



DETERMINATION OF COMPLETENESS APPLICATION REVIEW
SNOQUALMIE MILL, PLANNED COMMERCIAL/INDUSTRIAL PLAN APPLICATION
(PCI 17-0001)

SUMMARY- PLANNED COMMERCIAL/INDUSTRIAL PLAN APPLICATION SUBMITTAL

On March 22, 2017, the Snoqualmie Mill Planned Commercial/Industrial (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.

The subject PCIP Application is required under Subsection A.6 of the Pre-Annexation Agreement (PAA), which prohibits any new or additional site development in the Snoqualmie Mill Planning Area until the following is met: review of applicable Comprehensive Plan policies, approval of an Annexation Implementation Plan (AIP) and, for any development within the Planned Commercial Industrial Zone, a Planned Commercial Industrial Plan (PCIP) and associated environmental review under the State Environmental Policy Act (SEPA). The AIP, which also included a review of Comprehensive Plan criteria, for the proposed project was finalized in July, 2016 (Post Annexation Implementation Plan, prepared by Goldsmith) and approved by the City on November 28, 2016. City Council approval of the AIP was supported by City Planning Department Staff (October 13, 2016 Staff Report for Mill Site Annexation Implementation Plan).

In addition to making a determination of PCIP Application completeness, this memo: reviews the PCIP Application for consistency with the Pre-Annexation Agreement (October 24, 2011); the approved AIP (including conditions of approval); and, the Planned Commercial/Industrial Regulations of the Snoqualmie Municipal Code (SMC) 17.20. Review of SMC 17.20 consistency specifically considers:

- PCI District Zoning classification established by SMC 17.20.020(E);
- Planned commercial/industrial provisions of SMC 17.20.050; and
- Planned unit development permit submittal requirements under SMC 17.50.090.

Once determined complete by the Community Development Department, the PCIP application will be directed through a Type III permit process, requiring a recommendation from Planning Commission and approval from City Council.

DETERMINATION

Review of completeness for the Snoqualmie Mill Site PCIP Application has been completed consistent with the following SMC criteria:

14.30.050 Determination of completeness of application.

A. Within 28 days after receiving a project permit application, the director shall mail or provide in person a written determination to the applicant, stating either (i) that the application is complete, or (ii) that the application is incomplete and what is necessary to make the application complete. The determination shall also include, if feasible, a statement of the preliminary determination of the project permit application's consistency with development regulations and preliminary identification of the development regulations compliance with which may be determined to constitute compliance with SEPA.

B. A project permit application may be deemed complete for purposes of this section when it meets the submission requirements of other titles of this code and the additional requirements of SMC 14.30.030 and it is sufficient for continued processing, even though additional information may be required or project modifications may be undertaken subsequently.

C. A determination of completeness under this section shall not preclude the city from requesting additional information or studies either at the time of the notice of completeness or subsequently if new information is required or subsequent changes in the proposed project occur.

D. A project permit application shall be deemed complete if the director does not provide a written determination to the applicant that the application is incomplete under subsection (A) of this section.

E. Within 14 days after the applicant has submitted any additional information identified by the director as being necessary for a complete application, the director shall notify the applicant whether the application has been made complete or what additional information is necessary. (Ord. 768 § 2, 1996).

Based on review of the Snoqualmie Mill PCIP Application, the City has determined that the application is **generally complete**. That said, the PCIP Application is not to a scale that would contain sufficient detail to determine the proposed project's compliance with applicable development regulations. As discussed in the PCIP Application, the submittal is at the programmatic level "stipulating to the preparation and processing of an Environmental Impact Statement (EIS) where detailed design elements will be refined together with environmental mitigations."

The City requests the following additional items be provided to fulfill requirements for a programmatic level planned unit development (PUD) permit application. If the applicant believes that any of the following additional items are not appropriate for the programmatic level of the PCI Plan being considered, please provide rationale and a statement of anticipated completion during a future Mill Site development permit stage.

