SUMMARY REPORT

REVIEW AND REVISION PROCESS TO INCORPORATE LOW IMPACT DEVELOPMENT INTO CITY CODES AND ENFORCEABLE DOCUMENTS

Prepared for
City of Snoqualmie

Prepared by
Herrera Environmental Consultants, Inc.

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Note:
Some pages in this document have been purposely skipped or blank pages inserted so that this document will copy correctly when duplexed.

SUMMARY REPORT

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Prepared for
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March 27, 2018

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BACKGROUND

The City of Snoqualmie (City) conducted a review of their local development and engineering codes, rules, standards, and other enforceable documents to meet the following requirements of the National Pollutant Discharge Elimination System Phase II Municipal Stormwater Permit (NPDES Phase II Permit):

- ***S5.C.4.f.i:*** *No later than December 31, 2017, [new] Permittees shall review, revise and make effective their local development-related codes, rules, standards, or other enforceable documents to incorporate and require low impact development (LID) principles and LID best management practices (BMPs).*

  The intent of the revisions shall be to make LID the preferred and commonly-used approach to site development. The revisions shall be designed to minimize impervious surfaces, native vegetation loss, and stormwater runoff in all types of development situations. Permittees shall conduct a similar review and revision process, and consider the range of issues, outlined in the following document: Integrating LID into Local Codes: A Guidebook for Local Governments (Puget Sound Partnership, 2012).

- ***S5.C.4.f.ii:*** *Each [new] Permittee shall submit a summary of the results of the review and revision process … with the annual report due no later than March 31, 2018. This summary shall include, at a minimum, a list of the participants (job title, brief job description, and department represented), the codes, rules, standards, and other enforceable documents reviewed, and the revisions made to those documents which incorporate and require LID principles and LID BMPs. The summary shall include existing requirements for LID principles and LID BMPs in development-related codes.*

  The summary shall be organized as follows:

  (a) Measures to minimize impervious surfaces;

  (b) Measures to minimize loss of native vegetation; and

  (c) Other measures to minimize stormwater runoff

This summary report identifies the City team who participated in the review and describes the revision process, code and documents reviewed, public outreach, revisions made, and existing requirements that support LID principles and LID BMPs. Appendices include final review forms, final proposed revisions, and approved ordinances.

PROJECT TEAM

Table 1 summarizes the names, job titles, departments, and job descriptions for the internal City team involved in reviewing and revising the codes and enforceable documents. The City team was also supported by several staff from Herrera Environmental Consultants.

Table 1. City of Snoqualmie Project Team.

Name	Job Title	Department	Brief Job Description
Jeff Hamlin	Project Engineer	Parks and Public Works (Public Works Division)	Manages Public Works projects and programs.
Todd Saxberg	Operations Manager	Parks and Public Works (Public Works Division)	Management and oversight of all City utility operations.
Daniel Marcinko	Parks and Public Works Director	Parks and Public Works	Management and oversight of Parks, Public Works and Utility operations and staff.
Mark Hoffman	Community Development Director	Community Development (Planning Division)	Management and oversight of Community Development programs and staff.
Nicole Sanders	Senior Planner	Community Development (Planning Division)	Manages Community Development projects and programs, long range emphasis.
Gwyn Berry	Planning Technician	Community Development (Planning Division)	Supports Community Development projects and programs, current planning emphasis.
Jason Rogers	Senior Planner	Community Development (Planning Division)	Manages Community Development projects and programs, current planning emphasis.
John Cooper	Interim Building Official/ Code Enforcement Officer	Community Development (Planning Division)	Manages Building Division projects, plan review, and enforcement of state and local laws pertaining to new construction, building alteration, and land uses.
Larry White	Parks Crew Chief	Parks and Public Works (Parks and Rec Division)	Supervises City parks operations, projects and staff.
Bob Sterbank	City Attorney	City Administration	Responsible for legal review and compliance of all City operations.

CODE AND DOCUMENTS REVIEWED

The codes, rules, standards, and other enforceable documents summarized in Table 2 and Table 3 were reviewed to ensure compliance with the LID update and integration provisions in the NPDES Phase II Permit.

Table 2. City of Snoqualmie Code Reviewed.

Document Name	Date Last Updated	Date Revisions Were Adopted or Are Proposed to be Adopted
Snoqualmie Municipal Code (SMC) Title 12 Streets, Sidewalks, and Public Places	Chapter 12.16 (1980) Chapter 12.17 (2010)	Revisions were adopted on December 11, 2017, and became effective on December 28, 2017.
Chapter 13.10 SMC Storm Water Utility	2017	Revisions were adopted on December 11, 2017, and became effective on December 28, 2017.
SMC Title 14 Development Review	2001	Not applicable; no gaps identified
SMC Title 15 Buildings and Construction	Chapter 15.04A (2016) Chapter 15.12 (2012) Chapter 15.18 (2011) Chapter 15.20 (2011)	Revisions were adopted on December 11, 2017, and became effective on December 28, 2017.
SMC Title 16 Subdivisions, Short Subdivisions and Binding Site Improvement Plans	Chapter 16.04 (2014)	Revisions were adopted on December 11, 2017, and became effective on December 28, 2017.
SMC Title 17 Zoning	Chapter 17.10 (2016) Chapter 17.15 (2015) Chapter 17.20 (2014) Chapter 17.25 (2005) Chapter 17.30 (1995) Chapter 17.35 (2001) Chapter 17.50 (1995) Chapter 17.65 (1996) Chapter 17.70 (1996) Chapter 17.77 (2015)	Revisions were adopted on December 11, 2017, and became effective on December 28, 2017.
SMC Title 19 Environment	Chapter 19.08 (2014) Chapter 19.12 (2016)	Revisions to Chapter 19.08 SMC have not yet been incorporated, but will be folded into the next update (anticipated to be in 2019). Revisions to Chapter 19.12 SMC were adopted on December 11, 2017, and became effective on December 28, 2017.

Table 3. City of Snoqualmie Documents Reviewed.		
Document Name	**Date Last Updated**	**Date Revisions Are Proposed to be Adopted**
City of Snoqualmie Comprehensive Plan (Snoqualmie 2032)	2014	Revisions have not yet been incorporated, but will be folded into the next update (anticipated to be in 2019).
City of Snoqualmie Open Space, Parks and Recreation Plan	2012	Revisions have not yet been incorporated, but will be folded into the next update (anticipated to be in 2019).
Snoqualmie Ridge Development Standards	Initially approved 1996; last revised in 2015	Revisions have not yet been incorporated, but will be folded into the next update (anticipated to be in 2018).
Development Standards for Snoqualmie Ridge II	2004	Revisions have not yet been incorporated, but will be folded into the next update (anticipated to be in 2018).

PUBLIC INVOLVEMENT

Opportunities for public involvement in this process were provided through a series of Public Works Committee and City Council meetings as documented in Table 4.

Table 4. City of Snoqualmie Public Outreach Schedule.

Meeting Name	Date	Notes
Parks and Public Works Committee meeting	November 20, 2017	
City Council meeting	November 27, 2017	First reading
City Council meeting	December 11, 2017	Adoption

CODE AND DOCUMENT REVISIONS

This section summarizes the proposed revisions to the following codes:

- Streets, Sidewalks, and Public Places (Title 12)
- Storm Water Utility (Chapter 13.10)
- Buildings and Construction (Title 15)
- Subdivisions, Short Subdivisions and Binding Site Improvement Plans (Title 16)
- Zoning (Title 17)
- Environment (Title 19)

The following codes and documents did not contain any barriers to LID implementation, therefore no revisions were required:

- Development Review (Title 14)

The proposed revisions to the following enforceable documents will be summarized in a separate summary report:

- City of Snoqualmie Comprehensive Plan
- City of Snoqualmie Open Space, Parks and Recreation Plan
- Snoqualmie Ridge Development Standards
- Development Standards for Snoqualmie Ridge II

The NPDES Phase II Permit LID update and integration requirements are organized into the following three categories:


Measures to minimize impervious surfaces


Measures to minimize loss of native vegetation


Other measures to minimize stormwater runoff

Appendices include final review forms in Appendix A, final proposed revisions in Appendix B, and adopted ordinances in Appendix C.

TITLE 12 – STREETS, SIDEWALKS, AND PUBLIC PLACES

Table 5 summarizes the revisions to the City of Snoqualmie Streets, Sidewalks, and Public Places code (SMC, Title 12). The revisions were adopted on December 11, 2017, and became effective on December 28, 2017.

Table 5. Summary of Revisions to Streets, Sidewalks, and Public Places Code.

Section	Summary of Revisions to Existing Text	Category or Categories
12.16.135 Article I. Definitions	Add the following new definitions: • Director • Drainage facilities • Permeable pavement	
12.16.135 Article I. Definitions	Update the following definitions: • Drainage guidelines • Two-track driveways	
12.16.340 Construction specifications	Add a reference to the Washington State Department of Transportation (WSDOT) General Special Provisions for permeable pavement.	
12.16.360 Pedestrian facilities	Add examples of special conditions (e.g., heritage trees, significant trees, and drainage facilities). Require approval by the Directors for special conditions warranting exceptions.	
12.16.420 Storm drainage	Modify language to remove specific stormwater requirements in this section and provide a reference to Chapter 15.18 SMC.	
12.16.470 Drainage plan	Update outdated drainage guidelines reference and link to stormwater requirements in Chapter 15.18 SMC.	
12.16.480.A Storm drains in curb and gutter section	Modify language to remove preference for underground storm drainage.	
12.16.500 Runoff control policies	Delete section. Runoff control policy requirements are specified in much greater detail in the King County Surface Water Design Manual (KCSWDM) and do not need to be summarized here.	
12.16.510 Runoff diversion	Delete section. Runoff diversion requirements are specified in much greater detail in the KCSWDM and do not need to be summarized here.	
12.16.520 Peak discharge control	Delete section. Peak discharge control requirements are specified in much greater detail in the KCSWDM and do not need to be summarized here.	
12.16.530 Oil separation devices	Delete section. Oil separation device requirements are specified in much greater detail in the KCSWDM and do not need to be summarized here.	
12.16.540 Erosion and siltation control	Delete section. Erosion and siltation control discharge control requirements are specified in much greater detail in the KCSWDM and do not need to be summarized here.	

Table 5 (continued). Summary of Revisions to Streets, Sidewalks, and Public Places Code.		
Section	**Summary of Revisions to Existing Text**	**Category or Categories**
12.16.600 Driveways	• Add permeable pavement as an allowed material for driveways. • Add language to explicitly allow two track driveways in residential settings.	
12.16.680.A–G Street inspections	Adjust language and add inspections to address inspection requirements in the NPDES Phase II permit.	
12.16.760 Guarantee bond	Add drainage facility performance bond language and reference to SMC 15.18.	
12.17.040 Definitions	Add the following new definitions: • Diameter at breast height (DBH) • Director • Significant Tree	
12.17.040 Definitions	Update the following definitions: • "Heritage tree" (updated from "landmark tree")	
12.17.070 Landmark trees	• Streamline definition of Director (now defined in SMC 12.17.040). • Update "landmark tree" terminology and definition to "heritage tree."	

CHAPTER 13.10 – STORM WATER UTILITY

Table 6 summarizes the revisions to the City of Snoqualmie Storm Water Utility Codes (SMC, Chapter 13.10). The revisions were adopted on December 11, 2017, and became effective on December 28, 2017.

Table 6. Summary of Revisions to Storm Water Utility Code.

Section	Summary of Revisions to Existing Text	Category or Categories
Global	Change "storm water" to a single word and "storm water system" to "storm drain system" for consistency with King County and Ecology.	
13.10.005 Purpose	Added purpose section to provide background information and examples of activities that could be conducted by the stormwater utility.	
13.10.010 Definitions	Add the following new definitions: • Drainage facility (refers to SMC 15.18.040 definition) • Rainwater harvesting system	
13.10.010 Definitions	Update the following definitions: • Impervious area • Storm drain system	

TITLE 15 – BUILDINGS AND CONSTRUCTION

Table 7 summarizes the revisions to the City of Snoqualmie Buildings and Construction code (SMC, Title 15). The revisions were adopted on December 11, 2017, and became effective on December 28, 2017.

Table 7. Summary of Revisions to Buildings and Construction Code.

Section	Summary of Revisions to Existing Text	Category or Categories
Global	• Update "sensitive area" to "critical area" for consistency with recent Critical Areas Ordinance update. • Change "storm water" to a single word and "storm water system" to "storm drain system" for consistency with King County and Ecology. • Change "limbing" to "cutting."	
Global	Update dates of the following applicable documents: • Washington State Department of Ecology Stormwater Management Manual for Western Washington • King County Surface Water Design Manual (KCSWDM)	
15.04A.080.D Uniform Plumbing Code adopted	Add language directing project proponents to SMC 15.18 prior to connecting a roof drain to the storm drain system.	
15.12.160.G.2 Specific standards [Flood Hazard Regulations]	Add language to promote protection of flora instead of only removal.	
15.18.020 Purposes	Add purpose statement related to LID.	
15.18.040 Definitions	Add the following new definitions: • Bioretention • Drainage facility • Low Impact Development (LID) • Low Impact Development Best Management Practices (LID BMPs) • Permeable pavement • Storm drain system	
15.18.040 Definitions	Update the following definitions: • Department • Stormwater pollution prevention plan (SWPPP) • Surface Water Design Manual	
15.18.050 When drainage review required	Update terminology and change "and" to "or" since the City would be required to review everything that triggers a threshold in the KCSWDM, regardless of whether a City permit was required.	

Table 7 (continued). Summary of Revisions to Buildings and Construction Code.		
Section	**Summary of Revisions to Existing Text**	**Category or Categories**
15.18.060 Prerequisites to commencement of construction	Clarify the role of the director in determining exemption from drainage review.	
15.18.080.C Responsibility for construction of drainage facilities	Update "interim" to "temporary" for consistency with the KCSWDM.	
15.18.110 Requirements for storm water facilities to be conveyed to the City of Snoqualmie	Update requirements to be consistent with the City's preferred submittal format.	
15.18.140 Stormwater Pollution Prevention Manual adopted by reference	Update King County Stormwater Pollution Prevention Manual name and date to current version.	
15.18.180 Use of wetlands for stormwater management	Update terminology to allow flexibility for other drainage facilities that are not ponds.	
15.18.190 Administration	Add language to allow the director's designee to perform inspections.	
15.20.020 Definitions	Add the following new definitions: • Critical root zone (CRZ) • Diameter at breast height (DBH) • Impervious surface • Land disturbing activity • Low Impact Development Best Management Practices (LID BMPs) • Noxious weeds • Pruning • Topping	
15.20.020 Definitions	Update the following definitions: • Cutting • Director • Significant Tree • Tree	
15.20.030.B Clearing and grading permit – when required	• Remove statement regarding overapplication of chemicals as this would be considered an illicit discharge. • Add LID BMP maintenance to the list of activities that would not require a permit.	

Table 7 (continued). Summary of Revisions to Buildings and Construction Code.		
Section	**Summary of Revisions to Existing Text**	**Category or Categories**
15.20.030.C.1 Clearing and grading permit – When required	• Reduce threshold to 7,000 square feet for consistency with land-disturbing activity threshold in the NPDES permit and King County. • Update grading threshold language for consistency with King County.	
15.20.040.B Clearing and grading permit – Application requirements	Remove specific submittal requirements as this is addressed in more detail in the KCSWDM (adopted in SMC 15.18).	
15.20.040.C Clearing and grading permit – Application requirements	Clarify that an inventory is only necessary when significant trees are present.	
15.20.060.A.2.d Clearing and grading permit – Requirements	Allow deviation in compaction requirements for installation of infiltration facilities.	
15.20.060.B.1 Clearing and grading permit – Requirements	Update "drip line" to "critical root zone" to be more protective of trees during clearing and grading activities.	
15.20.060.B.2.b Clearing and grading permit – Requirements	• Remove 1 acre threshold as it no longer applies. • Remove specific soil amendment requirement and add reference to Chapter 15.18.	
15.20.060.B.3 Clearing and grading permit – Requirements	• Remove "director may require" to make this a mandatory requirement, rather than a project-by-project requirement. • Update "drip line" to "critical root zone" to be more protective of trees during clearing and grading activities.	
15.20.070.A.1 Drainage and erosion and sedimentation control	• Update to King County terminology "ESC plan" which is a component of the construction stormwater pollution prevention plan (CSWPPP). • Add references to the Surface Water Design Manual adoption in Chapter 15.18 SMC. • Remove repetitive language	
15.20.070.B.3 Drainage and erosion and sedimentation control	• Remove "as specified by the director" to make this a mandatory requirement, rather than a project-by-project requirement and add reference to landscaping requirements in Chapter 17.70. • Update terminology for consistency with the KCSWDM. • Allow director's designee to provide approval.	
15.20.120 Administration [Clearing and Grading]	Add language to allow the director's designee to perform inspections.	

TITLE 16 – SUBDIVISIONS, SHORT SUBDIVISIONS, AND BINDING SITE IMPROVEMENT PLANS

Table 8 summarizes the revisions to the City of Snoqualmie Subdivisions, Short Subdivisions, and Binding Site Improvement Plans code (SMC, Title 16). The revisions were adopted on December 11, 2017, and became effective on December 28, 2017.

Table 8. Summary of Revisions to Subdivisions, Short Subdivisions, and Binding Site Improvement Plans Code.

Section	Summary of Revisions to Existing Text	Category or Categories
Global	• Update "planning official" to "director" for consistency with other City code sections	
16.04.050 Definitions	Add the following new definition: • Drainage facility (refers to SMC 15.18.040 definition)	
16.04.230.E Short subdivisions, subdivisions and binding site improvement plans within the M-U mixed use district	• Add references to landscape plan and screening requirements in SMC 17.70. • Add drainage facilities to maintenance responsibilities.	

TITLE 17 – ZONING

Table 9 summarizes the revisions to the City of Snoqualmie Zoning code (SMC, Title 17). The revisions were adopted on December 11, 2017, and became effective on December 28, 2017.

Table 9. Summary of Revisions to Zoning Code.

Section	Summary of Revisions to Existing Text	Category or Categories
Global	Update for consistency with King County and Ecology: • "Low impact development" instead of "low-impact development" • Change "stormwater" to a single word • Change "storm water system" to "storm drain system" • Change "green roof" to "vegetated roof" Update for consistency with recent Critical Areas Ordinance update and definitions in SMC 17.10.020: • Change "Planning Director" and "Planning Official" to "Director" • Change "sensitive area" to "critical area"	
17.10.020 Definitions	Add the following new definitions: • Bioretention (refers to SMC 15.18.040 definition) • Diameter at breast height (DBH) • Director • Ground cover • Heritage tree • Low impact development (LID) (refers to SMC 15.18.040 definition) • Low impact development best management practices (LID BMPs) (refers to SMC 15.18.040 definition) • Noxious weeds (refers to SMC 15.20.020 definition) • Permeable pavement (refers to SMC 15.18.040 definition) • Significant tree • Two-track driveway (refers to Chapter 12.16 SMC definition) • Vegetated roof	
17.15.040.C.2 Area, height, setback, and miscellaneous provisions	Add credit for two-track driveways from the King County Surface Water Design Manual (KCSWDM).	
17.15.040.C.3 Area, height, setback, and miscellaneous provisions	• Clarify which surface types can be paved with permeable pavement. • Simplify reference to Chapter 15.18.	
17.15.050.E.12 Planned residential provisions	Add language to allow LID BMPs in planting strips.	

Table 9 (continued). Summary of Revisions to Zoning Code.		
Section	**Summary of Revisions to Existing Text**	**Category or Categories**
17.15.050.F.3 Planned residential provisions	Allow the requirement to locate parking to the rear of the building to be waived by the director when it is in conflict with shoreline management areas or critical areas.	
17.15.050.G Planned residential provisions	Delete language related to deviations for LID. The goal of this code review is that deviations should not be needed to accomplish LID.	
17.15.055.B.4 R-2 district design standards	Add language to clarify that LID BMPs are considered to be landscaping design elements.	
17.15.055.F.4 R-2 district design standards	Update minimum path width for consistency with ADA requirements.	
17.20.040.A Area, height, setback, and miscellaneous provisions	Add maximum impervious area for consistency with Residential District Regulations in Chapter 17.15.	
17.30.110 Planning official review	Update submittal language for consistency with SMC 15.18.110.	
17.35.200.B Site planning standards	Update language to allow curb cuts for LID BMPs and encourage shared driveways.	
17.35.240.A.1 Landscaping, setback, minimum lot coverage and street furniture standards	Strengthen language related to portable planters and/or hanging baskets and update "planting plan" to "plant maintenance plan."	
17.35.240.F Landscaping, setback, maximum lot coverage and street furniture standards	Add pervious concrete, porous asphalt, and permeable pavers to the list of approved materials for walkways.	
17.50.070.A Specific application of standards [Planned Unit Development]	Add "clustering" term which is one of the key concepts related to Planned Unit Development.	
17.65.020 General motor vehicle parking requirements	Add language to explicitly allow permeable pavement for parking lots.	
17.65.030 General motor vehicle parking requirements—Multiple-family, office, commercial and industrial uses	Add requirements for parking drive aisle widths. Ranges are based on the angle of the parking spaces.	
17.65.040 Computation of required off-street motor vehicle parking spaces	Add column headers provided by City staff to clarify table content.	

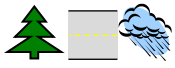
Table 9 (continued). Summary of Revisions to Zoning Code.		
Section	**Summary of Revisions to Existing Text**	**Category or Categories**
17.70.030 Landscape plan requirements	• Modify language to add heritage trees and remove reference to Chapter 15.20 definitions since they have been added to SMC 17.10. • Add language regarding delineating areas of soil protection and areas of amended soils.	
17.70.040 Landscape development – General requirements	• Modify language to add heritage trees and to protect significant trees on all portions of a site, not just in the required perimeter landscape area. • Strengthen tree protection language in the final sentence. • Add new language regarding prohibited plantings.	
17.70.060 Landscape types – Perimeter landscaping	• Allow a range of heights to evergreen and deciduous shrubs. • Decrease deciduous tree percentage and add minimum evergreen tree percentage. • Allow higher evergreen tree percentage with additional submittal information on soil preparation and volume. • Update terminology to refer to deciduous and evergreen trees.	
17.70.070 Landscape standards – Single-family development; 17.70.080.A Landscape standards – Multi-family, commercial, industrial and utility park development	• Allow tree spacing to be adjusted to accommodate the installation of LID BMPs based on language from SMC 17.70.080. • Add language from City arborist to guarantee adequate soil volume for street trees. • Add tree replacement ratio.	
17.70.090.A–D Landscape Standards – Parking Lots	Increase parking lot landscaped area, but allow a deviation for historical overlay zones	
17.70.090.E–H Landscape Standards – Parking Lots	• Incorporate language from City arborist to guarantee adequate soil volume and dimensions for street trees. • Remove maximum area per planting segment to allow more flexibility in parking lot design. • Add language to allow deviation in shade tree percentage if LID BMPs are installed.	
17.70.090.I Landscape Standards – Parking Lots	Add language to explicitly allow curb cuts for water entering LID BMPs.	
17.70.130.A and B Maintenance of plant materials	• Update landscape plan terminology for consistency with SMC 17.70.030. • Extend maintenance assurance to 2 years for consistency with SMC 15.18.100.	

Table 9 (continued). Summary of Revisions to Zoning Code.		
Section	**Summary of Revisions to Existing Text**	**Category or Categories**
17.77.030.C.9 Permit required for construction of wireless communication facilities	Remove duplicative landscape plan language and add a reference to the landscaping and screening sections in SMC 17.70.	
17.77.070.C Inspection and maintenance	Strengthen language and allow flexibility with planting replacement timelines.	

TITLE 19 – ENVIRONMENT

Table 10 summarizes the revisions to the City of Snoqualmie Environment code (SMC, Title 19). The revisions were adopted on December 11, 2017, and became effective on December 28, 2017.

Table 10. Summary of Revisions to Environment Code.

Section	Summary of Revisions to Existing Text	Category or Categories
Global	Change "stormwater" to a single word for consistency with King County and Ecology.	
19.12.020 Critical areas definitions	Add the following new definitions: • Cutting (refers to SMC 15.20.020 definition) • Drainage facility (refers to SMC 15.18.040 definition) • Invasive species • Noxious weeds (refers to SMC 15.20.020 definition) • Pruning (refers to SMC 15.20.020 definition) • Topping (refers to SMC 15.20.020 definition)	
19.12.020 Critical areas definitions	Update the following definition: • Alteration	
19.12.040.A.5 Allowed activities	Add language to specify that maintenance of drainage facilities is allowed in critical areas.	
19.12.040.A.6 Allowed activities	Modify language to link to new invasive species definition.	
19.12.120.A.3 Steep slope hazard areas	Remove specific Surface Water Design Manual reference and replace with a reference to Chapter 15.18.	
19.12.120.A.6 Steep slope hazard areas	Update terminology from "limbing" to "cutting."	
19.12.160.C Streams	• Remove specific Surface Water Design Manual reference and replace with a reference to Chapter 15.18. • Update terminology to be more inclusive of other types of drainage facilities. • Remove specific language related to hydroperiods and replace with a reference to Chapter 15.18.	
19.12.170.H.3 Wetlands	• Remove specific Surface Water Design Manual reference and replace with a reference to Chapter 15.18. • Update terminology to be more inclusive of other types of drainage facilities.	
19.12.170.J Wetlands	• Add row for buffers based on direction from City staff.	

EXISTING LID REQUIREMENTS

The review and revision process was conducted using a list of topics and subtopics developed from *Integrating LID into Local Codes: A Guidebook for Local Governments*. The topics are summarized in Table 11.

Table 11. LID Gap Analysis Topics and Subtopics.

Topic	Subtopic
Site Planning	Building locations Parking area locations Stormwater management facility locations
Soils	Protecting and restoring healthy soil Compost amendments Compaction
Landscaping, Native Vegetation, Street Landscaping	Tree preservation Screening Landscaping requirements for street frontages
Hard and Impervious Surfaces	Maximum impervious surface allowances Shared driveways Minimum driveway width Use of permeable pavement for driveways Two-track driveway design
Bulk and Dimensional Considerations	Building setbacks Height limits Maximum square footage Clustering
Clearing and Grading	Protecting existing infiltration Conserving native vegetation/soils Construction sequencing
Street and Roads Street and Roads (cont.)	Travel lane widths Right-of-way (ROW) widths Use of permeable pavement for streets and roads Placement of utilities under paved areas in the ROW Required turn around area (e.g., Fire, USPS) Sidewalk widths Sidewalk slope Minimum cul-de-sac radius Alternatives to cul-de-sacs

Table 11 (continued). LID Gap Analysis Topics and Subtopics.	
Topic	**Subtopic**
Parking	Minimum/maximum parking ratios Permeable paving use Parking stall dimensions Driving aisle dimensions Off-street parking regulations
Design Guidelines and Standards	Trees and bioretention Continuous curb requirements Curb radii
Stormwater Management and Maintenance	Training Enforcement Education
Zoning Requirements	Individual open space requirements Passive vs. active open space requirements Opportunities for Performance Based Designs (PUDs)
Critical Areas and Shoreline Management	Allowance of LID BMPs in critical areas/shorelines when compatible

The following tables summarize the City's existing LID requirements related to the topics and subtopics identified in Table 11 for each reviewed code section. Existing LID requirements for each reviewed enforceable document will be summarized in a separate summary report. The following code sections are not included below since they did not contain any existing requirements related to LID:

- SMC Chapter 13.10 (Storm Water Utility)
- Title 14 (Development Review)

TITLE 12 – STREETS, SIDEWALKS AND PUBLIC PLACES

Table 12 summarizes the existing LID requirements included in the City of Snoqualmie Streets, Sidewalks and Public Places Code (SMC, Title 12).

Table 12. Existing LID Requirements in the Water, Sewers, and Public Utilities Code.

Topic	Subtopic	Section	LID Requirement	Category or Categories
Landscaping, Native Vegetation, and Street Landscaping	Tree preservation	12.17.040 Definitions	This section provides definitions for terms relevant to trees in rights-of-way and other public spaces.	
Landscaping, Native Vegetation, and Street Landscaping	Tree preservation	12.17.060 Landmark trees	This section requires all landmark trees to be maintained on a registry and protects landmark trees from removal. Removal of a landmark tree must be approved by City council.	
Landscaping, Native Vegetation, and Street Landscaping	Tree preservation	12.17.090 Damage to City trees	Specifies the financial consequences for anyone who negligently damages or deforms a City tree.	
Landscaping, Native Vegetation, and Street Landscaping	Landscaping requirements for street frontages	12.16.390.C Lateral clearance	Where edge of right-of-way locations are not feasible for utilities, it is desirable that all trees, utility supports, etc., be placed a uniform distance from the curb. Clearance to trees should account for estimated trunk diameter at maturity.	
Landscaping, Native Vegetation, and Street Landscaping	Landscaping requirements for street frontages	12.17.080 Trees on private property overhanging rights-of-way	Owners with trees that overhang the ROW must ensure that branches do not obstruct lines of site and must create a clear space of 8 feet above the surface of the street or sidewalk. Owners must also prune and remove all dead branches or hazards for these trees.	
Hard and Impervious Surfaces	Shared driveways	12.16.600.C.2 Driveways	On frontage 75 feet or less, no more than one driveway shall be constructed. On frontages over 75 feet, two or more driveways may be permitted, subject to approval by the engineer.	
Clearing and Grading	Travel lane widths	12.16.450 Neighborhood collector streets	Parking is allowed only on one side of the road in some situations.	
Clearing and Grading	Travel lane widths	12.16.460 Access streets	Parking is allowed only on one side of the road in some situations.	

Table 12 (continued). Existing LID Requirements in the Water, Sewers, and Public Utilities Code.				
Topic	**Subtopic**	**Section**	**LID Requirement**	**Category or Categories**
Clearing and Grading	Placement of utilities under paved areas in the ROW	12.16.580.B Scheduling of utilities installation and relocation	As a matter of policy, utility trenching or transverse cuts in streets will be discouraged. They will not be permitted unless it can be shown that alternatives such as boring or jacking or relocating outside the paved area are infeasible, or unless the utility can be installed just prior to reconstruction or overlay of the road.	
Street and Roads	Sidewalk widths	12.16.360 Pedestrian facilities	Sidewalks are allowed only on one side of the road in some situations.	
Stormwater Management and Maintenance	Maintenance provisions	12.17.050 City tree plan to be prepared	A plan for the planting, maintenance, replacement and enhancement of City trees, including the preservation of landmark trees… shall address the recommended location, spacing, soil preparation, nursery stock requirements, planting, establishment, pruning, and annual or other periodic maintenance of street trees and trees in parks and open space areas.	
Stormwater Management and Maintenance	Inspection access (covenants, easements)	12.16.480.I Storm drains in curb and gutter section	A drainage easement shall be located entirely within a single lot or tract, except where linear extent of the drain line may involve additional properties.	
Stormwater Management and Maintenance	Inspection access (covenants, easements)	12.16.590.E General requirements	All drainage easements, utility easements, and slope easements required inside and outside the platted area shall be submitted with final plans for approval.	

TITLE 15 – DEVELOPMENT STANDARDS

Table 13 summarizes the existing LID requirements included in the City of Snoqualmie Development Standards Code (SMC, Title 15).

Table 13. Existing LID Requirements in the Development Standards Code.

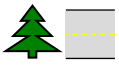
Topic	Subtopic	Section	LID Requirement	Category or Categories
Healthy Soils	Protecting and restoring healthy soil	15.20.060.B.2.a Clearing and grading permit Requirements	The duff layer and native topsoil shall be retained in an undisturbed state to the maximum extent practicable. Any buff layer or topsoil removed during grading shall be stockpiled on site in a designated controlled area not adjacent to public resources or sensitive areas. The material shall be reapplied to other portion of the site where feasible.	
Healthy Soils	Protecting and restoring healthy soil	15.20.060.B.2.b Clearing and grading permit Requirements	Areas in excess of 1 acre that have been cleared and graded shall have the soil moisture holding capacity restored to that of the original undisturbed soil native to the site to the maximum extent practicable. The soil in any area that has been compacted or that has had some or all of the duff layer or underlying topsoil removed shall be amended to mitigate for lost moisture-holding capacity.	
Healthy Soils	Protecting and restoring healthy soil	15.20.070.B.3 Drainage and erosion and sedimentation control	Vegetation shall be restored as specified by the director on those areas of the site disturbed by the land alteration activity which are not covered by permanent impervious surface improvement (e.g., buildings, parking lots, etc.) within 7 days of the completion of grading or clearing, unless seasonal or weather conditions are unfavorable.	
Landscaping, Native Vegetation, and Street Landscaping	Tree preservation	15.20.060.B.1 Clearing and grading permit – Requirements	All significant trees shall be preserved in areas designated for open space, setbacks or landscaping. The placement of structures and impervious surfaces in development projects shall be designed to maximize the number of significant trees that can and will be preserved on the site. Grading within the drip line of significant trees that are to be retained shall be prohibited to prevent damage to significant trees.	

Table 13 (continued). Existing LID Requirements in the Development Standards Code.

Topic	Subtopic	Section	LID Requirement	Category or Categories
Landscaping, Native Vegetation, and Street Landscaping	Tree preservation	15.20.060.B.3 Clearing and grading permit – Requirements	The director may require protection techniques for significant trees including, without limitation, restrictions on excavations, fills and impervious surfaces within the drip line and the requirement of temporary construction fencing around the drip line.	
Clearing and Grading	Conserving native vegetation/soils	15.20.070.B.2 Drainage and erosion and sedimentation control	Erosion control shall include, but not be limited to, permanently installed landscaping, terracing or other grading design methods, drainage facilities such as ponds or catch basins, and retention or reestablishment of native vegetation.	
Clearing and Grading	Construction sequencing	15.18.080.C.2 Responsibility for construction of drainage facilities	Erosion and sediment control measures associated with both the interim and permanent drainage systems shall be satisfactorily sequenced and maintained until all improvements, restoration, and landscaping associated with the permit and approvals for the project are completed and the potential for onsite erosion has passed.	
Clearing and Grading	Construction sequencing	15.20.070.A.1 Drainage and erosion and sedimentation control	The Temporary Erosion and Sediment Control (TESC) plan shall clearly indicate the construction sequence for establishment of all erosion control work, both temporary and permanent, for the drier season and wetter winter months.	
Design Guidelines and Standards	General design guidelines and standards	15.20.040.B Clearing and grading permit – Application requirements	Plans and Specifications. Each application shall be accompanied by three sets of plans and specifications and other supporting data including plans for temporary and permanent erosion and sedimentation controls, a soils engineering report and engineering geology report as may be required.	
Design Guidelines and Standards	Trees and bioretention	15.20.060.B.3.b Clearing and grading permit Requirements	The director may require the applicant to plant replacement trees of a size and species to be approved by the director if significant trees are removed by the applicant as part of the development proposal.	

