

Snoqualmie Mill
PCI Application Submittal Requirements
 SMC PUD (Chapter 17.50)
 March 2017

Application Requirements	Application Element	City Review	Applicant Comments
<p>I. PUD Code (Ch. 17.50.90)</p> <p>The following procedures are required for approval of construction for the proposed planned unit development:</p> <p>A. A pre-application conference between the developer or his representative and the planning official is recommended prior to submittal of planned unit development application. The purpose of this meeting is to acquaint the applicant with all requirements of the zoning code and other pertinent ordinances and regulations.</p>	<p>The Snoqualmie Mill PCIP Application is prepared in accordance with the Snoqualmie Municipal Code (SMC) SMC 17.20.050(J). – Planned Commercial / Industrial Plan District Requirements.</p> <p>The PCI Application elements are in accordance with SMC 17.50.090(B) as directed under the provisions of the Commercial/Industrial District Code SMC 17.20.050(J).</p> <p>The initial application for the PCI plan is more general in nature than would be anticipated for an actual PUD development application, and the PCI application for Snoqualmie Mill is stipulating to the preparation and processing of an Environmental Impact Statement (EIS) where detailed design elements will be refined together with environmental mitigations. Therefore, the provisions of materials and information to be considered a complete application are contained in narrative, herein, and on schematic site plans also submitted as part of this application.</p> <p>A copy of this Requirement Matrix is located in Appendix A of the</p>		



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	Snoqualmie Mill PCIP Application Binder (March 2017).		
<p>B. All applications shall include the following:</p> <p>1. Vicinity map showing the location of the site and its relationship to surrounding areas, including the land use, natural features and zoning of both the site and the surrounding areas;</p>	<p><i>Submittal materials for The Snoqualmie Mill Planned Commercial / Industrial Plan (PCIP) Application are included in the PCI Plan Set (March 2017) and the Application Binder (March 2017), both submitted herewith.</i></p> <p><i>Please reference both the plans and the application binder in association with review the application elements discussed herein.</i></p> <p>See the Snoqualmie Mill PCIP Application Plan Set (March 2017) – Cover Sheet and Existing Conditions (Sheet EX-1).</p> <p>Three (3) Full size COLOR Plan Sets are submitted herewith.</p> <p>11x17 color copies of the PCIP Plan Set are located in Appendix D of the Snoqualmie Mill PCIP Application Binder (March 2017).</p>		
<p>2. A map of the site drawn to a scale of not less than one inch equaling 100 feet showing the following:</p> <p>a. The existing site conditions, including contours at five foot intervals, water bodies, unique natural features, and forest cover,</p>	<p>Due to the size of the site, the Existing Conditions Plan sheet (EX-1) has been prepared to a scale of 1"=200' on a 30x42 Plan sheet and includes:</p> <ul style="list-style-type: none"> • Aerial Contours are shown at 5 foot intervals • Existing conditions including water bodies, existing buildings, 		



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	<p>existing roads (DIRTFISH RALLY course)</p> <ul style="list-style-type: none"> • Horizontal Control and Survey Notes (30x42) <p>See the Snoqualmie Mill PCIP Application Plan Set (March 2017).</p>		
<p>b. The location and floor area size of all existing and proposed buildings, structures, and other improvements, including maximum heights, types of dwelling units, density per type, and nonresidential structures. Such drawings should be sufficient to convey the basic exterior architectural intent of the proposed improvements,</p>	<p>See the Snoqualmie Mill PCIP Application Plan Set (March 2017) - Overall Site Plan (Sheet SP-1).</p> <p>See the Snoqualmie Mill PCIP Application Plan Set (March 2017) – Overall Site Plan (Sheet SP-1).</p> <p>The Snoqualmie Mill PCI Plan Program Proposed Use Table is located on this sheet and details uses in Planning Areas 1 through 3.</p> <p>Supplemental project information is provided in Appendix C of the PCIP Application binder submitted herewith.</p>		
<p>c. The location and size in acres or square feet of all areas to be conveyed, dedicated or reserved as common open spaces, public parks, recreational areas, and similar public or semi-public uses,</p>	<p>See the Snoqualmie Mill PCIP Application Plan Set (March 2017).</p> <p>See sheets:</p> <ol style="list-style-type: none"> 1. Overall Site Plan (Sheet SP-1) 2. Overall Open Space Plan (Sheet OS-1) including : <ul style="list-style-type: none"> • Landscaping and Active Open Spaces (including. Proposed Pedestrian Connectivity and Trails). 		



