

The following changes are required to comply with the SMA (RCW 90.58) and the SMP Guidelines (WAC 173-26, Part III);

ITEM	SMP PROVISION	BILL FORMAT CHANGES [<u>underline-additions</u> ; strike-through-deletions]	ECOLOGY - DISCUSSION/RATIONALE
<i>Table of Contents</i>			
1	Appendix A Shoreline Maps	Appendix A: Shoreline Maps Map A.1. Shoreline Jurisdiction and Environments Map A.2 Shoreline Environments Text Descriptions Map A.23. Wetlands and Floodplain	<i>Ecology requires this change for consistency with WAC 173-27-211(2)(b). This revision was requested by the City, following Ecology’s initial identification of required changes. The changes in the Table of Contents provide reference to a new appendix providing a detailed description of the location of the shoreline environments, which will be added to the SMP, to comply with WAC 173-27-211(2)(b) which states: “ If it is not feasible to accurately designate individual parcels on a map, the master program text shall include a clear basis for identifying the boundaries, physical features, explicit criteria, or "common" boundary descriptions to accurately define and distinguish the environments on the ground.”</i>
2	Appendix C-E	Appendix C: Addendum to Memo Regarding Cumulative Impacts Analysis – Water Enjoyment Uses No Net Loss (ESA, February 16, 2017/2021) Appendix C D: Shoreline Restoration Plan (Otak, April 2016) Appendix D E: Shoreline Inventory and Characterization Report (Otak and AHBL, June 2013, 2019 update by ESA)	<i>Ecology requires this change for consistency with WAC(s) 173-26-186, 173-26-221 and 173-26-201(2)(a). To ensure no net loss pursuant to WAC(s) 173-26-186(8)(b) and 173-26-221, and ensure the use of most recent and accurate scientific and technical information as required under WAC 173-26-201(2)(a), a memorandum was prepared by ESA to assess allowing water-oriented recreational pathways as close as 25-feet to the Ordinary High Water Mark within the Urban Riverfront Environment. Changes are proposed to the Snoqualmie Municipal Code (SMC) sections 19.08.350.C as well as 19.08.490.H & I to ensure consistency with the findings of the 2021 memorandum.</i>
<i>Chapter 2: Shoreline Environments</i>			
3	Section A Shoreline Environment Designations	The location of each of these shoreline environments is hereby established as shown <u>and described in Appendix A, Map A.1 and narrative descriptions, A.2, which is-are hereby adopted as the official map and descriptions of the shoreline environments of the City of Snoqualmie. Pursuant to WAC 173-26-211 (2) (e) any areas of the shoreline that are not mapped and/or described in Appendix A, Map A.1 and Descriptions A.2 should be automatically assigned an “Urban Conservancy” designation until the shoreline can be evaluated and designated through a shoreline master program amendment.</u> Portions of Kimball Creek below its confluence with Coal Creek are located in the City’s Urban Growth Area (UGA) and are predesignated Urban Floodplain under the Shoreline Master Program (SMP). All other areas within the UGA that fall under shoreline jurisdiction when annexed are hereby predesignated as Urban Floodplain Environment.	<i>Similar to item #1 above, Ecology requires these changes for consistency with WAC 173-27-211(2)(b). The amendment that states: “and narrative descriptions, A.2” is intended to provide additional detail describing the location and extent of each Shoreline Environment Designation. This amendment does not intend to change the proposed Environment Designations, but rather clarify the boundaries. The level of detail provided on the existing Environment Designation Map, A.1, is insufficient as a sole source in locating the boundaries of the different environment designations, due to thick lines and other features on the map. Adding narrative descriptions of the Shoreline Environment Designations adds clarity. This is consistent with WAC 173-27-211(2)(b), which states: “...If it is not feasible to accurately designate individual parcels on a map, the master program text shall include a clear basis for identifying the boundaries, physical features, explicit criteria, or ‘common’ boundary descriptions to accurately define and distinguish the environments on the ground.”</i> <i>The amendment that starts: “Pursuant to WAC 173-26-211 (2)(e)”, is intended to</i>

