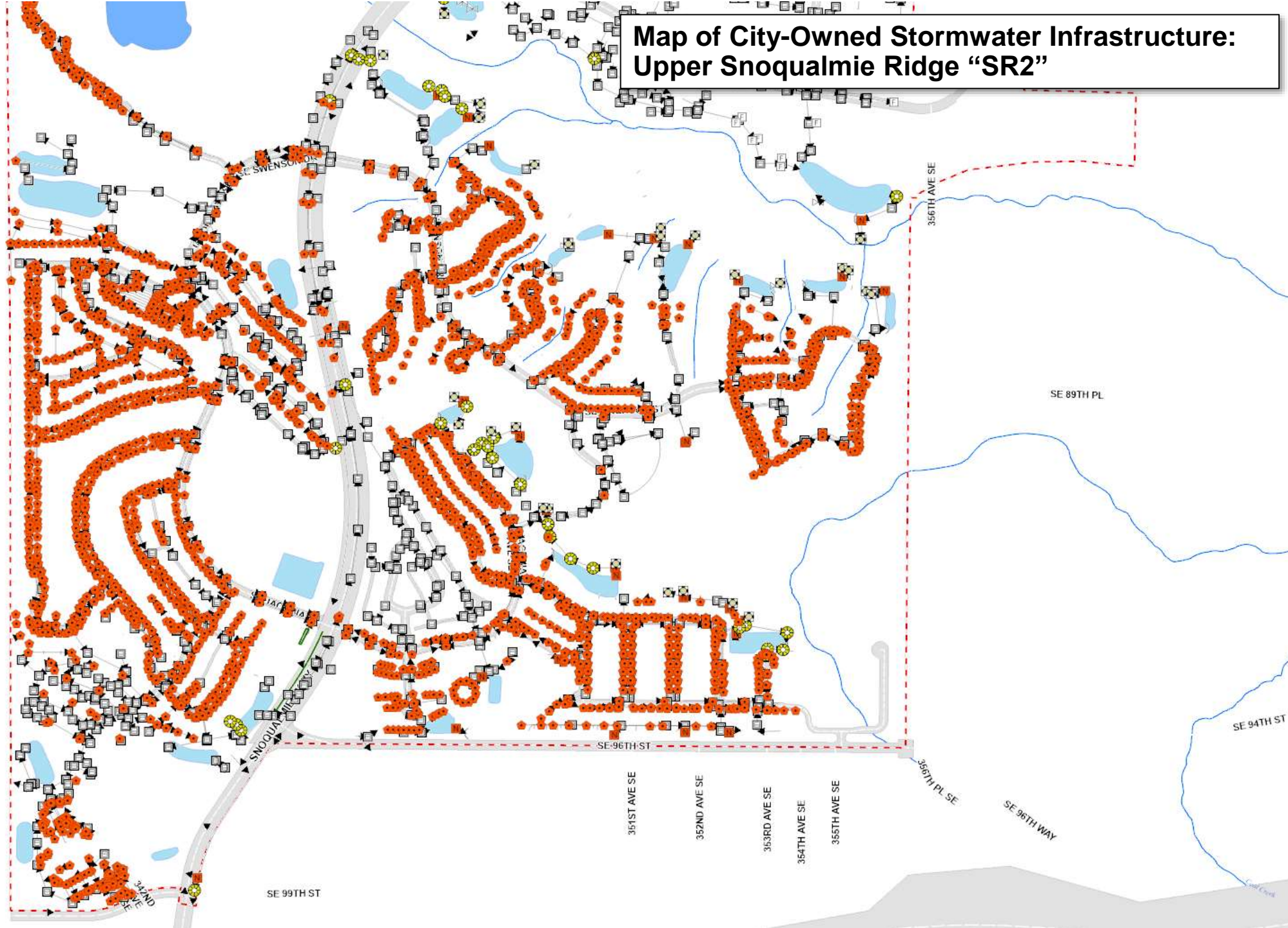
Sources	
Rate Revenues	\$22.1
Non-Rate Revenues	\$0.4
General Facility Charges (GFCs)	\$1.5
Grants	-
Bond Proceeds	\$8.8
Total Sources =	\$32.8
Uses	
Operating Expenditures	\$15.9
Capital Expenditures	\$15.4
Debt Service	\$4.8
Total Uses =	\$36.1
2025 Beginning Cash	\$4.5
2030 Ending Cash	\$1.2

