



Snoqualmie Mill Planned Commercial Industrial Plan

Public Hearing

March 30, 2022





Snoqualmie Mill PCI Plan



Snoqualmie Mill PCI Plan Planning History

City Planning and zoning consistently anticipated annexation and redevelopment of Snoqualmie Mill Site:

- 1994: Snoqualmie Vicinity Comprehensive Plan, designation: “Planned Commercial / Industrial”
- 2011: Pre-annexation zoning (Ord. 1086, 2011) (Ex. F);
- Pre-annexation agreement (Res. 1115)(Ex. G), among the City, Snoqualmie Mill Ventures (applicant), and Weyerhaeuser Real Estate Company.
- 2012: Annexation (Ord. 1098, 2012) (Ex. H)
- 2013: New Comprehensive Plan, “Snoqualmie 2032.”
- 2016: Mill Site Post-Annexation Implementation Plan.



Snoqualmie Mill PCI Plan Planning History

SEPA environmental review for planning:

- 2011: Determination of Nonsignificance (DNS) for pre-annexation zoning and pre-annexation agreement
- SEPA Addendum (May 10, 2016) for the adoption of the Mill Planning Area Post Annexation Implementation Plan (AIP)



Snoqualmie Mill PCI Plan Comprehensive Plan

“Snoqualmie 2032,” the City’s GMA Comprehensive Plan, consistently identifies the Mill Site and its anticipated redevelopment:

- Mill Site is identified as a 1 of 3 “Local Centers” that are key component of City’s Economic Development strategy and goals (Plan at 3-6 – 3-10).
- “Old Mill Site” designated as 1 of 12 distinct neighborhoods for purposes of defining Snoqualmie’s community character (Plan at E.9, 5-28 – 5-30). Plan recognizes that the Mill Site “features a relatively flat expanse suitable for development,” with “great potential for redevelopment.”
- Mill Planning Area designated as 1 of 4 separate Planning Areas in the Comp Plan’s Land Use Element (Plan at 7-10 and 7-12-13), describing the “large redevelopable site” as “potentially the most significant regional economic stimulant” in the City.



Snoqualmie Mill PCI Plan Comprehensive Plan

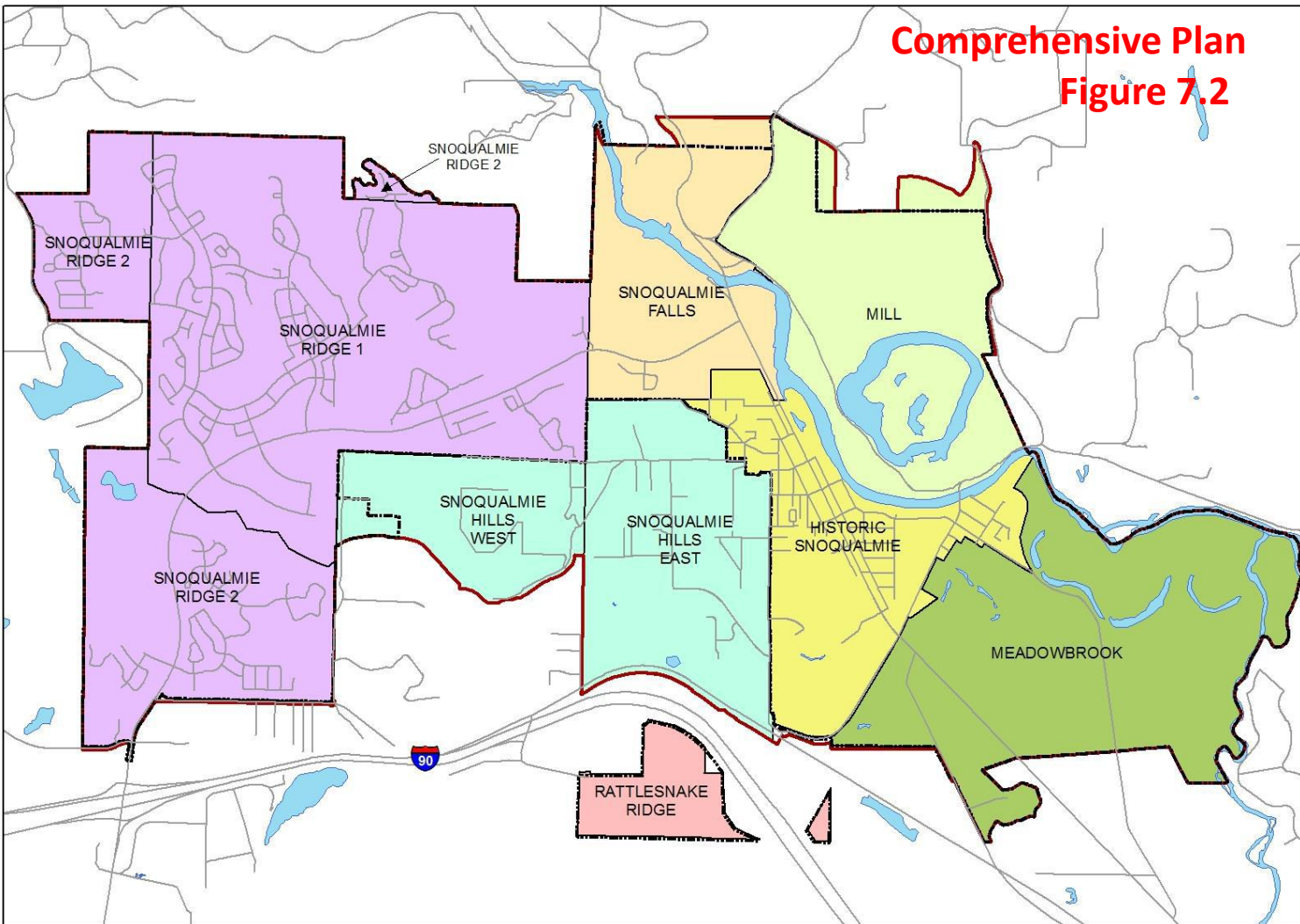
“Snoqualmie 2032,” the City’s GMA Comprehensive Plan, consistently identifies the Mill Site and its anticipated redevelopment (cont.):