Table 13 (continued). Existing LID Requirements in the Development Standards Code.				
Topic	**Subtopic**	**Section**	**LID Requirement**	**Category or Categories**
Design Guidelines and Standards	Trees and bioretention	15.20.060.B.3.d Clearing and grading permit Requirements	The director may require, where appropriate, replacement plantings in areas cleared for construction that are not ultimately occupied by structures or other impervious surfaces.	
Stormwater Management and Maintenance	Maintenance provisions	15.18.080.A Responsibility for construction of drainage facilities	Unless otherwise provided, it shall be the responsibility of the developer or property owner of a project to design, construct and maintain drainage facilities that comply with the standards and minimum requirements of this chapter.	
Stormwater Management and Maintenance	Maintenance provisions	15.18.100.B Requirements for all storm water facilities	Upon release of the performance bond, a maintenance/guarantee bond shall be posted for 10 percent of the cost of construction to ensure that any defects in material or workmanship are repaired and that the facility functions in accordance with its design specifications for a period of 2 years.	
Stormwater Management and Maintenance	Maintenance provisions	15.18.110 Requirements for storm water facilities to be conveyed to the City of Snoqualmie	If permanent storm water facilities are to be conveyed to the City, the facilities shall be operated and maintained by the developer for a period of at least 2 years before conveyance to the City.	
Stormwater Management and Maintenance	Maintenance provisions	15.18.120.A Maintenance of drainage facilities not conveyed to the City of Snoqualmie	The person holding title to the property and the developer required to construct a drainage facility shall remain responsible for the facility's ongoing performance, operation and maintenance.	
Stormwater Management and Maintenance	Maintenance provisions	15.18.120.B Maintenance of drainage facilities not conveyed to the City of Snoqualmie	Maintenance of drainage facilities shall conform to the operation and maintenance plan approved as part of the storm water plan.	

Table 13 (continued). Existing LID Requirements in the Development Standards Code.

Topic	Subtopic	Section	LID Requirement	Category or Categories
Stormwater Management and Maintenance	Maintenance provisions	15.20.070.C Drainage and erosion and sedimentation control	It shall be the responsibility of the permittee to maintain all erosion control and drainage devices in good operating condition during the lifetime of the permit. The permittee shall clean and repair or replace all erosion control facilities or devices as often as necessary and as directed by the director to maintain their effectiveness and level of performance. In addition, the permittee shall be responsible for assuring that any such facilities damaged during floods, storms, or other adverse weather conditions are returned to normal operating condition within 24 hours of receipt of notice from the director.	
Stormwater Management and Maintenance	Inspection access (covenants, easements)	15.18.100.C Requirements for all storm water facilities	The developer shall grant the City of Snoqualmie an easement permitting access for inspection and performance of any required maintenance or repair required to protect the public health and welfare prior to conveyance to the City.	
Stormwater Management and Maintenance	Inspection access (covenants, easements)	15.18.190.B Administration	The director is authorized to make inspections and take such actions as may be required to enforce the provisions of Chapter 15.18 SMC.	
Stormwater Management and Maintenance	Inspection access (covenants, easements)	15.18.190.C Administration	The director has the right of entry to enter a site whenever necessary to make an inspection to enforce any of the provisions of Chapter 15.18 SMC.	
Stormwater Management and Maintenance	Inspection access (covenants, easements)	15.18.190.D Administration	Proper ingress and egress shall be provided to the director to inspect, monitor or perform any duty imposed upon the director by Chapter 15.18 SMC.	
Stormwater Management and Maintenance	Inspection access (covenants, easements)	15.20.120.B Administration [Clearing and Grading]	The director is authorized to make inspections and take such actions as may be required to enforce the provisions of Chapter 15.20 SMC.	
Stormwater Management and Maintenance	Inspection access (covenants, easements)	15.20.120.C Administration [Clearing and Grading]	The director has the right of entry to enter a site whenever necessary to make an inspection to enforce any of the provisions of Chapter 15.20 SMC.	

Table 13 (continued). Existing LID Requirements in the Development Standards Code.				
Topic	**Subtopic**	**Section**	**LID Requirement**	**Category or Categories**
Stormwater Management and Maintenance	Enforcement	15.20.120 Administration	The director is authorized to enforce the provisions of Chapter 15.20 SMC.	

TITLE 16 – SUBDIVISIONS, SHORT SUBDIVISIONS AND BINDING SITE IMPROVEMENT PLANS

Table 14 summarizes the existing LID requirements included in the City of Snoqualmie Subdivisions, Short Subdivisions and Binding Site Improvement Plans Code (SMC, Title 16).

Table 14. Existing LID Requirements in the Subdivisions, Short Subdivisions, and Binding Site Improvement Plans Code.

Topic	Subtopic	Section	LID Requirement	Category or Categories
Site Planning and Assessment	Building locations	16.04.180.B General layout of lots	Lots must be shaped to permit reasonable use and development of the lot.	
Landscaping, Native Vegetation, and Street Landscaping	Tree preservation	16.08.020.C.6 Preliminary short subdivision application	The application shall include a drawing with significant natural features, including contour elevations, the limits of sensitive areas, as defined in Chapter 19.12 SMC, and significant trees, as defined in Chapter 15.20 SMC.	
Landscaping, Native Vegetation, and Street Landscaping	Landscaping requirements for street frontages	16.04.230.E.1 Short subdivisions, subdivisions and binding site improvement plans within the M-U mixed use district	The application for a short subdivision, subdivision, or binding site improvement plan shall include a detailed landscape plan.	
Design Guidelines and Standards	General design guidelines and standards	16.04.200.C Utilities	The applicant shall comply with the construction phase and permanent storm water control requirements of Chapter 15.08 SMC.	
Stormwater Management and Maintenance	Maintenance provisions	16.04.220 Drainage easements	Where a subdivision is traversed by a watercourse, drainage channel, or stream, provision shall be made for a drainage easement in favor of the City, conforming substantially with the alignment of the watercourse and of an adequate width for maintenance and erosion control purposes.	
Subdivision and Planned Unit Development (PUD)	Individual open space requirements	16.10.020.B.1.h Preliminary subdivision application	The site plan shall include the location and size in acres or square feet of all areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, school sites and similar public or semipublic uses.	

Table 14 (continued). Existing LID Requirements in the Subdivisions, Short Subdivisions, and Binding Site Improvement Plans Code.

Topic	Subtopic	Section	LID Requirement	Category or Categories
Subdivision and Planned Unit Development (PUD)	Passive vs. active open space requirements	16.04.210.A Land dedication and open space	All subdivisions shall provide a minimum of 10 percent of the total gross area of the subdivision for parks, open space, green belt and buffer strips. If a requirement for a greater percentage has been established in another applicable ordinance, plan or policy, the greater requirement shall apply. At least one-half of such area shall be usable for active recreation.	
Critical Areas and Shoreline Management	Allowance of LID BMPs in critical areas/ shorelines when compatible	16.10.020.B.1.d Preliminary subdivision application	The site plan shall include existing site conditions, including contours at 5-foot intervals, water bodies, the limits of all sensitive areas, as defined in Chapter 19.12 SMC, including streams, wetlands, steep slopes and seismic hazard areas, unique natural features, and forest cover.	

TITLE 17 – ZONING

Table 15 summarizes the existing LID requirements included in the City of Snoqualmie Zoning Code (SMC, Title 17).

Table 15. Existing LID Requirements in the Zoning Code.

Topic	Subtopic	Section	LID Requirement	Category or Categories
Landscaping, Native Vegetation, and Street Landscaping	Screening	17.15.060.D Recreation space requirements	Adequate fencing, plant screening, or other buffer shall separate the recreation space from parking areas, driveways, or public streets.	
Landscaping, Native Vegetation, and Street Landscaping	Screening	17.50.070.D Specific application of standards	Improvements on the site shall be sight-screened with adequate landscaping so as to provide a compatible visual effect as seen from the adjoining properties.	
Landscaping, Native Vegetation, and Street Landscaping	Screening	17.35.240.C Landscaping, setback, maximum lot coverage, and street furniture standards	Screen parking lots with trees or shrubs.	
Landscaping, Native Vegetation, and Street Landscaping	Screening	17.55.040.H Non-conforming structures, lots and uses	The hearing examiner may modify the strict standards imposed by this title when, in his judgment, the existing and proposed additional landscaping and screening materials together will adequately screen or buffer possible use incompatibilities, soften the barren appearance of parking or storage areas, and/or adequately lend natural charm to the premises appropriate to the use district and location of the site.	
Landscaping, Native Vegetation, and Street Landscaping	Screening	17.70.040.A Landscape development – General requirements	Arrangements of plants shall enhance building designs and attractively screen parked vehicles and unsightly areas, soften visual impact of structures and enhance views and vistas.	
Landscaping, Native Vegetation, and Street Landscaping	Screening	17.70.070.B.2 Landscape standards – Single-family development	The planning official may require enhancement of existing vegetation if necessary to screen proposed uses or adjacent to such tract.	

Table 15 (continued). Existing LID Requirements in the Zoning Code.				
Topic	**Subtopic**	**Section**	**LID Requirement**	**Category or Categories**
Landscaping, Native Vegetation, and Street Landscaping	Screening	17.77.030.C.9 Permit required for construction of wireless communication facilities	Applications required a landscape plan stamped by a landscape architect licensed in Washington State indicating the type, locations, sizes and quantities of plant materials and other landscape elements proposed to screen wireless communication facility components, including details and specifications for soil preparation, drainage, irrigation and planting necessary to ensure proper establishment and long-term health and vigor.	
Hard and Impervious Surfaces	Maximum impervious surface allowances	17.15.040.C Area, height, setback, and miscellaneous provisions	Limit impervious surface area to minimize building footprints and to maintain natural storm water drainage and infiltration.	
Hard and Impervious Surfaces; Streets and Roads	Use of permeable pavement for driveways, streets and roads, and sidewalks	17.15.040.C.3 Area, height, setback, and miscellaneous provisions	Permeable pavement areas may be discounted up to the demonstrated infiltration rate for the specified pavement system per the City's storm water regulations, Chapter 15.18 SMC.	
Bulk and Dimensional Considerations	Building setbacks	17.35.200.C Site planning standards	Maintain the predominant street front along the east side of Railroad Avenue by building to the property line. Setbacks not exceeding 3 feet may be permitted if permanently dedicated to use for seating, landscaping or planter boxes. In other areas, the setback for commercial structures shall be no more than 3 feet.	
Bulk and Dimensional Considerations	Maximum square footage	17.15.040.A Area, height, setback, and miscellaneous provisions	Maximum density is listed for residential districts R-2 and R-3.	
Bulk and Dimensional Considerations	Maximum square footage	17.15.040.C.1 Area, height, setback, and miscellaneous provisions	Maximum lot density is defined based on lot size for single-family developments.	

Table 15 (continued). Existing LID Requirements in the Zoning Code.				
Topic	**Subtopic**	**Section**	**LID Requirement**	**Category or Categories**
Bulk and Dimensional Considerations	Maximum square footage	17.30.070.D.1 and D.3 Development standards [Mixed Use District]	Maximum density in the MU district is 12 units per acre. The maximum floor area ratio for commercial, industrial, and multifamily structures is 0.8.	
Bulk and Dimensional Considerations	Maximum square footage	17.55.070.F Accessory dwelling units	The accessory dwelling unit shall not be larger than 10 percent of the lot area or 600 square feet, whichever is smaller, and shall have no more than one bedroom.	
Bulk and Dimensional Considerations	Maximum square footage	17.55.110.A Elementary and secondary schools	The maximum lot coverage shall be 30 percent.	
Bulk and Dimensional Considerations	Clustering	17.15.010 Purpose	The purpose of the residential districts is to allow for different types, sizes and price ranges of high quality residential uses in the city. The districts provide for a variety of urban residential densities with appropriate transitions, and for clustered lot uses.	
Bulk and Dimensional Considerations	Clustering	17.20.040.A Area, height, setback, and miscellaneous provisions	The minimum lot area in the R-C zone is less than the minimum lot area per dwelling to allow for the clustering of lots when developed together on a larger property.	
Bulk and Dimensional Considerations	Clustering	17.30.020.B.8 Purposes and objective [Mixed Use District]	The provision of clustered development to preserve open space within the corporate limits of the City while still achieving an appropriate overall density for the city.	
Clearing and Grading	Conserving native vegetation/ soils	17.15.055.E.3 R-2 district design standards	Preservation of native vegetation or existing healthy nonnative trees and shrubs within perimeter buffer areas shall be encouraged.	
Clearing and Grading	Conserving native vegetation/ soils	17.70.010 Purpose [Landscape Requirements]	Preserve the natural landscape character of the Pacific Northwest and promote the use native and drought tolerant plantings.	
Clearing and Grading	Conserving native vegetation/ soils	17.70.080.B.1 Landscape Standards – Single Family Development	Preserve existing vegetation to the maximum extent practicable.	

Table 15 (continued). Existing LID Requirements in the Zoning Code.				
Topic	**Subtopic**	**Section**	**LID Requirement**	**Category or Categories**
Parking	Minimum/ maximum parking ratios	17.65.050.A Adjustment of required motor vehicle parking space	An applicant may be allowed to provide fewer than the minimum number of parking spaces by submitting a parking demand study that describes how parking demand can be met with a reduced parking requirement. In such cases, the director may approve a reduction of up to 50 percent of the minimum required number of spaces.	
Parking	Minimum/ maximum parking ratios	17.65.050.B Adjustment of required motor vehicle parking space	For industrial or office uses, the required minimum number of parking spaces may be reduced by 10 percent when the property owner agrees to a transportation demand management program approved by the planning official.	
Parking	Minimum/ maximum parking ratios	17.65.070.A Compact car allowance	A maximum of 30 percent of the total required offsite parking stalls may be permitted and designated for compact cars in commercial retail areas. For industrial uses, compact stalls shall not exceed 30 percent of the total off-street parking requirement.	
Parking	Parking stall dimensions	17.65.030.B General motor vehicle parking requirement – Multiple-family, office, commercial and industrial uses	Minimum and maximum dimensions for parking spaces are specified, with exceptions on maximum dimensions for handicapped spaces and uses which must accommodate RV, truck or trailer parking.	
Design Guidelines and Standards	General design guidelines and standards	17.15.050.G Planned residential provisions	Deviations deemed necessary or appropriate to accomplish LID, which for purposes of this title shall mean the use of a variety of techniques to avoid to the extent feasible the collection, concentration and point discharge of storm water to a receiving body, shall be encouraged.	

Table 15 (continued). Existing LID Requirements in the Zoning Code.				
Topic	**Subtopic**	**Section**	**LID Requirement**	**Category or Categories**
Stormwater Management and Maintenance	Maintenance provisions	17.30.170 Sureties [Mixed Use District]	When the final plan approves phased development, conditions shall be established for sureties or other performance guarantees acceptable to the City for infrastructure, open space, landscaping and any other performance required as a condition of mixed use approval.	
Stormwater Management and Maintenance	Maintenance provisions	17.50.090.B.3 Planned unit development permit	The applicant shall submit a written statement that includes provisions to ensure permanence and maintenance of common open space through a homeowners association, or similar association, condominium development, or other means acceptable to the City.	
Stormwater Management and Maintenance	Maintenance provisions	17.70.040.G Landscape development – General requirements	All landscaped areas shall be graded to prevent erosion and to facilitate the installation, growth and maintenance of the landscaping.	
Stormwater Management and Maintenance	Maintenance provisions	17.77.030.C.6 and D.8 Permit required for construction of wireless communication facilities	The written narrative submitted with the application shall describe the anticipated maintenance and monitoring program for landscaping.	
Subdivision and Planned Unit Development (PUD)	Individual open space requirements	17.15.050.E.9 Planned residential provisions	Minimum open space requirements and percentage of open space allocated to usable open space and sensitive areas, regional trails, and community parks based on project area. Common usable open space areas shall be distributed throughout the development and integrated within neighborhoods.	
Subdivision and Planned Unit Development (PUD)	Individual open space requirements	17.15.055.D.1 R-2 district design standards	A minimum of 200 square feet of private open space shall be provided for each unit (not applicable to approved accessory dwelling units). Private open space may include back yards, front yards, balconies, and porches, or any combination thereof.	

Table 15 (continued). Existing LID Requirements in the Zoning Code.				
Topic	**Subtopic**	**Section**	**LID Requirement**	**Category or Categories**
Subdivision and Planned Unit Development (PUD)	Individual open space requirements	17.15.055.D.2 R-2 district design standards	Common open space may be provided instead of private open space, provided, front yards, balconies, porches, stoops and outdoor storage space shall not count toward the 200-square-foot per unit minimum. The minimum dimension of any common open space shall be 15 feet by 20 feet.	
Subdivision and Planned Unit Development (PUD)	Individual open space requirements	17.20.050.G Planned commercial provisions	At least 35 percent of the total acreage for the development proposal must be dedicated to open space, natural areas, parks, or greens, commons or public assembly areas.	
Subdivision and Planned Unit Development (PUD)	Individual open space requirements	17.30.070.B.2 Development standards [Mixed Use District]	At least 35 percent of the total acreage within the proposed final plan must be dedicated to open space, natural areas, parks, recreation areas, or village greens, commons or public assembly areas, excluding streets and parking areas. Fees-in-lieu of dedication of land for such uses may be permitted by the City council, in accordance with state law.	
Subdivision and Planned Unit Development (PUD)	Individual open space requirements	17.50.070.G Specific application of standards [Planned Unit Development]	A minimum of 25 percent of the gross land area of every planned unit development shall be comprised of open space. Recreation space required pursuant to SMC 17.15.080 may be included as part of the required open space.	
Subdivision and Planned Unit Development (PUD)	Individual open space requirements	17.50.120.E Design guidelines [Planned Unit Development]	Each development shall provide not less than 10 percent of the gross site area for community or site open space. Such space shall be in addition to parking and required landscape areas.	
Subdivision and Planned Unit Development (PUD)	Passive vs. active open space requirements	17.25.020.A Conservation/ resource districts	The Parks and Open Space District (OS) is intended to provide areas appropriate for active and passive recreation, certain agricultural uses, peripheral open space greenbelts, sensitive areas, a viable system of wildlife corridors, floodplain protection, pedestrian and equestrian trails, certain institutional uses, open space for public health and welfare, and protection of lands unsuitable for development.	

Table 15 (continued). Existing LID Requirements in the Zoning Code.				
Topic	**Subtopic**	**Section**	**LID Requirement**	**Category or Categories**
Subdivision and Planned Unit Development (PUD)	Opportunities for Performance Based Designs	17.50.010.A Purpose [Planned Unit Development]	The intent of these provisions is to allow, on relatively large tracts, flexibility in grouping, placement, size and use of buildings which will ensure a better development than would otherwise result from the application of bulk and use regulations of the zone in which the tract is located.	
Subdivision and Planned Unit Development (PUD)	Opportunities for Performance Based Designs	17.50.060.A General standards	A planned unit development shall accomplish, by the use of permitted flexibility and variation in design, a planned development that is as good or better than that resulting from the traditional lot-by-lot development, with total net improvement to be gained by combinations and options of: placement, type and bulk of building structures, coordinated open space, recreation facilities, other public facilities, such as walkways, controlled circulation, conservation of natural features, decreased water and air pollution, aesthetic features, harmonious design and similar elements.	
Critical Areas and Shoreline Management	Allowance of LID BMPs in critical areas/ shorelines when compatible	17.70.040.F Landscape development – General requirements	Where wetlands, shorelines and other environmentally sensitive areas affect a proposed development, the landscape plan shall include measures for their protection and enhancement.	

TITLE 19 – ENVIRONMENT

Table 16 summarizes the existing LID requirements included in the City of Snoqualmie Environment Code (SMC, Title 19).

Table 16. Existing LID Requirements in the Environment Code.

Topic	Subtopic	Section	LID Requirement	Category or Categories
Site Planning and Assessment	Parking area locations	19.08.080.D Commercial development	Onsite parking design shall provide for storm water retention, and shall ensure that surface runoff does not pollute adjacent receiving waters or cause soil erosion.	
Landscaping, Native Vegetation, and Street Landscaping	Tree preservation	19.12.040.A.8 Allowed activities	Enhancement and restoration plantings for the purpose of restoring functions and values of sensitive areas or buffers is allowed, though removal or trimming of trees within sensitive areas or their buffers, and replacing them with lower growing shrubs, for the purpose of creating or expanding a view corridor, shall not be deemed an enhancement or restoration action.	
Hard and Impervious Surfaces	Maximum impervious surface allowances	19.12.040.A.3 Allowed activities	Existing structures and improvements may be remodeled, reconstructed, or replaced provided that they do not increase the amount of impervious area within the critical area or buffer.	
Bulk and Dimensional Considerations	Building setbacks	19.12.090.C General provisions	A building setback line of 15 feet shall be required from the edge of a buffer for any building or structure to ensure that the exteriors of the building or structure can be improved, maintained or repaired without encroaching into the buffer. Trails, sidewalks, parking lots, or storm water facilities may be located within the building setback line as long as access for maintenance will not result in adverse impacts to the actual buffer.	
Clearing and Grading	Conserving native vegetation/soils	19.08.080.B Commercial development	Commercial development shall be located, designed, constructed and maintained to incorporate and preserve natural features of the shoreline.	
Clearing and Grading	Conserving native vegetation/soils	19.08.100.E Residential development	A plan shall be required from proponents of residential development within the shoreline environments for the preservation of shoreline vegetation and the control of erosion during construction.	

Table 16 (continued). Existing LID Requirements in the Environment Code.				
Topic	**Subtopic**	**Section**	**LID Requirement**	**Category or Categories**
Clearing and Grading	Conserving native vegetation/soils	19.08.150.C Shoreline protection	Where bank stabilization has occurred, the planting of natural vegetation may be required.	
Clearing and Grading	Conserving native vegetation/soils	19.12.100.A.3 Erosion hazard areas	Approved clearing and grading pursuant to this section shall use directional felling, approved skidding plans and other techniques to minimize damage to soils and understory vegetation.	
Clearing and Grading	Construction sequencing	19.12.090.A General provisions	Protect critical areas and buffers by: • Avoid impact • Minimize impact by using appropriate BMPs • Remediate impact over time using preservation and maintenance operations • Compensate for impacts • Monitor mitigation provided for impacts	
Clearing and Grading	Construction sequencing	19.12.100.A.2 Erosion hazard areas	Protect erosion hazard areas during clearing and grading by: • Installing temporary erosion and sediment control • Minimizing clearing and grading	
Street and Roads	Placement of utilities under paved areas in the ROW	19.12.160.C.9 Streams	Where feasible, roads and utilities shall be similarly aligned to minimize the area of disturbance.	
Design Guidelines and Standards	General design guidelines and standards	19.08.160.B Road and railroad design and construction	Roads and railroads located in wetland areas shall be designated and maintained to prevent erosion and to permit a natural movement of ground water.	

Table 16 (continued). Existing LID Requirements in the Environment Code.				
Topic	**Subtopic**	**Section**	**LID Requirement**	**Category or Categories**
Design Guidelines and Standards	General design guidelines and standards	19.12.160.C.9 Streams	Roads shall be designed and maintained to prevent erosion and restriction of the natural movement of groundwater as it affects the critical area. Roads must be located to conform to the topography so that minimum alteration of natural conditions may be required. Roads shall be constructed so as to minimize adverse impacts on the hydroperiod of the stream or to the habitat functions to a degree acceptable to the City. A restoration plan for the area, designed per the standards of a mitigation plan, shall be required.	
Stormwater Management and Maintenance	Maintenance provisions	19.08.110.A Utilities	Upon completion of installation or maintenance of utilities projects within the shoreline, banks shall be restored to pre-project configuration, replanted with native species and provided with maintenance until the newly planted vegetation is established.	
Stormwater Management and Maintenance	Inspection access (covenants, easements)	19.08.080.A Commercial development	Access easement may be required as a condition of approval of substantial development permits.	
Stormwater Management and Maintenance	Inspection access (covenants, easements)	19.12.210.D Administration and enforcement	The director or designee shall have a right to enter upon any property at reasonable times and to make such inspection necessary to determine compliance with the provisions of Chapter 19.12 SMC.	
Stormwater Management and Maintenance	Enforcement	19.12.210.C, D, E, and F Administration and enforcement	The director can issue a stop work order, misdemeanor, or notice to restore, or revoke or suspend a permit or approval if a project proponent is found to be in violation of the requirements of this chapter.	
Subdivision and Planned Unit Development (PUD)	Individual open space requirements	19.08.070 Allowable uses within shoreline environment	Open space is allowed in the following shoreline environments: • Natural environment • Conservancy environment • Urban riverfront environment • Urban floodplain environment	

Table 16 (continued). Existing LID Requirements in the Environment Code.				
Topic	**Subtopic**	**Section**	**LID Requirement**	**Category or Categories**
Subdivision and Planned Unit Development (PUD)	Individual open space requirements	19.12.190.A Fish and wildlife habitat conservation areas	All wetlands and streams and their buffers, together with all publicly owned open spaces of greater than 10 acres, not including land use perimeter buffers, are hereby designated as fish and wildlife habitat conservation areas.	
Subdivision and Planned Unit Development (PUD)	Passive vs. active open space requirements	19.08.080.A Commercial development	Multiple use concepts, including open space, recreation and open view areas, shall be employed in developing commercial areas. Features such as viewing sites, promenades, benches, shelters, areas for passive recreation and/or access easements may be required as a condition of approval of substantial development permits.	

APPENDIX A

Final Review Forms

City of Snoqualmie Review Form

Name of Document/Code/Policy Reviewed: SMC Title 12 – Streets, Sidewalks, and Public Places

Purpose of Review Form: The purpose of this review form is to provide a template for tracking the review process for integrating Low Impact Development (LID) into local codes, rules, standards, and other enforceable documents. A separate form is recommended for each code chapter (or subsection) and document that is reviewed. The form is organized into the major topic categories identified in *Integrating LID into Local Codes: A Guidebook for Local Governments*. Recommended subtopics for review are identified under each of the major topic categories. This form is not required to be used for permit compliance and can be modified, as needed, to incorporate additional review topics or tracking items.

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Topic: Site Planning and Assessment						
Building locations	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Parking area locations	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Stormwater treatment/flow control BMP/facility locations	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	12.16.420 Storm drainage	Normally, storm drainage should be handled by underground collection systems, but other means may be used where permitted.	The new approach to stormwater management (including LID) is shifting away from underground collection systems where feasible; update to refer to the stormwater requirements in Chapter 15.18 SMC.	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	12.16.480.A Storm drains in curb and gutter section	Underground storm drainage shall be provided for curb street section whenever the length of surface drainage exceeds 300 feet on road grade extending either direction from the crest or sag of vertical curves.	The new approach to stormwater management (including LID) is shifting away from underground collection systems where feasible; modify language to remove the word “underground.”	
Topic: Healthy Soils						
Protecting and restoring healthy soil	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Compost amendments	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Compaction	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Topic: Landscaping, Native Vegetation, and Street Landscaping						
Tree preservation	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	12.17.040 Definitions	This section provides definitions for terms relevant to trees in rights-of-way and other public spaces.	Add definition for “significant tree” to this section of the code.	Current significant tree definition resides in SMC 15.20.
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	12.17.040.B Definitions	“Landmark tree” means a tree designated by the city council as significant because of association with historic figures or events, rarity or extraordinary aesthetic value.	Modify “landmark tree” to “heritage tree” and add “provision of exemplary habitat and cultural value due to age and species.”	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.17.040.C, D, and E Definitions	“Large trees” > 45’ at maturity “Medium trees” > 30’ and < 45’ “Small trees” < 30’	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.17.060 Landmark trees	This section requires all landmark trees to be maintained on a registry and protects landmark trees from removal. Removal of a landmark tree must be approved by city council.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.17.090 Damage to City trees	Specifies the financial consequences for anyone who negligently damages or deforms a city tree.	No gaps identified	
Screening	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Landscaping requirements for street frontages	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.390.C Lateral clearance	Where edge of ROW locations are not feasible for utilities, it is desirable that all trees, utility supports, etc., be placed a uniform distance from the curb. Clearance to trees should account for estimated trunk diameter at maturity.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.17.080 Trees on private property overhanging rights-of-way	Owners with trees that overhang the ROW must ensure that branches do not obstruct lines of site and must create a clear space of 8 feet above the surface of the street or sidewalk. Owners must also prune and remove all dead branches or hazards for these trees.	No gaps identified	
Landscaping requirements for parking lots	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Topic: Hard and Impervious Surfaces						
Maximum impervious surface allowances	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Shared driveways	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.600.C.1 Driveways	A residential driveway is one that normally services one parcel. A driveway serving more than one parcel shall be classed as a commercial driveway or a private street.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.600.C.2 Driveways	On frontage 75 feet or less, no more than one driveway shall be constructed. On frontages over 75 feet, two or more driveways may be permitted, subject to approval by the engineer.	No gaps identified	
Minimum driveway width	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.600.A Driveways	Permissible dimensions, slope and detail shall be as indicated on drawings …	No gaps identified	
Use of permeable pavement for driveways	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	12.16.600.B.4 Driveways	The entire frontage area shall be graded and paved to the property line with asphalt or Portland cement concrete. Surface drainage shall be intercepted and carried in a closed system.	Revise to add permeable pavement as a surfacing option.	
Two-track driveway design	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	12.16.600.B.4 Driveways	Not applicable	Add allowance for two-track driveways in residential settings.	
Topic: Bulk and Dimensional Considerations						
Building setbacks	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Height limits	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Maximum square footage	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Clustering	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Clearing and Grading

Protecting existing infiltration	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Conserving native vegetation/soils	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Construction sequencing	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.580.A Scheduling of utilities installation and relocation	Pole utilities and underground utilities, including service crossings, shall be installed or relocated prior to the start of road construction if planned road cuts and fills are minimal and location of road elements can be clearly indicated in advance.	No gaps identified	

Topic: Street and Roads

Travel lane widths	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.320 Bridges	Bridges shall have a minimum roadway width of 28 feet. Sidewalks shall be in addition.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.450 Neighborhood collector streets	Min. 2-Lane Pavement Width = 24 feet Min. Roadway Width, with curbs: • No parking = 28 feet • Parking one side = 32 feet • Parking both sides = 40 feet	No gaps identified	12-foot driving lanes and 8-foot parking lanes are standard in the region
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.460 Access streets	Min. 2-Lane Pavement Width = 20-22 feet Min. Roadway Width, with curbs: • No parking = 26 feet • Parking one side = 30 feet • Parking both sides = 36 feet	No gaps identified	
Right-of-way (ROW) widths	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.450 and 12.16.460 Neighborhood collector streets and Access streets	Min. ROW width = 60 feet	No gaps identified	ROW width of 60 feet is standard in the region