ITEM	SMP PROVISION	BILL FORMAT CHANGES [<u>underline-additions</u> ; strikethrough-deletions]	ECOLOGY - DISCUSSION/RATIONALE
			<p>provide language to address undesignated shorelines. This language was added consistent with WAC 173-26-211(2)(e) which states: "The map and the master program should note that all areas within shoreline jurisdiction that are not mapped and/or designated are automatically assigned a "rural conservancy" designation, or "urban conservancy" designation if within a municipality or urban growth area, or the comparable environment designation of the applicable master program until the shoreline can be re-designated through a master program amendment."</p>
<p>CHAPTER 4: SHORELINE REGULATIONS - 19.08.040 ADDITIONAL DEFINITIONS</p>			
4	19.08.040.N Shoreline Map and Descriptions	<p>"Shoreline Map <u>and Descriptions</u>" means Map A.1 <u>and Descriptions A.2</u> in Appendix A, Shoreline Jurisdiction and Environments Map, of the Snoqualmie Shoreline Master Program.</p>	<p>Ecology requires this change for consistency with WAC 173-27-211(2)(b). The amendment is intended to provide additional detailed written descriptions of the location and extent of each Shoreline Environment Designation within the City. This amendment does not intend to change the proposed Environment Designations, but rather clarify the boundaries. The level of detail provided on the existing Environment Designation Map, A.1, is insufficient as a sole source in locating the boundaries of the different Environment designations, due to thick lines and other features shown on the map. Adding narrative descriptions of the Shoreline Environment Designations adds clarity. This is consistent with WAC 173-27-211(2)(b), which states "...If it is not feasible to accurately designate individual parcels on a map, the master program text shall include a clear basis for identifying the boundaries, physical features, explicit criteria, or 'common' boundary descriptions to accurately define and distinguish the environments on the ground."</p>
5	19.08.040.P Shoreline Setback	<p>"Shoreline Setback" means the lateral distance measured landward from the Ordinary High Water Mark (OHWM) of a shoreline.</p>	<p>Ecology requires this change for consistency with WAC 173-26-191(2)(a)(ii). The addition is necessary to clarify where the setbacks originate in compliance with WAC 173-26-191(2)(a)(ii) which states that Shoreline Master Program regulations need to "be sufficient in scope and detail to ensure the implementation of the Shoreline Management Act, statewide shoreline management policies of this chapter, and local master program policies".</p>
6	19.08.080.A Permit Applications	<p><u>17. A report prepared by a professional archaeologist evaluating potential impacts to archeological or cultural resources for projects involving ground disturbing activities on shoreline areas not previously surveyed by a professional archeologist.</u></p>	<p>Ecology requires this change for consistency with WAC 173-26- 221(1)(b) and (c). This change is intended to prevent destruction of, or damage to cultural or archeological resources having historic, cultural, scientific, or educational value. The new provision will require preparation of a report in areas not previously surveyed and prior to ground disturbing activities associated with proposed development within the City's shoreline jurisdictions, consistent with recommendations provided to Ecology by the Washington State Department of Archeology and Historic Preservation (DAHP) in a letter dated March 19, 2021.</p>

