



Mill Planning Area Annexation

Frequently Asked Questions

Why is the city considering annexation of the Mill Planning Area?

The Mill Planning Area is in the City's Urban Growth Area (UGA) as designated by King County and is one of the largest remaining undeveloped sites in King County. It is located immediately east of downtown Snoqualmie on the site where the Weyerhaeuser Mill operated for 85 years. If annexed to the City, approximately 200 acres would be zoned Planned Commercial/Industrial land and 350 acres would be zoned Open Space, as designated in the Snoqualmie Comprehensive Plan.

When King County invited the City to annex the Mill Planning Area, the City considered the pros and cons of annexation. The overriding consideration for the City is control of future land uses and development on the property. It could be a key part of the City's economic sustainability into the future, affording opportunities for business and employment, including potential development for recreation, an eco-park, and green technologies.

When will annexation occur?

Although it cannot be known with certainty, King County and the City both anticipate annexation would occur within the 2011 calendar year.

What is the relationship between the City of Snoqualmie and King County in regard to the annexation?

The property is currently located in unincorporated King County. King County and the City are working on an interlocal agreement for annexation, which would transfer jurisdiction to the City.

What uses will be allowed on the site?

The City is requiring a Preannexation Agreement with the property owners prior to annexation, which will provide that the only uses allowed on the property are the existing rally car school (DirtFish), the existing North Fork Enterprises wood recycling and topsoil operation, and special events of limited duration with temporary use permits and special event permits until an environmental review, an Annexation Implementation Plan, and further planning required by the zoning code have been accomplished and approved by the City.

What uses will not be allowed on the site?

There will not be a race track of any kind.

Will there be any residential development on the property?

No residential development is currently proposed for the property.

The portion of the property to be zoned Planned-Residential, which is relatively small (25 acres), could have future residential development. However the lack of readily available water and sewer make it unlikely that residential development would occur until water and sewer service are available for the planning area as a whole.

What will the City do about the noise impact on surrounding neighborhoods?

Although the noise from a recent ESPN Global Rallycross event did intrude on the tranquility of several neighborhoods, the event was allowed under a temporary use permit issued by King County, which was supported by the City.

The City is not obligated to approve any temporary use or special event permits. It reviews each application on a case-by-case basis, imposing limits on the number of events; dates and hours of operation; public safety requirements; and other mitigations.

Most events would not have the external impacts of the recent ESPN Global Rallycross. Rally cross races or other special events will be evaluated for external noise and other impacts. Mitigating measures may be required as part of a temporary use permit.

Will an environmental study be done?

Yes. The Preannexation Agreement will require that within thirty (30) days after the effective date of annexation, if approved, Snoqualmie Mill Ventures shall provide the City with a Sensitive Areas Study for City review and approval to ensure that all aspects of the operation of the specialized driving school and any special events will comply with the requirements of Chapter 19.12 of the [Snoqualmie Municipal Code](#).

Until further development is proposed, there would be no new or different environmental impacts from those occurring today. When new development is proposed on any portion of the annexation area, an environmental review will be conducted pursuant to the Washington [State Environmental Policy Act](#) (SEPA).

Will additional infrastructure be needed to accommodate the annexation?

The Meadowbrook Bridge was recently extensively renovated by the County. The truss is estimated not to require any attention for 20 years, and the abutments, which were constructed to be able to accommodate a future two-lane truss, for 90 years. Therefore, the financial responsibility for the Meadowbrook Bridge is not expected to be significant.

Mill Pond Road is in poor condition. The City is pursuing a cost-share with King County for needed repairs as part of the Interlocal Agreement for Annexation. If funding is not secured, the City will consider a number of options if annexed, which could include closing a portion of it to convert to a trail or riverwalk. Although there would be a cost associated, these activities would be a normal part of the City's public works and parks and trails programs.

Will a fiscal impact study be done?

At the present time, there is no plan of development for the property. The assumptions about future revenues are speculative. Therefore, no fiscal impact study is planned at this time.

What is the City of Snoqualmie Comprehensive Plan and how is it relevant to the annexation?

The City's Comprehensive Plan is a statement of general policy for the growth, development, and conservation in the City and its UGA. It contains both general policies related to future annexation as well as annexation policies specific to each planning sub-area.

How will Comprehensive Plan annexation policies be addressed during this process?

The Preannexation Agreement will include a requirement that prior to any future development on any portion of the annexation area, there will be a complete environmental review and further planning that addresses all of the relevant annexation policies included in the Comprehensive Plan.

What are the next steps?

The sequence of events leading up to a final decision on annexation of the Mill Planning Area is as follows.

A more detailed explanation of these actions is available on the City website's Mill Planning Area Annexation webpage. Go to www.cityofsnoqualmie.org and click "City Projects | Mill Planning Area Annexation".

1. Preannexation Agreement Made Available by the City for Public Review
Date Published: June 2, 2011
2. 2nd Public Hearing on Ordinance Providing Zoning to Become Effective Upon Annexation
Date: July 11, 2011
3. City Council consideration of the Proposed Preannexation Agreement
Date: TBD
4. Public Hearing on Proposed Preannexation Agreement between the City and the Property Owners (Snoqualmie Mill Ventures and Weyerhaeuser Real Estate Development Company)
Date: TBD
5. Draft of Interlocal Agreement (ILA) between the City and King County Made Available for Public Review
Date: TBD
6. Public Hearing on the Interlocal Agreement before the King County Council in Seattle
Date: TBD
7. Public Hearing about the Interlocal Agreement before the Snoqualmie City Council
Date: TBD
8. Consideration by City Council of Interlocal Agreement (ILA) between the City and King County
Date: TBD
9. Draft of Annexation Ordinance Made Available by the City for Public Review
Date: TBD
10. Introduction of Annexation Ordinance
Date: TBD

11. Public Hearing on Annexation Ordinance
Date: TBD

12. City Council Consideration of Annexation Ordinance
Date: TBD

Where can I find more information?

Please visit the City website at www.cityofsnoqualmie.org and click "City Projects | Mill Planning Area Annexation". Updated FAQs, reference documents such as the Pre-Annexation Agreement, timeline updates, briefings to the City Council, and other documents will be posted as they become available. There are also links to the City's Comprehensive Plan and other resources.

How can I be notified of public hearings and FAQ updates?

Email your request to Jodi Warren, City Clerk, at jwarren@ci.snoqualmie.wa.us.

Where should I direct questions or concerns?

Email Jodi Warren, City Clerk, at jwarren@ci.snoqualmie.wa.us.

- Questions and comments will become part of the public record and may be summarized in updated FAQs.
- Answers may or may not be provided to individuals.