Step 2—{WHAT}

Step 3—{WHERE}

WHAT topics did you review?		WHERE are the gaps?				Notes
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Use of permeable pavement for streets and roads	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	12.16.340 Construction specifications	Current editions of Standard Specifications of WSDOT or the APWA, shall be used.	Add a reference to the WSDOT General Special Provisions (GSPs) for permeable pavement.	
Placement of utilities under paved areas in the ROW	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.390.C Lateral clearance	Refer to “Landscaping requirements for street frontages” section		
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	12.16.400 Utility location	Except as noted under SMC 12.16.390, local standards for utility locations should be followed.	Update “local standards” to include a reference to the Snoqualmie Ridge Phase II Development Standards.	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.550 Street right-of-way primarily for traffic	As a matter of policy, undergrounding of electric utilities will be required unless waived by the planning commission and council.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.560.A Standard utility locations	Gas and water lines: 1. Shoulder and Ditch Section. • If practical: Outside of ditch line. • Otherwise: In shoulder 3 feet from edge of travel lane. 2. Curb and Gutter Section. • Preferable: Near gutter of curb or at distance which will clear root masses of street trees. • Otherwise: 10 feet from centerline.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.560.B Standard utility locations	Sanitary Sewers. Mains located five feet south and west of centerline, side sewer cover five feet minimum from finished grade at property line, terminated inside lot.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.560.D Standard utility locations	Gravity systems, whether sanitary or storm drainage, shall have precedence over other systems in planning and installation.	No gaps identified	This standard applies to utility pipes and the need to protect options/flexibility for gravity conveyance. Generally, this would include LID features that rely on gravity conveyance features.
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.560.E Standard utility locations	Electric utilities, power, telephone, cable TV. Required: underground, either side of road, at plan location and depth compatible with other utilities and storm drains. Each utility is to file with the city its construction standards and current revisions.	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Placement of utilities under paved areas in the ROW (cont.)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.560.F Standard utility locations	Notwithstanding other provisions, underground systems shall be located at least five feet away from the road centerline and where they will not otherwise disturb existing survey monumentation.	No gaps identified	Permeable pavement (or any pavement) does not fall under utility classification and would not be considered an underground system
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.580.B Scheduling of utilities installation and relocation	As a matter of policy, utility trenching or transverse cuts in streets will be discouraged. They will not be permitted unless it can be shown that alternatives such as boring or jacking or relocating outside the paved area are infeasible, or unless the utility can be installed just prior to reconstruction or overlay of the road.	No gaps identified	
Required turn around area (e.g., Fire, USPS)	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Sidewalk widths	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	12.16.360 Pedestrian facilities	There shall be a minimum 4-foot (clear) surfaced walkway on each side of the street unless topography or other special conditions favor one walkway only. The city will designate the minimum width and locations of walkways.	Clarify that special conditions include heritage trees, significant trees, and drainage facilities.	Sidewalk width of 4 feet is standard in the region and consistent with Americans with Disabilities Act (ADA) width requirements.
Sidewalk slope	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Use of permeable pavement for sidewalks	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	12.16.340 Construction specifications	Current editions of Standard Specifications of WSDOT or the APWA, shall be used.	Add a reference to the WSDOT General Special Provisions (GSPs) for permeable pavement.	
Minimum cul-de-sac radius	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Alternatives to cul-de-sacs	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Topic: Parking						
Minimum/maximum parking ratios	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Use of permeable paving	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	12.16.340 Construction specifications	Current editions of Standard Specifications of WSDOT or the APWA, shall be used.	Add a reference to the WSDOT General Special Provisions (GSPs) for permeable pavement.	
Parking stall dimensions	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Driving aisle dimensions	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Off-street parking regulations	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.430 Off-Street Parking	If existing conditions do not allow the construction of a street to the minimum width, consideration should be given to removing the parking lanes and constructing strategically located parking lots.	No gaps identified	
Topic: Design Guidelines and Standards						
General design guidelines and standards	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	12.16.110 Drainage Guidelines	"Drainage guidelines" refers to "Requirements and Guidelines for Drainage Control in King County" adopted as the city standard.	This language is from a 1980 ordinance and includes a reference to a 1979 King County manual that is no longer in use. Replace with a reference to Chapter 15.18 SMC.	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.120 King County road standards	"King County road standards" means the current road standards adopted by King County.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.330 Roadway geometrics	Design(s) shall be based upon accepted engineering practices and current AASHTO standards.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	12.16.340 Construction specifications	Current editions of Standard Specifications of WSDOT, or the American Public Works Association (APWA), shall be used.	Add a reference to the WSDOT General Special Provisions (GSPs) for permeable pavement.	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
General design guidelines and standards (cont.)	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	12.16.470 Drainage plan	Drainage facilities on city roads shall generally conform to "Requirements and Guidelines for Drainage Control in King County," current edition. This is hereafter referred to as "drainage guidelines." Note the requirements for a drainage plan, beginning on page 1 of that publication, and "Drainage Policies and/or Recommendations," which follows in the latter part of the same manual …	This language is from a 1980 ordinance and includes a reference to a 1979 King County manual that is no longer in use. Replace with a reference to Chapter 15.18 SMC.	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	12.16.500, 12.16.510, 12.16.520, 12.16.530, 12.16.540 Runoff control practices Runoff diversion Peak discharge control Oil separation devices Erosion and siltation control	Text in these SMC sections provide a summary of language in King County Code Chapter 20.50.	This language is from a 1980 ordinance and no longer applies. Delete all sections listed here.	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.590.B General requirements	All sanitary sewers shall be designed in accordance with the state of Washington Department of Ecology's "Criteria for Sewage Works Design," dated February, 1978, including all amendments thereto.	No gaps identified	Update outdated reference (outside of the scope of the LID code review).
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.620.B Side slopes	Slide slopes [located next to roadways] shall be stabilized by grass sod or seeding, or by other planting or surfacing materials acceptable to the engineer	No gaps identified	The existing phrase "or by other planting or surfacing materials acceptable to the engineer" should cover alternative applications, including LID features.
Trees and bioretention	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Continuous curb requirements	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Curb radii	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	

Topic: Stormwater Management and Maintenance

Maintenance provisions	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.17.050 City tree plan to be prepared	A plan for the planting, maintenance, replacement and enhancement of city trees, including the preservation of landmark trees … shall address the recommended location, spacing, soil preparation, nursery stock requirements, planting, establishment, pruning, and annual or other periodic maintenance of street trees and trees in parks and open space areas.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	12.16.760 Guarantee bond	A 1-year guarantee bond or its equivalent in cash shall be posted in the manner and style prescribed by the city prior to the plat being recorded with the county and/or prior to the property being sold …Unless stated otherwise, the 1-year guarantee on utilities is a guarantee on all workmanship and materials of the utility for a period of 1 year from the date of acceptance of the plat and its improvements, not one year from completion of installation of improvements. Prior to acceptance of the 1-year guarantee, the developer shall maintain and operate all utilities. In a similar manner, all streets shall be guaranteed for 2 years from the date of acceptance of the plat and its improvements.	Add reference to 2-year performance bond per SMC 15.18.100.	
Inspection access (covenants, easements)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.480.I Storm drains in curb and gutter section	A drainage easement shall be located entirely within a single lot or tract, except where linear extent of the drain line may involve additional properties.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	12.16.590.E General requirements	All drainage easements, utility easements, and slope easements required inside and outside the platted area shall be submitted with final plans for approval.	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Inspection access (covenants, easements) (cont.)	☒ **Yes** ☐ **No** ☐ **Does not apply**	☒ **Yes** ☐ **No** ☐ **Does not apply**	12.16.680.A–G Street inspections	Provides a list of inspections that includes: • Inspection No. 1. Temporary water detention/retention and siltation control in accordance with "Drainage Policies and/or Recommendations" in latter part of drainage guidelines; • Inspection No 2. All underground storm drains, sanitary sewers and water mains at stage that trenching and placing of pipe is in progress up to completion, but prior to cover … • Inspection No. 3. General roadway, at different construction stages of drainage system, underground utilities, and roadway grading until suitable subgrade is complete … • Inspection No. 4. General roadway, at state that crushed gravel surfacing or base course has been placed, as well as curbing and sidewalk; • Inspection No. 5. General roadway, while paving is in progress; • Inspection No. 6. Final air testing of sewer installation in plats … • Inspection No. 7. Overall roadway, final, after paving, clearing of drainage system and all necessary cleanup.	Update terminology and timeline of drainage-related inspections to better align with current NPDES permit inspection requirements.	
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	12.16.730 Inspection fees	Inspection fees will be assessed by the engineer through the city for time spent in inspecting the construction of utilities, street improvements and the testing associated therewith …		
Enforcement	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	12.16.790 Misdemeanor - Penalty	Any violations of this chapter shall be a misdemeanor and shall be punishable by a fine not to exceed $500 or imprisonment in the city jail not to exceed six months, or by both fine and imprisonment.	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Topic: Subdivision and Planned Unit Development (PUD)						
Individual open space requirements	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Passive vs. active open space requirements	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Opportunities for Performance Based Designs	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Topic: Critical Areas and Shoreline Management						
Allowance of LID BMPs in critical areas/shorelines when compatible	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Additional Notes:

City of Snoqualmie Review Form

Name of Document/Code/Policy Reviewed: SMC Chapter 13.10 – Storm Water Utility

Purpose of Review Form: The purpose of this review form is to provide a template for tracking the review process for integrating Low Impact Development (LID) into local codes, rules, standards, and other enforceable documents. A separate form is recommended for each code chapter (or subsection) and document that is reviewed. The form is organized into the major topic categories identified in *Integrating LID into Local Codes: A Guidebook for Local Governments*. Recommended subtopics for review are identified under each of the major topic categories. This form is not required to be used for permit compliance and can be modified, as needed, to incorporate additional review topics or tracking items.

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Topic: Site Planning and Assessment						
Building locations	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Parking area locations	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Stormwater treatment/flow control BMP/facility locations	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Topic: Healthy Soils						
Protecting and restoring healthy soil	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Compost amendments	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Compaction	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Topic: Landscaping, Native Vegetation, and Street Landscaping						
Tree preservation	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Screening	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Landscaping requirements for street frontages	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Landscaping requirements for parking lots	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Hard and Impervious Surfaces

Maximum impervious surface allowances	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Shared driveways	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Minimum driveway width	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Use of permeable pavement for driveways	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Two-track driveway design	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Bulk and Dimensional Considerations

Building setbacks	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Height limits	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Maximum square footage	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Clustering	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Clearing and Grading

Protecting existing infiltration	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Conserving native vegetation/soils	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Construction sequencing	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Street and Roads

Travel lane widths	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Right-of-way (ROW) widths	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Use of permeable pavement for streets and roads	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Placement of utilities under paved areas in the ROW	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Required turn around area (e.g., Fire, USPS)	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Sidewalk widths	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Sidewalk slope	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Use of permeable pavement for sidewalks	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Minimum cul-de-sac radius	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Alternatives to cul-de-sacs	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Parking

Minimum/maximum parking ratios	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Use of permeable paving	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Parking stall dimensions	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Driving aisle dimensions	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Off-street parking regulations	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Design Guidelines and Standards

General design guidelines and standards	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Trees and bioretention	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Continuous curb requirements	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Curb radii	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Stormwater Management and Maintenance

Maintenance provisions	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Inspection access (covenants, easements)	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Enforcement	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Subdivision and Planned Unit Development (PUD)

Individual open space requirements	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Passive vs. active open space requirements	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Opportunities for Performance Based Designs	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Critical Areas and Shoreline Management

Allowance of LID BMPs in critical areas/shorelines when compatible	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Additional Notes:

No gaps were identified related to LID; however, the following terminology should be updated for consistency with the King County Surface Water Design Manual (KCSWDM):

SMC Definition/Term	KCSWDM Definition/Term
"Impervious area" means that hard surface area which either prevents or retards the entry of water into the soil mantle and/or causes water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled macadam or other surfaces which similarly impede the natural filtration of surface and storm water runoff. Open retention/detention facilities shall not be deemed to be impervious surfaces for purposes of this chapter.	Impervious surface means a means a hard surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions before development; or that causes water to run off the surface in greater quantities or at an increased rate of flow compared to the flow present under natural conditions prior to development (see also "new impervious surface"). Common impervious surfaces include, but are not limited to, roof, walkways, patios, driveways, parking lots, or storage areas, areas that are paved, graveled or made of packed or oiled earthen materials or other surfaces that similarly impede the natural infiltration of surface water or stormwater. For the purposes of applying the impervious surface thresholds and exemptions contained in this manual, permeable pavement, vegetated roofs, and pervious surfaces with underdrains designed to collect stormwater runoff are considered impervious surface while an open uncovered flow control or water quality facility is not.
"System" means all of the facilities, appurtenances, and property owned by the city for the collection, conveyance, treatment, and discharge of surface and storm waters within the city. "storm water system" "sewer" (in SMC 13.10.050 – Rates and charges)	Storm drain system means the system of gutters, pipes, streams, or ditches used to carry surface and stormwater from surrounding lands to streams, lakes, or Puget Sound.
"storm water"	"stormwater"
Not applicable	Drainage facility means a constructed or engineered feature that collects, conveys, stores, treats, or otherwise manages stormwater runoff or surface water. "Drainage facility" includes, but is not limited to, a constructed or engineered stream, lake, wetland, or closed depression, or a pipe, channel, ditch, gutter, flow control facility, flow control BMP, water quality facility, erosion and sediment control facility, and any other structure and appurtenance that provides for drainage
Not applicable	Rainwater harvesting system: A system designed for capturing and storing rainwater for beneficial use. Roof runoff may be routed to cisterns for storage and nonpotable uses such as irrigation, toilet flushing, and cold water laundry.

City of Snoqualmie Review Form

Name of Document/Code/Policy Reviewed: SMC Title 14 – Development Review

Purpose of Review Form: The purpose of this review form is to provide a template for tracking the review process for integrating Low Impact Development (LID) into local codes, rules, standards, and other enforceable documents. A separate form is recommended for each code chapter (or subsection) and document that is reviewed. The form is organized into the major topic categories identified in *Integrating LID into Local Codes: A Guidebook for Local Governments*. Recommended subtopics for review are identified under each of the major topic categories. This form is not required to be used for permit compliance and can be modified, as needed, to incorporate additional review topics or tracking items.

Step 2—{WHAT}

Step 3—{WHERE}

WHAT topics did you review?		WHERE are the gaps?				Notes
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	

Topic: Site Planning and Assessment

Building locations	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Parking area locations	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Stormwater treatment/flow control BMP/facility locations	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Healthy Soils

Protecting and restoring healthy soil	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Compost amendments	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Compaction	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Landscaping, Native Vegetation, and Street Landscaping

Tree preservation	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT} Step 3—{WHERE}

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Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Screening	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Landscaping requirements for street frontages	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Landscaping requirements for parking lots	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Hard and Impervious Surfaces

Maximum impervious surface allowances	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Shared driveways	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Minimum driveway width	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Use of permeable pavement for driveways	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Two-track driveway design	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Bulk and Dimensional Considerations

Building setbacks	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Height limits	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Maximum square footage	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
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Clustering	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Clearing and Grading

Protecting existing infiltration	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Conserving native vegetation/soils	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Construction sequencing	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Street and Roads

Travel lane widths	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Right-of-way (ROW) widths	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Use of permeable pavement for streets and roads	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Placement of utilities under paved areas in the ROW	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Required turn around area (e.g., Fire, USPS)	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Sidewalk widths	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Sidewalk slope	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}

Step 3—{WHERE}

WHAT topics did you review?		WHERE are the gaps?				Notes
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Use of permeable pavement for sidewalks	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Minimum cul-de-sac radius	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Alternatives to cul-de-sacs	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Parking

Minimum/maximum parking ratios	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Use of permeable paving	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Parking stall dimensions	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Driving aisle dimensions	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Off-street parking regulations	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Design Guidelines and Standards

General design guidelines and standards	☐ Yes ☐ No ☐ Does not apply	☐ Yes ☐ No ☐ Does not apply				
Trees and bioretention	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Continuous curb requirements	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Curb radii	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Stormwater Management and Maintenance

Maintenance provisions	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Inspection access (covenants, easements)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	14.20.050 Costs incurred by the city	As part of the preapplication review, the director shall estimate the amount of all costs anticipated to be incurred by the city associated with processing the proposal, including engineering, inspection, legal and administrative costs, and staff time. The proponent shall provide a deposit to the city to cover these costs.	No gaps identified	
Enforcement	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Subdivision and Planned Unit Development (PUD)

Individual open space requirements	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Passive vs. active open space requirements	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Opportunities for Performance Based Designs	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Critical Areas and Shoreline Management

Allowance of LID BMPs in critical areas/shorelines when compatible	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Additional Notes:

No gaps were identified related to LID.

City of Snoqualmie Review Form

Name of Document/Code/Policy Reviewed: SMC Title 15 – Buildings and Construction

Purpose of Review Form: The purpose of this review form is to provide a template for tracking the review process for integrating Low Impact Development (LID) into local codes, rules, standards, and other enforceable documents. A separate form is recommended for each code chapter (or subsection) and document that is reviewed. The form is organized into the major topic categories identified in *Integrating LID into Local Codes: A Guidebook for Local Governments*. Recommended subtopics for review are identified under each of the major topic categories. This form is not required to be used for permit compliance and can be modified, as needed, to incorporate additional review topics or tracking items.

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Topic: Site Planning and Assessment						
Building locations	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Parking area locations	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Stormwater treatment/flow control BMP/facility locations	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	15.04A.070.F International Fire Code adopted	Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet (45.7 m) from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.	No gaps identified	In this instance, facility is linked to a building or structure, so it does not include stormwater facilities.
Topic: Healthy Soils						
Protecting and restoring healthy soil	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.20.060.B.2.a Clearing and grading permit - Requirements	a. The duff layer and native topsoil shall be retained in an undisturbed state to the maximum extent practicable. Any buff layer or topsoil removed during grading shall be stockpiled on site in a designated controlled area not adjacent to public resources or sensitive areas. The material shall be reapplied to other portion of the site where feasible.	Replace second two sentences with a reference to Chapter 15.18 SMC.	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Protecting and restoring healthy soil (cont.)	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.20.060.B.2.b Clearing and grading permit - Requirements	b. Areas in excess of one acre that have been cleared and graded shall have the soil moisture holding capacity restored to that of the original undisturbed soil native to the site to the maximum extent practicable. The soil in any area that has been compacted or that has had some or all of the duff layer or underlying topsoil removed shall be amended to mitigate for lost moisture-holding capacity …	Remove 1 acre threshold and replace a majority of the remaining text with a reference to Chapter 15.18 SMC.	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	15.20.070.B.3 Drainage and erosion and sedimentation control	Vegetation shall be restored as specified by the director on those areas of the site disturbed by the land alteration activity which are not covered by permanent impervious surface improvement (e.g., buildings, parking lots, etc.) within seven days of the completion of grading or clearing, unless seasonal or weather conditions are unfavorable.	Remove “as specified by the director” and make this part of the design process rather than something that needs to be approved on a project-by-project basis.	
Compost amendments	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.20.060.B.2.a and b Clearing and grading permit - Requirements	Refer to “Protecting and restoring healthy soil” above		
Compaction	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.20.060.A.2.d Clearing and grading permit - Requirements	Compaction. All fills shall be compacted to a minimum of 90 percent of maximum density.	Allow for deviation in compaction requirements in areas where infiltration facilities (such as bioretention facilities are planned).	This is in the range of typical compaction for permeable pavement (90-92%), but is higher than what is typical for bioretention (85%).

Topic: Landscaping, Native Vegetation, and Street Landscaping

Tree preservation	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.20.020.E Definitions	E. “Cutting” means the severing of the main trunk or stems of any tree or vegetation between the soil surface and a point which represents 25 percent of the vegetation’s total height.	Update definition to clarify that cutting means the severing of the main trunk of a tree or the severing of stems of any tree or vegetation between the soil surface and a point which represents 25 percent of the vegetation’s total height. Add language regarding limiting tree cutting to branch removal and branch reduction, unless otherwise justified by a certified arborist.	

Step 2—{WHAT}		Step 3—{WHERE}				
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Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Tree preservation (cont.)	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.20.020.S Definitions	"Tree" means a woody plant, usually with a single main stem or trunk, which reaches a height at maturity of at least 12 feet. A "significant tree" means any evergreen tree of at least 15 inches in diameter, measured four feet from ground surface, and any deciduous tree, other than red alder and cottonwood trees, at least 12 inches in diameter, measured four feet from ground surface. Red alder and cottonwood trees of any size are not considered significant trees.	Separate "tree" and "significant tree" definitions for clarity.	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.20.030.B.7 Clearing and grading permit - when required	Pruning and limbing of vegetation for maintenance of above-ground utilities, provided all reasonable measures are used to protect any sensitive area as defined in Chapter 19.12 SMC;	Modify "pruning and limbing" to "pruning and cutting." Add definition for pruning to SMC 15.20.020.	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.20.040.C.8 Clearing and grading permit – Application requirements	Plans shall include an inventory of significant trees within the project area including identification of and location of significant trees and a landscaping and restoration plan, when applicable.	Clarify that an inventory of significant trees within the project area is required when significant trees are present.	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.20.060.B.1 Clearing and grading permit - Requirements	All significant trees shall be preserved in areas designated for open space, setbacks or landscaping. The placement of structures and impervious surfaces in development projects shall be designed to maximize the number of significant trees that can and will be preserved on the site. Grading within the drip line of significant trees that are to be retained shall be prohibited to prevent damage to significant trees.	Update "drip line" to "critical root zone." Add definition of critical root zone (CRZ) to SMC 15.20.020.	

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Tree preservation (cont.)	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.20.060.B.3 Clearing and grading permit - Requirements	a. The director may require minor alterations in the arrangement of buildings and other elements of the proposed development in order to achieve maximum retention of significant trees; provided, that such alterations would not result in significant increased expense or significant reduction in intensity of development.	Remove language related to "significant increased expense or significant reduction in intensity of development."	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.20.060.B.3 Clearing and grading permit - Requirements	c. The director may require protection techniques for significant trees including, without limitation, restrictions on excavations, fills and impervious surfaces within the drip line and the requirement of temporary construction fencing around the drip line.	Remove "the director may require," so that this is a mandatory requirement rather than a project-by-project requirement. Update "drip line" to "critical root zone." Add definition of critical root zone (CRZ) to SMC 15.20.020. Clarify that temporary construction fencing should be "rigid."	
Screening	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	15.10.070.B Design guidelines [Recycling Storage Areas]	In order to limit the disbursal of litter on-site, storage areas in all zones shall be enclosed by a fence or wall six feet or more in height.	No gaps identified	No change to vegetated screen due to concerns about bears and function of wall in containing garbage, not just screening dumpsters from sight.
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	15.20.020.A Definitions	"Berm" means a mound or raised area used to screen a site.	No gaps identified	
Landscaping requirements for street frontages	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Landscaping requirements for parking lots	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Hard and Impervious Surfaces

Maximum impervious surface allowances	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Shared driveways	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Minimum driveway width	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Use of permeable pavement for driveways	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Two-track driveway design	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Bulk and Dimensional Considerations

Building setbacks	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Height limits	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	15.20.030.C.2 Clearing and grading not located in a sensitive area	Onsite excavation or fill with an unsupported vertical height of < 5 feet for basements, building footings, retaining walls, parking lots or other structures authorized by a valid building permit.	No gaps identified	
Maximum square footage	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Clustering	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Clearing and Grading

Protecting existing infiltration	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.20.060.B.2.a and b Clearing and grading permit - Requirements	Refer to “Protecting and restoring healthy soil” above		
Conserving native vegetation/soils	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.12.160.G.2 Specific standards [Flood Hazard Regulations]	Clearing and Grading shall be approved only when the application provides … 2. Identification of the flora to be removed;	Modify text to: “Identification of the flora to be **protected, or** removed.”	

Step 2—{WHAT}		Step 3—{WHERE}					
WHAT topics did you review?		**WHERE are the gaps?**					**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*		
Conserving native vegetation/soils (cont.)	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.20.030.C.1 Clearing and grading permit – When required	1. No clearing and grading permit is required for clearing of less than 5,000 board feet timber, or clearing of less than one acre of brush or vegetation that does not consist of merchantable timber as defined by Chapter 76.09 RCW, on any parcel of land in any single year	Reduce threshold to 7,000 square feet for consistency with land-disturbing activity threshold in the NPDES permit and King County.		
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.20.030.C.6 Clearing and grading permit – When required	6. Any excavation of less than five feet not involving more than 100 cubic yards of material on any one site; 7. Any fill of less than three vertical feet not involving more than 100 cubic yards of material on any one site.	Update grading threshold language for consistency with King County.		
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.20.060.B.2.a & b Clearing and grading permit - Requirements	Refer to “Protecting and restoring healthy soil” above			
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	15.20.070.B.2 Drainage and erosion and sedimentation control	Erosion control shall include, but not be limited to, permanently installed landscaping, terracing or other grading design methods, drainage facilities such as ponds or catch basins, and retention or reestablishment of native vegetation.	No gaps identified		
Construction sequencing	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.18.080.C.2 Responsibility for construction of drainage facilities	Erosion and sediment control measures associated with both the interim and permanent drainage systems shall be satisfactorily sequenced and maintained until all improvements, restoration, and landscaping associated with the permit and approvals for the project are completed and the potential for onsite erosion has passed	Update terminology for consistency with the KCSWDM.		
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.20.070.A.1 Drainage and erosion and sedimentation control	The Temporary Erosion and Sediment Control (TESC) plan shall clearly indicate the construction sequence for establishment of all erosion control work, both temporary and permanent, for the drier season and wetter winter months.	Update terminology to Construction Stormwater Pollution Prevention Plan (CSWPPP) for consistency with the KCSWDM.		

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	

Topic: Street and Roads

Travel lane widths	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Right-of-way (ROW) widths	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Use of permeable pavement for streets and roads	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Placement of utilities under paved areas in the ROW	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Required turn around area (e.g., Fire, USPS)	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Sidewalk widths	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Sidewalk slope	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Use of permeable pavement for sidewalks	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Minimum cul-de-sac radius	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Alternatives to cul-de-sacs	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Parking

Minimum/maximum parking ratios	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Use of permeable paving	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Parking stall dimensions	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Driving aisle dimensions	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Off-street parking regulations	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Design Guidelines and Standards

General design guidelines and standards	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.04A.080.D Uniform Plumbing Code adopted	The secondary roof drains shall connect to the vertical piping of the primary storm drainage conductor downstream of any horizontal offset below the roof. The primary storm drainage system shall connect to the building storm water that connects to an underground public storm sewer. The combined secondary and primary roof drain systems shall be sized in accordance with Section 1106.0 based on double the rainfall for the local area.	Add language directing project proponents to Chapter 15.18 SMC prior to connecting a roof drain to the storm drain system.	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
General design guidelines and standards (cont.)	☒ **Yes** ☐ **No** ☐ **Does not apply**	☒ **Yes** ☐ **No** ☐ **Does not apply**	15.18.020 Purposes	The purposes of this chapter are to: A. Provide for a comprehensive review process to evaluate surface and storm water runoff from building and development projects including redevelopment in the city and provide appropriate controls when necessary; B. Minimize water quality degradation from pollutants and siltation from surface and storm water runoff; C. Control erosion and sedimentation of creeks, streams, rivers, ponds and other water bodies from surface water runoff; and D. Decrease damages to public and private property caused by surface water runoff.	Add a purpose statement related to LID as the preferred and commonly used approach to site development.	
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☒ **Yes** ☐ **No** ☐ **Does not apply**	15.18.040 Definitions	Not applicable	Add the following definitions: - Bioretention - Drainage facility - Low impact development (LID) - LID BMPs - Permeable pavement - Storm drain system	
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☒ **Yes** ☐ **No** ☐ **Does not apply**	15.20.040.B Clearing and grading permit-Application requirements	B. Plans and Specifications. Each application shall be accompanied by three sets of plans and specifications and other supporting data including plans for temporary and permanent erosion and sedimentation controls, a soils engineering report and engineering geology report as may be required …	Remove specific submittal requirements – this is addressed in more detail in the King County Surface Water Design Manual (adopted in Chapter 15.18 SMC).	
Trees and bioretention	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	15.20.060.B.3 Clearing and grading permit - Requirements	b. The director may require the applicant to plant replacement trees of a size and species to be approved by the director if significant trees are removed by the applicant as part of the development proposal.	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Trees and bioretention (cont.)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	15.20.060.B.3 Clearing and grading permit - Requirements	d. The director may require, where appropriate, replacement plantings in areas cleared for construction that are not ultimately occupied by structures or other impervious surfaces.	No gaps identified	
Continuous curb requirements	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Curb radii	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Stormwater Management and Maintenance

Maintenance provisions	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	15.12.160.F.2 Specific standards [Flood Hazard Regulations]	Any person may place not more than 5 yards of material used solely for landscape maintenance or gardening at a residence or business in any one calendar year; provided, written notification shall be given to the building official within five business days after the placement of such fill.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	15.18.080.A Responsibility for construction of drainage facilities	Unless otherwise provided, it shall be the responsibility of the developer or property owner of a project to design, construct and maintain drainage facilities that comply with the standards and minimum requirements of this chapter.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	15.18.100.B Requirements for all storm water facilities	Upon release of the performance bond, a maintenance/guarantee bond shall be posted for 10% of the cost of construction to ensure that any defects in material or workmanship are repaired and that the facility functions in accordance with its design specifications for a period of 2 years.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	15.18.110 Requirements for storm water facilities to be conveyed to the city of Snoqualmie	If permanent storm water facilities are to be conveyed to the city of Snoqualmie, the facilities shall be operated and maintained by the developer for a period of at least two years before conveyance to the city.	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Maintenance provisions (cont.)	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	15.18.120 Maintenance of drainage facilities not conveyed to the city of Snoqualmie	A. The person holding title to the property and the developer required to construct a drainage facility shall remain responsible for the facility's ongoing performance, operation and maintenance. B. Maintenance of drainage facilities shall conform to the operation and maintenance plan approved as part of the storm water plan.	No gaps identified	
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☒ **Yes** ☐ **No** ☐ **Does not apply**	15.20.030.B.1 Clearing and grading permit - when required	No clearing and grading permit is required for: 1. Normal and routine maintenance of existing lawns and landscaping provided the use of chemicals does not significantly impact any sensitive area as defined in Chapter 19.12 SMC;	Remove statement regarding overapplication of chemicals – this would be considered an illicit discharge. Add LID BMPs maintenance to the list of activities that would not require a permit.	
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☒ **Yes** ☐ **No** ☐ **Does not apply**	15.20.030.B.4 Clearing and grading permit - when required	No clearing and grading permit is required for: … 4. Normal and routine horticultural activities associated with existing commercial orchards, nurseries or Christmas tree farms; provided, that the use of chemicals does not significantly impact any sensitive area as defined in Chapter 19.12 SMC …	Remove statement regarding overapplication of chemicals – this would be considered an illicit discharge.	
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☒ **Yes** ☐ **No** ☐ **Does not apply**	15.20.030.B.5 Clearing and grading permit - when required	No clearing and grading permit is required for: … 5. Normal and routine maintenance of existing public and private parks and golf courses; provided, that the use of chemicals does not significantly impact any sensitive area as defined in Chapter 19.12 SMC …	Remove statement regarding overapplication of chemicals – this would be considered an illicit discharge.	

Step 2—{WHAT}

Step 3—{WHERE}

WHAT topics did you review?		WHERE are the gaps?					Notes
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Maintenance provisions (cont.)	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.20.030.B.6 Clearing and grading permit - when required	No clearing and grading permit is required for: … 6. Removal of noxious weeds as defined in Chapter 16-750 WAC from areas of geologic instability and the buffers of streams and wetlands, provided the use of chemicals does not significantly impact any sensitive area as defined in Chapter 19.12 SMC;	Remove statement regarding overapplication of chemicals – this would be considered an illicit discharge.	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	15.20.070.C Drainage and erosion and sedimentation control	It shall be the responsibility of the permittee to maintain all erosion control and drainage devices in good operating condition during the lifetime of the permit. The permittee shall clean and repair or replace all erosion control facilities or devices as often as necessary and as directed by the director to maintain their effectiveness and level of performance. In addition, the permittee shall be responsible for assuring that any such facilities damaged during floods, storms, or other adverse weather conditions are returned to normal operating condition within 24 hours of receipt of notice from the director.	No gaps identified	
Inspection access (covenants, easements)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	15.18.100.C Requirements for all storm water facilities	The developer shall grant the city of Snoqualmie an easement permitting access for inspection and performance of any required maintenance or repair required to protect the public health and welfare prior to conveyance to the city. Any costs expended by the city shall be an obligation of the developer.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.18.190.B Administration	Inspections. The director is authorized to make such inspections and take such actions as may be required to enforce the provisions of this chapter.	Add language to allow the director's designee to perform inspections.	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Inspection access (covenants, easements) (cont.)	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.18.190.C Administration	Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of this chapter, monitor for proper function of drainage facilities or whenever the director has reasonable cause to believe that violations of this chapter are present or operating on a subject property or portion thereof, the director may enter such premises at all reasonable times to inspect the same or perform any duty imposed upon the director by this chapter …	Add language to allow the director's designee to perform inspections.	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.18.190.D Administration	Access. Proper ingress and egress shall be provided to the director to inspect, monitor or perform any duty imposed upon the director by this chapter. The director shall notify the responsible party in writing of failure to comply with this access requirement …	Add language to allow the director's designee to perform inspections.	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.20.120.B Administration [Clearing and Grading]	The director is authorized to make such inspections and take such actions as may be required to enforce the provisions of this chapter.	Add language to allow the director's designee to perform inspections.	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	15.20.120.C Administration [Clearing and Grading]	Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of this chapter, or whenever the director has reasonable cause to believe that a violation of this chapter may exist, the director or his designee may enter such premises at all reasonable times to inspect the same or perform any duty imposed upon the director by this chapter …	Add language to allow the director's designee to perform inspections.	
Enforcement	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	15.18.120 Maintenance of drainage facilities not conveyed to the city of Snoqualmie	It shall be a gross misdemeanor for any person responsible for maintenance of a drainage facility to refuse or fail to perform required maintenance after written notice from the director to perform required maintenance.	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Enforcement (cont.)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	15.18.200 Enforcement	The director is authorized to enforce the provisions of this chapter, the ordinances and resolutions codified in it, and any rules and regulations promulgated thereunder pursuant to the enforcement and penalty provisions.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	15.20.080 Clearing and grading permit – Permit revocation and enforcement	The director may temporarily suspend work or order all or part of the permitted work stopped for any period of time for the reasons outlined in this section. The director may require the applicant to submit a restoration plan for approval. Fines may also be issued.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	15.20.120 Administration	The director is authorized to enforce the provisions of this chapter.	No gaps identified	

Topic: Subdivision and Planned Unit Development (PUD)

Individual open space requirements	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Passive vs. active open space requirements	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Opportunities for Performance Based Designs	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Critical Areas and Shoreline Management

Allowance of LID BMPs in critical areas/shorelines when compatible	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	15.12.110.B.10 Development permit required	A description of the extent to which a watercourse will be altered or relocated as a result of the proposed development	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Allowance of LID BMPs in critical areas/shorelines when compatible (cont.)	☒ **Yes** ☐ **No** ☐ **Does not apply**	☒ **Yes** ☐ **No** ☐ **Does not apply**	15.18.180.B Use of wetlands for storm water control prohibited	Storm water detention/water quality pond discharge facilities may be located in the outer 15 feet of a wetland buffer when required by engineering constraints, and when such discharges are designed to be infiltrated into appropriate soils or discharged as surface sheet flow in appropriate slope conditions, pursuant to SMC 19.12.180(F)(3).	Update terminology to allow flexibility for other drainage facilities that are not ponds.	

Additional Notes:

Additional revisions will be needed to SMC 15.18 and SMC 15.20 with the City's adoption of the 2016 King County Surface Water Design Manual (KCSWDM) that are not summarized in this form.

Minor updates to SMC 15.18.150 (Illicit discharges to storm water system or water prohibited) will also be necessary for consistency with the 2013-2018 NPDES Phase II Municipal Stormwater Permit.

The following terminology should be updated for consistency with Chapter 19.12 of the SMC:

SMC Title 15 Term	SMC Chapter 19.12 Term
"sensitive area"	"critical area"

The following terminology should be updated for consistency with the King County Surface Water Design Manual (KCSWDM):

SMC Definition/Term	KCSWDM Definition/Term
"storm water system"	"storm drain system"
"storm water"	"stormwater"

15.18.110.C – Requirements for storm water facilities to be conveyed to the City of Snoqualmie

- **Existing language:** "A complete and accurate set of reproducible mylar as-builts must be provided to and approved by the city."
- **Recommended language:** "A complete and accurate set of as-builts in high-quality, searchable PDF and AutoCAD format must be provided to and approved by the city."

