



# COMMUNITY DEVELOPMENT COMMITTEE MEETING

Monday, June 15, 2026, at 6:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

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## COMMITTEE MEMBERS

Chair: Louis Washington

Councilmembers Jolyon Johnson and Dan Murphy

*This meeting will be conducted in person and remotely using Zoom.*

**Join by Telephone:** To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **860 6728 7531** and Password **1730040121** if prompted.

**Join by Internet:** To watch the meeting over the internet via your computer, follow these steps:

- 1) Click this [link](#)
- 2) If the Zoom app is not installed on your computer, you will be prompted to download it.
- 3) If prompted for Webinar ID, enter **860 6728 7531**; Enter Password **1730040121**

## AGENDA APPROVAL.

**PUBLIC COMMENTS (online public comments will not be taken).**

## MINUTES.

1. Approval of the minutes dated June 01, 2026.

## AGENDA BILLS.

## DISCUSSION ITEMS.

2. Sign Deviation Requests.
  - a. Microconnex
  - b. Snoqualmie Valley Hospital
3. Sign Code Amendment.

## ITEMS FOR FUTURE DISCUSSION.

## ADJOURNMENT.



# COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES.

Monday, June 01, 2026, at 6:00 PM

*This meeting was conducted in-person at Snoqualmie City Hall and remotely using Zoom.*

## CALL TO ORDER & ROLL CALL.

Mayor Pro Tem Johnson called the meeting to order at 6:01pm.

**Committee Members:** Councilmember Dan Murphy, and Mayor Pro Tem Johnson were present.

**Absent:** Councilmember Washington.

**Executive:** Mayor James Mayhew.

**City Staff:** Director of Community and Economic Development Mona Davis, Associate Planner Allison Kirk, Legal Assistant Robert Thrall, and IT Support Specialist Andrew Jongekyrg.

## AGENDA APPROVAL.

The agenda was unanimously approved.

## PUBLIC COMMENTS.

No public comments were made.

## MINUTES.

### 1. Approval of the minutes dated May 18, 2026.

The meeting minutes of May 18<sup>th</sup>, 2026 were unanimously approved.

## DISCUSSION ITEMS.

### 2. Presentation: Reclaim on Housing - Jen Kirk.

Jen Kirk, the Executive Director of Reclaim, presented on housing instability in the Snoqualmie Valley. Committee discussion followed.

### 3. Presentation: Food Mobile Vendors Code Update.

Associate Planner Allison Kirk presented on mobile food vendors including the definition of mobile food units, past practice on how the city has authorized mobile food units, the need for updated regulations, and regulatory mechanisms. Committee discussion followed.

**Action:** Move item forward to the Planning Commission for further study and recommendation.

## ITEMS FOR FUTURE DISCUSSION.

None.

## ADJOURNMENT.

Mayor Pro Tem Johnson adjourned the meeting at 6:50PM.

*Minutes taken by Kim Agfalvi, City Clerk.*

*Recorded meeting audio is available on the City website after the meeting.*

*Minutes approved at the \_\_\_\_\_, 2026 Community Development Meeting.*



# Community Development Department

City of Snoqualmie  
38624 SE River St. | PO Box 987  
Snoqualmie, Washington 98065  
(425) 888-5337 | www.snoqualmiewa.gov

DATE: June 15, 2026

TO: Community Development Committee

FROM: Community Development – Allison Kirk, Associate Planner

SUBJECT: Sign Deviation associated with SIGN2026-0013

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## STAFF RECOMMENDATIONS AND COMMUNITY DEVELOPMENT COMMITTEE DECISION

- Property Owner:** Baumann Family Investments, LLC
- Applicant:** Gina Spiller  
Spiller Corporations dba Fast Signs  
7825 South 180<sup>th</sup> Street  
Kent, WA 98032
- Location:** 34935 SE Douglas Street.
- Zoning Classification:** Mixed Use (MU), Snoqualmie Mixed Use Final Plan (MUFP)
- Associated Permits:** SIGN2026-0013 & COM2026-022

### II. Nature of Request

Fast Signs, acting as the agent and signage contractor for MicroConnex, requests a Deviation from the Snoqualmie Ridge Development Standards (SRDS) Chapter 12 (Section 12E.072 and Appendix G), pursuant to Snoqualmie Ridge Mixed Use Final Plan (MUFP) Condition 6. The applicant requests to exceed the standard allowable sign area for a main wall identification sign on the primary frontage of the building located at 34935 SE Douglas Street.

The proposed illuminated wall sign measures **64.55 sq. ft.** in total area and will be located on the primary (northeast) frontage along SE Douglas Street. The sign elements include

individual channel-lit lettering (220 inches by 29 inches) mounted on a single raceway and an accompanying logo (54 inches by 54 inches).

## I. Background

The Snoqualmie Ridge MUFPP and SRDS establish a restrictive sign area threshold. Signs falling below this threshold may be approved by right, while signs exceeding it require formal review and consideration through the "deviation" process.

The deviation process is not a variance, use permit, or other means to exceed maximum sign standards. Signage must still comply with maximum standards that balance the need for signage and minimize sign pollution on the community. Pursuant to Condition 6 of the MUFPP, deviations are to be reviewed and acted on by the Community Development Department with concurrence of the Chair of the Community Development Council Committee.

Pursuant to Chapter 10 (Appendix B, Section D.062), signage for these parcels is subject to the regulations in SRDS 12E.072(A) (Neighborhood Center Retail Area) and as further specified in Appendix G. Under these standards, each tenant in the Snoqualmie Ridge Business Park is permitted:

- One (1) sign on the front façade
- One (1) sign on the rear façade
- One (1) blade sign

Any signage exceeding these allowances or standard thresholds requires an approved deviation.

## II. Analysis

The SRDS establishes criteria for calculating allowable sign size based on the sign type (Group) and the building's linear frontage, capping the maximum size for each group.

- **Sign Classification:** The proposed illuminated channel sign is classified as a Group 3 sign.
- **Frontage Calculation:** The building features approximately 170 linear feet of frontage.
- **Maximum Potential Formula:** Applying the Group 3 primary frontage formula ( $\$170 \times 0.60$ ) from the adopted Snoqualmie Ridge criteria yields a maximum potential sign area of 102 sq. ft.
- **By-Right Allowance:** The standard allowable by-right threshold (requiring no deviation) for a Group 3 sign is **27 sq. ft.**

Because the proposed wall sign is **64.55 sq. ft.**, it exceeds the by-right threshold and requires formal review under the deviation process. However, it remains well below the absolute maximum formula limit of 102 sq. ft. No other identification signs are proposed for this frontage.

In addition to total sign area, Appendix G establishes a maximum letter height for signs. For signage incorporating a mix of lowercase and uppercase letters, the maximum allowable letter height is **18 inches**.

The proposed wall sign exceeds this standard with a maximum letter height of **29 inches** (individual lowercase letters measure **20.4 inches**, with an average overall letter height of **22.7 inches**). Consequently, a deviation is also required for the letter height.

**III. Findings**

Condition 6 of the Snoqualmie Ridge I Mixed Use Final Plan allows for a deviation from standard thresholds when it is found to be warranted, provided that the deviation results in an overall development that substantially conforms to the approved Final Plan.

Staff has reviewed the proposal and finds that the deviation requests for both sign area and letter height are warranted due to the following factors:

- 1. **Building Scale:** The building stands at over 4 stories tall with extensive relative linear frontage. A standard 27 sq. ft. sign with 18-inch lettering would be visually disproportionate and out of character with a building of this size.
- 2. **Proportional Fitting:** A standard 27 sq. ft. sign would be visually disproportionate and out of character with the scale, bulk, and mass of the large façade elevation on which it will be mounted. Given that an increase in overall sign area is necessary to blend with the scale of the existing structure, it seems appropriate to increase the maximum letter height as well. This allows the copy to proportionately fit the size, bulk, and mass of the large façade elevation on which it will be mounted.
- 3. **Number of Signs.** The applicant has minimized overall visual clutter by proposing only one (1) primary identifying wall sign.

Therefore, staff finds the deviations to be appropriate, architecturally compatible, and harmonious with the scale of the development.

**IV. Staff Recommendation.**

Staff recommend **APPROVAL** of the above deviation to SRDS 12E.072 (A) and its Attachment G, subject to the following conditions:

- 1. This action applies to the signage proposed under SIGN2026-000\* and the accompanied application materials (Attachment A). Any additional signs not identified above shall require separate review and action by the City.
- 2. A sign permit shall be obtained from the Community Development Department for any/all signs.
- 3. A building permit shall be obtained prior to installation of any/all signs.
- 4. Internal illumination for all signs shall be the minimum wattage necessary to provide for night readability to avoid glare and light spillover onto the Parkway and adjacent properties.
- 4. No modification to the approved signs is allowed without review and consent of the City.

**Deviation Request Is:**

<p><b>APPROVED</b> for processing as a deviation from Snoqualmie Ridge Development Standards, Chapter 12E.072(A), under Condition 6 of the Mixed Use Final Plan for Snoqualmie Ridge</p> <p>_____</p> <p>Louis Washington, Chair Community Development Committee</p> <p>Dated: _____</p>	<p><b>DISAPPROVED</b> for processing as a deviation from Snoqualmie Ridge Development Standards, Chapter 12E.072(A), under Condition 6 of the Mixed Use Final Plan for Snoqualmie Ridge</p> <p>_____</p> <p>Louis Washington, Chair Community Development Committee</p> <p>Dated: _____</p>
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**Attachments**

- A. Application Materials, dated 05/08/2026
- B. Deviation Request, dated 06/01/2026
- C. Snoqualmie Ridge Development Standards (SRDS)

Community Development Department



# SIGN PERMIT APPLICATION

Applicant/Agent Name: Spiller Corporation dba Fastsigns	
Applicant/Agent Address (City, State, Zip): 7825 South 180th St, Kent, WA 98032	
Phone Number: 206-575-2110	Email: gina.spiller@fastsigns.com
Parcel Address(es): 34935 SE Douglas St., Snoqualmie, WA 98065	
Parcel Number(s): 7851800035	
Type of Sign(s) (blade, wall, etc) Channel Letters and LOGO on raceway Wall Sign	
Size of Sign(s) 54" Tall LOGO, 29" Tall Letters, Overall Length 280"	
Will the sign be lighted? (circle one) <input checked="" type="radio"/> Yes <input type="radio"/> No	
If yes, please explain: Internally Lit LED front lighted channel letters on RACEWAY	
Legal Owner(s): Submit notarized documentation that all property owners agree to the proposed land use action. Note: The following information is to be completed if the property owner is different from the applicant.	
Property Owner(s): Baumann Family Investment, LLC c/o Kidder Mathews, Inc.	
Phone Number: 425-283-5791	Email: craig.maturi@kidder.com
Property Owner Address (City, State, Zip) 500-108th AVE NE #2400 Bellevue, WA 98004	

By my signature, I certify that I have reviewed all submittals for completeness and accuracy.

Signature: 

Date: 5/6/2026

Signature of Owner: \_\_\_\_\_

Date: \_\_\_\_\_

# Notarized Owner's Affidavit

I certify that I am the owner of the commercial property at:

34935 SE Douglas St , Snoqualmie, WA 98065

I have approved the installation of a channel letter sign on the building by my tenant:

Amphenol CIT / MicroConnex

Owner Name:

BAUMANN FAMILY INVESTMENT, LLC

Owner Address:

C/O KIDDER MATHEWS, INC

500 108TH AVE NE #2400 BELLEVUE WA 98004

Owner Phone:

425.283.5791

Owner Email:

CRAIG.MATURI@KIDDER.COM

Owner SIGNATURE:

*Craig Maturi*

Date:

4/28/26

State of WASHINGTON County of KING

Subscribed and sworn to (or affirmed) before me on this 28<sup>TH</sup> day of APRIL, 2026

by CRAIG MATURI, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

*Diane M Matthews*  
Notary Public Signature



# FAST SIGNS®

## Make Your Statement™

Kent / Southcenter

206-575-2110 157@fastsigns.com | fastsigns.com/157

### Client Information

Job Number: 92948

Client: Amphenol CIT

Contact:

Salesperson: Gina/Justin

Designer: Jacki

### Production Information

Material: Custom Exterior Front Lit Channel Elements on Raceway  
Size: 48" x 299"

Quantity: 1 set

Finishing:

Complete By:

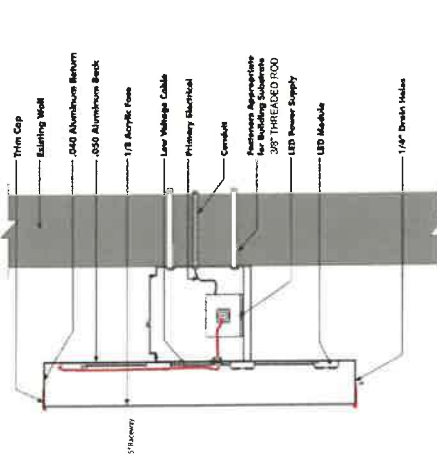
Date: 1/30/26



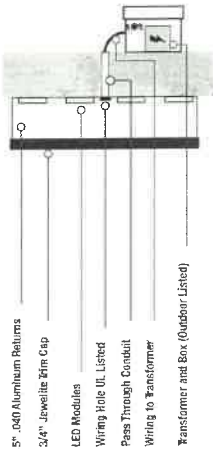
1ft Tall x 12ft Wide Raceways

# MicroConnex

3/8" x 3" Lagbolts wall anchors every 20-26" on center of the raceway

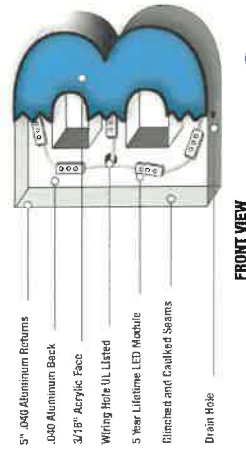


Standard Front Lit Channel Letter



SIDE VIEW

Standard Front Lit Channel Letter

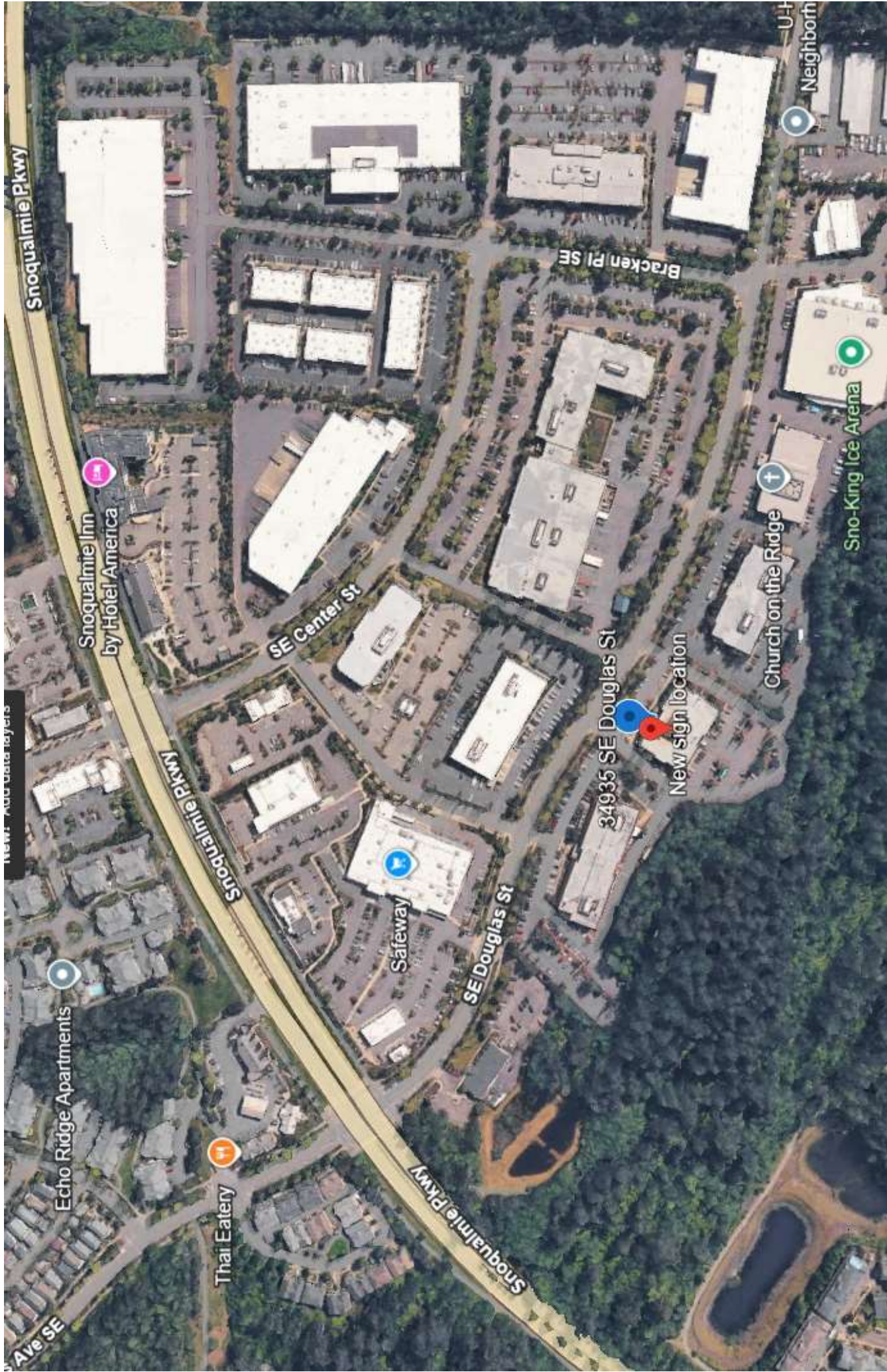


FRONT VIEW

CM  
4.28.

Item 2.

Address: MicroConnex 34935 SE Douglas St, Snoqualmie, WA 98065 US



Item 2.



PUGET SOUND  
Clean Air Agency

# Puget Sound Clean Air Agency

Notice of Construction No. 12414

HEREBY ISSUES AN ORDER OF APPROVAL TO CONSTRUCT, INSTALL, OR ESTABLISH

Registration No. 29514

Date APR 28 2026

Electroplating process consisting of four (4) plating lines with air emissions controlled by a MAPCO Fume Scrubber Model MW-100 packed bed scrubber using sodium hydroxide (5 foot packed bed, 10,118 cfm maximum) or equivalent; one (1) Nordson MARCH ModVIA plasma cleaning system used to remove micron-level contamination from electronic circuit assemblies with air emissions controlled by a Jupiter Scientific Europa dry scrubber (500 cfm maximum) or equivalent using activated carbon and zeolite media; conveyORIZED photoresist developer, solder mask processing, and conveyORIZED liquid photoimageable (LPI) developer. In accordance with Regulation I, Section 6.03(b)(10), an Order of Approval is not required for the two dry film developers.

OWNER

INSTALLATION ADDRESS

**MicroConnex Corp- A Carlisle Interconnect Co**  
34935 SE Douglas St, Ste 110  
Snoqualmie, WA 98065

**MicroConnex Corporation**  
34935 SE Douglas St, Ste 110  
Snoqualmie, WA 98065

THIS ORDER IS ISSUED SUBJECT TO THE FOLLOWING RESTRICTIONS AND CONDITIONS

1. Approval is hereby granted as provided in Article 6 of Regulation I of the Puget Sound Clean Air Agency to the applicant to install or establish the equipment, device or process described hereon at the INSTALLATION ADDRESS in accordance with the plans and specifications on file in the Engineering Division of the Puget Sound Clean Air Agency.
2. This approval does not relieve the applicant or owner of any requirement of any other governmental agency.

### Emissions Limitations and Standards:

3. Exhaust from the Electroless Nickel-Gold Plate, Copper Panel Plate, Copper Pattern Plate, and Nick-Gold Pattern Plate lines shall be controlled by the packed bed scrubber at all times. The scrubber shall have a control efficiency of at least 99% for particulate matter, 99% for sulfuric acid, and 98% for hydrochloric acid.
4. Exhaust from the Nordson MARCH ModVIA plasma cleaning system shall be controlled by the Jupiter Scientific Europa dry scrubber at all times. The scrubber shall have a control efficiency of at least 98% for carbon tetrafluoride and hydrofluoric acid. The outlet concentration of hydrofluoric acid shall not exceed 3 ppm (8-hour time weighted average).
5. There shall be no visible emissions from the exhaust of the packed bed scrubber except for any visible uncombined condensed water.
6. The conveyORIZED photoresist developer and conveyORIZED liquid photoimageable (LPI) developer shall not use developer solutions containing greater than or equal to 10% VOC by weight. The owner or operator shall keep records of the Safety Data Sheets (SDS) or other documentation provided by the manufacturer or supplier in order to demonstrate compliance with this condition.
7. Emissions of naphthalene associated with the solder masks used at the facility must not exceed 4.8 pounds during any consecutive 12-month period. The solder masks shall contain no other Toxic Air

## Order of Approval for NC No. 12414

APR 28 2026

Pollutants (TAPs, as defined in WAC 173-460) unless the owner or operator maintains documentation demonstrating potential emissions are below de minimis values in WAC 173-460-150. To demonstrate compliance with this condition, the owner or operator shall maintain records that meet either Condition 8(a) or 8(b) below:

- a. For solder masks containing naphthalene, maintain the SDS or other manufacturer's data demonstrating the naphthalene content is less than 0.2% and purchasing records to demonstrate the amount purchased over the previous 12-month period is less than 2,400 pounds.
- b. Alternatively, calculate emissions of naphthalene during the previous month and the previous 12-month period based on order or purchasing records and the SDS or other manufacturer's data for solder masks containing naphthalene. These records shall be completed within 45 days of the end of each month.

**Operating and Monitoring Requirements:**

8. The owner or operator shall install, operate, and maintain a recirculation liquid flow monitoring system for the packed bed scrubber. Liquid flow data must be recorded continuously (or sampled at intervals no greater than 15 seconds and recorded as 1 minute averages). The monitoring system shall be calibrated in accordance with the manufacturers' specifications and shall be calibrated at least annually. The liquid flow in the packed bed scrubber shall be maintained within the established manufacturer's design minimum and maximum circulation liquid flow values. The established manufacturer's design minimum and maximum circulation liquid flow values must be clearly marked on or nearby the monitoring system or monitoring interface of the scrubber. The monitoring system must be interlocked with an audible alarm such that if the flow rate deviates from the identified range, the alarm will sound, at which time immediate corrective action must be taken to correct the problem. Any corrective action conducted shall be recorded.
9. The owner or operator shall install, operate, and maintain a pH monitoring system to measure the pH of the recirculation liquid in the packed bed scrubber. pH data must be recorded continuously (or sampled at intervals no greater than 15 seconds and recorded as 1 minute averages). The monitoring system shall be calibrated in accordance with the manufacturers' specifications and shall be calibrated at least annually. The pH shall be maintained within the established manufacturer's design minimum and maximum pH values. The established manufacturer's design minimum and maximum pH values must be clearly marked on or nearby the monitoring system or monitoring interface of the scrubber. The monitoring system must be interlocked with an audible alarm such that if the pH deviates from the identified range, the alarm will sound, at which time immediate corrective action must be taken to correct the problem. Any corrective action conducted shall be recorded.
10. The owner or operator shall install, operate, and maintain a pressure drop monitoring system to measure the pressure drop across the packed bed scrubber. Differential pressure data must be recorded continuously (or sampled at intervals no greater than 15 seconds and recorded as 1 minute averages). The monitoring system shall be calibrated in accordance with the manufacturers' specifications and shall be calibrated at least annually. The differential pressure shall be maintained within the established manufacturer's design minimum and maximum differential pressure values. The established manufacturer's design minimum and maximum differential pressure values must be clearly marked on or nearby the monitoring system or monitoring interface of the scrubber. The monitoring system must be interlocked with an audible alarm such that if the differential pressure deviates from the identified range, the alarm will sound, at which time immediate corrective action must be taken to correct the problem. Any corrective action conducted shall be recorded.
11. At least quarterly, the owner or operator shall conduct a visual inspection of the packed bed scrubber. At a minimum, the following shall be inspected and addressed when required:
  - a. Each mesh pad to ensure proper drainage, no acid buildup, and no evidence of chemical attack on

## Order of Approval for NC No. 12414

APR 28 2025

- structural integrity.
- b. The exhaust portion of the scrubber to ensure there is no breakthrough and fallout.
  - c. Spray nozzle systems to ensure there is no plugging.
  - d. Packed bed scrubber ductwork to ensure there are no leaks.
  - e. Tank ventilation systems to ensure proper ventilation.
12. The owner or operator shall install, operate, and maintain a gas monitoring system to measure the outlet concentration of HF from the Jupiter Scientific Europa dry scrubber. HF outlet concentration data must be recorded continuously (or sampled at intervals no greater than 15 seconds and recorded as 1 minute averages). The monitoring system must be interlocked with an audible alarm such that if the outlet HF concentration exceeds the limit in Condition 4, the alarm will sound, at which time immediate corrective action must be taken to correct the problem. Any corrective action conducted shall be recorded.

**Recordkeeping:**


13. All records required by this Order of Approval must be maintained for at least two years unless otherwise specified. The following records shall be kept onsite and be made readily available to Agency personnel upon request:
- a. Results of quarterly visual scrubber inspections required by Condition 11. For any equipment malfunctions observed during the inspection or identified as a consequence to an inspection, the following must be recorded:
    - i. Date and time the malfunction was observed or identified.
    - ii. Date and time the malfunction began.
    - iii. Description of malfunction.
    - iv. Date and time action was initiated to correct the malfunction.
    - v. Description of techniques or methods used to correct the malfunction.
    - vi. Date and time the malfunction was corrected.
  - b. Packed bed scrubber liquid flow, pH, and pressure drop data required by Conditions 8, 9, and 10.
  - c. Dry scrubber outlet concentration data required by Condition 12.
  - d. Results of annual calibrations of monitoring systems required by Conditions 8, 9, and 10.
14. The owner or operator shall develop an Operation and Maintenance (O&M) Plan for all registered equipment onsite consistent with the requirements of Regulation I, Section 5.05(c). In addition to all information required by the regulation, the plan must include procedures for determining when the scrubbers are operating properly, and the corrective actions that will be taken when they are not.
15. This Order of Approval No. 12414 cancels and supersedes Order of Approval No. 12071, dated January 11, 2021, upon issuance of this Order.

# Order of Approval for NC No. 12414

APR 28 2026

## APPEAL RIGHTS

Pursuant to Puget Sound Clean Air Agency's Regulation I, Section 3.17 and RCW 43.21B.310, this Order may be appealed to the Pollution Control Hearings Board (PCHB). To appeal to the PCHB, a written notice of appeal must be filed with the PCHB and a copy served upon Puget Sound Clean Air Agency within 30 days of the date the applicant receives this Order.



Maggie Corbin  
Reviewing Engineer



John Dawson  
Engineering Manager

# FASTSIGNS®

Make Your Statement™

June 1, 2026

REQUEST FOR DEVIATION from Snoqualmie Ridge Mixed Use Final Plan (MUFP) design standards

Building location 34935 SE Douglas St  
Tenant MICROCONNEX (an Amphenol CIT Corporation)  
Sign Permit Application SIGN2026-0012

Linear Feet of Primary Frontage of the Building = 170 ft



Frontage Formula Calculation for Type 3 Sign **170 LF x .60 = 102**  
Proposed New Lighted Channel Letter Sign is **64.55 sf**



Please consider and approve this deviation from the standard. The landlord has approved and signed off on the proposed sign. I have attached all of the permit documents related to this request. This is a large building and MicroConnex is the only tenant. This sign is in proportion to the size of the building. Thank you.

Gina Spiller, President  
FASTSIGNS

SPILLER CORPORATION dba FASTSIGNS 157 Kent  
7825 S 180th St, Kent, WA 98032 | t: 206-575-2110 | f: 206-575-1806 | 157@fastsigns.com

# APPENDIX G

## SIGNAGE

Snoqualmie Ridge/ Neighborhood Center Retail Area

# Signs

## A. INTRODUCTION

In addition to tenant identification, signs are a critical component of the design of a retail building. These standards recognize both the design importance of signs and the tenant's need for clear identification.

### A1. SIGN TYPES

Each tenant is allowed a variety of sign types based on street frontage and location. The two basic sign types allowed are:

WALL SIGNS  
BLADE SIGNS

### A2. QUALITY SIGN INCENTIVE

In order to provide an incentive for higher quality wall signs, Sign Types deemed more interesting will be allowed a greater total sign area and a greater maximum height of individual letters.

The three basic wall sign groups are identified in order of preference:

- GROUP 1 SIGNS: Increase Basic Allowable Sign Area by 50%.  
Maximum "all caps" letter height of 18".
- GROUP 2 SIGNS: Increase Basic Allowable Sign Area by 25%.  
Maximum "all caps" letter height of 16".
- GROUP 3 SIGNS: No increase in Basic Allowable Sign Area.  
Maximum "all caps" letter height of 14".

### A3. DESIGN DEVIATIONS

Because creativity and whimsy in signage is encouraged, applicants with sign types not listed above will be evaluated on a case-by-case basis. (See attached examples of interesting sign types that could be permitted on an individual review).

Signs that gain approval will be deemed to have met the spirit of the guidelines and have created a visual impact that is "as good as or better" than the sign types identified above.

# Signs

## B. DEFINITIONS & GENERAL SIGN CRITERIA

### B1. FRONTAGE DEFINITIONS

PRIMARY FRONTAGE:

Frontage of tenant on Center, Kinsey, Mayrand or Ridge.

SECONDARY FRONTAGE:

Frontage of tenant on Snoqualmie Parkway or rear parking lot.

### B2. MEASUREMENT CRITERIA

Total sign area will be determined by a series of contiguous boxes that enclose all parts of affixed sign. (See attached example).

### B3. ELECTRICAL RACEWAYS

Raceways, if used, shall be painted to match the background color of the surface the sign is affixed to.

### B4. STACKED LETTERS

If two rows of letters are used, the letters in the second row shall not exceed half the permissible height of the letters in the first row.

### B5. CORNER TENANTS

If a corner tenant elects to "wrap" their sign area allowance on two primary street facades, the total sign area allowance may increase by 5 square feet and be divided between the two facades.

### B6. PRIMARY/SECONDARY SIGN RELATIONSHIP

If Tenant's PRIMARY sign is:

Group 1

Group 2

Group 3

Tenant's SECONDARY sign shall be:

Group 1, 2 or 3

Group 2 or 3

Group 3

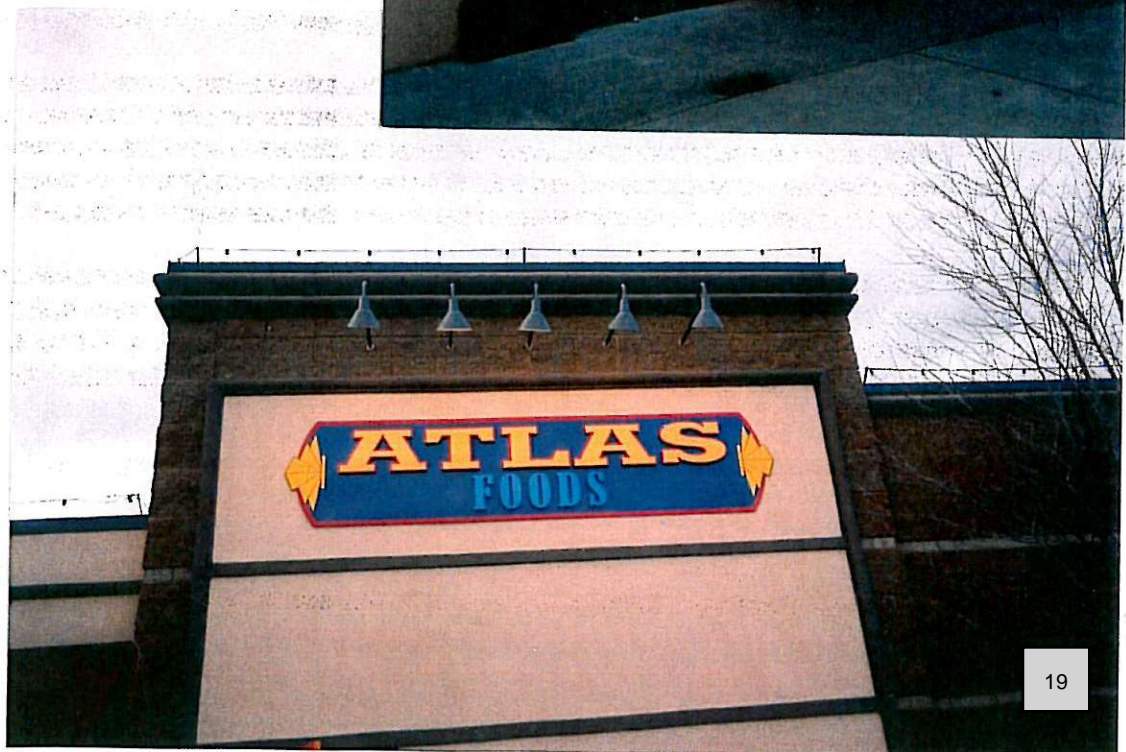
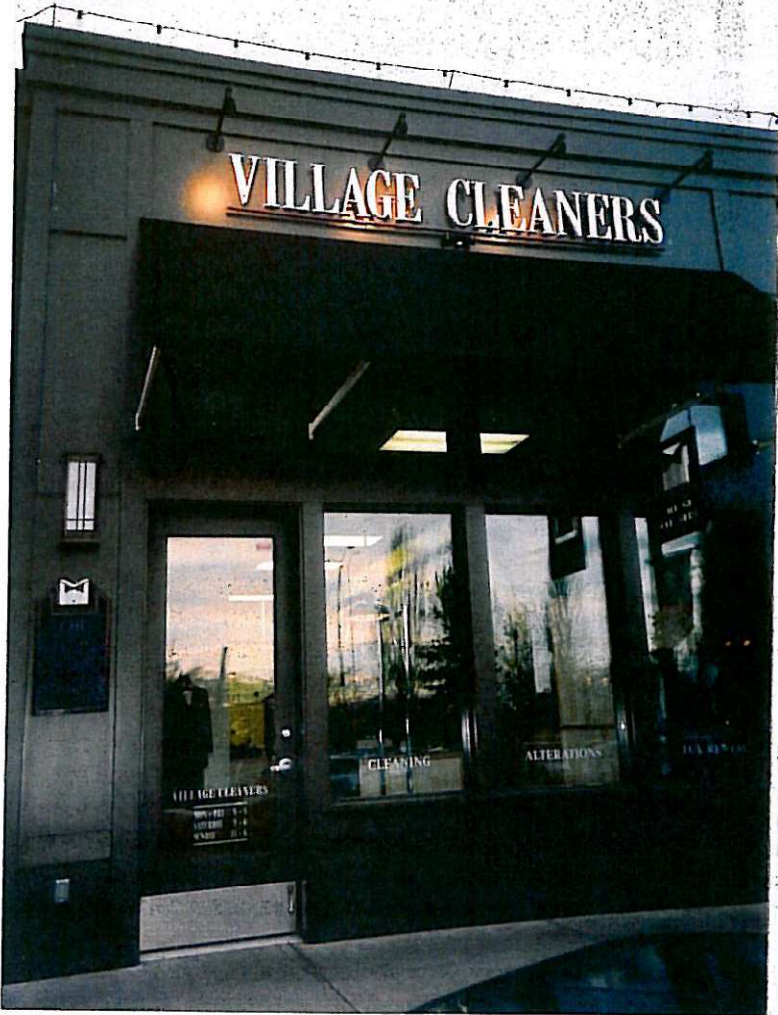
*ju*

# Signs

Item 2.