- Continues prior Comprehensive Plan designation as “Planned Commercial / Industrial”
- Comprehensive Plan identifies planning considerations pertaining to the Mill Site, including potential soil contamination, wetlands, and transportation.
- Comprehensive Plan contains numerous specific policies related to the Mill Site; these are addressed later.



Snoqualmie Mill PCI Plan Comprehensive Plan

**Comprehensive Plan
Figure 7.2**



LEGEND

- STREETS
- - - CITY LIMITS
- URBAN GROWTH BOUNDARY
- RIVER/LAKES
- HISTORIC SNOQUALMIE
- MEADOWBROOK
- MILL
- RATTLESNAKE RIDGE
- SNOQUALMIE FALLS
- SNOQUALMIE HILLS EAST & WEST
- SNOQUALMIE RIDGE 1 & 2



0 0.25 0.5 1
Miles



Data Sources:
City of Snoqualmie GIS
King County GIS

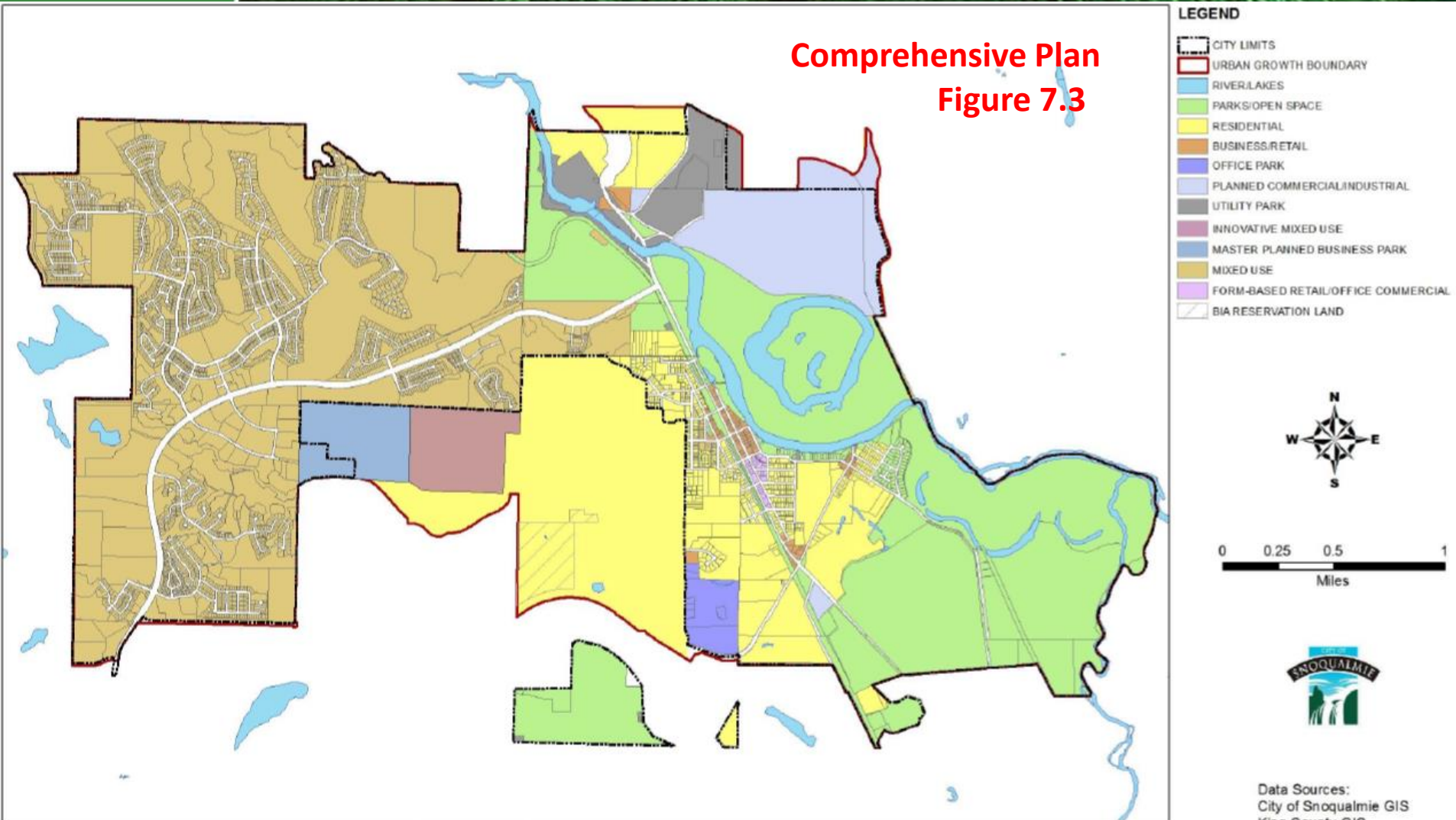
PLANNING AREAS

July 2013

All users of the data shall be advised that the map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. THIS IS NOT A SURVEY. The City of Snoqualmie assumes no liability for variations ascertained by an actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The City makes no warranty of fitness for a particular purpose. This disclaimer shall be present on all paper map products and shall be included in the terms of use for this data in a web or software system.
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Snoqualmie Mill PCI Plan Comprehensive Plan

**Comprehensive Plan
Figure 7.3**



All users of the data shall be advised that the map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. THIS IS NOT A SURVEY. The City of Snoqualmie assumes no liability for variations ascertained by an actual survey. ALL DATA IS EXPRESSLY PROVIDED "AS IS" AND "WITH ALL FAULTS". The City makes no warranty of fitness for a particular purpose. This disclaimer shall be present on all paper map products and shall be included in the terms of use for this data in a web or software system.

