

ATTACHMENT C

U.S. Department of Homeland Security
Region X
130 228th Street, SW
Bothell, WA 98021-9796

RECEIVED EMD



FEMA

DEC 7 2015

December 9, 2015

Kurt Hardin, Governor's Authorized Representative
Division of Emergency Management
Washington Military Department
Building 20, MS: TA-20
20 Aviation Drive
Camp Murray, Washington 98430-5112

RE: Hazard Mitigation Grant Program (HMGP) for DR-1817-WA
Transfer of Property Acquired for Purposes of Open Space – Riverside Mobile Home Park
From King County to the City of Snoqualmie

Dear Mr. Hardin:

The U.S. Department of Homeland Security's Federal Emergency Management Agency (FEMA) Region 10 hereby approves the State's request of May 6, 2015, for transfer of ownership of the properties listed below that were acquired using FEMA Hazard Mitigation Grant Program funds from FEMA-1817-DR-WA. The open space acquisition project 1817-10-R was awarded on November 19, 2009. These properties comprise the former Riverside Mobile Home Park on the south bank of the Snoqualmie River not far from downtown Snoqualmie.

King County Parcels

322408-9067
785120-0005
785120-0010
785120-0015
785120-0020

Transfer of these properties from the original sub-recipient, King County, to the City of Snoqualmie is compliant with the provisions of FEMA's Open Space Acquisition Rule at 44 CFR 80.19(b)(2). The transfer of acquired Open Space property is allowed, subject to Regional Administrator approval, to a "public entity" or a "qualified conservation organization." The City qualifies as a "public entity with a conservation mission", per 80.19(b)(3), per these findings:

- 1) The April 16, 2015, letter from Matthew R. Larson, City of Snoqualmie, accepts the transferred property and commits to "maintain use of the Properties as open space in perpetuity and preserve natural floodplain values according to the deed restrictions..."
- 2) The City of Snoqualmie maintains an active, well-funded Parks and Recreation Program.
- 3) The City's Comprehensive Plan, *Snoqualmie 2032*, adopted October 2, 2015, designates the entire property area and adjoining river shoreline as "Parks/Open Space."

www.fema.gov

Mr. Hardin
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Comprehensive Plans in the State of Washington are subject to State review and compliance with the Growth Management Act.

- 4) The Vision and Policy element of the *Snoqualmie 2032*, contains the following Land Use Objective under section 3. Flood Plain Land Use, on Page 1-22: 7.3 Development and conservation within the 100-year floodplain is managed to protect existing and new development from flood hazards and to promote enjoyment of the natural and scenic character of the Snoqualmie River shoreline.
- 5) The City's Draft Shoreline Master Program, currently under update in compliance with the State's Shoreline Management Act, indicates that a Snoqualmie River shoreline trail, the Riverwalk, is proposed to be constructed along the south bank of the river, from downtown to or beyond the properties being transferred. A Draft Riverwalk Master Plan, was posted on the City's website October 2, 2015.

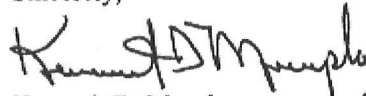
In accordance with the recorded Open Space Deed Restriction, the properties must continue to be managed as Open Space in perpetuity for the conservation of natural floodplain functions, in accordance with all requirements of 44 CFR 80.19. Potential improvements related to the proposed Riverwalk, such as pervious surfaces, open-sided structures and restrooms to support public parks and recreation uses, are permitted without consultation with FEMA. However, as a reminder, uses that are not allowed outright include temporary or long-term storage of materials, vehicles, or manufactured housing, the construction of any other types of walled-and-roofed structures, or installation of impervious surfaces, i.e. anything that does not meet Federal land use and oversight requirements. In certain circumstances, exceptions can be made and unlisted uses and activities can be considered, subject to prior approval by the FEMA Regional Administrator following a favorable review per National Environmental Policy Act (NEPA) and related laws and Executive Orders.

