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NOTICE OF DECISION

Project: Snoqualmie Ridge II, Parcel S-20
Application: Conditional Use Permit CUP 17-0002
Related Applications: Minor Modification MOD 17-0001, Wall Height Waiver WHW 17-0001,
Mixed Use Consistency Review 17-0004
Applicant: Panorama Apartments LLC, c/o: David Ratliff
Submittal Date: May 25, 2017
Date Complete: June 22, 2017
Date of Hearing: November 8, 2017, continued to November 16, 2017
Decision Issued: January 23, 2018
Notice of Decision: February 2, 2018

Project Location:

Portion of tax parcels 785338-0690 and 022307-9078. The site is located to the north of Snoqualmie Valley Hospital and is accessed via Frontier Ave SE.

Project Description:

The application seeks approvals for a proposed 191-unit multifamily apartment project on Parcel S-20 of Snoqualmie Ridge II. The apartments will complete the affordable housing program requirements for Snoqualmie Ridge II. Parcel S20 is designated in the Snoqualmie Ridge II Mixed Use Final Plan for a density of 8-16 dwelling units per acre.

Decision

This Notice of Decision addresses only the Conditional Use Permit. The Hearing Examiner approved the Conditional Use Permit (CUP 17-0002) to allow four-story building heights on five of the eleven buildings. The Hearing Examiner's written decision, and supporting materials, are available in the Community Development Department at Snoqualmie City Hall, 38624 SE River Street, or on the City's website at <http://www.ci.snoqualmie.wa.us/390/Affordable-Housing>.

SEPA: A Final Environmental Impact Statement ("FEIS") for Snoqualmie Ridge II was issued on February 23, 2004. The FEIS identified and evaluated probable significant environmental impacts from the Mixed Use land use designation and zoning, approval and implementation of the Annexation Implementation Plan, approval and implementation of the Mixed Use Final Plan ("MUFP") and subsequent development approvals, and approval of the Development Agreement, for all development through build out of the Snoqualmie Ridge II proposal, including build out of Parcel S-20. The FEIS also recommended mitigation for probable significant impacts, which mitigation was incorporated into the Development Agreement and MUFP. Documents are available for review at the Community Development Department located at 38624 SE River Street. Per WAC 197-11-600(3), the FEIS was used for the Conditional Use Permit decision, because the proposed project was part of the overall Snoqualmie Ridge II proposal evaluated in the FEIS.

Appeals: Any appeal of the Hearing Examiner's Findings, Conclusions, and Decision must be filed within 14 days after the date of publication of this Notice of Decision (shown below), by the

close of business on that day (5:00pm). If the 14 days concludes on a weekend day (Saturday or Sunday), then the deadline is the immediately following Monday by the close of business. An appeal must be filed in accordance with the provisions of Chapter 14.40 SMC, and must set forth the factual and legal basis for the appeal. An appeal of the Hearing Examiner's Findings, Conclusions, and Decision would be heard by the City Council as a closed record appeal proceeding in accordance with Chapter 14.40 SMC.

Published: February 2, 2018