## C. Wall Sign Examples: GROUP 1 SIGNS

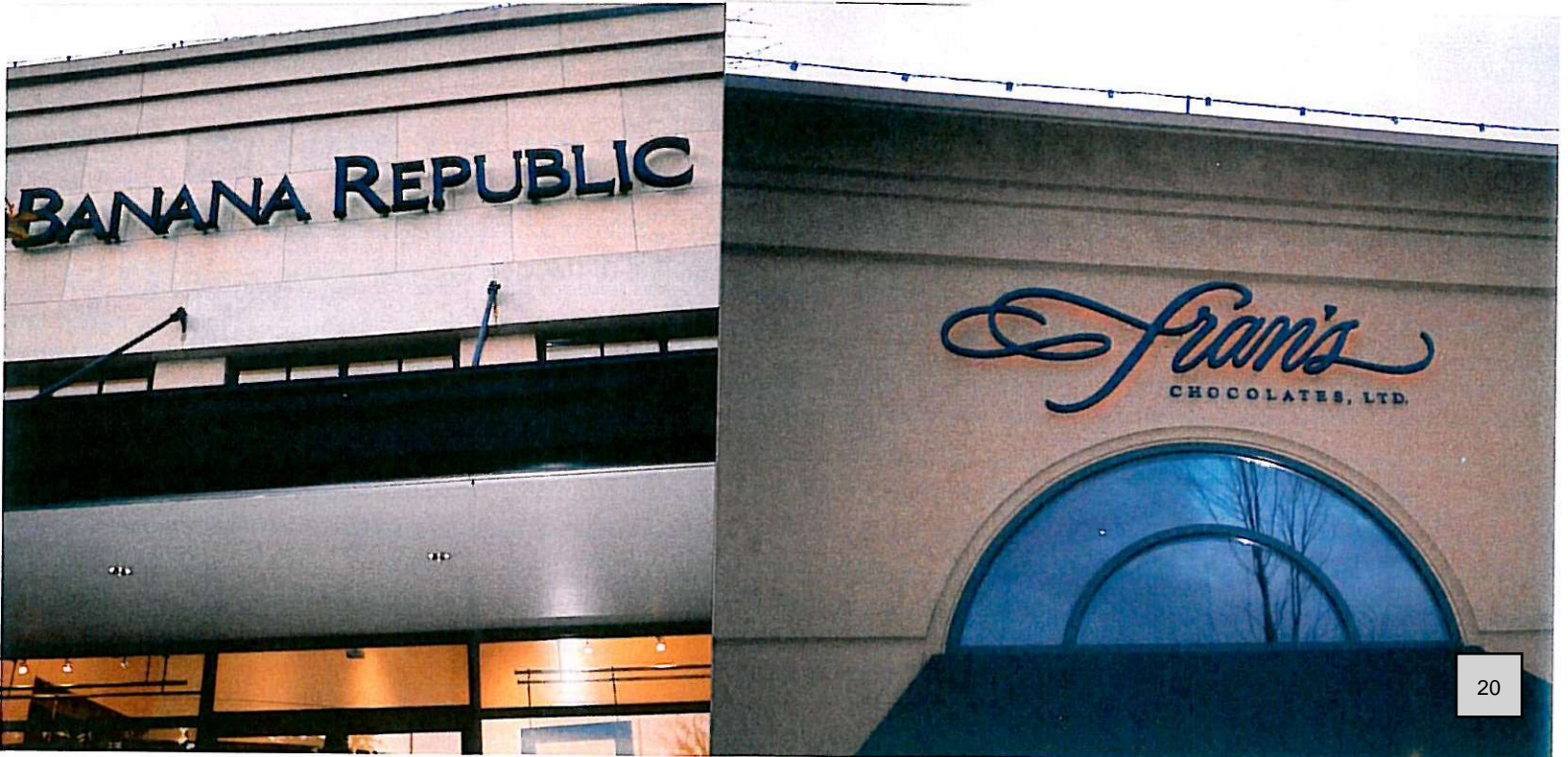
Type 1A: ILLUMINATED BY OVERHEAD LIGHTS  
eg. Pallino Pastaria, Village Cleaners, Atlas Foods.



# Signs

C. Wall Sign Examples: GROUP 1 SIGNS

Type 1B: "HALO"-PIN MOUNTED, BACK LIT  
eg. Motivo, Banana Republic, Fran's, Fitigues



# Signs

## D. GROUP 1 SIGNS: Wall Sign Criteria

### D1. CALCULATION of ALLOWABLE SIGN AREA

SIGN AREA = Frontage x Area Factor x Incentive Factor

#### D1a. PRIMARY FRONTAGE:

For PRIMARY FRONTAGE, formula is:

SIGN AREA = LF x .60 FT x 1.50  
where LF = lineal feet of Primary Frontage.

eg. 20 If Primary Frontage = (20 x .60 x 1.50) = 18 SF Sign Area  
except as further defined by the following:

MINIMUM Allowed Sign Area: 10 SF  
MAXIMUM Allowed Sign Area: 40 SF

#### D1b. SECONDARY FRONTAGE:

For SECONDARY FRONTAGE, formula is:

SIGN AREA = LF x .40 FT x 1.50  
where LF = lineal feet of Secondary Frontage.

eg. 20 If Secondary Frontage = (20 x .40 x 1.50) = 12 SF Sign Area  
except as further defined by the following:

MINIMUM Allowed Sign Area: 10 SF  
MAXIMUM Allowed Sign Area: 27 SF

### D2. CALCULATION of MAXIMUM LETTER HEIGHT

		PRIMARY FRONTAGE	SECONDARY FRONTAGE
If all caps:	Max letter height:	18"	16"
If upper & lower case:	Max root height:	12"	10"
	Max ascender or descender:	12"	10"
	No letter shall exceed:	24"	20"

21

111

# Signs

Item 2.

E. Wall Sign Examples: GROUP 2 SIGNS

Type 2A: OPEN PAN-CHANNEL, SINGLE-STROKE NEON  
eg. Delfino's, Tully's Coffee



# Signs

E. Wall Sign Examples: GROUP 2 SIGNS

Type 2B: INTERNALLY-ILLUMINATED WITH HALO EFFECT  
eg. Starbucks Coffee at Lakemont



# Signs

E. Wall Sign Examples: GROUP 2 SIGNS

Type 2C: NEON OVER FLUSH-CUT LETTER  
eg. Six Degrees



# Signs

E. Wall Sign Examples: GROUP 2 SIGNS

Type 2D: OPEN PAN-CHANNEL, DOUBLE-STROKE NEON  
eg. Saviano's



# Signs

E. Wall Sign Examples: GROUP 2 SIGNS

Type 2E: OPAQUE CAN SIGN WITH ILLUMINATED LETTERS  
eg. Best Cellars



# Signs

## F. GROUP 2 SIGNS: Wall Sign Criteria

### F1. CALCULATION of ALLOWABLE SIGN AREA

SIGN AREA = Frontage x Area Factor x Incentive Factor

#### F1a: PRIMARY FRONTAGE:

For PRIMARY FRONTAGE, formula is:

$$\text{SIGN AREA} = \text{LF} \times .60 \text{ FT} \times 1.25$$

where LF = lineal feet of Primary Frontage.

eg. 20 If Primary Frontage =  $(20 \times .60 \times 1.25) = 15 \text{ SF Sign Area}$   
except as further defined by the following:

MINIMUM Allowed Sign Area: 10 SF  
MAXIMUM Allowed Sign Area: 34 SF

#### F1b: SECONDARY FRONTAGE:

For SECONDARY FRONTAGE, formula is:

$$\text{SIGN AREA} = \text{LF} \times .40 \text{ FT} \times 1.25$$

where LF = lineal feet of Secondary Frontage.

eg. 20 If Secondary Frontage =  $(20 \times .40 \times 1.25) = 10 \text{ SF Sign Area}$   
except as further defined by the following:

MINIMUM Allowed Sign Area: 10 SF  
MAXIMUM Allowed Sign Area: 23 SF

### F2. CALCULATION of MAXIMUM LETTER HEIGHT

		PRIMARY FRONTAGE	SECONDARY FRONTAGE
If all caps:	Max letter height:	16"	14"
If upper & lower case:	Max root height:	10"	9"
	Max ascender or descender:	10"	9"
	No letter shall exceed:	20"	18"

*W*

# Signs

## G. Wall Sign Examples: GROUP 3 SIGNS

Type 3A: "CHANNELUME" LETTERS

eg. Babylon, Starbucks Coffee at University Village

NOTE: Sign must have contrasting face and sides.



# Signs

G. Wall Sign Examples: GROUP 3 SIGNS

Type 3B: "BOX" SIGNS  
eg. ZAO Noodle Bar

NOTE: Sign must have interesting shapes and multiple colors.



# Signs

## H. GROUP 3 SIGNS: Wall Sign Criteria

### H1. CALCULATION of ALLOWABLE SIGN AREA

SIGN AREA = Frontage x Area Factor

#### H1a. PRIMARY FRONTAGE:

For PRIMARY FRONTAGE, formula is:

$$\text{SIGN AREA} = \text{LF} \times .60 \text{ FT}$$

where LF = lineal feet of Primary Frontage.

eg. 20 If Primary Frontage =  $(20 \times .60) = 12 \text{ SF}$  Sign Area  
except as further defined by the following:

- MINIMUM Allowed Sign Area: 10 SF
- MAXIMUM Allowed Sign Area: 27 SF

#### H1b. SECONDARY FRONTAGE:

For SECONDARY FRONTAGE, formula is:

$$\text{SIGN AREA} = \text{LF} \times .40 \text{ FT}$$

where LF = lineal feet of Secondary Frontage.

eg. 20 If Secondary Frontage =  $(20 \times .40) = 8 \text{ SF}$  Sign Area  
except as further defined by the following:

- MINIMUM Allowed Sign Area: 10 SF
- MAXIMUM Allowed Sign Area: 18 SF

### H2. CALCULATION of MAXIMUM LETTER HEIGHT

		PRIMARY FRONTAGE	SECONDARY FRONTAGE
If all caps:	Max letter height:	14"	12"
If upper & lower case:	Max root height:	9"	8"
	Max ascender or descender:	9"	8"
	No letter shall exceed:	18"	16"

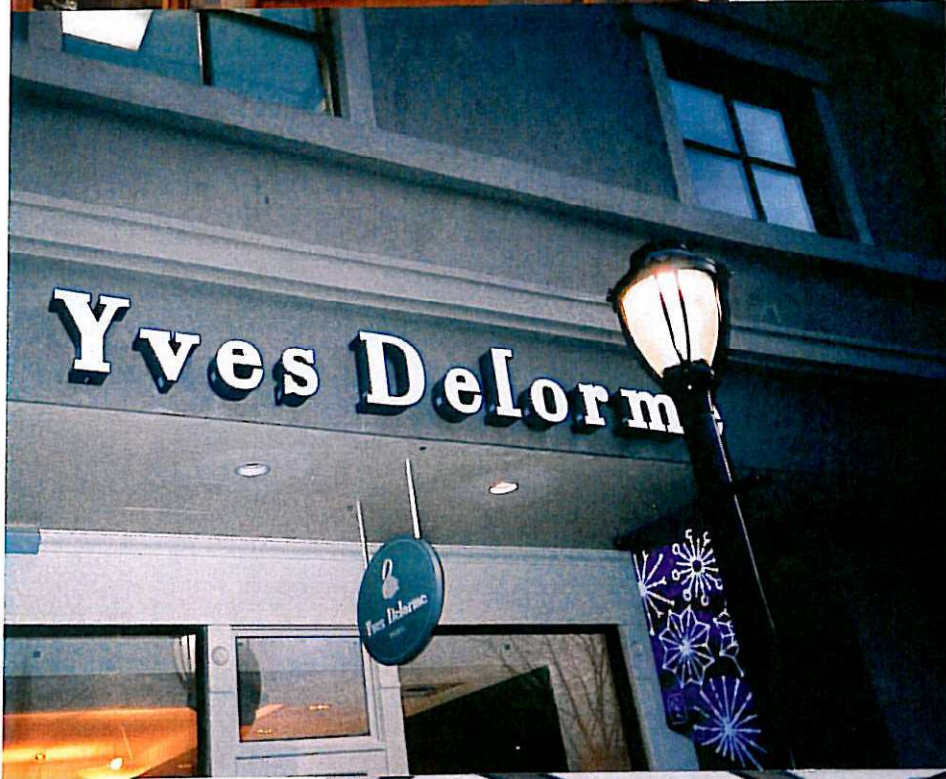
Handwritten letters: a b c d e f g

Handwritten mark: w

# Signs

Item 2.

## I. BLADE SIGN EXAMPLES



# Signs

## J. BLADE SIGNS

### J1. DEFINITION:

Blade signs are defined as projecting or suspended rigid signs which are mounted perpendicular to the building facade. Their primary "audience" is pedestrians, and as such have specific requirements outlined below.

### J2. LOCATION:

Blade sign are **REQUIRED** on the facade containing the tenant's primary storefront entrance.

Blade signs are **ALLOWED** on the rear frontage if they are the **ONLY SIGN** on the tenant's rear frontage.

### J3. MAXIMUM SIZE:

4 sq. feet.

### J4. MINIMUM VERTICAL CLEARANCE:

8 feet.

### J5. CONTENT:

Blade signs may only contain logo, graphic and/or tenant's name.

### J6. CONSTRUCTION:

Blade signs shall be constructed of wood, MDO, MDF or metal. Signs may be illuminated by exterior incandescent lights (ie. "goosenecks") but may not be internally illuminated. Sign must be rigidly affixed to sign bracket.

### J7. DESIGN DEVIATIONS:

Creativity and whimsy is encouraged. As with wall signs, blade signs that do not strictly comply with these guidelines will be evaluated on a case by case basis.



h

Snoqualmie Ridge/ Neighborhood Center Retail Area

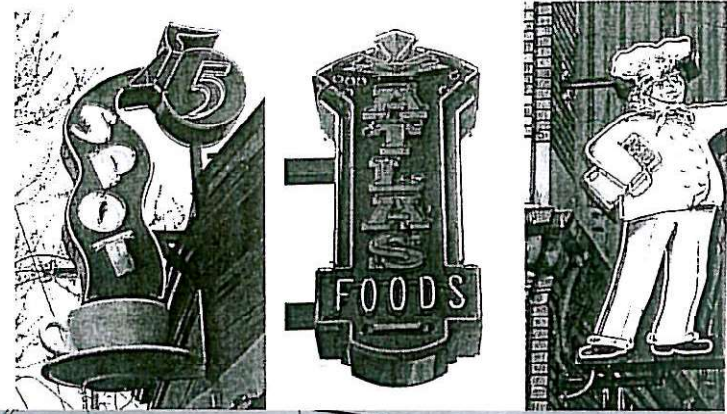
# Signs

## K. MEASUREMENT EXAMPLES



# Signs

## L. Whimsical Sign Examples





# Community Development Department

City of Snoqualmie  
38624 SE River St. | PO Box 987  
Snoqualmie, Washington 98065  
(425) 888-5337 | [www.snoqualmiewa.gov](http://www.snoqualmiewa.gov)

DATE: 06/12/2026

TO: Community Development Committee

FROM: Community Development – Allison Kirk, Associate Planner

SUBJECT: Snoqualmie Valley Health Sign Deviation Request

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## STAFF REPORT AND COMMUNITY DEVELOPMENT COMMITTEE DECISION

**Property Owner:** Snoqualmie Valley Health

**Applicant:** Renee K. Jensen, Fache  
Chief Executive Officer  
Snoqualmie Valley Health

**Location:** 9801 FRONTIER AVE SE

**Zoning Classification:** Mixed-Use, Snoqualmie Ridge II Mixed-Use Final Master Plan

### II. Nature of Request

The applicant, Rennee K, Jensen, Fache, on behalf of **Snoqualmie Valley Hospital**, requests a Deviation from the Snoqualmie Ridge II Development Standards (SRDS)<sup>1</sup> pursuant to Snoqualmie Ridge Mixed Use Final Plan (MUFP)<sup>2</sup> Condition 6 and Resolution 907 Section 4 (**Attachment A**).

The applicant is requesting a deviation from the allowed sign types, the total number of permitted signs, and the maximum allowable sign area and height. In support of this request, the applicant has submitted the following materials:

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<sup>1</sup> City of Snoqualmie, *Snoqualmie Ridge II Development Standards* (Nov. 8, 2004), <https://www.snoqualmiewa.gov/DocumentCenter/View/44398/Snoqualmie-Ridge-II-Development-Standards?bidId=>.

<sup>2</sup> Snoqualmie, Wash., City Council Res. 712, Approving the Development Agreement for Snoqualmie Ridge II and Mixed Use Final Plan (June 28, 2004), <https://portal.laserfiche.com/Portal/DocView.aspx?id=2703&repo=r-d06bc528>.

1. Deviation Request, submitted June 11, 2026 (**Attachment B**)
2. Wall Sign Plan, submitted June 11, 2026 (**Attachment C**)
3. Monument Sign Plan, submitted June 11, 2026 (**Attachment D**)
4. Wayfinding Sign Size Memorandum, submitted June 11, 2026 (**Attachment E**)

### A. Sign Package Request.

Tables 1 and 2 describe the proposed wall signs and monument signs included in the sign package.

**Table 1. Wall Sign Calculations**

Elevation	Sign ID	Area (sq. ft.)	Elevation Total (sq. ft.)
South Elevation	Sign A1	43.28	
	Sign B	62.95	<b>106.23</b>
East Elevation	Sign A1	43.28	<b>43.28</b>
West Elevation	Sign A2	30.30	
	Sign B	62.95	<b>93.25</b>
<b>TOTALS</b>	<b>5 Signs</b>		<b>242.76 sq. ft.</b>

**Table 2. Monument Signs**

Sign ID	Sign Type & Location Description	Height (Feet)	Quantity
<b>A</b>	Wayfinding sign located in the center of campus between the hospital and HUB	12	1
<b>B</b>	Campus wayfinding sign located along SE 99th Avenue	15	1
<b>C</b>	Campus wayfinding signs located along Snoqualmie Parkway	20	2
<b>D</b>	Campus wayfinding sign located at the south entrance of the hospital	6	1
<b>E</b>	Wayfinding sign located at the East entrance of the HUB & Urgent Care	8	1
<b>F</b>	Wayfinding sign located off SE 99th Avenue secondary entrance	6	1
<b>G</b>	Wayfinding sign located at the East entrance of the hospital	6	1

Sign ID	Sign Type & Location Description	Height (Feet)	Quantity
TOTALS	—	—	8 Signs

**I. Background**

The Snoqualmie Ridge II Mixed Use Final Master Plan (SRII) was approved on June 28, 2004, by resolution 712 and established the conditions of approval for the SRII. The subsequent approval, resolution 907, revised the allowed uses and development standards for the subject property (parcel S-21). The resolution allowed for the site to be development by Snoqualmie Valley Hospital.

Resolution 907 established that the hospital site shall be reviewed consistent with the development standards for the Snoqualmie Ridge I Business Park<sup>3</sup>, as modified by the City, and authorized the City to establish modified standards for the Business Park at the time of development permit application. Resolution 907 also prescribes that alterations to the approved development standards may be processed as a deviation to the Snoqualmie Ridge Development Standards.

Pursuant to Condition 6 of the MUFPP, deviations are reviewed and acted upon by the Community Development Department with the concurrence of the Chair of the Community Development Council Committee.

In April 1998, Chapter 13, Business Parks, of the Snoqualmie Ridge Development Standards (SRDS) was approved, adopting specific standards for Business Park Entry Monument Signs. This limited monument signs to a maximum height of 6 feet and a maximum sign face of 20 sq. ft. In 2015, these specific standards were repealed, and Chapter 13 was revised, adopting the standards for the Neighborhood Center Retail Area. Consequently, all signage within the Business Park, and further Parcel S-21, is currently subject to SRDS Chapter 12, Appendix G (**Attachment F**).

Under these current standards, each tenant is permitted the following wall signs by-right:

- One (1) sign on the front façade.
- One (1) sign on the rear façade.

Monument signs are not specifically addressed within Snoqualmie Municipal Code (SMC) 17.75, the Snoqualmie Ridge II Development Standards, or Appendix G, as currently adopted. Any signage exceeding what is by-right permitted requires an approved deviation.

**Conclusion:** There is a lack of specific dimensional standards regulating monument signs in the current code. However, the Snoqualmie Ridge Mixed Use Final Master Plan and Resolution 907 grant the City explicit authority to modify standards on a case-by-case basis during the review of

<sup>3</sup> City of Snoqualmie, *Snoqualmie Ridge I Development Standards, Business Pars*, Chapter 13 Appendix B (adopted Nov. 13, 2007, rev. Dec. 14, 2015), <https://www.snoqualmieva.gov/DocumentCenter/View/35570/Chapter-13--Business-Park-Appendix-C-amend-121415>.

subsequent development permits. Additionally, the Master Plan acknowledges the vital importance of providing clear wayfinding signage for the hospital and establishes a pathway for approval via the deviation process.

## **II. Analysis**

### **A. Wall Signs.**

The SRDS Appendix G establishes criteria for calculating allowable sign size based on sign type (Group) and the building's linear frontage, capping the maximum size for each group.

- **Sign Classification:** The proposed illuminated channel sign is classified as a Group 3 sign.
- **Frontage Calculation:**
  - South Elevation: 222-lineal feet
  - West Elevation: 100-lineal feet
  - East Elevation: 99-lineal feet
- **Maximum Potential Formula:** Applying the Group 3 primary frontage formula (LF x .60 ft.) from the adopted Snoqualmie Ridge criteria yields a maximum potential sign area:
  - Primary: 133.2 sq. ft.
  - Secondary: 60 sq. ft.
- **By-Right Allowance:** The standard allowable by-right threshold (requiring no deviation) for a Group 3 sign is:
  - Primary: 10 sq. ft.
  - Secondary: 27 sq. ft.

The proposed wall signs exceed the maximum number of signs as well as the allowable sign area permitted by-right and therefore require formal review under the deviation process.

In addition to total sign area, Appendix G establishes a maximum letter height for signs. The proposed wall sign exceeds this standard with a maximum letter height for sign **A1** is 35.25-inches and Sign **A2** is 29.37-inches. Consequently, a deviation is also required for the letter height.

Staff conducted a review of wall sign deviations previously approved by the City (**Table 3**). Generally, the proposed wall signs are consistent in scope and scale with wall sign deviations previously granted. Additionally, the signs, individually, do not exceed the maximum potential prescribed by the frontage formula.

**Table 3: Approved Wall Sign Deviations**

Business	Approval Date	Approved Area (Sq. Ft.)	Location / Notes
No Boat Brewing	2019	270.00	35214 SE Center St
Safeway	2017	126.50	34828 SE Douglas St
Bartell Drugs	2017	70.38	35013 Snoqualmie Pkwy
Hotel America	2021	53.56	35228 Snoqualmie Pkwy
MOD Pizza	2017	50.72	34817 Snoqualmie Pkwy
Safeway (second)	2017	46.60	34828 SE Douglas St
Big Star Studio	2017	36.00	8104 Bracken PL SE
Spring Plaza	2018	22.70	35202 Snoqualmie Pkwy
Key Bank	2022	18.00	7917 Center Blvd SE
<b>Average Sign Area:</b>		<b>77.301</b>	

**B. Monument Signs.**

Because monument signs are not explicitly addressed within SMC 17.75, Signs; the Snoqualmie Ridge II Development Standards; or Appendix G, any proposal to install them necessitates the approval of a deviation.

Staff conducted a baseline review of monument signs permitted within the Snoqualmie Ridge planning area (**Table 4**). Overall, standard commercial monument signs within the planning area are 6 feet or less in height. The exceptions to this trend are the existing Snoqualmie Valley Hospital sign and the City of Snoqualmie’s own regional wayfinding signs located along the Snoqualmie Parkway, both of which stand at 12 feet.

The applicant's request includes wayfinding/monument signs reaching up to 15 and 20 feet, which represents an increase over previously approved monument signs. The applicant has provided a supporting memorandum from their traffic engineer TENW, dated June 4, 2026 (**Attachment E**). The purpose of the memorandum is to provide justification for the 15’ and 20’ monument sign based on roadway conditions, driver environment, and access to the medical campus.

**Table 4: Permitted Monument Signs**

Item 2.

Business / Sign Name	Approval Date	Approved Height	Location
City Wayfinding Signs	[Insert]	12' 0"	Snoqualmie Parkway
Snoqualmie Valley Hospital	2016	12' 0"	Snoqualmie Parkway
Snoqualmie Valley Hospital	2016	6' 0"	SE 99th St
Safeway	2017	5' 7"	34812 SE Douglas St
Snoqualmie Ridge Business Park	2017	5' 6"	SE Douglas St & Snoqualmie PKWY
Chevron	2018	5' 4"	8030 Douglas Ave SE
Snoqualmie Inn	2018	5' 0"	35228 Snoqualmie PKWY
Safeway Gas	2017	4' 7"	34812 SE Douglas St

**IV. Possible Conditions of Approval:**

1. A sign permit shall be obtained from the Community Development Department for any/all signs.
2. A building permit shall be obtained prior to installation of any/all signs.
3. No modification to the sign package, as approved, is allowed without review and consent of the City.

**V. Final Decision to the requested Deviation(s):**

**[ ] APPROVED AS PROPOSED:** The request is approved as proposed, including the conditions of approval outlined in the staff report, as a deviation from the Snoqualmie Ridge Development Standards under Condition 6 of the Snoqualmie Ridge Mixed Use Final Plan and Resolution 907 Section 4.

**[ ] APPROVED WITH MODIFICATIONS:** The request is approved as modified by the Chair of the Community Development Committee, including the conditions of approval outlined in the staff report, as a deviation from the Snoqualmie Ridge Development Standards under Condition 6 of the Snoqualmie Ridge Mixed Use Final Plan and Resolution 907 Section 4.

**[ ] DENIED:** The request is denied as a deviation from the Snoqualmie Ridge Development Standards under Condition 6 of the Snoqualmie Ridge Mixed Use Final Plan and Resolution 907 Section 4.

\_\_\_\_\_

Louis Washington, Chair  
Community Development Committee

Dated: \_\_\_\_\_

**Attachments**

- A. City Council Res. 712, Approving the Development Agreement for Snoqualmie Ridge II
- B. Deviation Request, submitted June 11, 2026
- C. Wall Sign Plan, submitted June 11, 2026
- D. Monument Sign Plan, submitted June 11, 2026
- E. Wayfinding Sign Size Memorandum, submitted June 11, 2026
- F. SRDS Chapter 12, Neighborhood Center, Appendix G

**RESOLUTION NO. 907**

**A RESOLUTION OF THE CITY OF SNOQUALMIE, WASHINGTON, DETERMINING PERMITTED USES ON SNOQUALMIE RIDGE II PARCEL S-21 PURSUANT TO CONDITION 1.11 OF THE MIXED USE FINAL PLAN FOR SNOQUALMIE RIDGE II.**

WHEREAS, on June 28, 2004, the City of Snoqualmie (the City) and the Quadrant Corporation (the Developer) executed a Development Agreement pursuant to chapter 36.70B.180 - .210 RCW governing the development of Snoqualmie Ridge II, a mixed use development the remaining development property of which is now owned by the Snoqualmie Ridge II Development LLC (SR II) as successor Developer, and located in the City on the Lake Alice Plateau, and

WHEREAS, on August 9, 2004, the Snoqualmie City Council approved a Mixed Use Final Plan (“Final Plan”) for Snoqualmie Ridge II conforming to the requirements of the Development Agreement, and

WHEREAS, Condition 1.11 establishes the permitted uses in Parcel S-21, and provides the permitted uses in Parcel S-21 include a church, a park and ride and residential uses, provides retail uses may be permitted in response to a Retail Study required by Condition 1.9.3, and further provides that no applications for residential development may be submitted for Parcel S-21 until after completion of the Retail Study, subject to any potential modification to uses permitted or required on Parcel S-21 by the City Council in response to the Retail Study, and

WHEREAS, Condition 1.9.3 of the MUFP requires that a Retail Market and Demand Study (Retail Study) be conducted by an independent consultant, and

WHEREAS, the City of Snoqualmie and Quadrant mutually selected Economics Research Associates (ERA) to conduct the Retail Study, and agreed upon the scope of the study, consistent with MUFP Condition 1.9.3.2, and

WHEREAS, ERA submitted its Final Report for the Retail Market Analysis for Snoqualmie dated March 16, 2006, and

WHEREAS, the Retail Market Analysis supports the addition of retail and other commercial uses to the uses permitted on Parcel S-21 under Condition 1.11, and

WHEREAS, SR II applied for a land use determination pursuant to Condition 1.11 of the Mixed Use Final Plan for Snoqualmie Ridge II on April 28, 2009, and filed an amended application on May 20, 2009, and

WHEREAS, the Development Agreement at section 6.4.1 directs that the Flexibility Objectives shall be considered by the City in evaluating proposed modifications to the Mixed Use Final Plan, and.

WHEREAS, the Development Agreement at section 1.5 defines “Flexibility Objectives” to mean the ability to incorporate new information; respond to changing community and market needs; encourage reasonably priced housing; respond to changes in technology or patterns of living and working; and encourage modifications that provide comparable benefit or functional equivalence with no significant reduction of public benefits, environmental protection, or increased materials cost or loss of revenue potential to Quadrant or to the City;” and

WHEREAS, Public Hospital District No. 4 owns and operates Snoqualmie Valley Hospital, and desires to relocate the hospital to a portion of Parcel S-21, and

WHEREAS, the planning official has reviewed the Parcel S-21 use designation for a hospital, associated commercial medical office uses, and other retail, hospitality and commercial uses, along with a conceptual plan for the hospital and associated medical office buildings uses on the western portion, and has determined that in consideration of the flexibility objectives contained in the Development Agreement, allowing for such uses responds to changing community and market needs and would provide comparable benefit or functional equivalence to use of the parcel for institutional uses currently allowed on parcel S-21, including a church/daycare/private school, with no significant reduction of public benefits, environmental protection, or increased materials cost or loss of revenue potential to Quadrant or to the City; and

WHEREAS, the planning official has further determined that the proposal for siting the relocated Snoqualmie Valley Hospital and related commercial medical office buildings and uses on a portion of parcel S-21 is in substantial conformance with the approved Final Plan under the criteria of SMC 17.30.150, and that an amendment of the Final Plan is not required pursuant to SMC 17.30.190, and

WHEREAS, the SEPA official has reviewed the impacts of the designation of required and permitted uses on Parcel S-21 and made a determination that such impacts are within the range of impacts reviewed in the environmental review for the Snoqualmie Ridge II Final Plan and are adequately mitigated through the mitigations implemented for the Snoqualmie Ridge II Final Plan, subject to additional conditions as set forth below, now, therefore, be it

RESOLVED by the City Council of the City of Snoqualmie, Washington, as follows:

Section 1. The required and permitted uses for Parcel S-21 are hereby modified pursuant to Condition 1.11 of the Mixed Use Final Plan for Snoqualmie Ridge II as follows: hospital and medical office buildings, and retail sales and service, hospitality and commercial uses, including hotel, restaurants, gas stations, convenience markets, automobile service stations, oil change stores, tire stores, plant nursery / garden supply, office, and other similar retail or commercial uses. Residential uses shall be prohibited on Parcel S-21.

