



Community Development Department

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April 2023

Building Permit Activity

Permit applications to the Community Development Department remain relatively low. Inspections are picking up as a number of homes are under construction in the recently-approved Snoqualmie Ridge II Plat 29/Cascade Pointe.

Building	April 2023	YTD
Permit Applications	37	163
Permits Issued	36	158
Total Inspections	70	310

Planning	April 2023	YTD
Business Applications	8	18
Pre Applications	0	2
Sign Permits	0	2

Boards and Commissions:

The Planning Commission held the following joint meetings:

- April 3 – The Planning Commission reviewed documentation of a condition applied to its approval of the Gere Automotive Design Review proposal. The applicant had been asked to return to the Commission with a new color palette for the exterior of their new shop.

The Economic Development Commission did not meet in April.

The Arts Commission did not meet in April. Commissioners and staff continue to work on 2023 programming.

Land Use Planning Projects:

Timber Trails (Plat 30): The application is currently under review. The proposed application is to subdivide a parcel into 46 single-family residential (attached) lots with a mix of housing types to include duplexes and townhomes. Lot sizes range from approximately 1,285 to 10,067 square feet with an average lot size of 3,533 square feet. Parcel S14 was designated by the Snoqualmie Ridge II Mixed Use Final Plan for a density of 4-16 dwelling units per acre.

Model Train Museum/Park: City Staff will be meeting with representatives of model train during the month of February 2023 to determine next steps for moving the project forward. In December 2022 the Council authorized the Mayor to approve a Memorandum of Understanding, to develop a park/museum on City property which will showcase a model train. The proposed project includes a 20,000 square foot building, outdoor parking, community event space, a gift shop and other interactive features as well as an outdoor recreational park with picnic benches and other improvements.

The Rails: City Staff and consultants are reviewing a building permit from Tracy Hovinga for the vacant parcel, 784920-1430. The proposed project would construct a 3-story mixed use building including 11 apartments, approximately 2,000 square feet of retail/office space, and associated parking and other site improvements.

Snoqualmie Ridge Self-Storage: City Staff and consultants are reviewing a building permit for the expansion of Snoqualmie Ridge Self-Storage. The applicant proposes to expand the existing self-storage facility by constructing a new 3-story building with approximately 29,000 square feet of floor space to replace the existing RV storage area in the northwest corner of the property.

Sigillo Cellars: The owner is anticipating the project will be submitted for permit review in the summer of 2023. Dykeman Architectes are retained as the designers. The owner anticipates that Sandy Cove Park will be venue space for events. The new building will provide overnight accommodations.

Comprehensive Plan: City staff held a kick-off meeting with three consultants assisting with the update of the Comprehensive Plan – LDC (Land Use and Housing), Pertee (Transportation and Environment), and FCS (Capital Facilities & Utilities).

Events, Engagement, Marketing and Tourism:

- The City partnered with the Snoqualmie Ridge ROA on two egg hunts, the Teen Flashlight Hunt at Community Park, and the Bunny Hop Egg Hunt at Centennial Park. Trail Youth Coffee participated at both events. The teen event attracted 125 teens and the morning hunt attracted 500+ kiddos.
- The City partnered with the Historic Downtown Merchants Association for the “Downtown Hopping” hunt and downtown was busy with egg hunters!
- The City recognized the numerous volunteers at the annual Volunteer Recognition Event, the Snoqualmie Inn hosted the occasion.
- Blood Drive Pop-Up in City Hall, April 14, 2023.
- Attended Sno Valley Chamber of Commerce luncheon, the annual State of the Cities, held at the Snoqualmie Casino.
- The City hosted a Comprehensive Plan Open House on April 6, 2023. Attendees had the opportunity to identify their priorities for the upcoming Comprehensive Plan update on topics including housing, land use, parks, transportation, economic development, and more. Staff from LDC, the City’s housing and land use consultant, also attended to engage with residents about missing middle housing. Turnout exceeded expectations.
 - Staff also launched an online survey for residents to identify their Comprehensive Plan priorities. Between the Open House, survey, and March Business Roundtable discussion, the City has already received over 250 comments related to the Comprehensive Plan.

Special Event Permits: Eight permits were received and reviewed.

Staffing: The Département welcomed new Senior Planner Jonathan Kesler in April.