- Clear identification of anticipated deviations from PCI district development standards, including clear documentation that anticipated deviations would not require departure from standards necessary to protect health, safety or the environment.
- A written statement summarizing the anticipated timing of Mill Site development.
- Include a vicinity map that shows the land use and existing zoning of both the site and surrounding areas. SMC 17.50.090(B) (1).
- Prepare a Traffic Impact Analysis (TIA) as a part of the EIS process. SMC 17.50.090(B) (2)(d)
- Include map that shows the existing and proposed pedestrian circulation system, including trails. SMC 17.50.090(B) (2)(e).
- Add existing water lines, proposed utility systems of electric, gas and telephone. SMC 17.50.090(B) (2)(f).
- Provide a landscape plan SMC 17.50.090(B) (2)(g).
- Provide proposed treatment of the perimeter of the development, including materials and techniques used, such as screens, fences and/or walls. SMC 17.50.090(B) (2)(h).
- Provide the proposed method of street lighting and signing SMC 17.50.090(B) (2)(i).
- Provide the noise and lighting characteristics of the proposed development SMC 17.50.090(B) (2)(j).
- Provide a written statement regarding the timing of development (SMC 17.50.090(B)(3)).
- The City requests that any anticipated need for clarification and or expansion of allowable recreational uses be provided as a supplement to the PCIP Application (A7. Annexation Agreement).
- Provide analysis of impacts of the Meadowbrook Bridge and Mill Pond Road (A13. Transfer of Infrastructure).
- Provide detailed options for fire suppression (B6. Annexation Agreement).

- Coordinate with the City and King County (Culture and Historic Preservation Office) for protection and potential adaptive re-use of the Snoqualmie Falls Lumber Company Powerhouse structures on the site (B8. Powerhouse).
- The PCIP Application should specifically address potential settlement risk within the site, which could potentially damage roadway and utilities. This content must “present a viable solution to be reviewed and approved by the City.” (AIP Condition #2).

In addition, the City stipulates that additional technical review and planning will be required by the applicant during the permitting approval process and the environmental review (EIS) process. An initial list of elements that will require additional input is provided in the “CITY DIRECTION FOR ENVIRONMENTAL REVIEW (EIS)” section below.

INITIAL REVIEW OF APPLICABLE CRITERIA

SMC 17.20.050 Planned Commercial/Industrial Provisions

Review for the Planned Commercial/Industrial Application is considered relative to conformance with SMC 17.20.050, *Planned Commercial/Industrial Provisions*.

17.20.050 Planned commercial/industrial provisions.

A. The purpose of the planned commercial/industrial district is to provide for imaginative, well-designed, master-planned commercial/industrial development containing compatible and complementary uses, including mixed or single retail, wholesale, service and professional businesses, second-story residential uses above such businesses, office and light industrial uses, on parcels of two or more acres, which:

- 1. Optimizes the efficiency of the use of land;*
- 2. Is at a scale which serves to maintain existing small-town character;*
- 3. Optimizes the opportunity for public amenities such as open space, parks and trails;*
- 4. Promotes or encourages pedestrian and bicycle orientation and provides the opportunity for district-wide coordination and continuity of pedestrian and bicycle corridors; and*
- 5. Gives due consideration to development which can reasonably be anticipated on adjacent or nearby lands, both with respect to common infrastructure requirements and compatibility of uses.*

The Snoqualmie Mill Planned Commercial/Industrial Plan seeks to develop 1.85 million square feet of commercial, industrial and related land uses over multiple phases. At a programmatic level, the development proposed by the Snoqualmie Mill PCIP application is consistent with the required purpose for planned commercial/industrial districts. During the SEPA process and subsequent permit approvals, the above purpose and objectives will be considered to ensure they are applied to the Snoqualmie Mill Site review.

B. In the planned commercial/industrial district, no land shall be used, subdivided, cleared, graded or filled and no building or structure shall be constructed, altered or enlarged on a parcel of two acres or larger except under the authority of an approved plan pursuant to this section; provided, an approval under this section shall not be required for road and utility corridors, or for temporary uses and structures for which no grading, clearing or building permit is required. The approved plan shall authorize development on land which is not to be further divided, and shall provide the basis and standards for processing of a binding site improvement plan or subdivision on land which is to be further divided for sale or lease of lots, parcels or pads.

The parcels/lots will be owned by individual purchasers. A non-profit association of owners will be created to hold and maintain common open space, roads, utilities and other infrastructure.

C. On parcels in the planned commercial/industrial district of less than two acres, permitted uses shall be as specified for the business-general (B-G) district.

The project consists of a total of 260.9 acres. The smallest parcel is Parcel No. 3024089070 (2.17 acres).