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7	19.08.090.A Permit Review	A. Upon receipt by the administrator of the completed application and fee, the applicant shall cause two public notices of the application to be published in the official newspaper. These notices shall appear one week apart and contain the information required by the administrator. The administrator shall forthwith mail notice of the application to all property owners of record within 500 feet of the boundaries of the proposed development <u>and provide notice and opportunity to review archeological or cultural resource reports to the Washington State Department of Archeology and Historic Preservation and the Snoqualmie Tribe.</u>	<i>Ecology requires this change for consistency with WAC 173-26- 221(1)(c). This change is intended to protect historic, archaeological, and cultural features and qualities of shorelines in consultation with DAHP and affected tribes. The amended provision requires that pre-construction project notification and comment opportunities be provided to DAHP and the Snoqualmie Tribe consistent with recommendations provided to Ecology by DAHP in a letter dated March 19, 2021.</i>
CHAPTER 4: SHORELINE REGULATIONS – 19.08.330 SHORELINE ENVIRONMENTS DESIGNATED			
8	19.08.330.A Shoreline environments designated	There are established the following shoreline environments for land located within the corporate limits of the city, the location of which is shown on the Shoreline Map <u>A.1 and Descriptions A.2</u> in Appendix A to the Snoqualmie Shoreline Master Program: <ol style="list-style-type: none"> 1. Natural Environment. 2. Urban Conservancy Environment. 3. Urban Riverfront Environment. 4. Hydropower Environment. 5. Urban Floodplain Environment. 6. Aquatic Environment. <u>In the event of a conflict between the Map (A.1) and the Environment Descriptions (A.2), the narrative Environment Descriptions shall control.</u>	<i>Ecology requires this change for consistency with WAC 173-27-211(2)(b). This revision has been added to ensure compliance with WAC 173-27-211(2)(b) which states “The master program should also make it clear that in the event of a mapping error, the jurisdiction will rely upon common boundary descriptions and the criteria contained in RCW 90.58.030(2) and chapter 173-22 WAC pertaining to determinations of shorelands, as amended, rather than the incorrect or outdated map.”</i>
9	19.08.330.D Shoreline environments designated	<u>Pursuant to WAC 173-26-211(2)(e), any areas within the shoreline jurisdiction that are not mapped and/or described in Appendix A, Map A.1 and Descriptions A.2 should be automatically assigned an “Urban Conservancy” designation until the shoreline can be redesignated through a shoreline master program amendment.</u>	<i>Ecology requires this change for consistency with WAC 173-26-211(2)(e). This revision is necessary to address undesignated shorelines. This language will ensure consistency with WAC 173-26-211(2)(e) which states: “The map and the master program should note that all areas within shoreline jurisdiction that are not mapped and/or designated are automatically assigned a “rural conservancy” designation, or “urban conservancy” designation if within a municipality or urban growth area, or the comparable environment designation of the applicable master program until the shoreline can be re-designated through a master program amendment.”</i>
CHAPTER 4: SHORELINE REGULATIONS –19.08.350 - Lot size, setbacks or yards and height requirements.			
10	19.08.350.C Lot size, setbacks or yards and height requirements.	C. Shoreline Setbacks are measured landward from Ordinary High Water Mark (see SMC 19.08.040 for the full definition) as follows: <ol style="list-style-type: none"> 1. The following 25-foot setbacks apply <u>applies</u> along the left bank of the Snoqualmie River within the Urban Riverfront Environment, generally located between S.E. Fir Street and Euclid Ave.:- <ol style="list-style-type: none"> a. <u>100 feet for new or expanded residential, commercial, recreational (except as provided below), or institutional uses or structures as allowed in the Shoreline Use Table (SMC 19.08.340-1);</u> 	<i>Ecology requires this change for consistency with WAC 173-26-186 and 221. To ensure no net loss pursuant to WAC 173-26-186 and 173-26-221, and recognize use preferences described in RCW 90.58.020, shoreline setback clarifications have been added for future development proposed within the Urban Riverfront Environment and the Urban Riverfront Conservancy designations. In the locally approved SMP setback requirements range from 25 to 100 feet for new or expanded non-water dependent uses (i.e., residential, commercial or institutional uses). With the required revisions, the SMP prohibits new or expanded residential and commercial uses within Urban Riverfront Conservancy sub designations and also prohibits new residential, but allows for consideration of commercial and institutional uses within the Urban</i>