City of Snoqualmie Review Form

Name of Document/Code/Policy Reviewed: SMC Title 16 –Subdivisions, Short Subdivisions, and Binding Site Improvement Plans

Purpose of Review Form: The purpose of this review form is to provide a template for tracking the review process for integrating Low Impact Development (LID) into local codes, rules, standards, and other enforceable documents. A separate form is recommended for each code chapter (or subsection) and document that is reviewed. The form is organized into the major topic categories identified in *Integrating LID into Local Codes: A Guidebook for Local Governments*. Recommended subtopics for review are identified under each of the major topic categories. This form is not required to be used for permit compliance and can be modified, as needed, to incorporate additional review topics or tracking items.

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Topic: Site Planning and Assessment						
Building locations	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	16.04.180.B General layout of lots	Lots must be shaped to permit reasonable use and development of the lot.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	16.10.020.B.1.p Preliminary subdivision application	The site plan shall show the general location of all existing structures to remain on the property after platting.	No gaps identified	
Parking area locations	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Stormwater treatment/flow control BMP/facility locations	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Topic: Healthy Soils						
Protecting and restoring healthy soil	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Compost amendments	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Compaction	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Topic: Landscaping, Native Vegetation, and Street Landscaping						
Tree preservation	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	16.08.020.C.6 Preliminary short subdivision application	The application shall include a drawing with significant natural features, including contour elevations, the limits of sensitive areas, as defined in Chapter 19.12 SMC, and significant trees, as defined in Chapter 15.20 SMC.	No gaps identified	
Screening	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	16.04.230.E.2 Short subdivisions, subdivisions and binding site improvement plans within the M-U mixed use district	The application for a short subdivision, subdivision, or binding site improvement plan shall show a detailed plan of the proposed perimeter of the development, including materials and techniques used, such as screens, fences, and walls.	Add references to screening requirements in SMC 17.70.060.	
Landscaping requirements for street frontages	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	16.04.230.E.1 Short subdivisions, subdivisions and binding site improvement plans within the M-U mixed use district	The application for a short subdivision, subdivision, or binding site improvement plan shall include a detailed landscape plan.	Add references to landscape plan requirements in SMC 17.70.030.	
Landscaping requirements for parking lots	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Topic: Hard and Impervious Surfaces						
Maximum impervious surface allowances	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Shared driveways	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Minimum driveway width	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Use of permeable pavement for driveways	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Two-track driveway design	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Bulk and Dimensional Considerations

Building setbacks	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	16.08.020.C.4 Preliminary short subdivision application	The application shall show distances from proposed lot lines to existing structures.	No gaps identified	
Height limits	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	16.04.230.E.3 Short subdivisions, subdivisions and binding site improvement plans within the M-U mixed use district	The application for a short subdivision shall show specific design standards for minimum lot area, width, frontage and yard requirements, standards, building heights, and parking provisions, as applicable.	No gaps identified	
Maximum square footage	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Clustering	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Clearing and Grading

Protecting existing infiltration	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Conserving native vegetation/soils	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Construction sequencing	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Street and Roads

Travel lane widths	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	16.08.070.B.10 Approval and recording of final short plat	The final short plat shall show the location, width, center line and name of all public or private roads, whether existing or to be created, within and adjoining the short subdivision.	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Travel lane widths (cont.)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	16.12.020.C.8 Application	The conceptual site plan shall show the location, width, center line and name of all public or private roads, whether existing or to be created, within and adjoining the site.	No gaps identified	
Right-of-way (ROW) widths	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	16.04.190.C Roads	The standard width and engineering design of public and private rights-of-way shall conform with Chapter 12.16 SMC.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	16.10.020.B.1.k Preliminary subdivision application	The site plan shall show road right-of-way widths and typical cross sections.	No gaps identified	
Use of permeable pavement for streets and roads	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Placement of utilities under paved areas in the ROW	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	16.04.200.E Utilities	Arrangements shall be made by the applicant to install utility lines for electricity and telephone service underground.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	16.04.200.F Utilities	Utility lines, other than in rights-of-way and vehicular access easements or tracts, shall be within easements centered on property lines wherever possible. Except in unusual circumstances, easements for utilities shall be at least 10 feet in width. The city may require that utilities be extended to the perimeter of the plat or short plat adjoining other properties, and easements be granted therefor, in order to provide an efficient utility system within the city.	No gaps identified	
Required turn around area (e.g., Fire, USPS)	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Sidewalk widths	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Sidewalk slope	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Use of permeable pavement for sidewalks	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Minimum cul-de-sac radius	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Alternatives to cul-de-sacs	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Parking

Minimum/maximum parking ratios	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Use of permeable paving	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Parking stall dimensions	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Driving aisle dimensions	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Off-street parking regulations	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	16.10.020.B.1.i Preliminary subdivision application	The site plan shall show the existing and proposed circulation system of roads and alleys, including general location of off-street parking areas, and points of access to public rights-of-way.	No gaps identified	

Topic: Design Guidelines and Standards

General design guidelines and standards	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	16.04.200.C Utilities	The applicant shall comply with the construction phase and permanent storm water control requirements of Chapter 15.08 SMC.	Update code reference to Chapter 15.18 SMC.	
Trees and bioretention	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Continuous curb requirements	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Curb radii	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Stormwater Management and Maintenance

Maintenance provisions	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	16.04.220 Drainage easements	Where a subdivision is traversed by a watercourse, drainage channel, or stream, provision shall be made for a drainage easement in favor of the city, conforming substantially with the alignment of the watercourse and of an adequate width for maintenance and erosion control purposes. This requirement shall not entail any responsibility for watercourse maintenance on the part of the city. The city may require the applicant to provide for maintenance of such drainage courses.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	16.04.230.E.5 Short subdivisions, subdivisions and binding site improvement plans within the M-U mixed use district	Proposed articles of incorporation and bylaws of the lot owners association or other mechanism to ensure permanence and maintenance of common open space and recreational facilities.	Add drainage facilities to maintenance responsibilities. Add drainage facility" definition to SMC 16.04.050.	
Inspection access (covenants, easements)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	16.04.230.E.4 Short subdivisions, subdivisions and binding site improvement plans within the M-U mixed use district	The application for a short subdivision, subdivision, or binding site improvement plan shall include proposed restrictive covenants.	No gaps identified	
Enforcement	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT} Step 3—{WHERE}

WHAT topics did you review?		WHERE are the gaps?				Notes
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Topic: Subdivision and Planned Unit Development (PUD)						
Individual open space requirements	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	16.10.020.B.1.h Preliminary subdivision application	The site plan shall include the location and size in acres or square feet of all areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, school sites and similar public or semipublic uses.	No gaps identified	
Passive vs. active open space requirements	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	16.04.210.A Land dedication and open space	All subdivisions shall provide a minimum of 10% of the total gross area of the subdivision for parks, open space, green belt and buffer strips. If a requirement for a greater percentage has been established in another applicable ordinance, plan or policy, the greater requirement shall apply. At least one-half of such area shall be usable for active recreation.	No gaps identified	
Opportunities for Performance Based Designs	☐ Yes ☐ No ☐ Does not apply	☐ Yes ☐ No ☐ Does not apply				
Topic: Critical Areas and Shoreline Management						
Allowance of LID BMPs in critical areas/shorelines when compatible	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	16.10.020.B.1.d Preliminary subdivision application	The site plan shall include existing site conditions, including contours at five-foot intervals, water bodies, the limits of all sensitive areas, as defined in Chapter 19.12 SMC, including streams, wetlands, steep slopes and seismic hazard areas, unique natural features, and forest cover.	No gaps identified	

Additional Notes:

City of Snoqualmie Review Form

Name of Document/Code/Policy Reviewed: SMC Title 17 – Zoning

Purpose of Review Form: The purpose of this review form is to provide a template for tracking the review process for integrating Low Impact Development (LID) into local codes, rules, standards, and other enforceable documents. A separate form is recommended for each code chapter (or subsection) and document that is reviewed. The form is organized into the major topic categories identified in *Integrating LID into Local Codes: A Guidebook for Local Governments*. Recommended subtopics for review are identified under each of the major topic categories. This form is not required to be used for permit compliance and can be modified, as needed, to incorporate additional review topics or tracking items.

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Topic: Site Planning and Assessment						
Building locations	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.15.040.E.2 Area, height, setback and miscellaneous provisions	Front- or side-loaded garages shall be set back from the front wall of the house at least 5 feet.	No gaps identified	
Parking area locations	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.15.040.E.1 Area, height, setback and miscellaneous provisions	Where a lot borders on an alley, access and parking shall be from the alley. For existing homes being elevated, this may require modification of access and parking from a front or side yard driveway to driveway access and parking off the adjacent alley.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.15.050.F.3 Planned residential provisions	Parking shall be located to the rear of the building and have access from an alley.	Allow this requirement to be waived by the director in shoreline management areas or critical areas.	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.15.055.B.3 R-2 district design standards	All vehicle access and parking shall come from the adjacent alley. Vehicle access from streets is prohibited. Subdivision of a lot that separates any new lot from existing alley access is prohibited.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.35.200 Site planning standards	Locate off-street parking to the rear or side of the building whenever possible. Rear access to parking is preferred. Parking may not dominate the street front.	No gaps identified	
Stormwater treatment/flow control BMP/facility locations	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Topic: Healthy Soils						
Protecting and restoring healthy soil	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.77.030.C.9 Permit required for construction of wireless communication facilities	Applications required a landscape plan stamped by a landscape architect licensed in Washington State indicating the type, locations, sizes and quantities of plant materials and other landscape elements proposed to screen wireless communication facility components, including details and specifications for soil preparation, drainage, irrigation and planting necessary to ensure proper establishment and long-term health and vigor.	Remove duplicative landscape plan language and add a reference to the landscaping and screening sections in Chapter 17.70 SMC.	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.70.030.G Landscape plan requirements	Not applicable	Add language regarding delineating areas of soil protection and areas of amended soil.	
Compost amendments	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Compaction	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Topic: Landscaping, Native Vegetation, and Street Landscaping						
Tree preservation	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.70.030.G Landscape plan requirements	The final landscape plan shall include the following information: … G. Location, sizes and species of existing significant trees as defined in Chapter 15.20 SMC within required landscape areas. Natural areas should be designated as such.	Modify language to add heritage trees and remove reference to Chapter 15.20 SMC definitions since they have been added to Chapter 17.10 SMC.	

Step 2—{WHAT}

Step 3—{WHERE}

WHAT topics did you review?		WHERE are the gaps?				Notes
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Tree preservation (cont.)	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.70.040.J Landscape development – General requirements	In the required perimeter landscape area, the applicant shall retain all significant trees which will not constitute a safety hazard. Areas devoted to access and areas to be cleared for required roads, utilities, sidewalks, trails or storm drainage improvements are exempt from this requirement.	Modify language to add heritage trees and to protect significant trees on all portions of a site, not just in the required perimeter landscape area. Strengthen tree protection language in the final sentence. Add new language regarding prohibited plantings.	
Screening	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.15.055.B.4 R-2 district design standards	b. To avoid blank walls and inactive spaces on the front facade due to ground floor garages, the ground floor front facade shall contain a window and be screened with shrubs, trees, trellises, or other landscaping or architectural design element.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.15.055.E.5 R-2 district design standards	Fences located between buildings and public streets shall be no taller than three feet. Other fences, including those used to screen parking areas, shall be a maximum of six feet in height. Fences shall be made of wood, wrought iron, or masonry, and compatible with the architectural style of the building(s).	No gaps identified	This section is focused specifically on fences; vegetated screens should be addressed in another section.
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.15.055.G R-2 district design standards	Trash and recycling containers shall be enclosed on all sides with solid walls or fences and gates.	No gaps identified	No change to vegetated screen due to concerns about bears and function of wall, fences, and gates in containing garbage, not just screening dumpsters from sight.
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.15.060.D Recreation space requirements	Adequate fencing, plant screening, or other buffer shall separate the recreation space from parking areas, driveways, or public streets.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.35.200.D Site planning standards	Place mechanical and electrical equipment, utility equipment and services areas, including trash and recycling receptacles in unobtrusive locations and screen from view	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.50.070.D Specific application of standards	Improvements on the site shall be sight-screened with adequate landscaping so as to provide a compatible visual effect as seen from the adjoining properties	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Screening (cont.)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.35.240.C Landscaping, setback, maximum lot coverage and street furniture standards	Screen parking lots with trees or shrubs.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.55.040.H Nonconforming structures, lots and uses	The hearing examiner may modify the strict standards imposed by this title when, in his judgment, the existing and proposed additional landscaping and screening materials together will adequately screen or buffer possible use incompatibilities, soften the barren appearance of parking or storage areas, and/or adequately lend natural charm to the premises appropriate to the use district and location of the site.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.65.140 Landscaping and screening	Landscaping and screening requirements for parking areas shall be as provided in Chapter 17.70 SMC.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.70.010.E Purpose	Provide screening for such unsightly areas as parking lots, storage areas, utility boxes or service yards so as to minimize the negative visual impact to the public	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.70.040.A Landscape development – General requirements	Arrangements of plants shall enhance building designs and attractively screen parked vehicles and unsightly areas, soften visual impact of structures and enhance views and vistas.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.70.060.A.2 Landscape types – Perimeter landscaping	Type I Full Screen shall consist of: … e. Evergreen shrubs that achieve a height of six feet within three years spaced no more than 4 feet apart …”	Allow a range of heights (4 to 6 feet) for evergreen shrubs.	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.70.060.B.2 Landscape types – Perimeter landscaping	Type II Filtered Screen shall consist of: … e. A mix of evergreen and deciduous shrubs that achieve a height of six feet within three years spaced no more than five feet apart.	Allow a range of heights (4 to 6 feet) for evergreen shrubs.	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Screening (cont.)	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.70.060.C.2 Landscape types – Perimeter landscaping	Type III Visual Buffer shall consist of: a. A mix of evergreen and deciduous trees spaces to create a continuous canopy b. At least 70 percent deciduous trees c. Trees spaced no more than 25 feet on center d. A mix of evergreen and deciduous shrubs that do not exceed a height of four feet at maturity spaced no more than four feet apart. …	a. Fix typo (“spaces” -> “spaced”) b. Decrease deciduous tree percentage and add minimum evergreen tree percentage. c. Clarify that this applies to evergreen and deciduous trees. d. Allow a range of heights (4 to 6 feet) for evergreen shrubs. Clarify that shrubs greater than 4 feet in height should not impair sight distances or create a safety hazard.	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.70.060.D.2 Landscape types – Perimeter landscaping	Type IV Parking Area Landscaping shall consist of: a. Canopy-type deciduous trees or broadleaf evergreen trees. b. Evergreen or deciduous shrubs that do not exceed a height of four feet at maturity spaced no more than four feet apart. … d. At least 70 percent of the required trees shall be deciduous.	a. Update terminology for consistency with other language in SMC 17.70.060. b. Allow a range of heights (for evergreen and deciduous shrubs (item b). Clarify that shrubs greater than 4 feet in height should not impair sight distances or create a safety hazard. d. Allow higher evergreen tree percentage with additional submittal information on soil preparation and volume.	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.70.070.B.2 Landscape standards – Single-family development	The planning official may require enhancement of existing vegetation if necessary to screen proposed uses or adjacent to such tract.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.77.030.C.9 Permit required for construction of wireless communication facilities	Applications required a landscape plan stamped by a landscape architect licensed in Washington State indicating the type, locations, sizes and quantities of plant materials and other landscape elements proposed to screen wireless communication facility components, including details and specifications for soil preparation, drainage, irrigation and planting necessary to ensure proper establishment and long-term health and vigor.	Remove duplicative landscape plan language and add a reference to the landscaping and screening sections in Chapter 17.70 SMC.	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Screening (cont.)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.80.050.A.2 Review guidelines	Parking and service areas should be located, designed, and screened to moderate the visual impact of large paved areas.	No gaps identified	
Landscaping requirements for street frontages	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.15.050.E.12 Planned residential provisions	d. Neighborhood street right-of-way shall provide a planting strip between the street and sidewalk.	Add language to allow LID BMPs in planting strips.	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.35.240.A.1 Landscaping, setback, minimum lot coverage and street furniture standards.	No landscaping shall be required for any commercial use on lots 10,000 square feet or smaller; provided, a planting plan for portable planters and/or hanging baskets may be required. For any commercial use on lots larger than 10,000 square feet, an approved landscape plan may be required, to accomplish the purposes of Chapter 17.70 SMC …	Strengthen language related to portable planters and/or hanging baskets and update “planting plan” to “plant maintenance plan.”	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.60.060 Landscape types – Perimeter landscaping	Table 1 summarizes the required landscaping for perimeter lot lines.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.70.050.A Plant size, height and spacing requirements	Minimum sizes at installation are as follows: 1. 1.75-inch caliper street trees; 2. 1.5-inch caliper other deciduous trees; 3. 8-foot minimum height vine maples and other multi-stemmed trees; 4. 6-foot minimum height evergreen trees; 5. 2-foot minimum height for medium and tall shrubs.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.70.070.A Landscape standards – Single-family development	Residential streets. Trees shall be provided along all residential public streets as follows: 1. Trees shall be spaced no more than 40 feet apart on arterials. 2. Trees shall be spaced no more than 50 feet apart on collector and local access streets. …	Allow tree spacing to be adjusted to accommodate the installation of LID BMPs based on language from SMC 17.70.080. Add language from City arborist regarding required soil volume for street trees.	

Step 2—{WHAT}

Step 3—{WHERE}

WHAT topics did you review?		WHERE are the gaps?				Notes
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Landscaping requirements for street frontages (cont.)	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.70.080 Landscape standards – Multifamily, commercial, industrial and utility park development	Not applicable	Add tree replacement ratio	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.70.080.A Landscape standards – Multifamily, commercial, industrial and utility park development	1. Trees shall be provided along all public streets, spaced as follows: a. No more than 40 feet apart on arterial streets b. No more than 50 feet apart on collectors and local access streets 2. Trees shall be: a. Located within the street right-of-way if permitted by the city or other custodial state or local agency; or b. Located no more than 10 feet from the street line when located within a lot. 3. Trees may be spaced at irregular intervals in order to accommodate sight distance requirements for driveways and intersections. …	Allow tree spacing to be adjusted to accommodate the installation of LID BMPs based on language from SMC 17.70.080. Add language from City arborist regarding required soil volume for street trees.	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.70.080.C Landscape standards – Multifamily, commercial, industrial and utility park development	The required landscaped areas shall be equal to the front yard setback specified for the applicable zoning district and shall consist of Type III landscaping	No gaps identified	
Landscaping requirements for parking lots	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.70.090.A-D Landscape Standards – Parking Lots	A. Type IV landscaping shall be provided within all surface parking containing 10 or more parking stalls or 3,000 square feet of vehicle use area. B. Vehicle use area includes the parking lot, driveways and service areas. C. For parking lots with 10 to 30 stalls, 7% of the vehicle use area shall be landscaped. D. For parking lots with 31 or more stalls, 10% of the vehicle use area shall be landscaped.	C and D. Increase parking lot landscaped area (10% for 10-30 stalls and 15% for 31 or more stalls), but allow a deviation for historical overlay zones.	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Landscaping requirements for parking lots (cont.)	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.70.090.E-H and K Landscape Standards – Parking Lots	E. The minimum area per planting segment shall be 100 square feet. F. The maximum area per planting segment shall be 1,500 square feet for parking lots with more than 30 stalls. G. Planting areas shall be distributed throughout the parking lot. The maximum distance between any parking stall and required parking area landscaping shall be no more than 50 feet. H. Shade trees shall be provided at the rate of a minimum of one per planter and/or one per 100 square feet of planter. … K. Trees shall be planted at least four feet from the outside edge of the planting area.	E. Add language from City arborist regarding required soil volume for street trees. F. Remove maximum area per planting segment to allow more flexibility in parking lot design. H. Add language to allow deviation in shade tree percentage if LID BMPs are installed.	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.70.090.J Landscape Standards – Parking Lots	J. Landscape planting areas shall project out into the pavement as peninsulas or islands (surrounded on at least two sides by pavement).	No gaps identified	

Topic: Hard and Impervious Surfaces

Maximum impervious surface allowances	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.20.040 Area, height, setback, and miscellaneous provisions	Not applicable	Add maximum impervious area for consistency with Residential District Regulations in Chapter 17.15 SMC.	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.15.040.C Area, height, setback and miscellaneous provisions	To minimize building footprints and to maintain natural storm water drainage and infiltration, impervious surface area limits shall be as set forth in Table 2: • < 3.5 dwelling units/acre = 30% • 3.5 – 4.99 du/acre = 35% • 5 – 6.99 du/acre = 40% • 7 – 9.99 du/acre = 45% • 10 – 14.99 du/acre = 50% • 15 or more du/acre = 60%	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Shared driveways	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.35.200.B Site planning standards	… No additional curb cuts shall be permitted on Railroad Avenue or on the west side of Falls Avenue between River and King streets. Elsewhere, the number and size of curb cuts and driveways shall be minimized.	Add language to encourage shared driveways	
Minimum driveway width	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Use of permeable pavement for driveways	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.15.040.C.3 Area, height, setback and miscellaneous provisions	Permeable pavement areas may be discounted up to the demonstrated infiltration rate for the specified pavement system per the city's storm water regulations, Chapter 15.18 SMC.	Clarify which surface types can be paved with permeable pavement. Simplify reference to Chapter 15.18 SMC.	
Two-track driveway design	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.15.040.C.2 Area, height, setback and miscellaneous provisions	Spaced decks built over unpaved surfaces and green roofs may be discounted at a 50 percent rate in terms of impervious area calculations. For example, 2,000 square feet of green roof shall be counted as 1,000 square feet of impervious area.	Add credit for two-track driveways from the King County Surface Water Design Manual. Update terminology ("vegetated roof").	

Topic: Bulk and Dimensional Considerations

Building setbacks	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.15.040.A Area, height, setback and miscellaneous provisions	Table 1 summarizes the setbacks in R-C, R-1, R-2, and R-3 residential districts for: • Principal buildings (front yard): 0 to 25 feet • Porches for principal buildings (front yard): 7 to 15 feet • Principal buildings and uses on a corner lot: 10 to 25 feet • Principal buildings (rear yard): 15 to 20 feet • Accessory buildings (rear yard): 3 to 10 feet • Principal buildings (side yard): 5 to 10 feet Table 1 also summarizes the maximum setbacks for: • Accessory uses (side yard): 3 to 5 feet	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Building setbacks (cont.)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.15.040.B Area, height, setback and miscellaneous provisions	For the R-2 and R-3 districts, a zero lot line setback is allowed for new attached single-family (e.g., townhome) units only for those lot lines internal to the development	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.15.055.B.1 R-2 district design standards	Setbacks from property lines shall be as set forth in Table 1 of SMC 17.15.040. Residences should be set back from the street right-of-way 10 to 15 feet (preferably 10 feet). Porches and stoops may protrude into the front setback (while allowing at least 90 square feet of front yard space). A 10-foot setback from the alley right-of-way shall be provided for primary uses and structures. Accessory structures, such as garbage enclosures, may be set back 5 feet from the alley right-of-way.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.20.040.A Area, height, setback, and miscellaneous provisions	The table in this section summarizes setbacks for the BG, BO, BR, OP, PCI, and I zoning districts: • Front yard setbacks: 0 to 20 feet • Side yard setbacks: 0 to 10 feet • Rear yard setbacks: 0 to 10 feet	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.25.040 Area, height, setback, and miscellaneous provisions	The table in this section summarizes setbacks for the OS and UP zoning districts: • Front yard setbacks: 30 feet • Side yard setbacks: 20 feet • Rear yard setbacks: 30 feet	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.35.200.C Site planning standards	Maintain the predominant street front along the east side of Railroad Avenue by building to the property line. Setbacks not exceeding 3 feet may be permitted if permanently dedicated to use for seating, landscaping or planter boxes. In other areas, the setback for commercial structures shall be no more than 3 feet.	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Building setbacks (cont.)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.55.110.D and E Elementary and secondary school	No building shall be located closer than 50 feet from any property boundary for schools containing 50 or more students. No building shall be located closer than 25 feet from any property boundary for schools serving less than 50 students.	No gaps identified	
Height limits	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.15.040.A Area, height, setback and miscellaneous provisions	Table 1 summarizes the setbacks in residential districts for: • Principal structures: 35 feet • Principal structures (lots 40 feet in width or less): 30 to 35 feet	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.15.040.H.2 Area, height, setback and miscellaneous provisions	Buildings on flag lots (lots less than 10,000 square feet) shall be one story with a maximum height of 16 feet, provided additional height will be allowed for the principal dwelling to allow for elevation.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.15.040.I Area, height, setback and miscellaneous provisions	Two-story single-family residential homes existing as of October 6, 2003, that may be elevated above the base flood level at some point in the future for conformance to the flood hazard regulations shall be exempt from the 27-foot maximum height limit and subject to a 35-foot maximum height limit upon elevation, regardless of lot width.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.20.040.A Area, height, setback, and miscellaneous provisions	The table in this section summarizes the maximum height for the BG, BO, BR, OP, PCI, and I zoning districts: • BG, BO, BR, OP: 35 feet • PCI and I: 40 feet	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.30.070.D.2 Development standards [Mixed Use District]	Maximum building height in the MU district is 4 stories.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.35.210.C Architectural design standards	Maintain approximately the same height as one of the adjacent structures, to a maximum height of 30 feet.	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Height limits (cont.)	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.50.070.B Specific application of standards [Planned Unit Development]	Height may be varied from the underlying land use district provided topography and arrangement does not unreasonably impair primary scenic views (e.g., mountains, lakes, unique skyline) of the nearby surrounding areas, as compared to lot-by-lot development.	No gaps identified	
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.55.110.B Elementary and secondary schools	The maximum height shall be 35 feet, provided a maximum height of 60 feet may be authorized for any school building located in the floodway as defined in Chapter 15.12 SMC when floodway regulations restrict the construction of new buildings on the site, and the school district is in an approved capital facilities plan projects that student population will exceed the capacity of the existing school buildings...	No gaps identified	
Maximum square footage	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.15.040.A Area, height, setback and miscellaneous provisions	Table 1 summarizes the maximum density in residential districts: • R-C: NA • R-1: NA • R-2: 25 dwelling units/acre • R-3: 30 dwelling units/acre	No gaps identified	
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.15.040.C.1 Area, height, setback and miscellaneous provisions	Detached single-family developments shall use their lot size to determine the lot density, per the following: • < 3.5 du/acre = lot size < 12,446 square feet • 3.5 – < 5.0 du/acre = lot size 12,446 to 8,713 square feet • 5.0 – < 7.0 du/acre = lot size 8,712 to 6,224 square feet • 7.0 – < 10.0 du/acre = lot size 6,223 to 4,357 square feet • 10.0 – < 15.0 du/acre = lot size 4,356 to 2,905 square feet • 15.0 or greater du/acre = lot size 2,904 square feet or less	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Maximum square footage (cont.)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.30.070.D.1 and 3 Development standards [Mixed Use District]	Maximum density in the MU district is 12 units per acre. The maximum floor area ratio for commercial, industrial, and multifamily structures is 0.8.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.55.060.B.4 Accessory unit buildings, structures, and uses	Separate detached structures containing an accessory use or uses shall be, at minimum, 10 feet from structures containing a principal use, and floor area shall not exceed 50 percent of the building area of the primary structure.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.55.070.F Accessory dwelling units	The accessory dwelling unit shall not be larger than 10 percent of the lot area or 600 square feet, whichever is smaller, and shall have no more than one bedroom.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.55.110.A Elementary and secondary schools	The maximum lot coverage shall be 30 percent.	No gaps identified	
Clustering	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.15.010 Purpose	The purpose of the residential districts is to allow for different types, sizes and price ranges of high quality residential uses in the city. The districts provide for a variety of urban residential densities with appropriate transitions, and for clustered lot uses.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.20.040.A Area, height, setback, and miscellaneous provisions	The minimum lot area in the R-C zone is less than the minimum lot area per dwelling to allow for the clustering of lots when developed together on a larger property.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.30.020.B.8 Purposes and objective [Mixed Use District]	The provision of clustered development to preserve open space within the corporate limits of the city while still achieving an appropriate overall density for the city.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.50.070.A Specific application of standards [Planned Unit Development]	The density of dwelling units allowed by the underlying zoning may be exceeded by no more than 20%.	Add “clustering” term which is one of the key concepts related to Planned Unit Development.	The concept of clustering is not currently discussed in 17.50 and is one of the key concepts related to Planned Unit Development.

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Topic: Clearing and Grading						
Protecting existing infiltration	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Conserving native vegetation/soils	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.15.055.E.3 R-2 district design standards	Preservation of native vegetation or existing healthy non-native trees and shrubs within perimeter buffer areas shall be encouraged.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.70.010 Purpose [Landscape Requirements]	Preserve the natural landscape character of the Pacific Northwest and promote the use native and drought tolerant plantings.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.70.080.B.1 Landscape Standards – Single Family Development	Preserve existing vegetation to the maximum extent practicable.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.80.050.C.1 Review guidelines	Where existing topographic patterns contribute to beauty and utility of a development, they should be recognized and preserved and enhanced.	No gaps identified	
Construction sequencing	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Topic: Street and Roads						
Travel lane widths	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Right-of-way (ROW) widths	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Use of permeable pavement for streets and roads	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.15.040.C.3 Area, height, setback and miscellaneous provisions	Permeable pavement areas may be discounted up to the demonstrated infiltration rate for the specified pavement system per the city's storm water regulations, Chapter 15.18 SMC.	Clarify which surface types can be paved with permeable pavement. Simplify reference to Chapter 15.18 SMC.	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Placement of utilities under paved areas in the ROW	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.50.020.H General requirements [Planned Unit Development]	The following utility improvements shall be installed at the developer's cost and expense in accordance with plans and specifications prepared by the project engineer and/or city engineer and approved by the city engineer and title thereto shall be conveyed to the city prior to construction of any structure in the development: 1. Water mains and hydrants 2. Sanitary sewers 3. Storm drains	No gaps identified	
Required turn around area (e.g., Fire, USPS)	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Sidewalk widths	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.15.050.E.10 Planned residential provisions	a. Sidewalks should be a minimum of 4 feet in width	No gaps identified	Sidewalk width of 4 feet is standard in the region and consistent with Americans with Disabilities Act (ADA) width requirements.
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.15.055.F.4 R-2 district design standards	Pedestrian paths shall be at least 3.5 feet wide and should be separated from vehicular areas by landscaped areas.	Update minimum path width for consistency with ADA requirements.	
Sidewalk slope	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.80.050.C.2 Review guidelines.	Grades of walks, parking spaces, terraces, and other paved areas should promote safety and provide an inviting stable appearance.	No gaps identified	
Use of permeable pavement for sidewalks	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.15.040.C.3 Area, height, setback and miscellaneous provisions	Permeable pavement areas may be discounted up to the demonstrated infiltration rate for the specified pavement system per the city's storm water regulations, Chapter 15.18 SMC.	Clarify which surface types can be paved with permeable pavement. Simplify reference to Chapter 15.18 SMC.	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.35.240.F Landscaping, setback, maximum lot coverage and street furniture standards.	Construct walkways of plain concrete or of brick or of concrete pavers. Avoid modern materials such as exposed aggregate.	Add pervious concrete, porous asphalt, and permeable pavers to the list of approved materials for walkways. Modify language in second sentence to remove the term "modern materials."	
Minimum cul-de-sac radius	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Alternatives to cul-de-sacs	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.15.050.E.12 Planned residential provisions	c. The street layout shall be a modified grid street pattern adapted to the topography, unique natural features, environmental constraints and open space areas. The use of cul-de-sacs and other roadways with a single point of access shall be minimized. Linkages with the existing or planned public street system shall be provided where possible.	No gaps identified	

Topic: Parking

Minimum/maximum parking ratios	☒ **Yes** ☐ **No** ☐ **Does not apply**	☒ **Yes** ☐ **No** ☐ **Does not apply**	17.65.040 Computation of required off-street motor vehicle parking spaces	Parking requirements (Table 1)	Add the following missing column headers to Table 1: • Automobile Parking Spaces Minimum • Automobile Parking Spaces Maximum • Carpool/Vanpool Parking Spaces • Bicycle Parking Short-Term • Bicycle Parking Long-Term	
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.65.040 Computation of required off-street motor vehicle parking spaces	Residential parking requirements (Table 1): • Single-family = 2 per unit • Single-family accessory dwelling = 1 per unit • Two- and three-family = 1 per unit • Multiple-family (apartment/condo) = 1 per unit to 1 per 10 dwelling units • Bed and breakfast = 1 per room to 1 per 5 rooms • Extended care facility = 10 minimum (1 per 4 beds) to 1 per 20 rooms	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Minimum/maximum parking ratios (cont.)	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.65.040 Computation of required off-street motor vehicle parking spaces	Business and commercial parking requirements (Table 1): • Groceries/supermarkets = 1 per 300 gross square feet (gsf) to 1 per 5,000 gsf • Shopping center = 1 per 250 gsf to 1 per 6,000 gsf • Retail sales and service = 1 per 250 gsf to 1 per 6,000 gsf • Office and professional – general = 1 per 300 gsf to 1 per 5,000 gsf • Office and professional – medical/ dental = 1 per 250 gsf to 1 per 4,000 gsf • Business park = 1 per 500 gsf to 1 per 5,000 gsf • Drive-in/fast food restaurant = 1 per 80 gsf to 1 per 5,000 gsf	No gaps identified	
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.65.040 Computation of required off-street motor vehicle parking spaces	Business and commercial parking requirements (Table 1) (cont.) • Restaurants and taverns = 1 per 4 persons to 1 per 2,000 gsf • Theaters, auditoriums = 1 per 4 fixed seats to 1 per 60 seats • Social/fraternal clubs, lodges, etc. = 1 per 4 persons to 1 per 2,000 gsf • Hotels, motels = 1 per room to 1 per 10 rooms • Cemetery = to be determined by planning official	No gaps identified	Correct typo in spelling of cemetery (current “cemetary”).