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**CITY AND URBAN GROWTH AREA
LAND USE DESIGNATIONS**

Data Sources:
City of Snoqualmie GIS
King County GIS

August 2013

City of Snoqualmie Official Zoning Map 2017



Cartography by:
Brendon Ecker
GIS Analyst
City of Snoqualmie
Data Sources:
King County GIS
City of Snoqualmie Planning Dept.

0 400 800 1,600
Feet



Zoning Designation

	Constrained Residential
	Planned Residential
	Business General
	Business Office
	Business Retail 1
	Business Retail 2
	Office Park
	Planned Com/Industrial
	Form-Based Mixed-Use
	Mixed Use
	Resource Extraction
	Utility Park
	Open Space 1
	Open Space 2
	Open Space 3
	R-1-10
	R-2
	Historic Districts
	Landmark District

Authenticated:

Mayor

Date

Attest:

City Clerk

Date

Disclaimer: This map is for reference use only. Location of property boundaries are approximations and should be verified by a licensed surveyor. Please contact the City of Snoqualmie Planning Department for zoning verification.
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Zoning Designations

Zoning Designations for the Snoqualmie Mill PCI Plan project site currently include:

Planned Commercial Industrial (PCI)

Open Space 2 (OS-2)

Snoqualmie Mill PCI Plan Zoning

City Zoning Map

City of Snoqualmie
Official Zoning Map 2017



Cartography by:
Brandon Eiler
City of Snoqualmie
City of Snoqualmie
Data Source:
Map Data
City of Snoqualmie Planning Dept

0 400 800 1,600 Feet



Authenticated:

Mayor

Date

Attest:

City Clerk

Date

Disclaimer: This map is for reference use only. Location of property boundaries are approximations and should be verified by a licensed surveyor. Please contact the City of Snoqualmie Planning Department for zoning verification.
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Zoning Designation

