

RESOLUTION NO. 1665

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SNOQUALMIE, WASHINGTON, TO DESIGNATE THE MILL SITE PROPERTY AS A RESIDENTIAL TARGETED AREA FOR THE PURPOSE OF ESTABLISHING A MULTI-FAMILY PROPERTY TAX EXEMPTION AS PROVIDED FOR BY RCW CHAPTER 84.14

WHEREAS, Chapter 84.14 of the Revised Code of Washington provides for special valuations for eligible improvements associated with multi-family housing and for the purpose of creating additional affordable housing; and

WHEREAS, on October 24, 2022, the City Council passed Resolution No. 1630, approving the Development Agreement between the City of Snoqualmie and Snoqualmie Mill Ventures, LLC for the Snoqualmie Mill Planned Commercial/Industrial Plan (“Development Agreement”); and

WHEREAS, the Development Agreement concerned the property in the City located to the north of Borst Lake and to the east of Mill Pond Road that is commonly known as the former Weyerhaeuser Mill site (“Mill Site Property”); and

WHEREAS, under the Development Agreement, the Mill Site Property will be developed in three phases, over a period of 20 years, with a total of approximately 1.83 million gross square feet of light industrial/manufacturing, warehouse, office, retail and residential uses; and

WHEREAS, under the Development Agreement, the authorized residential uses for the initial phase of the development include up to 160 multi-family rental apartment units, in a mix of studios, 1-, 2- or 3-bedroom units with a maximum average size of 835 square feet, constructed on floors two through five in three mixed-use buildings and subject to the affordable housing requirements outlined in the Development Agreement; and

WHEREAS, pursuant to RCW 84.14.010, the Mill Site Property meets the criteria to be defined as an urban center; and

WHEREAS, in order to establish a multifamily property tax exemption (“MFTE”) program the City must designate one or more residential targeted areas within an urban center that

are consistent with the criteria in RCW 84.14.040 and within which property tax exemption projects may be considered; and

WHEREAS, the Mill Site Property is within an urban center lacking sufficient available, desirable, and convenient residential housing to meet the needs of the public who would be likely to live there if there was sufficient housing available; and

WHEREAS, RCW 84.14.040(2) states that a governing authority adopt a resolution of intent to designate one or more areas, thereby notifying the public of its intent; and

WHEREAS, in accordance with RCW 84.14.040(2), the City of Snoqualmie adopted Resolution 1663 on August 28, 2023, which notified the public of the City's intention to designate the Mill Site as a residential targeted area and stated the time and place of a public hearing to be held on this matter by the City Council; and

WHEREAS, notice of the public hearing was published once each week for two consecutive weeks, not less than seven days, nor more than thirty days before the date of the hearing in a paper having a general circulation in the City in accordance with RCW 84.14.040(3); and

WHEREAS, A public hearing to seek public comment on and consider the designation of the Mill Site Property as a residential targeted area was held at a regular meeting of the City Council on September 25, 2023, at 7:00 PM or as soon thereafter as possible, at the Snoqualmie City Hall, located at 38624 SE River St, Snoqualmie, WA 98065. The hearing was noticed in accordance with RCW 84.14.040(3).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SNOQUALMIE, WASHINGTON, AS FOLLOWS:

Section 1. The City Council designates the Mill Site Property (residential), as shown in Exhibit A attached to this resolution, as a residential targeted area for the purpose of establishing a multi-family property tax exemption program as provided for by Ch. 84.14 RCW and Ch. 3.10 SMC.

PASSED by the City Council of the City of Snoqualmie, Washington, this 25th day of September 2023.

Katherine Ross, Mayor

Attest:

Deana Dean, City Clerk

Approved as to form:

David Linehan, Interim City Attorney

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