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Minimum/maximum parking ratios (cont.)	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.65.040 Computation of required off-street motor vehicle parking spaces	Institutional parking requirements (Table 1): • Elementary schools = 1.5 per staff member to 4 per 4/5 gr. room • Middle schools = 1.5 per staff member to 4 per classroom • High schools = 1 per staff member; 1/5 students to 8 per classroom • Religious institutions = 1 per 4 seats to 1 per 80 seats • Hospitals = 1 per bed to 1 per 5 beds • Museums, interpretive centers = 1 per 200 gsf to 1 per 1,000 gsf • Public libraries = 1 per 200 gsf to 1 per 1,000 gsf • Community center = to be determined by planning official	No gaps identified	
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.65.040 Computation of required off-street motor vehicle parking spaces	Industrial parking requirements (Table 1): • Light industrial/manufacturing = 1 per 750 gsf to 1 per 10,000 gsf • Warehousing = 1 per 1,000 gsf to 1 per 20,000 gsf • Heavy/resource based industrial = 1 per 750 gsf to 1 per 20,000 gsf	No gaps identified	
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.65.040 Computation of required off-street motor vehicle parking spaces	Recreation parking requirements (Table 1): • Golf course = 5 per golf hole or to be determined by planning official • Trail head = 10 per mile • Swimming pool (public) = to be determined by planning official	No gaps identified	
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.65.040 Computation of required off-street motor vehicle parking spaces	Public/service parking requirements (Table 1): • Parks and open space = to be determined by planning official • Public utilities = to be determined by planning official • Municipal facilities – Police and Fire = to be determined by planning official • Municipal facilities – Offices = 1 per 300 gsf to 1 per 3,000 gsf	No gaps identified	

Step 2—{WHAT}

Step 3—{WHERE}

WHAT topics did you review?		WHERE are the gaps?				Notes
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Minimum/maximum parking ratios (cont.)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.65.040 Computation of required off-street motor vehicle parking spaces	Agricultural parking requirements (Table 1): • Commercial greenhouse/nursery = 1 per 200 gsf to 1 per 2,000 gsf • Commercial Farm/U-Pick = to be determined by planning official • Veterinarian = 2 per exam room or to be determined by planning official	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.65.040 Computation of required off-street motor vehicle parking spaces	Storage and parking requirements (Table 1): • Enclosed comm, storage/mini-storage = 1 per 20 units	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.65.050.A Adjustment of required motor vehicle parking space	An applicant may be allowed to provide fewer than the minimum number of parking spaces by submitting a parking demand study that describes how parking demand can be met with a reduced parking requirement. In such cases, the director may approve a reduction of up to 50% of the minimum required number of spaces.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.65.050.B Adjustment of required motor vehicle parking space	For industrial or office uses, the required minimum number of parking spaces may be reduced by 10% when the property owner agrees to a transportation demand management program approved by the planning official.	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Minimum/maximum parking ratios (cont.)	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.65.050.C Adjustment of required motor vehicle parking space	C. The planning official may allow more than the maximum number of parking spaces if the following conditions are met: 1. The need for additional parking spaces cannot be reasonably be met through provision of on-street parking or shared parking with adjacent nearby uses. 2. The applicant has implemented a program to reduce demand for parking spaces, including a program for employee or patron ridesharing, transit use, bicycling or walking. 3. In community of neighborhood business centers, an applicant may be allowed to exceed the maximum number of allowed parking spaces if, for each additional parking space permitted, an equal number of parking spaces or land area is dedicated for park-and-ride use between 6:00 a.m. and 6:00 p.m., or other public uses determined appropriate by the planning official.	No gaps identified	
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.65.050.D Adjustment of required motor vehicle parking space	The nonresidential portions of mixed use developments shall provide no more than 150% of the sum of the standard parking minimums for the individual uses located in the development.	No gaps identified	
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.65.070.A Compact car allowance	A maximum of 30% of the total required offsite parking stalls may be permitted and designated for compact cars in commercial retail areas. For industrial uses, compact stalls shall not exceed 30 percent of the total off-street parking requirement.	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Minimum/maximum parking ratios (cont.)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.65.090.B. Shared Parking	B. The amount of the reduction shall not exceed 25% for each use, unless: 1. Normal hours of operation for each use are separated by at least one hour 2. A parking demand study is prepared … 3. The planning official will determine the amount of reduction, provided the total number of parking spaces in the common parking facility is not less than the minimum required spaces for any single use.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.65.100 Carpool and vanpool parking	10%, but not fewer than one of the required parking spaces for industrial, institutional and office developments shall be designated for use as a carpool/vanpool parking.	No gaps identified	
Use of permeable paving	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.65.020 General motor vehicle parking requirements	Not applicable.	Add language to explicitly allow permeable pavement for parking lots.	
Parking stall dimensions	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.65.030.B General motor vehicle parking requirements—Multiple-family, office, commercial and industrial uses	Minimum off-street parking space dimensions shall be as follows: • Compact space width = 7.5 feet (min) • Standard space width = 8 feet (min) to 8.5 feet (max) • Standard and compact space length = 14.5 feet (min) to 18 feet (max) Exceptions to the above maximum dimensions shall be granted for handicapped spaces and uses which must accommodate RV, truck or trailer parking.	Add requirements for parking drive aisle widths. Ranges are based on the angle of the parking spaces.	
Driving aisle dimensions	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.65.110.B.7 Bicycle parking requirements	An access aisle of at least 5 feet wide shall be provided and maintained beside or between each row of bicycle parking	No gaps identified	
Off-street parking regulations	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.50.080 Off-street parking	Off-street parking shall be at the same ratio for types of buildings and land uses as prescribed in parking requirements of this code.	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Topic: Design Guidelines and Standards						
General design guidelines and standards	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.10.020 Definitions	Not applicable	Add the following definitions: • Ground cover • Low impact development (LID) • LID BMPs • Noxious weeds • Permeable pavement • Two-track driveway • Vegetated roof	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.15.050.G Planned residential provisions	… Deviations deemed necessary or appropriate to accomplish low-impact development, which for purposes of this title shall mean the use of a variety of techniques to avoid to the extent feasible the collection, concentration and point discharge of storm water to a receiving body, shall be encouraged. Any such deviations shall be included in the approved plan for the planned residential development.	Delete language related to deviations for LID. The goal of this code review is that deviations should not be needed to accomplish LID.	
Trees and bioretention	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.10.020 Definitions	Not applicable	Add the following definitions: • Bioretention • Heritage tree • Significant tree	
Continuous curb requirements	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.35.200.B Site planning standards	… No additional curb cuts shall be permitted on Railroad Avenue or on the west side of Falls Avenue between River and King streets. Elsewhere, the number and size of curb cuts and driveways shall be minimized.	Update language to allow curb cuts for LID BMPs.	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.70.090.I Landscape Standards – Parking Lots	I. Permanent curbs or structural barriers shall be provided to protect the landscape plantings from vehicle overhang.	Add language to explicitly allow curb cuts for water entering LID BMPs.	
Curb radii	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Topic: Stormwater Management and Maintenance						
Maintenance provisions	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.30.170 Sureties [Mixed Use District]	When the final plan approves phased development, conditions shall be established for sureties or other performance guarantees acceptable to the city for infrastructure, open space, landscaping and any other performance required as a condition of mixed use approval.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.35.240.B Landscaping, setback, maximum lot coverage and street furniture standards	… nothing contained herein shall prevent normal maintenance and trimming or the removal of dead or diseased plant materials.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.50.090.B.3 Planned unit development permit	The applicant shall submit a written statement that includes: … d. Provisions to ensure permanence and maintenance of common open space through a homeowners association, or similar association, condominium development, or other means acceptable to the city	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.70.040.G Landscape development – General requirements	All landscaped areas shall be graded to prevent erosion and to facilitate the installation, growth and maintenance of the landscaping	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.70.130.A and B Maintenance of plant materials	A. Replacement. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved landscape development plan and shall maintain all landscape plant material. B. Maintenance Assurance. The planning official shall require a maintenance assurance device for a period of one year from the completion of planting in order to ensure compliance with the requirements of this section.	A. Update terminology for consistency with SMC 17.70.030 and add a reference to SMC 17.70.030. B. Extend maintenance assurance to 2 years for consistency with SMC 15.18.100.	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Maintenance provisions (cont.)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.77.030.C.6 and D.8 Permit required for construction of wireless communication facilities	The written narrative submitted with the application shall: c. Describe the anticipated maintenance and monitoring program for the antennas, back-up equipment, and landscaping. Modifications to the application shall document the proposed post-installation maintenance schedule.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	17.77.070.C Inspection and maintenance	All landscaping shall be maintained at all times and shall be promptly replaced if not healthy and successful.	Strengthen language and allow flexibility with planting replacement timelines.	
Inspection access (covenants, easements)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.50.020.H General requirements	Necessary utility easements approved by the city engineer shall be conveyed to the city and shall be of sufficient width to ensure installation and maintenance of the utility facilities located therein.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.50.090.B.3 Planned unit development permit	The applicant shall submit a written statement that includes: … c. Basic content of any restrictive covenants	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.77.070.A and B Inspection and maintenance	A. The city or its agents shall have authority to enter onto the property upon which a wireless facility is located, to inspect the facility for the purpose of determining whether it complies with any approved permit plans, building code, and all other construction standards provided by the city and state or federal law. B. The city reserves the right to conduct such inspections at any time, upon reasonable notice to the wireless facility owner …	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Enforcement	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.77.070.B Inspection and maintenance	… In the event such inspection results in a determination that violation of applicable construction and maintenance standards set forth by the city has occurred, remedy of the violation may include cost recovery for all costs incurred in confirming and processing the violation.	No gaps identified	

Topic: Subdivision and Planned Unit Development (PUD)

Individual open space requirements	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.15.050.E.9 Planned residential provisions	Open space requirements shall be as follows: • Projects that are 2 acres to < 10 acres: at least 10% of the total acreage of the development proposal must be dedicated as common usable open space in the form of mini-parks, tot lots, neighborhood parks or green. Fees in lieu of dedicated common open space may be allowed subject to approval by the city. • Projects ≥ 10 acres: at least 35% of the total acreage of the development proposal must be allocated to common open space; provided … at least 10% 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 sensitive areas, regional trail corridors and community parks. • Common usable open space areas shall be distributed throughout the development and integrated within neighborhoods.	No gaps identified	
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.15.055.D.1 R-2 district design standards	A minimum of 200 square feet of private open space shall be provided for each unit (not applicable to approved accessory dwelling units). Private open space may include back yards, front yards, balconies, and porches, or any combination thereof …	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Individual open space requirements (cont.)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.15.055.D.2 R-2 district design standards	Common open space may be provided instead of private open space, provided, front yards, balconies, porches, stoops and outdoor storage space shall not count toward the 200-square-foot per unit minimum. The minimum dimension of any common open space shall be 15 feet by 20 feet.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.20.050.G Planned commercial provisions	At least 35% of the total acreage for the development proposal must be dedicated to open space, natural areas, parks, or greens, commons or public assembly areas …	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.30.070.B.2 Development standards [Mixed Use District]	At least 35% of the total acreage within the proposed final plan must be dedicated to open space, natural areas, parks, recreation areas, or village greens, commons or public assembly areas, excluding streets and parking areas. Fees-in-lieu of dedication of land for such uses may be permitted by the city council, in accordance with state law …	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.50.070.G Specific application of standards [Planned Unit Development]	A minimum of 25% of the gross land area of every planned unit development shall be comprised of open space. Recreation space required pursuant to SMC 17.15.080 may be included as part of the required open space.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.50.120.E Design guidelines [Planned Unit Development]	Each development shall provide not less than 10% of the gross site area for community or site open space. Such space shall be in addition to parking and required landscape areas.	No gaps identified	
Passive vs. active open space requirements	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.15.060 Recreation space requirements	In all zoning districts, any proposed multiple-family structure, complex, or development of four or more units shall provide a minimum of 200 square feet of recreation space. Any multiple-family structure, complex, or development shall provide a minimum of 1,000 square feet of total recreation space.	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Passive vs. active open space requirements (cont.)	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.25.020.A Conservation/resource districts	The Parks and Open Space District (OS) is intended to provide areas appropriate for active and passive recreation, certain agricultural uses, peripheral open space greenbelts, sensitive areas, a viable system of wildlife corridors, floodplain protection, pedestrian and equestrian trails, certain institutional uses, open space for public health and welfare, and protection of lands unsuitable for development. The parks and open space district has three subcategories (OS-1, OS-2, and OS-3).	No gaps identified	Update “sensitive area” to “critical area.”
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.25.020.A.1 Conservation/resource districts	The OS-1 district is intended for natural open space preservation, informal low-intensity recreation, and limited agricultural uses. This district includes large tracts of public land, such as the portions of Three Forks Natural Area and Meadowbrook Farm within the city limits, the Two Sisters Return property, as well as additional lands unsuitable for development that should remain in a relatively undeveloped state for wildlife habitat or sensitive areas protection.	No gaps identified	
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.25.020.A.2 Conservation/resource districts	The OS-2 district is intended for formal and active park uses, as well as other recreational uses such as golf courses and riding stables. This district includes the developed parks within the city (outside of mixed use districts), including neighborhood and community parks, pea-patch lots, and the Snoqualmie Point Park property.	No gaps identified	
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	17.25.020.A.3 Conservation/resource districts	The OS-3 district includes land owned by the city and the Northwest Railway Museum on which the Northwest Railway Museum runs its tourist train. This district is intended to accommodate the uses of the museum, while maintaining the overall open space character of the property.	No gaps identified	

Step 2—{WHAT}

Step 3—{WHERE}

WHAT topics did you review?		WHERE are the gaps?				Notes
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Passive vs. active open space requirements (cont.)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.25.020.B Conservation/resource districts	The Utility Park (UP) district is an area containing unique natural resources and is intended to provide areas appropriate for hydroelectric generation and associated facilities, public or private parks and open space with appropriate visitor-related commercial services, utility treatment plants and other municipal facilities.	No gaps identified	
Opportunities for Performance Based Designs	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.50.010.A Purpose [Planned Unit Development]	The intent of these provisions is to allow, on relatively large tracts, flexibility in grouping, placement, size and use of buildings which will ensure a better development than would otherwise result from the application of bulk and use regulations of the zone in which the tract is located.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.50.030 Land use areas included [Planned Unit Development]	Planned unit developments may be established in all districts, and upon final approval of a proposal concerning a specific parcel or parcels of land.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.50.060.A General standards	A planned unit development shall accomplish, by the use of permitted flexibility and variation in design, a planned development that is as good or better than that resulting from the traditional lot-by-lot development, with total net improvement to be gained by combinations and options of: placement, type and bulk of building structures, coordinated open space, recreation facilities, other public facilities, such as walkways, controlled circulation, conservation of natural features, decreased water and air pollution, aesthetic features, harmonious design and similar elements.	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap*	
Opportunities for Performance Based Designs (cont.)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.50.060.B General standards	A planned unit development shall avoid an overburden on the present or planned projected capacity of public utilities, services and roads, as compared to that which would be required by lot-by-lot development of the underlying land use district.	No gaps identified	

Topic: Critical Areas and Shoreline Management

Allowance of LID BMPs in critical areas/shorelines when compatible	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.50.050 Application of land use regulations	… no planned unit development shall include waiver, modification or variance from the requirements of a shorelines management district.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	17.70.040.F Landscape development – General requirements	Where wetlands, shorelines and other environmentally sensitive areas affect a proposed development, the landscape plan shall include measures for their protection and enhancement.	No gaps identified	

Additional Notes:

The following terminology should be updated for consistency with Chapter 19.12 of the SMC:

SMC Title 15 Term	SMC Chapter 19.12 Term
“sensitive area”	“critical area”

The following terminology should also be updated for consistency with the King County Surface Water Design Manual (KCSWDM):

SMC Definition/Term	KCSWDM Definition/Term
“Low-impact development”	“Low impact development”
“storm water”	“stormwater”
“storm water system”	“storm drain system”

City of Snoqualmie Review Form

Name of Document/Code/Policy Reviewed: SMC Title 19 – Environment

Purpose of Review Form: The purpose of this review form is to provide a template for tracking the review process for integrating Low Impact Development (LID) into local codes, rules, standards, and other enforceable documents. A separate form is recommended for each code chapter (or subsection) and document that is reviewed. The form is organized into the major topic categories identified in *Integrating LID into Local Codes: A Guidebook for Local Governments*. Recommended subtopics for review are identified under each of the major topic categories. This form is not required to be used for permit compliance and can be modified, as needed, to incorporate additional review topics or tracking items.

Step 2—{WHAT}

Step 3—{WHERE}

WHAT topics did you review?		WHERE are the gaps?				Notes
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Topic: Site Planning and Assessment						
Building locations	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.08.100.A and D Residential development	Subdivisions shall be designed at a level of density of site coverage and occupancy compatible with the physical capabilities of the shoreline and water. No residential development shall be permitted over the water	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.08.120 Industry and manufacturing	New and expanded industry and manufacturing facilities are prohibited within the shorelines of the city.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	19.08.070.A Allowable uses within shoreline environments	A. Natural environment: 1. Single-family residential (conditional use); 2. Parks (conditional use); 3. Open space.	A.1. Consider removing single-family residential from allowable uses within shoreline environments. Single-family homes consist of environmental degradation unless they perform restoration and environmental functional uplift as part of development.	Single-family residential is slated to be removed from Natural Environment allowable uses with the next update to the SMP.
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	19.08.070.B Allowable uses within shoreline environments	B. Conservancy environment: 1. Single-family residential (conditional use); 2. Parks (conditional use); 3. Open space.	B.1. Consider removing single-family residential from allowable uses within conservancy environments. Single-family homes consist of environmental degradation unless they perform restoration and environmental functional uplift as part of development.	Single-family residential is slated to be removed from Urban Riverfront Conservancy allowable uses, but will be retained in Urban Conservancy allowable uses with the next update to the SMP.

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Building locations (cont.)	☒ **Yes** ☐ **No** ☐ **Does not apply**	☒ **Yes** ☐ **No** ☐ **Does not apply**	19.08.070.C Allowable uses within shoreline environments	C. Urban riverfront environment: 1. Single-family residential; 2. Multifamily residential (conditional use); 3. Business and commercial (conditional use); … 7. Landfill (conditional use); …	C. 1-2. Consider removing single-family and multi-family residential from allowable uses within urban riverfront environments, especially within the 100-year floodplain, should be allowed. C.7. Consider removing landfills from allowable uses in urban riverfront environment. Landfills are not likely good land use for riverfront environment.	Single-family residential and multi-family residential are slated to be removed from Urban Riverfront Environment allowable uses with the next update to the SMP. Business and commercial (conditional use) will still be allowed. Landfill (conditional use) will be allowed, but only in accordance with the Critical Areas Ordinance and Flood Hazard regulations and may require a Shoreline CUP.
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☒ **Yes** ☐ **No** ☐ **Does not apply**	19.08.070.D Allowable uses within shoreline environments	D. Urban floodplain environment: 1. Single-family residential; 2. Multifamily residential; 3. Business and commercial; 4. Offices; 5. Outdoor advertising; 6. Mobile home parks; … 9. Landfill; …	D 1-6. Constructing housing and commercial developments within the floodplain puts those structures and occupants at risk. Consider removing these as acceptable land uses, regardless of existing land use activities. D.9. Landfills are not compatible with floodplains.	No changes are currently proposed in the next update to the SMP to residential and commercial land uses in urban floodplain environments. Landfill (conditional use) will be allowed, but only in accordance with the Critical Areas Ordinance and Flood Hazard regulations and may require a Shoreline CUP.
Parking area locations	☒ **Yes** ☐ **No** ☐ **Does not apply**	☒ **Yes** ☐ **No** ☐ **Does not apply**	19.08.080.D Commercial development	On-site parking shall be located landward of buildings, and shall be located, designed and screened to have minimal visual impact. Design shall be provided for storm water retention, and shall ensure that surface runoff does not pollute adjacent receiving waters or cause soil erosion.	Consider modifying second sentence to remove detail and add a reference to Chapter 15.18 SMC.	Consider incorporating during the next update to the SMP.
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	19.08.180.F Recreation	Parking areas shall be located inland away from the immediate edge of the water and recreational beaches	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Stormwater treatment/flow control BMP/facility locations	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	19.12.160.C.7 Streams	Storm Water Facilities. Storm water detention/water quality pond discharges are permitted, provided the provisions of the Surface Water Design Manual are met and the city finds that the wetland functions can be preserved or enhanced and provided surface water discharges to streams from detention facilities, presettlement ponds, or other surface water management structures will not negatively affect the rate of flow nor decrease the water quality of the stream.	Update terminology to be more inclusive of other types of drainage facilities. Remove specific Surface Water Design Manual reference and replace with a reference to Chapter 15.18 SMC.	

Topic: Healthy Soils

Protecting and restoring healthy soil	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	19.12.120 Steep slope hazard areas	Trimming and limbing of vegetation on steep slopes [is allowed if] approved by the city; provided that the soils are not disturbed.	Modify to “trimming and cutting.” Add definition for “cutting” to SMC 19.12.020.	“Cutting” definition will refer to the definition added to SMC 15.20.020.
Compost amendments	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Compaction	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Landscaping, Native Vegetation, and Street Landscaping

Tree preservation	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	19.08.080.E Commercial development	There shall be no disruption of trees or natural vegetation along the shoreline unless for public safety, scenic consideration, public access or the footprint of a new or expanded structure.	No gaps identified	

Step 2—{WHAT} Step 3—{WHERE}

WHAT topics did you review?		WHERE are the gaps?				Notes
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Tree preservation (cont.)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.12.040.A.8 Allowed activities	The following development, modifications, activities, and associated uses are allowed … 8. Enhancement and restoration plantings for the purpose of restoring functions and values of sensitive areas or buffers that do not require construction permits … Removal or trimming of trees within sensitive areas or their buffers, and replacing them with lower growing shrubs, for the purpose of creating or expanding a view corridor, shall not be deemed an enhancement or restoration action and is not an exempted activity.	No gaps identified	
Screening	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	19.08.080.D Commercial development	On-site parking shall be located landward of buildings, and shall be located, designed and screened to have minimal visual impact. Design shall be provided for storm water retention, and shall ensure that surface runoff does not pollute adjacent receiving waters or cause soil erosion.	Consider modifying second sentence to remove detail and add a reference to Chapter 15.18 SMC.	Consider incorporating during the next update to the SMP.
Landscaping requirements for street frontages	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Landscaping requirements for parking lots	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Hard and Impervious Surfaces

Maximum impervious surface allowances	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.12.040.A.3 Allowed activities	Existing structures and improvements may be remodeled, reconstructed, or replaced provided that they do not increase the amount of impervious area within the critical area or buffer.	No gaps identified	
Shared driveways	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Minimum driveway width	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Use of permeable pavement for driveways	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Two-track driveway design	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Topic: Bulk and Dimensional Considerations

Building setbacks	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.08.080.G Commercial development	The setback from the ordinary high water mark for commercial structures within the shoreline, except recreational structures necessary to enhance public use of the waterfront, shall be 100 feet, except where a stable bank more than 25 feet high exists, the setback may be reduced to 75 feet	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.12.090.C General provisions	A building setback line of 15 feet shall be required from the edge of a buffer for any building or structure to ensure that the exteriors of the building or structure can be improved, maintained or repaired without encroaching into the buffer. Trails, sidewalks, parking lots, or storm water facilities may be located within the building setback line as long as access for maintenance will not result in adverse impacts to the actual buffer.	No gaps identified	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Height limits	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	19.08.080.F Commercial development	There shall be a height limitation on new or expanded structures of 35 feet measured from average grade level, except that the ridge of pitched roofs on principal structures may extend up to five feet above this height. As used in this subsection, "average grade level" means the average of the natural or existing topography of the portion of the lot, parcel or tract of real property which will be directly beneath the footprint of the proposed building or structure.	No gaps identified	
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	19.08.220.B.6 Permits required	The following shall not be deemed substantial development: … Construction on wetlands by an owner, lessee or contract purchaser of a single-family residence for his own use or for the use of his family, which residence does not exceed a height of 35 feet above average grade level and which meets all requirements of the state agency or local government having jurisdiction thereof, other than regulations imposed by this chapter.	No gaps identified	
Maximum square footage	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	19.04.110.A Flexible thresholds for categorical exemptions	The following are classified as minor new construction: 1. Residential dwelling units up to 12 dwelling units; 2. Agricultural structures up to 20,000 square feet; 3. Office, school, commercial, recreational, service or storage buildings up to 10,000 square feet and up to 20 parking spaces; …	No gaps identified	
Clustering	☐ **Yes** ☐ **No** ☒ **Does not apply**	☐ **Yes** ☐ **No** ☒ **Does not apply**				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Topic: Clearing and Grading						
Protecting existing infiltration	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Conserving native vegetation/soils	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.08.080.B Commercial development	Commercial development shall be located, designed, constructed and maintained to incorporate and preserve natural features of the shoreline	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.08.100.E Residential development	A plan shall be required from proponents of residential development within the shoreline environments for the preservation of shoreline vegetation and the control of erosion during construction	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	19.08.150.C Shoreline protection	Where bank stabilization has occurred, the planting of natural vegetation may be required.	Consider updating terminology to “native vegetation.”	Consider incorporating during the next update to the SMP.
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☐ No ☐ Does not apply	19.12.100.A.3 Erosion hazard areas	Approved clearing and grading pursuant to this section shall use directional felling, approved skidding plans and other techniques to minimize damage to soils and understory vegetation.	No gaps identified	

Step 2—{WHAT}

Step 3—{WHERE}

WHAT topics did you review?		WHERE are the gaps?				Notes
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Construction sequencing	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	19.12.090.A General provisions	Conditions to protect critical areas and buffers shall be sequenced as follows: 1. Avoid the impact by refraining from certain actions or parts of an action to the extent feasible; 2. Minimize the impacts by limiting the degree or magnitude of the action, by redesigning the proposed project to minimize impacts and/or avoid or reduce impacts by using appropriate technology, BMPs and design strategies; 3. Remediate the impact by repairing, rehabilitating, or restoring the affected environment; 4. Reduce or eliminate the impact over time by preservation and maintenance operations; 5. Compensate for the impacts by creating, replacing, enhancing, or providing substitute resources or environments; 6. Monitor the mitigation provided for the impact and take appropriate corrective measures when necessary.	No gaps identified	

Step 2—{WHAT} Step 3—{WHERE}

WHAT topics did you review?		WHERE are the gaps?				Notes
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Construction sequencing (cont.)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.12.100.A.2 Erosion hazard areas	Clearing and grading in erosion hazard areas shall be sequenced as follows: a. No clearing or grading shall occur in an erosion hazard area until after the area to be cleared and/or graded has been marked in the field and the markings have been approved by the city. b. Clearing and grading for and installation of temporary erosion and sedimentation control measures in erosion hazard areas shall occur prior to clearing and grading for roads and utilities. c. Clearing and grading for roads and utilities in erosion hazard areas shall be completed prior to any clearing or grading of lots or building pads and shall be the minimum necessary to accomplish the project engineering designs. d. Clearing and grading of lots, building pads or other retained vegetation shall subsequently be removed only if it is a specific element of an approved structure and subject to specific development approval from the city.	No gaps identified	

Topic: Street and Roads

Travel lane widths	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Right-of-way (ROW) widths	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Use of permeable pavement for streets and roads	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}

Step 3—{WHERE}

WHAT topics did you review?		WHERE are the gaps?				Notes
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Placement of utilities under paved areas in the ROW	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.12.110.H Landslide hazard areas	The [utility] line or pipe shall be located above ground and properly anchored and/or designed so that they will continue to function in the event of erosion.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.12.120.A.5 Steep slope hazard areas	Utility lines or pipes shall be located above ground and properly anchored and/or designed so that they will continue to function in the event of an underlying slide.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.12.160.C.9 Streams	Where feasible, roads and utilities shall be similarly aligned to minimize the area of disturbance.	No gaps identified	
Required turn around area (e.g., Fire, USPS)	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Sidewalk widths	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Sidewalk slope	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Use of permeable pavement for sidewalks	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Minimum cul-de-sac radius	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Alternatives to cul-de-sacs	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Topic: Parking						
Minimum/maximum parking ratios	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.04.110.A Flexible thresholds for categorical exemptions	The following are classified as minor new construction: … 3. Office, school, commercial, recreational, service or storage buildings up to 10,000 square feet and up to 20 parking spaces; 4. Parking lots up to 20 parking spaces …	No gaps identified	
Use of permeable paving	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Parking stall dimensions	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Driving aisle dimensions	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Off-street parking regulations	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Topic: Design Guidelines and Standards						
General design guidelines and standards	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.08.160.B Road and railroad design and construction	Roads and railroads located in wetland areas shall be designated and maintained to prevent erosion and to permit a natural movement of ground water	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	19.12.120.A.3 Steep slope hazard areas	No development or alteration shall be allowed in steep slope hazard areas unless: … 3. Surface water conveyance approved by the city in conformance with the Surface Water Design Manual; …	Remove specific Surface Water Design Manual reference and replace with a reference to Chapter 15.18 SMC.	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
General design guidelines and standards (cont.)	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	19.12.160.C.2 Streams	Class 3 and Class 4 streams may only be relocated provided the in-stream resources are preserved or enhanced, all appropriate floodplain protection measures are used, and the requirements of the Surface Water Design Manual, Chapter 15.18 SMC, Surface and Storm Water Management, and all other applicable permit and code requirements have been met.	Remove specific Surface Water Design Manual reference.	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	19.12.160.C.9 Streams	… Roads shall be designed and maintained to prevent erosion and restriction of the natural movement of groundwater as it affects the critical area. Roads must be located to conform to the topography so that minimum alteration of natural conditions may be required. … Roads shall be constructed so as to minimize adverse impacts on the hydroperiod of the stream or to the habitat functions to a degree acceptable to the city. A restoration plan for the area, designed per the standards of a mitigation plan, shall be required.	Remove specific language related to hydroperiods and replace with a reference to Chapter 15.18 SMC.	
Trees and bioretention	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Continuous curb requirements	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				
Curb radii	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Topic: Stormwater Management and Maintenance						
Maintenance provisions	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.08.110.A Utilities	Upon completion of installation or maintenance of utilities projects within the shoreline, banks shall be restored to preproject configuration, replanted with native species and provided with maintenance until the newly planted vegetation is established	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	19.08.180.J Recreation	Provision shall be made in locating proposed recreational developments which use large quantities of fertilizers and pesticides in turf maintenance, such as golf courses and playfields, to prevent such chemicals from entering the water. Provision shall also be made for protection of water areas from drainage and surface runoff.	Consider modifying language to remove "use large quantities of fertilizers and pesticides." These properties should be developing an Integrated Pest Management Plan as part of the source control requirements in the KCSWDM to minimize fertilizer and pesticide use. Consider modifying second sentence to remove detail and add a reference to Chapter 15.18 SMC.	Consider incorporating during the next update to the SMP.
	☒ Yes ☐ No ☐ Does not apply	☒ Yes ☐ No ☐ Does not apply	19.12.040.A.5 Allowed activities	Normal and routine maintenance or repair of existing utility or street rights-of-way or utility structures. Utility or street rights-of-way shall be maintained in a manner that meets the objectives of safe and efficient use of the right-of-way, while eliminating the use of chemical herbicides within the corridors. Normal and routine maintenance includes vegetation management performed in accordance with best management practices that is part of ongoing maintenance of structures, infrastructure, or utilities; provided, that such management actions are part of regular and ongoing maintenance, do not expand further into the critical area, are not the result of an expansion of the structure or utility, and do not directly impact an endangered or threatened species.	Add language to specify that maintenance of drainage facilities is allowed.	

