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CITY OF SNOQUALMIE
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Notice of Application

Project: Timber Trails, Preliminary Plat 30, Parcel S14
Application: SUB 22-0001
Parcel Number: 7853380740
Applicant: Tri Pointe Homes, Barbara Yarrington
Submittal Date: June 30, 2022
Date Complete: July 25, 2022
Notice of Application: August 11, 2022

Proposal: The proposed subdivision would create 46 single-family attached lots with a mix of housing types to include duplexes and townhomes. Lot sizes range from approximately 1,285 to 10,067 square feet with an average lot size of 3,533 square feet. Parcel S14 was designated by the Snoqualmie Ridge II Mixed Use Final Plan for a density of 4-16 dwelling units per acre. The applicant also seeks administrative approval of a Wall Height Waiver to increase the wall height at the north of the development from 6 feet to 10.5 feet.

Location: The proposed development lies within a portion of Section 35, Township 24 North, Range 7 East W.M. in City of Snoqualmie, King County, Washington. The site encompasses 4.94 acres and is located within Snoqualmie Ridge Phase II on the west side of Jacobia Ave SE south of the intersection of Swenson Dr SE and Snoqualmie Parkway.

SEPA: Draft and Final Environmental Impact Statements for Snoqualmie Ridge II were issued on June 2, 2003, and February 23, 2004, respectively. This environmental review identified and evaluated impacts, and recommended mitigations, for the probable significant environmental impacts from the Mixed Use land use designation and zoning, approval and implementation of the Annexation Implementation Plan and Mixed Use Final Plan, and approval of the Development Agreement, for all development through build out of the **Snoqualmie Ridge II proposal**. WAC 197-11-625 provides for addenda procedures. Documents are available for review at the City Administration Building located at 38624 SE River Street.

Public Testimony: Any person may submit written testimony on the above application. Written comments should be submitted to the City of Snoqualmie, PO Box 987, Snoqualmie, Washington 98065, Attention: Dinah Reed. Notification and request of written decision may be made by submitting your name and address to the Planning Department with that request. Comments will be accepted until September 9, 2022.

Public Hearing: A public hearing is required for this proposal. A notice of public hearing will be sent to you in advance of the hearing.

Staff Contact: Dinah Reed, Senior Planner (425) 888-5337. The application and all supporting materials are available for public inspection at the City of Snoqualmie Administration Offices, 38624 SE River St, Snoqualmie. Or you can email Dreed@snoqualmiewa.gov for requested materials.

Published: August 11, 2022