- Constrained Residential
- Planned Residential
- Business General
- Business Office
- Business Retail 1
- Business Retail 2
- Office Park
- Planned Com/Industrial
- Form-Based Mixed-Use
- Mixed Use
- Resource Extraction
- Utility Park
- Open Space 1
- Open Space 2
- Open Space 3
- R-1-10
- R-2
- Historic Districts
- Landmark District

Snoqualmie Mill PCI Plan

PCI Plan Application

Planned Commercial Industrial (PCI) Plan

- Planned Commercial / Industrial Plan (“PCI Plan”) is title of the project permit application before the Hearing Examiner, and the subject of this public hearing.
- Basic legal / planning principles govern the PCI Plan. State law (RCW 36.70B.030(1) provides:
 - “Fundamental land use planning choices made in adopted comprehensive plans and development regulations shall serve as the foundation for project review.” and
 - “[A]pplicable development regulations. . . shall be determinative of. . . type of land use permitted at the site . . . if the criteria for their approval have been satisfied,” and “the availability and adequacy of public facilities. . . .”
- This means that fundamental policy choices, including designation of Mill Site for redevelopment through Planned Commercial Industrial Plan process, are not revisited during the PCI Plan process.



Snoqualmie Mill PCI Plan

PCI Plan Application

Planned Commercial Industrial (PCI) Plan: the Process

- 03/27/2017: PCI Plan Application submitted by applicant Snoqualmie Mill Ventures.
- 04/19/2017: PCI Plan Application determined complete by City.
- 05/03/2017: Notice of Application published.
- 05/03/2017: SEPA Determination of Significance (DS) issued.
- 05/23/2017: Public scoping meeting held at City Hall.
- 05/03 -24/2017: Scoping comments received.
- 12/18/2017: EIS Scoping Memorandum issued.



Snoqualmie Mill PCI Plan SEPA

SEPA Process Cont.:

- 04/27/2020: Draft Environmental Impact Statement (DEIS) published, with 45-day comment period.
- 06/05/2020: City extends comment period to July 10, 2020, for total of 74 days.
- 12/09/2021: Final Environmental Impact Statement (FEIS) published.



Snoqualmie Mill PCI Plan

PCI Plan Review

PCI Plan Development Regulations: How Does It Work?

SMC 17.20.050 Planned Commercial/Industrial provisions

- Purpose of the PCI zoning district in subsection A.
- Decision criteria in subsections B. – H. and J. – K.
- Application material requirements in subsection I., which references SMC 17.50.090.B. (Planned Unit Development Permit)
- Deviations from standards are expressly allowed per subsection I.
- PCI Plan hearing and decision process as set forth in Chapter 17.50 SMC, Planned Unit Development Regulations.
- *See Staff Report at Findings 9-17, pages 7-9.*



Snoqualmie Mill PCI Plan

PCI Plan Review

Deviations

- Deviations from standards allowed per SMC 17.20.050.I.
- *Specific deviations requested in Mill PCI Plan detailed at Findings 18-60 on pages 9-16, and summarized in Table 3 on page 10.*
- (The Deviation process was an important part of the Snoqualmie Ridge I and II Mixed Use Final Plans, and the Salish Lodge Expansion PCI Plan. See Exs. I – M.)



Snoqualmie Mill PCI Plan

PCI Plan Review

SMC Section 17.50.090(E) PUD decision process. Hearing Examiner recommendation to address:

- Suitability of the site areas for the proposed development;
- Requirements of the subdivision code of the proposed development;
- Mitigating of adverse environmental impacts;
- Compliance of the proposed development to the provisions of this chapter;
- Time limitations, if any, for the entire development and specified stages;
- Development in accordance with the Snoqualmie Vicinity Comprehensive Plan and other relevant plans.
- *See Staff Report at Findings 15 & 17 on page 9, Conclusions 26-45 on pages 39-41, and Ex. A.*



Snoqualmie Mill PCI Plan

PCI Plan Review

The EIS: What Is It?

