

RESOLUTION 2018-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SNOQUALMIE, WASHINGTON, ADOPTING FINDINGS OF FACT, CONCLUSIONS OF LAW AND PROPOSED CONDITIONS OF APPROVAL, AND RECOMMENDING APPROVAL OF THE SALISH EXPANSION PLANNED RESIDENTIAL AND PLANNED COMMERCIAL/INDUSTRIAL MASTER PLAN, NO. PCI 18-0001.

WHEREAS, the City of Snoqualmie (“City”) and the Muckleshoot Indian Tribe (“MIT”) are parties to agreed to the Amended and Restated Development Agreement entered into on May 9, 2016 (“Development Agreement”); and

WHEREAS, the Development Agreement provides the terms and conditions governing the development of properties commonly known as the Tokul Parcel and Morgan Parcels with a conference-oriented hotel with up to 250 rooms, approximately 25,000 square feet of meeting space, a spa, a restaurant and bar with up to 570 seats, recreational facilities of approximately 12,000 square feet, a minipark and trails, and realignment of Tokul Road and its intersection with State Route (“SR”) 202; and

WHEREAS, the Development Agreement requires that, prior to any development, MIT shall obtain a Planned Commercial/Industrial and Planned Residential and Master Plan approval (“PCI/PR Master Plan”); and

WHEREAS, on April 2, 2018, MIT submitted its application for a PCI/PR Master Plan approval; and

WHEREAS, on April 30, 2018, the City determined the application to be complete; and

WHEREAS, under SMC Section 17.15.050(H) and SMC Section 17.20.050(K), a Planned Commercial/Industrial and Planned Residential Master Plan application is subject to the process and requirements for a Planned Unit Development application as described in SMC Section 17.50.090; and

WHEREAS, SMC Section 17.50.090(D) and (E) require the Planning Commission to hold a public hearing and make a recommendation to the City Council, followed by review and final decision by the City Council on the proposed PCI/PR Master Plan application; and

WHEREAS, the Community Development Director transmitted the complete application including a proposed review schedule to the Planning Commission for consideration and recommendation on May 10, 2018; and

WHEREAS, the Planning Commission held a public hearing on July 16, 2018, regarding the PCI/PR Master Plan application; and

WHEREAS, following the close of the July 16, 2018, public hearing, the Planning Commission held the written record open until 5:00 p.m. on July 17, 2018, only for the specific purpose of receiving additional historical documentation submitted by the Snoqualmie City Attorney; and

WHEREAS, the Planning Commission discussed and deliberated on the PCI/PR Master Plan application at its July 25, 2018, special meeting; and

WHEREAS, the Planning Commission further discussed and deliberated on the PCI/PR Master Plan application at its August 6, 2018 regular meeting; and

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SNOQUALMIE, WASHINGTON, as follows:

Section 1. Adoption of Findings of Fact. The Findings of Fact, Conclusions of Law, and Proposed Conditions of Approval as shown in Attachment A are hereby adopted by the Planning Commission as if set forth here in full.

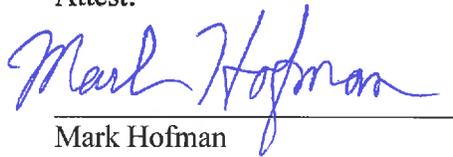
Section 2. Recommendation. Based on the Findings of Fact, Conclusions of Law, and Proposed Conditions of Approval, the Planning Commission recommends the City Council approve PCI 18-0001, the Salish Lodge & Spa Expansion Planned Residential and Planned Commercial/Industrial Master Plan, subject to the Planning Commission's proposed Conditions of Approval set forth in Attachment A hereto.

PASSED by the Planning Commission of the City of Snoqualmie, Washington this 14th day of August, 2018.



Kenya Rose Dillon, Chair

Attest:



Mark Hofman

Community Development Director

ATTACHMENT A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

PCI 18-0001, Salish Expansion Planned Residential and Planned Commercial/Industrial Master Plan

The Planning Commission of the City of Snoqualmie hereby makes the following findings of fact and conclusions of law. Any finding of fact that should be properly be considered to be a conclusion of law, and any conclusion that should be properly be considered to be a finding of act, shall be so considered.

I. FINDINGS OF FACT

State Environmental Policy Act Review

1. In 2001, Gateway Cascades (“Gateway”) prepared and submitted to the City of Snoqualmie (“City”) an expanded environmental checklist (“Expanded Checklist”) under State Environmental Policy Act, Ch. 43.21C RCW (“SEPA”), for construction of a proposed 250-room conference-oriented hotel, a 110-home residential subdivision, and realignment of Tokul Road and its intersection with State Route (“SR”) 202, all on property known as the Morgan and Tokul Parcel.
2. Gateway’s proposal, as described in the Expanded Checklist, included: adoption of an Annexation Implementation Plan; adoption of amendments to Chapters 17.15 and 17.20 of the Snoqualmie Municipal Code; approval of a development agreement under RCW 36.70B.170; annexation approval; approval of Planned Commercial / Industrial and Planned Residential Plans pursuant to Title 17 of the SMC; and issuance of development permits/approvals for construction of a 250-room hotel/conference center, residential dwelling units, minipark and trails, and realignment of Tokul Road.
3. The Expanded Checklist is comprised of two volumes. Volume I totals 129 pages and includes a completed environmental checklist addressing the potential for significant impacts to the elements of the natural and built environment itemized in WAC 197-11-444, an expanded analysis of certain elements of the environment (water, wetlands, land use, and the proposal’s relationship to adopted plans and policies), and a list of 69 proposed mitigation measures. Volume II totals 593 pages in seven (7) technical appendices, including: a Soils, Ground Water and Geologic Hazards report (276 pages); a Drainage Report (39 pages); a Water Quality report (48 pages); a Wetlands and Wildlife Assessment (131 pages) a Transportation report (67

pages); a Preliminary Engineering report (24 pages) and copies of relevant Zoning Code amendments (8 pages).

4. On June 11, 2003, the City's SEPA Responsible Official issued a Mitigated Determination of Nonsignificance ("MDNS"), which determined that the proposal described above would not have a significant adverse impact on the environment, provided that the proposal complied with applicable City codes and the specific conditions of the MDNS, and that therefore preparation of an environmental impact statement ("EIS") was not required.
5. The MDNS contains 36 Findings concerning potential environmental impacts, and 33 specific mitigation measures that were to be incorporated as conditions of subsequent project approvals in order to avoid or mitigate the potential impacts identified in the MDNS Findings.
6. The City issued a SEPA Addendum to the MDNS on January 13, 2016, and a second Addendum May 9, 2016. that provided an updated project description based on amendments to the development agreement, as well as additional environmental information.
7. The City issued an Addendum to the Expanded Environmental Checklist, on July 13, 2018. This third Addendum adopted the additional environmental information reflected in the 2016 MDNS addenda as well as additional environmental information, as follows:
 - a. Cultural Resource Assessment dated February 2008, regarding the Tokul Roundabout;
 - b. Cultural Resource Assessment dated June 2008, regarding Tokul Roundabout mitigation site;
 - c. SEPA Mitigation Determination of Nonsignificance for Tokul Roundabout dated September 2, 2008;
 - d. Salish Lodge Expansion Traffic Analysis Addendum dated September 3, 2015, by Michael Read, P.E., of Traffic Engineering Northwest (TENW).
 - e. Subsurface Exploration, Geologic Hazard, and Geotechnical Engineering Report: Salish Expansion- Lower Parking Area Improvements, dated April 30, 2018, and prepared by Associated Earth Sciences Incorporated for the Muckleshoot Indian Tribe;
 - f. Letter Dated April 13, 2016, from SWCA's Michele Parvey to Perteet's Construction Engineering Supervisor Mark Holmes, transmitting Results of Cultural Resources Monitoring for the Tokul Road Roundabout Construction;
 - g. Cultural Resource Analysis- Management Summary, dated September 28, 2016, and prepared by Kelly R. Bush of ERCI for the Muckleshoot Indian Tribe regarding the Morgan Parcels;

- h. Fiscal Impacts Summary, dated March 26, 2018, and prepared by ECO Northwest for the Muckleshoot Indian Tribe; and
- i. Letter of Comment from the State of Washington Department of Archaeology & Historic Preservation (“DAHP”), dated June 26, 2018, and prepared by Gretchen Kaehler for the Salish Lodge and Spa Expansion PCI 18-0001, Archaeological Investigation Report: Morgan Parcels, Snoqualmie Falls, King County, Washington.

Annexation Implementation Plan

8. By motion of the City Council approved on July 14, 2003, and as contemplated by Gateway’s proposal described in the expanded environmental checklist and the MDNS, the City approved the Snoqualmie Falls Planning Area Annexation Implementation Plan, which included the Morgan and Tokul Parcels.

Amendment of Snoqualmie Municipal Code provisions.

9. By adoption of Ordinance No. 933 on August 13, 2003, the Snoqualmie City Council amended Chapters 17.15 and 17.20 of the Snoqualmie Municipal Code, thereby adjusting development regulations concerning Planned Residential and Planned Commercial / Industrial Plans.
10. By adoption of Ordinance No. 949 on March 8, 2004, the Snoqualmie City Council established zoning designations for the Morgan and Tokul Parcels consistent with their corresponding land use designations in the Snoqualmie Comprehensive Plan, “to-wit, Planned Residential, SMC 17.15.050 and Planned Commercial/Industrial, SMC 17.20.050, such zoning to be effective immediately upon annexation, to be effective upon annexation of those properties into the City of Snoqualmie.”

