



NOTICE OF DECISION

Project: Snoqualmie Ridge II, Parcel S-20
Application: General Land Use Application for MOD 2017-0001 (minor modification), WHW 2017-0001 (wall height waiver), CUP 2017-0002 (conditional use permit), and MUCR 2017-0004 (mixed use consistency review)
Applicant: Panorama Apartments LLC, c/o: David Ratliff
Submittal Date: May 25, 2017
Date Complete: June 22, 2017
Decision Issued: September 28, 2017
Notice of Decision: September 29, 2017

Project Location:

Portion of tax parcels 7853380690 and 0223079078. The site is located to the north of Snoqualmie Valley Hospital and is accessed via Frontier Ave SE.

Project Description:

The application seeks approvals for a proposed 191-unit multifamily apartment project on Parcel S-20 of Snoqualmie Ridge II. Specifically, the applicant seeks administrative approval of a Minor Modification to establish net developable acreage; a Wall Height Waiver to increase retaining wall heights above six feet on the generally sloping site; a Hearing Examiner approval of a Conditional Use Permit to permit four-story building heights; and, a Mixed Use Consistency Review to determine consistency of the proposed development with the SR II Development Standards. The apartments will complete the affordable housing program requirements for Snoqualmie Ridge II. Parcel S20 is designated in the Snoqualmie Ridge II Mixed Use Final Plan for a density of 8-16 dwelling units per acre.

Decision

This Notice of Decision addresses only the requests for a Minor Modification request and Wall Height Waiver. The Director of Community Development approved the Minor Modification (MOD 2017-0001) to establish net developable acreage for Parcel S-20, and the Chairman of the Community Development Council Committee concurred. The Director of Community Development also issued an administrative approval of the Wall Height Waiver (WHW 2017-0001). The approved Minor Modification and Wall Height Waiver decisions, and supporting materials, are available in the Community Development Department at Snoqualmie City Hall, 38624 SE River Street.

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

Street. Per WAC 197-11-600(3), the FEIS was used for the Minor Modification and Wall Height Waiver decisions, because they were part of the overall Snoqualmie Ridge II proposal evaluated in the FEIS.

Appeals: Any appeal of the Findings, Conclusions and Decision must be filed within 14 days after the date of publication of this Notice of Decision (September 29, 2017). An appeal must be filed in accordance with the provisions of Chapter 14.40 SMC, and must set forth the factual and legal basis for the appeal.

Published: Snoqualmie Valley Record, September 29, 2017.

Posted on the Project Site: September 29, 2017.

Posted in City Locations: September 29, 2017.

Email to those who submitted substantive comments: September 29, 2017.

Email to Applicant: September 29, 2017.

Mailing to Applicant and original 500' public notice radius list: September 29, 2017.