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Maintenance provisions (cont.)	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	19.12.040.A.9 Allowed activities	d. Normal and routine maintenance of drainage and irrigation ditches, provided they are not used by salmonids; farm ponds, stocked fish ponds, manure lagoons, and created livestock watering ponds; provided, that such activities shall not involve conversion of or expansion into any wetland or buffer not currently being used for such activity and best management practices are used. Maintenance actions within drainage ditches that drain directly to salmonid-bearing waters may require permits from state or federal regulatory agencies.	No gaps identified	
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	19.12.070.E.2 Critical area review process	Maintenance/Monitoring Bonds. The city shall require the applicant whose development proposal is subject to a mitigation plan to post a maintenance/monitoring bond, assignment of savings, or other security instrument approved by the city attorney equal to 50 percent of the total estimated maintenance and monitoring cost to guarantee satisfactory workmanship, materials, and performance of structures and improvements. The maintenance bond will be released after meeting the maintenance and mitigation requirements of this chapter and any applicable conditions of approval.	No gaps identified	
	☒ **Yes** ☐ **No** ☐ **Does not apply**	☐ **Yes** ☒ **No** ☐ **Does not apply**	19.12.160.C.4 Streams	Maintenance associated with Type C waters that do not carry anadromous salmonids, and that do not meet the definition of a wetland, may be maintained through use of best management practices developed in consultation with other state and federal agencies with jurisdiction.	No gaps identified	

Step 2—{WHAT}

Step 3—{WHERE}

WHAT topics did you review?		WHERE are the gaps?				Notes
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	
Maintenance provisions (cont.)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.12.200.L Critical aquifer recharge areas	Golf course operations proposed in or adjacent to a critical recharge area shall be subject to a golf course maintenance plan using best management practices to protect ground water quality. The plan shall detail the proposed use of fertilizers, herbicides, pesticides, fungicides, or other maintenance agents, with projected application methods and schedules and measures to prevent pollution of groundwater.	No gaps identified	
Inspection access (covenants, easements)	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.08.080.A Commercial development	… access easement may be required as a condition of approval of substantial development permits.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.12.210.B Administration and enforcement	Application for or acceptance of any permit or approval for any use, activity or development proposal constitutes the consent of the applicant for the director to enter the subject site during regular business hours to inspect any use, activity or development proposal for which a permit or approval has been applied for or granted to ensure compliance with the provisions of this chapter, to verify the accuracy of information provided by the applicant or to verify that work is being performed in accordance with approved plans and permits.	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.12.210.D Administration and enforcement	The director or his or her designee shall have a right to enter upon any property at reasonable times and to make such inspection necessary to determine compliance with the provisions of this chapter.	No gaps identified	
Enforcement	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.12.210.C, D, E, and F Administration and enforcement	The director can issue a stop work order, misdemeanor, or notice to restore, or revoke or suspend a permit or approval if a project proponent is found to be in violation of the requirements of this chapter.	No gaps identified	

Step 2—{WHAT} Step 3—{WHERE}

WHAT topics did you review?		WHERE are the gaps?				Notes
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	

Topic: Subdivision and Planned Unit Development (PUD)

Individual open space requirements	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.08.070 Allowable uses within shoreline environment	Open space is allowed in the following shoreline environments: • Natural environment • Conservancy environment • Urban riverfront environment • Urban floodplain environment	No gaps identified	
	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.12.190.A Fish and wildlife habitat conservation areas	All wetlands and streams and their buffers, together with all publicly owned open spaces of greater than 10 acres, not including land use perimeter buffers, are hereby designated as fish and wildlife habitat conservation areas, including Meadowbrook Farm, the Two Sisters Return Open Space, Snoqualmie Point, Three Forks Natural Area, the Snoqualmie River Open Space and the Kimball Creek Open Space.	No gaps identified	
Passive vs. active open space requirements	☒ Yes ☐ No ☐ Does not apply	☐ Yes ☒ No ☐ Does not apply	19.08.080.A Commercial development	Multiple use concepts, including open space, recreation and open view areas, shall be employed in developing commercial areas. Features such as viewing sites, promenades, benches, shelters, areas for passive recreation and/or access easements may be required as a condition of approval of substantial development permits.	No gaps identified	
Opportunities for Performance Based Designs	☐ Yes ☐ No ☒ Does not apply	☐ Yes ☐ No ☒ Does not apply				

Step 2—{WHAT}		Step 3—{WHERE}				
WHAT topics did you review?		**WHERE are the gaps?**				**Notes**
Topic/Sub Topics	*Topic Reviewed*	*Gap Identified*	*Section/Page Reference*	*Summary of Existing Text*	*Summary of Conflict/Gap/Recommendation*	

Topic: Critical Areas and Shoreline Management

Allowance of LID BMPs in critical areas/shorelines when compatible	☒ **Yes** ☐ **No** ☐ **Does not apply**	☒ **Yes** ☐ **No** ☐ **Does not apply**	19.12.170.H.3 Wetlands	Storm water detention/water quality pond discharge facilities located in the outer 25% of a prescribed wetland buffer are permitted when required by engineering constraints, and when such discharges are designed to be infiltrated into appropriate soils or discharged as surface sheet flow in appropriate slope conditions. Such discharges and facilities must meet the provisions of the Surface Water Design Manual. The city must review and approve the submittal to determine that wetland functions will be preserved or enhanced, that storm water discharges to the upper buffers will not negatively affect the hydroperiod of the wetland, and that there will be no adverse impacts to the water quality of the wetland;	Remove specific Surface Water Design Manual reference and specific language related to hydroperiods and replace with a reference to Chapter 15.18 SMC. Update terminology to be more inclusive of other types of drainage facilities.	

Additional Notes:

A draft Shoreline Master Program (SMP) was completed and submitted June 19, 2017. The draft SMP addresses many of the issues existing within Chapter 19.08. However, several items are flagged within this document to reiterate the need to address them.

APPENDIX B

Final Proposed Revisions

City of Snoqualmie Proposed Revisions

Name of Document/Code/Policy Reviewed: SMC Chapter 12 – Streets, Sidewalks, and Public Places

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
12.16.093 Article I. Definitions	Not applicable	12.16.093 Director "Director" means the Director of Parks and Public Works.	☐ Amend existing language ☒ Develop new language ☐ No change Add a definition for director in SMC 12.16.
12.16.095 Article I. Definitions	Not applicable	12.16.095 Drainage facilities "Drainage facilities" means as defined in SMC 15.18.040.	☐ Amend existing language ☒ Develop new language ☐ No change Add reference to definition in SMC 15.18.040 instead of including a duplicate definition here.
12.16.100 Article I. Definitions	"Drainage guidelines" refers to "Requirements and Guidelines for Drainage Control in King County" adopted as the city standard.	"Drainage guidelines" refers to the surface water design manual adopted in SMC 15.18~~"Requirements and Guidelines for Drainage Control in King County" adopted as the city standard~~.	☒ Amend existing language ☐ Develop new language ☐ No change Update outdated reference and link to stormwater requirements in SMC 15.18.
12.16.135 Article I. Definitions	Not applicable	12.16.135 Permeable pavement "Permeable pavement" means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir.	☐ Amend existing language ☒ Develop new language ☐ No change Add definition for permeable pavement.
12.16.205 Article I. Definitions	Not applicable	12.16.205 Two-track driveways "Two-track driveways", also known as "Hollywood" or "wheel strip" driveways, means a single-lane driveway where the driving surface (i.e., pavement) is separated in the middle by a landscape strip, usually consisting of grass.	☐ Amend existing language ☒ Develop new language ☐ No change Incorporate Hollywood driveway definition from the Snoqualmie Ridge development standards.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
12.16.340 Construction specifications	Current editions of Standard Specifications of WSDOT, or the American Public Works Association (APWA), shall be used.	Current editions of Standard Specifications of WSDOT, or the American Public Works Association (APWA), shall be used. In addition, the City allows the use of WSDOT's General Special Provisions (GSPs) for Porous Hot Mix Asphalt (PHMA), Porous Warm Mix Asphalt (PWMA) and Pervious Concrete (PConcrete) developed by the Construction Materials Committee of the American Public Works Association (APWA) Washington.	☐ Amend existing language ☒ Develop new language ☐ No change Add a reference to the WSDOT GSPs for permeable pavement.
12.16.360 Pedestrian facilities	There shall be a minimum four-foot (clear) surfaced walkway on each side of the street unless topography or other special conditions favor one walkway only. The city will designate the minimum width and locations of walkways.	There shall be a minimum four-foot (clear) surfaced walkway on each side of the street unless topography or other special conditions favor one walkway only, such as heritage trees, significant trees, and drainage facilities; special conditions warranting exceptions require approval by the Director. The city will designate the minimum width and locations of walkways.	☒ Amend existing language ☐ Develop new language ☐ No change Add examples of special conditions and require director approval.
12.16.400 Utility location	Except as noted under SMC 12.16.390, local standards for utility locations should be followed.	Except as noted under SMC 12.16.390, where applicable, local standards for utility locations such as the Snoqualmie Ridge Phase 2 Standards govern in lieu of the location requirements of this Chapter ~~should be followed~~.	☒ Amend existing language ☐ Develop new language ☐ No change Provide a specific reference to where an applicant could find these local standards.
12.16.420 Storm drainage	Normally, storm drainage should be handled by underground collection systems, but other means may be used where permitted.	Storm drainage shall be managed in accordance with the requirements in Chapter 15.18 SMC. ~~Normally, storm drainage should be handled by underground collection systems, but other means may be used where permitted.~~	☒ Amend existing language ☐ Develop new language ☐ No change Modify language to remove specific stormwater requirements in this section and provide a reference to Chapter 15.18 SMC.
12.16.470 Drainage plan	Drainage facilities on city roads shall generally conform to "Requirements and Guidelines for Drainage Control in King County," current edition. This is hereafter referred to as "drainage guidelines." Note the requirements for a drainage plan, beginning on page 1 of that publication, and "Drainage Policies and/or Recommendations," which follows in the latter part of the same manual. This drainage plan shall be submitted either integral with the plan and profile for the road design, if graphic space permits, or on separate plan and data sheets. In either case the drainage plan shall include runoff calculations keyed to topographic maps; location, specific size, grade, and elevation data on all hydraulic features; and facilities for retention and for grease and siltation control.	Drainage facilities on city roads shall ~~generally~~ conform to the surface water design manual adopted in Chapter 15.18 SMC. Requirements for drainage plan submittals are also included in the surface water design manual adopted in Chapter 15.18 SMC. ~~"Requirements and Guidelines for Drainage Control in King County," current edition. This is hereafter referred to as "drainage guidelines." Note the requirements for a drainage plan, beginning on page 1 of that publication, and "Drainage Policies and/or Recommendations," which follows in the latter part of the same manual. This drainage plan shall be submitted either integral with the plan and profile for the road design, if graphic space permits, or on separate plan and data sheets. In either case the drainage plan shall include runoff calculations keyed to topographic maps; location, specific size, grade, and elevation data on all hydraulic features; and facilities for retention and for grease and siltation control.~~	☒ Amend existing language ☐ Develop new language ☐ No change Update outdated reference and link to stormwater requirements in Chapter 15.18 SMC.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
12.16.480.A Storm drains in curb and gutter section	A. Underground storm drainage shall be provided for curb street section whenever the length of surface drainage exceeds 300 feet on road grade extending either direction from the crest or sag of vertical curves.	A. ~~Underground s~~Storm drainage shall be provided for curb street section whenever the length of surface drainage exceeds 300 feet on road grade extending either direction from the crest or sag of vertical curves.	☒ Amend existing language ☐ Develop new language ☐ No change Modify language to remove preference for underground storm drainage.
12.16.500 Runoff control policies	The elements set out in SMC 12.16.510 through 12.16.540 of referenced King County Code Chapter 20.50 and the drainage guidelines are summarized herein for emphasis.	~~**12.16.500 Runoff control policies**~~ ~~The elements set out in SMC 12.16.510 through 12.16.540 of referenced King County Code Chapter 20.50 and the drainage guidelines are summarized herein for emphasis.~~	☒ Amend existing language ☐ Develop new language ☐ No change These requirements are specified in much greater detail in the King County Surface Water Design Manual (KCSWDM) and do not need to be summarized here.
12.16.510 Runoff diversion	Surface water entering the road right-of-way shall be received at the naturally occurring location. Surface water existing in the right-of-way shall be discharged at the natural location with adequate energy dissipators to minimize downstream damage. There shall be no diversion at either of these points. In subdivisions in planning stage these rules shall apply to the total property, by division, which is under development and not just to the proposed road right-of-way.	~~**12.16.510 Runoff diversion**~~ ~~Surface water entering the road right-of-way shall be received at the naturally occurring location. Surface water existing in the right-of-way shall be discharged at the natural location with adequate energy dissipators to minimize downstream damage. There shall be no diversion at either of these points. In subdivisions in planning stage these rules shall apply to the total property, by division, which is under development and not just to the proposed road right-of-way.~~	☒ Amend existing language ☐ Develop new language ☐ No change These requirements are specified in much greater detail in the KCSWDM and do not need to be summarized here.
12.16.520 Peak discharge control	A. The peak discharge from the road right-of-way or from total subdivided property shall not be increased due to the proposed construction. B. Retention or detention facilities acceptable to the engineer shall be provided in order to handle all surface water in excess of the peak discharge.	~~**12.16.520 Peak discharge control**~~ ~~A. The peak discharge from the road right-of-way or from total subdivided property shall not be increased due to the proposed construction.~~ ~~B. Retention or detention facilities acceptable to the engineer shall be provided in order to handle all surface water in excess of the peak discharge.~~	☒ Amend existing language ☐ Develop new language ☐ No change These requirements are specified in much greater detail in the KCSWDM and do not need to be summarized here.
12.16.530 Oil separation devices	Whenever significant contamination of runoff with oil or grease is anticipated, an oil/grease separation device, as specified in drainage guidelines or acceptable to the engineer, shall be installed. It shall be located at a point where it can be maintained and where it will intercept floating contaminants flowing off the road right-of-way.	~~**12.16.530 Oil separation devices**~~ ~~Whenever significant contamination of runoff with oil or grease is anticipated, an oil/grease separation device, as specified in drainage guidelines or acceptable to the engineer, shall be installed. It shall be located at a point where it can be maintained and where it will intercept floating contaminants flowing off the road right-of-way.~~	☒ Amend existing language ☐ Develop new language ☐ No change These requirements are specified in much greater detail in the King County SWDM and do not need to be summarized here.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
12.16.540 Erosion and siltation control	A. Excavation and grading shall be done in a manner to maintain controlled drainage of the work site and to minimize the exposure of unprotected slopes to the action of precipitation or flowing groundwater. B. When possible, existing natural vegetation shall be left intact. C. Exposed slopes when completed shall be given appropriate permanent protection as soon as practical, e.g., grass or other groundcover, riprap, rockeries, or retaining walls. D. The provisions of Section 3, Temporary Erosion/Sedimentation Control, of the King County drainage guidelines shall apply. This shall include the submittal of an effective temporary erosion/ sedimentation control plan to be approved by the engineer prior to starting any clearing and grubbing of earthwork.	~~**12.16.540 Erosion and siltation control**~~ ~~A. Excavation and grading shall be done in a manner to maintain controlled drainage of the work site and to minimize the exposure of unprotected slopes to the action of precipitation or flowing groundwater.~~ ~~B. When possible, existing natural vegetation shall be left intact.~~ ~~C. Exposed slopes when completed shall be given appropriate permanent protection as soon as practical, e.g., grass or other groundcover, riprap, rockeries, or retaining walls.~~ ~~D. The provisions of Section 3, Temporary Erosion/Sedimentation Control, of the King County drainage guidelines shall apply. This shall include the submittal of an effective temporary erosion/ sedimentation control plan to be approved by the engineer prior to starting any clearing and grubbing of earthwork.~~	☒ Amend existing language ☐ Develop new language ☐ No change These requirements are specified in much greater detail in the King County SWDM and do not need to be summarized here.
12.16.590.B General requirements	All sanitary sewers shall be designed in accordance with the state of Washington Department of Ecology's "Criteria for Sewage Works Design," dated February, 1978, including all amendments thereto.	All sanitary sewers shall be designed in accordance with the ~~state of~~ Washington State Department of Ecology's "Criteria for Sewage Works Design~~,~~" (Orange Book 2008) ~~dated February, 1978~~, including all amendments thereto, and Chapter 5 of the Snoqualmie Ridge II Development Standards.	☒ Amend existing language ☐ Develop new language ☐ No change Update references for sanitary sewer design.
12.16.600.B.4 Driveways	4. For a commercial establishment on a shoulder and ditch type road, where development of adjoining lands and highway traffic assume rural characteristics as determined by the engineer, the following rule shall apply: The entire frontage area shall be graded and paved to the property line with asphalt or Portland cement concrete. Surface drainage shall be intercepted and carried in a closed system. Access control to the property by means of a six-inch curbing will be required.	4. For a commercial establishment on a shoulder and ditch type road, where development of adjoining lands and highway traffic assume rural characteristics as determined by the engineer, the following rule shall apply: The entire frontage area shall be graded and paved to the property line with asphalt, ~~or~~ Portland cement concrete, or permeable pavement. Surface drainage shall be intercepted and carried in a closed system. Access control to the property by means of a six-inch curbing will be required.	☒ Amend existing language ☐ Develop new language ☐ No change Add permeable pavement as an allowed material for driveways.
12.16.600 Driveways	A. Permissible dimensions, slope and detail shall be as indicated on drawings and as further specified in the following subsections. B. Conditions of Approval of New Driveways … C. Location of New Driveways … D. Existing driveways may be reconstructed as they exist provided such reconstruction is compatible with the reconstructed road. E. Notwithstanding any other provisions, driveways shall not be allowed where they are determined by the engineer to create a hazard or impede the operation of traffic on the roadway.	A. Permissible dimensions, slope and detail shall be as indicated on drawings and as further specified in the following subsections. B. Conditions of Approval of New Driveways … C. Location of New Driveways … D. Existing driveways may be reconstructed as they exist provided such reconstruction is compatible with the reconstructed road. E. Notwithstanding any other provisions, driveways shall not be allowed where they are determined by the engineer to create a hazard or impede the operation of traffic on the roadway. F. Two-track driveways are allowed in residential settings.	☐ Amend existing language ☒ Develop new language ☐ No change Add language to explicitly allow two track driveways in residential settings.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
12.16.680.A-G Street inspections	On all street construction, inspections will be done by the engineer and/or his designated inspectors. Unless otherwise instructed by the city engineer, inspections will be made as follows: A. Inspection No. 1. Temporary water detention/retention and siltation control in accordance with "Drainage Policies and/or Recommendations" in latter part of drainage guidelines; B. Inspection No 2. All underground storm drains, sanitary sewers and water mains at stage that trenching and placing of pipe is in progress up to completion, but prior to cover. Inspection shall include checking for proper grade, alignment, bedding condition, testing of pipelines, connections to existing facilities, and to include proper backfill and compaction; C. Inspection No. 3. General roadway, at different construction stages of drainage system, underground utilities, and roadway grading until suitable subgrade is complete, including gravel ballast if required; D. Inspection No. 4. General roadway, at state that crushed gravel surfacing or base course has been placed, as well as curbing and sidewalk; E. Inspection No. 5. General roadway, while paving is in progress; F. Inspection No. 6. Final air testing of sewer installation in plats after all other utilities have been installed and plat improvements are complete; G. Inspection No. 7. Overall roadway, final, after paving, clearing of drainage system and all necessary cleanup;	On all street construction, inspections will be done by the engineer and/or his designated inspectors. Unless otherwise instructed by the city engineer, inspections will be made as follows: A. Inspection No. 1. Prior to clearing and construction, if site has a high potential for sediment transport. B. Inspection No. 2. During construction to verify proper installation and maintenance of required erosion and sediment controls in accordance with the surface water design manual adopted in Chapter 15.18 SMC ~~Temporary water detention/retention and siltation control in accordance with "Drainage Policies and/or Recommendations" in latter part of drainage guidelines~~; C~~B~~. Inspection No 3 ~~2~~. All underground storm drains, sanitary sewers and water mains at stage that trenching and placing of pipe is in progress up to completion, but prior to cover. Inspection shall include checking for proper grade, alignment, bedding condition, testing of pipelines, connections to existing facilities, and to include proper backfill and compaction; D~~C~~. Inspection No. 4 ~~3~~. General roadway, at different construction stages of drainage system, underground utilities, and roadway grading until suitable subgrade is complete, including gravel ballast if required; E~~D~~. Inspection No. 5 ~~4~~. General roadway, at state that crushed gravel surfacing or base course has been placed, as well as curbing and sidewalk; F~~E~~. Inspection No. 6 ~~5~~. General roadway, while paving is in progress; G~~F~~. Inspection No. 7 ~~6~~. Final air testing of sewer installation in plats after all other utilities have been installed and plat improvements are complete; H~~G~~. Inspection No. 8 ~~7~~. Overall roadway, final, after paving, ~~clearing of drainage system~~ and all necessary cleanup; I. Inspection No. 9. Permanent drainage facilities, upon completion of construction and prior to final approval to ensure proper installation of permanent drainage facilities.	☒ Amend existing language ☒ Develop new language ☐ No change Adjust language and add inspections to address inspection requirements in the NPDES Phase II permit.
12.16.760 Guarantee bond	A one-year guarantee bond or its equivalent in cash shall be posted in the manner and style prescribed by the city prior to the plat being recorded with the county and/or prior to the property being sold. Service connections cannot be made until this requirement is fulfilled. Unless stated otherwise, the one-year guarantee on utilities is a guarantee on all workmanship and materials of the utility for a period of one year from the date of acceptance of the plat and its improvements, not one year from completion of installation of improvements. Prior to acceptance of the one-year guarantee, the developer shall maintain and operate all utilities. In a similar manner, all streets shall be guaranteed for two years from the date of acceptance of the plat and its improvements	A one-year guarantee bond or its equivalent in cash shall be posted in the manner and style prescribed by the city prior to the plat being recorded with the county and/or prior to the property being sold. Service connections cannot be made until this requirement is fulfilled. Unless stated otherwise, the one-year guarantee on utilities is a guarantee on all workmanship and materials of the utility for a period of one year from the date of acceptance of the plat and its improvements, not one year from completion of installation of improvements. Prior to acceptance of the one-year guarantee, the developer shall maintain and operate all utilities. In a similar manner, all streets shall be guaranteed for two years from the date of acceptance of the plat and its improvements and drainage facilities shall have a two-year performance bond per SMC 15.18.100.	☒ Amend existing language ☐ Develop new language ☐ No change Add drainage facility performance bond language and reference to SMC 15.18.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
12.17.040 Definitions	A. "City tree" means a tree, shrub, bush, and/or other woody plant on land in public rights-of-way of all streets, avenues or ways within the city, within parks, upon the grounds of city buildings and facilities, or otherwise located upon public property within the city. B. "Landmark tree" means a tree designated by the city council as significant because of association with historic figures or events, rarity or extraordinary aesthetic value. C. "Large tree" means a tree more than 45 feet in height at maturity. D. "Medium tree" means a tree more than 30 feet but less than 45 feet in height at maturity. E. "Small tree" means a tree of less than 30 feet in height at maturity. F. "Tree" means a tree, shrub, bush, and/or other woody plant with a mature height of at least 12 feet.	A. "City tree" means a tree, shrub, bush, and/or other woody plant on land in public rights-of-way of all streets, avenues or ways within the city, within parks, upon the grounds of city buildings and facilities, or otherwise located upon public property within the city. B. "Diameter at breast height (DBH)" means the diameter of a tree trunk measured at 4.5 feet above grade. C. "Director" means the Director of Parks and Public Works. D~~B~~. "Heritage ~~Landmark~~ tree" means a tree designated by the city council as significant because of association with historic figures or events, rarity, ~~or~~ extraordinary aesthetic value, or provision of exemplary habitat and cultural value due to age and species. E~~C~~. "Large tree" means a tree more than 45 feet in height at maturity. F~~D~~. "Medium tree" means a tree more than 30 feet but less than 45 feet in height at maturity. G. "Significant tree" means any evergreen tree of at least 15 inches DBH, and any deciduous tree, other than red alder and cottonwood trees, at least 12 inches DBH. Red alder and cottonwood trees of any size are not considered significant trees. H~~E~~. "Small tree" means a tree of less than 30 feet in height at maturity. I~~F~~. "Tree" means a tree, shrub, bush, and/or other woody plant with a mature height of at least 12 feet.	☒ Amend existing language ☒ Develop new language ☐ No change Add definition for director. Update "landmark tree" terminology and definition to "heritage tree." Add definition for significant tree (from SMC 15.20).
12.17.070 Landmark trees	A. The director of parks and recreation shall maintain a register of trees designated as landmark trees because of association with historic figures or events, rarity or extraordinary aesthetic value. B. The director of parks and recreation shall nominate city trees for designation as landmark trees, and prepare a report for city council setting forth the basis and supporting information for such nomination. C. City council shall designate landmark trees by resolution containing sufficiently specific identification of the tree or trees so designated. D. After designation of a city tree as a landmark tree, it shall not be removed unless city council makes at least one of the following findings …	A. The director ~~of parks and recreation~~ shall maintain a register of trees designated as heritage ~~landmark~~ trees because of association with historic figures or events, rarity or extraordinary aesthetic value, or provision of exemplary habitat and cultural value due to age and species. B. The director ~~of parks and recreation~~ shall nominate city trees for designation as heritage ~~landmark~~ trees, and prepare a report for city council setting forth the basis and supporting information for such nomination. C. City council shall designate heritage ~~landmark~~ trees by resolution containing sufficiently specific identification of the tree or trees so designated. D. After designation of a city tree as a heritage ~~landmark~~ tree, it shall not be removed unless city council makes at least one of the following findings …	☒ Amend existing language ☐ Develop new language ☐ No change Shorten definition of Director (now defined in SMC 12.17.040). Update "landmark tree" terminology and definition to "heritage tree."

City of Snoqualmie Proposed Revisions

Name of Document/Code/Policy Reviewed: SMC Chapter 13.10 – Storm Water Utility

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
Global	"storm water"	Change "stormwater" to a single word throughout Chapter 13.10.	☒ Amend existing language ☐ Develop new language ☐ No change Update for consistency with King County and Ecology.
13.10.005 Purpose	Not applicable	A. The purpose of this chapter is to establish such rates and charges applicable to different customer classes that generate stormwater and/or that receive stormwater service within the city service area. City stormwater service operations collect, convey, manage, and mitigate the quantity and quality of stormwater runoff; and meet the regulatory requirements of the National Pollutant Discharge Elimination System municipal stormwater permit. B. The City's combined Water, Sewer and Stormwater Utility was established on February 24, 1997 by the City Council's adoption of Resolution 782. The Combined Utility's purpose is, among other things, to support City stormwater management activities. City stormwater management activities include planning, design, construction, operations and maintenance, replacement, and administration of the public stormwater system, and activities necessary for compliance with the Western Washington Phase II National Pollutant Discharge Elimination System municipal stormwater permit. Such activities include, but are not limited to, public education and outreach; illicit discharge detection and elimination; stormwater site plan review; construction inspections; stormwater facility inspections; habitat restoration; and urban forest management.	☐ Amend existing language ☒ Develop new language ☐ No change Added purpose section to provide background information and examples of activities that could be conducted by the stormwater utility.
13.10.010 Definitions	Not applicable	C. "Drainage facility" means as defined in SMC 15.18.040.	☐ Amend existing language ☒ Develop new language ☐ No change Add reference to definition in SMC 15.18.040 instead of including duplicate definition here.
13.10.010 Definitions	D. "Impervious area" means that hard surface area which either prevents or retards the entry of water into the soil mantle and/or causes water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled macadam or other surfaces which similarly impede the natural filtration of surface and storm water runoff. Open retention/detention facilities shall not be deemed to be impervious surfaces for purposes of this chapter.	E~~D~~. "Impervious area" means a ~~that~~ hard surface area that ~~which~~ either prevents or retards the entry of water into the soil mantle as under natural conditions before development; ~~and/~~or that causes water to run off the surface in greater quantities or at an increased rate of flow compared to the flow ~~from that~~ present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof~~ tops~~, walkways, patios, driveways, parking lots or storage areas~~,~~ ; areas that are paved, graveled or made of ~~concrete or asphalt paving, gravel roads,~~ packed or oiled earthen materials~~; and oiled macadam~~ or other surfaces that ~~which~~ similarly impede the natural infiltration of surface water or stormwater~~ and storm water runoff~~. Permeable pavement, vegetated roofs, and pervious surfaces with underdrains designed to collect stormwater runoff are considered impervious surface while an o~~O~~pen uncovered flow control or water quality facility is not~~ retention/detention facilities shall not be deemed to be impervious surfaces for purposes of this chapter~~.	☒ Amend existing language ☐ Develop new language ☐ No change Update to definition from King County Surface Water Design Manual with some minor modifications.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
13.10.010 Definitions	Not applicable	F. “Rainwater harvesting system” means a system designed for collecting and storing roof runoff for domestic or irrigation uses.	☐ Amend existing language ☒ Develop new language ☐ No change Add definition from the King County Surface Water Design Manual.
13.10.010 Definitions	F. “System” means all of the facilities, appurtenances, and property owned by the city for the collection, conveyance, treatment, and discharge of surface and storm waters within the city.	H~~F~~. “Storm drain system” means the system of gutters, pipes, streams, or ditches used to carry surface water and stormwater from surrounding lands to streams, lakes, or engineered treatment facilities. ~~all of the facilities, appurtenances, and property owned by the city for the collection, conveyance, treatment, and discharge of surface and storm waters within the city.~~	☒ Amend existing language ☐ Develop new language ☐ No change Update to definition from King County Surface Water Design Manual with some minor modifications.
13.10.040 Undeveloped property	Undeveloped properties shall be deemed not to make use of the service of the storm water system, and no ESUs shall be assigned to such properties nor rates charged therefor.	Undeveloped properties shall be deemed not to make use of the service of the storm drain ~~water~~ system, and no ESUs shall be assigned to such properties nor rates charged therefor.	☒ Amend existing language ☐ Develop new language ☐ No change Update terminology.
13.10.045 Connection charges	2. The city shall collect connection charges in order that each connecting property shall bear its equitable share of the cost of the public storm water system.	2. The city shall collect connection charges in order that each connecting property shall bear its equitable share of the cost of the public storm drain ~~water~~ system.	☒ Amend existing language ☐ Develop new language ☐ No change Update terminology.