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		<p><u>b. 25 feet for water-enjoyment recreational uses, including only “Paved and unpaved pedestrian and bicycle trails, boardwalks, public access viewing areas” and “Piers and footings for decks, elevated boardwalks and overwater viewing areas” as identified in the Shoreline Use Table (SMC 19.08.340-1); and</u></p> <p><u>c. Water-dependent development can be allowed within the setback.</u></p> <p>2. The following 75-foot setbacks apply <u>applies along</u> the left bank of the Snoqualmie River within the Urban Riverfront Conservancy Sub Environment, generally located between Euclid Ave and Meadowbrook Way:-</p> <p><u>a. 100 feet for new or expanded residential, commercial, recreational (except as provided below), or institutional uses or structures as allowed in the Shoreline Use Table (SMC 19.08.340-1);</u></p> <p><u>b. 75 feet for water-enjoyment recreational uses, including only Paved and Unpaved trails and Piers and Footings for Decks as identified in the Shoreline Use Table (SMC 19.08.340-1); and</u></p> <p><u>c. Water-dependent development can be allowed within the setback</u></p> <p>3. The <u>A</u> 200 foot setback applies along the Snoqualmie River South Fork and right bank of Snoqualmie River mainstem within the Natural Shoreline Environment, <u>except water-dependent uses may be allowed within the setback.</u></p> <p>4. Areas of the Snoqualmie River not identified in SMC 19.08.350 (C)(1), (C)(2), or (C)(3) shall <u>have a use the prescribed Class 1 stream buffer of 100 feet setback. Water-dependent uses may be allowed within the setback.</u></p>	<p><i>Riverfront designation at a 100-foot setback. The change also limits Recreational uses to “Paved and unpaved pedestrian and bicycle trails, boardwalks, public access viewing areas” and “Piers and footings for decks, elevated boardwalks and overwater viewing areas”, which can be considered for locations as close as 25-feet in the Urban Riverfront designation and 75-feet in the Urban Riverfront Conservancy sub-designation, when shown to be consistent with other applicable SMP provisions to ensure no net loss. Consistent with the 2021 No Net Loss memo by ESA, additional development standards incorporated into provision 19.08.490 within the SMP, require avoidance of large trees and existing habitat areas, which need to be documented through a Habitat Management Plan and Mitigation Report to ensure no net loss of shoreline ecological functions pursuant to WAC 173-26-186(8)(b) and WAC 173-26-221.2.a(ii) and 5.b. Consideration in allowing water-dependent development within the setback are clarified by the change, to ensure consistency with SMA use preferences under RCW 90.58.020 and ease of implementation. Existing structures located within these setbacks areas, are allowed to be maintained pursuant to section 19.08.160 of the SMP.</i></p>
11	19.08.490.H & I Recreation	<p><u>H. Pedestrian and bicycle trails and boardwalks, river or lake viewing areas, or non-motorized boating put-in and take-out areas shall be located to avoid removal of large/mature trees, minimize disturbance of native vegetation, utilize existing disturbed/cleared areas, and otherwise avoid and minimize impacts to natural resources, all to the maximum extent practicable.</u></p> <p><u>I. A Habitat Management Plan (HMP) shall be prepared for any pedestrian and bicycle trails, boardwalks, and river viewing points constructed in the Urban Riverfront Environment within 100 feet of the OHWM of the Snoqualmie River. The HMP shall maximize ecological functions and values through one or more measures. Where impacts to riparian habitat cannot be fully avoided, a compensatory mitigation plan is required to replace the functions and values lost or disturbed due to trail development. The HMP shall be prepared in accordance with the requirements for critical areas studies in SMC 19.12.060 and SMC 19.12.090.</u></p>	<p><i>Ecology requires this change for consistency with WAC(s) 173-26-186 and 173-26-221.</i> <i>To ensure no net loss pursuant to WAC 173-26-186 and 221 and consistent with recommendations from the City’s updated No Net Loss memo (Snoqualmie, 2021), new provisions are incorporated as Recreation development standards requiring that new pedestrian or bike paths be sited to avoid large trees and existing habitat areas, and requiring submittal of a Habitat Management Plan and Mitigation Report. These new provisions are triggered when considering water-oriented recreational pathways proposed closer than 100-feet from the Ordinary High Water Mark and are intended to ensure no net loss of shoreline ecological functions consistent with SMP Guideline requirements at WAC 173-26-186.8(b) and 173-26- 221.2.a(ii) and 5.b.</i></p>
12	19.08.540 Vegetation Management Corridor	<p>A. There are hereby established vegetation management corridors on the Snoqualmie River, Kimball Creek, and Borst Lake that are co-extensive with the critical area buffers required by Article VI of SMC Chapter 19.08 through integrated critical areas standards, <u>except in the Urban Riverfront shoreline</u></p>	<p><i>Ecology requires this change for consistency with WAC 173-26-186 and 221.</i> <i>To be consistent with changes made in 19.08.350.C to setbacks, here in 19.08.540, changes are made to the Vegetation Management Corridor to match findings in the</i></p>