Annexation of Morgan and Tokul Parcels.

11. By adoption of Ordinance No. 950 on March 8, 2004, the Snoqualmie City Council annexed the Morgan and Tokul Parcels into the City of Snoqualmie.

Development Agreement

12. By motion adopted on March 8, 2004 and ratified by subsequent adoption of Resolution No. 703 on April 12, 2004, the Snoqualmie City Council approved a Development Agreement with Gateway for development of the Morgan Parcel and Tokul Parcels.
13. The City and Gateway agreed to amend the Development Agreement on June 14, 2005 (“First Amendment”), approved by the City Council via Resolution No. 751, due to changed circumstances.
14. The City and Gateway agreed to a Second Amendment to the Development Agreement (“Second Amendment”), which was approved by the City Council by Motion on April 9, 2007, to correct the legal description for the Morgan Parcel.

15. Gateway conveyed the Tokul Parcel to the City in June 2005, for the purposes of constructing the Tokul Roundabout.
16. The Muckleshoot Indian Tribe (“MIT”) purchased the Morgan Parcel from Gateway in October 2007.
17. The City and MIT agreed to further amend the Development Agreement on March 23, 2009 (“Third Amendment”), approved by the City Council via Resolution No. 895, in order to extend the reservation of sewer capacity.
18. The City and MIT agreed to further amend the Development Agreement on February 8, 2010 (“Fourth Amendment”), approved by the City Council via Resolution No. 940, to extend the term of the Development Agreement, provide for a Muckleshoot Tribe voluntary traffic mitigation contribution of \$430,000 towards the Tokul Roundabout costs, and increase the number of allowed homes from 110 to 175.
19. The City and MIT agreed to further amend the Development Agreement on December 10, 2012 (“Fifth Amendment”), approved by the City Council via Resolution No. 1175, to provide for an additional MIT voluntary contribution of approximately \$1.6 million for the purpose of constructing the Tokul Road Roundabout to mitigate potential traffic impacts, and to also revise the term of the Development Agreement.
20. The City and MIT agreed to an amended and restated development agreement on May 9, 2016.
21. The Amended and Restated Development Agreement provides for the development of the following land uses: A 250-room hotel with approximately 25,000 square feet of meeting space, restaurant and bar with approximately 570 seats, and recreational facilities of approximately 12,000 square feet; and up to 175 residential units.

PCI / PR Plan Process

22. Per SMC 17.15.050(A), a Planned Residential application is required for parcels zoned PR and larger than 2 acres in size.
23. Per SMC 17.20.050(B), a Planned Commercial/Industrial application is required for parcels zoned PCI and larger than 2 acres in size.
24. The Project consists of two or more contiguous parcels in common ownership which lie within the PR, PCI, and BR-2 zones. Per SMC 17.15.050(D) and SMC 17.20.050(D), the owner may submit a combined PR/PCI Master Plan application including all properties.
25. The MIT submitted an application for a Planned Residential and Planned Commercial/Industrial Master Plan on April 2, 2018.

26. On April 26, 2018, Mayor Matthew R. Larson wrote Snoqualmie Indian Tribe chairwoman Jolene Williams to notify the Snoqualmie Tribe that the City had received the PR/PCI Master Plan application. Mayor Larson's letter was both hand-delivered and transmitted electronically by electronic mail, and was accompanied by a full set of the PR/PCI Master Plan application materials.
27. The City determined that the application was complete on April 30, 2018.
28. A Notice of Application for a Planned Residential and Planned Commercial/Industrial Master Plan was published on May 11, 2018. The notice was mailed to all property owners within 2,000 feet of the exterior property line of the subject property, to the Applicant, to the City's SEPA determination distribution list, and to others requesting specific notice, on May 9, 2018. The Notice of Application was posted on the site (the Morgan Parcel) on May 10, 2018. The notice invited written comments on the application and noted a public hearing would be scheduled in the future.
29. Read together, SMC 14.30.060(C) and 17.85.030(C) require that public notice of an application be mailed to property owners within 500 feet of the exterior boundaries of the site. Because this radius would have resulted in a mailed notice to only 4 entities (Weyerhaeuser, Puget Sound Energy, the MIT, and the City), and two of those entities (the City and MIT) are directly involved in the application, the City opted to expand the radius to 2,000 feet to encompass more neighboring property owners.
30. The Planning Commission began their review and discussion of the PR/PCI Master Plan application on May 21, 2018, and continued their review and discussion at their June 4, June 18, and July 2, 2018, meetings.
31. The Planning Commission, by motion, scheduled a public hearing on the PR/PCI Master Plan application for July 16, 2018, at 7:00 p.m. A Notice of Public Hearing for the PR/PCI Master Plan was published in the Snoqualmie Valley Record on June 29, July 6, and July 13, 2018. For the reasons discussed in Finding No. 27, the notice was mailed to all property owners within 2,000 feet of the exterior property line of the subject properties, to the Applicant, and to others requesting specific notice, on June 28, 2018.
32. Prior to the July 16, 2018 public hearing, City staff transmitted the following information to the Planning Commission:
 - a. Cover memo, dated July 13, 2018;
 - b. SEPA Addendum, dated July 13, 2018;
 - c. Subsurface Exploration, Geologic Hazard, and Geotechnical Engineering Report, prepared by AESI, dated April 30, 2018;

- d. Letter from the Gretchen Kaehler of the Washington State Department of Archaeology and Historic Preservation to Mark Hofman of the City of Snoqualmie, dated June 26, 2018;
 - e. Letter from Steven Mullen-Moses of the Snoqualmie Indian Tribe to Dr. Allyson Brooks of the Washington State Department of Archaeology and Historic Preservation, dated July 10, 2018;
 - f. Letter and attachments from Virginia Cross, Chairperson of the Muckleshoot Tribal Council to Mark Hofman of the City of Snoqualmie, dated July 13, 2018;
 - g. Letter from Robert de los Angeles, Chairman of the Snoqualmie Tribal Council to Mark Hofman of the City of Snoqualmie, dated July 12, 2018;
 - h. Conceptual View from Tokul Road, by the Applicant Muckleshoot Indian Tribe, dated April 30, 2018 and received July 9, 2018; and
 - i. Emailed public comments as follows:
 - i. Mary Norton commented on jobs-housing balance, affordable housing, and trail connections.
 - ii. Tim Sonnichsen commented on the potential for future plans for a casino on the property, traffic impacts, and the SR 202 Snoqualmie River bridge; and
 - iii. The Snoqualmie Indian Tribe's Steven Mullen-Moses e-mailed the Washington State Department of Archaeology and Historic Preservation Director Allyson Brooks and Assistant State Archaeologist Gretchen Kaehler, and Snoqualmie Community Development Director Mark Hofman, attaching a copy Mr. Mullen-Moses' July 10, 2018 letter to Allyson Brooks regarding "Salish Lodge and Spa Expansion Archaeology Report."
33. At the July 16, 2018 public hearing, the following introductory remarks and information were presented:
- a. Mark Hofman, City of Snoqualmie Community Development Director, briefly summarized the City planning history regarding the project and the procedural history of the application;
 - b. Madeleine Salgado, Government Relations Manager for the MIT, provided an overview of the MIT and its role;
 - c. Rachel Nathanson, for the MIT, provided a brief overview of the proposal; and
 - d. Ron Mitchell, MG2 Architects for the MIT, provided an overview of the proposed hotel.
34. At the July 16, 2018 public hearing, the following persons provided testimony:
- a. Michael Ross, Snoqualmie Indian Tribe Councilmember representing the Snoqualmie Indian Tribe;
 - b. Tom Clark, Compass Outdoor Adventures;

- c. Gary Skiba, No Boat Brewing;
 - d. Mike Seal, Sigillo Cellars; and
 - e. Tom Sroufe, Snoqualmie Mill Ventures.
35. At the July 16, 2018 public hearing, the following public testimony / additional information was provided:
- a. Terry Danysh, counsel for the MIT on this project, provided additional background information; and
 - b. Bob Sterbank, City of Snoqualmie City Attorney, provided additional exhibits and historical information regarding process, related projects including the Tokul Roundabout, and the Snoqualmie Falls Traditional Cultural Property (TCP).
36. The Planning Commission closed the public hearing following the remarks by the City Attorney, except by motion the Planning Commission left the written record open until 5:00 p.m. on Tuesday, July 17, 2018, for the purpose of receiving additional written information offered by the City Attorney.
37. On July 17, 2018, the City Attorney transmitted additional exhibits, including excerpts from the 1996 Cultural Resources mitigation and Management Plan for Snoqualmie Falls Project, FERC No. 2493, dated February 26, 1996.

Project Description

38. The PR/PCI Master Plan application proposes a Master Plan approval to develop an expansion of the Salish Lodge & Spa (“Salish Expansion” or “Project”). The Project includes hotel construction of up to 182 hotel rooms, up to 60 managed residences, flexible meeting and event space totaling approximately 25,700 square feet, a spa and fitness center totaling approximately 16,690 square feet, associated parking of up to 400 stalls, an expanded Snoqualmie Falls lower parking lot of approximately 105 stalls to replace parking displaced from the existing upper parking lot, and up to 150 residential units.
39. The Project description has changed somewhat from the description approved in the Amended and Restated Development Agreement. The Project now includes only 182 hotel rooms, rather than the 250 rooms authorized in the Amended and Restated Development Agreement, and only 150 residential units rather than the 175 units authorized in the Amended and Restated Development Agreement.
40. The Project site encompasses only the property known as the Morgan Parcel. The Project does not include the Tokul Parcel, which was previously conveyed to the City for construction of the Tokul Road Roundabout. The Morgan Parcel is comprised of 4 separate tax parcels (Parcel Nos. 1924089035, 3024089082, 1924089041 and 3024089065). The Morgan Parcel has a total of approximately 49.6 acres. Of this,

19.7 acres would be developed with the hotel and associated commercial facilities; 29.9 acres would be developed with up to 150 residential units.