The City is also required to monitor use of the property for compliance with these restrictions and to send a report to Washington EMD at least every three (3) years confirming that the property is still being used as open space.

We request that the County include language in the Deed Transfer citing the Open Space Deed Restriction, and reflecting the City's commitment via the letter of April 16, 2015, that the property interest would revert to King County if the property were ever proposed for use other than to support natural and beneficial functions of the floodplain.

For further assistance, please contact Steven Randolph, at (425) 487-4671.

Sincerely,



Kenneth D. Murphy
Regional Administrator

Cc: Tim Cook, WA EMD



OFFICE OF THE MAYOR
Matthew R. Larson

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Cell: 425-281-3333
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mayor@ci.snoqualmie.wa.us

April 16, 2015

Mr. Mark Isaacson
Division Director
King County Water and Land Resources Division
201 S. Jackson St, Suite 600
Seattle, WA 98104

RE: Transfer of Property Interest

Dear Mr. Isaacson:

This letter is in reference to Parcels: 7851200005, 7851200010, 7851200015, 7851200020, and 3224089067 ("Properties"), which are located along the Snoqualmie River, within the City of Snoqualmie limits. King County acquired the Properties in 2010 with Hazard Mitigation Grant Program (HMGP) funds (HMGP 2009 DR 1817) for permanent Open Space. The City understands that it is the intent of King County to transfer property interests of the identified parcels to the City of Snoqualmie.

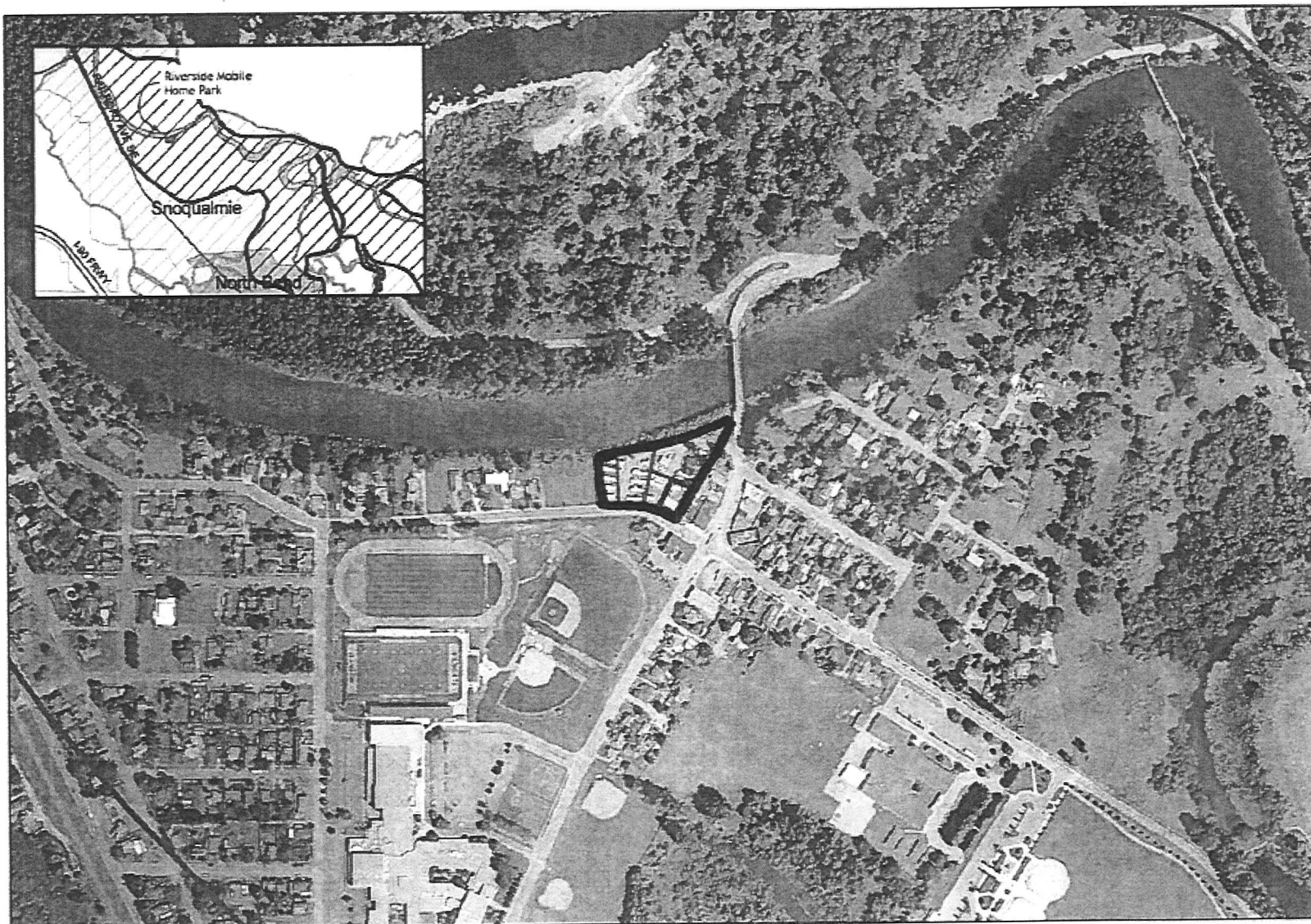
The City accepts the transferred Properties and acknowledges and agrees to be bound by the terms of the original mitigation grant conveyance according to 44 CFR Part 80 and the Addendum to the Hazard Mitigation Assistance (HMA) Unified Guidance. With respect to the Properties, and per Robert T Stafford Disaster Relief and Emergency Assistance Act ("Stafford Act"), the City of Snoqualmie will maintain the use of the Properties as open space in perpetuity in order to protect and preserve natural floodplain values according to the deed restrictions set forth in the Warranty Deed and associated Declaration of Restrictive Covenants.