Section 2. Access to Parcel S-21 shall be from SE 99<sup>th</sup> subject to the following conditions:

A. If a hospital is proposed on Parcel S-21, hospital development approvals shall require public access from S.E. 99<sup>th</sup> Street for the hospital and any medical office buildings directly associated with the hospital. The hospital developer shall be responsible for obtaining permits required for access from and improvements to S.E. 99<sup>th</sup> Street, including rural frontage improvements described at Condition 5.7 of the Mixed Use Final Plan for Snoqualmie Ridge II, and necessary channelization on 99<sup>th</sup> and the Snoqualmie Parkway. Unless and until a traffic signal is installed (as discussed below), the intersection of Snoqualmie Parkway and SE 99<sup>th</sup> shall be channelized as shown on Attachment A.

B. Commencing three months after the opening of a hospital, SR II shall pay one-half the costs of City monitoring of traffic volumes and levels of service for the movements from SE 99<sup>th</sup> to Snoqualmie Parkway (“the monitored movements”),

provided, the City and SR II may agree based upon observed conditions for the monitored movements that monitoring may be waived or deferred for some additional period of time. Monitoring frequency and protocols shall be established by agreement between the City and SR II prior to the issuance of the building permit for the first building to be constructed on Parcel S-21. If monitoring discloses the level of service for the monitored movements has fallen below level of service E, then the provisions of subsection D shall apply.

C. If other development that would take access from SE 99<sup>th</sup> is proposed for Parcel S-21 in addition to a hospital and medical office buildings, each application shall include a traffic assessment sufficient to enable the City to determine whether traffic volumes and patterns associated with the specific proposal are likely to cause the monitored movements to fall below level of service E. If any such traffic assessment indicates that the level of service is likely to fall below level of service E, then the provisions of subsection D shall apply.

D. If this subsection is triggered by monitoring under subsection B or additional proposed development under subsection C, then SR II shall pay one-half the cost for the City to conduct a traffic signal warrant analysis. If the City determines that a traffic signal is warranted under any volume or safety traffic signal warrant (but excluding “system” warrants), and the City determines that a traffic signal should be installed, then the City may require SR II to install a traffic signal and make any required modifications to channelization subject to the provisions of subsection E.

E. If a traffic signal is required under subsection D or H of this section, then its cost shall be paid as follows:

1. If a hospital is developed on Parcel S-21, then the Hospital District shall participate on a proportionate share basis with SR II for costs of signal design and installation;

2. The City and SR II shall amend the Development Agreement to provided for redesignaton of the SR II traffic mitigation fee specified in Development Agreement Sec. 8.1.1 (\$150/unit) to the 99th Street signal, to provide for payment to SR II of all fees collected to date for that purpose (excluding those already expended as of May 31, 2009), and to provide for continued payment of the proceeds of this mitigation fee to SR II quarterly through build-out to partially reimburse SR II for the costs of the traffic signal.

3. The City and SR II shall execute a latecomer agreement, or explore other lawful means, to obtain contributions from other benefitted properties that did not contribute to the cost of the traffic signal.

F. If the owner of the Leisure Time Resort property or the owner of any other property taking access from SE 99<sup>th</sup> to the Snoqualmie Parkway seeks approval for a new or more intensive use than existed at the time that the SR II EIS was issued, then its impacts to local traffic including the intersection should be identified and mitigated under SEPA and other applicable law at that time.

G. Nothing in these conditions is intended to prevent the design and implementation of alternative access and traffic mitigation improvements from those specified herein by voluntary agreement.

H. If additional access to Parcel S-21 is sought directly from the Snoqualmie Parkway, then additional SEPA review shall be required and additional mitigation measures may be imposed.

Section 3. All development of parcel S-21 shall comply with SRII master Drainage Plan, as amended (“MDP”). The following additional conditions shall apply, to the extent necessary to meet MDP requirements:

A. Flow splitting of the discharge from Ponds S-21A to Wetland SW-1 shall be in accordance with Table 4-1 in the appendix to the MDP Amendment.

B. An area of approximately two acres, which is identified in the MDP Amendment as a tributary to Pond S-21A, is deferred to the proposal for development of the eastern portion of Parcel S-21. When developed, this area will be drained to Basin A either by:

1. draining the area to and treating/detaining stormwater within Pond S-21A as assumed in the Amendment, or
2. treating and detaining the area in another pond, and routing the discharge to Wetland SW-1 and off-site along SE 99<sup>th</sup> Street.

C. The hospital site shall include a drainage easement for that portion of Parcel S-21 in Basin A that is not within the hospital site plan, to assure storm water discharges from future development in that area can be routed to Pond S-21A or to discharge at the project boundary in Basin A.

D. Subsequent development proposals for Parcel S-20 shall include plans to divert runoff the 1.84 acres of rooftop to hydrate the buffer of Wetland SW-3.

E. Subsequent development proposals for the eastern portion of Parcel S-21 shall be evaluated for consistency with impervious density criteria as calculated in Table 2.

F. Pond 21A shall be sized to provide Basic Menu water quality treatment and Level 2 flow control (as specified in the MDP Amendment for Basin A facilities) for runoff from the proposed site, discharge from Wetland SW-3, and any remaining areas within Parcel S-21 to be drained under subsequent proposals to Pond S-21A.

Section 4. Development standards shall be as follows:

A. Development of hospital, office/professional and hotel/motel uses on Parcel S-21 shall be reviewed administratively through a review for consistency with the development standards for the Snoqualmie Ridge Business Park, as modified as the City and SR II may agree to be appropriate for the specific uses proposed.

B. The City and SR II shall jointly develop standards to guide administrative review of retail and commercial uses in lieu of project review by the Design Review Board, provided, such standards shall not prohibit drive-through uses or require any buildings to be set to the Snoqualmie Parkway. To the extent such standards, including buffer standards for the eastern portion of Parcel S-21, are based upon and constitute only minor alterations to the approved Snoqualmie Ridge Development Standards for the Snoqualmie Ridge Business Park and Snoqualmie Ridge Neighborhood Center as modified for the specific use proposed, Planning Commission recommendation and City Council approval shall not be required. New development standards not based upon the Snoqualmie Ridge Business Park or Snoqualmie Ridge Neighborhood Center development standards shall required Planning Commission recommendation and City Council approval, provided, SR II may elect to submit proposals for specific project

review to the Design Review Board under the Snoqualmie Municipal Code in lieu of proposing new development standards.

Section 5. Additional conditions applicable to this land use determination are as follows:

A. There shall be connectivity between Parcels S-20 and S-21, which shall be constructed as an emergency access road normally closed with bollards or other similar means.


B. Development plans for the hospital site shall include an acceptable location and dimension to accommodate vehicle and pedestrian connection between the hospital site and the easterly portion of Parcel S-21.

C. The hospital shall be permitted to erect such signage as required for hospitals pursuant to the Washington Administrative Code. The hospital shall be permitted to have lighted signage on the hospital and on the parcel, under the Snoqualmie Ridge Business Park standards as modified, or new development standards to be approved. Other signage for the hospital and the development of Parcel S-21 as a whole at the corner of the Snoqualmie Parkway and SE 99<sup>th</sup> and at the hospital entrance(s) on SE 99<sup>th</sup> shall be provided for in the development standards process for Parcel S-21 addressed in Section 4. The City may condition approval of such signs upon measures required to minimize glare and impacts on the night sky, including allowing only external sign lighting that is directed downward, consistent with entry monument lighting standards for the Snoqualmie Ridge Business Park.

Section 6. This resolution fully resolves the permitted and required uses on Parcel S-21 pursuant to Condition 1.11 of the Final Plan.

Section 7. This Resolution shall be effective upon its adoption, and remain in effect until superseded by the Snoqualmie Ridge II governing documents.

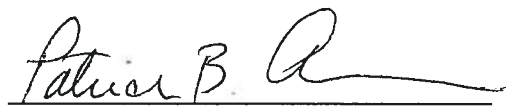
PASSED by the City Council of the City of Snoqualmie, Washington, this 8<sup>th</sup> day of June 2009.

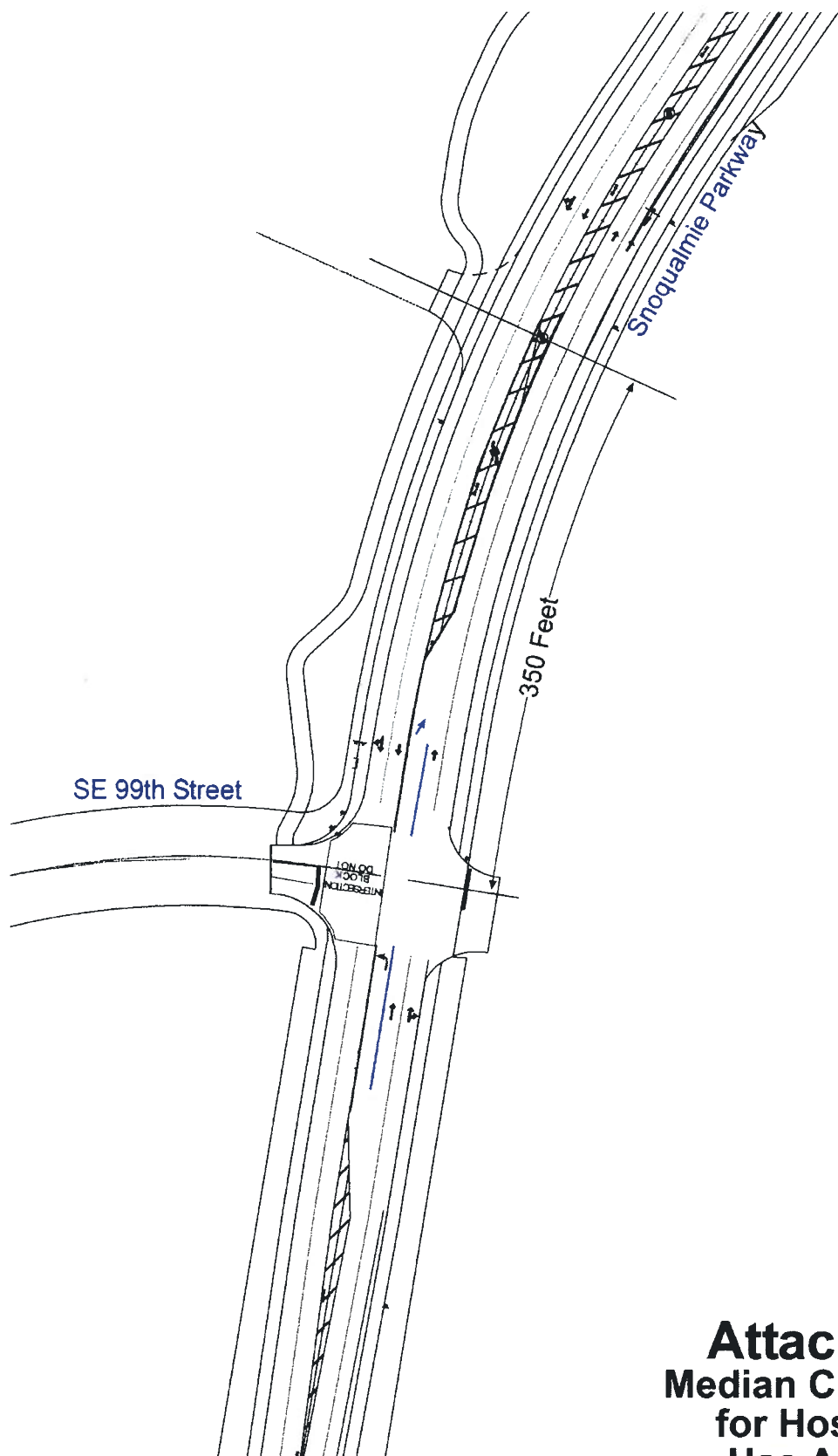
  
\_\_\_\_\_  
Matthew R. Larson, Mayor

Attest:

  
\_\_\_\_\_  
Jodi Warren/CMC, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Patrick B. Anderson, City Attorney



(Not to Scale)

# Attachment A

## Median Channelization for Hospital/MOB Use Application

June 11<sup>th</sup>, 2026

City of Snoqualmie  
Attn: Planning Department  
38624 SE River Street  
Snoqualmie, WA 98065

Re: **SNOQUALMIE VALLEY HEALTH CAMPUS  
REQUEST FOR SIGNAGE DEVIATIONS**

Snoqualmie Valley Health respectfully submits this request for site and building signage deviations and approvals associated with the Snoqualmie Valley Health Campus.

SVH greatly values its continuing partnership with the City of Snoqualmie and appreciates the City's thoughtful approach to balancing community character, public safety, transportation infrastructure, and future growth. This request is submitted in the spirit of collaboration and with a shared objective: ensuring that residents, visitors, patients, families, caregivers, and emergency responders can safely and efficiently locate healthcare services within the Snoqualmie Valley Health Campus.

Accessing healthcare services is fundamentally different than navigating to most other destinations. Patients, family members, and caregivers may be traveling under circumstances involving urgency, stress, uncertainty, medical concerns, or concern for the wellbeing of a loved one. In these moments, clear and intuitive wayfinding becomes particularly important.

The SVH Campus serves as a critical and primary healthcare destination for the Snoqualmie Valley and surrounding communities, providing emergency services, urgent care, and a broad range of healthcare services. As the campus continues to grow and expand services, an increasing number of patients and visitors will be accessing care at the campus, many of whom may be unfamiliar with the community, roadway system, or campus layout.

The requested site and building signage is intended to provide a safe, intuitive, and effective wayfinding system that helps visitors identify the campus, make informed driving decisions, and efficiently access the healthcare services they are seeking. The independent transportation analysis completed in support of this request, reinforces the importance of enhanced wayfinding due to the unique roadway conditions and decision-making environment surrounding the campus.

The requested deviations fall into two categories:

1. Campus Identification Signage
2. Campus Wayfinding Signage

Both requests are founded upon the same principle: helping people safely identify and access healthcare services while supporting efficient traffic movement and positive visitor experiences.

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## **SECTION 1 - CAMPUS IDENTIFICATION SIGNAGE**

### **Purpose of the Campus Identification Sign**

SVH requests approval for a building-mounted logo sign located on the newly constructed HUB building.

The purpose of the sign is to provide rapid visual identification of the campus for drivers approaching from Interstate 90, State Route 18, and Snoqualmie Parkway. The sign serves as a recognizable visual landmark that helps visitors quickly identify the healthcare campus and confirm they are traveling toward the correct destination.

### **Unique Site Conditions**

The Snoqualmie Valley Health Campus occupies a unique location within the City of Snoqualmie. The campus is situated immediately north of Interstate 90 and State Route 18 interchange, near the southern edge of the city limits and south of the Snoqualmie Ridge development. Unlike many destinations within the city, the campus is approached primarily through a regional transportation corridor serving residents, commuters, visitors, and travelers from throughout the surrounding area.

Many visitors arriving at the campus may be navigating to the area for the first time. Others may be familiar with the community but are seeking healthcare services under circumstances involving urgency, stress, or concern for a family member or loved one.

Upon exiting Interstate 90 or State Route 18, drivers immediately encounter the diverging diamond interchange, an innovative roadway design that improves traffic flow and safety but requires motorists to navigate multiple lane transitions, signalized crossings, and directional decisions within a relatively short distance.

Following the interchange, drivers must identify the healthcare campus, determine the correct direction of travel, select the appropriate lane, and locate the desired entrance. These decisions occur within a compressed distance while also navigating significant elevation changes between the interchange and campus entrances.

The result is a transportation environment that requires clear visual cues and advance wayfinding information to support safe, measured and confident decision-making. The proposed logo sign functions as a visual confirmation point within this process. Drivers exiting the interstate system are already directed toward healthcare services through highway signage. The campus identification sign provides an immediate visual reference that helps visitors quickly locate the campus and continue toward the healthcare services they are seeking.

**Public Benefit**

The campus identification sign will:

- Improve visibility of the Snoqualmie Valley Health Campus from key transportation corridors
- Reinforce existing healthcare wayfinding routes
- Help visitors identify the campus more quickly
- Support efficient access to healthcare services
- Improve visitor confidence while navigating a complex roadway environment
- Reduce confusion during critical and timely decision-making moments

The sign serves as an important component of the overall campus wayfinding system and contributes to safe access to healthcare services.

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**SECTION 2 - CAMPUS WAYFINDING SIGNAGE****Requested Deviation**

SVH requests approval for campus wayfinding signs serving the Snoqualmie Valley Health Campus:

- (A) One 12' wayfinding sign located in the center of campus between the hospital and HUB
- (B) One 15' campus wayfinding sign located along SE 99<sup>th</sup> Avenue
- (C) Two 20' campus wayfinding signs located along Snoqualmie Parkway
- (E) One 8' wayfinding sign located at the East entrance of the HUB & Urgent Care

Exact deviation request:

- Two (2) signs at 56 square feet (36 square foot deviation each)
- One (1) sign at 39 square feet (19 square foot deviation)
- Two (2) signs at 64 square feet (44 square foot deviation each)

While all signs support campus navigation, the two Parkway signs perform the most significant wayfinding and life-safety function and are the primary focus of this request.

**Life Safety and Wayfinding**

Healthcare facilities present unique wayfinding challenges because visitors are frequently navigating under circumstances that involve stress, urgency, distraction, uncertainty, or concern for the wellbeing of a family member or loved one.

Research on healthcare wayfinding has consistently demonstrated that stress and anxiety can reduce a person's ability to process information, make decisions, and navigate unfamiliar environments. These challenges may be amplified for older adults, individuals experiencing medical concerns, visitors unfamiliar with the area, and those seeking urgent or emergency care.

The proposed campus wayfinding signs are intended to provide clear, early guidance that allows drivers to identify the Snoqualmie Valley Health Campus, understand available access points, and safely navigate to services such as the Emergency Department, Urgent Care, and other healthcare destinations located within the campus.

By providing information earlier in the decision-making process, the proposed signs help reduce uncertainty, minimize missed turns and last-minute maneuvers, and support safer movement throughout the surrounding roadway network.

### **Unique Site Conditions**

The Snoqualmie Valley Health Campus presents a unique combination of conditions that create significant wayfinding challenges for patients and visitors.

These conditions include:

1. Immediate proximity to Interstate 90
2. Immediate proximity to State Route 18
3. Direct adjacency to the diverging diamond interchange
4. Significant elevation changes approaching the campus from both northbound and southbound directions along Snoqualmie Parkway
5. Multiple signalized intersections, including the future signalized intersection at Snoqualmie Parkway and SE 99<sup>th</sup> Street
6. Multiple healthcare destinations located within a single campus
7. Emergency and urgent care services operating 7 days a week
8. Multiple campus access points requiring directional decision-making
9. A growing number of patients and visitors seeking services at the campus
10. A busy campus with numerous parking options and constant traffic ingress and egress throughout the typical day

Unlike other destinations within the community, the proposed Parkway signs are already located within a transportation-oriented corridor rather than within residential neighborhoods. Their purpose is to assist motorists navigating a complex roadway environment and to provide clear advance wayfinding information before drivers reach critical decision points.

### **Transportation and Wayfinding Analysis**

As part of this request, Snoqualmie Valley Health engaged TENW, a transportation engineering and planning firm, to evaluate the roadway environment and wayfinding needs associated with the campus.

The analysis reviewed roadway grades, approach conditions, signalized intersections, campus access points, driver decision-making requirements, and the operational needs of the proposed signage.

The analysis concluded that the proposed Parkway signs function as directional wayfinding devices serving multiple healthcare destinations, rather than simple campus identification signs. The review further concluded that the requested sign heights provide improved visibility, readability, recognition distance, and driver comprehension necessary to support the operational and public safety needs of the campus.

These findings reinforce the importance of providing clear, visible, and intuitive wayfinding information within the transportation environment surrounding the Snoqualmie Valley Health Campus.

### **Compressed Decision Distance**

Drivers approaching the campus must navigate a series of transportation decisions within a relatively short distance.

These decisions include:

- Transitioning from freeway travel to local roadway travel
- Navigating the diverging diamond interchange
- Passing through signalized intersections
- Identifying the Snoqualmie Valley Health Campus
- Selecting the correct lane
- Determining the appropriate campus entrance
- Navigating to the specific healthcare service they are seeking

These decisions can be made successfully and quickly and occur while motorists are simultaneously navigating roadway grades, elevation changes, traffic signals, lane transitions, and multiple directional choices.

Under these conditions, clear advance wayfinding becomes an important public safety tool.

### **Why the Requested Heights Are Necessary**

The requested sign heights are directly related to the unique roadway and site conditions associated with the campus.

The proposed signs must be visible from sufficient distance to allow drivers adequate time to identify the campus, read directional information, and make safe driving decisions.

The requested heights support:

- Visibility across roadway grades and elevation changes
- Readability from approaching vehicles
- Healthcare-appropriate letter sizing and legibility
- Early identification of campus destinations

- Recognition of upcoming entrance opportunities
- Safe decision-making within a compressed approach distance and short timeframe

The transportation analysis completed for this request concluded that the proposed sign heights improve visibility, readability, and recognition distance while supporting the operational wayfinding needs of the campus. The analysis further concluded that the proposed signage is appropriate to support the public safety and wayfinding objectives associated with healthcare access.

SVH has intentionally proposed a limited number of larger wayfinding signs rather than numerous smaller signs. This approach provides a more organized and effective wayfinding system while reducing the overall number of signs required throughout the corridor.

### **Community Benefit**

Clear healthcare wayfinding benefits everyone in the community. At some point, nearly every resident will either seek healthcare services themselves or assist a family member, friend, or loved one in accessing care.

The proposed signage will help ensure that people can locate healthcare services safely, confidently, and efficiently when they need them most.

The proposed signage supports goals shared by both the City and Snoqualmie Valley Health, including:

- Safe transportation systems
- Efficient emergency and urgent care access
- Improved visitor experience
- Reduced driver confusion
- Clear and orderly wayfinding
- Effective campus navigation
- High-quality community infrastructure

The requested deviations provide a practical solution that supports public safety, healthcare access, and positive visitor experiences.

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### **Conclusion**

The Snoqualmie Valley Health Campus occupies a unique location within the City of Snoqualmie, situated at the convergence of Interstate 90, State Route 18, and Snoqualmie Parkway. The combination of a diverging diamond interchange, significant elevation changes, multiple signalized intersections, compressed decision distances, and a growing healthcare campus creates wayfinding challenges that are unlike most other locations within the community.

The requested campus identification and wayfinding signage is intended to help patients, visitors, families, caregivers, and emergency responders safely locate and access healthcare services.

Approval of these deviations will support safe navigation, improve visitor confidence, reinforce healthcare access, and provide a clear and intuitive wayfinding system for the community.

SVH appreciates the City's consideration of this request and looks forward to continuing to work collaboratively toward a solution that benefits residents, visitors, patients, emergency responders, and the broader Snoqualmie community.

Sincerely,



RENÉE K. JENSEN, FACHE  
CHIEF EXECUTIVE OFFICER  
SNOQUALMIE VALLEY HEALTH



Salt Lake, UT | Seattle, WA  
801.748.4750  
sales@idsignco.com

Client  
Snoqualmie Valley  
Hospital

Contact  
Nichole Pas

Date | Revision | Drawn By  
8.18.25 | New Order | BW  
10.5.25 | DC | BW  
4.23.26 | DC | BW  
5.5.26 | DC | BW  
5.12.26 | DC | BW

Approval:  
Date:

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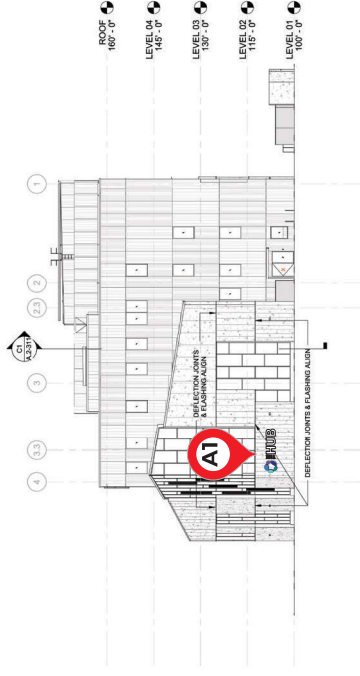
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Nick Bruno

Designer  
Bronson

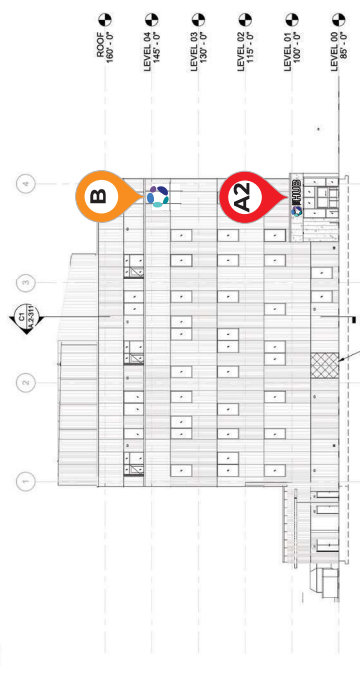
Item 2.



B1 SOUTH ELEVATION - OVERALL  
1/8" = 1'-0"



B4 EAST ELEVATION - OVERALL  
1/8" = 1'-0"



A4 WEST ELEVATION - OVERALL  
1/8" = 1'-0"



A1 NORTH ELEVATION - OVERALL  
1/8" = 1'-0"

Job # 58037 Signage








Qty: 2      Qty: 1      Qty: 2



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801.748.4750  
sales@idsignco.com

Client  
Snoqualmie Valley  
Hospital

Contact  
Nichole Pas

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5.5.26 | DC | BW

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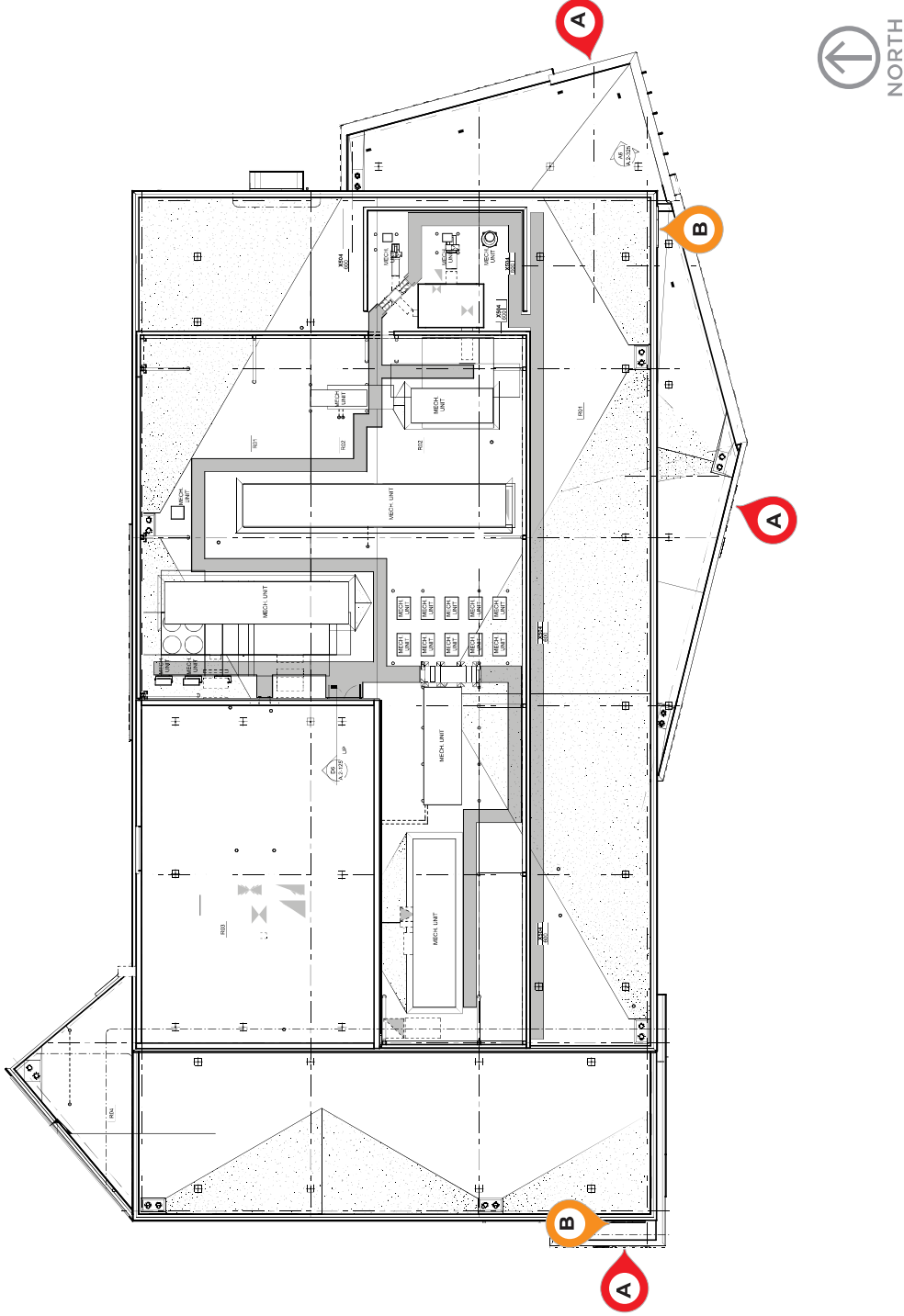
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Qty: 3      Qty: 2

# Power Location/Requirement Identification

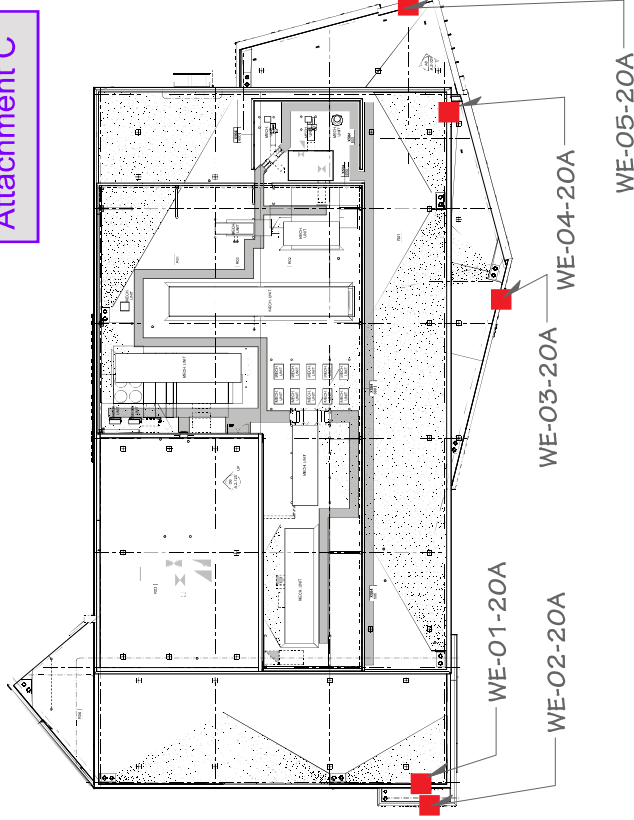
## WALL ELEVATION SIGNS (Interior J-Box, exterior feed) Prefix: WE (Wall Elevation)

Code	Description	Amp. Required
WE-01-20A	Wall Elevation Location 1	20A
WE-02-20A	Wall Elevation Location 2	20A
WE-03-20A	Wall Elevation Location 3	20A
WE-04-20A	Wall Elevation Location 4	20A
WE-05-20A	Wall Elevation Location 5	20A

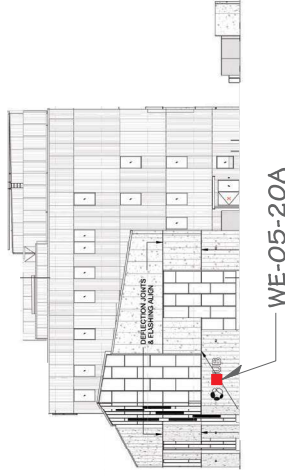
### Total: 5 wall locations

### ELECTRICAL NOTES

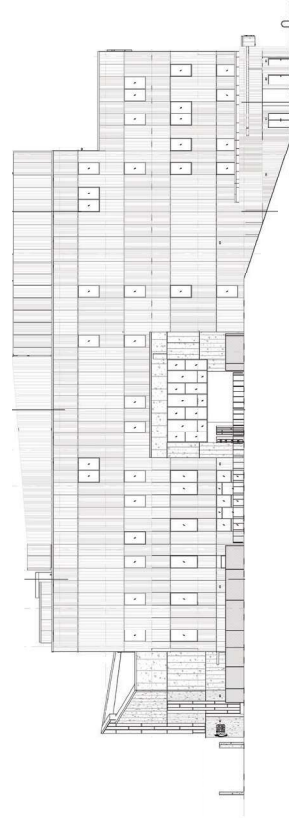
- Sign company DOES NOT provide primary electrical to sign.
- Power to the sign must be done by a licensed electrical contractor to licensed electrician.
- Each sign must have:
  - A minimum of one dedicated 120V 20A circuit
  - Junction box installed within 6 feet of sign
  - Three wires: Line, Ground, Neutral



B1 SOUTH ELEVATION - OVERALL



B4 EAST ELEVATION - OVERALL



A4 TH ELEVATION - OVERALL



A4 WEST ELEVATION - OVERALL



Salt Lake, UT | Seattle, WA  
801.748.4750  
sales@idsignco.com

Client  
Snoqualmie Valley  
Hospital

Contact  
Nichole Pas

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4.23.26 | DC | BW  
5.5.26 | DC | BW

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Nick Bruno

Project Manager  
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Designer  
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801.748.4750  
sales@idsignco.com

Client:  
Snoqualmie Valley  
Hospital

Contact:  
Nichole Pas

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5.5.26 | DC | BW  
5.7.26 | WO | BW

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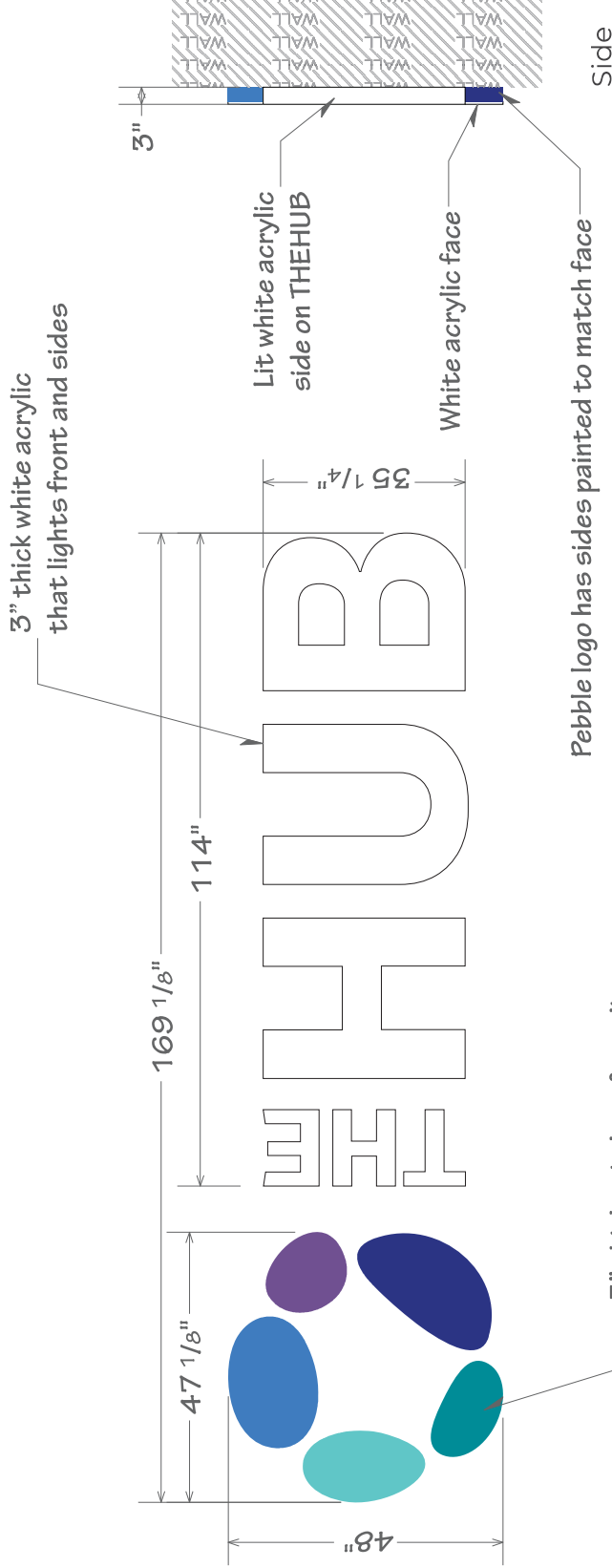
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Nick Bruno

Project Manager  
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Color spec.