2025-2030 Stormwater Utility Financial Plan from 2025 Update + Ordinance

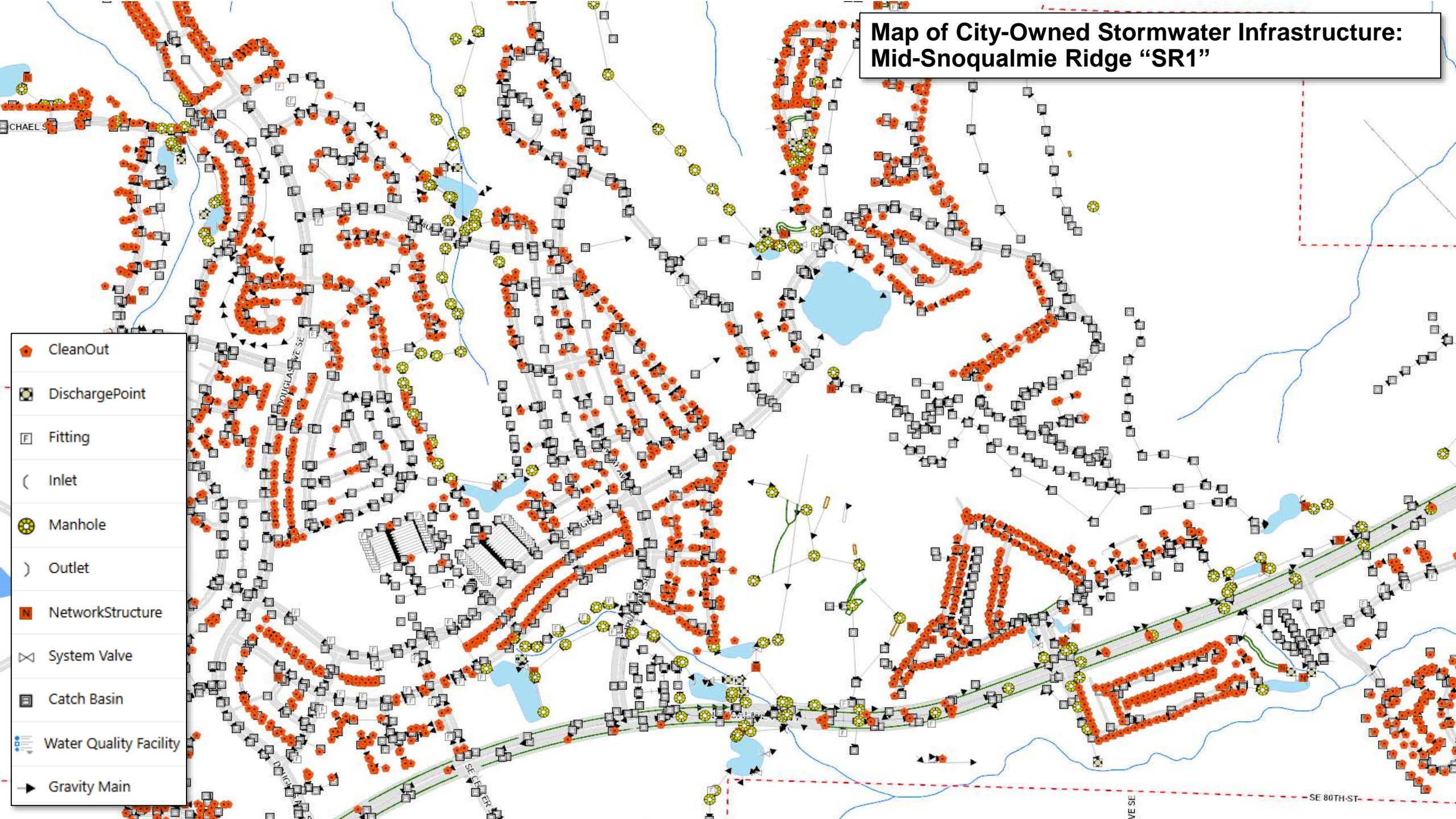
Sources			
Rate Revenues	\$21.6	↓	\$0.5
Non-Rate Revenues	\$0.3	↓	\$0.1
General Facility Charges (GFCs)	\$1.9	↑	\$0.4
Grants	\$0.1	↑	\$0.1
Bond Proceeds	\$8.8	—	
Total Sources =	\$32.7	↓	\$0.1
Uses			
Operating Expenditures	\$15.4	↓	\$0.5
Capital Expenditures	\$15.5	↑	\$0.1
Debt Service	\$4.6	↓	\$0.2
Total Uses =	\$35.5	↓	\$0.6
2025 Beginning Cash	\$4.4	↓	\$0.1
2030 Ending Cash	\$1.6	↑	\$0.4

Map of City-Owned Stormwater Infrastructure: Upper Snoqualmie Ridge "SR2"

- CleanOut
- DischargePoint
- Fitting
- Inlet
- Manhole
- Outlet
- NetworkStructure
- System Valve
- Catch Basin
- Water Quality Facility
- Gravity Main