In the event that the City of Snoqualmie ceases to exist or loses its eligible status as defined under the HMA guidance, the property interests will revert to King County, or the State of Washington.

The City of Snoqualmie supports and accepts the transfer of Properties from King County to the City.

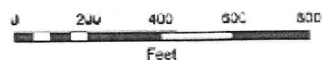
Respectfully,

Matthew R. Larson, Mayor



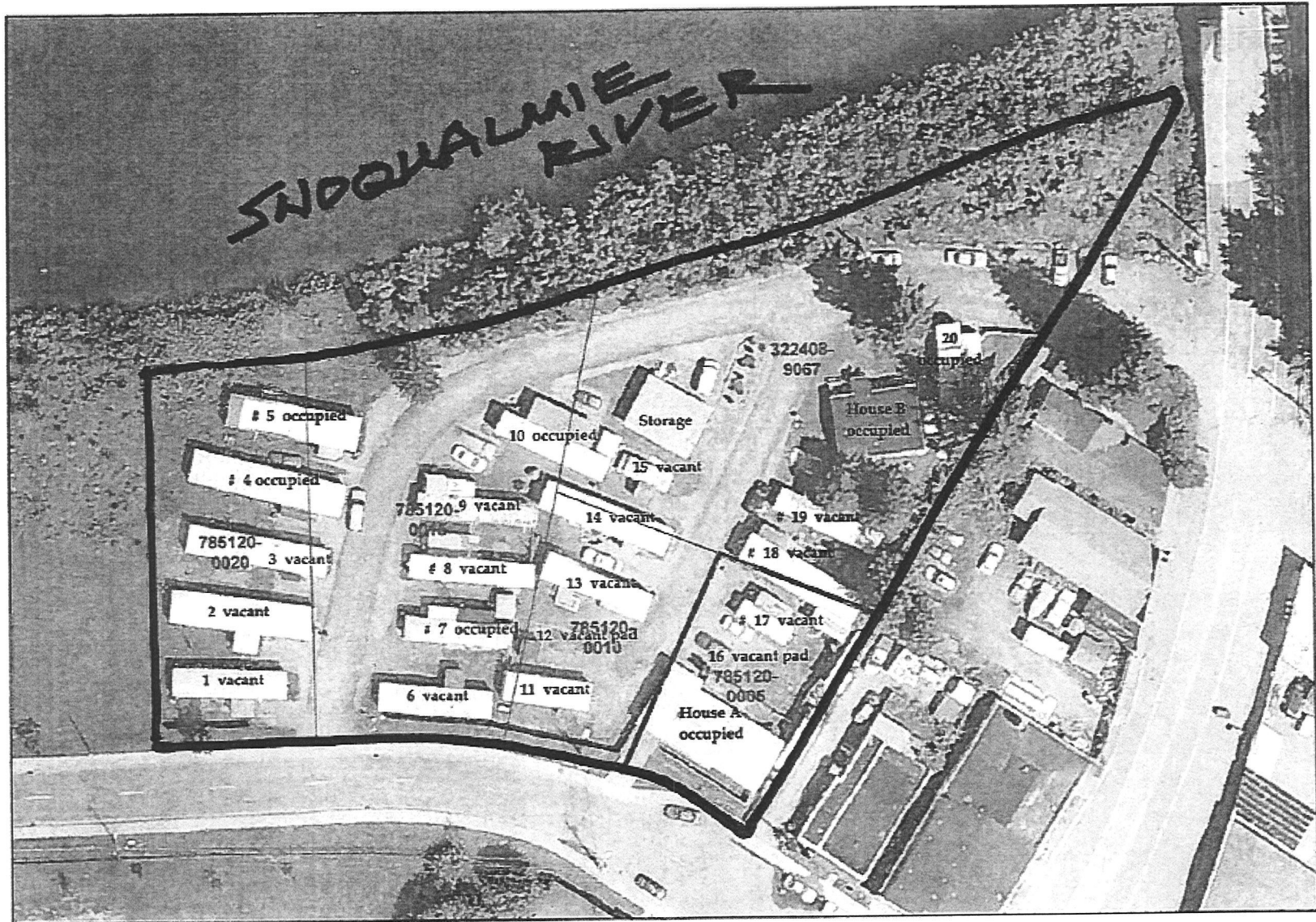
Riverside Mobile Home Park Vicinity

- Floodway
- 100 Year Floodplain
- To be purchased by King County Flood Control District



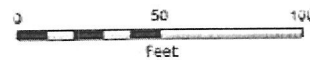
King County
Department of Natural Resources and Parks
Water and Land Resources Division

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Riverside Mobile Home Park

- # Privately-owned Mobile Homes
- To be purchased by King County Flood Control District



King County
Department of Natural Resources and Parks
Water and Land Resources Division

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Snoqualmie 2032: Snoqualmie Comprehensive Plan. Updated 2014

VISION & POLICY PLAN 1 - 22

3. FLOODPLAIN LAND USE

Objective:

7.3 Development and conservation within the 100-year floodplain is managed to protect existing and new development from flood hazards and to promote enjoyment of the natural and scenic character of the Snoqualmie River shoreline.

Policies:

7.3.1 Limit creation of new single family residential lots in the floodplain to low density where roads and services are adjacent, but allow for small lot infill and redevelopment with attached townhomes and residential units above commercial uses in the floodplain where such uses can be served by alleys and are within walking distance of the historic downtown commercial core.

7.3.2 Encourage a range of housing options and settings by allowing for creation of new lots in the floodplain through subdivisions with various low density lot sizes as appropriate, depending on existing infrastructure, development pattern and proximity to the downtown core.

7.3.3 Help protect development from flood hazards through residential lot coverage standards and impervious surface standards for different land use designations.

7.3.4 Use the Floodway Overlay District (SMC 17.40) for residentially-zoned districts within the 100-year floodway to provide opportunity for commercial uses compatible in scale, character and impacts to existing single-family uses.

Additional flooding policies are in
Policy Plan Section 6.5 *Frequently
Flooded Areas* and Policy 4.1.2.