Sq ft: 45.98

FOR APPROVAL

Job # 58037 ITEM 1 THEHUB Front/side Lit solid acrylic letters | Qty. 2 | Single Sided

Color Specifications



3" Thick White LED Acrylic  
Lighting Type: White LED  
Lead Location: Bottom



Mounting Method:

Stud mount

Install

-



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801.748.4750  
sales@idsignco.com

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Contact:  
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4.23.26 | DC | BW  
5.5.26 | DC | BW  
5.7.26 | WO | BW

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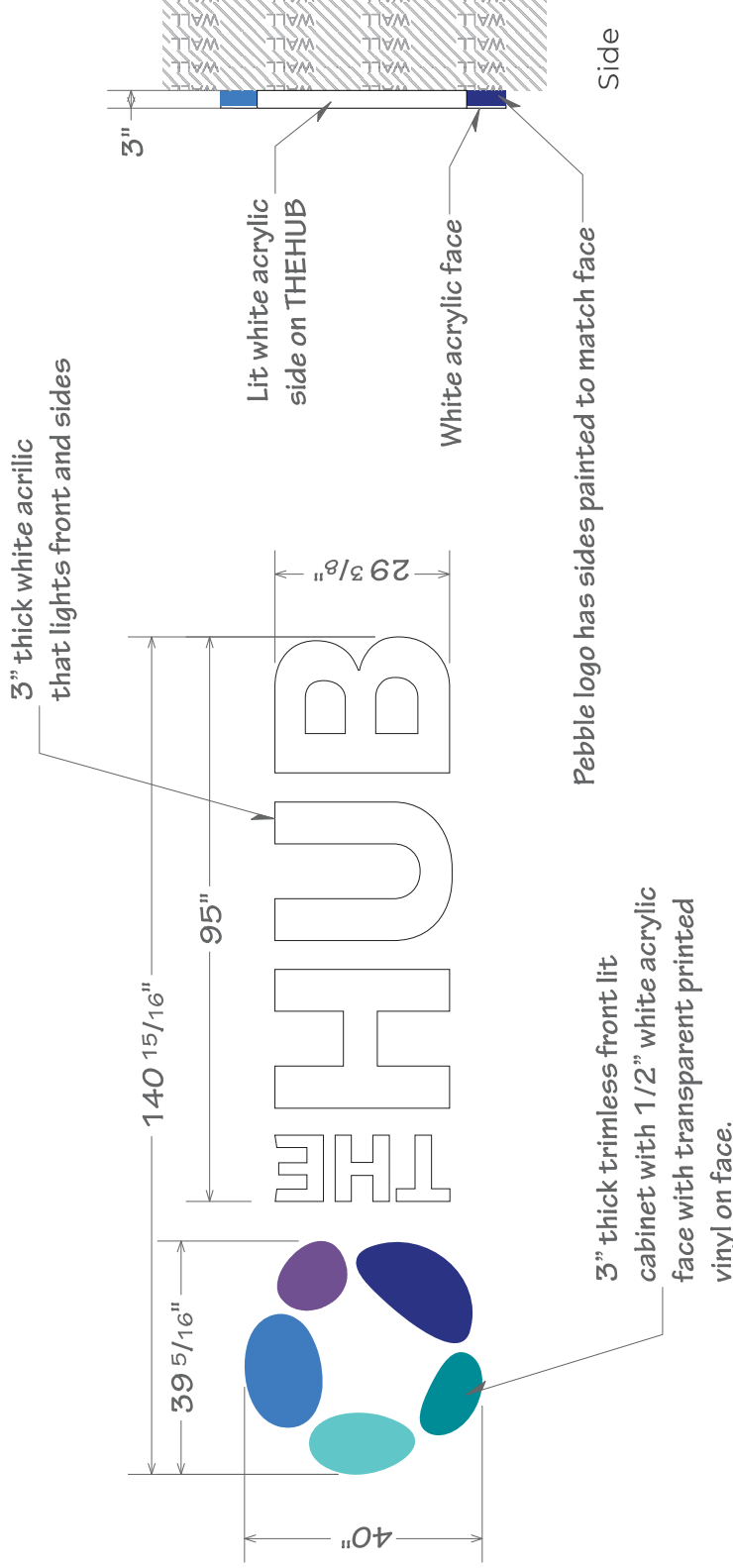
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Project Manager  
Nick Bruno

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Color spec.



Sq ft: 31.95

FOR APPROVAL

Job # 58037 ITEM 1 THEHUB Front/side Lit solid acrylic letters | Qty. 1 | Single Sided

Color Specifications	Material Specifications	Mounting Method:
<input type="checkbox"/> Full Color Print <input type="checkbox"/> 3" Thick White LED Acrylic Lighting Type: White LED Lead Location: Bottom	<input type="checkbox"/> Vinyl: 3m 3630-20 Lam: Luster 8519	Stud mount -



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801.748.4750  
sales@idsignco.com

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Nichole Pas

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10.5.25 | DC | BW  
4.23.26 | DC | BW  
5.5.26 | DC | BW  
5.12.26 | DC | BW

Approval:  
Date:

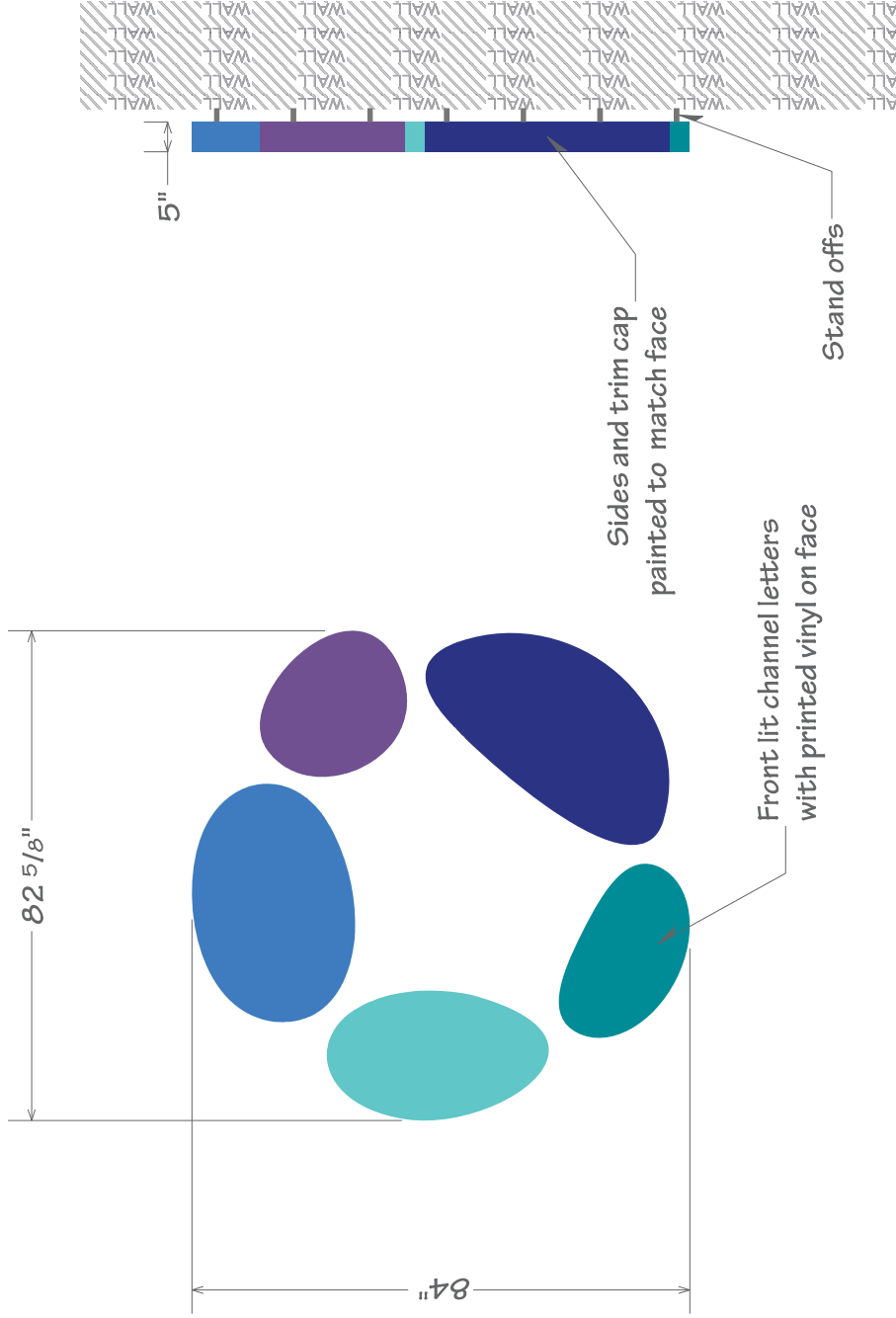
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Nick Bruno

Designer  
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Color spec.



Sq ft: 48.2

Job # 58037	ITEM 2	THEHUB Front Lit&Reverse Channel letters   Qty. 2   Single Sided		FOR APPROVAL
Color Specifications	Material Specifications	Mounting Method:	Mounting Type:	Install
Full Color Print	Trim Cap Color: White (painted to match) Return Color: Color Here Backs: .063" clear lexan Vinyl: Color Here 	Stud mount	Stud, Standoff	-
65		Lead Location: Top, Bottom, Center	Lighting Type: White	

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 Salt Lake, UT | Seattle, WA  
 801.748.4750  
 sales@idsignco.com

Client  
 Snoqualmie Valley  
 Hospital

Contact  
 Nichole Pas

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 5.12.26 | DC | BW

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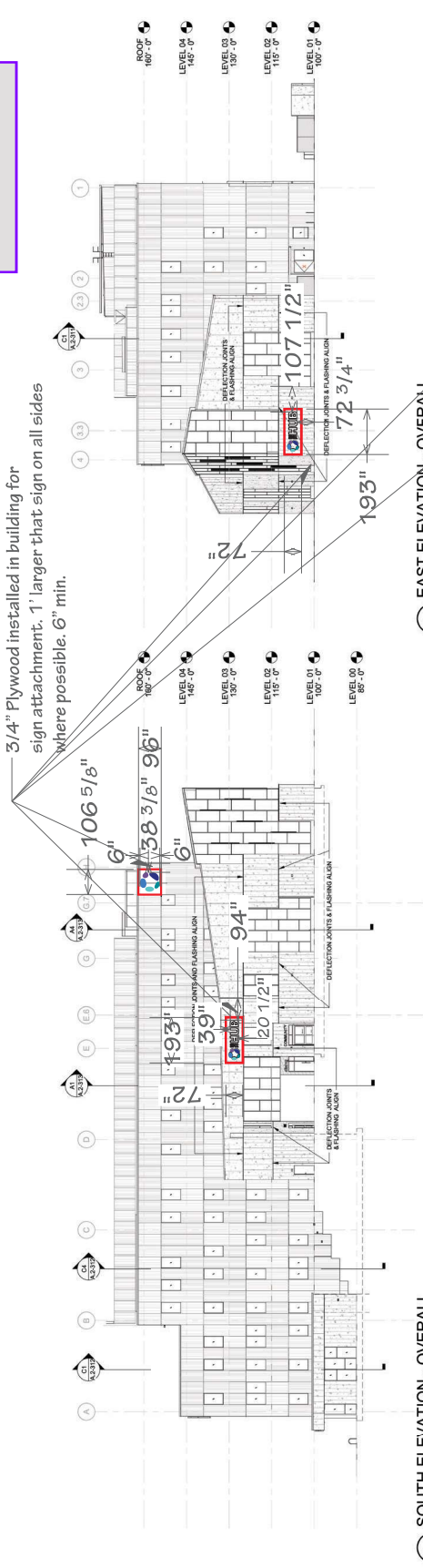
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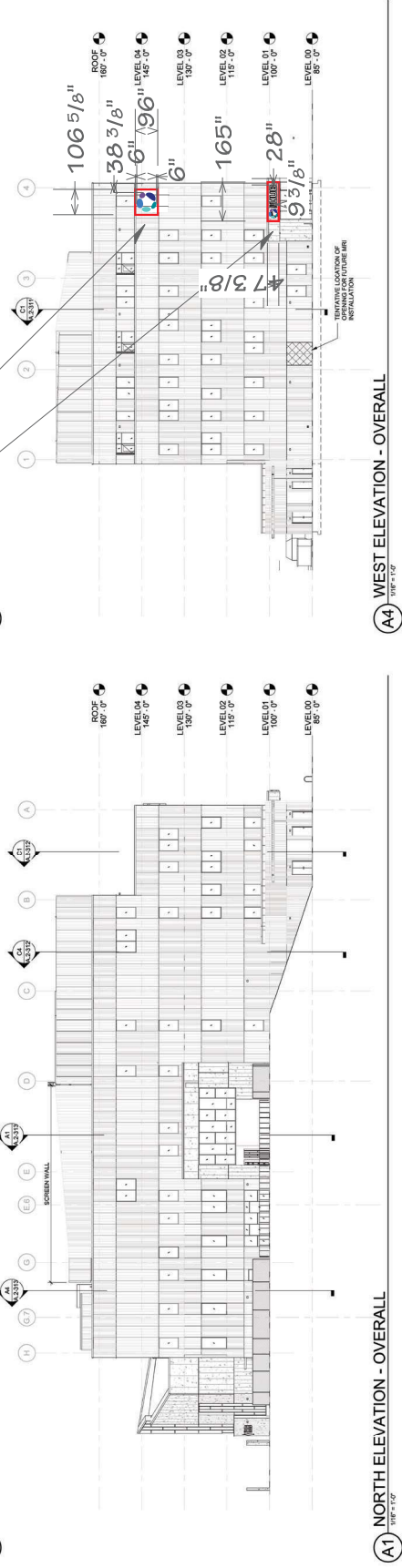
Designer  
 Bronson

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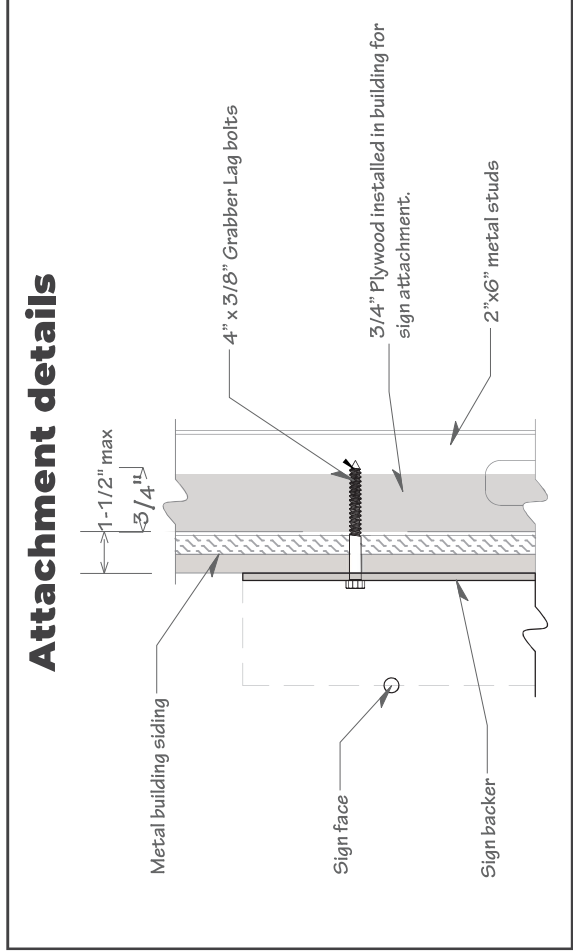
B1 SOUTH ELEVATION - OVERALL

B4 EAST ELEVATION - OVERALL



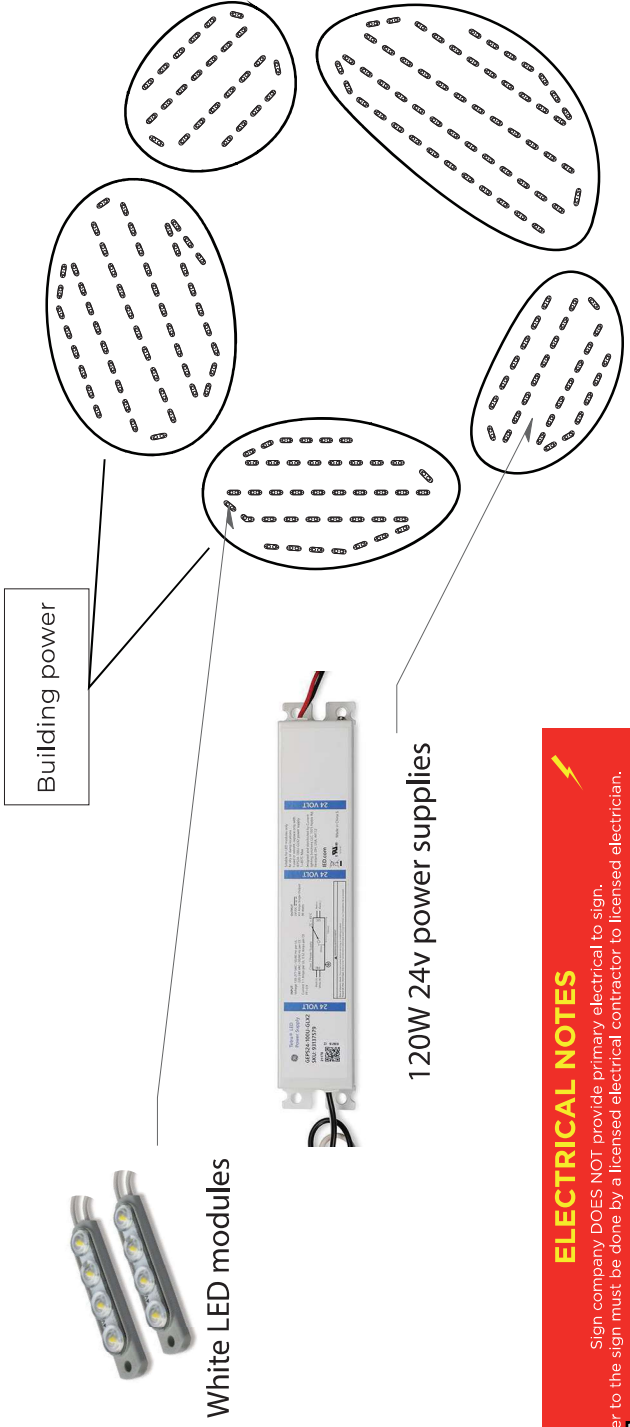
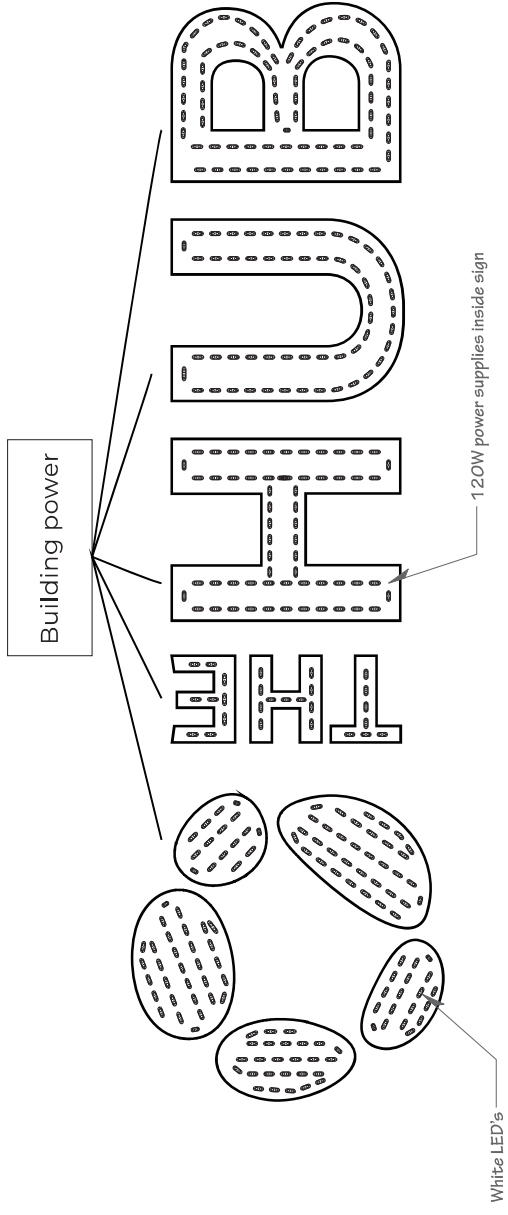
A1 NORTH ELEVATION - OVERALL

A4 WEST ELEVATION - OVERALL



Attachment details

# Electrical details



**ELECTRICAL NOTES**

Sign company DOES NOT provide primary electrical to sign.  
 Power to the sign must be done by a licensed electrical contractor to licensed electrician.  
 Each sign must have:

1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

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**Identity Signs**  
 Salt Lake, UT | Seattle, WA  
 801.748.4750  
 sales@idsignco.com

Client: Snoqualmie Valley Hospital  
 Contact: Nichole Pas  
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 Project Manager: Nick Bruno

Designer: Bronson

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# Site Map



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801.748.4750  
sales@idsignco.com

Client  
Snoqualmie Valley  
Hospital

Contact  
Nichole Pas

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8.18.25 | New Order | BW  
10.5.25 | DC | BW  
11.4.26 | DC | BW  
2.10.26 | DC | BW  
3.19.26 | DC | BW  
4.8.26 | DC | BW  
6.2.26 | DC | BW

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Nick Bruno

Designer  
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## Signage

Job # 22898

MD-01-20A

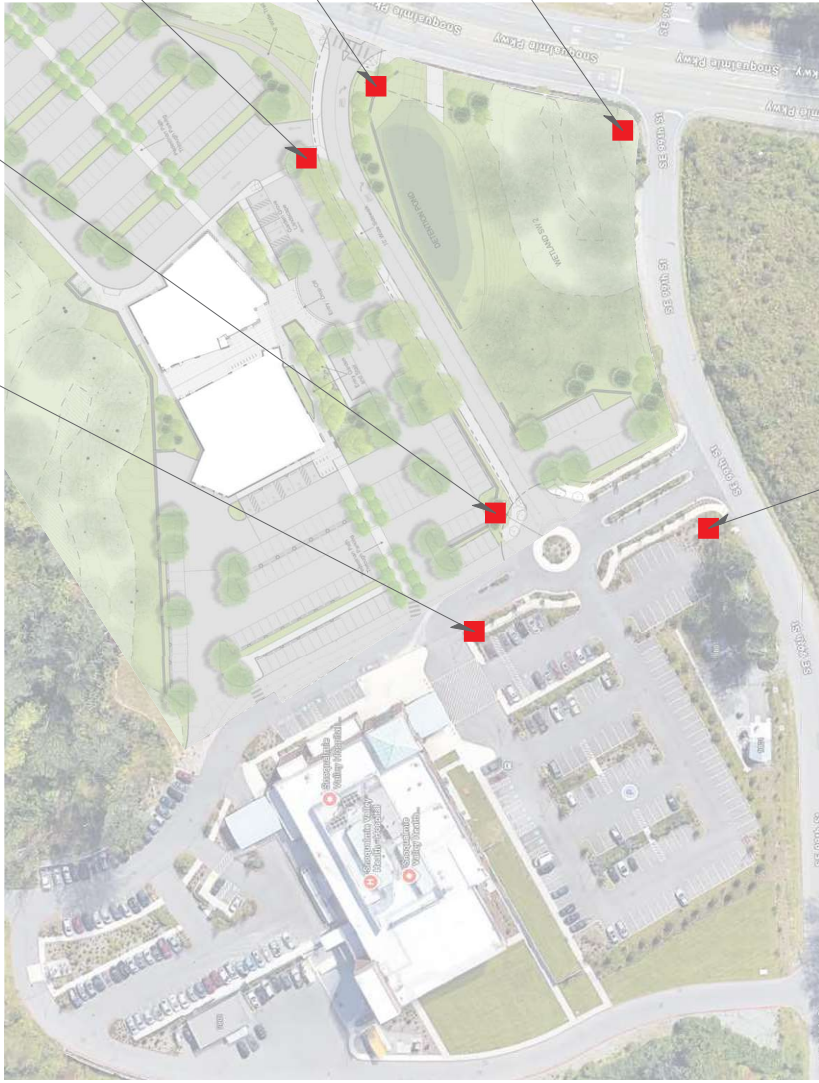
MD-02-20A

MD-03-20A

MD-04-40A

MD-05-40A

MD-06-20A



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**Identity Signs**  
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801.748.4750  
sales@idsignco.com

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Snoqualmie Valley  
Hospital

Contact  
Nichole Pas

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10.5.25 | DC | BW  
11.4.26 | DC | BW  
2.10.26 | DC | BW  
3.19.26 | DC | BW  
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6.8.26 | DC | BW

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Nick Bruno

Project Manager  
Nick Bruno

Designer  
Bronson

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## Power Location/Requirement Identification

### MONUMENT DIRECTIONAL SIGNS

Prefix: MD (Monument Directional)

Code	Description	Amp. Required
MD-01-20A	Monument Location 1	20A
MD-02-20A	Monument Location 2	20A
MD-03-20A	Monument Location 3	20A
MD-04-40A	Monument Location 4	40A
MD-05-40A	Monument Location 5	40A
MD-06-20A	Monument Location 6	20A

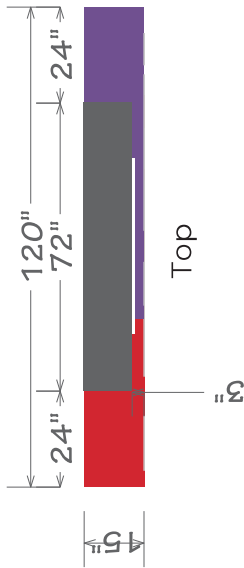
Total: 6 monument locations

**ELECTRICAL NOTES**

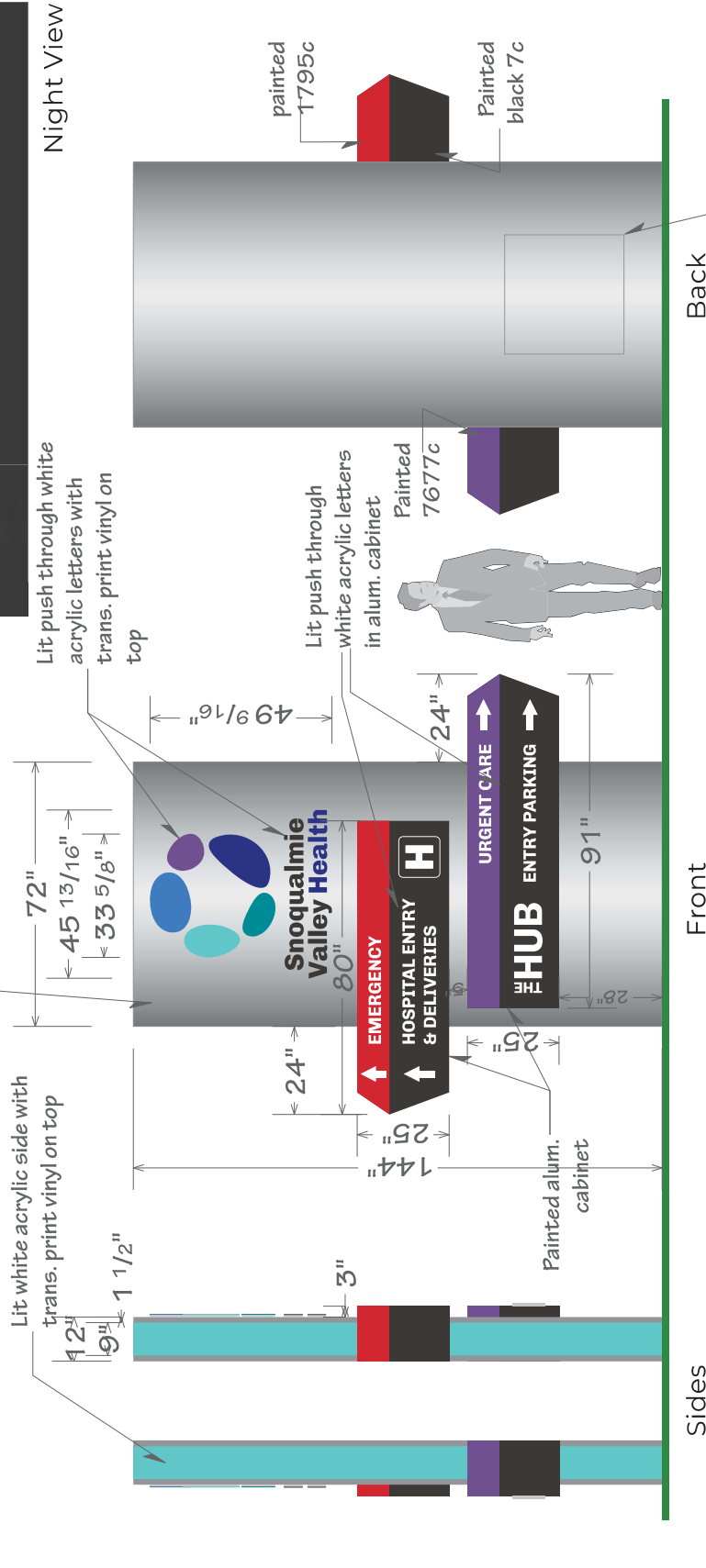
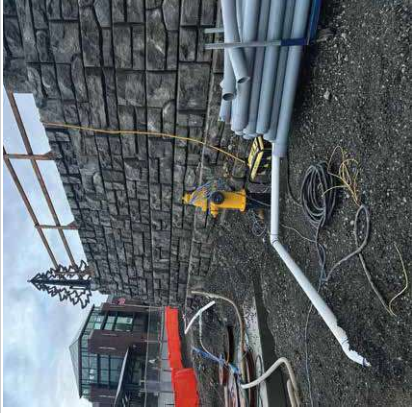
Sign company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor to licensed electrician. Each sign must have:

1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

**A 12'**



Existing View



Color spec.

