

Council Agenda Bill

AB Number

Agenda Bill Information

Title *

Action *

Council Agenda Section

Council Meeting Date *

Staff Member

Department *

Committee

Committee Date

Exhibits

Packet Attachments - if any

Drag and drop up to **10** files here to upload or [Choose files](#)

Files (3 uploaded)

<input checked="" type="checkbox"/> x1 Ordinance stormwater code 20260401.docx	30.59KB	Remove
<input checked="" type="checkbox"/> x2 code amendment 20260402.docx	21.79KB	Remove
<input checked="" type="checkbox"/> x3 Presentation - Ordinance Amending SMC Chapter 13.10 Stormwater Uti...	3.19MB	Remove

Click [here](#) to review attachments.

Summary

Introduction *

Brief summary.

This ordinance amends the stormwater utility code to ensure that stormwater rates are assessed in an equitable manner on disturbed parcels that are not served currently by City-owned stormwater infrastructure but are subject to a development agreement and documented plans approved by City Council.

Proposed Motion

Background/Overview *

What was done (legislative history, previous actions, ability to hyperlink)

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Currently, Chapter 13.10 of the Snoqualmie Municipal Code (SMC) does not assess stormwater utility rates on parcels with “undeveloped conditions”, which is defined as the “state, status, or condition of the subject property prior to any development of the property that has occurred.”

According to the code, “undeveloped properties shall be deemed not to make use of the service of the storm drain system, and no equivalent service units (ESUs) shall be assigned to such properties nor rates charged therefore.”

Analysis *

This ordinance narrowly expands the definition of what it means for property to possess “undeveloped conditions” to include a property that has returned substantially to its pre-development state. The updated definition now includes “previously disturbed parcels”, meaning parcels that no longer contain or contain a very limited amount of infrastructure under several conditions.

For the totality of the previously disturbed parcel to be treated as “undeveloped”:

- The disturbed parcel must lack service by City-owned stormwater infrastructure.
- The disturbed parcel must have a development agreement and site plan approved by City Council.

For portions of a previously disturbed parcel to be considered “undeveloped”:

- Those portions of the disturbed parcel under consideration must lack service by City-owned stormwater infrastructure.
- Those portions of the disturbed parcel under consideration must have a development agreement approved by City Council.
- Those portions of the disturbed parcel under consideration must be in a “non-production state”, meaning not currently in use for occupancy or income generating activities.

If the conditions are met above, then all or portions of the previously disturbed parcel would be treated as “undeveloped” and therefore would not be charged stormwater rates. Once stormwater infrastructure serving the disturbed parcel has been installed and accepted, then the disturbed parcel would no longer qualify as “undeveloped” and would be charged stormwater rates.

A disturbed parcel not served by any of the City’s stormwater infrastructure means property owners are asked to pay into a system they do not use nor receive any direct benefit from. In addition, a disturbed parcel’s limited use and economic activity makes it unlikely that property owners can generate the income necessary to cover the City’s stormwater rates.

The ordinance is designed to ensure that disturbed parcels only contribute proportionately to the City’s stormwater infrastructure relative to their use. Furthermore, the ordinance is designed to incentivize the development of disturbed parcels which may otherwise sit fallow and never achieve their highest and best use under the City’s zoning regulations.

Budgetary Status *

This action has complex budgetary implications.

Budget Summary

This ordinance will reduce the amount of utility rate revenue in the short term but is offset by general facility charges (GFCs) occurring sooner than previously expected. The impact is also offset in the near term by revised, lower expenditure estimates.

Fiscal Impact

Amount of Expenditure

\$

Amount Budgeted

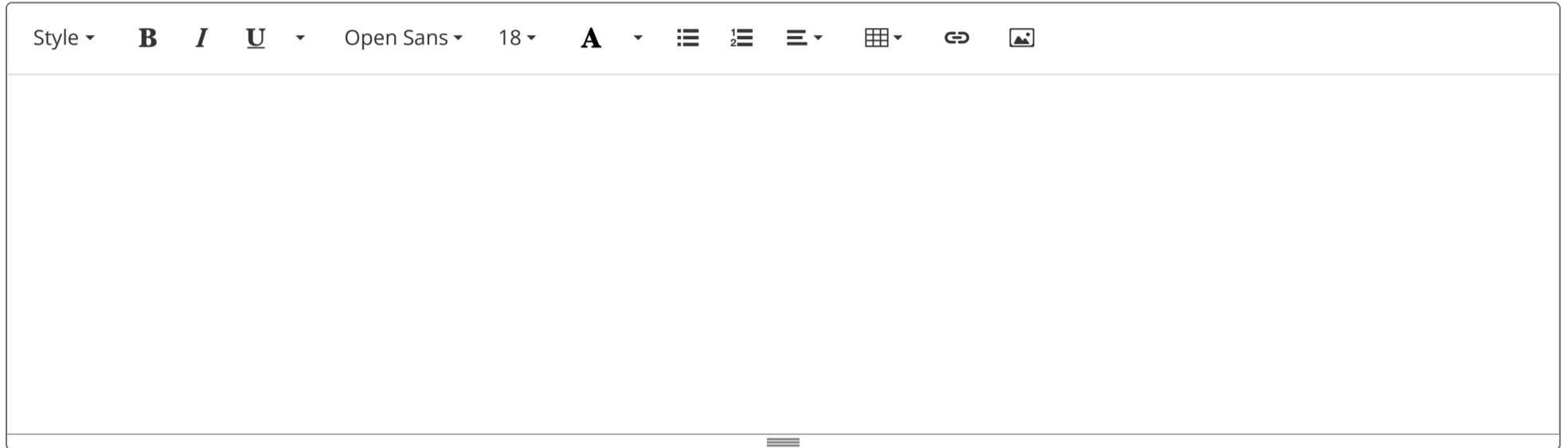
\$

Appropriation Requested

\$

Fiscal Impact

Screenshot below is an image of the budget summary table.



Comments:

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