



# Community Development Department

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## September 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	September 2023	YTD
Permit Applications	56	430
Permits Issued	40	405
Total Inspections	59	683

Planning	September, 2023	YTD
Business Licenses	12	51
Pre Applications	0	6
Sign Permits	0	5

### Boards and Commissions:

- Planning Commission 9/5 and 9/25 – completed work the land use element, goals and policies and a recommendation will be forward to the CD Committee for September. Proposed Ordinance 1279, regarding the ADU Amendments to the Code had received the requisite public hearing in August.
- Community Development Committee, 9/18 - reviewed proposed Ordinance 1279; first reading of the Ordinance occurred at the 9/25 City Council Meeting.

### Land Use Planning Projects:

NWRM: The applicant would like to clear and grade the property to expand the existing museum to include a roundhouse.

Timber Trails (Plat 30): Preliminary approval was granted by the Hearing Examiner in July 2023 to subdivide a parcel into 46 single-family residential (duplexes and townhomes) lots.

Model Train Museum/Park: In December 2022 the Council authorized the Mayor to approval 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 City Council met in August with representatives of model train and approved an extension to the timeline of project of three months before moving forward with an approval of the draft lease and development agreement.

The Rails: City Staff 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 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.

Crabb Commerical: City Staff are reviewing a building permit for a new commerical building on Railroad Avenue. The proposed development is a 2 story building , 2632 square feet.

Wireless Permit: City Staff are reviewing a Conditional Use Permit for a wireless communication facility on the top of an existing building located on Center Blvd. SE. A public hearing on the project was held in September and a Hearing Examiner recommendation for approval was sent to the City Council. A Council meeting is scheuduled for October 9, 2023.

Comprehensive Plan Outreach: Over 350 total public comments have been recieved from open houses, business roundtables, surveys, the Ridge Business Owners and the Snoqualmie Tribe. The Planning Commission has made recommendations to the Community Developent Committee on the land use element. The Economic Development and Housing elements are moving through the Planning Commission. A second open house is schedule in mid-October for additional public participation.

**Events, Engagement, Marketing and Tourism:**

- Halloween Festival 10/30/23
- Egg Hunt 3/29/24
- Daddy Dash 4/19/24
- Graduation and Carnival 6/5/24