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CITY OF SNOQUALMIE
OFFICE OF THE HEARING EXAMINER

In re:
SNOQUALMIE RIDGE II PARCEL S20

Project File Nos.: WHW 17-0001;
MOD 17-0001; CUP 17-0002
Related Permit: MUCR 17-0004

**CITY'S RESPONSE TO
APPLICANT'S POST-HEARING
BRIEF, FINDINGS OF FACT AND
CONCLUSIONS OF LAW FOR
CONDITIONAL USE PERMIT**

The City of Snoqualmie ("City") submits the following Response to Applicant Panorama Apartments LLC's Post-Hearing Brief, Findings of Fact and Conclusions of Law for Conditional Use Permit (CUP) application 17-0002.

I. RESPONSE.

The testimony and exhibits submitted during the November 16, 2017, CUP hearing support the recommendation of approval with conditions made in the Community Development Department Advisory Report to the Hearing Examiner dated November 6, 2017 ("Advisory Report"). The Advisory Report addressed the addition of a fourth floor to five (5) of the proposed eleven (11) buildings under the criteria provided by the City Council in Snoqualmie Municipal Code ("SMC") 17.55.030 and section 4.1.6 of the Mixed Use Final Plan (MUFP) for Snoqualmie Ridge II. Advisory Report at 10 – 16.

At the hearing on November 16, 2017, the Applicant explained that the narrative section of the CUP application discussed only four (4) of the eleven (11) buildings requesting a fourth floor, but the exhibits submitted with the application depict and provide information for five (5) of the eleven (11) buildings having a fourth floor. Post Hearing brief at footnote 1. Public

1 comment during the hearing by Adam Babcock also identified sections of the CUP application
2 that discussed four, not five, buildings having a fourth story.

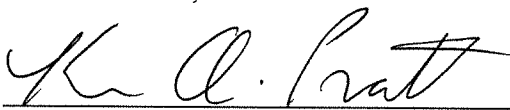
3 While there is an internal inconsistency between the application's narrative and the
4 application's drawings, during review and analysis of the application the City analyzed the
5 criteria and impacts for five (5) buildings with four stories. The Advisory Report provides
6 evidence of this analysis at Findings of Fact 27, 32 – 34, 41, and 44; proposed Conclusions of
7 Law 11; and in the Recommendation of approval, which is specific to buildings F, G, H, J and
8 K.

9 **II. CONCLUSION.**

10 The City's Advisory Report provides the Hearing Examiner with proposed Findings of
11 Fact and Conclusions of Law that were confirmed and further supported during the hearing held
12 on November 16, 2017. The City recommends approval of the CUP application to allow
13 apartment buildings F, G, H, J and K to be four-stories in height subject to the nine conditions
14 described in the Advisory Report.
15

16 DATED this 4th day of December 2017.

17 KENYON DISEND, PLLC

18 By: 
19 Kim Adams Pratt
20 WSBA No. 19798
21 Attorneys for City of Snoqualmie