

CITY OF SNOQUALMIE  
GENERAL LAND USE APPLICATION

- Short Plat (or Subdivision)
- Design Review Board
- Conditional Use Permit
- Mixed Use Development Permit
- Planned Unit Development Permit
- Variance
- Binding Site Improvement Plan
- Unclassified Use Permits
- Preliminary Plat
- Comp Plan Change
- Temporary Use Permit
- Tree Removal Permit
- Other PR/PCI Master Plan

**Applicant/agent** Rachel Nathanson, Nathanson Associates

Mailing address 2581 NE 85<sup>th</sup> St, Seattle, WA 98115

Office Phone 206-528-2818 Mobile Phone \_\_\_\_\_ Other Phone \_\_\_\_\_

Email address rachel@nwlink.com

**Property Owner** Muckleshoot Indian Tribe

Address 39015 172<sup>nd</sup> Ave SE, Auburn, WA 98092-9763

Office Phone 253-939-3311 Mobile Phone \_\_\_\_\_ Other Phone \_\_\_\_\_

Email address \_\_\_\_\_

**Project Address or location** Morgan Parcel, SR-202 and Tokul Road

Parcel number 302408-9065, 192408-9041, 192408-9035, 302408-9082

Legal Description PARCEL A

That portion of the southwest quarter of the southeast quarter of Section 19, Township 24 North, Range 8 East, W.M., in King County, Washington, lying westerly of the westerly margin of Tokul Road Southeast (also known as Adolph Weller County Road);

PARCEL B

That portion of Government Lot 8 in Section 30, Township 24 North, Range 8 East, W.M., in King County, Washington, lying westerly of the westerly margin of Tokul Road Southeast (also known as Adolph Weller County Road);

PARCEL C

Lot B of City of Snoqualmie Lot line Adjustment No. 98004, recorded May 30, 1989 under recording No. 8905300788, in King County, Washington;

Except that portion conveyed to City of Snoqualmie, a Washington Municipal Corporation as disclosed by statutory warranty deed, recorded June 30, 2005 under recording no. 20050630001949.

PARCEL D

That portion of the following described property lying east of the east margin of the right-of-way of State Road No. 2 (also known as SR 202), lying in Government Lots 2, 3 and 4, Section 19, Township 24 North, Range 8 East, W.M., in King County, Washington, and being more particularly described as follows:

Beginning at the south quarter of said Section 19;

Thence along the east line of Government Lot 3, North 0°29'50" East a distance of 1,322.18 feet to the northeast corner of said Lot 3;

Thence along the north line of said Lots 3 and 2, North 89°02'00" West a distance of 2,290 feet, more or less, to the left bank of the Snoqualmie River;

Please see reverse side.

**For Office Use Only**

Date \_\_\_\_\_ Rec'd By \_\_\_\_\_

File # \_\_\_\_\_ Zone \_\_\_\_\_

Fee \_\_\_\_\_ Receipt # \_\_\_\_\_

**Date Approved by:**

\_\_\_\_\_ Staff

\_\_\_\_\_ Planning Commission

\_\_\_\_\_ Design Review Board

\_\_\_\_\_ City Council

**Action Taken:**

\_\_\_\_\_ Approved

\_\_\_\_\_ Denied

Thence northerly along said left bank of the river to the west line of said Section 19;  
Thence along the west line of said Section 19, South 1°21'20" West a distance of 1,660 feet, more or less, to the southwest corner of said Section 19;  
Thence along the south line of said Section 19, South 88°50'20" East a distance of 377.16 feet;  
Thence North 5°49'20" West a distance of 44.19 feet;  
Thence North 15°12'20" East a distance of 56.04 feet;  
Thence North 8°06'10" West a distance of 198.73 feet;  
Thence North 60°13'00" West a distance of 120.23 feet;  
Thence North 11°48'20" East a distance of 208.86 feet;  
Thence North 0°53'00" East a distance of 213.90 feet;  
Thence North 21°33'20" West a distance of 45.59 feet;  
Thence South 78°52'20" East a distance of 489.80 feet;  
Thence South 21°27'00" West a distance of 184.22 feet;  
Thence South 31°28'10" East a distance of 89.19 feet;  
Thence North 55°33'50" East a distance of 630.43 feet;  
Thence South 35°23'40" East a distance of 1,054.95 feet to a point on the south line of said Section;  
Thence along said south line South 88°50'20" East a distance of 595.86 feet to the POINT OF BEGINNING;

The undersigned applicant, and his/her/its heirs, and assigns, in consideration of the processing of the application agrees to release, indemnify, defend and hold the City of Snoqualmie harmless from any and all damages, including reasonable attorney's fees arising from any action or infraction based in whole or in part upon false, misleading, inaccurate or incomplete information furnished by the applicant, his/her/its agents or employees.

The undersigned applicant grants his/her/its permission for public officials and the staff of the City of Snoqualmie to enter the subject property for the purpose of inspection and posting attendant to this application

The information given is said to be true under penalty of perjury by the Laws of the State of Washington.

**Signature of Property Owner\*:** Brian P Ward Date 4/2/18  
*\*I certify that I am the owner of the property depicted on the above section marked "project address or location" and, if applicable, I hereby give consent to my authorized applicant/agent, who is identified above by the section marked "applicant/agent", to apply for any and all necessary permits for proposed project hereby identified below in the section marked "Details of project or Proposed Use"*

**Signature of Applicant/Authorized Agent:** Rachel Hanson Date 4/2/18  
*\*I am an authorized agent representing the landowner(s) and have been given consent by the land owner(s) to seek permits.*  
Relation to project: LAND USE CONSULTANT

Please see reverse side.

CITY OF SNOQUALMIE  
GENERAL PROJECT/SITE INFORMATION

All of the following questions should be answered prior to submitting this application form. If a question is not applicable to your project, answer the question with n/a.

1. Details of project or Proposed Use: Planned Residential/Planned Commercial Industrial Master Use Application for a 182-room hotel, with flexible meeting and event space, spa and fitness center, and managed hotel residential units, along with up to 150 residential homesites.
2. Will the project be temporary? No If Yes, how long? Permanent
3. Do you propose to develop this project in phases? Yes If yes, describe: Project will be built in phases beginning in 2018 and completed in 2022.
4. Project Date:
  - a) Land Area 49.6 Acres
  - b) Proposed parking spaces 400
  - c) Building Heights Max. 55 ft
  - d) Average slope of site 0-25%, mostly flat
  - e) Lot Area Coverage (Hotel only, residential TBD)  
Building 208,000 SF 26%  
Paving 105,632 SF 15 %  
Landscaping 544,500 SF 58 %
  - f) Number of proposed lots up to 150
  - g) Proposed name of subdivision TBD
  - h) Has the property been subdivided before? No If yes, what is the Planning Department file number? \_\_\_\_\_
5. Existing Zoning Planned Residential, Planned Commercial and Business
6. Proposed Use of Structure/Subdivision Hotel and Residential

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7. Is this site designated for special consideration on the City's Flood Hazard Base Map?  
Yes \_\_\_\_\_  
No X
8. If you wish to have copies of City correspondence, staff reports or other documents sent to addresses other than the applicant or property owner, please indicate below:

Name \_\_\_\_\_ Address \_\_\_\_\_  
Name \_\_\_\_\_ Address \_\_\_\_\_  
Name \_\_\_\_\_ Address \_\_\_\_\_

Please see reverse side.