41. The Project site has a long history of human use. According to the Snoqualmie Indian Tribe's July 12, 2018 comment letter, the applicant Muckleshoot Indian Tribe's Cultural Resources Assessment indicates that "as long as people have been living in the Snoqualmie Valley, they would have used this gentle sloping glacial outwash terrace for a wide variety of activities, including but not limited to: harvesting plants for food, medicine and tools; hunting; a safe defensive position; and for burying their dead." More recently, prior to acquisition of the property by first Gateway and then the Muckleshoot Tribe, the Project site was used for commercial logging. Historic photographs in the record show that the site was first logged shortly after the turn of the last century, after construction of the Snoqualmie Falls hydroelectric plant and around the time of construction of the Salish Lodge, and that by 1920 the Morgan Parcel had been extensively logged. The Expanded Checklist and PR/PCI Master Plan narrative indicate that the site is currently characterized by forest of varying age; the western side of the Morgan Parcel contains trees between 50-75 years of age, while the remainder of the Parcel contains third-growth evergreen trees between 15-20 years old.
42. The Project site is located across SR 202 to the east and uphill of Snoqualmie Falls. Like the Project site, the Falls have also been a locus human activity for an extended period of time. According to the Snoqualmie Tribe's July 12, 2018 comment letter, the Falls occupy a central place in the Snoqualmie Tribe's creation story. And, as summarized in the 1996 Cultural Resources Mitigation and Management Plan cited in the Snoqualmie Tribe's July 12, 2018 letter, the Falls have been affected since at least 1889 by tourist visitation from the then-contemporaneous construction of the Seattle Lakeshore and Eastern railroad, construction in 1898 of the dam at the top of the Falls and underground hydroelectric plant, now operated by Puget Sound Energy, construction in 1916 of the Salish Lodge immediately overlooking the Falls and operation of the Lodge (now by the applicant Muckleshoot Indian Tribe) since that time, and construction and operation of a public observation platform and park overlooking the Falls (owned and operated by PSE) as well as a gift shop (owned and operated by the Muckleshoot Indian Tribe). Privacy and isolation are currently relatively limited at the Falls, which now average approximately 1.5 – 2 million visitors per year, according to the 1996 Cultural Resources Mitigation and Management Plan along with public testimony (T. Sroufe).
43. The Snoqualmie Falls Traditional Cultural Property ("Falls TCP") is listed on the National Register of Historic Places. The Falls TCP was determined to be eligible for listing in 1991, but was not listed on the National Register until 2009. Based on the nomination form filed with the National Register, and the 1996 Cultural Resources Mitigation and Management Plan, the boundaries of the Falls TCP include the

waterfall itself, the rim of the bedrock walls, and the plunge pool below the Falls. No part of the Project site is located within the Falls TCP boundaries.

44. The Project site is a suitable location for construction of an expansion of the Salish Lodge & Spa. Expansion of the Salish Lodge at the Lodge's current site would require taller buildings on the existing Lodge footprint, or additional construction on or immediately adjacent to the rock walls immediately overlooking the Falls. Such an expansion would be within or immediately adjacent to the Falls TCP. The Project site, by contrast, is located across SR 202 but remains close enough to the existing Lodge (a short drive or walk) to provide a suitable location for its expansion. The Project site is suitably sized to provide sufficient parking and other infrastructure necessary to support the Project, and the site is located in close proximity to City water and wastewater treatment facilities that will serve the Project. In addition, the Project site has a sloping gradient, and has trees aged 50-70 years on its western portion. The site slope and existing trees will shield the hotel expansion from view from the Falls observation platform while helping avoid additional construction immediately adjacent to Snoqualmie Falls.
45. The Project will provide a minimum of 13.7 acres of open space, including 12.5 acres on the hotel site and an undetermined amount on the residential site; soft surface and accessible trails throughout the development including a trail along Tokul Road to help connect the existing Centennial Trail and Snoqualmie Valley Trail; and a neighborhood park of approximately 2 acres in the residential component.
46. The PCI portion of the Project would be constructed in phases, including Phase 1 to include the lower parking lot expansion, 93 hotel rooms, and the meeting and event space; Phase 2 to include the spa and fitness center; and Phase 3 to include an additional 89 hotel rooms and 30 managed residences or 60 managed residences. Per the Project milestone dates specified in the Amended and Restated Development Agreement, the PR/PCI Plan proposes completion of Phases 1-3 of the hotel development by 2022.
47. The residential component of the Project is proposed to be constructed separately. While the PR Plan does not include a final lot layout (this will be fixed at the subdivision phase), as outlined on pages 4 and 7-8 of the PR / PCI Master Plan submittal narrative, the Project would provide a mix of three housing types, including single-family lots varying from 5,000 – 10,000 square feet; townhomes; and duplexes, condominiums or multiplex units. Single-family lots will make up no more than 80% of all the units, and not less than 50%. Of the remaining units, no more than 75% will be the same type. Overall density for the residential area will be approximately 4 dwelling units per acre, with varying density per type of housing.

48. The entire Project is proposed to connect to and be served by existing city water infrastructure using an onsite, looped system that connects a new, 8-inch water main to the existing 16-inch main currently serving the existing Salish Lodge & Spa, crosses the new 8-inch main under State Route 202, traverses the site, parallels Tokul Road, then crosses under Tokul Road and connects to City facilities near the City's Public Works Shop, southeast of the Project site across Tokul Road. The proposed water system is shown on Figure 3 of the PR/PCI Master Plan submittal.
49. The entire Project, including both the hotel component and residential component, is proposed to connect directly to the City's wastewater treatment plant by crossing under Tokul Road and connecting with the wastewater treatment plant located east of the Project site, across and southeast of Tokul Road. The proposed sewer system is shown on Figure 3 of the PR/PCI Master Plan submittal.
50. The proposed development would provide individual stormwater infiltration ponds, sized at approximately one acre each, for both the hotel and residential components. For conceptual purposes of the PR/PCI Master Plan application, these ponds are shown on Figure 3 PR/PCI Master Plan submittal on the east side of the site adjacent to Tokul Road. The exact size, location, and design of the ponds would be determined during subsequent permit review.
51. Access to the site would be via two entrances: a primary entrance approximately 1,000 feet north of the Tokul Roundabout, and a secondary entrance to the residential component from Tokul Road in the northern portion of the site. Access to the site is depicted on the Illustrated Site Plan contained in Appendix A to the PR/PCI Master Plan submittal.
52. The PR/PCI Master Plan indicates the area for the residential development. It does not provide a detailed lot layout, which would be prepared at the time of subdivision approval.

Mitigation of Environmental Impacts

53. The City's SEPA Responsible Official previously reviewed the potential significant, adverse environmental impacts of the PR/PCI Master Plan and determined that they are within the range of impacts previously disclosed and analyzed in the Expanded Checklist, the June 11, 2003 MDNS, and the January 1, 2016, May 9, 2016 and July 13, 2018 Addenda.
54. Mitigation for the potential, significant adverse environmental impacts is identified in the Environmental Checklist, MDNS, and set forth in the initial Development Agreement, Amendments 1-5, and in the Amended and Restated Development Agreement.

55. Additional environmental information and analysis was adopted by reference in three Addenda issued by the City's SEPA Responsible Official (see Findings 6 and 7 above). Some of this information is further discussed in the findings below.
56. The PR/PCI Master Plan application materials contain a narrative description of a comprehensive view analysis conducted by the MIT, using a drone to analyze whether the Project will be visible from the Falls, two vantage points: the Falls Park entry walkway located just west of the west end of the pedestrian bridge spanning SR 202, and the Falls Park Observation Deck overlooking Snoqualmie Falls. Appendix B to the PR/PCI Master Plan submittal contains the visual depiction of the view analysis results, including site cross sections, photographs, and an overhead site plan illustrating the view paths analyzed. At the July 16 public hearing, the applicant also presented visual analysis viewed from Tokul Road looking northwest into the site.
57. The view analyses contained in the PR/PCI Master Plan submittal indicate that, based on 55-foot heights, no part of the hotel will be visible from the Observation Deck or the end of the pedestrian bridge, and no portion of the residential development will be visible from these vantage points due to the distance and the higher site elevations of the residential portion of the Project. Some portion of the hotel will be visible from the existing Salish Lodge & Spa building. An additional view analysis provided by the applicant on July 9 indicates that some portion of the hotel and residential development will be visible from certain points along Tokul Road.
58. The PR/PCI Master Plan submittal and the July 13, 2018 Addendum also contained a Cultural Resource Analysis Management Summary, dated September 28, 2016 ("Cultural Resource Summary"). The Cultural Resource Summary described an archaeological investigation of the Project site, and its conclusion indicating that no protected cultural resources or historic properties had been identified during the investigation. The Cultural Resource Summary also made recommendations for Project construction protocols. Assistant State Archaeologist Gretchen Kaehler of the Washington Department of Archaeology and Historic Preservation ("DAHP") concurred with these recommendations, by a comment letter dated June 26, 2018.
59. Public comment on the PR/PCI Master Plan application, both written and that presented at the July 16 public hearing, did not present any new information indicating that the proposal (*i.e.*, the PR/PCI Master Plan) would have any probable significant adverse environmental impacts.
60. Some public comments, specifically, the July 12, 2018 letter from the Snoqualmie Indian Tribe, identify areas for which the Tribe believes additional or updated environmental analysis is needed or would be beneficial. The areas for which the Tribe indicated additional or updated analysis is needed is not "new information

indicating *the proposal's (i.e., the Project's) probable significant adverse environmental impacts.*"

