



**COMMUNITY DEVELOPMENT  
DEPARTMENT**  
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## **SEPA ADDENDUM**

**Addendum to:** **Salish Expansion Mitigated Determination of Nonsignificance issued June 11, 2003.**

**Addendum Issuance Date:** **January 13, 2016**

**Proponent:** **The Muckleshoot Indian Tribe  
c/o Rachel Nathanson  
Nathanson Associates  
2581 NE 85th Street  
Seattle, WA 98115**

**Lead Agency:** **City of Snoqualmie Planning Department  
38624 SE River Street / P.O. Box 987  
Snoqualmie, WA 98065**

**Original Proposal:** As originally described in the Salish Expansion Development Agreement, dated March 8, 2004 and approved by the Snoqualmie City Council in Resolution No. 703, the former property owner Gateway Cascades, LLC's Salish Expansion project would involve construction of a conference-oriented hotel with up to 250 rooms, develop lots with up to 110 residential units, and construct a realignment of Tokul Road, including its intersection with SR 202. The proposal would involve development on a currently vacant 53 acre site comprised of two parcels, the 49.60-acre Morgan Parcel and the 3.70-acre Tokul Parcel. All of the development, except the Tokul Road realignment, would occur on the Morgan Parcel. The Tokul Parcel would be dedicated as open space, except for the portion containing the realigned Tokul Road.

The proposed project actions included: adoption of an Annexation Implementation Plan for the Snoqualmie Falls Planning Area; amendments to Snoqualmie Municipal Code chapters 17.15, Planned Residential and 17.20, Planned Commercial/Industrial; approval of a Development Agreement under RCW 36.70B.170; Annexation approval [SEPA exempt under WAC 197.11.800(6)(d)]; approval of Planned Commercial/Industrial and Planned Residential Plans pursuant to Title 17 of the Snoqualmie Municipal Code; and issuance of development permits and approvals for construction of a hotel/conference center, residential dwelling units, minipark, and trails; and realignment of Tokul Road.

The hotel was proposed to be constructed on the Morgan Parcel. It would occupy approximately 19 acres, and could include a 200-seat restaurant, 40-seat lobby/lounge, 33,250 square feet of meeting space, 15,500 square foot fitness center/spa, limited retail space, and associated surface parking. The hotel building would occupy approximately 2.10 acres. Forested open space and trails would cover approximately 4.6 acres. Approximately 12.20 acres would consist of parking areas, roadways, stormwater ponds and landscape areas.

The residential portion of the development would also be constructed on the Morgan Parcel. It would occupy approximately 30.70 acres of the northern portion of the parcel, including up to 93 single family lots/units on 21.40 acres and 17 affordable, multi-family housing units on 2.0 acres, 2.90 acres of roads, 2.65 acres of open space, .60 acres of trails and 1.15 acres of stormwater treatment and detention ponds.

The Tokul Road realignment was anticipated to be constructed on the Tokul Parcel and adjacent City-owned land. The southernmost portion of Tokul Road SE, near its intersection with SR 202, was proposed to be relocated and realigned to provide a 90-degree access onto SR 202, with re-vegetation of a part of the abandoned portion of Tokul Road, construction of additional public parking on the remainder of the abandoned portion of Tokul Road, and installation of a traffic signal at the intersection. The realignment would involve realigning and replacing approximately 1,480 lineal feet of the existing roadway with approximately 1,350 lineal feet of new roadway, with construction of a new intersection at SR 202 approximately 600 feet south of the existing intersection. A part of the realignment corridor and a 0.32 acre stormwater pond would be constructed on the Tokul Parcel. A narrow paved utility access road would be placed within the abandoned portion of Tokul Road to accommodate existing utility lines.

**SEPA Review of Original Proposal:** The applicant Gateway Cascades, LLC submitted a two-volume expanded SEPA Environmental Checklist dated January 22, 2002. On June 11, 2003, the City issued a Mitigated Determination of Nonsignificance (“MDNS”).