D. In the event two or more contiguous parcels in common ownership lie in whole or part in both the planned commercial/industrial district subject to the provisions of this section and the planned residential district subject to the requirements of Chapter 17.15 SMC, the owner may optionally elect to present one plan for all parcels, and the location of the residential and commercial/industrial uses thereon need not adhere strictly to the boundaries of each respective district so long as the minimum requirements for uses in each district respectively are met in the overall plan. Additional adjacent property with zoning designations other than PCI and PR may be included, provided they constitute no more than 15 percent of the total acreage of the proposal.

The existing proposal presents one plan (in phases) for all the parcels.

E. The planned/commercial industrial district allows and encourages a mix of uses, both vertically and horizontally, but does not require such a mixture.

The proposed planned/commercial industrial district includes a mix of uses in each of the Planning Areas.

F. Tracts included in a development proposal in a planned commercial/industrial district must be in one ownership or control, or be the subject of a joint application by owners of all of the property included.

The site is jointly owned by Snoqualmie Mill Venture and King County Parks. In 2015, King County purchased the parcels located on the easternmost portion of the Mill Planning Area for future uses, primarily regional trail connectivity.

G. At least 35 percent of the total acreage for the development proposal must be dedicated to open space, natural areas, parks, or greens, commons or public assembly areas; provided, for projects subject to the provisions of subsection D of this section, the common open space may be provided within the area subject to the plan as a whole.

The project proposes a total of 58% open space, including natural features, open space, compensatory storage and developed landscape.

H. Proposed circulation, solid waste disposal and recycling, and water, sewer and storm water management systems shall be designed in such a manner to allow adequate and efficient expansion to accommodate development which can reasonably be anticipated on adjacent or nearby lands.

Detailed information and analysis regarding circulation, solid waste disposal and recycling, and water, sewer and storm water management systems will be analyzed as part of the SEPA review.

I. It is the intention of this section to encourage development proposals not constrained by fixed development standards, and toward that end, deviation from development standards of general applicability throughout the city may be authorized when the city council, with the advice of the planning commission, finds that such deviation would advance the purpose of the district as set forth in subsection A of this section, provided deviation shall not be allowed from development standards deemed necessary to protect health, safety or the environment. Any such deviations shall be included in the approved plan for the planned commercial/industrial development.

No detail on proposed deviations from development standards, as necessary to advance the purpose of the planned commercial/industrial district, are provided in the Snoqualmie Mill PCIP application.

The PCIP Application must be supplemented with clear identification of anticipated deviations from district development standards, including clear documentation that anticipated deviations would not require departure from standards necessary to protect health, safety or the environment.

J. The application shall include all of the materials required for a planned unit development pursuant to SMC 17.50.090(B), together with the following information, together with a list of all development standards of general applicability from which a deviation is proposed, and a statement of how such deviation will achieve the purpose set forth in subsection A of this section.

The application includes all materials required under SMC 17.50.090(B) at the programmatic level (as detailed below). The PCIP Application is stipulating to the preparation of an Environmental Impact Statement (EIS); specific environmental elements where the City will require additional technical analysis and planning to support the Draft EIS and PCIP approval are provided in the “CITY DIRECTION FOR ENVIRONMENTAL REVIEW (EIS)” section below.

K. The notice, hearing and decision process for applications for approval of a plan for development in the planned commercial/industrial district shall be as set forth in Chapter 17.50 SMC, Planned Unit Development Regulations. (Ord. 980 § 4, 2005; Ord. 933 § 2, 2003; Ord. 769 § 24, 1996; Ord. 744 § 2, 1995).

SMC 17.50.090 Planned unit development permit

The following review for the Snoqualmie Mill PCIP Application includes verification that all application materials are provided as listed in SMC 17.50.090(B), as required by SMC 17.20.050(J).

SMC 17.50.090(B) All applications shall include the following:

- 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;***
 - Vicinity map is included on the cover page.
 - Existing zoning listed on cover page under “Project Information”
 - Existing land uses not present on any site plans. However, included in the narrative.
 - EX-1 “Existing Conditions” and SD-1 “Overall Stormwater Plan” shows natural features.

- 2. A map of the site drawn to a scale of not less than one inch equaling 100 feet showing the following:***
 - a. The existing site conditions, including contours at five foot intervals, water bodies, unique natural features, and forest cover,***
 - Existing site conditions are included on sheet “EX-1”
 - Contour lines appear to be at two foot intervals, not five.

 - 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,***
 - SP-1 includes floor area size of proposed but not existing; includes structures and other improvements. However, a narrative of the existing site condition, structures and uses is included in the Application documents submitted concurrently with the maps.
 - Does not include heights of proposed structures. There are no elevation drawings at this time, please include elevation drawings when available.