61. The July 12, 2018 letter from the Snoqualmie Indian Tribe also states some impacts the Tribe believes "may" or "could" occur, but does not allege that or provide evidence that such impacts are likely to or will actually occur. For example, the letter states that the Master Plan application's two visual simulations "*may not* capture all site angles" and therefore there is "no assurance. . .that there will be no impact to the view shed and related religious use of the Falls," and "[i]ncreased use of the Falls *could well* disrupt the transmission of tribal culture and spirituality to future generations of Snoqualmie children." (Italics added). These allegations are too qualified and/or speculative to rise to the level of "*probable*" significant adverse environmental impacts." In addition, while the July 12, 2018 letter does state that the Falls have cultural and spiritual significance to the Snoqualmie Tribe, the July 12, 2018 letter does not contain any information about whether (or how many) Snoqualmie Tribe members currently engage in religious or spiritual practices at the Snoqualmie Falls or at the Project site, the specific location, timing or frequency of any such practices, or how or to what degree any increase in the number of visitors per year to the Falls might burden or adversely affect any Snoqualmie Tribe spiritual or cultural practices, as distinguished from any impacts that the 1.5 – 2 million public visitors who currently visit the Falls may already have.
62. The July 12, 2018 letter's information is also not "new." The July 12, 2018 letter largely mirrors a May 9, 2016 letter by the Snoqualmie Tribe concerning the Amended and Restated Development Agreement, does not include "new information" demonstrating the Project's probable, significant adverse environmental impacts.
63. The 1996 Cultural Resources Mitigation and Management Plan indicates that, during public discussion of whether the Snoqualmie Falls Traditional Cultural Property should be nominated for listing on the National Register of Historic Places, representatives of the Snoqualmie Tribe stated their intention to use National Register listing as a basis to oppose Federal Energy Regulatory Commission (FERC) relicensing of Puget Sound Energy's hydroelectric facilities at Snoqualmie Falls. The Mitigation and Management Plan also states that consideration of the potential effects on PSE ratepayers and shareholders led PSE to oppose National Register listing. The Snoqualmie Tribe did oppose FERC relicensing, and litigated its relicensing challenge up to the United States Court of Appeals (Ninth Circuit), which rejected the Tribe's challenges. PSE did not withdraw its objection to listing of the Falls TCP until 2009, after the litigation concluded.
64. In 2013, the Snoqualmie Tribe initiated efforts to oppose the City's construction of the Tokul Road Roundabout, a project to which the Muckleshoot Tribe financially contributed via the Fifth Amendment to the Development Agreement and the

Amended and Restated Development Agreement. During the Roundabout's permitting process, the Snoqualmie Tribe objected after the fact to the U.S. Army Corps of Engineer USACE) issuance of federal Clean Water Act permit coverage for the Roundabout. The Tribe's objection centered on the Tribe's claimed need for government-to-government consultation with USACE concerning unspecified, generalized impacts to areas in the vicinity of the Falls, which the Tribe preferred remain undeveloped. The Tribe acknowledged that it was asking the USACE to consider claimed impacts to a greater geographic area than the Falls TCP would allow, and asked the USACE to modify the Falls TCP boundaries so as to permit the Tribe to have a broader role in future land use decisions over a wider area. The Tribe provided USACE a proposed modified TCP map, which included the Morgan Parcel and the City's adjacent wastewater treatment plant and North Wellfield.

65. Snoqualmie Tribe documents provided to the City during litigation show that the Snoqualmie Tribe is itself planning a major expansion of the Snoqualmie Casino, as well as a hotel, conference center and other related development at the Casino as well as at the site of the former Snoqualmie Valley Hospital, where the Tribe currently operates its administrative headquarters.
66. There have not been substantial changes to the Project that would result in likely significant, adverse environmental impacts. There have been some changes to the Proposal (see Finding No. 39), but these changes reduce the scope and impacts of the Project, rather than increasing them, and are therefore do not result in likely, significant adverse environmental impacts.

Record

67. Information in the record includes:
 - a. The Development Agreement dated March 8, 2004, and all subsequent amendments 1 through 5 inclusive;
 - b. The Amended and Restated Development Agreement, dated May 9, 2016;
 - c. The application materials for the Salish Lodge & Spa Expansion project, submitted to the City on April 2, 2018;
 - d. Letter from Mayor Matthew R. Larson to Snoqualmie Tribe Chairwoman Jolene Williams, dated April 28, 2018;
 - e. Determination of Completeness, dated April 30, 2018;
 - f. Notice of Application, dated May 11, 2018;
 - g. Affidavit of mailing (for Notice of Application), dated May 9, 2018;
 - h. Affidavit of [site] posting (for Notice of Application), dated May 10, 2018;
 - i. Notice of Public Hearing, dated June 29, 2018;
 - j. Affidavit of mailing (for Public Hearing), dated June 28, 2018;

- k. Letter re: Capacity to Serve Potable Water – Salish Project, to Clark Kunitsugu of ESM Consulting Engineers from Todd Saxberg, Utility Operations Manager of the City of Snoqualmie, dated May 1, 2018;
- l. Letter re: Capacity to Serve Wastewater – Salish Project, to Clark Kunitsugu of ESM Consulting Engineers from Todd Saxberg, Utility Operations Manager of the City of Snoqualmie, dated May 2, 2018;
- m. Materials in the agenda packets for the Planning Commission related to the Salish Expansion project, materials presented to the Planning Commission related to the Salish Expansion project, and information verbally presented by staff and the applicant at meetings of:
 - i. May 7, 2018 – Scheduling memo;
 - ii. May 21, 2018 – Applicant’s presentation;
 - iii. June 4, 2018 – Discussion memo, Issue Matrix, Errata (from Applicant), and Corrected Event and Meeting Space Use (from Applicant);
 - iv. June 18, 2018 – Discussion memo, Issue Matrix;
 - v. July 2, 2018 – Discussion memo, Issue Matrix, Affordable Housing memo, Residential Deviations memo, Draft Affordable Housing Plan (from Applicant), Potential Residential Deviations (from Applicant);
- n. Information received prior to or at the public hearing, including those items and information listed in Findings 31-34 and 36 above;
- o. Expanded Environmental Checklist and Appendices (A-G) for the Salish Expansion project, dated January 2002;
- p. Mitigated Determination of Non-Significance for the Salish Expansion project, dated June 11, 2003;
- q. SEPA Addendum to the MDNS issued June 11, 2003, adopted January 13, 2016, including the documents adopted by the Addendum:
 - i. Cultural Resources Assessment dated February 2008, regarding the Tokul Roundabout;
 - ii. Cultural Resources Assessment dated June 2008, regarding the Tokul Roundabout mitigation site;
 - iii. SEPA Mitigation [sic] Determination of Nonsignificance for Tokul Roundabout dated September 2, 2008; and
 - iv. Salish Lodge Expansion Traffic Analysis Addendum dated September 3, 2015, by Michael Read, P.E., of Traffic Engineering Northwest (TENW);
- r. SEPA Addendum to the MDNS issued June 11, 2003, adopted May 9, 2016, including the documents adopted by the Addendum:
 - i. Letter dated April 13, 2016, from SWCA’s Michele Parvey to Pertee’s Construction Engineering Supervisor Mark Holmes, transmitting Results of Cultural Resources Monitoring for the Tokul Roundabout Construction;
- s. SEPA Addendum to the Expanded Environmental Checklist of January 2002, adopted July 13, 2018, including the following documents adopted by the Addendum:

- i. Cultural Resources Assessment dated February 2008, regarding the Tokul Roundabout;
- ii. Cultural Resources Assessment dated June 2008, regarding the Tokul Roundabout mitigation site;
- iii. SEPA Mitigation [sic] Determination of Nonsignificance for Tokul Roundabout dated September 2, 2008;
- iv. Salish Lodge Expansion Traffic Analysis Addendum dated September 3, 2015, by Michael Read, P.E., of Traffic Engineering Northwest (TENW);
- v. Subsurface Exploration, Geologic Hazard, and Geotechnical Engineering Report: Salish Expansion – Lower Parking Area Improvements, dated April 30, 2018, and prepared by Associated Earth Sciences, Incorporated, for the Muckleshoot Indian Tribe;
- vi. Letter dated April 13, 2016, from SWCA’s Michele Parvey to Pertee’s Construction Engineering Supervisor Mark Holmes, transmitting Results of Cultural Resources Monitoring for the Tokul Roundabout Construction;
- vii. Cultural Resource Analysis – Management Summary, dated September 28, 2016 and prepared by Kelly R. Bush of ERCI for the Muckleshoot Indian Tribe regarding the Morgan Parcels;
- viii. Fiscal Impacts Summary, dated March 26, 2018 and prepared by ECO Northwest for the Muckleshoot Indian Tribe; and
- ix. Letter of Comment from the State of Washington Department of Archaeology & Historic Preservation (DAHP), dated June 26, 2018 and prepared by Gretchen Kaehler for the Salish Lodge and Spa Expansion PCI 18-0001, Archaeological Investigation Report: Morgan Parcels, Snoqualmie Falls, King County, Washington;
- t. Video and audio recordings of the public hearing on July 16, 2018. The video and audio are available on the City website, and the video is available on the City’s YouTube page;
- u. Additional exhibits provided by the City Attorney during the July 16, 2018 public hearing, including:
 - i. E-mail dated February 19, 2014 from Paul C. Jenkins to Steven Mullen-Moses and preceding e-mail thread, including proposed revised Snoqualmie TCP boundary map;
 - ii. E-mail dated April 22, 2013 from Steven Mullen-Moses to Chris Jenkins;
 - iii. National Register of Historic Places Registration Form for Snoqualmie Falls Traditional Cultural Property, dated May 8, 1992;
 - iv. Letter dated May 9, 2016 from Snoqualmie Tribe Chairwoman Carolyn Lubenau to City of Snoqualmie Community Development Director Mark Hofman;
 - v. Letter dated July 18, 2017 from Department of Fish & Wildlife Water Rights Biologist Steve Boessow to Department of Ecology’s Water Resources Northwest Regional Office;