- PMS 560c
- PMS 7677c
- PMS 7746c
- PMS 327c
- PMS 325c
- PMS Black 7c
- PMS 1795c

Job # 22898 **ITEM 1** 12' Lit Monument | Qty. 1 | Single Sided

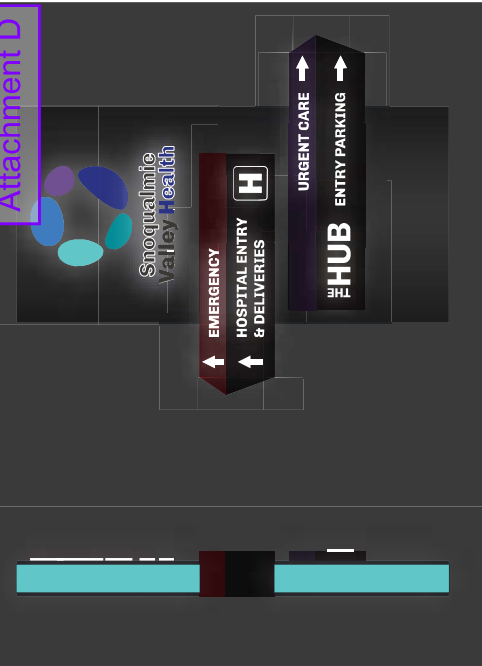
Material Specifications

- 70 Color "SparMe Silver" Matthews Paint N 952SP
- .080" Thick Aluminum
- 3/4" Thick LED white Acrylic
- Vinyl: 3m 3630-20 Lam: Luster 8519

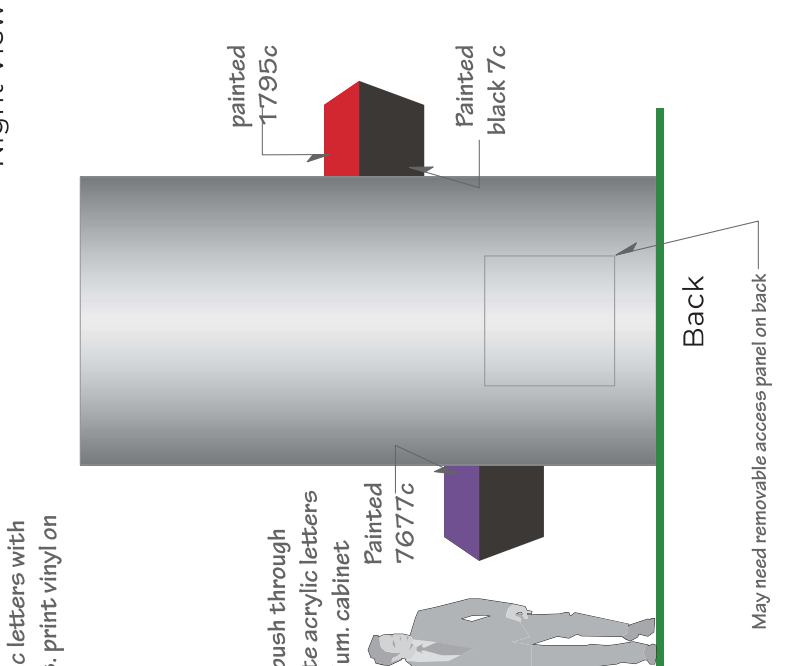
Mounting Method:

Install

**FOR APPROVAL**



Night View



**id Identity Signs**  
Salt Lake, UT | Seattle, WA  
801.748.4750  
sales@idsignco.com

Client: Snoqualmie Valley Hospital  
Contact: Nichole Pas

Date | Revision | Drawn By  
8.18.25 | New Order | BW  
10.5.25 | DC | BW  
11.4.26 | DC | BW  
2.10.26 | DC | BW  
3.19.26 | DC | BW  
4.8.26 | DC | BW

Approval:  
Date:

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Sales Person: Nick Bruno

Project Manager: Nick Bruno

Designer: Bronson

Item 2.



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Client  
Snoqualmie Valley  
Hospital

Contact  
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Date | Revision | Drawn By  
8.18.25 | New Order | BW  
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Sales Person  
Nick Bruno

Project Manager  
Nick Bruno

Designer  
Bronson

Item 2.

**ELEVATION** N.T.S.

**SECTION** N.T.S.

**DETAIL** N.T.S.

**MATCH PLATE** N.T.S.  
#12" ( 4 PLACES )

**BASE PLATE** N.T.S.  
#12" ( 4 PLACES )

**NOTES:**

**GENERAL:**

- DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.
- PROVIDE ISOLATION BETWEEN DISSIMILAR MATERIALS USING RICH PAINT.
- PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN END OF CHANNEL.
- ALL EXPOSED STEEL TO BE PRIMED & PAINTED (POWDER COAT AS AN ALTERNATE).
- STEEL OR ALUMINUM SHALL BE GALVANIZED STEEL.
- DESIGN AND FABRICATION ACCORDING TO 2021 WSCC PLATE ANGLE CHANNEL TEE ASTM A36.
- ROUND PIPE ASTM A53 GRADE B OR EQUIVALENT.
- STAINLESS STEEL ROUND, SQUARE, AND RECTANGULAR TUBE, ASTM A500 GRADE B.
- ALL ANCHOR BOLTS SHALL BE ASTM F1554 OR ASTM F593 T304 UNO.
- ALL STEEL MACHINED BOLTS SHALL BE: ASTM A307, ASTM F593 104 UNO.
- ALL STEEL BOLTS TO BE ZINC COATED, ASTM B333.
- DEFORMED REINFORCING REBAR, ASTM A615 GRADE 60.
- DESIGN AND FABRICATION ACCORDING TO AWS D1.1, D1.3 & D1.8.
- AVIS CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDERS.

**ALUMINUM:**

- DESIGN AND FABRICATION ACCORDING TO AWS D12, ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS A.5.10 QUALIFICATION STANDARD FOR WELDERS.
- PLATES, CHANNELS, TEE, AND SQUARE TUBING, ALUMINUM ALLOY 6061 - T5 WITH 0.004 LBS PER CUBIC INCH.

**WELDING:**

- WELDS LENGTH SHALL BE EQUAL TO THE THICKNESS OF THE THINNEST MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE.
- E70XX ELECTRODE FOR SMAW PROCESS.
- E70XX ELECTRODE FOR GMAW PROCESS.
- E70XX ELECTRODE FOR FCAW PROCESS.
- ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY-VNOTCH TOUGHNESS OF 20FT-LB TEST METHOD, OR 10 FT-LB, CERTIFICATION.

**ANCHORS:**

- BRAND NAME APPROVED. ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL ANCHORS.
- ANCHORS TO BE SET IN 1" CONCRETE SUBS PRIOR TO DRILLING FOR ANCHORS.

**NOTE:** PERIODIC SPECIAL INSPECTION REQUIRED IN ACCORDANCE WITH IBC CHAPTER 17 FOR ALL POST-INSTALLED CONCRETE & UNCOUNTED ANCHORS.

**NOTE:** IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

**PRELIMINARY ENGINEERING NOT FOR CONSTRUCTION**

**SNOQUALMIE VALLEY HEALTH WALL SIGN**

www.jyrc.com  
P.O. BOX 80250  
SANTA CLARITA, CA 91380  
TEL: (661)258-0700 FAX: (661)258-0600

DWG. BY: JG DATE LAST REVISED: Apr. 28, 2025 PROJECT JOB #: J75 79226\_Snoqualmie Valley Health\_Frontier Avenue\_SFE\_Snoqualmie\_VA\_Hg  
CHK'D BY: T.J. PROD. START DATE: Apr. 28, 2025 REV./NO. [REV. DATE] [REVISED BY] PROJECT LOCATION: SNOQUALMIE VALLEY HEALTH 8601 FRONTIER AVENUE SNOQUALMIE, WA  
REF'D BY: T.J. SCALE: AS SHOWN 1 2 3 4 5 6 7 8 9 10 11 12 SHEET # 1 OF 1  
PLOTTED BY: Gabriela ON: 4/29/2025 3:05:52 PM

Job # 22898 1 12' Lit Monument | Attachment Detail

Color Specifications Material Specifications Mounting Method: Install

FOR APPROVAL



Attachment D



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801.748.4750  
sales@idsignco.com

Client  
Snoqualmie Valley  
Hospital

Contact  
Nichole Pas

Date   Revision   Drawn By
8.18.25   New Order   BW
10.5.25   DC   BW
1.14.26   DC   BW
2.10.26   DC   BW
3.19.26   DC   BW
4.8.26   DC   BW

Approval:  
Date:

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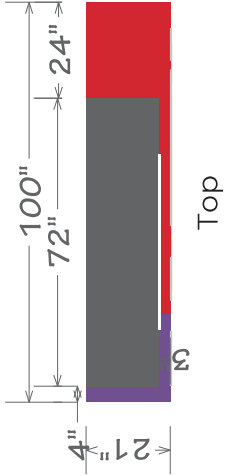
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Sales Person  
Nick Bruno

Project Manager  
Nick Bruno

Designer  
Bronson

Item 2.

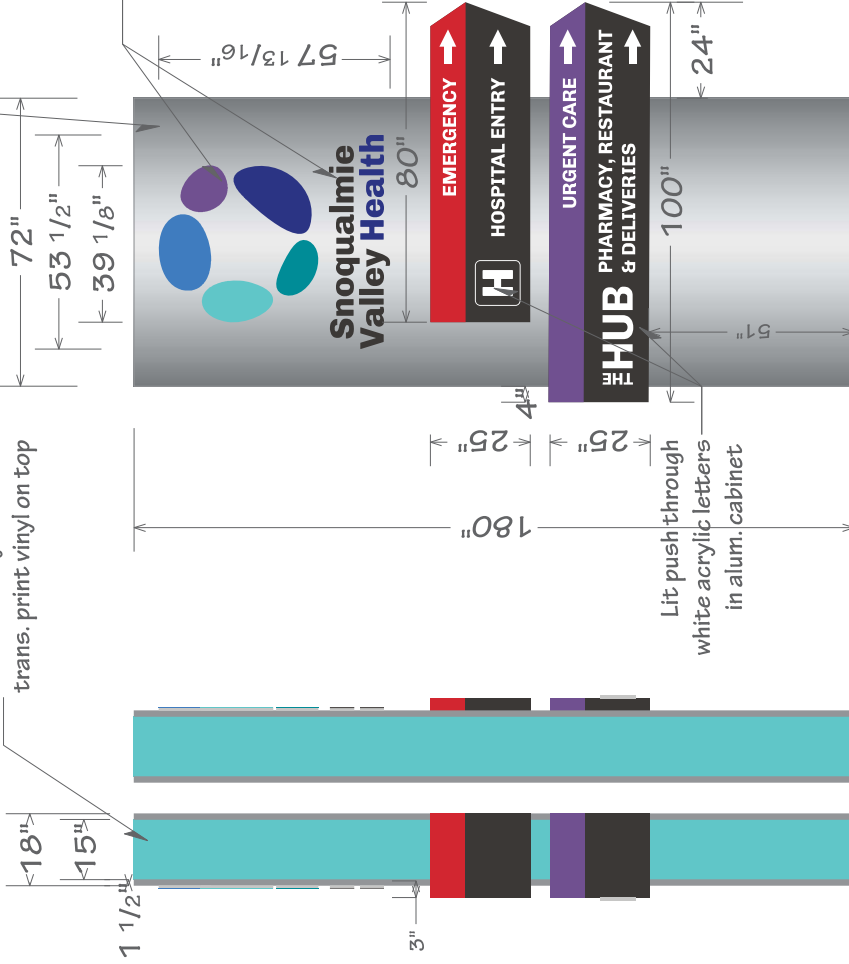


Existing Sign

Lit push through white acrylic letters with trans. print vinyl on top

Alum. face painted silver

Lit white acrylic side with trans. print vinyl on top



Sides

Front

Back

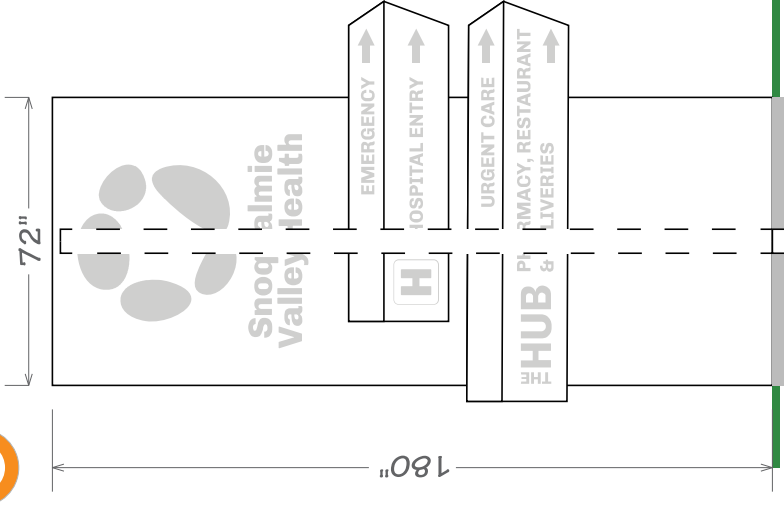
Color spec.

- PMS 560c
- PMS 7677c
- PMS 7746c
- PMS 327c
- PMS 325c
- PMS Black 7c
- PMS 1795c

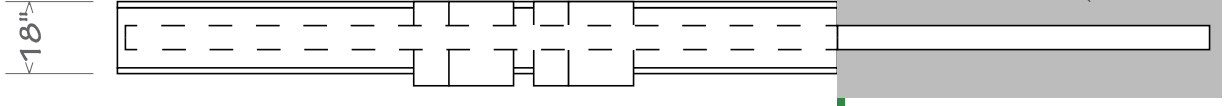
May need removable access panel on back

Job # 22898	ITEM 2	15' Lit Monument   Qty. 1   Single Sided	FOR APPROVAL
Color Specifications	Material Specifications	Mounting Method:	Install
72	<ul style="list-style-type: none"> <li>Color: "SparMe Silver" Matthews Paint N 952SP</li> <li>.080" Thick Aluminum</li> <li>3/4" Thick LED white Acrylic</li> <li>Vinyl: 3m 3630-20 Lam: Luster 8519</li> </ul>		

**B** 15'



Front



Side

**FIELD VERIFY**



SETBACK

Attachment D



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Client  
Snoqualmie Valley  
Hospital

Contact  
Nichole Pas

Date | Revision | Drawn By

8.18.25	New Order	JBW
10.5.25	DC	JBW
11.4.26	DC	JBW
2.10.26	DC	JBW
3.19.26	DC	JBW
4.8.26	DC	JBW

Approval:

Date:

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Sales Person  
Nick Bruno

Project Manager  
Nick Bruno

Designer  
Bronson

Item 2.

**FOR APPROVAL**

Job # 22898 ITEM 2 15' Lit Monument | Footing & Setback Detail

Mounting Method: Install

Material Specifications

**C1 20'**

Lit white acrylic side with trans. print vinyl on top

18"  
15"  
1 1/2"

Alum. face painted silver

240"

35"

30"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

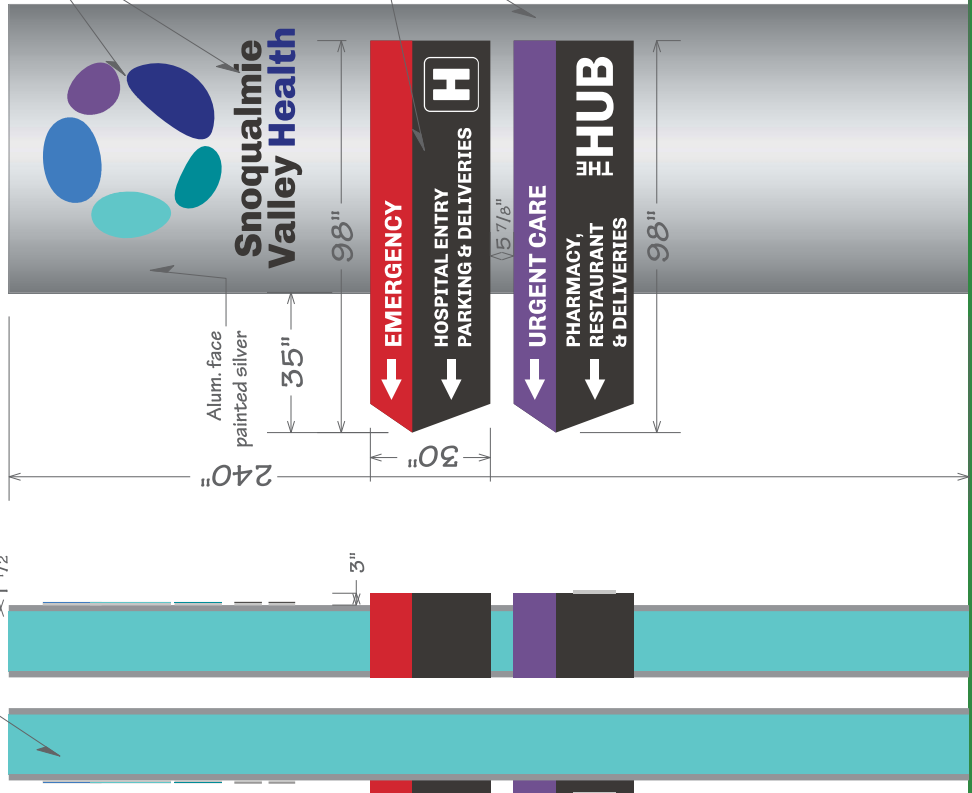
98"



Top

Push through white acrylic letters with trans. print vinyl on top

Lit push through white acrylic letters in alum. cabinet



Front

Sides

Color spec.

- PMS 560c
- PMS 7677c
- PMS 7746c
- PMS 327c
- PMS 325c
- PMS Black 7c
- PMS 1795c

Job # 22898 ITEM 3 20' Lit Monument | Qty. 1 | Single Sided

Material Specifications

Color: "Sparkle Silver" Matthews Paint N 952SP

Color: .080" Thick Aluminum

Color: 3/4" Thick LED white Acrylic

Vinyl: 3m 3630-20 Lam: Luster 8519



3/4" Thick LED white Acrylic

Mounting Method:

Install

FOR APPROVAL

Designer Bronson

Project Manager Nick Bruno

Sales Person Nick Bruno

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Approval: Date:

Date | Revision | Drawn By  
8.18.25 | New Order | BW  
10.5.25 | DC | BW  
11.4.26 | DC | BW  
2.10.26 | DC | BW  
3.19.26 | DC | BW  
4.8.26 | DC | BW

Contact Nichole Pas

Client Snoqualmie Valley Hospital

id Identity Signs

Salt Lake, UT | Seattle, WA  
801.748.4750  
sales@idsignco.com



Existing Sign

Painted 1795c

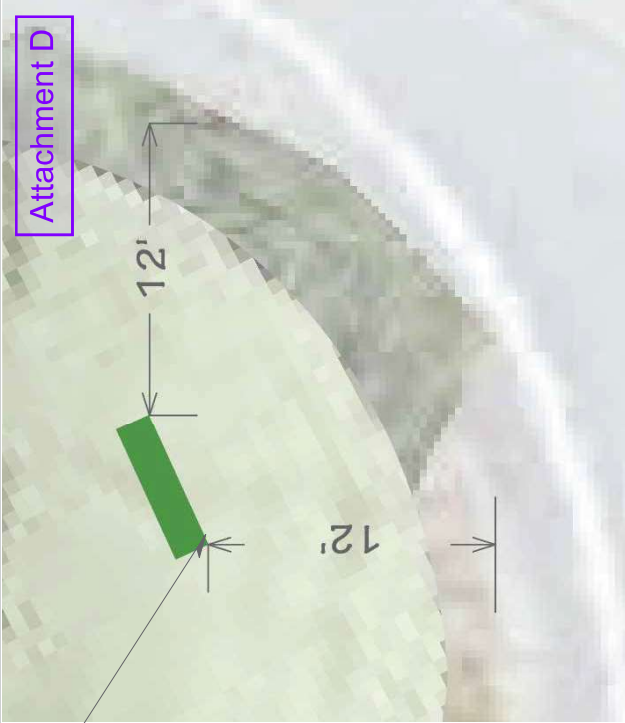
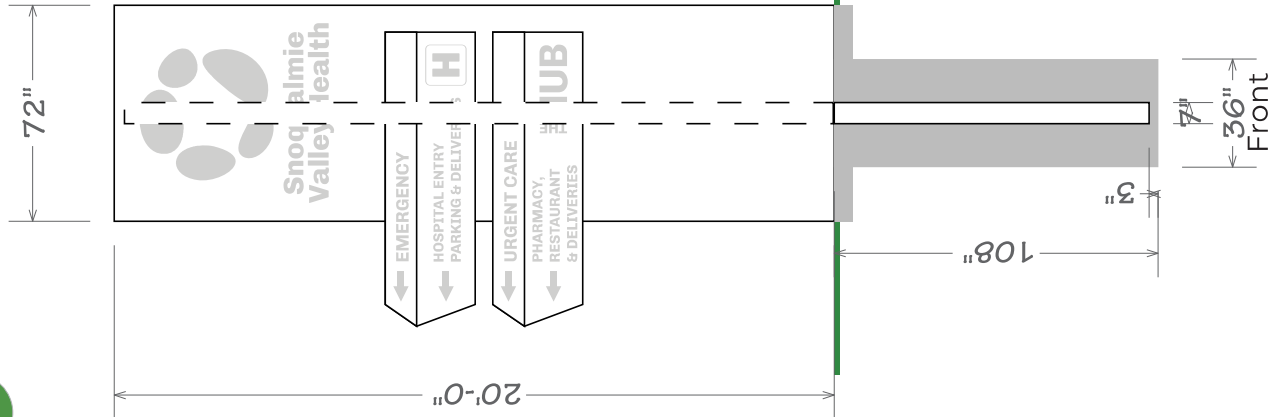
Painted black 7c

Painted 7677c

Item 2.

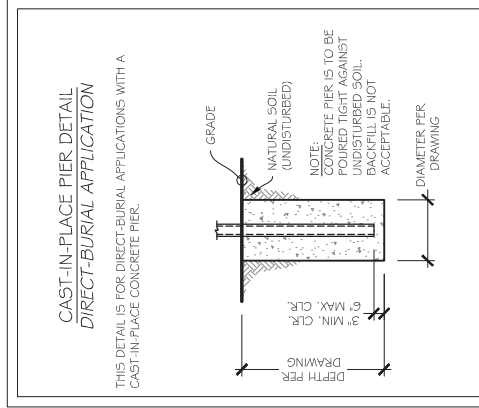
**C1** 20'

**FIELD VERIFY**



Attachment D

SETBACK



**IMPORTANT:**  
PIERS MUST BE FLIMB AND LOCATED ON FLAT, NATURAL (UNDISTURBED) SOILS.  
PIERS MUST BE LOCATED AWAY FROM SLOPING GRADES (HILLSIDES) AT LEAST A DISTANCE EQUIVALENT TO THE PIER DEPTH.  
DO NOT USE SONOTUBE OR SIMILAR, EMBEDDED IN THE PIER FOUNDATION.



Salt Lake, UT | Seattle, WA  
801.748.4750  
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Client  
Snoqualmie Valley  
Hospital

Contact  
Nichole Pas

Date | Revision | Drawn By  
 8.18.25 | New Order | BW  
 10.5.25 | DC | BW  
 11.4.26 | DC | BW  
 2.10.26 | DC | BW  
 3.19.26 | DC | BW  
 4.8.26 | DC | BW

Approval:  
Date:

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Sales Person  
Nick Bruno

Project Manager  
Nick Bruno

Designer  
Bronson

Item 2.

**FOR APPROVAL**

Mounting Method: Install

Job # 22898 ITEM 3 20' Lit Monument | Footing & Setback Detail

Material Specifications



Lit white acrylic side with trans. print vinyl on top

1 1/2"

18"

15"

21"

3"

30"

240"

Alum. face painted silver

Lit push through white acrylic letters in alum. cabinet

98"

98"

64 3/4"

35"

Painted 1795c

Painted 7677c

Painted black 7c

98"

98"

64"

57/8"

EMERGENCY

HOSPITAL ENTRY

URGENT CARE

PHARMACY & RESTAURANT

98"

98"

64"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

98"

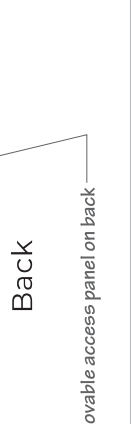
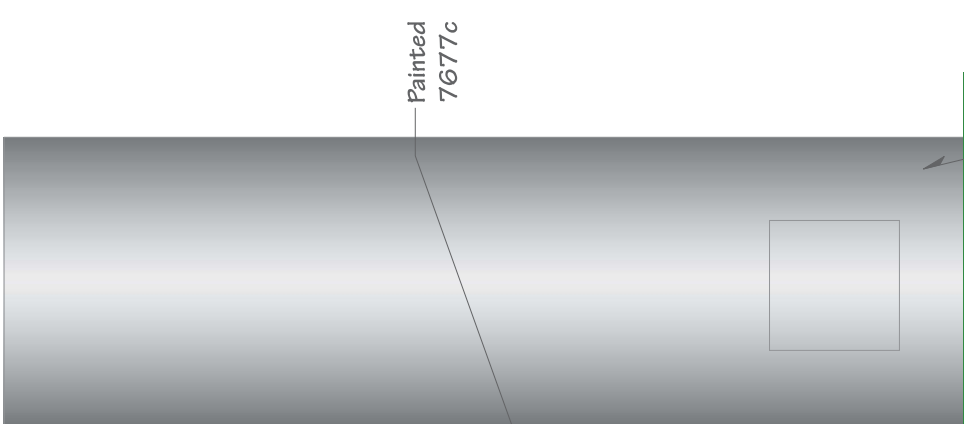
98"

98"

98"



Existing View



Back

May need removable access panel on back

<b>FOR APPROVAL</b>	
Mounting Method:	Install
	-

Material Specifications	Vinyl: 3m 3630-20 Lam: Luster 8519
	3/4" Thick LED white Acrylic
	.080" Thick Aluminum

Color	"Sparkle Silver" Matthews Paint N 952SP
Color	76

Job #	22898
ITEM	3
20' Monument	Qty. 1   Single Sided



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Client  
Snoqualmie Valley Hospital  
Contact  
Nichole Pas

Date | Revision | Drawn By  
8.18.25 | New Order | BW  
10.5.25 | DC | BW  
11.4.26 | DC | BW  
2.10.26 | DC | BW  
3.19.26 | DC | BW  
4.8.26 | DC | BW

Approval:  
Date:

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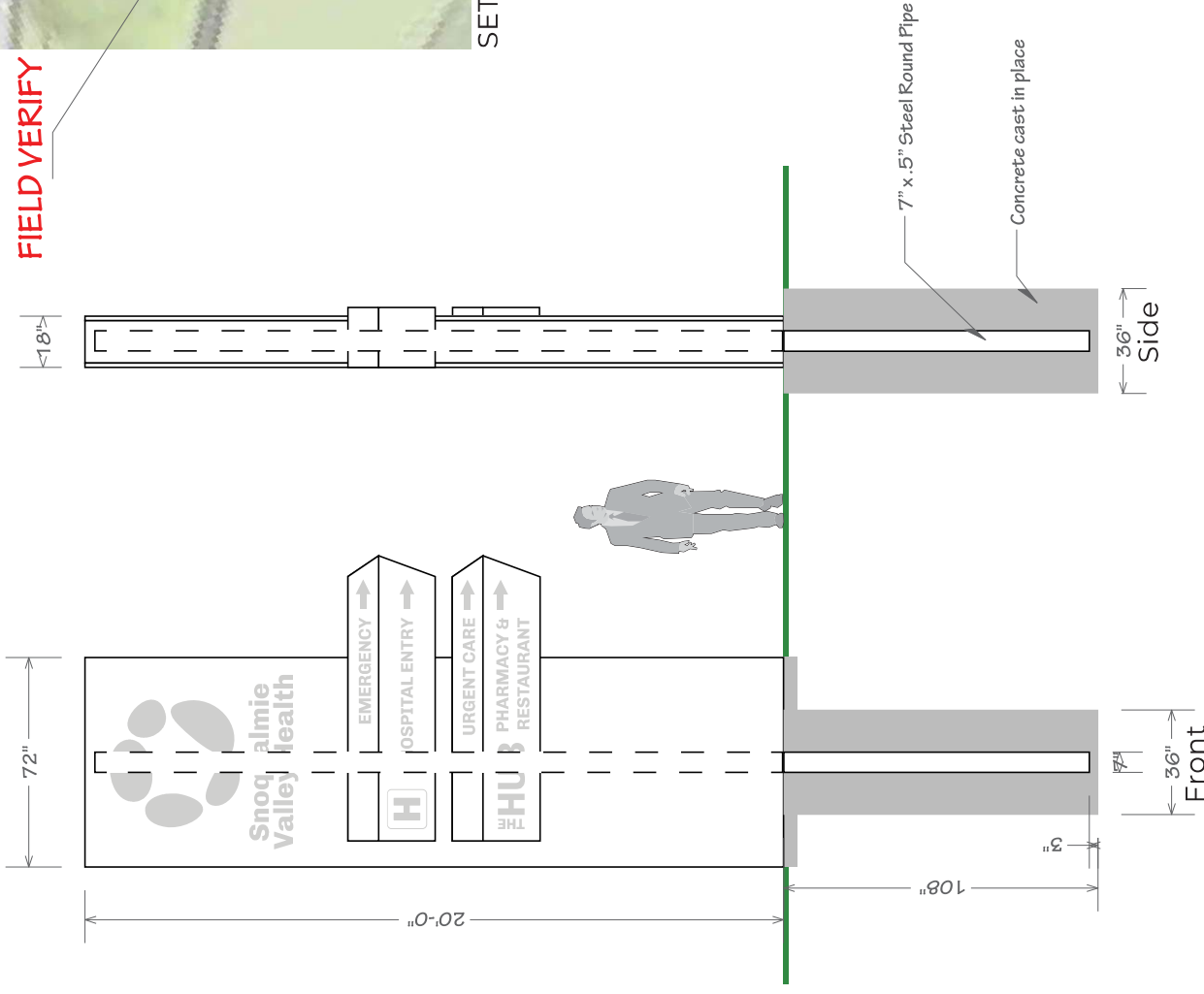
Sales Person  
Nick Bruno

Project Manager  
Nick Bruno

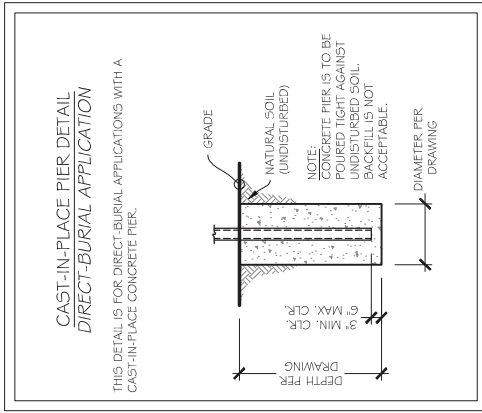
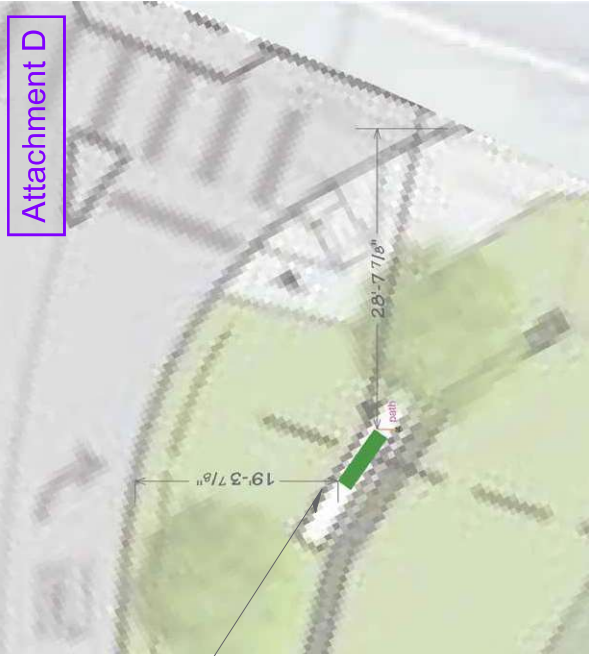
Designer  
Bronson

Item 2.