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		environment designation where the vegetation management corridor extends 100 feet from the OHWM of the Snoqualmie River.	<i>Cumulative Impact Analysis and updated No Net Loss Analysis (Snoqualmie, 2021) documents and ensure no net loss of ecological functions.</i>
Appendix A Shoreline Maps			
13	Appendix A Shoreline Maps	[see new SMP Appendix A.2 language which are included on page 6 of this document]	<i>Ecology requires this change for consistency with WAC 173-26-211(2)(b). This appendix is being added to the SMP in compliance with WAC 173-26-211(2)(b) which states " If it is not feasible to accurately designate individual parcels on a map, the master program text shall include a clear basis for identifying the boundaries, physical features, explicit criteria, or "common" boundary descriptions to accurately define and distinguish the environments on the ground."</i>
<p>References:</p> <p>Snoqualmie, 2019a. <i>City of Snoqualmie Shoreline Inventory and Characterization Report</i>. Original dated June 2013 and updated in April 2019. Prepared for the Coty of Snoqualmie by Otak Inc. AHBL, Inc. and ESA.</p> <p>Snoqualmie, 2019b. <i>City of Snoqualmie Shoreline Master Program Cumulative Impacts Analysis and No Net Loss Report</i>. Originally dated April 29, 2016 and updated April 2019. Prepared for the City of Snoqualmie by AHBL, Inc.</p> <p>Snoqualmie, 2021. <i>City of Snoqualmie Shoreline Master Program Cumulative Impacts Analysis Water-Enjoyment No Net Loss Memo</i>. Dated February 16, 2021. Prepared for the City of Snoqualmie by ESA.</p>			

Appendix A.2

1. Natural Environment:

a. On the left (west/south) bank of the Snoqualmie River, from the west edge of the Federal Energy Regulatory Commission (FERC)-licensed boundary of the Snoqualmie Falls Hydroelectric Project, approximately 200 feet downriver of the base of Snoqualmie Falls, an area 200 feet landward of the ordinary high water mark (OHWM) of the Snoqualmie River west to the corporate limit of the City of Snoqualmie;

b. On the left (west/south) bank of the Snoqualmie River, from the east right-of-way boundary of State Route 202 (SR 202) where SR 202 crosses the Snoqualmie River on bridge 202/60 waterward to the OHWM of the Snoqualmie River, south to a line extended from the northern right-of-way edge of SE Fir Street to the Snoqualmie River;

c. On the left (west/south) bank of the Snoqualmie River, from the east edge of the former Burlington-Northern Railroad right-of-way (now the Snoqualmie Valley Trail [SVT]) where the SVT crosses the Snoqualmie River waterward to the OHWM of the Snoqualmie River, south to a point where it is 200 feet landward of the OHWM, and thence following a line 200 feet landward of the OHWM of the Snoqualmie River to the confluence of the South Fork Snoqualmie River and mainstem Snoqualmie River;