- v. Additional exhibits provided by letter of the City Attorney following the July 16, 2018 public hearing
 - i. Preliminary Site Plan for [Snoqualmie] Casino Expansion;
 - ii. Wastewater Treatment Feasibility Study for Snoqualmie Casino Expansion, Final Report, dated October 2, 2013 by HDR, Inc.;
 - iii. Wastewater Feasibility Study: Task 2 – Document Project Background and Existing Facilities, Technical Memorandum dated March 5, 2015 by CH2M Hill;
 - iv. Wastewater Feasibility Study: Task 4 – Further Alternative Development, Technical Memorandum dated October 29, 2015 by CH2M Hill;
 - v. Black and white photograph dated 1920 depicting Snoqualmie Falls and the Salish Expansion project site;
 - vi. Black and white photographs (2) prior to 1920 depicting Snoqualmie Falls and the Salish Expansion project site; and
 - vii. Excerpts from the Cultural Resources Mitigation and Management Plan for Snoqualmie Falls Project [FERC No. 2493], dated February 29, 1996 (document is cited in Snoqualmie Tribe letter dated July 13, 2018); and
- w. Materials in the agenda packet for the Planning Commission Special Meeting on July 25, 2018, including:
 - i. Discussion Memo;
 - ii. Issue Matrix.
- x. Audio recordings of the Planning Commission meetings of May 7, May 21, June 4, June 18, July 25, August 6, and August 14, 2018.

Planning Commission Deliberation and Other

- 68. The Planning Commission met at a Special Meeting on July 25, 2018, to deliberate on the proposed PR/PCI Master Plan application and make a recommendation to the City Council.
- 69. As shown by the visual simulations prepared by the applicant, the project is not likely to be visible from the Snoqualmie Falls viewpoints or from anywhere in the Snoqualmie Falls TCP.
- 70. As shown by the visual simulations prepared by the applicant, some portions of the hotel buildings would likely be visible from Tokul Road.
- 71. The updated 2015 traffic analysis demonstrates that City Transportation Level of Service (“LOS”) standards will be met at the Tokul Roundabout even with Project traffic assumed to be generated by 250 hotel rooms and 175 residential units. The traffic analysis took into account potential traffic from events that might be hosted at the hotel and conference/meeting center.

72. The trail on the eastern edge of the site should connect to the Tokul Roundabout and extend to the northern boundary of the property to provide most of a non-motorized connection from the Tokul Roundabout to the Snoqualmie Valley Trail.
73. Open space for the residential component would likely meet the requirements of the Development and the Zoning Code, but precise details are unknown at this time due to the conceptual nature of the Master Plan.
74. As part of the Smart City/Connected City Initiative, conduits should be provided when utilities are installed for City use in the future.
75. The applicant has expressed an interest in participating in a possible fee-in-lieu of affordable housing program, should one be implemented by the City. No such program exists today, and the City Council would need to consider such a program separately from this project proposal.
76. With some prior development projects, affordable housing goals were not fully achieved. These goals included requirements relating to dispersal/integration of affordable housing in the larger community, timing of the provision of affordable housing, and long-term provision of affordable housing.

II. CONCLUSIONS OF LAW

1. Development of the Morgan Parcel is governed by the requirements of SMC 17.15.050 (Planned Residential), SMC 17.20.050 (Planned Commercial/Industrial), Chapter 17.50 SMC (Planned Unit Developments), and the Amended and Restated Development Agreement between the City of Snoqualmie and Muckleshoot Indian Tribe. Sections 2.1.1, 2.1.3, 5.2 and 5.3 and Exhibit C of the Amended and Restated Development Agreement also requires the application to obtain subdivision approval of the residential portion of the Project under the City's subdivision code, Ch. 16.10 of the Snoqualmie Municipal Code, and to obtain binding site improvement plan (BSIP) approval of the hotel/commercial portion of the Project under Ch. 16.12 of the Snoqualmie Municipal Code.

Planned Residential Criteria

2. The specific requirements applicable to a Planned Residential development are set forth in SMC Section 17.50.050(E). SMC 17.15.050(G) allows an applicant to request a deviation from general development standards. The deviation may be authorized when the City Council finds, based on advice from the Planning Commission, that the deviation would advance the purposes of the PR zoning district set forth in SMC 17.15.050(B)(1) – (5).

3. SMC 17.15.050(E)(1) does not apply because the Project is more than 10 acres in size (see Finding of Fact No. 39).
4. SMC 17.15.050(E)(2) requires a mix of residential unit types. The applicant has not requested a deviation from this requirement. As outlined on pages 4 and 7-8 of the PR / PCI Master Plan submittal narrative, the Project would provide a mix of housing types, including single-family lots varying from 5,000 – 10,000 square feet; townhomes; and duplexes, condominiums or multiplex units. See Finding of Fact No. 46. This requirement is met.
5. SMC 17.15.050(E)(3) specifies a maximum lot size of 10,000 square feet. While the PR/PCI Master Plan does not include a fixed lot layout, the submittal indicates (pages 4, 7-8) that the maximum lot size will be 10,000 square feet. The applicant has not requested a deviation from this requirement. This requirement is met.
6. SMC 17.15.050(E)(4) specifies a maximum residential density of 12 units per acre. The PR/PCI Master Plan indicates a target density of approximately 4 units per acre. The applicant has not requested a deviation from this requirement. This requirement is met.
7. SMC 17.15.050(E)(5) specifies a minimum residential density of 4 units per acre. The PR/PCI Master Plan indicates an overall density of approximately 4 units per acre. The applicant has not requested a deviation from this requirement, which is met.
8. SMC 17.15.050(E)(6) requires duplexes to resemble a typical single-family home. The PR/PCI Master Plan is more conceptual with regard to the details of residential construction. The applicant has not requested a deviation from this requirement, compliance with which will be carried forward as a condition of Master Plan and subdivision approval, to be implemented at the building permit stage. With such a condition, this requirement is met.
9. SMC 17.15.050(E)(7) requires multiplexes resemble a large single-family home. The PR/PCI Master Plan is more conceptual with regard to the details of residential construction. The applicant has not requested a deviation from this requirement, compliance with which will be carried forward as a condition of Master Plan and subdivision approval, to be implemented at the building permit stage. With such a condition, this requirement is met.
10. SMC 17.15.050(E)(8) requires that area, height, and setback requirements generally comply with SMC 17.15.040 Table 1 for comparable lot sizes. The PR/PCI Master Plan is more conceptual with regard to the details of residential construction. Further, to accommodate the general development concept for the residential component the

applicant has requested a deviation from this requirement, in order to integrate the residential and hotel components and provide for a more natural, intimate, small-scale setting, rather than a traditional urban or suburban neighborhood setting.

Specifically, the applicant has requested deviations from setback, lot size, and lot width requirements. The requested deviations would be in conformance with the purpose of the Planned Residential zoning district, specifically SMC 17.15.050(B)(2), (3), and (5), because it allows development at a scale and traditional neighborhood development pattern which serves to maintain and enhance Snoqualmie's existing small town character, provides for better provision of open space and recreation areas, and because the alternative design gives due consideration to the hotel development planned on the adjacent portion of the Morgan parcel, both with respect to common infrastructure requirements and compatibility of uses.

11. SMC 17.15.050(E)(9) specifies open space requirements for the project. Because the project is more than 10 acres in size, SMC Section 17.15.050(E)(9)(b) applies. This subsection requires a project to provide 35% of the site in open space; for projects involving two or more parcels held in common ownership, the common open space may be provided within the area subject to the plan as a whole. At least 10 percent of the common open space must be usable open space in the form of mini-parks, tot lots, neighborhood parks or greens. The remaining open space may include critical areas, regional trail corridors and community parks. The Project involves two or more parcels held in common ownership. Section 2.9 of the Amended and Restated Development Agreement clarifies how the Project's 35% open space is measured, and the Project would provide more than the minimum required open space, as described in Finding of Fact No. 45. This requirement is met.

12. SMC 17.15.050(E)(10) requires a sidewalk system throughout the development and specifies minimum standards for sidewalks. To accommodate the general development concept for the residential component to integrate the residential and hotel components, reduce impervious surface, and provide for a more natural setting, the applicant has requested a potential deviation from this requirement. Specifically, the applicant has requested deviations from the implied requirement for sidewalks to be paved so as to provide ADA-accessible and universal barrier-free paths composed of crushed rock or other material, from the requirement for a sidewalk system to connect all dwelling units by providing a pathway on only one side of the street, and the requirement to separate sidewalks from motor vehicle traffic to better accommodate LID stormwater design features where necessary. The requested deviations would be in conformance with the purpose of the Planned Residential zoning district, specifically SMC 17.15.050(B)(3), and (4), because it allows public amenities including passive open space and trails, and promotes the provision of district-wide pedestrian and bicycle corridors.