- EIS is a “reasonably thorough discussion of the significant aspects of the probable environmental consequences” of the PCI Plan proposal.
- EIS contains a description of the PCI Plan, and analysis of impacts over various “elements of the environment”
- *Earth: Findings 63-66 on pages 16-17*
- *Air Quality: Findings 67-73 on pages 17-18*
- *Water Resources: Findings 74-83 on pages 18-19.*
 - Wetlands preserved in their entirety, significant network of open space preserved, including created wetlands utilized for stormwater treatment.
 - Existing degraded wetland and river buffers substantially enhanced.
- *Plants & Animals: Findings 84-104 on pages 19-22*



Snoqualmie Mill PCI Plan

PCI Plan Review

SEPA Review

- *Environmental Health: Findings 105-114 on pages 22-23*
 - Analysis identified some contaminants above MTCA method A cleanup levels, and for small number that were identified they were determined to be naturally occurring.
 - Development of Planning Areas 2 and 3 require establishment of procedures to remediate site contamination, consistent with MTCA and in coordination with state Dept. of Ecology.
- *Land and Shoreline Use: Findings 115-123 on pages 24-25*
- *Housing, Population, and Employment: Finding 124 on page 25*
- *Aesthetics, Light and Glare: Findings 125-136 on pages 25-27*



Snoqualmie Mill PCI Plan

PCI Plan Review

SEPA Review

- *Historic and Cultural Resources: Findings 137-143 on page 27*
 - One archaeological resource in Planning Area 1
 - Multiple potentially eligible buildings in Planning Area 2
 - Potential Mill Site Historic District, which contains non-historic structures that contribute to the potential district.
- *Traffic and Transportation: Findings 144-155 on pages 27-29*
 - Realignment of Mill Pond Road, and new roundabout
 - Secondary access from haul road
 - Development of Planning Area 1 does not result in failure of any studied intersections
 - Development of Planning Areas 2 and 3 would require improvements
- *Noise: Findings 156-162 on pages 29-30*
- *Parks: Findings 163-165 on pages 30-31*



Snoqualmie Mill PCI Plan

PCI Plan Review

SEPA Review

- *Public Services: Findings 166-169 on page 31*
- *Utilities: Findings 170-185 on pages 31-34*
 - Adequate water for Planning Area 1
 - City's and applicant's engineers used different methodologies to estimate demand; City determined regardless of methodology sufficient supply for Planning Area 1
 - Sufficient wastewater capacity for PCI Plan with construction of already-planned improvements
 - Winery-related wastewater:
 - City decision on either pre-treatment or further improvements to wastewater treatment facility, subject to applicant payment of pro rata share
 - Applicant's site plans reserve space for pretreatment if selected.



Snoqualmie Mill PCI Plan

PCI Plan Review

Conclusions

- Conclusions are organized into sections
- PCI Plan criteria: *Conclusions 3-11 on pages 35-36*
- Deviations from standards: *Conclusions 12-25 on pages 37-39*
- Planned Unit Development criteria: *Conclusions 26-45 on pages 39-41*
- Comprehensive Plan consistency: *Conclusions 46-71 on pages 42-46*



Snoqualmie Mill PCI Plan

PCI Plan Review

Recommended Conditions

- Conditions related to “substantial conformance” of future permit applications to the PCI Plan: *Conditions 1-3 on page 46*
- Design guidelines: *Conditions 5-10 on pages 46-47*
- Wetland mitigation and monitoring: *Condition 11 on page 47*
- SEPA-related conditions
 - Earth: *Conditions 12-15 on page 48*
 - Air Quality: *Conditions 16-17 on pages 49-50*
 - Water Resources: *Conditions 18-19 on page 50*



Snoqualmie Mill PCI Plan

PCI Plan Review

Recommended Conditions

- SEPA-related conditions
 - Plants and Animals: *Condition 20 on page 50*
 - *Environmental Health: Condition 21 on pages 50-51*
 - Establish procedures to remediate legacy site contamination, consistent with MTCA and in coordination with Ecology
 - Aesthetics, Light, and Glare: *Conditions 22-23 on page 51*
 - Cultural Resources: *Conditions 24-34 on pages 51-52*
 - Traffic and Transportation: *Conditions 35-40 on pages 52-53*
 - *Construction Management Plan*
 - *Contribute pro rata share towards future improvements*



Snoqualmie Mill PCI Plan

PCI Plan Review

Recommended Conditions

- SEPA-related conditions
 - Utilities: *Conditions 41-49 on pages 53-54*
 - Payment of general facilities charges (“GFCs”).
 - Construct or pay proportionate share of cost of construction of various system improvements.
 - Confirmation of adequate water supply prior to issuance of building permits for Planning Areas 2 and 3.
 - Public Services: *Condition 50 on page 54*
 - Proportionate share of the cost of a fire ladder truck sufficient to provide fire response to buildings higher than the PCI district height limit





Thank you

Jason Rogers, Interim Community Development
Director

Mark Johnson, Interim SEPA Responsible Official

City of Snoqualmie