#### **Current Proposal:**

The Salish Expansion Development Agreement was amended on June 14, 2005 and the Tokul Parcel conveyed to the City of Snoqualmie. The Development Agreement was amended a second time on April 9, 2007. On October 9, 2007, the Morgan Parcel was acquired by the Muckleshoot Indian Tribe. On March 23, 2009, February 8, 2010 and December 10, 2012, the City and the Muckleshoot Tribe agreed to the Third, Fourth and Fifth Amendments to the Development Agreement, respectively.

A Restated and Amended Development Agreement has been proposed. The Restated and Amended Agreement retains all of the core Salish Expansion Project elements, including construction of a conference-oriented hotel with up to 250 rooms and associated facilities, including up to a 200-seat restaurant, 40-seat lobby/lounge, 33,250 square feet of meeting space, 15,500 square foot fitness center/spa, limited retail space, and associated surface parking. The Restated and Amended Agreement also retains Project elements for construction of residential housing (including affordable housing). The proposed residential portion of the Project is increased slightly, to allow for construction of up to 175 single family homes or other residential units, with 15% of the total residential units being affordable (providing housing for households earning 80% or less of King County median income, based on income figures provided annually by Puget Sound Regional Council.

During the process of consideration of the Development Agreement amendments, the City determined that, rather than realigning Tokul Road, a roundabout would provide better traffic safety and circulation for existing traffic, would move the intersection further away from the Snoqualmie River and thereby lessen any potential impacts upon the River or Snoqualmie Falls, and would better accommodate potential new traffic from the Salish Expansion Project or other development in the vicinity. The City conducted environmental review under SEPA and the National Environmental Policy Act (“NEPA”) concerning the Tokul Roundabout. The Tokul Roundabout is currently under construction. The proposed Restated and

Amended Development Agreement deletes provisions from former amendments concerning the Tokul Road realignment, and includes modified provisions concerning contributions towards Tokul Roundabout construction.

The proposed Restated and Amended Agreement also deletes other provisions from the original Development Agreement that were superseded or amended by the First – Fifth Amendments, or that are no longer applicable.

**Addendum:** The purpose of this Addendum is to add information and analysis of potential significant, adverse environmental impacts and alternatives to the original project description as noted above. The Addendum, however, does not substantially change the analysis of the significant impacts and alternatives analyzed in the existing adopted environmental document. This Addendum is being issued in accordance with WAC 197-11-600 and 197-11-625.

Additional environmental analysis of potential significant, adverse environmental impacts are contained in the following documents, which are incorporated by reference in this Addendum:

Cultural Resource Assessment dated February, 2008 regarding the Tokul Roundabout;

Cultural Resource Assessment dated June, 2008 regarding Tokul Roundabout mitigation site;

SEPA Mitigation Determination of Nonsignificance for Tokul Roundabout dated September 2, 2008; and

Salish Lodge Expansion Traffic Analysis Addendum dated September 3, 2015 by Michael Read, P.E., of Traffic Engineering Northwest (TENW).

**Location:** The Salish Expansion Project site is located directly northeast of SR 202 from the Salish Lodge in Section 30-24-08 and Section 19-24-08, approximately 1 mile north of downtown Snoqualmie (no street address assigned).

**Contact Person:** Mark Hofman, Community Development Director, 38624 SE River St, P.O. Box 987, Snoqualmie, WA 98065

**Responsible Official:** Mark Hofman 1/13/16  
Mark Hofman, Community Development Director Date

This decision was made after review of environmental and other information on file with the City. This addendum was prepared in compliance with the Washington State Environmental Policy Act of 1971; Chapter 43.21C Revised Code of Washington; Chapter 197-11, Washington Administrative Code; and Snoqualmie Municipal Code 19.04. This Addendum does not require circulation of a comment period.