 - 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,***

This information is included in sheet "SP-1"

- 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,***

SP-1 includes a depiction of this information. A Traffic Impact Analysis (TIA) will be prepared and included as part of the EIS.

- e. *The existing and proposed pedestrian circulation system, including trails,***

SP-1 includes the proposed trail system, but does not provide details about other pedestrian amenities.

- f. *The existing and proposed utility systems, including sanitary sewers, storm sewers, water, electric, gas and telephone,***

SD-1 "Overall Stormwater Plan," and WS-1 "Overall Water and Sanitary Sewer Plan" include the proposed storm and sanitary systems, as well as the proposed water distribution system. Recommend adding the existing water lines. Proposed utility systems of electric, gas and telephone not included.

- g. *A landscape plan in general schematic form indicating treatment of open space and yards,***

Landscape areas are identified in SP-1 but a planting plan is not included at this time.

- h. *The proposed treatment of the perimeter of the development, including materials and techniques used, such as screens, fences and walls,***

Applicant to provide details on treatment of the perimeter of the development.

- i. *The proposed method of street lighting and signing,***

Applicant to provide details on street lighting and signing.

- j. *The noise and lighting characteristics of the proposed development;***

Applicant to provide additional details on noise and lighting characteristics.

- 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,***

There is currently no written statement regarding the timing of development.

- b. *Proposed ownership pattern upon completion of the project,***

Upon completion of the project, the parcels/lots will be owned by individual purchasers. A non-profit association of owners will be created to hold and maintain common open space, roads, utilities and other infrastructure.

- c. *Basic content of any restrictive covenants,***

Pursuant to RCW 36.70B.170, a covenants, conditions and restrictions (CC&Rs) will be developed by the applicant and will apply to all the development parcels within the site. Additionally, the applicant will create a non-profit property owners' association which will be responsible for maintenance of dedicated open space, roads, utilities and other site infrastructure.

- 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;*

Included in Pre-Annexation Agreement, the AIP, and addressed below in *Consistency of PCIP Submittal with Annexation Agreement and AIP Requirements and Conditions of Approval*.

- 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.*

A Preliminary Plat Application is not anticipated as a part of this PCIP Application. However, a Lot Line Adjustment (LLA) is included, defining the potential creation of the future legal lots and development permitting associated with the multiple phases of development within Planning Areas 1 through 3.

Consistency of PCIP Application with Annexation Agreement and AIP Requirements and Conditions of Approval

A2. Zoning. Upon the effective date of the annexation ordinance, the portion of the Annexation Area located outside of the 100 year floodway as depicted on the most recent FEMA Flood Insurance Rate Maps on file with the City of Snoqualmie shall be subject to the Planned Commercial Industrial (PCI) District Regulations of Section 17.250.050 SMC; the portion of the Annexation Area located north and east of S.E. Mill Pond Road and within the 100 year floodway as depicted on the FEMA Flood Pre-Annexation Agreement Page 4 of 16 Insurance Rate Maps shall be subject to the Open Space 2 (OS-2) District Regulations of Section 17.25.050 SMC; the portion of the Annexation Area located south and west of S.E. Mill Pond Road shall be subject to the Open Space 1 (OS-1) District Regulations of Section 17.25.050 SMC; and the portion of the Annexation Area located east of parcel 2924089028 and east of a line extended southward from the SE corner of said parcel to connect with the western point of the UGA line on the north boundary of parcel 2924089017 shall be subject to the Planned Residential District Regulations of Section 17.15.050.

Complete. Add the revised FIRM to Sheet EX-1, as well as existing zoning designations (as discussed above). The north boundary of parcel 2924089017, to the south of the project site, is not a part of the proposed project review.

A3. Shoreline Environment Designations. Upon the effective date of the annexation ordinance, the City will commence the process required to designate that portion of the Annexation Area within the floodway of the Snoqualmie River and north and east of S.E. Mill Pond Road as Conservancy Shoreline Environment; that portion of the Annexation Area within the 100-year floodway as depicted on the most recent FEMA Flood Insurance Rate Maps on file with the City and located south and west of S.E. Mill Pond Road as Natural Shoreline Environment; and that portion of the Annexation Area within the floodplain of the Snoqualmie River but outside of the floodway as Urban Floodplain Environment, to become effective upon approval by the Washington State Department of Ecology.

Similar to A2, add the revised FIRM to Sheet EX-1.