7.3.5 Work with the King County Flood Control District to target high risk, chronically affected and repetitive loss riverfront properties within the floodway for eventual acquisition.

7.3.6 Do not permit the construction of critical facilities or heavy industrial uses within the floodplain unless there is no feasible alternative. Require critical facilities permitted within the floodplain to be elevated or floodproofed consistent with FEMA technical guidance.

Example critical facilities include hospitals,
police, fire, emergency response, and
installations which produce, use or store
hazardous materials or hazardous waste.

7.3.7 Continue to participate in the FEMA Flood Insurance Program and Community Rating System, and implement measures to improve the City's flood insurance rating to benefit floodplain property owners.

7.3.8 Require the first floor of new residential construction and construction involving substantial improvements to existing residential structures to be elevated to at least three feet above the base flood elevation.

IMPLEMENTATION 2 - 2

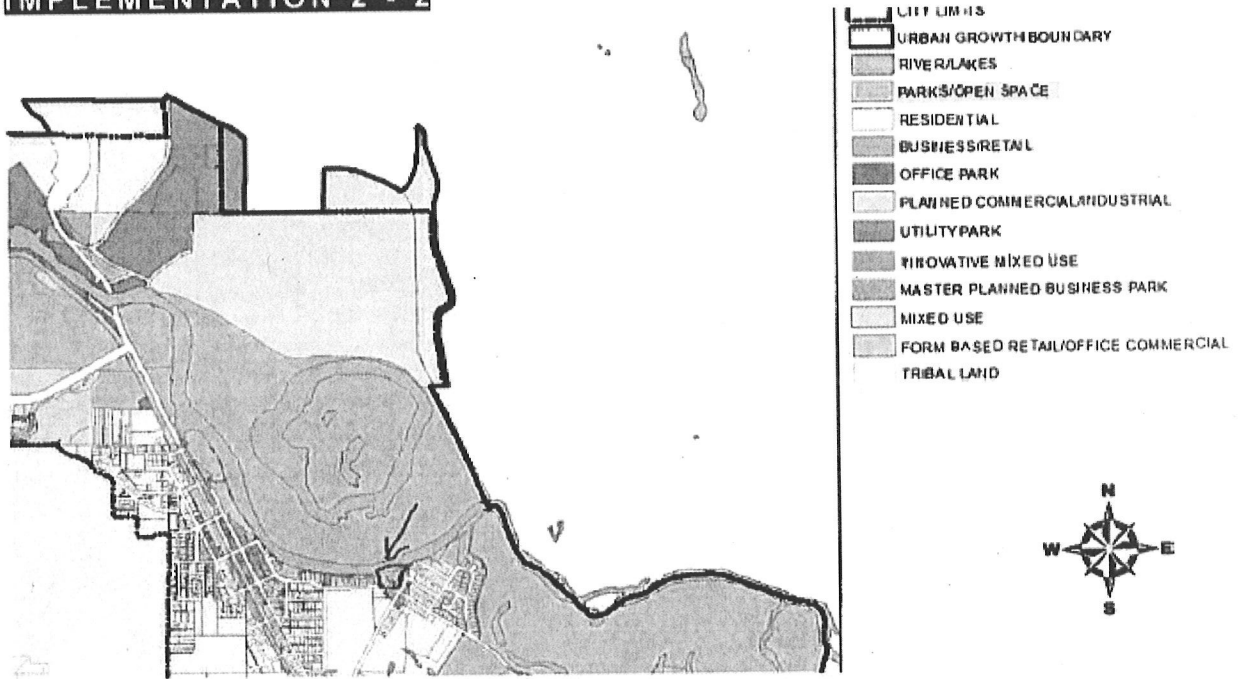


Figure 2.1 Land Use Designations

The 5 parcels comprising the Riverside Mobile Home Park buyout, are all designated for PARKS/OPEN SPACE use on the City of Snoqualmie's 2032 Comprehensive Plan.

PARCELS:

322408-9067

785120-0005

785120-0010

785120-0015

785120-0020