City of Snoqualmie Proposed Revisions

Name of Document/Code/Policy Reviewed: SMC Title 15 – Buildings and Construction

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
Global	"sensitive area"	Change "sensitive area" to "critical area" throughout Title 15.	☒ Amend existing language ☐ Develop new language ☐ No change Update for consistency with recent Critical Areas Ordinance update.
Global	"storm water" "storm water system"	Change "stormwater" to a single word throughout Title 15. Change "storm water system" to "storm drain system" throughout Title 15.	☒ Amend existing language ☐ Develop new language ☐ No change Update for consistency with King County and Ecology.
15.04A.080.D Uniform Plumbing Code adopted	D. Section 1101.11.2.2.2 is hereby amended to read as follows: 1101.11.2.2.2 Combined Systems. The secondary roof drains shall connect to the vertical piping of the primary storm drainage conductor downstream of any horizontal offset below the roof. The primary storm drainage system shall connect to the building storm water that connects to an underground public storm sewer. The combined secondary and primary roof drain systems shall be sized in accordance with Section 1106.0 based on double the rainfall for the local area. A relief drain shall be connected to the vertical drain piping using a wye type fitting piped to daylight on the exterior of the building. The piping shall be sized as required for a secondary drain with a 4 inch maximum.	D. Section 1101.11.2.2.2 is hereby amended to read as follows: 1101.11.2.2.2 Combined Systems. Where feasible, roof drains shall be managed using the downspout infiltration and dispersion BMPs outlined in the Surface Water Design Manual adopted in Chapter 15.18 SMC. Roof drains are not required to be connected to the storm drain system. If roof drain connections to the storm drain system are necessary, t~~T~~he secondary roof drains shall connect to the vertical piping of the primary storm drainage conductor downstream of any horizontal offset below the roof. The primary storm drainage system shall connect to the building stormwater ~~storm water~~ that connects to an underground public storm drain system ~~sewer~~. The combined secondary and primary roof drain systems shall be sized in accordance with Section 1106.0 based on double the rainfall for the local area. A relief drain shall be connected to the vertical drain piping using a wye type fitting piped to daylight on the exterior of the building. The piping shall be sized as required for a secondary drain with a 4 inch maximum.	☒ Amend existing language ☒ Develop new language ☐ No change Add language directing project proponents to SMC 15.18 prior to connecting a roof drain to the storm drain system.
15.12.160.G.2 Specific standards [Flood Hazard Regulations]	G. Clearing and Grading. Clearing and grading shall be approved only when the application provides: 1. A plan and profile of the site to be cleared; 2. Identification of the flora to be removed; 3. A reclamation plan to prevent erosion; and 4. A drainage plan in accordance with Chapter 12.16 SMC, where a street project is proposed.	G. Clearing and Grading. Clearing and grading shall be approved only when the application provides: 1. A plan and profile of the site to be cleared; 2. Identification of the flora to be protected, or removed; 3. A reclamation plan to prevent erosion; and 4. A drainage plan in accordance with Chapter 12.16 SMC, where a street project is proposed.	☒ Amend existing language ☐ Develop new language ☐ No change Add language to promote protection of flora instead of only removal.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
15.18.020 Purposes	The purposes of this chapter are to: A. Provide for a comprehensive review process to evaluate surface and storm water runoff from building and development projects including redevelopment in the city and provide appropriate controls when necessary; B. Minimize water quality degradation from pollutants and siltation from surface and storm water runoff; C. Control erosion and sedimentation of creeks, streams, rivers, ponds and other water bodies from surface water runoff; and D. Decrease damages to public and private property caused by surface water runoff.	The purposes of this chapter are to: A. Provide for a comprehensive review process to evaluate surface and stormwater ~~storm water~~ runoff from building and development projects including redevelopment in the city and provide appropriate controls when necessary; B. Minimize water quality degradation from pollutants and siltation from surface and stormwater ~~storm water~~ runoff; C. Control erosion and sedimentation of creeks, streams, rivers, ponds and other water bodies from stormwater ~~surface water~~ runoff; and D. Decrease damages to public and private property caused by stormwater~~surface water~~ runoff. E. Ensure that LID is the preferred and commonly-used approach to site development with the goals of minimizing impervious surfaces, minimizing native vegetation loss, and minimizing stormwater runoff in all types of development.	☒ Amend existing language ☒ Develop new language ☐ No change Add purpose statement related to LID and update terminology.
15.18.030 Intent and priority of applicable documents	1. Appendix I of the Western Washington Phase II Municipal Storm Water Permit; 2. Appendix I-E, Flow Control Exempt Surface Waters, of the Washington State Department of Ecology Stormwater Management Manual for Western Washington, 2005; 3. The City of Snoqualmie Addendum to the 2009 King County Surface Water Design Manual; and 4. The 2009 King County Surface Water Design Manual	1. Appendix I of the Western Washington Phase II Municipal Stormwater ~~Storm Water~~ Permit; 2. Appendix I-E, Flow Control Exempt Surface Waters, of the Washington State Department of Ecology Stormwater Management Manual for Western Washington, ~~2005~~ 2012, amended in 2014; 3. The City of Snoqualmie Addendum to the 2016 ~~2009~~ King County Surface Water Design Manual; and 4. The 2016 ~~2009~~ King County Surface Water Design Manual	☒ Amend existing language ☐ Develop new language ☐ No change Update dates of applicable documents.
15.18.040 Definitions	Not applicable	A. “Bioretention” means a shallow depression landscaped with plantings designed to temporarily store and promote infiltration of stormwater runoff.	☐ Amend existing language ☒ Develop new language ☐ No change Add definition from the King County Surface Water Design Manual with minor modifications.
15.18.040 Definitions	C. “Department” means the department of public works of the city of Snoqualmie.	D~~C~~. Unless otherwise specified, “Department” means the ~~department of public works~~Community Development Department of the city of Snoqualmie.	☒ Amend existing language ☐ Develop new language ☐ No change Update department name.
15.18.040 Definitions	D. “Director” means the director of the department of public works of the city of Snoqualmie.	E~~D~~. Unless otherwise specified, “Director” means the director of the ~~department of public works~~Community Development Department of the city of Snoqualmie.	☒ Amend existing language ☐ Develop new language ☐ No change Update department name.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
15.18.040 Definitions	Not applicable	F. “Drainage facility” means a constructed or engineered feature that collects, conveys, stores, treats, or otherwise manages stormwater runoff or surface water. Drainage facilities include, but are not limited to, a constructed or engineered stream, lake, wetland, or closed depression, or a pipe, channel, ditch, gutter, flow control facility, flow control BMP, water quality facility, erosion and sediment control facility, or any other structure and appurtenance that provides for drainage	☐ Amend existing language ☒ Develop new language ☐ No change Add definition from the King County Surface Water Design Manual.
15.18.040 Definitions	Not applicable	M. “Low Impact Development (LID)” means a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design.	☐ Amend existing language ☒ Develop new language ☐ No change Add definition from the King County Surface Water Design Manual.
15.18.040 Definitions	Not applicable	N. “Low Impact Development Best Management Practices (LID BMPs)” means distributed stormwater management practices, integrated into a project design, that emphasize pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID BMPs are referred to as flow control BMPs in the King County Surface Water Design Manual and include, but are not limited to, bioretention, permeable pavements, roof downspout controls, dispersion, soil quality and depth, and minimal excavation foundations.	☐ Amend existing language ☒ Develop new language ☐ No change Add definition from the King County Surface Water Design Manual with minor modifications.
15.18.040 Definitions	Not applicable	R. “Permeable pavement” means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir.	☐ Amend existing language ☒ Develop new language ☐ No change Add definition from the King County Surface Water Design Manual.
15.18.040 Definitions	Not applicable	W. “Storm drain system” means the system of gutters, pipes, streams, or ditches used to carry surface water and stormwater runoff from surrounding lands to streams, lakes, or engineered treatment facilities.	☐ Amend existing language ☒ Develop new language ☐ No change Add definition from the King County Surface Water Design Manual with some minor modifications.
15.18.040 Definitions	“Stormwater pollution prevention plan” means a document which …	Y. “Stormwater pollution prevention plan (SWPPP)” means a document which …	☒ Amend existing language ☐ Develop new language ☐ No change Add abbreviation.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
15.18.040 Definitions	"Surface Water Design Manual" means the 2009 King County Surface Water Design Manual	"Surface Water Design Manual" means the 2016 ~~2009~~ King County Surface Water Design Manual and the City of Snoqualmie Addendum to the 2016 King County Surface Water Design Manual.	☒ Amend existing language ☐ Develop new language ☐ No change Revise definition to update the date of the KCSWDM and to add a reference to the City's addendum.
15.18.050 When drainage review required	Drainage review shall be required when any project meets or exceeds the threshold conditions defined in the City of Snoqualmie Addendum to the Surface Water Design Manual and a city of Snoqualmie permit or approval is required for the project.	Drainage review shall be required when any project meets or exceeds the threshold conditions defined in the ~~City of Snoqualmie Addendum to the~~ Surface Water Design Manual or ~~and~~ a city of Snoqualmie permit or approval is required for the project.	☒ Amend existing language ☐ Develop new language ☐ No change Update terminology and change "and" to "or" since the City would be required to review everything that triggers a threshold in the Surface Water Design Manual, regardless of whether a City permit was required.
15.18.060 Prerequisites to commencement of construction	No project shall be permitted to commence construction until either it has been determined in writing to be exempt from drainage review or the drainage review determined to be necessary for the project has been completed, including approval of a storm water plan for the project, approval of engineering plans for any required drainage facilities, and delivery to the director of a consent in writing signed by the owner of the property upon which the drainage facilities are to be located to enter upon real property for the purposes of inspection and enforcement of the provisions of this chapter.	No project shall be permitted to commence construction until either the Director ~~it~~ has determined in writing that the project is ~~to be~~ exempt from drainage review or the drainage review determined to be necessary for the project has been completed, including approval of a stormwater ~~storm water~~ plan for the project, approval of engineering plans for any required drainage facilities, and delivery to the director of a consent in writing signed by the owner of the property upon which the drainage facilities are to be located to enter upon real property for the purposes of inspection and enforcement of the provisions of this chapter.	☒ Amend existing language ☐ Develop new language ☐ No change Update terminology
15.18.080.C Responsibility for construction of drainage facilities	C. Erosion and sediment control measures associated with both the interim and permanent drainage systems shall be: 1. Constructed in accordance with the approved plan prior to any grading or land clearing other than that associated with an approved erosion and sediment control plan; and 2. Satisfactorily sequenced and maintained until all improvements, restoration, and landscaping associated with the permit and approvals for the project are completed and the potential for on-site erosion has passed.	C. Erosion and sediment control measures associated with both the temporary ~~interim~~ and permanent storm drain~~age~~ systems shall be: 1. Constructed in accordance with the approved plan prior to any grading or land clearing other than that associated with an approved erosion and sediment control plan; and 2. Satisfactorily sequenced and maintained until all improvements, restoration, and landscaping associated with the permit and approvals for the project are completed and the potential for on-site erosion has passed.	☒ Amend existing language ☐ Develop new language ☐ No change Update terminology for consistency with the King County Surface Water Design Manual.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
15.18.110 Requirements for storm water facilities to be conveyed to the city of Snoqualmie	A complete and accurate set of reproducible mylar as-builts must be provided to and approved by the city	A complete and accurate set of ~~reproducible mylar~~ as-builts in high-quality, searchable PDF and AutoCAD format must be provided to and approved by the City.	☒ Amend existing language ☐ Develop new language ☐ No change Update requirements to be consistent with the City's preferred submittal format.
15.18.140 Stormwater Pollution Prevention Manual adopted by reference	A. The King County Stormwater Pollution Prevention Manual, Best Management Practices of Commercial, Multi-Family and Residential Properties, January 2009, is hereby adopted by reference.	A. The King County Stormwater Pollution Prevention Manual, Best Management Practices for ~~of~~ Commercial, Multi-Family and Residential Properties, April 2016 ~~January 2009~~, is hereby adopted by reference.	☒ Amend existing language ☐ Develop new language ☐ No change Update document name and date to current version.
15.18.180 Use of wetlands for storm water control prohibited	**15.18.180 Use of wetlands for storm water control prohibited** … B. Storm water detention/water quality pond discharge facilities may be located in the outer 15 feet of a wetland buffer when required by engineering constraints, and when such discharges are designed to be infiltrated into appropriate soils or discharged as surface sheet flow in appropriate slope conditions, pursuant to SMC 19.12.180(F)(3).	**15.18.180 Use of wetlands for stormwater management ~~storm water control~~ prohibited** … B. ~~Storm water detention/water quality pond discharge~~ Drainage facilities may be located in the outer 15 feet of a wetland buffer when required by engineering constraints, and when such discharges are designed to be infiltrated into appropriate soils or discharged as surface sheet flow in appropriate slope conditions, pursuant to SMC 19.12.180(F)(3).	☒ Amend existing language ☐ Develop new language ☐ No change Update terminology to allow flexibility for other drainage facilities that are not ponds.
15.18.180.C Use of wetlands for storm water control prohibited	Facilities may be allowed in wetlands approved for hydrologic modification and/or treatment in accordance with Guidesheet 1B in Appendix I-D of the Washington State Department of Ecology Stormwater Management Manual for Western Washington (2005).	Drainage f~~F~~acilities may be allowed in wetlands approved for hydrologic modification and/or treatment in accordance with Guidesheet 1~~B~~ in Appendix I-D of the Washington State Department of Ecology Stormwater Management Manual for Western Washington (2012, amended in 2014~~2005~~).	☒ Amend existing language ☐ Develop new language ☐ No change Update terminology and date of SWMMWW.
15.18.190.A Administration	1. The director is authorized to promulgate and adopt administrative rules under the procedures specified in Chapter 2.05 SMC for the purpose of implementing and enforcing the provisions of this chapter. Adopted administrative rules are available to the public from the department, including but not limited to the Surface Water Design Manual. 2. The director is authorized to develop procedures for applying adopted rules and regulations during the review of permit applications for the development of land. These procedures may also be contained in the Surface Water Design Manual.	1. The Community Development Department director and the Director of the Parks and Public Works Department are authorized to promulgate and adopt administrative rules under the procedures specified in Chapter 2.05 SMC for the purpose of implementing and enforcing the provisions of this chapter. Adopted administrative rules are available to the public from the department, including but not limited to the Surface Water Design Manual. 2. The Community Development Department director is authorized to develop procedures for applying adopted rules and regulations during the review of permit applications for the development of land. These procedures may also be contained in the Surface Water Design Manual.	☒ Amend existing language ☐ Develop new language ☐ No change Update terminology
15.18.190.B Administration	B. Inspections. The director is authorized to make such inspections and take such actions as may be required to enforce the provisions of this chapter.	B. Inspections. The director or designee and/or the Director of the Parks and Public Works Department is authorized to make such inspections and take such actions as may be required to enforce the provisions of this chapter.	☒ Amend existing language ☐ Develop new language ☐ No change Add language to allow the director's designee to perform inspections.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
15.18.190.C Administration	C. Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of this chapter, monitor for proper function of drainage facilities or whenever the director has reasonable cause to believe that violations of this chapter are present or operating on a subject property or portion thereof, the director may enter such premises at all reasonable times to inspect the same or perform any duty imposed upon the director by this chapter; provided, that if such premises or portion thereof is occupied, the director shall first make a reasonable effort to locate the owner or other person having charge or control of the premises or portion thereof and demand entry.	C. Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of this chapter, monitor for proper function of drainage facilities or whenever the Community Development Department or Parks and Public Works Department director or designee has reasonable cause to believe that violations of this chapter are present or operating on a subject property or portion thereof, the director or designee may enter such premises at all reasonable times to inspect the same or perform any duty imposed upon the director by this chapter; provided, that if such premises or portion thereof is occupied, the director or designee shall first make a reasonable effort to locate the owner or other person having charge or control of the premises or portion thereof and demand entry.	☒ Amend existing language ☐ Develop new language ☐ No change Add language to allow the director's designee to perform inspections.
15.18.190.D Administration	D. Access. Proper ingress and egress shall be provided to the director to inspect, monitor or perform any duty imposed upon the director by this chapter. The director shall notify the responsible party in writing of failure to comply with this access requirement. Failing to obtain a response within seven days from the receipt of notification, the director may order the work required completed or otherwise address the cause of improper access. The obligation for the payment of all costs that may be incurred or expended by the city in causing such work to be done shall thereby be imposed on the person holding title to the subject property.	D. Access. Proper ingress and egress shall be provided to the Community Development Department or Parks and Public Works Department director or designee to inspect, monitor or perform any duty imposed upon the director by this chapter. The director or designee shall notify the responsible party in writing of failure to comply with this access requirement. Failing to obtain a response within seven days from the receipt of notification, the director or designee may order the work required completed or otherwise address the cause of improper access. The obligation for the payment of all costs that may be incurred or expended by the city in causing such work to be done shall thereby be imposed on the person holding title to the subject property.	☒ Amend existing language ☐ Develop new language ☐ No change Add language to allow the director's designee to perform inspections.
15.20.020 Definitions	Not applicable	E. "Critical root zone (CRZ)" means the minimum area of protection around the trunk of a tree. The CRZ is based on the area that results from measuring, at diameter breast height (DBH), 12 inches outwards from the trunk for every inch of trunk diameter.	☐ Amend existing language ☒ Develop new language ☐ No change Add critical root zone definition.
15.20.020 Definitions	E. "Cutting" means the severing of the main trunk or stems of any tree or vegetation between the soil surface and a point which represents 25 percent of the vegetation's total height.	F~~E~~. "Cutting" means the severing of the main trunk of a tree or the severing of stems of any tree or vegetation between the soil surface and a point which represents 25 percent of the vegetation's total height. Tree cutting shall be limited to branch removal and branch reduction, unless otherwise justified by a TRAQ qualified Certified Arborist. Where branch removal and branch reduction is not sufficient to address the hazard, trees should be reduced in height to a habitat snag to remove the hazard rather than cut at or near the base of the tree.	☒ Amend existing language ☒ Develop new language ☐ No change Clarify cutting definition.
15.20.020 Definitions	Not applicable	G. "Diameter at breast height (DBH)" means the diameter of a tree trunk measured at 4.5 feet above grade.	☐ Amend existing language ☒ Develop new language ☐ No change Add diameter at breast height (DBH) definition.
15.20.020 Definitions	F. "Director" means the director of the department of public works.	H~~F~~. "Director" means the ~~director~~ of the ~~department of public works~~ Community Development Department.	☒ Amend existing language ☐ Develop new language ☐ No change Update department name.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
15.20.020 Definitions	Not applicable	Q. “Impervious surface” means as defined in SMC 13.10.010.	☐ Amend existing language ☒ Develop new language ☐ No change Add definition with reference to SMC 13.10.010 instead of including a duplicate definition here.
15.20.020 Definitions	Not applicable	R. “Land disturbing activity” means any activity that results in a change in the existing soil cover (both vegetative and non-vegetative and/or the existing soil topography). Land disturbing activities include, but are not limited to, demolition, construction, clearing, grading, filling, excavation, and compaction. Land disturbing activity does not include tilling conducted as part of agricultural practices, landscape maintenance, or gardening	☐ Amend existing language ☒ Develop new language ☐ No change Add definition from the King County Surface Water Design Manual.
15.20.020 Definitions	Not applicable	S. “Low Impact Development Best Management Practices (LID BMPs)” means as defined in SMC 15.18.040.	☐ Amend existing language ☒ Develop new language ☐ No change Add definition with reference to SMC 15.18 instead of including a duplicate definition here.
15.20.020 Definitions	Not applicable	T. “Noxious weeds” means any plant which is highly destructive, competitive or difficult to control by cultural or chemical practices, such as those plants on the State Noxious Weed List contained in Chapter 16-750 WAC, or listed by the King County Noxious Weed Control Board.	☐ Amend existing language ☒ Develop new language ☐ No change Add definition for noxious weeds.
15.20.020 Definitions	Not applicable	U. “Pruning” means removing branches or occasionally roots from a tree or other plant, using approved practices, to achieve a specified objective.	☐ Amend existing language ☒ Develop new language ☐ No change Add definition for pruning.
15.20.020 Definitions	S. “Tree” means a woody plant, usually with a single main stem or trunk, which reaches a height at maturity of at least 12 feet. A “significant tree” means any evergreen tree of at least 15 inches in diameter, measured four feet from ground surface, and any deciduous tree, other than red alder and cottonwood trees, at least 12 inches in diameter, measured four feet from ground surface. Red alder and cottonwood trees of any size are not considered significant trees.	~~S. “Tree” means a woody plant, usually with a single main stem or trunk, which reaches a height at maturity of at least 12 feet.~~ W. ~~A~~ “~~S~~significant tree” means any evergreen tree of at least 15 inches DBH ~~four feet from ground surface~~, and any deciduous tree, other than red alder and cottonwood trees, at least 12 inches DBH ~~four feet from ground surface~~. Red alder and cottonwood trees of any size are not considered significant trees. BB. “Tree” means a woody plant, usually with a single main stem or trunk, which reaches a height at maturity of at least 12 feet.	☒ Amend existing language ☐ Develop new language ☐ No change Separate tree and significant tree definitions for clarity.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
15.20.020 Definitions	Not applicable	AA. "Topping" means the indiscriminate placement of cuts to reduce a tree's size. Topping is not an acceptable pruning practice in the city.	☐ Amend existing language ☒ Develop new language ☐ No change Add topping definition from Chapter 19.12 SMC.
15.20.030.B.1 Clearing and grading permit - when required	B. No clearing and grading permit shall be required for the following activities (hereinafter "exempt activities"), regardless of where they are located: 1. Normal and routine maintenance of existing lawns and landscaping provided the use of chemicals does not significantly impact any sensitive area as defined in Chapter 19.12 SMC; …	B. No clearing and grading permit shall be required for the following activities (hereinafter "exempt activities"), regardless of where they are located: 1. Normal and routine maintenance of existing lawns, ~~and~~ landscaping, and LID BMPs ~~provided the use of chemicals does not significantly impact any sensitive area as defined in Chapter 19.12 SMC~~; …	☒ Amend existing language ☐ Develop new language ☐ No change Remove statement regarding overapplication of chemicals – this would be considered an illicit discharge. Add LID BMP maintenance to the list of activities that would not require a permit.
15.20.030.B.4 Clearing and grading permit - when required	B. No clearing and grading permit shall be required for the following activities (hereinafter "exempt activities"), regardless of where they are located: … 4. Normal and routine horticultural activities associated with existing commercial orchards, nurseries or Christmas tree farms; provided, that the use of chemicals does not significantly impact any sensitive area as defined in Chapter 19.12 SMC. This exception shall not include clearing or grading for expansion of such existing operations; …	B. No clearing and grading permit shall be required for the following activities (hereinafter "exempt activities"), regardless of where they are located: … 4. Normal and routine horticultural activities associated with existing commercial orchards, nurseries or Christmas tree farms~~; provided, that the use of chemicals does not significantly impact any sensitive area as defined in Chapter 19.12 SMC~~. This exception shall not include clearing or grading for expansion of such existing operations; …	☒ Amend existing language ☐ Develop new language ☐ No change Remove statement regarding overapplication of chemicals – this would be considered an illicit discharge.
15.20.030.B.5 Clearing and grading permit - when required	B. No clearing and grading permit shall be required for the following activities (hereinafter "exempt activities"), regardless of where they are located: … 5. Normal and routine maintenance of existing public and private parks and golf courses; provided, that the use of chemicals does not significantly impact any sensitive area as defined in Chapter 19.12 SMC. This exception shall not include clearing and grading for expansion of such existing parks and golf courses; …	B. No clearing and grading permit shall be required for the following activities (hereinafter "exempt activities"), regardless of where they are located: … 5. Normal and routine maintenance of existing public and private parks and golf courses~~; provided, that the use of chemicals does not significantly impact any sensitive area as defined in Chapter 19.12 SMC~~. This exception shall not include clearing and grading for expansion of such existing parks and golf courses; …	☒ Amend existing language ☐ Develop new language ☐ No change Remove statement regarding overapplication of chemicals – this would be considered an illicit discharge.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
15.20.030.B.6 Clearing and grading permit - when required	B. No clearing and grading permit shall be required for the following activities (hereinafter "exempt activities"), regardless of where they are located: … 6. Removal of noxious weeds as defined in Chapter 16-750 WAC from areas of geologic instability and the buffers of streams and wetlands, provided the use of chemicals does not significantly impact any sensitive area as defined in Chapter 19.12 SMC; …	B. No clearing and grading permit shall be required for the following activities (hereinafter "exempt activities"), regardless of where they are located: … 6. Removal of noxious weeds as defined in Chapter 16-750 WAC from areas of geologic instability and the buffers of streams and wetlands~~, provided the use of chemicals does not significantly impact any sensitive area as defined in Chapter 19.12 SMC~~; …	☒ Amend existing language ☐ Develop new language ☐ No change Remove statement regarding overapplication of chemicals – this would be considered an illicit discharge.
15.20.030.B.7 Clearing and grading permit - when required	B. No clearing and grading permit shall be required for the following activities (hereinafter "exempt activities"), regardless of where they are located: … 7. Pruning and limbing of vegetation for maintenance of above-ground utilities, provided all reasonable measures are used to protect any sensitive area as defined in Chapter 19.12 SMC; …	B. No clearing and grading permit shall be required for the following activities (hereinafter "exempt activities"), regardless of where they are located: … 7. Pruning and cutting ~~limbing~~ of vegetation for maintenance of above-ground utilities, provided all reasonable measures are used to protect any critical ~~sensitive~~ area as defined in Chapter 19.12 SMC; …	☒ Amend existing language ☐ Develop new language ☐ No change Update terminology.
15.20.030.C.1 Clearing and grading permit – When required	C. For clearing and grading activity that is not located in a sensitive area or sensitive area buffer as defined in Chapter 19.12 SMC or an area subject to flood hazard regulation as defined in Chapter 15.12 SMC, no clearing and grading permit shall be required for the following activities: 1. Clearing of less than 5,000 board feet timber, or clearing of less than one acre of brush or vegetation that does not consist of merchantable timber as defined by Chapter 76.09 RCW, on any parcel of land in any single year; … 6. Any excavation of less than five feet not involving more than 100 cubic yards of material on any one site; 7. Any fill of less than three vertical feet not involving more than 100 cubic yards of material on any one site.	C. For clearing and grading activity that is not located in a sensitive area or sensitive area buffer as defined in Chapter 19.12 SMC or an area subject to flood hazard regulation as defined in Chapter 15.12 SMC, no clearing and grading permit shall be required for the following activities: 1. Clearing of less than 5,000 board feet timber, or clearing of less than 7,000 square feet ~~one acre~~ of brush or vegetation that does not consist of merchantable timber as defined by Chapter 76.09 RCW, on any parcel of land in any single year; … 6. Grading ~~Any excavation~~ of less than ~~five feet not involving more than~~ 100 cubic yards or creation of less than 2,000 square feet of new impervious surface. ~~of material on any one site;~~ ~~7. Any fill of less than three vertical feet not involving more than 100 cubic yards of material on any one site.~~	☒ Amend existing language ☐ Develop new language ☐ No change Reduce threshold to 7,000 square feet for consistency with land-disturbing activity threshold in the NPDES permit and King County. Update grading threshold language for consistency with King County.
15.20.040.B Clearing and grading permit-Application requirements	B. Plans and Specifications. Each application shall be accompanied by three sets of plans and specifications and other supporting data including plans for temporary and permanent erosion and sedimentation controls, a soils engineering report and engineering geology report as may be required. Additional sets of plans and specifications shall be provided to the city upon request by the director. When required by the director, the plans and specifications shall be prepared and signed by a geotechnical/civil engineer registered to practice in the state of Washington.	B. Plans and Specifications. Each application shall be accompanied by three sets of plans and specifications and other supporting data, including plans for temporary and permanent erosion and sedimentation controls, a soils engineering report and engineering geology report, and such other additional reports as may be required under Chapter 15.18 SMC ~~including plans for temporary and permanent erosion and sedimentation controls, a soils engineering report and engineering geology report as may be required~~. Additional sets of plans and specifications shall be provided to the city upon request by the director. When required by the director, the plans and specifications shall be prepared and signed by a geotechnical/civil engineer registered to practice in the state of Washington. To avoid duplication, the director may waive the requirement under this Chapter for any report also required by Chapter 15.18 or such other chapter of this Code.	☒ Amend existing language ☐ Develop new language ☐ No change Remove specific submittal requirements – this is addressed in more detail in the King County Surface Water Design Manual (adopted in SMC 15.18).

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
15.20.040.C Clearing and grading permit-Application requirements	C. Information on Plans. Plans shall be drawn to an engineer's scale on reproducible material and shall be of sufficient clarity to indicate the nature and extent of the work proposed and to show that the provisions of this chapter will be met. The first sheet of each set of plans shall give the location of the work and the name and address of the owner and the person by whom they were prepared. The plans shall include the following information, where applicable, depending on whether the application is for clearing or grading or both: … 8. An inventory of significant trees within the project area. Identification of and location of significant trees and a landscaping and restoration plan, when applicable; and …	C. Information on Plans. Plans shall be drawn to an engineer's scale on reproducible material and shall be of sufficient clarity to indicate the nature and extent of the work proposed and to show that the provisions of this chapter will be met. The first sheet of each set of plans shall give the location of the work and the name and address of the owner and the person by whom they were prepared. The plans shall include the following information, where applicable, depending on whether the application is for clearing or grading or both: … 8. An inventory of significant trees within the project area when significant trees are present. Identification of and location of significant trees and a landscaping and restoration plan, when applicable; and …	☒ Amend existing language ☐ Develop new language ☐ No change Clarify that an inventory is only necessary when significant trees are present.
15.20.040.D Clearing and grading permit-Application requirements	Preapplication Review and Fees. Clearing and grading permits shall require preapplication review pursuant to Chapter 14.20 SMC. The permit fee shall be $500.00, together with actual city costs incurred in processing the clearing and grading permit application. An application shall not be deemed complete without payment of the deposit established in preapplication review.	Preapplication Review and Fees. Clearing and grading permits shall require preapplication review pursuant to Chapter 14.20 SMC. The permit fee shall be $500.00, together with actual city costs incurred in processing the clearing and grading permit application, including without limitation any costs incurred by the Director for outside engineering or other expert consultant review of the application. An application shall not be deemed complete without payment of the deposit established in preapplication review.	☒ Amend existing language ☐ Develop new language ☐ No change Add clarification.
15.20.060.A.2.d Clearing and grading permit - Requirements	2. Fills. Fills which are intended to support structures shall be constructed in conformance with the requirements of this section. … d. Compaction. All fills shall be compacted to a minimum of 90 percent of maximum density. …	2. Fills. Fills which are intended to support structures shall be constructed in conformance with the requirements of this section. … d. Compaction. All fills shall be compacted to a minimum of 90 percent of maximum density. Deviation from this compaction requirement may be allowed by the Director in areas where infiltration facilities (such as bioretention facilities) are planned. …	☒ Amend existing language ☐ Develop new language ☐ No change Allow deviation in compaction requirements for installation of infiltration facilities.
15.20.060.B.1 Clearing and grading permit - Requirements	B. The following requirements apply to clearing and grading activity: 1. Significant Trees. In general, all significant trees shall be preserved in areas designated for open space, setbacks or landscaping. The placement of structures and impervious surfaces in development projects shall be designed to maximize the number of significant trees that can and will be preserved on the site. Grading within the drip line of significant trees that are to be retained shall be prohibited to prevent damage to significant trees. …	B. The following requirements apply to clearing and grading activity: 1. Significant Trees. In general, all significant trees shall be preserved in areas designated for open space, setbacks or landscaping. The placement of structures and impervious surfaces in development projects shall be designed to maximize the number of significant trees that can and will be preserved on the site. Grading within the critical root zone ~~drip line~~ of significant trees that are to be retained shall be prohibited to prevent damage to significant trees. …	☒ Amend existing language ☐ Develop new language ☐ No change Update "drip line" to "critical root zone" to be more protective of trees during clearing and grading activities.
15.20.060.B.2.a Clearing and grading permit - Requirements	a. The duff layer and native topsoil shall be retained in an undisturbed state to the maximum extent practicable. Any buff layer or topsoil removed during grading shall be stockpiled on site in a designated controlled area not adjacent to public resources or sensitive areas. The material shall be reapplied to other portion of the site where feasible.	a. The duff layer and native topsoil shall be retained in an undisturbed state to the maximum extent practicable. Soil amendments shall be provided in accordance with the requirements in Chapter 15.18 SMC. ~~Any buff layer or topsoil removed during grading shall be stockpiled on site in a designated controlled area not adjacent to public resources or sensitive areas. The material shall be reapplied to other portion of the site where feasible.~~	☒ Amend existing language ☐ Develop new language ☐ No change Remove specific soil amendment requirement and add reference to Chapter 15.18.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
15.20.060.B.2.b Clearing and grading permit - Requirements	b. Areas in excess of one acre that have been cleared and graded shall have the soil moisture holding capacity restored to that of the original undisturbed soil native to the site to the maximum extent practicable. The soil in any area that has been compacted or that has had some or all of the duff layer or underlying topsoil removed shall be amended to mitigate for lost moisture-holding capacity. The amendment shall take place between May 1st and October 1st. Replaced topsoil shall be a minimum of eight inches thick, unless the applicant demonstrates that a different thickness will provide conditions equivalent to the soil moisture-holding capacity native to the site. Replaced topsoil shall have an organic matter content of between eight to 13 percent dry weight and a pH suitable for the proposed landscape plants.	b. Soils in aAreas ~~in excess of one acre~~ that have been cleared and graded shall be amended in accordance with the requirements in Chapter 15.18 SMC.~~have the soil moisture holding capacity restored to that of the original undisturbed soil native to the site to the maximum extent practicable. The soil in any area that has been compacted or that has had some or all of the duff layer or underlying topsoil removed shall be amended to mitigate for lost moisture-holding capacity. The amendment shall take place between May 1st and October 1st. Replaced topsoil shall be a minimum of eight inches thick, unless the applicant demonstrates that a different thickness will provide conditions equivalent to the soil moisture-holding capacity native to the site. Replaced topsoil shall have an organic matter content of between eight to 13 percent dry weight and a pH suitable for the proposed landscape plants.~~	☒ Amend existing language ☐ Develop new language ☐ No change Remove 1 acre threshold – no longer applies. Remove specific soil amendment requirement and add reference to Chapter 15.18.
15.20.060.B.3 Clearing and grading permit - Requirements	3. Clearing Generally. a. The director may require minor alterations in the arrangement of buildings and other elements of the proposed development in order to achieve maximum retention of significant trees; provided, that such alterations would not result in significant increased expense or significant reduction in intensity of development. …	3. Clearing Generally. a. The director may require minor alterations in the arrangement of buildings and other elements of the proposed development in order to achieve maximum retention of significant trees~~; provided, that such alterations would not result in significant increased expense or significant reduction in intensity of development~~. …	☒ Amend existing language ☐ Develop new language ☐ No change Remove the caveat related to “significant increased expense or significant reduction in intensity of development.”
15.20.060.B.3 Clearing and grading permit - Requirements	3. Clearing Generally. … c. The director may require protection techniques for significant trees including, without limitation, restrictions on excavations, fills and impervious surfaces within the drip line and the requirement of temporary construction fencing around the drip line. …	3. Clearing Generally. … c. ~~The director may require p~~Protection techniques are required for significant trees including, without limitation, restrictions on excavations, fills and impervious surfaces within the critical root zone~~ drip line~~ and the requirement of temporary rigid construction fencing around the critical root zone~~ drip line~~. …	☒ Amend existing language ☐ Develop new language ☐ No change Remove “director may require” to make this a mandatory requirement, rather than a project-by-project requirement. Update “drip line” to “critical root zone” to be more protective of trees during clearing and grading activities.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
15.20.070.A.1 Drainage and erosion and sedimentation control	A. Temporary erosion and sedimentation control requirements are as follows: 1. A temporary erosion and sedimentation control (TESC) plan and associated required documentation is required for all construction involving a land disturbing activity requiring a clearing and grading permit. The TESC plan shall be prepared in accordance with the Surface Water Design Manual. The plan shall clearly indicate the construction sequence for establishment of all erosion control work, both temporary and permanent, for the drier season and wetter winter months. The TESC plan shall provide a monitoring discharge point for each plan to allow turbidity monitoring of water being discharged from the site. For projects other than small sites, as defined in the Surface Water Design Manual, the plan shall be designed by, and carry the seal of, a civil engineer having certified erosion and sediment control lead (CESCL) certification. The erosion control plan shall be based on the best management practices and other requirements identified in the Surface Water Design Manual.	A. Temporary erosion and sedimentation control requirements are as follows: 1. An ~~temporary~~ erosion and sedimentation control (~~T~~ESC) plan and associated required documentation is required for all construction involving a land disturbing activity requiring a clearing and grading permit. The ~~T~~ESC plan shall be prepared in accordance with the Surface Water Design Manual adopted in Chapter 15.18 SMC. The ESC plan shall clearly indicate the construction sequence for establishment of all erosion control work, both temporary and permanent, for the drier season and wetter winter months. The ~~T~~ESC plan shall provide a monitoring discharge point for each plan to allow turbidity monitoring of water being discharged from the site. For projects other than small sites, as defined in the Surface Water Design Manual adopted in Chapter 15.18 SMC, the plan shall be designed by, and carry the seal of, a civil engineer having certified erosion and sediment control lead (CESCL) certification. ~~The erosion control plan shall be based on the best management practices and other requirements identified in the Surface Water Design Manual.~~	☒ Amend existing language ☐ Develop new language ☐ No change Update to King County terminology “ESC plan” which is a component of the construction stormwater pollution prevention plan (CSWPPP). Add reference to Chapter 15.18 SMC. Remove repetitive language (last sentence).
15.20.070.A.3 Drainage and erosion and sedimentation control	3. The TESC plan shall be designed to prevent, to the maximum extent practicable, the transport of sediment from the site to drainage facilities, surface water, and adjacent properties.	3. The ~~T~~ESC plan shall be designed to prevent, to the maximum extent practicable, the transport of sediment from the site to drainage facilities, surface water, and adjacent properties.	☒ Amend existing language ☐ Develop new language ☐ No change Update to King County terminology “ESC plan.”
15.20.070.A.4 Drainage and erosion and sedimentation control	4. Updates to the TESC plan can be required at any time during the term of the permit if the approved TESC plan is found to be ineffective or construction sequencing or other changed site conditions makes it necessary to modify the original TESC plan to make it compliant with the requirements of the Surface Water Design Manual	4. Updates to the ~~T~~ESC plan can be required at any time during the term of the permit if the approved ~~T~~ESC plan is found to be ineffective or construction sequencing or other changed site conditions makes it necessary to modify the original ~~T~~ESC plan to make it compliant with the requirements of the Surface Water Design Manual adopted in Chapter 15.18 SMC.	☒ Amend existing language ☐ Develop new language ☐ No change Update to King County terminology “ESC plan.” Add reference to Chapter 15.18 SMC.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
15.20.070.B.3 Drainage and erosion and sedimentation control	B. Permanent erosion control and vegetation restoration shall be as follows: … 3. Vegetation shall be restored as specified by the director on those areas of the site disturbed by the land alteration activity which are not covered by permanent impervious surface improvement (e.g., buildings, parking lots, etc.) within seven days of the completion of grading or clearing, unless seasonal or weather conditions are unfavorable. In this case, temporary erosion control measures shall be installed and maintained until restoration can be completed. The soils shall be stabilized in the area of vegetation restoration prior to that restoration to the satisfaction of the director and in compliance with other applicable soil restoration and landscaping requirements for the project.	B. Permanent erosion control and vegetation restoration shall be as follows: … 3. Vegetation shall be restored in accordance with Chapter 17.70 SMC ~~as specified by the director~~ on those areas of the site with ~~disturbed by the~~ land disturbing activities ~~alteration activity~~ which are not covered by permanent impervious surface improvement (e.g., buildings, parking lots, etc.) within seven days of the completion of grading or clearing, unless seasonal or weather conditions are unfavorable. In this case, temporary erosion control measures shall be installed and maintained until restoration can be completed. The soils shall be stabilized in the area of vegetation restoration prior to that restoration to the satisfaction of the director or designee and in compliance with other applicable soil amendment ~~restoration~~ and landscaping requirements for the project.	☒ Amend existing language ☐ Develop new language ☐ No change Remove “as specified by the director” to make this a mandatory requirement, rather than a project-by-project requirement and add reference to landscaping requirements in Chapter 17.70. Update terminology for consistency with the KCSWDM. Allow director’s designee to provide approval.
15.20.120.B Administration [Clearing and Grading]	B. Inspections and Other Actions. The director is authorized to make such inspections and take such actions as may be required to enforce the provisions of this chapter.	B. Inspections and Other Actions. The director or designee is authorized to make such inspections and take such actions as may be required to enforce the provisions of this chapter.	☒ Amend existing language ☐ Develop new language ☐ No change Add language to allow the director’s designee to perform inspections.
15.20.120.C Administration [Clearing and Grading]	C. Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of this chapter, or whenever the director has reasonable cause to believe that a violation of this chapter may exist, the director or his designee may enter such premises at all reasonable times to inspect the same or perform any duty imposed upon the director by this chapter; provided, that if such property is occupied, a reasonable effort shall first be made to locate the owner or other person having charge or control of the premises to request entry.	C. Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of this chapter, or whenever the director or designee has reasonable cause to believe that a violation of this chapter may exist, the director or ~~his~~ designee may enter such premises at all reasonable times to inspect the same or perform any duty imposed upon the director by this chapter; provided, that if such property is occupied, a reasonable effort shall first be made to locate the owner or other person having charge or control of the premises to request entry.	☒ Amend existing language ☐ Develop new language ☐ No change Add language to allow the director’s designee to perform inspections.