A6. Site Development. The City will not approve any new or additional site development until review of applicable Comprehensive Plan policies, approval of an Annexation Implementation Plan and, for any

development within the PCI zone, a Planned Commercial Industrial Plan, and for any development in the PR zone a Planned Residential Plan, and associated environmental review under the State Environmental Policy Act have been completed.

The subject application is the Planned Commercial/Industrial Application plan at the programmatic level and is in compliance this requirement for site development.

A7. Amendment to Allowable Uses. Upon annexation, the City will present amendments to the allowable uses table in section 17.55.020 of the Snoqualmie Municipal Code in the Planned Commercial / Industrial and the Open Space 2 Districts to the Planning Commission and City Council for their consideration as may be requested by SMV and WREDCo to clarify and/or expand allowable recreational uses both within and without buildings.

At this time, there is no request to expand allowable recreational uses.

A13. Transfer of Infrastructure. Meadowbrook Bridge and Mill Pond Road constitute infrastructure which will be transferred from King County to the City a result of the annexation. SMV and WREDCo acknowledge that they will be required to analyze impacts of the Meadowbrook Bridge and Mill pond Road of any proposed future development or redevelopment.

Not included in application. The applicant must provide analysis of impacts of the Meadowbrook Bridge and Mill Pond Road.

A14. Snoqualmie Valley Trail. SMV and/or WREDCo will dedicate property to the City of Snoqualmie for the Snoqualmie Valley Trail in a location to be mutually agreed upon by the City and the record owner(s) of the property. The City will consult with the King County Parks Department regarding location and right-of-way requirements.

B4. Sensitive Areas Study. Within thirty (30) days after the effective date of annexation, SMV 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 instruction school and any special events comply with the requirements of chapter 19.12 of the Snoqualmie Municipal Code. Conditions imposed on operation of the specialized driving instruction school by the City as a result of the sensitive areas study shall be deemed to be conditions of the business license of the specialized driving instruction school and any temporary use permit / special event permit. The business license for the specialized driving instruction school may be revoked, and any temporary use permit / special event permit for any special event may be revoked, for violation of such conditions in the conduct of the specialized driving instruction school or the special event.

A Sensitive Areas Study was submitted to the City on October 25, 2012; and an updated Sensitive Areas Study was submitted to the City on June 24, 2016.

B5. Water and Sewer. The City will continue to provide domestic water and sewer service to the existing office building. Any expansion of service is subject to completing planning under the comprehensive plan annexation policies and approval of a Planned Commercial Industrial Plan pursuant to SMC 17.20.050. SMV acknowledges that fire suppression facilities serving its property may not be adequate. The City and SMV will explore options for fire suppressions.

The applicant provided a water system capacity analysis (2015) discussion with the PCIP Application. However, detailed options for fire suppression was not provided.

B6. Uses Permitted Prior to Approval of Planned Commercial Industrial Plan or Planned Residential Plan. SMV agrees that it will limit development activity on the site to repairing and maintaining the uses described in Section A.4.2 until the City has issued the approvals required by Section A.6. It will not construct additional permanent facilities or seek other development of the SMV Property, except in

accordance with Section A.6, provided, facilities required for special events may be permitted as provided in Section B.3.

This Annexation Agreement condition is not applicable to the PCIP Application.

B8. Powerhouse. SMV agrees to coordinate with the City and King County (Culture and Historic Preservation Office) for protection and potential adaptive re-use of the Snoqualmie Falls Lumber Company Powerhouse structures on the site. These structures are a designated King County Landmark and are included on the Most Endangered Historic Properties list maintained by the Washington Trust for Historic Preservation.

As part of the cultural resource procedures for structures that are designated King County Landmarks, the applicant would be required to comply with King County Code Chapter 20.62, which states that development proposals for projects on or adjacent to a resource listed on the Historic Resource Inventory (HRI) be reviewed by the King County HPO prior to approval.

AIP Condition #2: The applicant shall address potential settlement risk in the PCIP, which could potentially damage roadway and utilities, by presenting a viable solution to be reviewed and approved by the City as part of the PCIP review.

The PCIP Application does not specifically address potential settlement risk within the site; AIP Condition #2 is not yet met.