d. On the left (west) bank of the South Fork Snoqualmie River, all lands 200 feet landward of the OHWM of the South Fork Snoqualmie River;

e. On the right (east) bank of the South Fork Snoqualmie River, the entire area between the South Fork Snoqualmie River and mainstem Snoqualmie River;

f. On the right (east/north) bank of the Snoqualmie River, from the east edge of the former Burlington-Northern Railroad right-of-way (now the Snoqualmie Valley Trail [SVT]) where the SVT crosses the Snoqualmie River, and waterward from the south edge of the right-of-way of SE Reinig Road to the OHWM of the Snoqualmie River, west to the intersection of SE Reinig Road with SE Mill Pond Road, thence from the south edge of the right-of-way of SE Mill Pond Road waterward to the OHWM of the Snoqualmie River, west to where the edge of the FEMA-designated floodway for the Snoqualmie River crosses SE Mill Pond Road, thence from the point where the FEMA-designated floodway intersects the south edge of the right-of-way for SE Mill Pond Road waterward perpendicular to the OHWM of the Snoqualmie River to the OHWM of the Snoqualmie River;

g. On the left (north) bank of Kimball Creek, an area from the OHWM of Kimball Creek extending landward 200 feet, from the corporate limits of the City of Snoqualmie, then downstream (generally eastward) until it meets the boundary of the property known as Tract Pub-1 of Snoqualmie Short Subdivision No SP01-02, King County Recording No. 20031223900004, then following the southern line of that property easterly until it meets the boundary of Tract Pub-2 of Snoqualmie Short Subdivision No SP01-02, King County Recording No. 20031223900004, then following the southern line of that property easterly and the extension of that line east to its intersection with the eastern right-of-way for SR 202, where it intersects the Natural Environment described for the Snoqualmie River in subsection 1.b. above; and

h. On the right (south) bank of Kimball Creek, an area from the OHWM of Kimball Creek extending landward 200 feet, from the corporate limits of the City of Snoqualmie, then downstream (generally eastward) until it reaches a point 200 feet landward of the FEMA-designated floodway for the Snoqualmie River, thence southerly along a line 200 feet landward of that floodway to the eastern boundary of Tract SA-2 of Snoqualmie Short Subdivision No SP01-02, King County Recording No. 20031223900004, then extending northeastward perpendicular to the right-of-way for SR 202, to a point on the eastern right-of-way for SR 202, where it intersects the Natural Environment described for the Snoqualmie River in subsection 1.b. above.

2. Urban Conservancy Environment:

a. On the left (west/south) bank of the Snoqualmie River, that area on the left bank from the east edge of the former Burlington-Northern Railroad right-of-way (now the Snoqualmie Valley Trail [SVT]) where the SVT crosses the Snoqualmie River waterward (east) to the OHWM of the Snoqualmie River, southerly along the west boundary of Government Lot 5 in Section 32, Township 24N, Range 8E, thence southwesterly to the boundary of the Meadow Park subdivision (Plat Book Volume 82, Pages 85/86), then southerly along the east boundary of said subdivision to the northern right-of-way of SE Park Street (formerly Sunset Highway – Rd. No. 99), thence easterly along the northern right-of-way of SE Park Street approximately 725 feet to a point where the extended eastern property line of King County Parcel No. 322408-9106 (aka Centennial Fields) intersects, then southerly

approximately 1,275 feet along the eastern boundary of said parcel to the intersection of with the eastern boundary of King County Parcel No. 322408-9089 (aka Snoqualmie Middle School), then southwesterly along the eastern boundary of said parcel to a point 200 feet landward of the FEMA-designated floodway, thence easterly and southerly along a line following 200 feet landward of the FEMA-designated floodway of the Snoqualmie River to the corporate limits of the City of Snoqualmie, except for that area described as the Natural Environment in subsections 1.c., 1.d., and 1.e., above; and

