

## NOTICE OF APPLICATION AND NOTICE OF SCOPING- MAY 3, 2017

### DETERMINATION OF SIGNIFICANCE (DS) AND REQUEST FOR COMMENTS ON THE SCOPE OF THE ENVIRONMENTAL IMPACT STATEMENT FOR THE SNOQUALMIE MILL PLANNED COMMERCIAL / INDUSTRIAL PLAN

#### City of Snoqualmie Community Development Department

On March 22, 2017, the Snoqualmie Mill Planned Commercial/Industrial Plan (PCIP) application was submitted to the City of Snoqualmie for evaluation, pursuant to SMC 14.30.040, which requires technical review and determination of completeness under permitting process requirements for the proposed project. Based on the City's review of the Snoqualmie Mill PCIP Application, the application was determined to be generally complete on April 19, 2017.

**Proposal:** The applicant is seeking approval of a Planned Commercial Industrial (PCI) plan and a development agreement for the Snoqualmie Mill site. The Snoqualmie Mill site is located in the City of Snoqualmie, north of the Snoqualmie River and Borst Lake, and northeast of SE Mill Pond Road, and is a portion of a larger property that was operated as a lumber mill for almost 100 years. The proposed PCI plan and development agreement will guide subsequent planning and future development of the overall site. The site has been divided into three distinct areas/phases for purposes of planning and permitting. The PCI plan application provides detailed information for Planning Area I/Phase I, an approximate 102-acre area in the northwestern portion of the site, and conceptual information for Planning Areas/Phases 2 and 3. Required building and development permits would be applied for following approval of the PCI plan. The following permits and approvals may be required to implement various phases of the overall redevelopment plan: City of Snoqualmie- Planned Commercial-Industrial (PCI) plan; Development Agreement; Conditional use permit; Flood Improvement Permit; Grading permit; Building permits; Boundary Line Adjustment; and, Shoreline Substantial Development permit. State of Washington- Hydraulic project approval (HPA); Construction Stormwater General permit; and, Section 401 Water Quality Certification. Federal (potential)- Clean Water Act §404 permit; and, Letter of Map Amendment. Additional required permits and approvals may be identified in comments received on the DS.

**SEPA Determination of Significance:** The City (lead agency) has determined that the proposal could result in significant impacts to the environment and an Environmental Impact Statement (EIS) should be prepared. The EIS will consider one or more alternative plans for the amount, type and/or mix of land uses that would be developed on the site as a whole, and for Phase I of the PCI plan. An alternative could include reduced office use and increased industrial use. A No Action alternative will also be included. The lead agency has preliminarily identified a list of key issues and elements of the environment that must be examined by detailed discussion in the EIS, including: land & shoreline use; historic & cultural resources; aesthetics; transportation; water & floodplain management; plants & animals; environmental health; public services; utilities; economics; and others. Additional elements of the environment may be included based on the City's review of scoping comments.

The EIS will address potential development of the approximately 261-acre Snoqualmie Mill site in several phases over an approximate 10-20 year period. Build-out could include a total of approximately 1.85 million gross square feet of light industrial/manufacturing, warehouse, office, retail and residential uses, generating close to 3,500 jobs. Development of buildings, roads and other infrastructure would cover approximately 92 acres. The majority of the overall site (169 acres, 65 percent) would remain

undeveloped and maintained for open space, landscaping, wetlands and streams, wildlife habitat and flood storage. The site lies within the floodplain of the Snoqualmie River; any fill resulting from development would be offset by additional flood storage created on-site.

**Scoping Process / Comment Period:** Agencies, tribes and individuals are invited to submit written comments on the scope of the EIS, including areas of the environment that should be discussed in the EIS and alternatives that should be considered. Comments may be submitted in writing by **4:30 PM on Wednesday, May 24, 2017**.

A combined informational open house/scoping meeting will be held on **Tuesday, May 23, 2017 from 4 to 7 PM** at Snoqualmie City Hall (38624 SE River Street). The open house portion of the meeting will illustrate site features and the proposed PCI plan. A brief presentation and an opportunity to provide written and oral comments on the EIS scope will follow the open house starting at approximately **6 PM** that night.

**Responsible Official/Contact for Scoping Comments:** Comments can be submitted by letter to: Mark Hofman, AICP, Director, City of Snoqualmie Community Development Department, 38624 SE River Street, P.O. Box 987, Snoqualmie, WA 98065, or by email: [MillSiteEIS@ci.snoqualmie.wa.us](mailto:MillSiteEIS@ci.snoqualmie.wa.us).

Please visit the City's Mill Site Planning Area webpage for the full Determination of Significance (DS), for the Public Scoping Notice, and for additional project and application information (or contact the City's Community Development Department at 425.888.5337). The project webpage can be directly accessed by using the following link, or navigate to the City of Snoqualmie web site homepage, navigate the drop down menu on the left column under "Development in Snoqualmie" and then click on "Snoqualmie Mill PCIP/EIS".

<http://www.ci.snoqualmie.wa.us/DevelopmentinSnoqualmie/SnoqualmieMillPCIP/EIS.aspx>