City Direction for Environmental Review (EIS)

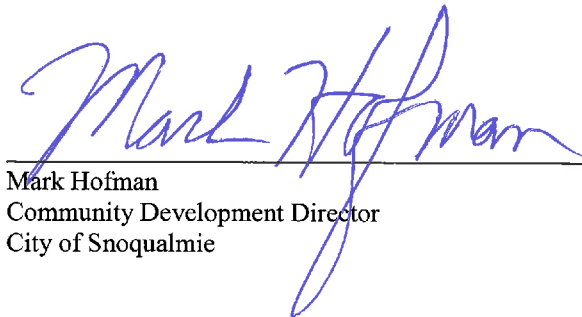
The City (EIS lead agency) has identified the following environmental elements for detailed discussion in the EIS. Environmental elements where the City will require additional technical review and studies to support EIS impacts analysis are noted, including additional input provided by review comments from Perteet (Snoqualmie Mill PCI Plan Application Review Comments, dated April 4, 2017).

- Earth (geology, seismic hazards): The City will require the applicant to provide geotechnical analysis evaluating site conditions, including assessment of site settlement potential (consistent with Condition #2 of the AIP) to support the EIS.
- Air quality (emissions, including greenhouse gases [GHG]): The City will require that the applicant complete an Air Quality and GHG Technical Report to support the EIS, including review of construction impacts and analysis of vehicle tailpipe emissions coordinated with the TIA.
- Surface and storm water (quantity and quality): Technical evaluation of surface / stormwater and development consistency with surface water management standards must be provided in the EIS. Evaluation must assess potential impacts and consistency with the Review Memorandum from Perteet (April 4, 2017 memo), future comments provided by NHC, and all other applicable City Surface Water Management regulations.
- Plants & animals (wetlands, streams, wildlife habitat and fisheries): Documentation of existing conditions and impacts to plants & animals should be provided as an updated Critical Areas Report consistent with City CAO and SMP requirements; assessment of impacts must be accompanied by mitigation measures (conceptual mitigation) that meets CAO and SMP requirements and that presents an approach that will meet permit requirements for other State and Federal wetland, stream, and wildlife habitat / fisheries resources protections.
- Environmental health (noise, site contamination): The City will require the applicant to complete a technical evaluation of known site contamination and clean-up. For new roadways, the City will require the applicant to complete a Noise Technical Report consistent with FHWA and WSDOT noise impacts evaluation procedures.
- Flood hazards: Technical evaluation of flood hazards and development approach consistency with floodplain development standards must be provided in the EIS. Evaluation must assess potential

impacts and consistency with the Review Memorandum from Perteet (April 4, 2017 memo) and all other applicable City Flood Hazard Regulations.

- Land and shoreline use (land use patterns, and consistency with plans and policies): Analysis of proposed land uses, consistency and relationship with all applicable City plans, polices, and requirements, and analysis of jobs and housing associated with proposed land uses. The City will additionally require review of consistency with the updated SMP (adoption anticipated Summer 2017) and associated shoreline designations and standards.
- Historic and cultural resources (impacts to known and potential archaeological and historic resources): The City will require the applicant to complete cultural resources assessment consistent with DAHP requirements to support the EIS.
- Aesthetics: The applicant will be required to provide additional details on lighting characteristics and impacts to views and adjacent uses during development and completion of the Draft EIS. This must include proposed treatment of the perimeter of the development and distinct uses within the Mill Site development, including materials and techniques used, such as screens, fences and/or walls.
- Transportation: The applicant will be required to complete a Traffic Impact Analysis (TIA) to support the EIS. As part of the TIA, additional details on impacts to Meadowbrook Bridge and Mill Pond Road will be included. Transportation analysis should also include assessment of proposed land uses and parking requirements consistent with City standards.
- Public services (police, fire, schools, parks and recreation/trails): The applicant must complete technical analysis supporting evaluation of utility availability and necessary utility system improvements for all "Build" alternatives within the EIS.
- Utilities (sewer, water): The applicant must complete technical analysis supporting evaluation of utility availability and necessary utility system improvements for all "Build" alternatives within the EIS. Evaluation must include detailed options for fire suppression sufficiency.

The applicant has completed the required pre-application requirements contained in SMC. Therefore, pursuant to SMC Sections 14.30.040 and 14.30.050, the City has determined that the Snoqualmie Mill PCIP Application is **generally complete**. City staff will now move toward preparing and executing a proper notice of application and scoping for the stipulated EIS. The applicant is required to fulfill the above mentioned additional items identified in this review; as well as any items that are not presently identified as part of this review, but are required during the permitting and environmental review process.



Mark Hofman
Community Development Director
City of Snoqualmie

4/19/17
Date: April 19, 2017