b. On the right (east/north) bank of the Snoqualmie River, that area beginning from the eastern corporate boundary of the City of Snoqualmie where it intersects the Snoqualmie River, northerly along the corporate limits approximately 2,175 feet to the northern boundary of Tract F of King County Boundary Line Adjustment & Large Lot Segregation #L10L0024, King County Recording No. 20100630900006, thence westerly along a line extending from the northern boundary of said tract to the FEMA-designated floodway of the Snoqualmie River, thence westerly along the FEMA-designated floodway of the Snoqualmie River approximately 5,025 feet to the western right-of-way for SE Mill Pond Road, then westerly along the northern boundary of King County Parcel No. 302408-9078 to its intersection with the eastern right-of-way of SR 202, thence southerly along said eastern right-of-way to the Snoqualmie River, except that area described as Natural Environment in subsection 1.f. above.

3. Hydropower Environment:

a. On the left (west/south) bank of the Snoqualmie River, the area lying 200 feet landward of the OHWM of the Snoqualmie River between the eastern right-of-way of State Route 202 to the west edge of the Federal Energy Regulatory Commission (FERC)-licensed boundary of the Snoqualmie Falls Hydroelectric Project, approximately 200 feet downriver of the base of Snoqualmie Falls; and

b. On the right (east/north) bank of the Snoqualmie River, the area lying 200 feet landward of the OHWM of the Snoqualmie River between the eastern right-of-way of State Route 202 to the corporate limit of the City of Snoqualmie.

4. Urban Floodplain Environment:

a. On the left (west/south) bank of the Snoqualmie River, the area between the Snoqualmie River and approximately SE King Street lying between the eastern right-of-way of State Route 202 and a line 200 feet landward of the FEMA-designated floodway of the Snoqualmie River, except those areas described as the Natural Environment in subsection 1. above and described as Hydropower Environment in subsection 3.a. above;

b. On the left (west/south) bank of the Snoqualmie River, the area generally lying south of the line beginning at the intersection of the eastern right-of-way of SR 202 and the northern right-of-way for SE King Street, then easterly along the northern right-of-way of SE King Street to the eastern right-of-way for Falls Avenue SE, then southerly along said right-of-way to the northern right-of-way for SE River Street, then easterly along said right-of-way to the eastern right-of-way extended for the alley between Falls Avenue SE and Park Ave SE, then southerly along said right-of-way to the northern right-of-way for SE Newton Street, then east along said right-of-way to the eastern/northern right-of-way for SE Park Street, then easterly along said right-of-way to the eastern boundary of Lot 3, Snoqualmie-Meadowbrook Addition (Plat Book Volume 49, Page 90), then southerly along the boundary line extended approximately 150 feet to the southwest corner of Lot 1, Plat Block 1 of Meadowbrook 2nd Addition to Snoqualmie Falls (Plat Book Volume 26, Page 50), then easterly along the southern boundary of Lot 1 of Plat Block 1 of Meadowbrook 2nd Addition to Snoqualmie Falls to its southeast corner, then southwesterly 25 feet along a line bearing S 30-59-59 W, thence easterly 125 feet along a line bearing S 59-00-10 E, thence extended across to the eastern right-of-way of Meadowbrook Way SE, then southerly along said right-of-way to the northern right-of-way of SE Hemlock Street, then easterly 120 feet to the southern corner of King County Parcel No. 322408-9026, then northerly along the eastern boundary of said parcel and of King County Parcel No. 322408-9040, continuing northerly along the eastern boundary of Lot 2, Plat Block 2 of Meadowbrook 2nd Addition to Snoqualmie Falls, extended across to the northern right-of-way of SE Park Street (former Sunset Highway, Rd. No. 99), then northerly along the eastern boundary of Lot 2, Plat Block 2 of Meadowbrook Addition to Snoqualmie Falls (Plat Book Volume 26, Page 37), then westerly along the northern boundary of said lot, then northerly along the eastern boundary of Lot 18, Plat Block 2 of Meadowbrook Addition to Snoqualmie Falls, then westerly along the northern boundary of said lot to the eastern right-of-way of Meadowbrook Way SE, then northerly across the right-of-way for SE Spruce Street to the southeasterly corner of King County Parcel No. 541760-0067, thence northerly 135 feet along a line

