

CITY OF SNOQUALMIE
GENERAL LAND USE APPLICATION

- ___ Short Plat (or Subdivision)
- ___ Design Review Board
- ___ Conditional Use Permit
- ___ Mixed Use Development Permit
- ___ Planned Unit Development Permit
- ___ Variance
- ___ Binding Site Improvement Plan
- ___ Unclassified Use Permits
- ___ Preliminary Plat
- ___ Comp Plan Change
- ___ Temporary Use Permit
- ___ Tree Removal Permit
- Other Post Annexation Implementation Plan

For Office Use Only

Date _____ Rec'd By _____
 File # _____ Zone _____
 Fee _____ Receipt # _____

Date Approved by:
 _____ Staff
 _____ Planning Commission
 _____ Design Review Board
 _____ City Council

Action Taken:
 _____ Approved
 _____ Denied

Applicant/agent Tom Sroufe

Mailing address 8306 428th Avenue SE, Snoqualmie, WA 98065
 Office Phone 425-444-0882 Mobile Phone 425-444-0882 Other Phone _____
 Email address tom@bwanw.com

Property Owner Snoqualmie Mill Ventures, LLC

Address 8306 428th Avenue SE, Snoqualmie, WA 98065
 Office Phone 425-444-0882 Mobile Phone 425-444-0882 Other Phone _____
 Email address tom@bwanw.com

Project Address or location Snoqualmie Mill Site - 7001 396th Drive SE, Snoqualmie WA 98065

Parcel number See attached
 Legal Description See attached

The undersigned applicant, and his/her/its heirs, and assigns, in consideration of the processing of the application agrees to release, indemnify, defend and hold the City of Snoqualmie harmless from any and all damages, including reasonable attorney's fees arising from any action or infraction based in whole or in part upon false, misleading, inaccurate or incomplete information furnished by the applicant, his/her/its agents or employees.

The undersigned applicant grants his/her/its permission for public officials and the staff of the City of Snoqualmie to enter the subject property for the purpose of inspection and posting attendant to this application

The information given is said to be true under penalty of perjury by the Laws of the State of Washington.

Signature of Property Owner*: _____ Date _____

**I certify that I am the owner of the property depicted on the above section marked "project address or location" and, if applicable, I hereby give consent to my authorized applicant/agent, who is identified above by the section marked "applicant/agent", to apply for any and all necessary permits for proposed project hereby identified below in the section marked "Details of project or Proposed Use"*

Signature of Applicant/Authorized Agent: Attached Date _____

**I am an authorized agent representing the landowner(s) and have been given consent by the land owner(s) to seek permits.*

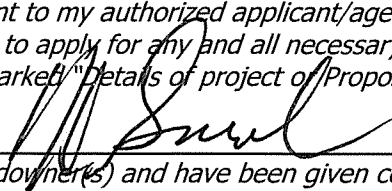
Relation to project: _____

The undersigned applicant grants his/her/its permission for public officials and the staff of the City of Snoqualmie to enter the subject property for the purpose of inspection and posting attendant to this application

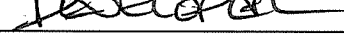
The information given is said to be true under penalty of perjury by the Laws of the State of Washington.

Signature of Property Owner*: _____ **Date** _____

**I certify that I am the owner of the property depicted on the above section marked "project address or location" and, if applicable, I hereby give consent to my authorized applicant/agent, who is identified above by the section marked "applicant/agent", to apply for any and all necessary permits for proposed project hereby identified below in the section marked "Details of project or Proposed Use"*

Signature of Applicant/Authorized Agent:  _____ **Date** 3/28/2016

**I am an authorized agent representing the landowner(s) and have been given consent by the land owner(s) to seek permits.*

Relation to project:  _____

CITY OF SNOQUALAMIE
GENERAL PROJECT/SITE INFORMATION

All of the following questions should be answered prior to submitting this application form. If a question is not applicable to your project, answer the question with n/a.