13. SMC 17.15.050(E)(11) requires the provision of bikeways where possible. The PR/PCI Master Plan proposes to provide a major trail connection along the eastern side of the site and an interior sidewalk/trail system which would be accessible and accommodate bicycles. The applicant has not requested a deviation from this requirement, compliance with which will be carried forward as a condition of Master Plan and subdivision approval, to be implemented at the civil site improvements stage. With such a condition, this requirement is met.
14. SMC 17.15.050(E)(12) requires elements of traditional neighborhood design, including a 50 percent alley-loaded home requirement, rectilinear grid layout, minimal use of cul-de-sacs, and a planter strip between the street and sidewalk. The applicant proposes to deviate from these standards; see the document “Salish Lodge & Spa Expansion – Potential Residential Design Concepts.” In summary, the applicant would provide no alley-loaded homes, a curvilinear layout, consolidation of the sidewalk to one side, and provision of Low Impact Development (LID) stormwater design features in lieu of planter strips. This deviation would be consistent with the purposes of the planned residential district specified in SMC Section 17.15.050(B)(2), because it allows development at a scale and traditional neighborhood development pattern which serves to maintain and enhance Snoqualmie’s existing small town character. The deviation would also be consistent with the purpose stated in SMC Section 17.15.050(B)(5), because the alternative design gives due consideration to the hotel development planned on the adjacent portion of the Morgan parcel, both with respect to common infrastructure requirements and compatibility of uses.
15. SMC 17.15.050(E)(13) requires that parcels in the application be under common ownership or subject to common control. This requirement is met, because the MIT owns all parcels affected by the application.
16. SMC 17.15.050(E)(14) requires that city services and utilities be provided in a manner that is scalable to current and planned future expansion. This requirement is met. No further expansion is contemplated at the present time. The site is on the edge of the City, and there is only a small parcel (currently owned by Weyerhaeuser) located within the Urban Growth Area immediately to the north of Project’s planned residential area boundary. City services and utilities provided to this Project are scalable to development of the remaining Weyerhaeuser property within the UGA.
17. SMC 17.15.050(F) governs neighborhood retail uses in the PR zone. This requirement is not applicable, because the Project does not include any neighborhood retail uses.

Planned Commercial/Industrial Criteria

18. SMC 17.20.050 sets forth the requirements for development in the Planned Commercial/Industrial zoning district.
19. The area, height, setback, and impervious surface requirement of SMC 17.20.040 apply to development in the PCI zoning district.
20. SMC 17.20.050(I) specifies that the applicant may request a deviation from general development standards if the deviation would advance the purposes of the PCI zoning district set forth in SMC 17.20.050(A)(1) – (5).
21. SMC 17.20.040 sets the following requirements for development in the PCI zone: 5,000 square foot minimum lot size, no minimum lot width, 20-foot front setback, 10-foot side and rear setbacks, 40-foot maximum building height, and 80% maximum impervious surface. The project would comply with all requirements except the height limit. The Amended and Restated Development Agreement, Section 2.4, allows the hotel to be built to a height of 75 feet height. The hotel project as proposed would be approximately 55 feet tall. Therefore, a deviation to the PCI zone maximum height limit (40 feet) is required. Allowing the hotel to be constructed to a height of 55 feet is consistent with the purposes stated in SMC Sections 17.20.050(A)(1) – (3), because allowing the 55-foot height optimizes the efficiency of the use of land, keeps the hotel buildings at scale which serves to maintain existing small-town character, and optimizes the opportunity for public amenities provided by the Project in the form of open space, a park and trails.
22. SMC 17.20.050(E). encourages but does not require a mix of uses, both vertically and horizontally. The PCI portion of the Project includes a mix of uses, including a hotel and associated facilities including a conference/meeting center, spa, pool and fitness center, and managed residential units. This criterion is met.
23. SMC 17.20.050(F) requires that parcels in the application be under common ownership or subject to common control. This criterion is met, because the MIT owns all parcels affected by the application.
24. SMC 17.20.050(G) specifies open space requirements for the project. The project would provide more than the minimum required open space. See Finding of Fact No. 45.
25. SMC 17.20.050(H) requires that city services and utilities be provided in a manner that is scalable to current and planned future expansion. No further expansion is contemplated at the present. Further, the site is on the edge of the City, and there is only a small parcel (currently owned by Weyerhaeuser) located within the Urban Growth Area immediately to the north of Project's planned residential area boundary.

City services and utilities provided to this Project are scalable to development of the remaining Weyerhaeuser property within the UGA.

Planned Unit Development Criteria

26. In addition to the above requirements, SMC 17.15.050(H) and SMC 17.20.050(J) require that Planned Residential and Planned Commercial/Industrial applications conform to the Planned Unit Development regulations in Chapter 17.50 SMC, including the application requirements in SMC 17.50.020, the general and specific standards in SMC 17.50.050 and .060, and the requirements for a report from the Planning Commission as specified in SMC 17.50.090(E). These criteria are also met, as explained below.
27. SMC 17.50.020(A) requires the site to consist of at least 2 acres. The site is approximately 49.6 acres. This requirement is met.
28. SMC 17.50.020(B) requires an application be made by all owners of the subject property. This requirement is also met, as the MIT owns all parcels affected by the application.
29. SMC 17.50.020(C) requires that open space be permanently protected by appropriate covenants or other restrictions. Through the conditions of approval recommended below, this requirement will be met.
30. SMC 17.50.020(D) requires off-street parking be provided in conformance with the parking requirements in Chapter 17.65 SMC. The hotel and associated facilities propose to provide 400 parking spaces. Through the conditions of approval recommended below, this requirement will be met.
31. SMC 17.50.020(E) requires the development not conflict with the Comprehensive Plan. This criterion is also met; see Conclusions of Law Nos. 46 through 57 related to Comprehensive Plan policy conformance, below.
32. SMC 17.50.020(F) requires development be completed within 2 years of plan approval, unless another period is stipulated or time for completion is extended by the City Council. This requirement is met, because Exhibit C to the Amended and Restated Development Agreement, approved by the City Council, sets milestones for completion of the Project including a deadline for issuance of a Certificate of Occupancy for the hotel of October 31, 2022.
33. SMC 17.50.020(G). requires all streets to conform to the City's street standards. Per SMC 17.15.050 and SMC 17.20.050(I), the applicant has requested a deviation from this requirement. With the requested deviations, this requirement is met. See Conclusions of Law Nos. 12 and 14.

34. SMC 17.50.020(H) requires the provision of city utility systems including water, wastewater (sewer), and stormwater built to city specifications along with appropriate easements. This requirement is met. See Conclusions of Law Nos. 16 and 25.
35. SMC 17.50.070(A) requires that residential unit density may not exceed that of the underlying zoning district by more than 20 percent. The requirement is met, as the proposal does not exceed the maximum density for the PR zone.
36. SMC 17.50.070(B) allows building height to be varied from the underlying zoning district provided the heights meet certain criteria. The Development Agreement allows heights up to 75 feet, and the hotel as proposed at a conceptual level is approximately 55 feet tall. The height of residential structures is not specified but is not likely to exceed 35 feet according to the applicant. With the deviations for building height, the requirement is met. See Conclusions of Law Nos. 10 and 21.
37. SMC 17.50.070(C) requires the perimeter of the project to be compatible with surrounding uses. The southern perimeter of the Project is consistent with the adjacent uses of the visitor parking area for Snoqualmie Falls, and with the Salish Lodge & Spa located across SR 202 from the Project site. In addition, the Project provides for perimeter landscaping and in general the landscaping concept seeks to create a “park-like” or forested setting. The northern perimeter of the Project will be consistent with the current forested use of the Weyerhaeuser parcel located immediately to the north of the Project site, and will also be consistent with future residential uses contemplated for the Weyerhaeuser parcel. With the conditions of approval recommended below, this requirement is met.
38. SMC 17.50.070(D) requires landscape screening to minimize visual impacts to adjoining properties. The project would provide for perimeter landscaping. Through the conditions of approval recommended below, this requirement will be met.
39. SMC 17.50.070(E) requires one or more egress circulation points connected to public rights-of-way. The proposal includes a primary entrance to the hotel and residential components and a secondary access to the residential component. The requirement is met.
40. SMC 17.50.070(F) requires arrangement of open space to integrate with the project, instead of being isolated. The proposal would integrate open space around the hotel through retention of significant trees, provision of a “meadow” usable for events and informal activities, and full integration of required open space, neighborhood park and other recreational facilities in the residential component. The requirement is met.