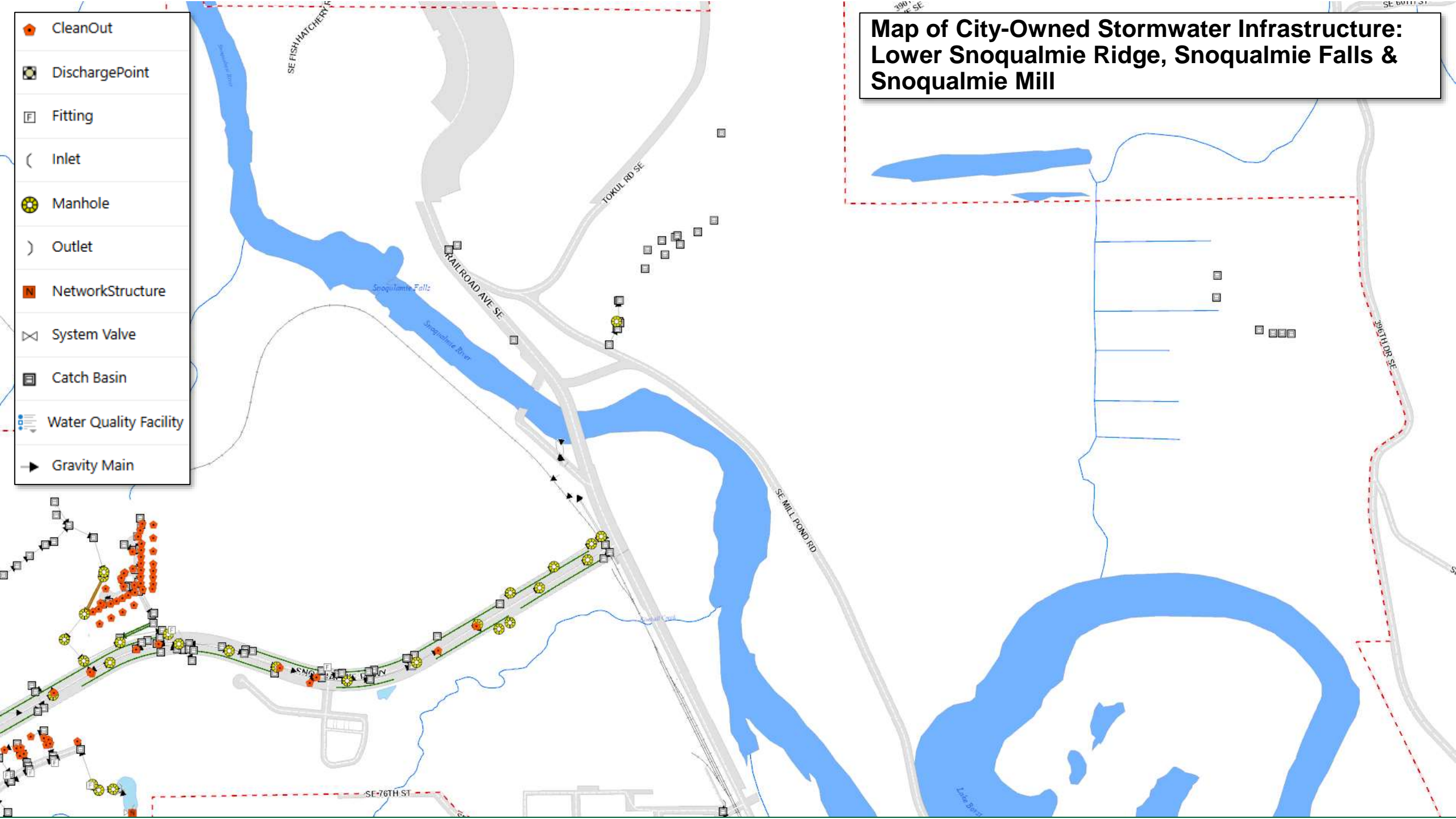


Map of City-Owned Stormwater Infrastructure: Mid-Snoqualmie Ridge "SR1"



Map of City-Owned Stormwater Infrastructure: Lower Snoqualmie Ridge, Snoqualmie Falls & Snoqualmie Mill

- CleanOut
- DischargePoint
- Fitting
- Inlet
- Manhole
- Outlet
- NetworkStructure
- System Valve
- Catch Basin
- Water Quality Facility
- Gravity Main



Next Steps

- **April 7, 2026:** AB presented to the F&A Committee Meeting
- **April 13, 2026:** AB presented to Full Council – 1st Reading of Ordinance
- **April 27, 2026:** Adoption of AB by Full Council – 2nd Reading of Ordinance