1. Details of project or Proposed Use: No project or action is proposed.

2. Will the project be temporary? N/A If Yes, how long? _____

3. Do you propose to develop this project in phases? N/A If yes, describe: _____

4. Project Date:

a) Land Area 593+ Ac SF or Acres (circle one)

b) Proposed parking spaces _____

c) Building Heights _____

d) Average slope of site _____ %

e) Lot Area Coverage

 Building _____ SF _____ %

 Paving _____ SF _____ %

 Landscaping _____ SF _____ %

f) Number of proposed lots _____

g) Proposed name of subdivision _____

h) Has the property been subdivided before? _____ If yes, what is the Planning Department file number? _____

5. Existing Zoning Planned Commercial / Industrial & Open Space

6. Proposed Use of Structure/Subdivision N/A

7. Is this site designated for special consideration on the City's Flood Hazard Base Map?

Yes _____

No _____

8. If you wish to have copies of City correspondence, staff reports or other documents sent to addresses other than the applicant or property owner, please indicate below:

Name Jo M. Ryan, AICP / Goldsmith Address 1215 114th Avenue SE, Bellevue WA 98004

Name _____ Address _____

Name _____ Address _____

Parcel Area Table		
Ownership	Tax Parcel No.	Size / Acres
Snoqualmie Mill Ventures, LLC	3024089004	38.70 Acres
	2924089009	120.77 Acres*
	3024089001	20.44 Acres
	3024089069	13.54 Acres
	3024089070	2.17 Acres
	2924089022	5.39 Acres
	2924089023	3.66 Acres
	2924089006	40.69 Acres
SUBTOTAL: 245.36 Acres		
King County (Parks)	2924089028	5.58 Acres
	2924089002	10.98 Acres
	2924089003	15.63 Acres
SUBTOTAL: 32.19 Acres		
Portions of Snoqualmie River and Mill Pond Road	322408HYDR; 785020HYDR; 302408HYDR; UNKNOWN	59.73
SUBTOTAL: 59.73 Acres		
Weyerhaeuser Real Estate Development Co.	2924089011	85.50
	2924089013	34.41
	2924089015	41.03
	2924089017	7.06**
	2924089018	28.25
	2924089025	2.08
	3024089015	27.4
	3224089002	5.02
	3224089006	16.41
	3224089008	8.56
SUBTOTAL AREA: 255.72 Acres		
TOTAL AREA: 593+/- ACRES		
<p>* Parcel No. 2924089009 is 136.47 acres in size. However, 15.7 acres of this parcel was not annexed and lies within King County jurisdiction.</p> <p>** Parcel No. 2924089017 is 11.20 acres in size. However, 4.14 acres of Parcel No. 2924089017 was not annexed and still lies within King County jurisdiction.</p> <p>Please note: The parcels in Weyerhaeuser Real Estate Development Company ownership, Snoqualmie River properties, and Mill Pond Road have not been surveyed or studied.</p>		