41. SMC 17.50.070(G) specifies open space requirements. Because the project would provide more than the minimum required open space, the requirement is met.
42. SMC 17.50.070(H) requires streets comply with City street standards. The applicant proposes to deviate from these standards; see the document “Salish Lodge & Spa Expansion – Potential Residential Design Concepts.” In summary, the applicant proposes narrower pavement width, consolidation of the sidewalk to one side, and provision of Low Impact Development (LID) stormwater design features in lieu of planter strips. With the requested deviations, this requirement is met. See Conclusions of Law Nos. 12 and 14.
43. SMC 17.50.080 requires conformance with parking requirements in Chapter 17.65 SMC. The applicant has requested a deviation from the requirements of SMC Section 17.65.140 and SMC Section 17.70.090 requiring Type IV landscaping for parking lots, including landscaping peninsula or islands within parking lots. The applicant proposed to not provide landscaping peninsulas or islands in order to maximize replacement parking. The requested deviation from SMC Section 17.65.140 and SMC Section 17.70.090 is consistent with the purposes of the Planned Commercial / Industrial Plan district, as stated in SMC Section 17.20.050A)(1) and (3), because the deviation “[o]ptimizes the efficiency of the use of land” and “[o]ptimizes the opportunity for public amenities,” namely parking. Through the conditions of approval recommended below and the deviation, this requirement will be met.
44. SMC 17.50.090(E) requires that the Planning Commission’s report to the City Council address certain specified items. This requirement is met, because these Findings and Conclusions address the items specified in SMC 17.50.090(E)(1) – (6), as set forth below:
 1. *Suitability of the site areas for the proposed development.* The suitability of the Morgan Parcel for the proposed expansion of the Salish Lodge & Spa is addressed in Finding of Fact No. 43.
 2. *Requirements of the subdivision code of the proposed development.* These requirements are addressed in Conclusion of Law No. 1; the requirements of the planned unit development (PUD) code are addressed in Conclusions of Law 26-57.
 3. *Mitigating of adverse environmental impacts* is addressed in the Findings of Fact above, including among others Finding Nos. 1-7 and 53-62.
 4. *Compliance of the proposed development to the provisions of this chapter [Ch. 17.50 SMC]* is addressed in Conclusions of Law 26 – 57.

5. *Time limitations, if any, for the entire development and specified stages are addressed in the Amended and Restated Development Agreement, Exhibit C.*
 6. *Development in accordance with the Snoqualmie Vicinity Comprehensive Plan and other relevant plans is addressed in Conclusions of Law 46-57 below.*
45. SMC 17.50.120 specifies the requirements for design guidelines for a Planned Unit Development. This requirement will be met through approval of residential development and design guidelines prior to preliminary plat application. Through the conditions of approval recommended below, this requirement will be met.

Comprehensive Plan Policies

46. SMC 17.50.090(E)(6) requires the Planning Commission to identify how the proposal conforms to the Comprehensive Plan.
47. *Policy 3.5.1 - Ensure land use regulations support and promote development of appropriate forms of overnight lodging for the Downtown, Snoqualmie Falls and Snoqualmie Ridge commercial areas.* The proposal would add up to 182 hotel rooms and associated conference/meeting space, spa and fitness center, and other ancillary facilities in the Snoqualmie Falls area. See Finding of Fact No. 38. The Project is consistent with Policy 3.5.1.
48. *Policy 3.5.2 - Maximize the Snoqualmie River as a tourism asset by protecting downtown riverfront properties from erosion and opening the riverfront to visitors by developing a looped "riverwalk" trail with connections to the local Centennial Trail and the regional Snoqualmie Valley and Preston-Snoqualmie trails.* The portion of Policy 3.5.2 that refers to protection of downtown riverfront properties from erosion does not apply to the Project. The Master Plan submittal design indicates that the Project will provide the majority of a trail connection from the Tokul Roundabout (connecting to the Riverwalk) northward to the Snoqualmie Valley Trail. See Finding of Fact No. 72. To the extent this Policy is applicable, the Project conforms to Policy 3.5.2.
49. *Policy 3.6.1 - Balance development with environmental protection and conservation to maintain and enhance the health and beauty of the City's natural setting.* The Project provides open space in excess of the requirement, and provides for fewer hotel and residential units than allowed by the Amended and Restated Development Agreement. View analysis indicates that the Project will not be visible from the Falls observation deck or the western end of the pedestrian walkway over SR 202. In addition, the general approach of the development is to create a "park-like" setting by retaining significant trees, and keeping hotel building heights below the forest understory. The Project conforms to Policy 3.6.1.

50. *Policy 4.2.1 - Encourage innovative housing that helps promote City goals for affordability, high-quality sustainable design, and housing to meet diverse household sizes, types and age ranges, and consider flexibility in density and design standards to support such projects.* The Project would provide an innovative housing development consistent with the development approach to the hotel to achieve an integrated high-quality development. The Project includes a range of housing types, which will serve diverse household size, type and age ranges. See Finding No. 47. Further, the deviations requested by applicant, from several traditional residential zoning and street improvement requirements, will provide flexibility in density and design standards. The Project conforms to Policy 4.2.1.
51. *Policy 4.3.4 - To the maximum extent feasible, require affordable housing to be: provided in new Mixed Use, Planned Residential and Innovative Development district projects; either proximal to services or dispersed throughout new developments; and include an appropriate mix of rental and owner-occupied units that are made available to people with qualifying incomes.* The Amended and Restated Development Agreement requires at least 15% of the housing units provided be affordable at the 80% level or below. The applicant has provided a draft Affordable Housing Plan, and shall obtain approval of the Affordable Housing Plan prior to preliminary plat approval.
52. *Policy 4.4.1 - To reduce housing operation and maintenance costs, energy use and impact on natural resources, encourage the use of high quality, durable, and low-maintenance building materials, high-efficiency energy systems, and environmentally responsible building principles in all new housing and renovation projects.* The applicant proposes to minimize impervious surface, retain significant trees, and provide a high-quality development. The applicant has indicated that it will ensure the residential development is compatible with the hotel component and built to similar high standards.
53. *Policy 4.4.3 - Require new housing developments to provide streetscape improvements, open space, and recreation amenities to support the City's urban forest goals, establish a sense of neighborhood cohesion and permanence, and promote community distinctiveness.* The proposal would retain significant trees as part of the overall design goal of a "park-like" setting and would ensure the entire development including the hotel and residential components are an integrated development with similar design. In addition, the deviations requested from street improvement standards would forego alley-loaded homes in favor of a curvilinear layout, consolidate the sidewalk to one side of the street, and provide Low Impact Development (LID) stormwater design features in lieu of planter strips. These features conform the Project to Policy 4.4.3.

54. *Policy 5.2.1 - Work individually and cooperatively to identify and evaluate important aspects of historical and cultural heritage and adopt appropriate regulations or other strategies to protect these resources.* The Muckleshoot Tribe has completed a cultural resources analysis that recommends certain conditions of approval including an inadvertent discovery plan to protect any possible cultural resources on the site. Further, recommended conditions of approval will mitigate potential cultural impacts. The Project conforms to Policy 5.2.1.
55. *Policy 7.2.9 - Encourage site design and parking standards that support other Comprehensive Plan objectives, such as impervious surface reductions, increased landscaping, better transit linkages and greater pedestrian and bicycle orientation.* With the requested deviations, the Project would minimize impervious surfaces, retain existing vegetation and provide landscaping, and ensure provision of non-motorized connections within and to the development. See Findings of Fact Nos. 45 and 72. The Project conforms to Policy 7.2.9.
56. *Policy 8.4.1 - Provide, and require new development to provide pedestrian and bicycle pathways that safely connect residential neighborhoods, commercial areas, schools, transit routes, parks, regional trails and other destinations within the City.* The Project will provide the majority of a trail connection from the Centennial Trail and Riverwalk to the Snoqualmie Valley Trail. See Finding of Fact No. 71. The Project conforms to Policy 8.4.1.
57. *Policy 9.1.3 - Require future development to bear a fair share of costs for planned capital improvements, concurrent with development, to achieve and maintain the adopted level of service.* Under the terms of the Development Agreement, Gateway and the MIT provided both land (the Tokul Parcel) and significant funding towards the construction of the Tokul Roundabout. See Findings of Fact Nos. 15, 18 and 19. Per Sections 3.4 of what is now the Amended and Restated Development Agreement, Gateway prepaid fire mitigation funds in the amount of \$350,000. Per Sections 3.7, 4.1 and 4.2 of the Amended and Restated Development Agreement, MIT will pay a Community Center mitigation payment and applicable General Facilities Charges for water and sewer infrastructure. The Project conforms to Policy 9.1.3.

SEPA

58. WAC 197-11-600(3) requires that, when environmental documents have previously been prepared in order to evaluate proposed actions, alternatives, or environmental impacts, “any agency acting on the same proposal shall use an environmental document unchanged,” except when there are “substantial changes to a proposal so that the proposal is likely to have significant adverse environmental impacts or “new information indicating a proposal's probable significant adverse environmental impacts.” Because the PR/PCI Master Plan Project is the same proposal that was

evaluated in the Expanded Checklist, MDNS, and Addenda (see Finding of Fact Nos. 1-6 and 37) and because there have not been substantial changes to the proposal so that it is likely to have significant adverse environmental impacts (see Finding of Fact Nos. 38 and 65), and because there is not new information indicating the proposal is likely to have significant, adverse environmental impacts (Finding of Fact Nos. 53 - 62), WAC 197-11-600(3) requires the City to use the environmental documents unchanged. No new threshold determination or supplemental environmental review is required under WAC 197-11-310(1) or WAC 197-11-600(3)(b) or (4)(d).

General

59. The Planning Commission has the duty and authority to review the proposed PR/PCI Master Plan, conduct a public hearing, and make a recommendation to the City Council.
60. To the extent that the Planning Commission has jurisdiction and authority, the Commission determines that the Project does not violate the Snoqualmie Tribe's rights to free exercise of religion under the Religious Freedom Restoration Act, 42 U.S.C. § 2000bb(1), the American Indian Religious Freedom Act, 42 U.S.C. § 1996 and/or Art. 1, § 11 of the Washington Constitution. The allegations in the July 12, 2018 letter do not meet the requirements for claims under either federal statute or the State Constitution, for reasons including but not limited to the absence of substantial evidence demonstrating that the Project approval will substantially burden the Tribe's free exercise of religion. See Findings of Fact Nos. 60 -64.
61. Any Conclusion of Law recommended herein that more properly should be considered to be a suggested Finding of Fact shall be considered as such.