**FIELD VERIFY**



**SETBACK**



**IMPORTANT:**  
PIERS MUST BE FULLY AND LOCATED ON FLAT, NATURAL (UNDISTURBED) SOILS.  
PIERS MUST BE LOCATED AWAY FROM SLOPING GRADES (HILLSIDES) AT LEAST A DISTANCE EQUIVALENT TO THE PIER DEPTH.  
DO NOT USE SONOTUBE OR SIMILAR EMBEDDED IN THE PIER FOUNDATION.

**fid**  
**Identity Signs**  
Salt Lake, UT | Seattle, WA  
801.748.4750  
sales@idsignco.com

**Client**  
Snoqualmie Valley  
Hospital  
  
**Contact**  
Nichole Pas

**Date | Revision | Drawn By**  
8.18.25 | New Order | BW  
10.5.25 | DC | BW  
1.14.26 | DC | BW  
2.10.26 | DC | BW  
3.19.26 | DC | BW  
4.8.26 | DC | BW

**Approval:**  
  
**Date:**

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**Sales Person**  
Nick Bruno

**Project Manager**  
Nick Bruno

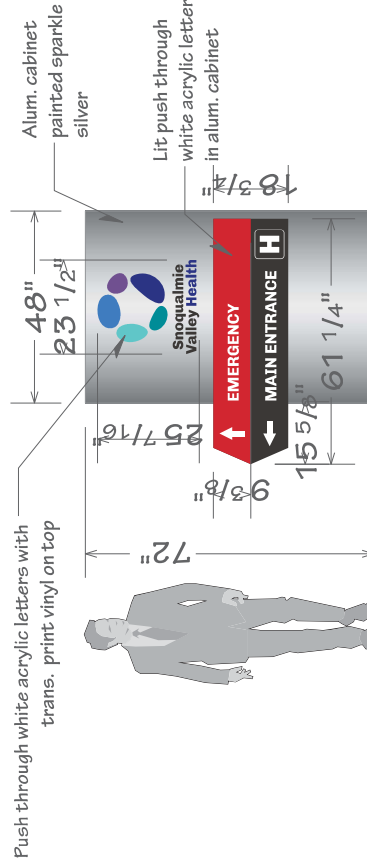
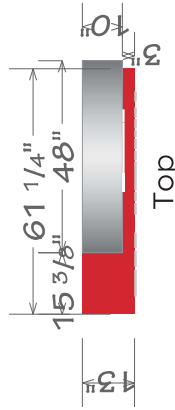
**Designer**  
Bronson

**Item 2.**

Job # 22898	ITEM 3	20' Monument   Footing & Setback Detail	<b>FOR APPROVAL</b>	
	Color Specifications	Material Specifications	Mounting Method:	Install
				-



Existing Sign



Color spec.

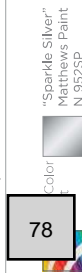
- PMS 560c
- PMS 7677c
- PMS 7746c
- PMS 321c
- PMS 325c
- PMS Black 7c
- PMS 1795c

Job # 22898

ITEM 4

Lit directional Monument | Qty. 1 | Single Sided

Color Specifications



Material Specifications



Mounting Method:

Install

Vinyl: 3m 3630-20  
Lam: Luster 8519

**FOR APPROVAL**

Designer  
Bronson

Project Manager  
Nick Bruno

Sales Person  
Nick Bruno

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Approval:  
Date:

Date | Revision | Drawn By

8.18.25	New Order	IBW
10.5.25	DC	IBW
1.14.26	DC	IBW
2.10.26	DC	IBW
3.19.26	DC	IBW
4.8.26	DC	IBW

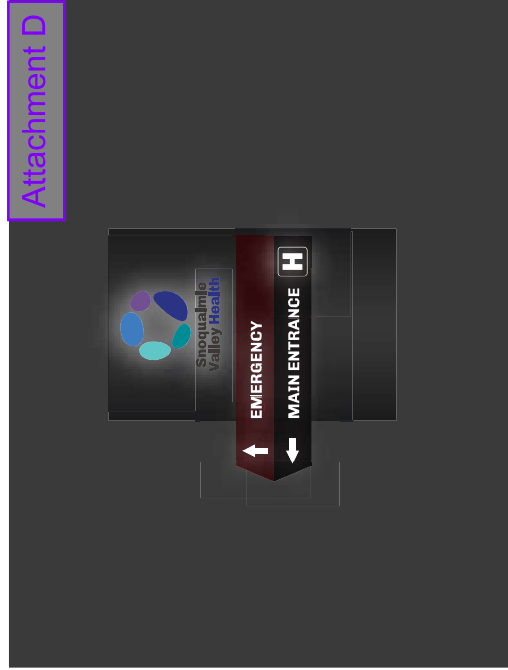
Client  
Snoqualmie Valley  
Hospital

Contact  
Nichole Pas

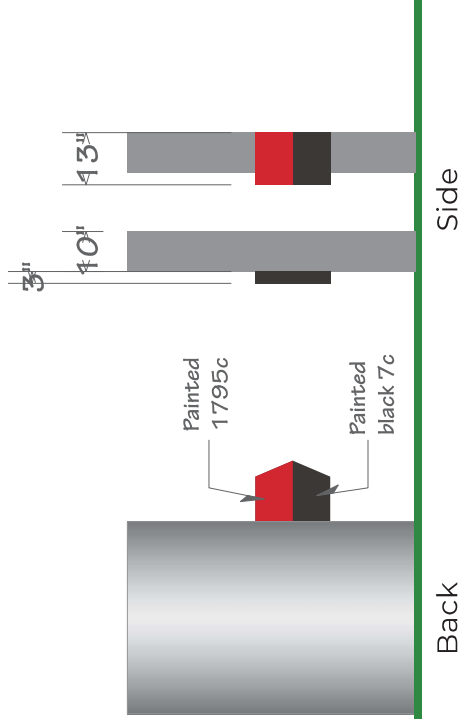


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801.748.4750  
sales@idsignco.com

Attachment D



Night View



Item 2.



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801.748.4750  
sales@idsignco.com

Client  
Snoqualmie Valley  
Hospital

Contact  
Nichole Pas

Date | Revision | Drawn By  
8.18.25 | New Order | BW  
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1.14.26 | DC | BW  
2.10.26 | DC | BW  
3.19.26 | DC | BW  
4.8.26 | DC | BW

Approval:  
Date:

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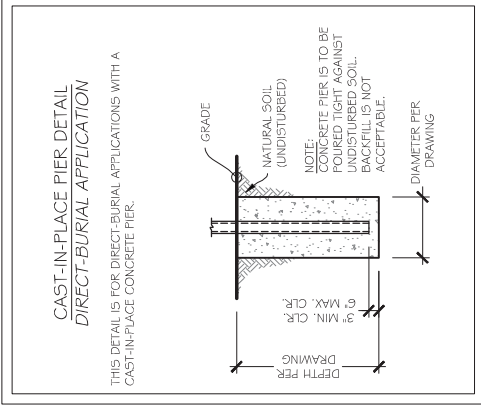
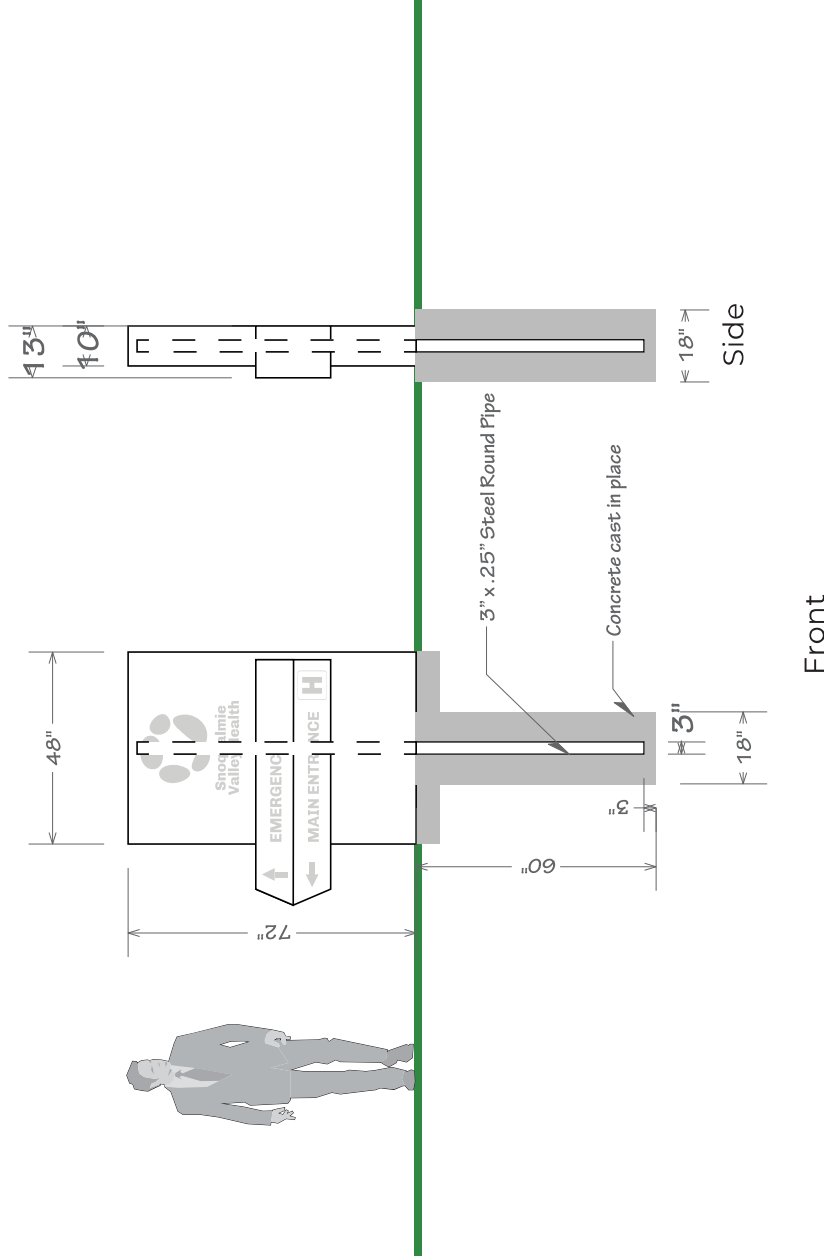
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Sales Person  
Nick Bruno

Project Manager  
Nick Bruno

Designer  
Bronson

Item 2.



**IMPORTANT:**  
PIERS MUST BE FLUMB AND LOCATED ON FLAT, NATURAL (UNDISTURBED) SOILS.  
PIERS MUST BE LOCATED AWAY FROM SLOPING GRADES (HILLSIDES) AT LEAST A DISTANCE EQUIVALENT TO THE PIER DEPTH.  
DO NOT USE SONOTUBE OR SIMILAR ENCASED IN THE PIER FOUNDATION.

FOR APPROVAL

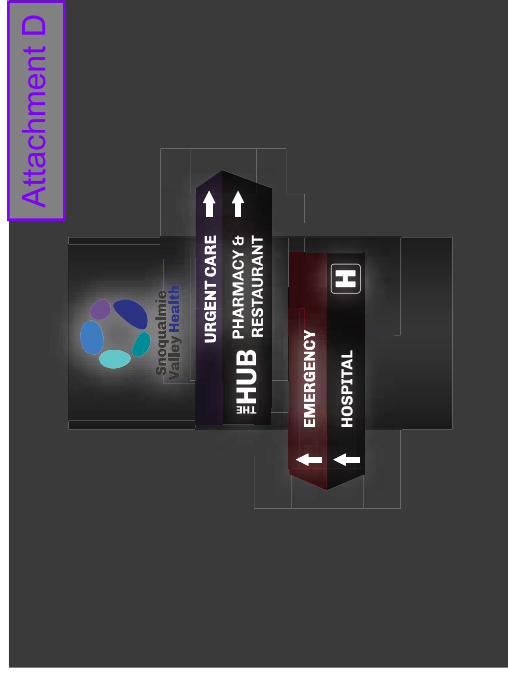
Job # 22898  
ITEM 4

Color Specifications

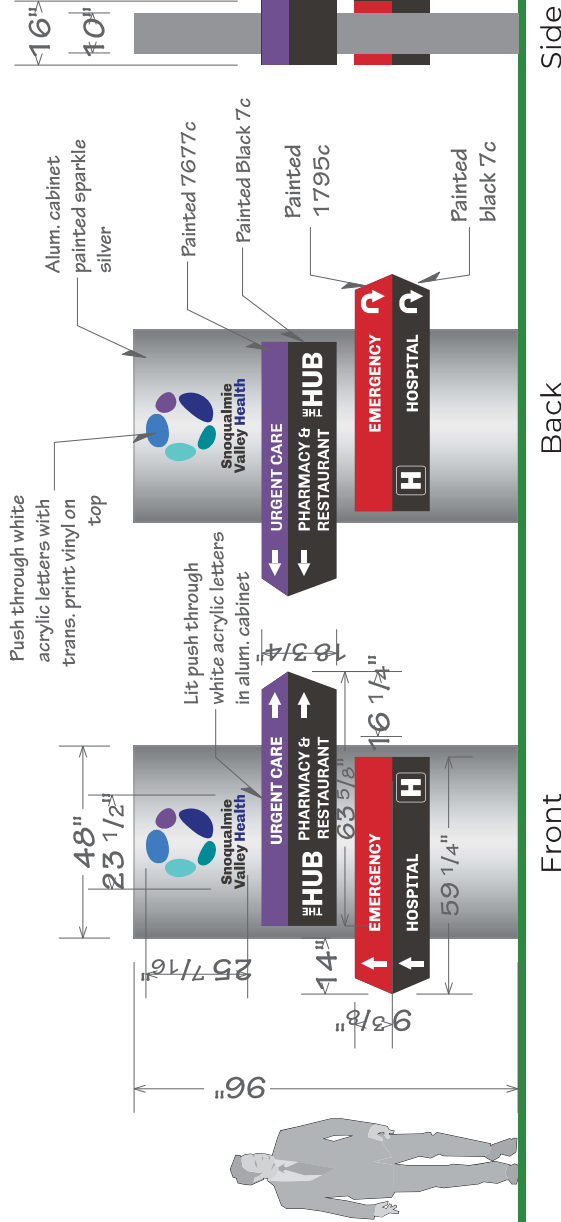
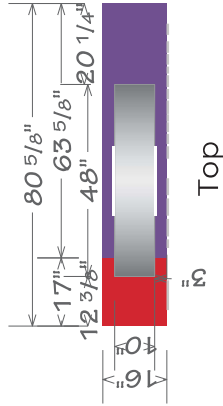
Lit directional Monument | Footing Detail

Material Specifications

Mounting Method:  
Install



Night View



Side

Back

Front

Color spec.



Job # 22898 ITEM 6 Lit directional Monument | Qty. 1 | Double Sided >|<

FOR APPROVAL

Color Specifications	Material Specifications	Mounting Method:
Color: "SparMe Silver" Matthews Paint N 952SP .080" Thick Aluminum 3/4" Thick LED white Acrylic Vinyl: 3m 3630-20 Lam: Luster 8519	Install: -	



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Client  
Snoqualmie Valley  
Hospital

Contact  
Nichole Pas

Date | Revision | Drawn By  
8.18.25 | New Order | BW  
10.5.25 | DC | BW  
1.14.26 | DC | BW  
2.10.26 | DC | BW  
**3.18.26 | DC | BW**  
4.8.26 | DC | BW

Approval:  
Date:

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Identity Signs

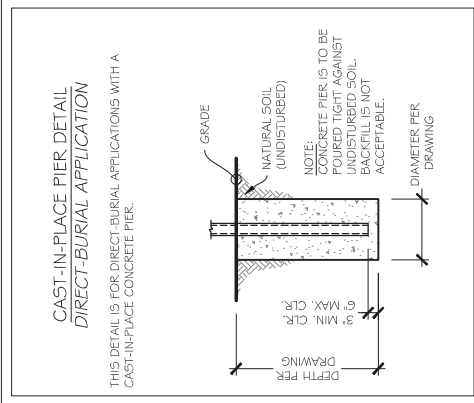
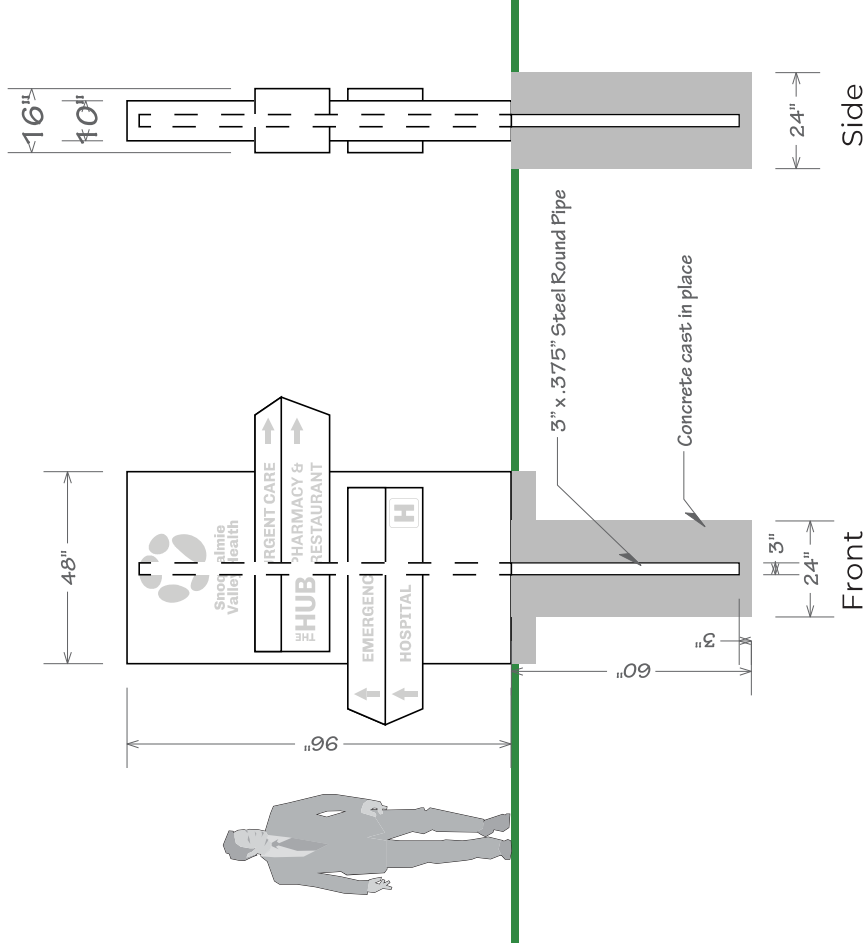
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Sales Person  
Nick Bruno

Project Manager  
Nick Bruno

Designer  
Bronson

Item 2.



**IMPORTANT:**  
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PIERS MUST BE LOCATED AWAY FROM SLOPING GRADES (HILLSIDES) AT LEAST A DISTANCE EQUIVALENT TO THE PIER DEPTH.  
DO NOT USE SONOTUBE OR SIMILAR UNBARRICADED IN THE PIER FOUNDATION.

**FOR APPROVAL**

Job # 22898 ITEM 6 Lit directional Monument | Footing Detail

Color Specifications Material Specifications

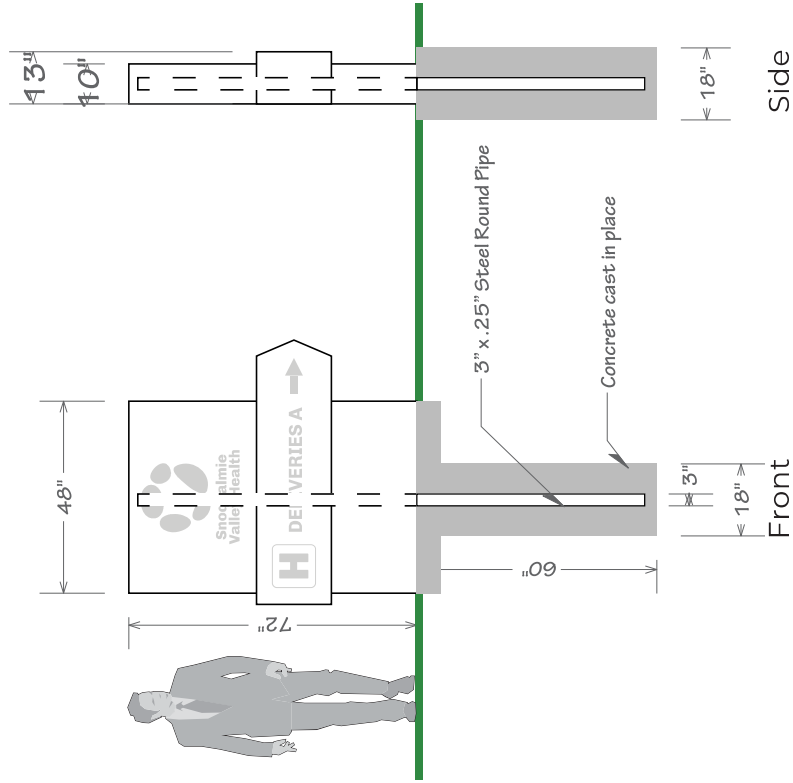
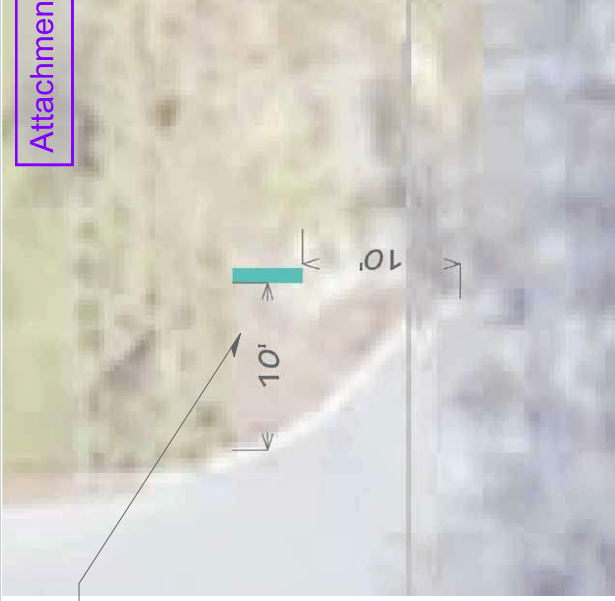
Mounting Method:

Install

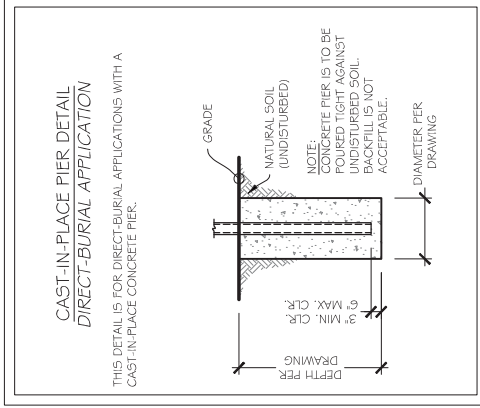


FIELD VERIFY

Attachment D



SETBACK



**IMPORTANT:**  
PIERS MUST BE FLUMB AND LOCATED ON FLAT, NATURAL (UNDISTURBED) SOILS.  
PIERS MUST BE LOCATED AWAY FROM SLOPING GRADES (HILLSIDES) AT LEAST A DISTANCE EQUIVALENT TO THE PIER DEPTH.  
DO NOT USE SONOTUBE OR SIMILAR EMBEDDED IN THE PIER FOUNDATION.

**fid**  
**Identity Signs**  
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801.748.4750  
sales@idsignco.com

Client  
Snoqualmie Valley  
Hospital

Contact  
Nichole Pas

Date | Revision | Drawn By  
8.18.25 | New Order | BW  
10.5.25 | DC | BW  
1.14.26 | DC | BW  
2.10.26 | DC | BW  
3.19.26 | DC | BW  
4.8.26 | DC | BW

Approval:  
Date:

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Project Manager  
Nick Bruno

Designer  
Bronson

Item 2.

FOR APPROVAL

Job # 22898 ITEM 5 Non-Lit directional Monument | Footing & Setback Detail

Color Specifications Material Specifications

Mounting Method: Install



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801.748.4750  
sales@idsignco.com

Client  
Snoqualmie Valley  
Hospital

Contact  
Nichole Pas

Date	Revision	Drawn By
8.18.25	New Order	JBW
10.5.25	DC	JBW
1.14.26	DC	JBW
2.10.26	DC	JBW
3.19.26	DC	JBW
4.8.26	DC	JBW
6.2.26	DC	JBW
6.8.26	DC	JBW

Approval:  
Date:

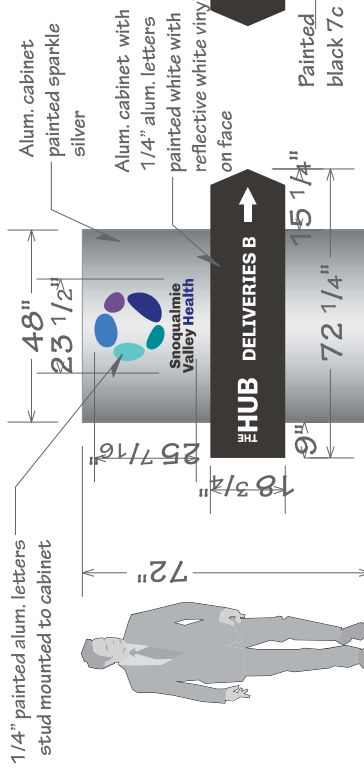
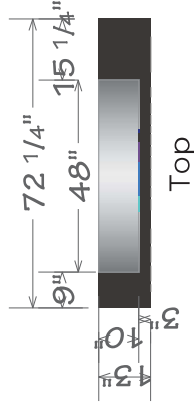
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Nick Bruno

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Bronson

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Side

Back

Front

Color spec.

- PMS 560c
- PMS 7677c
- PMS 7746c
- PMS 327c
- PMS 325c
- PMS Black 7c
- PMS 1795c

FOR APPROVAL

Job # 22898 5 Non-Lit directional Monument | Qty. 1 | Single Sided

Material Specifications

Color	84	"SparMe Silver" Matthews Paint N 952SP	Material Specifications	Mounting Method:	Install
Color		".080", .25" Thick Aluminum			
Color		"Reflective White" Gerber Vinyl			
Color		280 - HP			



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sales@idsignco.com

Client  
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Hospital

Contact  
Nichole Pas

Date | Revision | Drawn By  
8.18.25 | New Order | BW  
10.5.25 | DC | BW  
1.14.26 | DC | BW  
2.10.26 | DC | BW  
3.19.26 | DC | BW  
4.8.26 | DC | BW

Approval:  
Date:

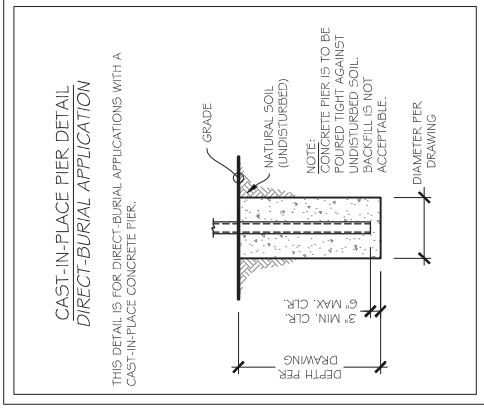
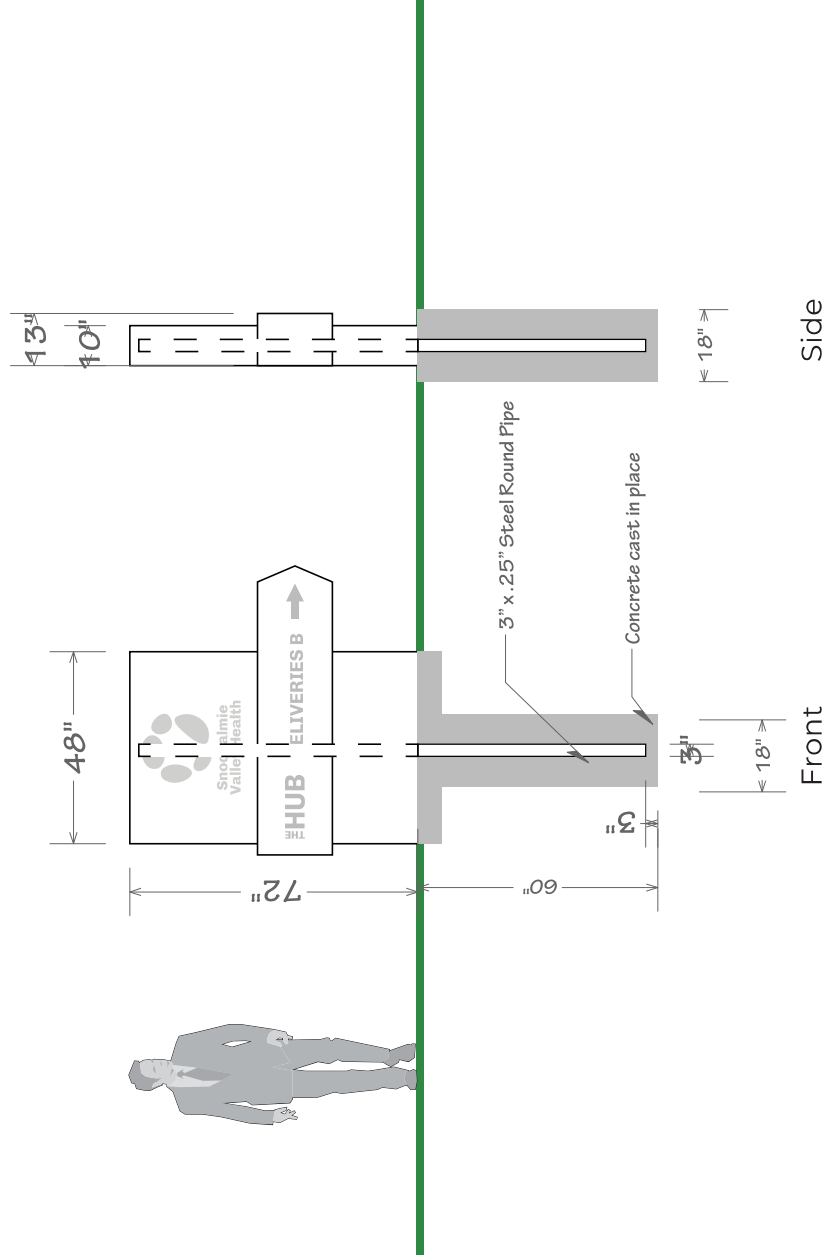
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PIERS MUST BE LOCATED AWAY FROM SLOPING GRADES (HILLSIDES) AT LEAST A DISTANCE EQUIVALENT TO THE PIER DEPTH.  
DO NOT USE SONOTUBE OR SIMILAR EMBEDDED IN THE PIER FOUNDATION.

Job # 22898 ITEM 5 Non-Lit directional Monument | Footing Detail

FOR APPROVAL

Color Specifications

Mounting Method: Install

-

# MEMORANDUM

**DATE:** June 4, 2026  
**TO:** Dick Bratton – SVH Representative  
**FROM:** Glen DuBreuil - TENW  
Chris Bicket. P.E. - TENW  
**SUBJECT:** Wayfinding Sign Size  
Snoqualmie Valley Health  
TENW Project No. 2024-266

---

## Introduction

Snoqualmie Valley Health is updating its branding and wayfinding signs both internally on its campus, as well as along its site frontages. City code allows for sign heights up to 12-ft maximum. For the signing along Snoqualmie Parkway, Snoqualmie Valley Health wishes to install two 20-ft height monument signs, including one in the northwest quadrant of the SE 99<sup>th</sup> St & Snoqualmie Parkway intersection, and another just south of the new medical building driveway, approximately 300-ft north of said intersection. See Attachment A – Sign Graphics for depictions of the proposed signs and locations.