EXHIBIT _____

CITY OF SNOQUALMIE
MILL PLANNING AREA
ANNEXATION LEGAL DESCRIPTION

THAT PORTION OF SECTIONS 29, 30 & 32, TOWNSHIP 24 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN LYING NORTHERLY AND EASTERLY OF THE PLAT OF SNOQUALMIE FALLS AS RECORDED IN VOLUME 6 OF PLATS AT PAGE 51 ON SEPTEMBER 25, 1890, RECORDS OF KING COUNTY, WASHINGTON AND NORTHERLY AND EASTERLY OF THE CITY OF SNOQUALMIE MUNICIPAL BOUNDARIES AS ESTABLISHED BY CITY ORDINANCE NUMBERS 265, 514, 566/569 AND 650/659 AND WESTERLY OF THE KING COUNTY URBAN GROWTH AREA (UGA) BOUNDARY ESTABLISHED BY KING COUNTY ORDINANCE NO. 11575, SAID UGA LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY MARGIN OF 396TH DRIVE SE, (COUNTY ROAD #494) WITH THE NORTH LINE OF SAID SECTION 29, SAID POINT BEING N89°53'59"W 2082.0 FEET DISTANT FROM THE NORTHEAST CORNER OF SAID SECTION 29; THENCE S00°52'54"E A DISTANCE OF 457.75 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 686.34 FEET, THROUGH A CENTRAL ANGLE OF 17°30'00", AN ARC LENGTH OF 209.63 FEET; THENCE S18°22'54"E A DISTANCE OF 839.42 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 173.24 FEET, THROUGH A CENTRAL ANGLE OF 76°20'00", AN ARC LENGTH OF 230.80 FEET; THENCE S57°57'06"W A DISTANCE OF 136.85 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 113.24 FEET, THROUGH A CENTRAL ANGLE OF 54°43'00", AN ARC LENGTH OF 108.14 FEET; THENCE S03°14'06"W A DISTANCE OF 258.32 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 686.20 FEET, THROUGH A CENTRAL ANGLE OF 12°57'00", AN ARC LENGTH OF 155.10 FEET; THENCE S09°42'54"E A DISTANCE OF 726.81 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1462.39 FEET, THROUGH A CENTRAL ANGLE OF 02°35'24", AN ARC LENGTH OF 66.10 FEET TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF TRACT F, KING COUNTY BOUNDARY LINE ADJUSTMENT & LARGE LOT SEGREGATION NO. L10L0024 AS RECORDED UNDER KING COUNTY RECORDING NO. 20100630900006 AND AS AMENDED BY AMENDED SUBDIVISION SURVEY UNDER KING COUNTY RECORDING NO. 20120702900002; THENCE LEAVING THE EASTERLY MARGIN OF SAID 396TH DRIVE SE AND CONTINUING TO FOLLOW SAID KING COUNTY URBAN GROWTH AREA (UGA) BOUNDARY, S89°44'54"W ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID TRACT F, A DISTANCE OF 275.69 FEET TO THE EASTERLY MARGIN OF THE FORMER CHICAGO MILWAUKEE & ST. PAUL (CM & SP) RAILWAY CO. RIGHT-OF-WAY; THENCE S24°06'04"E ALONG SAID EASTERLY MARGIN A DISTANCE OF 1062.70 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, SAID POINT ALSO BEING AN ANGLE POINT IN THE BOUNDARY OF SAID TRACT F; THENCE CONTINUING S24°06'04"E ALONG SAID CM & SP RAILWAY R/W AND THE EASTERLY BOUNDARY OF SAID TRACT F AND ITS SOUTHEASTERLY PROLONGATION A DISTANCE OF 1300 FEET MORE OR LESS TO THE SOUTHERLY BANK OF THE SNOQUALMIE RIVER AND THE TERMINUS OF THIS DESCRIBED LINE;

EXCEPT THE RIGHT OF WAY OF 396TH DRIVE SE

SITUATE IN THE COUNTY OF KING AND STATE OF WASHINGTON.

EXHIBIT _____
(CONTINUED)

CITY OF SNOQUALMIE
MILL PLANNING AREA
ANNEXATION LEGAL DESCRIPTION

CONTAINING ALL OR PORTIONS OF KING COUNTY TAX PARCELS

292408-9002	292408-9003	292408-9006	292408-9009	292408-9011
292408-9013	292408-9015	292408-9017	292408-9018	292408-9022
292408-9023	292408-9025	292408-9028	302408-9001	302408-9004
302408-9015	302408-9069	302408-9070	322408-9002	322408-9006
322408-9008	322408-HYDR	785020-HYDR		



CONCEPT ENGINEERING, INC.

455 Rainier Boulevard North
Issaquah, Washington 98027
(425) 392-8055 Fax: (425) 392-0108

CEI JOB NO: 31047
DATE: 05-17-11
REV: 05-23-11
REV: 07-11-12