bearing N 14-14-59 E, thence northerly 80.74 feet along a line bearing N 30-59-59 E, thence extended to the OHWM of the Snoqualmie River; and

c. On the right (east/north) bank of the Snoqualmie River, that area lying 200 feet landward of the FEMA-designated floodway of the Snoqualmie River, except that area described as Urban Conservancy in subsection 2.b. above, Hydropower in subsection 3.b above, or Natural Environment in subsections 1.e. and 1.f. above;

5. Urban Riverfront Environment:

a. On the left (west/south) bank of the Snoqualmie River, the area generally lying north of the line beginning at the intersection of the eastern right-of-way of SR 202 and the northern right-of-way for SE King Street, then easterly along the northern right-of-way of SE King Street to the eastern right-of-way for Falls Avenue SE, then southerly along said right-of-way to the northern right-of-way for SE River Street, then easterly along said right-of-way to the eastern right-of-way extended for the alley between Falls Avenue SE and Park Ave SE, then southerly along said right-of-way to the northern right-of-way for SE Newton Street, then east along said right-of-way to the eastern/northern right-of-way for SE Park Street, then easterly along said right-of-way to the eastern boundary of Lot 3, Snoqualmie-Meadowbrook Addition (Plat Book Volume 49, Page 90), then southerly along the boundary line extended approximately 150 feet to the southwest corner of Lot 1, Plat Block 1 of Meadowbrook 2nd Addition to Snoqualmie Falls (Plat Book Volume 26, Page 50), then easterly along the southern boundary of Lots 1 of Plat Block 1 of Meadowbrook 2nd Addition to Snoqualmie Falls to its southeast corner, then southwesterly 25 feet along a line bearing S 30-59-59 W, thence easterly 125 feet along a line bearing S 50-00-10 E, thence extended across to the eastern right-of-way of Meadowbrook Way SE, then southerly along said right-of-way to the northern right-of-way of SE Hemlock Street, then easterly 120 feet to the southern corner of King County Parcel No. 322408-9026, then northerly along the eastern boundary of said parcel and of King County Parcel No. 322408-9040, continuing northerly along the eastern boundary of Lot 2, Plat Block 2 of Meadowbrook 2nd Addition to Snoqualmie Falls, extended across to the northern right-of-way of SE Park Street (former Sunset Highway, Rd. No. 99), then northerly along the eastern boundary of Lot 2, Plat Block 2 of Meadowbrook Addition to Snoqualmie Falls (Plat Book Volume 26, Page 37), then westerly along the northern boundary of said lot, then northerly along the eastern boundary of Lot 18, Plat Block 2 of Meadowbrook Addition to Snoqualmie Falls, then westerly along the northern boundary of said lot to the eastern right-of-way of Meadowbrook Way SE, then northerly across the right-of-way for SE Spruce Street to the southeasterly corner of King County Parcel No. 541760-0067, thence northerly 135 feet along a line bearing N 14-14-59 E, thence northerly 80.74 feet along a line bearing N 30-59-59 E, thence extended to the OHWM of the Snoqualmie River, except that area described as Urban Riverfront Conservancy sub-environment in subsection 6. below, and except that area described as Natural Environment in subsection 1.b. above, and excluding any area lying west of the eastern right-of-way of SR 202 including the area described as Urban Floodplain Environment in subsection 4.a. above.

6. Urban Riverfront Conservancy Environment:

a. On the left (west/south) bank of the Snoqualmie River, the area generally lying east of Riverview Park, north of the northern right-of-way of SE Park Street, and west of the eastern-right-of-way of Meadowbrook Way SE, except for Lots 1, 2, and 3 of Plat Block 1 of Meadowbrook Addition to Snoqualmie Falls.