## TENW Recommendation

This memorandum provides transportation engineering support for the proposed 20-ft tall monument sign serving Snoqualmie Valley Health in lieu of the reduced 12-ft tall alternative. From a transportation and wayfinding perspective, the larger sign is warranted due to the roadway conditions, driver environment, and typical complexities of the medical campus access system.

The hospital campus is located along Snoqualmie Parkway with a posted speed of 30mph. Snoqualmie Parkway has a running slope of approximately 8% (south to north) in the vicinity of the sight access and 99<sup>th</sup> St SE intersection. In addition, there are multiple driver decision points, including lane selection, turning movements, driveway identification, and intersection control. Drivers approaching the site must identify the correct destination and safely react within a limited amount of time and distance. This condition is amplified for hospital users, many of whom may be unfamiliar with the area or traveling under stressful or urgent circumstances.

The proposed sign is not solely an identification monument; it also functions as a critical directional wayfinding device. The sign must communicate multiple destinations, including Emergency, Hospital Entry, Urgent Care, Pharmacy, Restaurant, and The HUB. This requires substantially more driver reading and comprehension time than a conventional commercial monument sign displaying only a tenant name.

The reduced-height sign alternative compresses the directional information into a smaller vertical area with reduced letter height and reduced separation between sign elements. As a result, the sign would provide diminished legibility and shorter recognition distance for approaching motorists. In practical terms, drivers would have less time to read the sign, process directional information, and safely maneuver into the appropriate access point.

Industry sign visibility guidance recognizes a direct relationship between operating speed, visibility distance, and letter height. Healthcare and hospital signage is commonly designed larger than standard commercial signage due to the critical nature of the destination and the need for rapid driver comprehension. In practice, hospital lettering is frequently approximately 10 to 15 percent larger than standard commercial applications. For additional context, the 20-ft sign option provides lettering approximately 12 to 15 percent larger than the 12-ft alternative.

The 20-foot monument sign also provides improved visibility over vehicles, landscaping, and roadside obstructions while allowing adequate spacing and readable lettering for the multiple directional components. This additional height materially improves advance recognition distance and supports safer, more predictable driver behavior along the corridor.

Accordingly, the proposed 20-foot sign height is justified and appropriate to support the operational and public safety needs of the hospital campus.

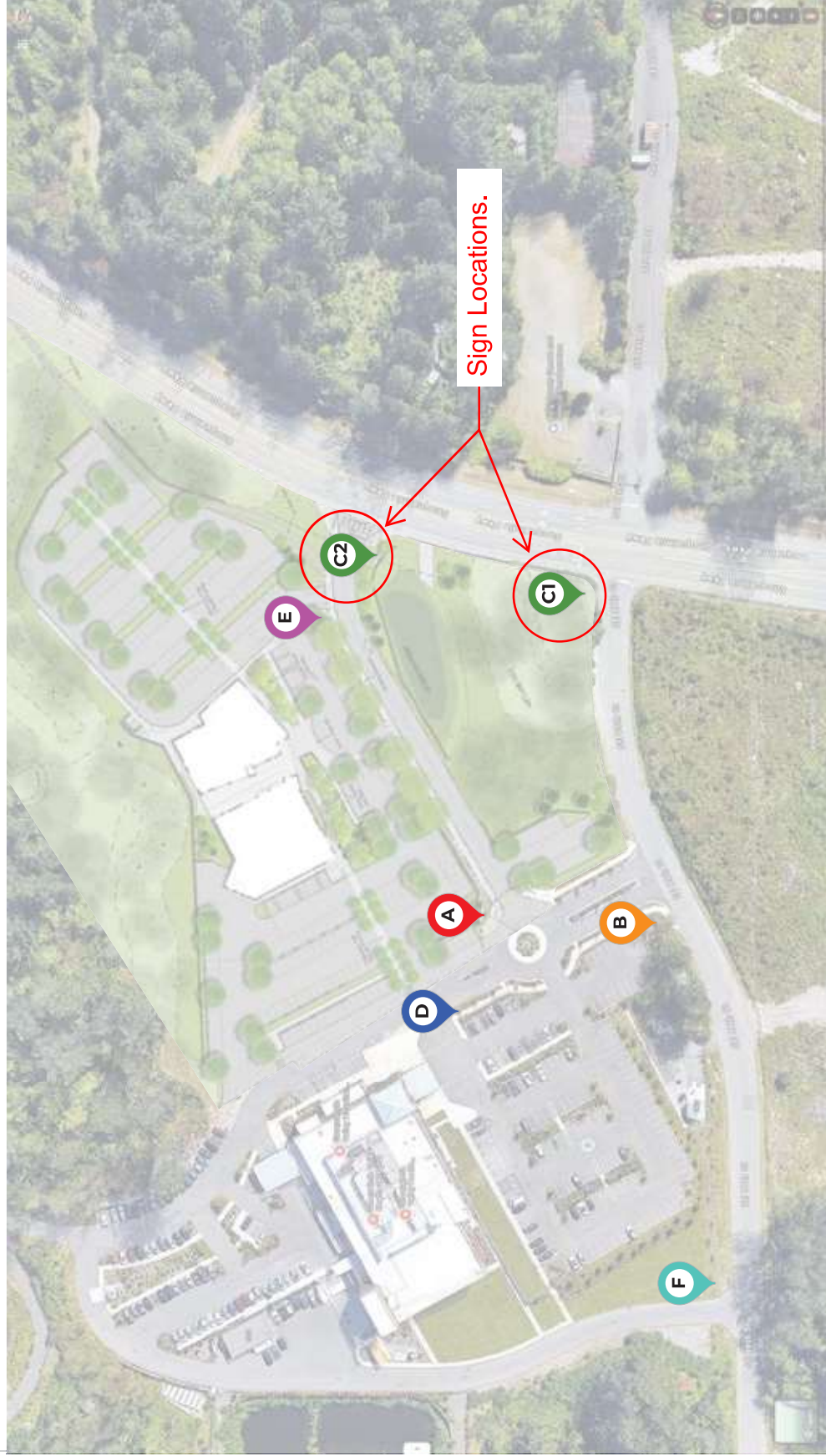
Attachments:

A – Sign Graphics

# ATTACHMENT A

## Sign Graphics

# Site Map



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**Identity Signs**  
 Salt Lake, UT | Seattle, WA  
 801.748.4750  
 sales@idsignco.com

Client  
 Snoqualmie Valley  
 Hospital  
 Contact  
 Nichole Pas

Date | Revision | Drawn By  
 8.18.25 | New Order | BW  
 10.5.25 | DC | BW  
 1.14.26 | DC | BW  
 2.10.26 | DC | BW  
 3.19.26 | DC | BW

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Job # 22898

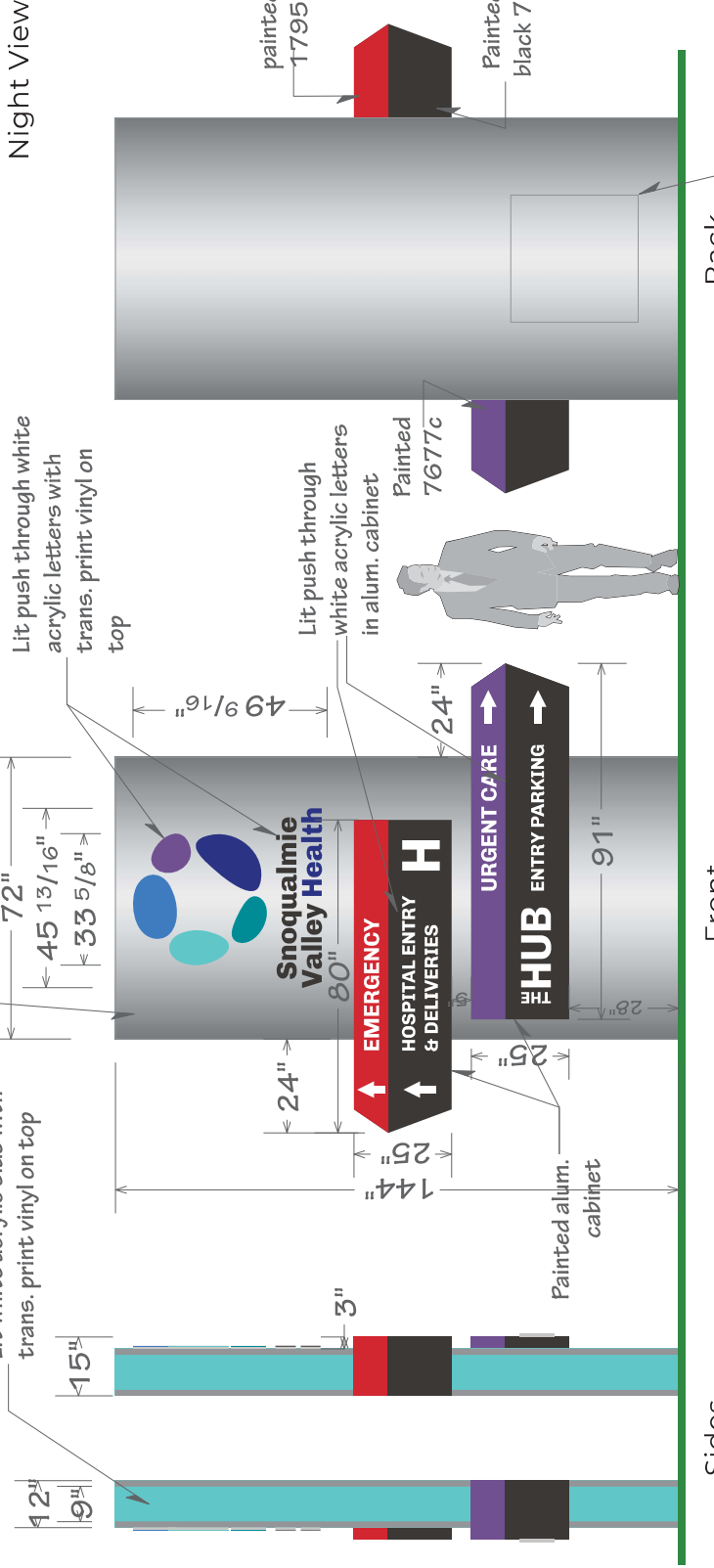
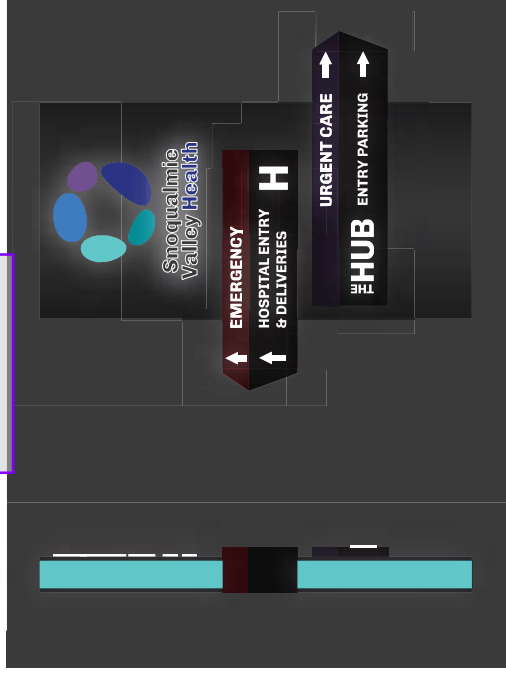


## Signage

**A 12'**

12' Alternative

Attachment E



Color spec.



Job # 22898 | ITEM 1 | 12' Lit Monument | Qty. 1 | Single Sided

Color Specifications



3/4" Thick LED white Acrylic

Vinyl: 3m 3630-20  
Lam: Luster 8519

Material Specifications

Mounting Method:

Install

**FOR APPROVAL**

Designer  
Bronson

Project Manager  
Nick Bruno

Sales Person  
Nick Bruno

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Approval:  
Date:

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2.10.26 | DC | BW  
3.19.26 | DC | BW

Contact  
Nichole Pas

Client  
Snoqualmie Valley  
Hospital

id  
Identity Signs  
Salt Lake, UT | Seattle, WA  
801.748.4750  
sales@idsignco.com

Item 2.



**id**  
**Identity Signs**  
 Salt Lake, UT | Seattle, WA  
 801.748.4750  
 sales@idsignco.com

Client  
 Snoqualmie Valley Hospital

Contact  
 Nichole Pas

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 2.10.26 | DC | BW  
 3.19.26 | DC | BW

Approval:  
 Date:

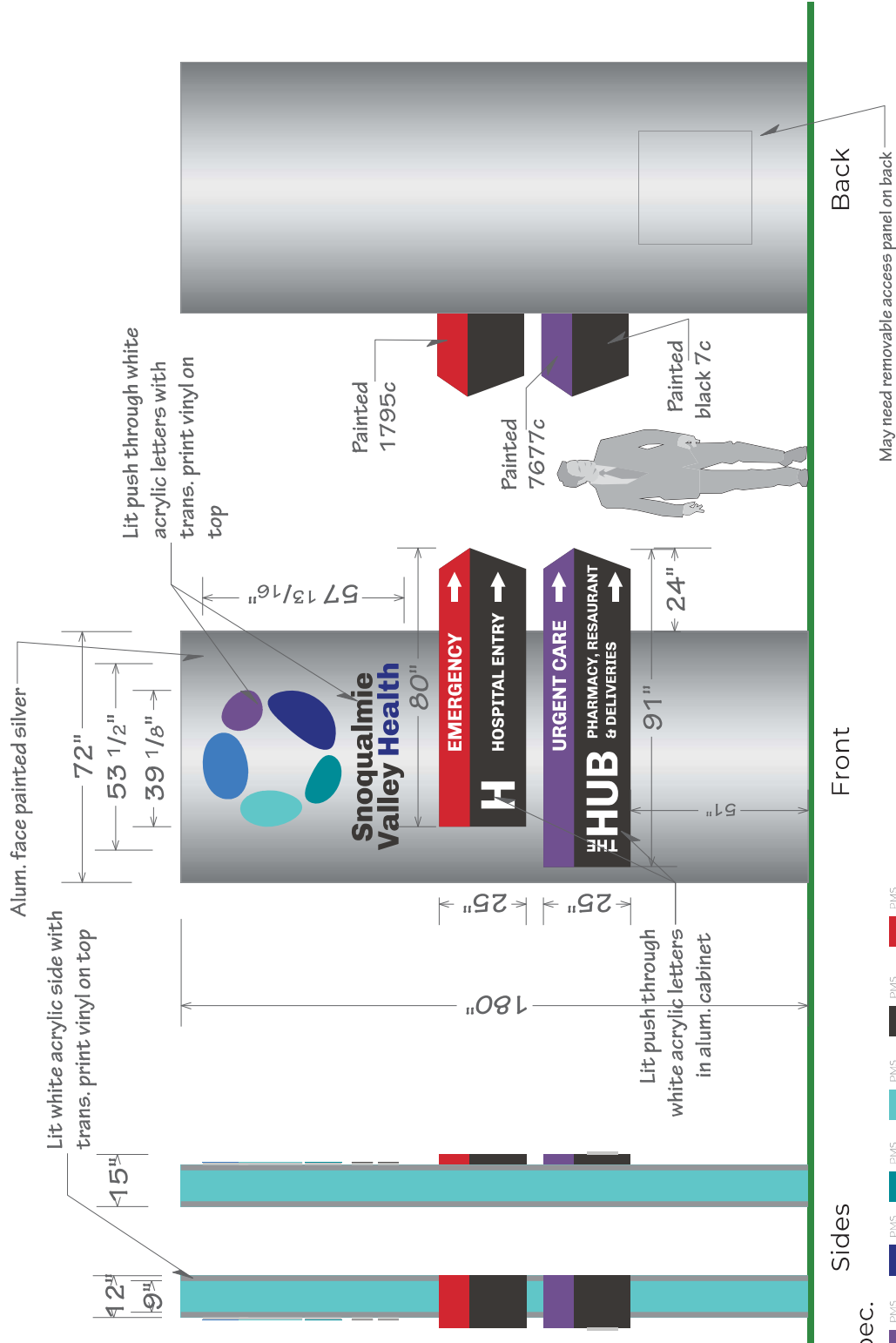
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 Nick Bruno

Project Manager  
 Nick Bruno

Designer  
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Item 2.



Color spec.

- PMS 560c
- PMS 7677c
- PMS 323c
- PMS 7677c
- PMS 323c
- PMS 323c
- PMS 323c
- PMS 1795c

<b>Job #</b> 22898	<b>ITEM</b> 2	<b>15' Lit Monument   Qty. 1   Single Sided</b>	<b>FOR APPROVAL</b>
<b>Color Specifications</b>	<b>Material Specifications</b>	<b>Mounting Method:</b>	Install
Color <span style="display: inline-block; width: 20px; height: 20px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> "SparMe Silver" Matthews Paint N 952SP Color <span style="display: inline-block; width: 20px; height: 20px; background-color: #ffffff; border: 1px solid black; margin-right: 5px;"></span> 3/4" Thick LED white Acrylic Color <span style="display: inline-block; width: 20px; height: 20px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> .080" Thick Aluminum Vinyl: 3m 3630-20 Lam: Luster 8519			



20' Preferred Alternative

20'



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Client: Snoqualmie Valley Hospital  
Contact: Nichole Pas

Date | Revision | Drawn By  
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10.5.25 | DC | BW  
11.4.26 | DC | BW  
2.10.26 | DC | BW  
3.19.26 | DC | BW

Approval:  
Date:

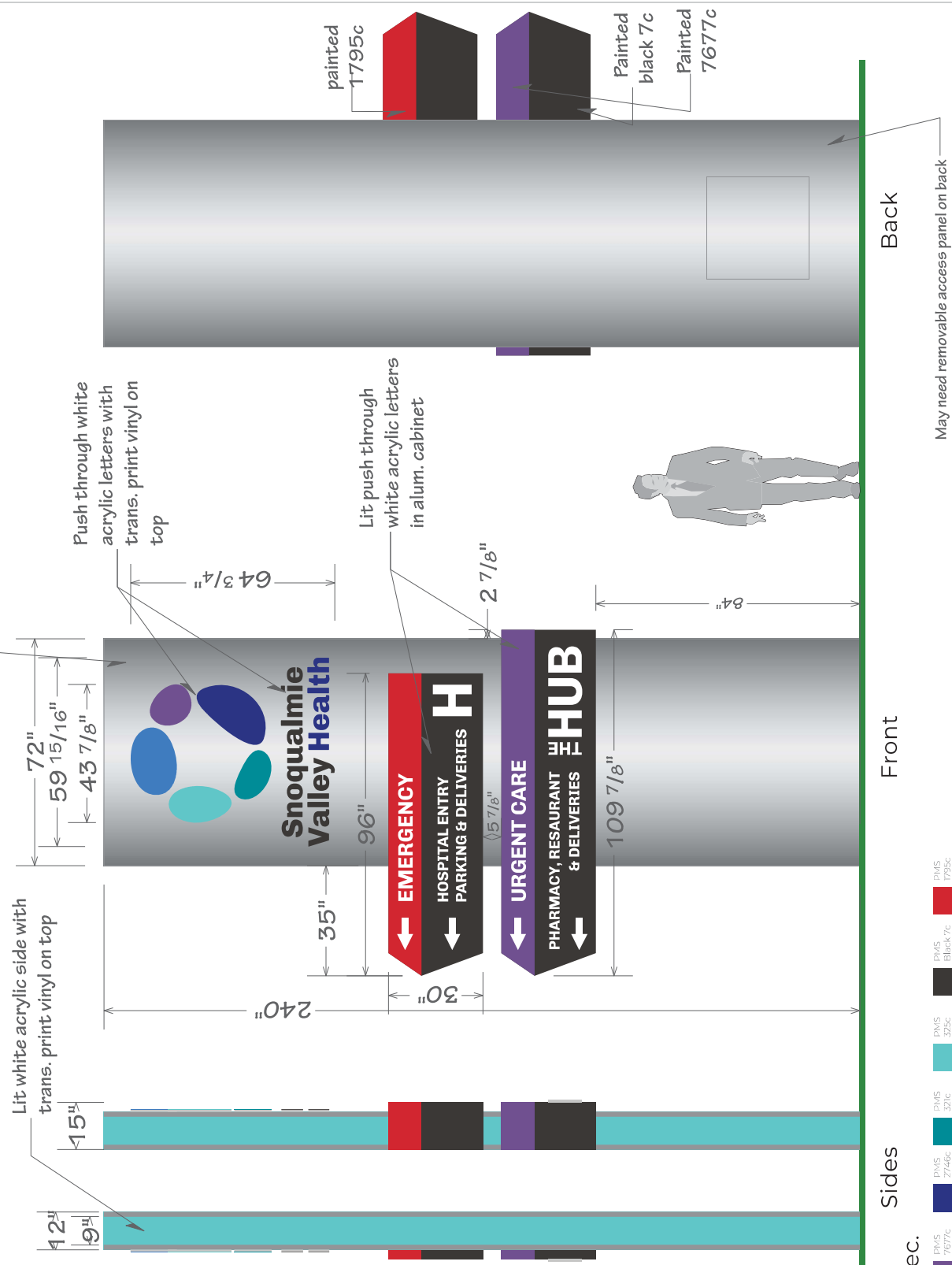
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Project Manager: Nick Bruno

Designer: Bronson

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<b>FOR APPROVAL</b>	
Mounting Method:	Install
Material Specifications:	Vinyl: 3m 3630-20 Lam: Luster 8519 Acrylic
Color Specifications:	92 "Sparkle Silver" Matthews Paint N 952SP
Item # 22898	ITEM 3
20' Lit Monument   Qty. 1   Single Sided	



20' Preferred Alternative

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 801.748.4750  
 sales@idsignco.com

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 Snoqualmie Valley Hospital  
 Contact  
 Nichole Pas

Date | Revision | Drawn By  
 8.18.25 | New Order | BW  
 10.5.25 | DC | BW  
 11.4.26 | DC | BW  
 2.10.26 | DC | BW  
 3.19.26 | DC | BW

Approval:  
 Date:

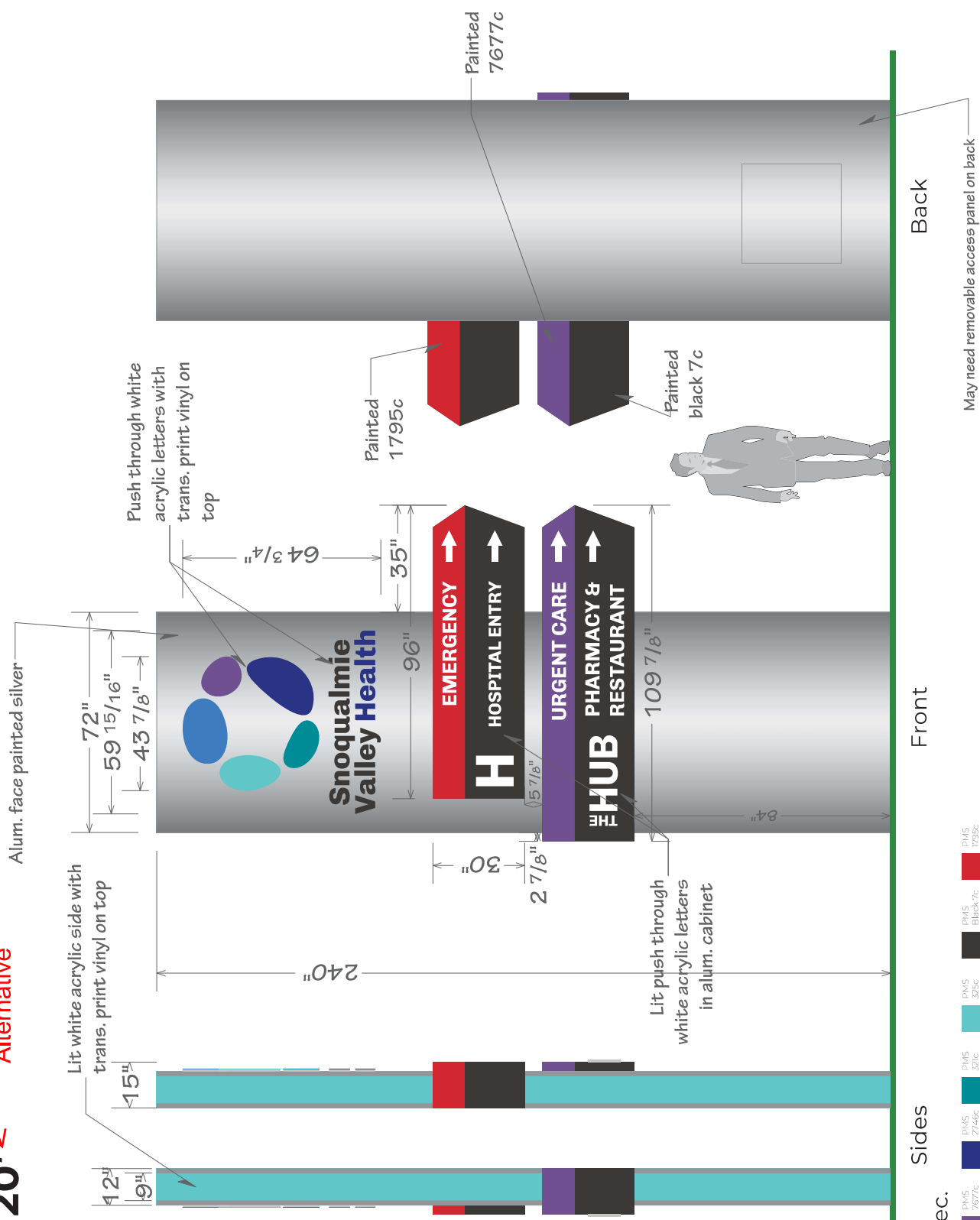
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Project Manager  
 Nick Bruno

Designer  
 Bronson

Item 2.



Sides

Front

Back

Color spec.

- PMS 560c PMS 7677c PMS 325c PMS 327c PMS 329c PMS Black 7c PMS 1795c

Job # 22898

ITEM 3 20' Monument | Qty. 1 | Single Sided

FOR APPROVAL

Color Specifications

93 Color "Sparkle Silver" Matthews Paint N 952SP

Material Specifications

.080" Thick Aluminum 3/4" Thick LED white Acrylic Vinyl: 3m 3630-20 Lam: Luster 8519

Mounting Method:

Install

May need removable access panel on back



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801.748.4750  
sales@idsignco.com

Client:  
Snoqualmie Valley  
Hospital

Contact:  
Nichole Pas

Date | Revision | Drawn By  
8.18.25 | New Order | BW  
10.5.25 | DC | BW  
1.14.26 | DC | BW  
2.10.26 | DC | BW  
3.19.26 | DC | BW

Approval:  
Date:

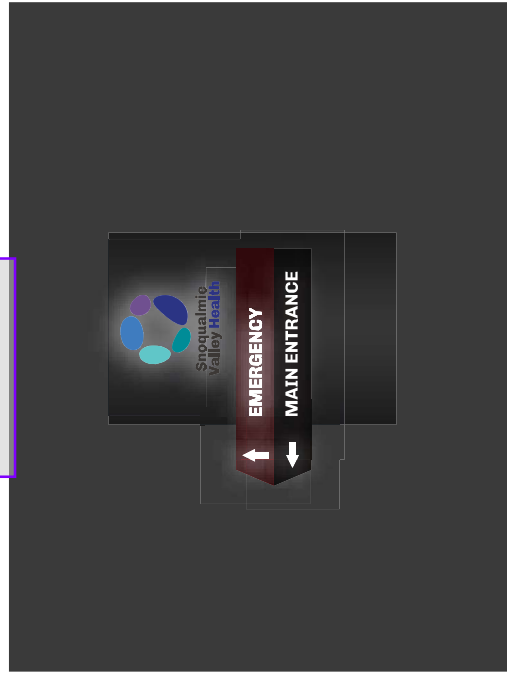
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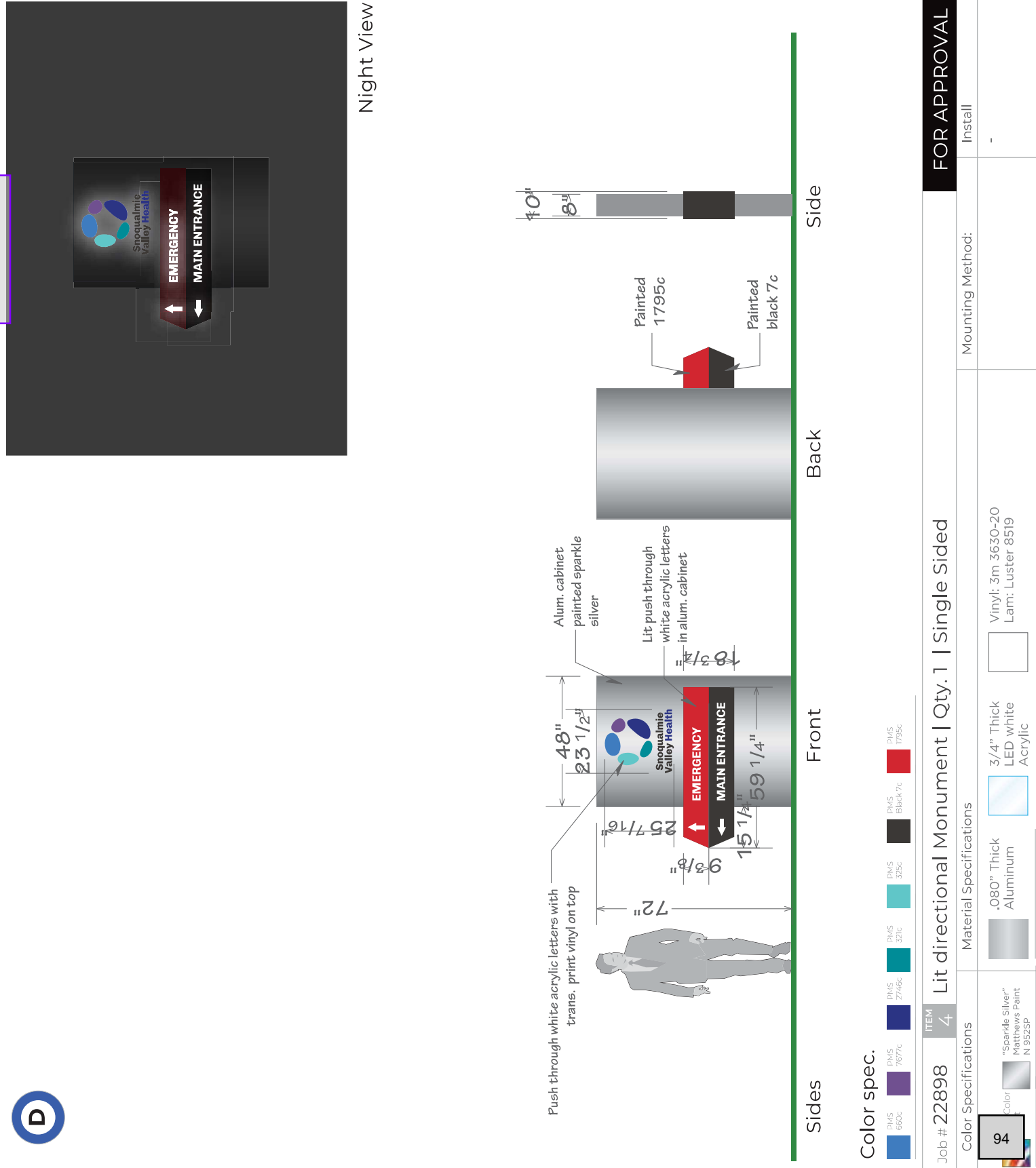
Project Manager  
Nick Bruno

Designer  
Bronson

Item 2.