III. PROPOSED CONDITIONS

1. Approval of PCI 18-0001 is not intended to alter or relieve any of the Applicant's obligations under the Development Agreement, which shall remain in full force and effect according to its term.
2. The Applicant shall obtain all required permits and approvals prior to construction of the project, including, but not limited to: Binding Site Improvement Plan (for the hotel component); Preliminary and Final Plat (for the residential component); engineering review; drainage review; clear and grade permit; Fire Marshall approval; and/or Building Permit(s).

3. For all subsequent permit applications and approvals, the hotel, spa, recreational facilities, residential units, and other physical components of the planned residential / commercial / industrial development shall substantially conform to the details of development authorized by this Master Plan approval, as determined by the Community Development Director. Substantial conformance shall be as described in SMC 17.30.150, and shall also include the following provisions:
 - a. The number of residential units shall not exceed 150;
 - b. The number of hotel rooms shall not exceed 182;
 - c. The height of the hotel buildings, measured as provided in SMC 17.10.020(GG) and SMC 17.20.040, shall not exceed 60 feet;
 - d. The number of managed residential units shall not exceed 60;
 - e. The project shall not be visible from the Snoqualmie Falls observation deck or from within the Snoqualmie Falls Park at the western end of the pedestrian walkway over SR 202.
4. In determining substantial conformance for the hotel and associated facilities, the Community Development Director shall be guided by the Master Plan application materials depicting the conceptual hotel design and the criteria in SMC 17.80.050.
5. In determining substantial conformance for the residential component including individual residential units, the Community Development Director shall be guided by residential development and design standards required by Condition 8 below.
6. The determination of substantial conformance by the Community Development Director shall satisfy the requirements of Chapter 17.80 SMC, Design Review.
7. The project shall provide parcel perimeter landscape buffers and site landscaping as required by Chapter 17.70 SMC.
8. Prior to submittal of an application for preliminary plat, or any other permit or approval for development of the residential component, the applicant shall obtain City Council approval (via resolution or other method as determined appropriate by the City) of residential development and design standards which identify: appropriate development standards including lot size, setbacks, height, and other miscellaneous provisions; design standards to ensure continuity of design and overall connection between the residential component and hotel component; and addressing deviations from the Planned Residential, Planned Unit Development, or other applicable

standards as described in the Findings and Conclusions. The residential development and design standards shall incorporate the following conditions and deviations:

- a. Duplexes shall resemble a typical single-family home;
 - b. Multiplexes shall resemble a large single-family home;
 - c. Setback requirements;
 - d. Minimum and maximum lot size requirements;
 - e. Minimum and maximum lot width requirements;
 - f. Street standards, including driving lane pavement width; on-street parking provision (if any); planter strip(s) or LID drainage feature(s); sidewalk and/or pathway placement, width, and material; and drainage features; and
 - g. Neighborhood design requirements including overall design concept (*e.g.* rectilinear or curvilinear, alley-loading requirements if any).
9. Prior to approval of an application for preliminary plat, or any other permit or approval for development of the residential component, the applicant shall obtain City Council approval (via resolution or other method as determined appropriate by the City) of an Affordable Housing Plan in conformance with Section 2.2 of the Development Agreement. The Affordable Housing Plan shall ensure that required affordable housing is constructed contemporaneously with construction of other residences, and is not deferred until the final phase of residential development. The Affordable Housing Plan shall include provisions to ensure that required affordable housing remains affordable over a minimum 30-year period through deed restrictions or other provisions acceptable to the City. Alternatively, the Affordable Housing Plan may provide for construction of the required affordable housing on a site other than the Project site, evidenced by a binding, enforceable, legal commitment (in form satisfactory to the City Attorney) for construction of such housing at such other site; or the applicant may participate in such affordable housing “fee-in-lieu” program as may be established by ordinance by the City Council prior to approval of the preliminary plat for the residential component of the Project.
10. As part of the Binding Site Improvement Plan submittal, the applicant shall prepare a study to determine necessary and appropriate improvements to Tokul Road, if any, including frontage and channelization improvements, to accommodate the project. Any right-of-way necessary to construct the identified improvements shall be dedicated to the City. Any improvements identified which are south of the site entrance serving the hotel and associated facilities along Tokul Road shall be constructed by the applicant and dedicated to and accepted by the City prior to Final Binding Site Improvement Plan approval. Any other improvements identified shall be constructed by the applicant and dedicated to and accepted by the City prior to Final Plat approval for the residential component.

11. All development activities performed as a result of this approval PCI 18-0001 and subsequent approvals shall occur in a manner consistent with the Mitigation Measures set forth in the SEPA MDNS issued for this project on June 11, 2003, including subsequent Addenda issued on January 13, 2016, May 9, 2016, and July 13, 2018, and consistent with any recommendations or best practices included in any environmental reports generated for review and approval of the project elements.
12. Except for mitigation measures relating to realignment of Tokul Road (which are no longer applicable due to construction of the Tokul Road Roundabout), and except for MDNS Condition No. 27 requiring payment of a “pro-rata share of costs to improve the I-90/SR-18 interchange” (which is no longer applicable as these improvements have been completed), the mitigation measures specified in the June 11, 2003 SEPA MDNS (Conditions of Approval) are hereby incorporated as conditions by reference.
13. The applicant shall design and construct an accessible trail on the eastern boundary of the site linking the Tokul Roundabout to the northern boundary of the project site adjacent to Tokul Road. The trail shall be dedicated to the City or the trail shall be placed in a public use and access easement acceptable to the City. The applicant shall obtain City approval, construct the trail, and dedicate it to the City prior to Final Plat approval for the residential component.
14. The project shall be subject to applicable utility fees including but not limited to connection fees and general facilities charges, as described in Sections 4.1, 4.2, and 4.3 of the Amended and Restated Development Agreement.
15. The project shall be subject to Community Center mitigation payments as described in Section 3.7 of the Amended and Restated Development Agreement.
16. The requested deviation from SMC 17.20.040 for the maximum building height for the hotel is approved, and the maximum building height for the hotel and associated facilities shall be 60 feet, measured as described in SMC 17.10.020(GG) and SMC 17.20.040.
17. The maximum height for the residential component shall be 35 feet, measured as described in SMC 17.10.020(GG) and SMC 17.15.040.
18. The requested deviations from SMC 17.15.050(E)(8), SMC 17.15.050(E)(10), SMC 17.15.050(E)(12), SMC 17.50.020(G), and SMC 17.50.070(H) are approved, subject to City Council approval of residential development and design standards as described in Condition 8 above.

19. Open space shall be permanently protected by appropriate covenants, easements, and/or dedication to the City. For open space associated with the hotel component, the covenants, easements, and/or dedication shall be recorded, executed, or otherwise provided for prior to or as part of Final Binding Site Improvement Plan approval. For open space associated with the residential component, the covenants, easements, and/or dedication shall be recorded, executed, or otherwise provided for prior to or as part of Final Plat approval.
20. The neighborhood park required by Section 2.9.3 of the Amended and Restated Development Agreement shall be designed in consultation with the City including the Community Development Director, Parks and Public Works Director, and Parks and Events Commission. Design shall include consideration of all-inclusive park facilities. The design and location of the neighborhood park shall be subject to approval of and dedicated to the City prior to or as part of Final Plat approval.
21. The project shall provide parking in conformance with Chapter 17.65 SMC.
22. The expanded Lower Parking Lot shall, to the maximum extent physically feasible, replace the Upper Parking Lot stalls on a one-for-one basis, for a total of approximately 105 parking stalls. Parking stalls provided in the Lower Lot to replace Upper Lot parking stalls shall not count towards fulfillment of any parking requirement for the hotel or associated facilities, or any residential development.
23. The applicant shall submit a landscape plan incorporating Type IV landscaping around the lower parking lot, and obtain approval of the landscaping plan by the Community Development Director prior commencing construction of the lower parking lot.
24. After inviting input from the Snoqualmie Indian Tribe, the applicant shall develop interpretive materials for distribution to visitors/guests of the commercial portion of the Project. The materials shall acknowledge the traditional cultural value of Snoqualmie Falls and their significance to the Snoqualmie Tribe, and encourage visitors to the Falls to behave respectfully, stay on marked trails and to avoid travelling to the plunge pool or to otherwise enter within the Falls TCP boundary.
25. Prior to Project construction, the applicant shall document (following review by a professional archaeologist) whether ERCI's shovel testing covered the proposed construction area. The applicant shall develop and submit for City review and approval a professional archaeological monitoring plan that includes a detailed Unanticipated Discoveries Protocol (UDP) such as the example plan included in Appendix 3 to the ERCI cultural resources assessment. The monitoring plan with the UDP must be kept on site at all times during construction.

26. Prior to commencement of any construction, maintenance or other activities that may include ground disturbance, an on-site training to workers should be provided by a professional archaeologist.
27. In the event that any ground-disturbing activities uncover protected cultural material (*e.g.*, bones, shell, stone or antler tools), all work in the immediate vicinity should stop, the area should be secured, and any equipment moved to a safe distance away from the location. The protocol outlined in the UDP should then be followed.
28. In the case of the unanticipated discovery of human remains, the contractor and project manager will cease excavation; secure the area and call the City of Snoqualmie Police Department, who will contact the King County Coroner to determine if the remains are forensic in nature. If the remains are not forensic in nature, the Coroner will coordinate with the State Physical Anthropologist who will then be responsible for the management of the remains.