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	<ul style="list-style-type: none"> • Natural and Stormwater and Flood Management Conveyance Open Spaces. 		
<p>d. The existing and proposed circulation system of arterial, collector, and local streets, including off-street parking, service, loading areas, and major points of access to public rights-of-way. Notations of proposed ownership, private or public, should be included where appropriate,</p>	<p>See the Snoqualmie Mill PCIP Application Plan Set (March 2017). See sheets:</p> <ol style="list-style-type: none"> 1.Site Plan (Sheet SP-2) 2.Open Space Plan (Sheet OS-1) 3. Overall Stormwater Plan (Sheet SD-1) 4. Overall Water & Sanitary Sewer Plan (Sheet WS-1). 		
<p>e. The existing and proposed pedestrian circulation system, including trails,</p>	<p>See the Snoqualmie Mill PCIP Application Plan Set (March 2017). See sheets:</p> <ol style="list-style-type: none"> 1.Overall Site Plan (Sheet SP-1) 2.Overall Open Space Plan (Sheet OS-1) including : <ul style="list-style-type: none"> • Landscaping and Active Open Spaces (including. Proposed Pedestrian Connectivity and Trails). • Natural and Stormwater and Flood Management Conveyance Open Spaces. 		



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<p>f. The existing and proposed utility systems, including sanitary sewers, storm sewers, water, electric, gas and telephone,</p>	<p>See the Snoqualmie Mill PCIP Application Plan Set (March 2017). See sheets: 1. Overall Site Plan (Sheet SP-1) 2. Overall Water and Sanitary Sewer Plan (Sheet WS-1) 2. Overall Stormwater Plan (Sheet SD-1) Public Utilities such as telephone, gas and electric will be designed in accordance with City of Snoqualmie standards at such time as the development plans for the Planning Areas is defined at a project level.</p>		
<p>g. A landscape plan in general schematic form indicating treatment of open space and yards,</p>	<p>See the Snoqualmie Mill PCIP Application Plan Set (March 2017). See sheets: 1. Overall Site Plan (Sheet SP-1) 2. Overall Open Space Plan (Sheet OS-1) including :</p> <ul style="list-style-type: none"> • Landscaping and Active Open Spaces (including. Proposed Pedestrian Connectivity and Trails). • Natural and Stormwater and Flood Management Conveyance Open Spaces. 		
<p>h. The proposed treatment of the perimeter of the development, including materials and techniques used, such as screens, fences and walls,</p>	<p>At such time as project specific site development plans are submitted to the city for review and approval, the</p>		



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	proposed design and landscaping elements along the perimeter of the site will be in accordance with the Snoqualmie Development Codes. Site plan and open space plan.		
i. The proposed method of street lighting and signing,	At such time as project specific site development plans are submitted to the city for review and approval, the street lighting and signing will be in accordance with the Snoqualmie Development codes.		
j. The noise and lighting characteristics of the proposed development;	At such time as project specific site development plans are submitted to the city for review and approval, the noise and lighting elements will be provided in accordance with the Snoqualmie Development codes. The Snoqualmie Mill PCIP EIS will address noise and light elements in detail.		
3. In addition to the graphic illustrations listed above, the applicant shall submit a written statement providing the following information: a. Program for development including staging or timing of development, if any,	See the Snoqualmie Mill Planned Commercial/Industrial Application (PCI) Plan Application Binder (March 2017) submitted with the application package. See Sections I – pages 1-8 through I-10 specifically; and Section IV.		
b. Proposed ownership pattern upon completion of the project,	See the Snoqualmie Mill Planned Commercial/Industrial Application (PCI) Plan Application Binder (March		



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	<p>2017) submitted with the application package. See Sections I – pages 1-8 through I-10 specifically; and Section IV.</p> <p>Multiple Planning Areas are proposed for site development and will be based on market economic demand.</p>		
c. Basic content of any restrictive covenants,	<p>See the Snoqualmie Mill Planned Commercial/Industrial Application (PCI) Plan Application Binder (March 2017) submitted with the application package. See Sections I – pages 1-8 through I-10 specifically; and Section IV.</p> <p>The Applicant / Property Owner plans to seek a Development Agreement with the City of Snoqualmie concurrently with the PCI plan pursuant to RCW 36.70B.170 et seq.</p> <p>Restrictive covenants shall be addressed and developed in conjunction with the Development Agreement and subsequent Site Development permits for the project.</p>		
d. Provisions to assure permanence and maintenance of common open space through a homeowners association, or similar association, condominium development, or other means acceptable to the city;	<p>See the Snoqualmie Mill Planned Commercial/Industrial Application (PCI) Plan Application Binder (March 2017) submitted with the application package.</p>		



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	<p>Development Conditions; and Conditions, Covenants and Restrictions (CC & Rs) are anticipated to be established to govern the maintenance and ownership.</p>		
<p>4. An application for preliminary plat may be submitted with the development application, if necessary. Fees for the subdivision shall be in addition to those of the development application.</p>	<p>A Preliminary Plat Application is not anticipated in conjunction with this PCI Application.</p> <p>A Lot Line Adjustment (LLA) is anticipated to be processed concurrent with the Snoqualmie Mill PCIP Application. The future proposed LLA parcels are included in this application to define the future lots and associated multiple phases of development within Planning Areas 1 through 3.</p> <p>The future LLA would create the future legal lots associated with the proposed development of the Snoqualmie Mill Planned Commercial / Industrial Plan; and subsequent development permitting.</p>		