Night View



Job # 22898		ITEM 4	Lit directional Monument   Qty. 1   Single Sided	
Color Specifications		Material Specifications		
94	"Sparkle Silver" Matthews Paint N 952SP	.080" Thick Aluminum		
Mounting Method:		Install		
FOR APPROVAL		-		



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Client:  
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Hospital

Contact:  
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10.5.25 | DC | BW  
1.14.26 | DC | BW  
2.10.26 | DC | BW  
3.18.26 | DC | BW

Approval:  
Date:

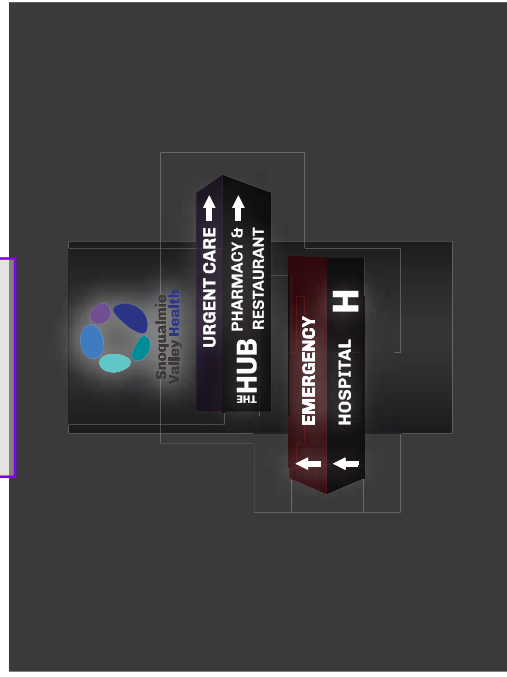
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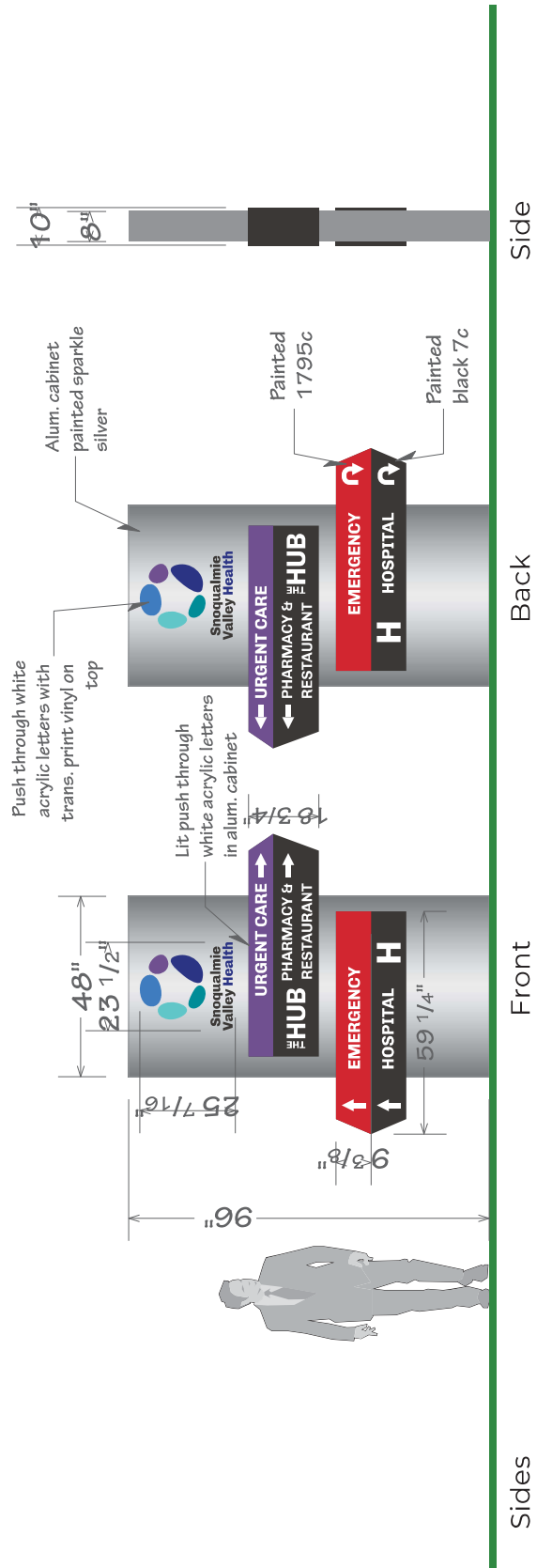
Project Manager  
Nick Bruno

Designer  
Bronson

Item 2.



Night View



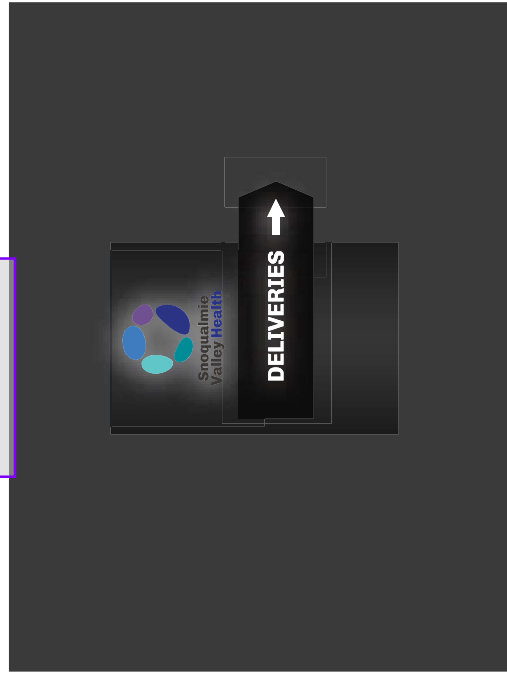
Color spec.

- PMS 560c
- PMS 7677c
- PMS 7746c
- PMS 321c
- PMS 325c
- PMS Black 7c
- PMS 1795c

FOR APPROVAL

Job # 22898 ITEM 5 Lit directional Monument | Qty. 1 | Double Sided >||<

Color Specifications	Material Specifications	Mounting Method:
95 Color: "SparMe Silver" Matthews Paint N 952SP	.080" Thick Aluminum	Install
	3/4" Thick LED white Acrylic	-
	Vinyl: 3m 3630-20 Lam: Luster 8519	



Night View



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801.748.4750  
sales@idsignco.com

Client:  
Snoqualmie Valley  
Hospital

Contact:  
Nichole Pas

Date | Revision | Drawn By  
8.18.25 | New Order | BW  
10.5.25 | DC | BW  
1.14.26 | DC | BW  
2.10.26 | DC | BW  
3.19.26 | DC | BW

Approval:  
Date:

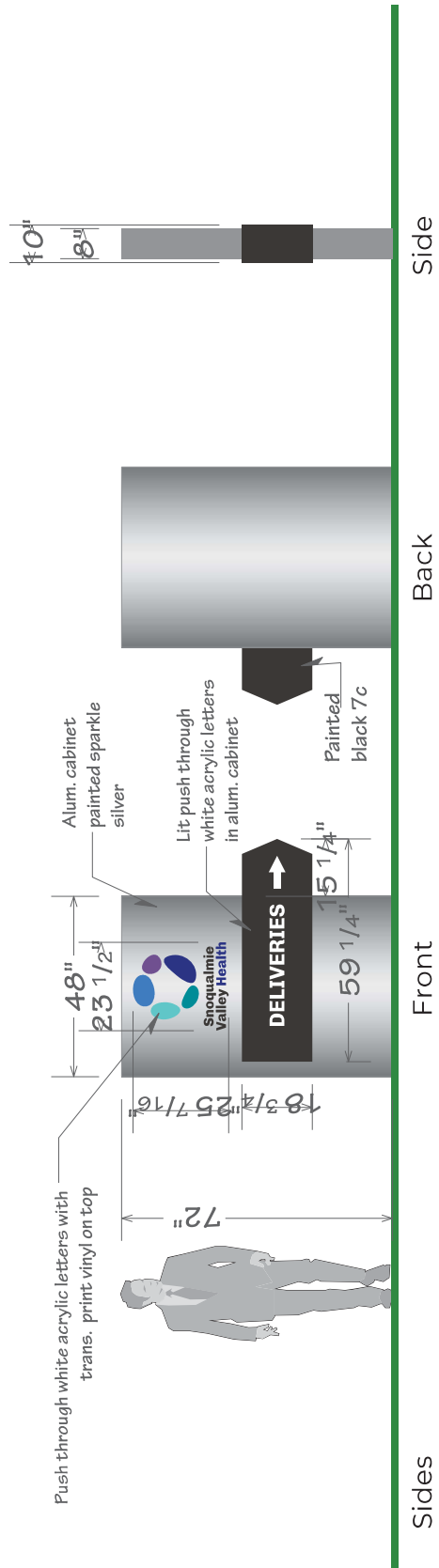
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Nick Bruno

Designer  
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Color spec.

- PMS 560c
- PMS 7677c
- PMS 7746c
- PMS 327c
- PMS 325c
- PMS Black 7c
- PMS 1795c

FOR APPROVAL

Job # 22898 ITEM 4 Lit directional Monument | Qty. 1 | Single Sided

Color Specifications	Material Specifications	Mounting Method:
96 Color: "SparMe Silver" Matthews Paint N 952SP	.080" Thick Aluminum 3/4" Thick LED white Acrylic	Install -

Vinyl: 3m 3630-20  
Lam: Luster 8519



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sales@idsignco.com

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Hospital

Contact:  
Nichole Pas

Date | Revision | Drawn By  
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10.5.25 | DC | BW  
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2.10.26 | DC | BW  
3.19.26 | DC | BW

Approval:  
Date:

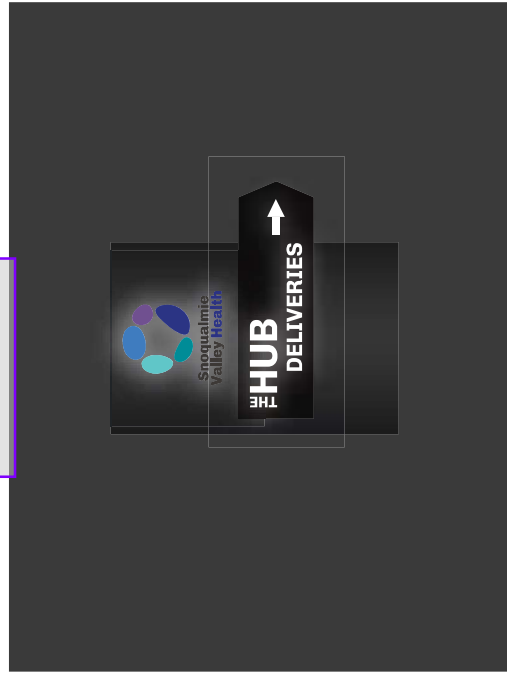
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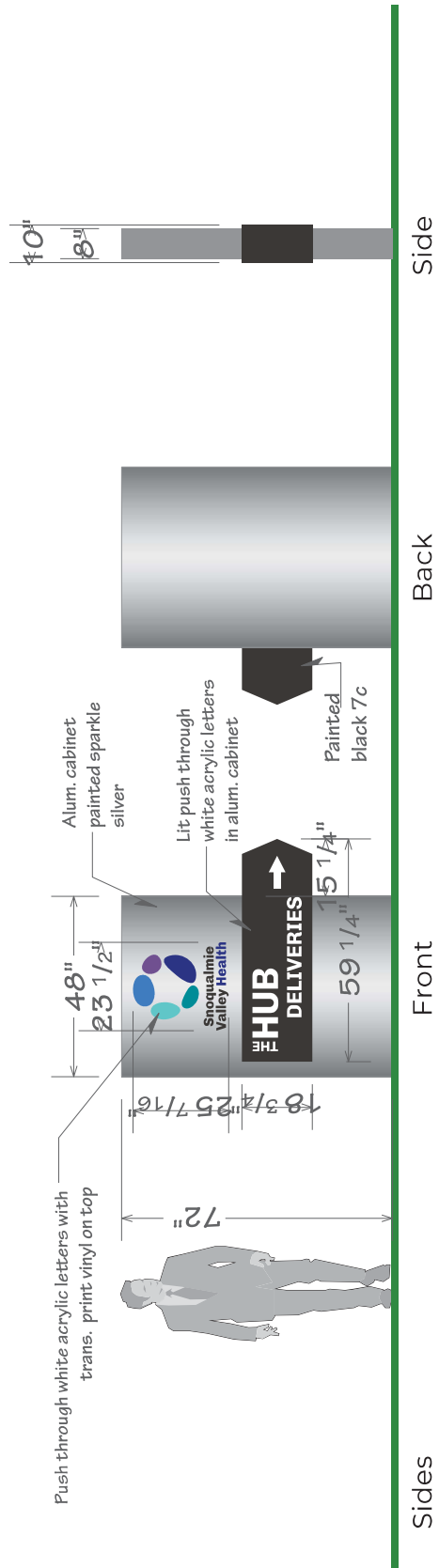
Project Manager  
Nick Bruno

Designer  
Bronson

Item 2.



Night View



FOR APPROVAL

Job # 22898 ITEM 4 Lit directional Monument | Qty. 1 | Single Sided

Color Specifications	Material Specifications	Mounting Method:
97 Color: "SparMe Silver" Matthews Paint N 952SP	.080" Thick Aluminum 3/4" Thick LED white Acrylic	Install -

Vinyl: 3m 3630-20  
Lam: Luster 8519

# APPENDIX G

## SIGNAGE

fw

# Signs

## A. INTRODUCTION

In addition to tenant identification, signs are a critical component of the design of a retail building. These standards recognize both the design importance of signs and the tenant's need for clear identification.

### A1. SIGN TYPES

Each tenant is allowed a variety of sign types based on street frontage and location. The two basic sign types allowed are:

- WALL SIGNS
- BLADE SIGNS

### A2. QUALITY SIGN INCENTIVE

In order to provide an incentive for higher quality wall signs, Sign Types deemed more interesting will be allowed a greater total sign area and a greater maximum height of individual letters.

The three basic wall sign groups are identified in order of preference:

- GROUP 1 SIGNS: Increase Basic Allowable Sign Area by 50%.  
Maximum "all caps" letter height of 18".
- GROUP 2 SIGNS: Increase Basic Allowable Sign Area by 25%.  
Maximum "all caps" letter height of 16".
- GROUP 3 SIGNS: No increase in Basic Allowable Sign Area.  
Maximum "all caps" letter height of 14".

### A3. DESIGN DEVIATIONS

Because creativity and whimsy in signage is encouraged, applicants with sign types not listed above will be evaluated on a case-by-case basis. (See attached examples of interesting sign types that could be permitted on an individual review).

Signs that gain approval will be deemed to have met the spirit of the guidelines and have created a visual impact that is "as good as or better" than the sign types identified above.



fw

# Signs

## B. DEFINITIONS & GENERAL SIGN CRITERIA

### B1. FRONTAGE DEFINITIONS

PRIMARY FRONTAGE:

Frontage of tenant on Center, Kinsey, Mayrand or Ridge.

SECONDARY FRONTAGE:

Frontage of tenant on Snoqualmie Parkway or rear parking lot.

### B2. MEASUREMENT CRITERIA

Total sign area will be determined by a series of contiguous boxes that enclose all parts of affixed sign. (See attached example).

### B3. ELECTRICAL RACEWAYS

Raceways, if used, shall be painted to match the background color of the surface the sign is affixed to.

### B4. STACKED LETTERS

If two rows of letters are used, the letters in the second row shall not exceed half the permissible height of the letters in the first row.

### B5. CORNER TENANTS

If a corner tenant elects to "wrap" their sign area allowance on two primary street facades, the total sign area allowance may increase by 5 square feet and be divided between the two facades.

### B6. PRIMARY/SECONDARY SIGN RELATIONSHIP

If Tenant's PRIMARY sign is:

Group 1

Group 2

Group 3

Tenant's SECONDARY sign shall be:

Group 1, 2 or 3

Group 2 or 3

Group 3

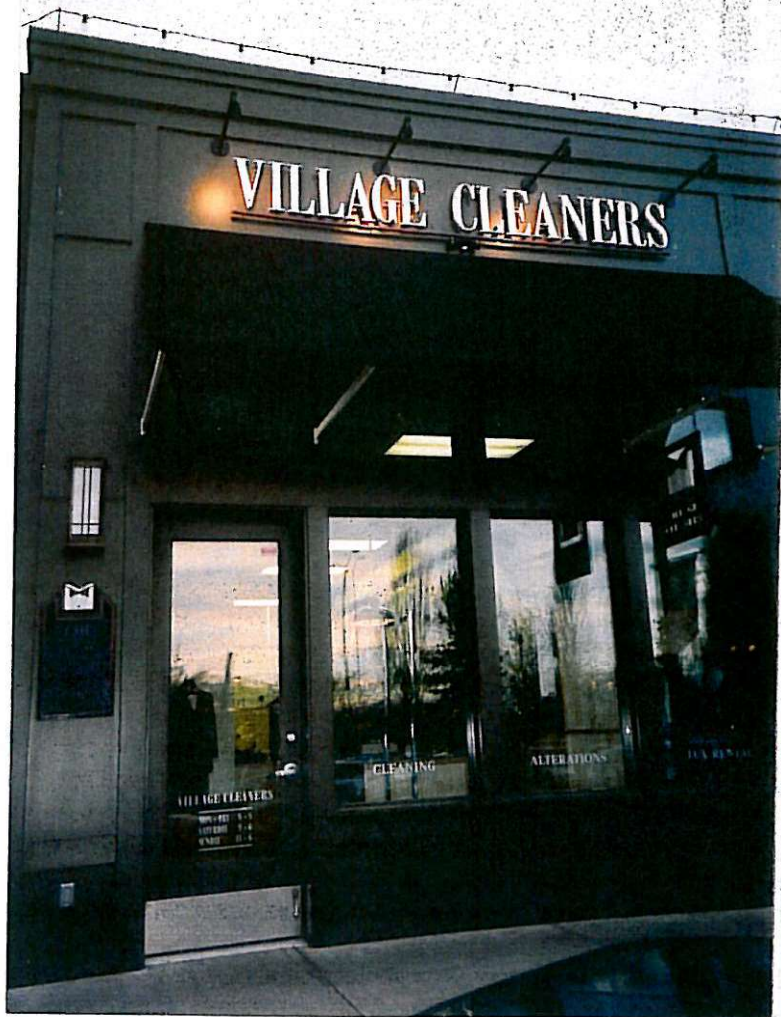
*ju*

# Signs

Attach Item 2.

## C. Wall Sign Examples: GROUP 1 SIGNS

Type 1A: ILLUMINATED BY OVERHEAD LIGHTS  
eg. Pallino Pastaria, Village Cleaners, Atlas Foods.



# Signs

C. Wall Sign Examples: GROUP 1 SIGNS

Type 1B: "HALO"-PIN MOUNTED, BACK LIT  
eg. Motivo, Banana Republic, Fran's, Fitigues



# Signs

## D. GROUP 1 SIGNS: Wall Sign Criteria

### D1. CALCULATION of ALLOWABLE SIGN AREA

SIGN AREA = Frontage x Area Factor x Incentive Factor

#### D1a. PRIMARY FRONTAGE:

For PRIMARY FRONTAGE, formula is:

SIGN AREA = LF x .60 FT x 1.50  
 where LF = lineal feet of Primary Frontage.

eg. 20 If Primary Frontage = (20 x .60 x 1.50) = 18 SF Sign Area  
 except as further defined by the following:

MINIMUM Allowed Sign Area: 10 SF  
 MAXIMUM Allowed Sign Area: 40 SF

#### D1b. SECONDARY FRONTAGE:

For SECONDARY FRONTAGE, formula is:

SIGN AREA = LF x .40 FT x 1.50  
 where LF = lineal feet of Secondary Frontage.

eg. 20 If Secondary Frontage = (20 x .40 x 1.50) = 12 SF Sign Area  
 except as further defined by the following:

MINIMUM Allowed Sign Area: 10 SF  
 MAXIMUM Allowed Sign Area: 27 SF

### D2. CALCULATION of MAXIMUM LETTER HEIGHT

		PRIMARY FRONTAGE	SECONDARY FRONTAGE
If all caps:	Max letter height:	18"	16"
If upper & lower case:	Max root height:	12"	10"
	Max ascender or descender:	12"	10"
	No letter shall exceed:	24"	20"



*W*

# Signs

## E. Wall Sign Examples: GROUP 2 SIGNS

Type 2A: OPEN PAN-CHANNEL, SINGLE-STROKE NEON  
eg. Delfino's, Tully's Coffee



# Signs

E. Wall Sign Examples: GROUP 2 SIGNS

Type 2B: INTERNALLY-ILLUMINATED WITH HALO EFFECT  
eg. Starbucks Coffee at Lakemont



# Signs

E. Wall Sign Examples: GROUP 2 SIGNS

Type 2C: NEON OVER FLUSH-CUT LETTER  
eg. Six Degrees



# Signs

E. Wall Sign Examples: GROUP 2 SIGNS

Type 2D: OPEN PAN-CHANNEL, DOUBLE-STROKE NEON  
eg. Saviano's



# Signs

E. Wall Sign Examples: GROUP 2 SIGNS

Type 2E: OPAQUE CAN SIGN WITH ILLUMINATED LETTERS  
eg. Best Cellars



# Signs

## F. GROUP 2 SIGNS: Wall Sign Criteria

### F1. CALCULATION of ALLOWABLE SIGN AREA

SIGN AREA = Frontage x Area Factor x Incentive Factor

#### F1a: PRIMARY FRONTAGE:

For PRIMARY FRONTAGE, formula is:

$$\text{SIGN AREA} = \text{LF} \times .60 \text{ FT} \times 1.25$$

where LF = lineal feet of Primary Frontage.

eg. 20 If Primary Frontage =  $(20 \times .60 \times 1.25) = 15 \text{ SF Sign Area}$   
except as further defined by the following:

MINIMUM Allowed Sign Area: 10 SF  
MAXIMUM Allowed Sign Area: 34 SF

#### F1b: SECONDARY FRONTAGE:

For SECONDARY FRONTAGE, formula is:

$$\text{SIGN AREA} = \text{LF} \times .40 \text{ FT} \times 1.25$$

where LF = lineal feet of Secondary Frontage.

eg. 20 If Secondary Frontage =  $(20 \times .40 \times 1.25) = 10 \text{ SF Sign Area}$   
except as further defined by the following:

MINIMUM Allowed Sign Area: 10 SF  
MAXIMUM Allowed Sign Area: 23 SF

### F2. CALCULATION of MAXIMUM LETTER HEIGHT

		PRIMARY FRONTAGE	SECONDARY FRONTAGE
If all caps:	Max letter height:	16"	14"
If upper & lower case:	Max root height:	10"	9"
	Max ascender or descender:	10"	9"
	No letter shall exceed:	20"	18"

# Signs

## G. Wall Sign Examples: GROUP 3 SIGNS

Type 3A: "CHANNELUME" LETTERS  
eg. Babylon, Starbucks Coffee at University Village

NOTE: Sign must have contrasting face and sides.



# Signs

G. Wall Sign Examples: GROUP 3 SIGNS

Type 3B: "BOX" SIGNS  
eg. ZAO Noodle Bar

NOTE: Sign must have interesting shapes and multiple colors.



# Signs

## H. GROUP 3 SIGNS: Wall Sign Criteria

### H1. CALCULATION of ALLOWABLE SIGN AREA

SIGN AREA = Frontage x Area Factor

#### H1a. PRIMARY FRONTAGE:

For PRIMARY FRONTAGE, formula is:

$$\text{SIGN AREA} = \text{LF} \times .60 \text{ FT}$$

where LF = lineal feet of Primary Frontage.

eg. 20 If Primary Frontage =  $(20 \times .60) = 12 \text{ SF Sign Area}$   
except as further defined by the following:

MINIMUM Allowed Sign Area: 10 SF  
MAXIMUM Allowed Sign Area: 27 SF

#### H1b. SECONDARY FRONTAGE:

For SECONDARY FRONTAGE, formula is:

$$\text{SIGN AREA} = \text{LF} \times .40 \text{ FT}$$

where LF = lineal feet of Secondary Frontage.

eg. 20 If Secondary Frontage =  $(20 \times .40) = 8 \text{ SF Sign Area}$   
except as further defined by the following:

MINIMUM Allowed Sign Area: 10 SF  
MAXIMUM Allowed Sign Area: 18 SF

### H2. CALCULATION of MAXIMUM LETTER HEIGHT

		PRIMARY FRONTAGE	SECONDARY FRONTAGE
If all caps:	Max letter height:	14"	12"
If upper & lower case:	Max root height:	9"	8"
	Max ascender or descender:	9"	8"
	No letter shall exceed:	18"	16"

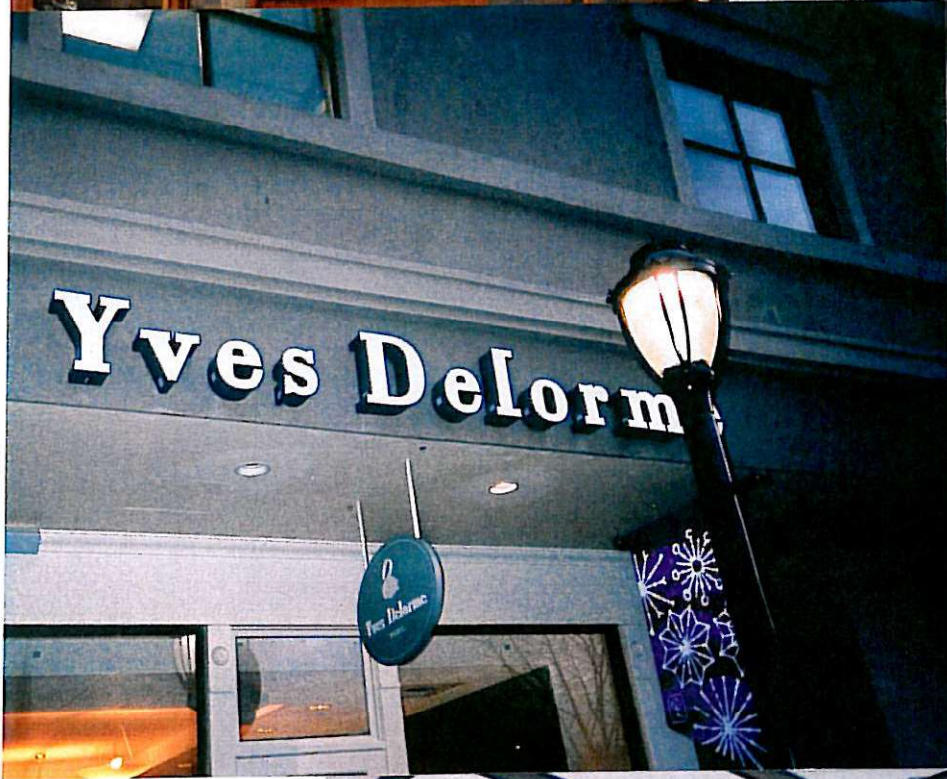
abcde f g

W

# Signs

Attach Item 2.

## I. BLADE SIGN EXAMPLES



# Signs

## J. BLADE SIGNS

### J1. DEFINITION:

Blade signs are defined as projecting or suspended rigid signs which are mounted perpendicular to the building facade. Their primary "audience" is pedestrians, and as such have specific requirements outlined below.

### J2. LOCATION:

Blade sign are REQUIRED on the facade containing the tenant's primary storefront entrance.

Blade signs are ALLOWED on the rear frontage if they are the ONLY SIGN on the tenant's rear frontage.

### J3. MAXIMUM SIZE:

4 sq. feet.

### J4. MINIMUM VERTICAL CLEARANCE:

8 feet.

### J5. CONTENT:

Blade signs may only contain logo, graphic and/or tenant's name.

### J6. CONSTRUCTION:

Blade signs shall be constructed of wood, MDO, MDF or metal. Signs may be illuminated by exterior incandescent lights (ie. "goosenecks") but may not be internally illuminated. Sign must be rigidly affixed to sign bracket.

### J7. DESIGN DEVIATIONS:

Creativity and whimsy is encouraged. As with wall signs, blade signs that do not strictly comply with these guidelines will be evaluated on a case by case basis.



Handwritten initials or mark.

Snoqualmie Ridge/ Neighborhood Center Retail Area

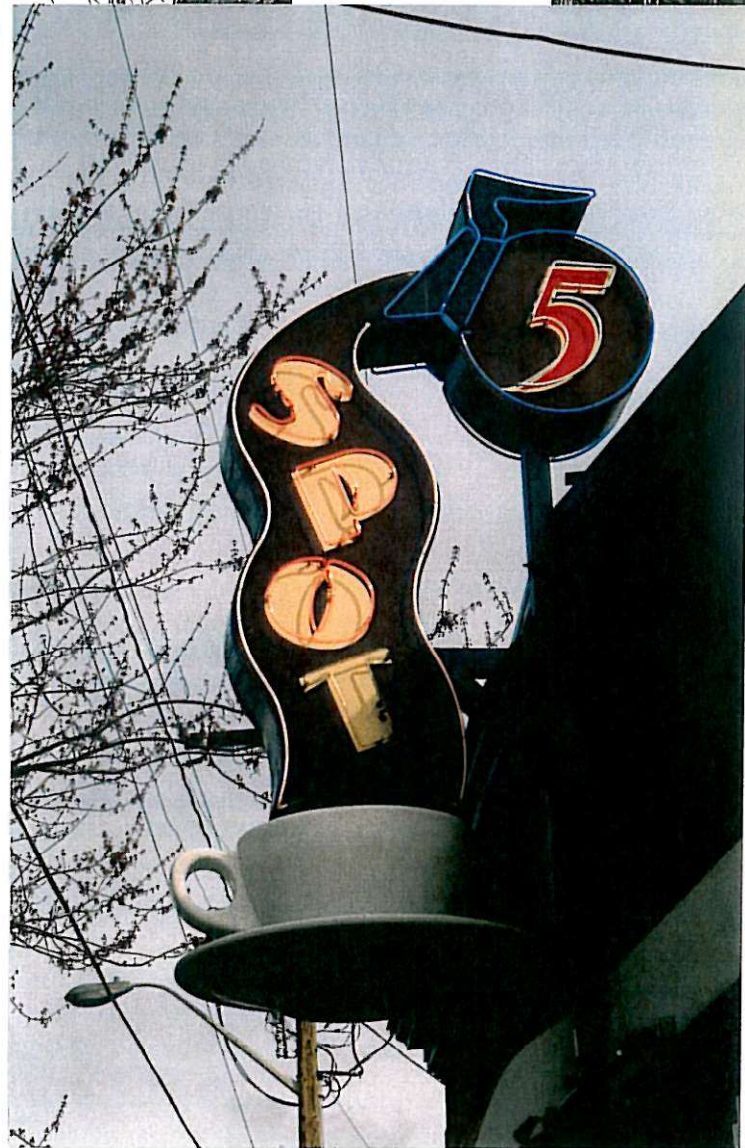
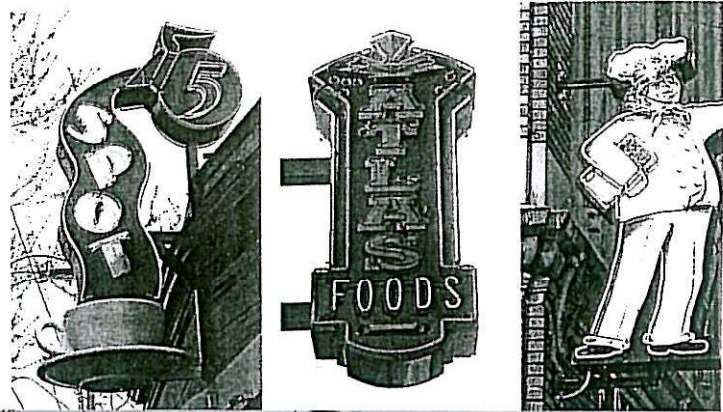
# Signs

## K. MEASUREMENT EXAMPLES



# Signs

## L. Whimsical Sign Examples





## MEMORANDUM

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TO: All Staff  
FROM: Mayor James Mayhew  
SUBJECT: Sign Code Enforcement  
DATE: June 11, 2026

I previously directed a temporary pause on sign code enforcements after concerns in connection with signage related to Battery Energy Storage System (BESS) project. There were concerns whether the City's current code could be applied in a way that improperly restricted protected speech, including political signage. The City's sign code generally governs commercial signage; the City defers to regulation under state law for political signs.

Following completion of an updated legal analysis, the City has begun a formal revision process for the Sign Code. As required by law, this process will proceed through the Planning Commission before final consideration by the City Council.

### **Resumed Limited Enforcement, Effective Immediately**

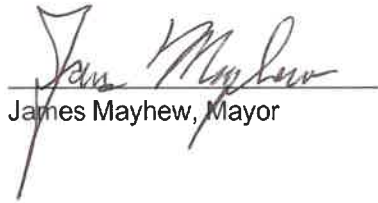
While the revision process is underway, the city will resume enforcement of the following sign placement restrictions.

- Signs located in a median.
- Signs located in the center island of a roundabout.
- Signs placed within 10 feet of an intersection, or that obstruct visibility for oncoming or turning vehicles.
- Signs that obstruct or could be confused with traffic signs, signals, or devices.
- Signs that overhang or project into a travel lane (unless permitted in compliance with that permit.)
- Signs placed in the public right-of-way directly in front of City property in a way that suggests City endorsement.
- Signs placed in the public right-of-way without the consent of the abutting property owner.

### **Enforcement Remains Paused for Other Right-of-Way Signage.**

The City will continue to pause enforcement regarding signs located in other portions of the public right-of-way—including parking strips, planting strips, and unpaved shoulders—while the code revision process is completed. Updated guidance will be issued once the revision process concludes.

Do not remove any signs from private property without first consulting the Legal Department. However, as noted above, a sign placed within the parking strip or planting strip directly in front of private property may be removed by or at the request of the property owner.



James Mayhew, Mayor