City of Snoqualmie Proposed Revisions

Name of Document/Code/Policy Reviewed: SMC Title 16 – Subdivisions, Short Subdivisions, and Binding Site Improvement Plans

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
Global	"Planning Official"	Change "Planning Official" to "Director" throughout Title 16.	☒ Amend existing language ☐ Develop new language ☐ No change Update terminology for consistency with other City code sections.
16.04.050 Definitions	M. "Planning Official" means director of community development of the city or his or her designee, or such other official as the mayor may designate.	H. "Director ~~M. "Planning Official"~~ means the director of community development or his or her designee, or such other official as the mayor may designate.	☒ Amend existing language ☐ Develop new language ☐ No change Update terminology for consistency with other City code sections.
16.04.050 Definitions	Not applicable	J. "Drainage facility" means as defined in SMC 15.18.040.	☐ Amend existing language ☒ Develop new language ☐ No change Add reference to definition in SMC 15.18.040 instead of including duplicate definition here.
16.04.230.E Short subdivisions, subdivisions and binding site improvement plans within the M-U mixed use district	E. The application for a short subdivision, subdivision or binding site improvement plan shall include all the information required by other applicable chapters of this title. Additionally, the application shall include the following: 1. A detailed landscape plan; 2. A detailed plan of the proposed treatment of the perimeter of the development, including materials and techniques used, such as screens, fences, and walls; … 5. Proposed articles of incorporation and bylaws of the lot owners association or other mechanism to ensure permanence and maintenance of common open space and recreational facilities; …	E. The application for a short subdivision, subdivision or binding site improvement plan shall include all the information required by other applicable chapters of this title. Additionally, the application shall include the following: 1. A detailed landscape plan per SMC 17.70.030; 2. A detailed plan of the proposed treatment of the perimeter of the development, including materials and techniques used, such as screens, fences, and walls per SMC 17.70.060; … 5. Proposed articles of incorporation and bylaws of the lot owners association or other mechanism to ensure permanence and maintenance of common open space and recreational facilities, as well as drainage facilities per SMC Chapter 15.18; …	☒ Amend existing language ☐ Develop new language ☐ No change Add references to landscape plan and screening requirements in Chapter 17.70 SMC (items #1 and 2). Add drainage facilities to maintenance responsibilities in item #5.

City of Snoqualmie Proposed Revisions

Name of Document/Code/Policy Reviewed: SMC Title 17 – Zoning

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
Global	"Low-impact development" "storm water" "storm water system"	Remove hyphen from "low-impact" throughout Title 17. Change "stormwater" to a single word throughout Title 17. Change "storm water system" to "storm drain system" throughout Title 17.	☒ Amend existing language ☐ Develop new language ☐ No change Update for consistency with King County and Ecology.
Global	"Planning Director" "sensitive area"	Change "Planning Director" and "Planning Official" to "Director" throughout Title 17. Change "sensitive area" to "critical area" throughout Title 17.	☒ Amend existing language ☐ Develop new language ☐ No change Update terminology for consistency with recent Critical Areas Ordinance update and definitions in SMC 17.10.020.
17.10.020 Definitions	Not applicable	F. "Bioretention" means as defined in SMC 15.18.040.	☐ Amend existing language ☒ Develop new language ☐ No change Add reference to definition in SMC 15.18.040 instead of including a duplicate definition here.
17.10.020 Definitions	Not applicable	T. "Diameter at breast height (DBH)" means the diameter of a tree trunk measured at 4.5 feet above grade.	☐ Amend existing language ☒ Develop new language ☐ No change Add diameter at breast height (DBH) definition.
17.10.020 Definitions	Not applicable	U. "Director" means the director of community development, or equivalent position.	☐ Amend existing language ☒ Develop new language ☐ No change Add director definition.
17.10.020 Definitions	Not applicable	EE. "Ground cover" means grass, forbs, shrubs, and trees less than four inches DBH.	☐ Amend existing language ☒ Develop new language ☐ No change Add ground cover definition.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
17.10.020 Definitions	Not applicable	HH. “Heritage tree” means a tree designated by the city council as significant because of association with historic figures or events, rarity, extraordinary aesthetic value, or provision of exemplary habitat and cultural value due to age and species.	☐ Amend existing language ☒ Develop new language ☐ No change Add significant tree definition from SMC 12.17.040.
17.10.020 Definitions	Not applicable	NN. “Low impact development (LID)” means as defined in SMC 15.18.040.	☐ Amend existing language ☒ Develop new language ☐ No change Add reference to definition in SMC 15.18.040 instead of including a duplicate definition here.
17.10.020 Definitions	Not applicable	OO. “Low impact development best management practices (LID BMPs)” means as defined in SMC 15.18.040.	☐ Amend existing language ☒ Develop new language ☐ No change Add reference to definition in SMC 15.18.040 instead of including a duplicate definition here.
17.10.020 Definitions	Not applicable	BBB. “Noxious weeds” means as defined in SMC 15.20.020.	☐ Amend existing language ☒ Develop new language ☐ No change Add reference to definition in SMC 15.20.020 instead of including a duplicate definition here.
17.10.020 Definitions	Not applicable	DDD. “Permeable pavement” means as defined in SMC 15.18.040.	☐ Amend existing language ☒ Develop new language ☐ No change Add definition from the King County Surface Water Design Manual.
17.10.020 Definitions	Not applicable	RRR. “Significant tree” means any evergreen tree of at least 15 inches DBH, and any deciduous tree, other than red alder and cottonwood trees, at least 12 inches DBH. Red alder and cottonwood trees of any size are not considered significant trees.	☐ Amend existing language ☒ Develop new language ☐ No change Add significant tree definition from SMC 15.20.020.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
17.10.020 Definitions	Not applicable	XXX. "Two-track driveway" means as defined in Chapter 12.16 SMC.	☐ Amend existing language ☒ Develop new language ☐ No change Add reference to definition in Chapter 12.16 SMC instead of including a duplicate definition here.
17.10.020 Definitions	Not applicable	AAAA. "Vegetated roof" means a pervious growing medium, plants, and a moisture barrier constructed on top of a conventional flat roof or a sloped roof.	☐ Amend existing language ☒ Develop new language ☐ No change Developed new definition based on language included in the King County Surface Water Design Manual.
17.15.040.C.2 Area, height, setback and miscellaneous provisions	Spaced decks built over unpaved surfaces and green roofs may be discounted at a 50 percent rate in terms of impervious area calculations. For example, 2,000 square feet of green roof shall be counted as 1,000 square feet of impervious area.	Spaced decks built over unpaved surfaces, two-track driveways, and ~~green~~ vegetated roofs may be discounted at a 50 percent rate in terms of impervious area calculations. For example, 2,000 square feet of ~~green~~ vegetated roof shall be counted as 1,000 square feet of impervious area.	☒ Amend existing language ☐ Develop new language ☐ No change Add credit for two-track driveways from the King County Surface Water Design Manual. Update terminology ("vegetated roof").
17.15.040.C.3 Area, height, setback and miscellaneous provisions	C. Impervious Surface Coverage. To minimize building footprints and to maintain natural storm water drainage and infiltration, impervious surface area limits shall be as set forth in Table 2. The following notes and exceptions to impervious area calculations apply: … 3. Permeable pavement areas may be discounted up to the demonstrated infiltration rate for the specified pavement system per the city's storm water regulations, Chapter 15.18 SMC.	Permeable pavement areas including, but not limited to, pedestrian pathways, driveways, and parking areas, may be discounted up to the demonstrated infiltration rate for the specified pavement system per ~~the city's storm water regulations,~~ Chapter 15.18 SMC.	☒ Amend existing language ☐ Develop new language ☐ No change Clarify which surface types can be paved with permeable pavement. Simplify reference to Chapter 15.18 SMC.
17.15.050.E.12 Planned residential provisions	d. Neighborhood street right-of-way shall provide a planting strip between the street and sidewalk.	d. Neighborhood street right-of-way shall provide a planting strip between the street and sidewalk. LID BMPs are allowed in planting strips.	☐ Amend existing language ☒ Develop new language ☐ No change Add language to allow LID BMPs in planting strips.

<table>
<tr><th>Section Reference</th><th>Existing Text</th><th>Proposed Revisions to Existing Text</th><th>Preferred Approach</th></tr>
<tr><td>17.15.050.F.3
Planned residential provisions</td><td>F. Neighborhood retail uses may be allowed within planned residential developments on parcels of 10 or more acres. Neighborhood retail uses shall be subject to the following requirements:
…
3. Parking shall be located to the rear of the building and have access from an alley.
…</td><td>Parking shall be located to the rear of the building and have access from an alley. This requirement may be waived at the discretion of the director when it is in conflict with Chapter 19.08 SMC or Chapter 19.12 SMC.</td><td>☐ Amend existing language
☒ Develop new language
☐ No change

Allow this requirement to be waived by the director in shoreline management areas or critical areas.</td></tr>
<tr><td>17.15.050.G
Planned residential provisions</td><td>G. Deviation from development standards of general applicability throughout the city, but not from development standards deemed necessary to protect health, safety or the environment, may be authorized when the city council, with the advice of the planning commission, finds that such deviation would advance the purpose of the district as set forth in subsection B of this section. Deviations deemed necessary or appropriate to accomplish low-impact development, which for purposes of this title shall mean the use of a variety of techniques to avoid to the extent feasible the collection, concentration and point discharge of storm water to a receiving body, shall be encouraged. Any such deviations shall be included in the approved plan for the planned residential development.</td><td>G. Deviation from development standards of general applicability throughout the city, but not from development standards deemed necessary to protect health, safety or the environment, may be authorized when the city council, with the advice of the planning commission, finds that such deviation would advance the purpose of the district as set forth in subsection B of this section. <s>Deviations deemed necessary or appropriate to accomplish low-impact development, which for purposes of this title shall mean the use of a variety of techniques to avoid to the extent feasible the collection, concentration and point discharge of storm water to a receiving body, shall be encouraged.</s> Any such deviations shall be included in the approved plan for the planned residential development.</td><td>☒ Amend existing language
☐ Develop new language
☐ No change

Delete language related to deviations for LID. The goal of this code review is that deviations should not be needed to accomplish LID.</td></tr>
<tr><td>17.15.055.B.4
R-2 district design standards</td><td>b. Ground Floor Garage Walls at Front Facade. To avoid blank walls and inactive spaces on the front facade due to ground floor garages, the ground floor front facade shall contain a window and be screened with shrubs, trees, trellises, or other landscaping or architectural design element.</td><td>b. Ground Floor Garage Walls at Front Facade. To avoid blank walls and inactive spaces on the front facade due to ground floor garages, the ground floor front facade shall contain a window and be screened with shrubs, trees, trellises, or other landscaping or architectural design elements. LID BMPs may also be proposed for this effect, so long as the proposed landscaping design provides the required screening.</td><td>☒ Amend existing language
☒ Develop new language
☐ No change

Add language to clarify that LID BMPs are considered to be landscaping design elements.</td></tr>
<tr><td>17.15.055.F.4
R-2 district design standards</td><td>Pedestrian paths shall be at least 3.5 feet wide and should be separated from vehicular areas by landscaped areas.</td><td>Pedestrian paths shall be at least <s>3.5</s> four feet wide and should be separated from vehicular areas by landscaped areas.</td><td>☐ Amend existing language
☒ Develop new language
☐ No change

Update minimum path width for consistency with ADA requirements.</td></tr>
<tr><td>17.20.040.A
Area, height, setback, and miscellaneous provisions</td><td>Not applicable</td><td>B. Table 17.20.040-2 indicates the maximum impervious area allowed for commercial and industrial uses based on lot area.

Table 17.20.040-2. Impervious Area Standards for Commercial/Industrial Uses
<table><tr><td>Lot Area</td><td>≤ 10,000 sf</td><td>> 10,000 sf</td></tr><tr><td>Maximum impervious area</td><td>100%</td><td>80%</td></tr></table></td><td>☐ Amend existing language
☒ Develop new language
☐ No change

Add maximum impervious area for consistency with Residential District Regulations in Chapter 17.15 SMC.</td></tr>
</table>

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
17.25.020.A Conservation/resource districts	The Parks and Open Space District (OS) is intended to provide areas appropriate for active and passive recreation, certain agricultural uses, peripheral open space greenbelts, sensitive areas, a viable system of wildlife corridors, floodplain protection, pedestrian and equestrian trails, certain institutional uses, open space for public health and welfare, and protection of lands unsuitable for development. The parks and open space district has three subcategories (OS-1, OS-2, and OS-3).	The Parks and Open Space District (OS) is intended to provide areas appropriate for active and passive recreation, certain agricultural uses, peripheral open space greenbelts, ~~sensitive~~ critical areas, a viable system of wildlife corridors, floodplain protection, pedestrian and equestrian trails, certain institutional uses, open space for public health and welfare, and protection of lands unsuitable for development. The parks and open space district has three subcategories (OS-1, OS-2, and OS-3).	☒ Amend existing language ☐ Develop new language ☐ No change Update terminology for consistency with recent Critical Areas Ordinance update.
17.30.110 Planning official review	A. The planning official shall within 45 days after receipt determine whether the application is complete, and shall notify the applicant of such determination in writing; provided, this section shall not be construed to limit the authority of the planning official to require additional information during the processing of the application. The applicant shall submit any additional information necessary to complete the application. Within 15 days after the application is determined to be complete, the applicant shall provide an additional 25 copies of the completed application for distribution by the planning official to members of the city council and planning commission and to the appropriate city departments, and one copy on a mylar base, suitable for reproduction. B. The planning official shall circulate the copies of the completed application for review and comments, and shall prepare a staff report, including conclusions and recommendations, for the use of the planning commission and city council.	**17.30.110 ~~Planning official~~ Director review** A. The director ~~planning official~~ shall within 45 days after receipt determine whether the application is complete, and shall notify the applicant of such determination in writing; provided, this section shall not be construed to limit the authority of the director ~~planning official~~ to require additional information during the processing of the application. The applicant shall submit any additional information necessary to complete the application. The applicant may be asked to provided additional copies of the completed application w~~W~~ithin 15 days after the application is determined to be complete~~, the applicant shall provide an additional 25 copies of the completed application for distribution by the planning official to members of the city council and planning commission and to the appropriate city departments, and one copy on a mylar base, suitable for reproduction~~. B. The director ~~planning official~~ shall circulate the copies of the completed application for review and comments, and shall prepare a staff report, including conclusions and recommendations, for the use of the planning commission and city council.	☒ Amend existing language ☐ Develop new language ☐ No change Update terminology for consistency with definitions in SMC 17.10.020. Update submittal language for consistency with SMC 15.18.110.
17.35.200.B Site planning standards	B. Locate off-street parking to the rear or side of the building whenever possible. Rear access to parking is preferred. Parking may not dominate the street front. No additional curb cuts shall be permitted on Railroad Avenue or on the west side of Falls Avenue between River and King streets. Elsewhere, the number and size of curb cuts and driveways shall be minimized.	B. Locate off-street parking to the rear or side of the building whenever possible. Rear access to parking is preferred. Parking may not dominate the street front. No additional curb cuts shall be permitted on Railroad Avenue or on the west side of Falls Avenue between River and King streets, except for curb cuts of no more than 18 inches in width to allow water to enter LID BMPs. Elsewhere, the number and size of curb cuts and driveways shall be minimized. Shared driveways are encouraged.	☒ Amend existing language ☒ Develop new language ☐ No change Update language to allow curb cuts for LID BMPs and encourage shared driveways.
17.35.240.A.1 Landscaping, setback, minimum lot coverage and street furniture standards	1. No landscaping shall be required for any commercial use on lots 10,000 square feet or smaller; provided, a planting plan for portable planters and/or hanging baskets may be required. For any commercial use on lots larger than 10,000 square feet, an approved landscape plan may be required, to accomplish the purposes of Chapter 17.70 SMC, unless precluded by an existing building, but with yard requirements established to be harmonious with adjacent buildings.	No landscaping shall be required for any commercial use on lots 10,000 square feet or smaller; however, ~~provided, a planting plan for~~ portable planters and/or hanging baskets are encouraged and may be required, and should be accompanied by the preparation of a plant maintenance plan. For any commercial use on lots larger than 10,000 square feet, an approved landscape plan may be required, to accomplish the purposes of Chapter 17.70 SMC, unless precluded by an existing building, but with yard requirements established to be harmonious with adjacent buildings.	☒ Amend existing language ☐ Develop new language ☐ No change Strengthen language related to portable planters and/or hanging baskets and update “planting plan” to “plant maintenance plan.”

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
17.35.240.F Landscaping, setback, maximum lot coverage and street furniture standards	Construct walkways of plain concrete or of brick or of concrete pavers. Avoid modern materials such as exposed aggregate.	Construct walkways of plain concrete, ~~or of~~ brick, ~~or of~~ concrete pavers, pervious concrete, porous asphalt, or permeable pavers. ~~Avoid modern materials such as e~~Exposed aggregate is not allowed.	☒ Amend existing language ☐ Develop new language ☐ No change Add pervious concrete, porous asphalt, and permeable pavers to the list of approved materials for walkways. Modified language in second sentence to remove the term "modern materials."
17.50.070.A Specific application of standards [Planned Unit Development]	The density of dwelling units allowed by the underlying zoning may be exceeded by no more than 20 percent.	The density of dwelling units allowed by the underlying zoning may be exceeded by no more than 20 percent to promote clustering.	☒ Amend existing language ☐ Develop new language ☐ No change Add "clustering" term which is one of the key concepts related to Planned Unit Development.
17.65.020 General motor vehicle parking requirements	A. All required parking must be off-street and shall have access to a street or alley. Parking and loading shall be provided and maintained as required by this chapter for all permitted uses which are established after the effective date of this code. … E. Parking and loading spaces shall be arranged in such a manner that no part of any parked vehicle shall extend beyond the property line.	A. All required parking must be off-street and shall have access to a street or alley. Parking and loading shall be provided and maintained as required by this chapter for all permitted uses which are established after the effective date of this code. … F. Permeable pavement should be installed in parking lots where feasible per infeasibility criteria in the Surface Water Design Manual adopted in Chapter 15.18 SMC.	☐ Amend existing language ☒ Develop new language ☐ No change Add language to explicitly allow permeable pavement for parking lots.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
17.65.030 General motor vehicle parking requirements—Multiple-family, office, commercial and industrial uses	A. Parking spaces required by each of two or more permitted uses located on the same district lot need not be separated and may be used jointly. B. Off-street parking space dimensions shall be as follows: 1. Compact spaces shall be a minimum of 7.5 feet wide; 2. Standard spaces shall be a minimum of 8.0 feet wide; 3. Standard spaces shall be a maximum of 8.5 feet wide; 4. Standard and compact spaces shall be a minimum of 14.5 feet and a maximum of 18.0 feet in length; 5. Exceptions to the above maximum dimensions shall be granted for handicapped spaces and uses which must accommodate RV, truck or trailer parking. C. Parking and loading areas shall be graded for proper drainage and provided with a suitable surface, as approved by the city engineer. D. Each parking or loading space must be usable and readily accessible. E. Required parking and loading areas shall be provided with designated entrances and exits located so as to minimize traffic congestion and avoid undue interference with public use of streets, alleys and walkways. F. Parking and loading areas provided in accordance with the requirements of this resolution shall not be used for the sale, repair, assembly or disassembly, storage or servicing of vehicles or equipment. Unlicensed and inoperable vehicles shall not be stored in any required parking or loading space.	… B. Off-street parking space dimensions shall be as follows: … C. Parking drive aisle widths shall be as follows: 1. Drive aisles for one-way traffic and either compact or standard spaces shall be 12 to 24 feet wide 2. Drive aisles for two-way traffic and either compact or standard spaces shall be 20 to 24 feet wide 3. When spaces are adjacent to or in the proximity of a building and the parking area is located on ground level, then the minimum drive aisle shall be 20 feet wide. D~~C~~. Parking and loading areas shall be graded for proper drainage and provided with a suitable surface, as approved by the city engineer. E~~D~~. Each parking or loading space must be usable and readily accessible. F~~E~~. Required parking and loading areas shall be provided with designated entrances and exits located so as to minimize traffic congestion and avoid undue interference with public use of streets, alleys and walkways. G~~F~~. Parking and loading areas provided in accordance with the requirements of this resolution shall not be used for the sale, repair, assembly or disassembly, storage or servicing of vehicles or equipment. Unlicensed and inoperable vehicles shall not be stored in any required parking or loading space.	☐ Amend existing language ☒ Develop new language ☐ No change Add requirements for parking drive aisle widths. Ranges are based on the angle of the parking spaces.

<table>
<tr><th>Section Reference</th><th>Existing Text</th><th>Proposed Revisions to Existing Text</th><th>Preferred Approach</th></tr>
<tr>
<td>17.65.040
Computation of required off-street motor vehicle parking spaces</td>
<td>Table 1 – Parking Requirements
<table>
<tr><td>Residential:</td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>Single-Family</td><td>2 per unit</td><td></td><td></td><td></td><td></td></tr>
<tr><td>Single-Family Accessory Dwelling</td><td>1 per unit</td><td></td><td></td><td></td><td></td></tr>
<tr><td>Two- and Three-Family</td><td>1 per unit[3]</td><td>200%</td><td></td><td></td><td>1 per unit</td></tr>
<tr><td>Multiple-Family – Apt./Condo</td><td>1 per unit[3]</td><td>200%</td><td></td><td>1 per 10 du</td><td>1 per unit</td></tr>
<tr><td>Bed and Breakfast</td><td>1 per room</td><td>125%</td><td></td><td></td><td>1 per 5 rooms</td></tr>
<tr><td>Extended Care Facility</td><td>10 min.; 1 per 4 beds</td><td>125%</td><td>5%</td><td></td><td>1 per 20 rooms</td></tr>
<tr><td>Business and Commercial:</td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>…</td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>Cemetary[4]</td><td></td><td></td><td></td><td></td><td></td></tr>
</table></td>
<td>Table 1 – Parking Requirements
<table>
<tr><td></td><td>Automobile Parking Spaces Minimum</td><td>Automobile Parking Spaces Maximum</td><td>Carpool/ Vanpool Parking Spaces</td><td>Bicycle Parking Short-Term</td><td>Bicycle Parking Long-Term</td></tr>
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<tr><td>Cemetery
<s>Cemetary</s>[4]</td><td></td><td></td><td></td><td></td><td></td></tr>
</table></td>
<td>☒ Amend existing language
☐ Develop new language
☐ No change

Add column headers provided by City staff.

Correct typo (spelling of cemetery).</td>
</tr>
<tr>
<td>17.70.030.G
Landscape plan requirements</td>
<td>…The final landscape plan shall include the following information:
A. Three sets of landscape plans drawn to a scale of 1" = 50' or larger (e.g., 1" = 30', 1" = 20'). The plan should include a bar scale for reference;
…
G. Location, sizes and species of existing significant trees as defined in Chapter 15.20 SMC within required landscape areas. Natural areas should be designated as such;
…
S. A plant schedule shall be included which indicates the scientific and common names, quantities, sizes and spacing for all plants in the landscape plan. Quantities are not required on a preliminary landscape plan.</td>
<td>…The final landscape plan shall include the following information:
A. Three sets of landscape plans drawn to a scale of 1" = 50' or larger (e.g., 1" = 30', 1" = 20'). The plan should include a bar scale for reference;
…
G. Location, sizes and species of existing significant trees and heritage trees <s>as defined in Chapter 15.20 SMC</s> within required landscape areas. Natural areas should be designated as such;
…
S. A plant schedule shall be included which indicates the scientific and common names, quantities, sizes and spacing for all plants in the landscape plan. Quantities are not required on a preliminary landscape plan.
T. Location of areas of soil that will be protected from disturbance, location of areas of disturbed soils that will be amended, and specifications for soil preparation.</td>
<td>☒ Amend existing language
☒ Develop new language
☐ No change

Modify language to add heritage trees (item G) and remove reference to Chapter 15.20 SMC definitions since they have been added to Chapter 17.10 SMC.

Add language regarding delineating areas of soil protection and areas of amended soils.</td>
</tr>
</table>

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
17.70.040.J Landscape development – General requirements	General requirements for required landscaped areas are as follows: … J. In the required perimeter landscape area, the applicant shall retain all significant trees which will not constitute a safety hazard. Areas devoted to access and areas to be cleared for required roads, utilities, sidewalks, trails or storm drainage improvements are exempt from this requirement.	J. ~~In the required perimeter landscape area, T~~the applicant shall retain all significant trees and heritage trees which will not constitute a safety hazard as determined by an ISA-certified arborist, and approved by the director. Areas devoted to access and areas to be cleared for required roads, utilities, sidewalks, trails or storm drainage improvements ~~are~~ may be exempt from this requirement if approved by the director. K. Plants that are not allowed in landscaped areas include, but are not limited to, ivy, holly, and noxious weeds on the King County noxious weed list.	☒ Amend existing language ☒ Develop new language ☐ No change Modify language to add heritage trees and to protect significant trees on all portions of a site, not just in the required perimeter landscape area (item J). Strengthen tree protection language in the final sentence (item J). Add new language regarding prohibited plantings (item K).
17.70.060.A.2 Landscape types – Perimeter landscaping	A. Type I Full Screen. 1. Purpose. To provide a “full screen” that functions as a visual barrier between incompatible uses and adjacent to freeways. 2. Type I landscaping shall consist of: a. A mix of primarily evergreen trees and shrubs placed to form a continuous screen; b. At least 70 percent evergreen trees; c. Evergreen trees spaced no more than 15 feet on center; d. Deciduous trees spaced no more than 20 feet on center; e. Evergreen shrubs that achieve a height of six feet within three years spaced no more than four feet apart; and f. Living ground cover planted to achieve full coverage of the ground surface within three years.	A. Type I Full Screen. 1. Purpose. To provide a “full screen” that functions as a visual barrier between incompatible uses and adjacent to freeways. 2. Type I landscaping shall consist of: a. A mix of primarily evergreen trees and shrubs placed to form a continuous screen; b. At least 70 percent evergreen trees; c. Evergreen trees spaced no more than 15 feet on center; d. Deciduous trees spaced no more than 20 feet on center; e. Evergreen shrubs that achieve a height of four to six feet within three years spaced no more than four feet apart; f. Living ground cover planted to achieve full coverage of the ground surface within three years.	☒ Amend existing language ☐ Develop new language ☐ No change Allow a range of heights for evergreen shrubs (item e).

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
17.70.060.B.2 Landscape types – Perimeter landscaping	B. Type II Filtered Screen. 1. Purpose. To provide a "filtered screen" that functions as a visual separator between commercial and industrial uses; between differing types of residential development; and to screen industrial uses from the street. 2. Type II landscaping shall consist of: a. A mix of evergreen and deciduous trees and shrubs spaced to create a filtered screen; b. At least 50 percent deciduous trees and at least 30 percent evergreen trees; c. Evergreen trees spaced no more than 15 feet on center; d. Deciduous trees spaced no more than 20 feet on center; e. A mix of evergreen and deciduous shrubs that achieve a height of six feet within three years spaced no more than five feet apart; and f. Living ground cover planted to achieve full coverage of the ground surface within three years.	B. Type II Filtered Screen. 1. Purpose. To provide a "filtered screen" that functions as a visual separator between commercial and industrial uses; between differing types of residential development; and to screen industrial uses from the street. 2. Type II landscaping shall consist of: a. A mix of evergreen and deciduous trees and shrubs spaced to create a filtered screen; b. At least 50 percent deciduous trees and at least 30 percent evergreen trees; c. Evergreen trees spaced no more than 15 feet on center; d. Deciduous trees spaced no more than 20 feet on center; e. A mix of evergreen and deciduous shrubs that achieve a height of four to six feet within three years spaced no more than five feet apart; and f. Living ground cover planted to achieve full coverage of the ground surface within three years.	☒ Amend existing language ☐ Develop new language ☐ No change Allow a range of heights to evergreen and deciduous shrubs (item e).
17.70.060.C.2 Landscape types – Perimeter landscaping	C. Type III Visual Buffer. 1. Purpose. To provide a visual separation of uses from streets and a visual separation of compatible uses to soften the appearance of street, parking areas and building facades. 2. Type III landscaping shall consist of: a. A mix of evergreen and deciduous trees spaces to create a continuous canopy; b. At least 70 percent deciduous trees; c. Trees spaced no more than 25 feet on center; d. A mix of evergreen and deciduous shrubs that do not exceed a height of four feet at maturity spaced no more than four feet apart; and e. Living ground cover planted to achieve full coverage of the ground surface within three years.	C. Type III Visual Buffer. 1. Purpose. To provide a visual separation of uses from streets and a visual separation of compatible uses to soften the appearance of street, parking areas and building facades. 2. Type III landscaping shall consist of: a. A mix of evergreen and deciduous trees ~~spaces~~ spaced to create a continuous canopy b. At least ~~70~~60 percent deciduous trees and at least 20 percent evergreen trees c. Evergreen and deciduous t~~T~~rees spaced no more than 25 feet on center; d. A mix of evergreen and deciduous shrubs that do not exceed a height of four to six feet at maturity spaced no more than four feet apart. Shrubs greater than four feet in height should not impair sight distances or create a safety hazard. e. Living ground cover planted to achieve full coverage of the ground surface within three years.	☒ Amend existing language ☒ Develop new language ☐ No change Fix typo (item a). Decrease deciduous tree percentage and add minimum evergreen tree percentage (item b). Allow a range of heights to evergreen and deciduous shrubs (item d).

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
17.70.060.D.2 Landscape types – Perimeter landscaping	D. Type IV Parking Area Landscaping. 1. Purpose. To provide shade and visual relief while maintaining clear sight lines within parking areas. 2. Type IV landscaping shall consist of: a. Canopy-type deciduous trees or broadleaf evergreen trees; b. Evergreen or deciduous shrubs that do not exceed a height of four feet at maturity spaced no more than four feet apart; c. Living ground cover planted to achieve full coverage of the ground surface within three years; and d. At least 70 percent of the required trees shall be deciduous.	D. Type IV Parking Area Landscaping. 1. Purpose. To provide shade and visual relief while maintaining clear sight lines within parking areas. 2. Type IV landscaping shall consist of: a. ~~Canopy-type d~~Deciduous trees or ~~broadleaf~~ evergreen trees; b. Evergreen or deciduous shrubs that do not exceed a height of four feet at maturity spaced no more than four feet apart. Shrubs greater than four feet in height should not impair sight distances or create a safety hazard; c. Living ground cover planted to achieve full coverage of the ground surface within three years; and d. At least 70 percent of the required trees shall be deciduous unless submitted plans show adequate soil preparation and volume to support additional evergreen trees.	☒ Amend existing language ☒ Develop new language ☐ No change Update terminology for consistency with other language in SMC 17.70.060 (item a). Allow a range of heights to evergreen and deciduous shrubs (item b). Allow higher evergreen tree percentage with additional submittal information on soil preparation and volume (item d).
17.70.070.A Landscape standards – Single-family development	The following standards apply to residential subdivisions on property located within the R-C, R-1-4, R-1-7.5, PR and MU districts: A. Residential Streets. Trees shall be provided along all public streets as follows: 1. Trees shall be spaced no more than 40 feet apart on arterials. 2. Trees shall be spaced no more than 50 feet apart on collector and local access streets. 3. Street trees shall be planted prior to final plan approval. The planning official shall approve spacing and species.	The following standards apply to residential subdivisions on property located within the R-C, R-1-4, R-1-7.5, PR and MU districts: A. Residential streets. Trees shall be provided along all residential public streets as follows: 1. Trees shall be spaced no more than 40 feet apart on arterials 2. Trees shall be spaced no more than 50 feet apart on collector and local access streets. 3. Street trees shall be planted prior to final plan approval. The planning official shall approve spacing and species. 4. Trees may be spaced at irregular intervals in order to accommodate sight distance requirements for driveways and installation of LID BMPs. However, when this is proposed, the required number of street trees based on the maximum spacing must still be installed in the overall street tree planting areas. 5. No street tree shall be planted with less than 300 cubic feet of total soil volume.	☐ Amend existing language ☒ Develop new language ☐ No change Allow tree spacing to be adjusted to accommodate the installation of LID BMPs based on language from SMC 17.70.080 (#4). Add language from City arborist (#5).
17.70.070 Landscape standards – Single-family development	Not applicable	C. When street trees are removed or severely damaged, trees greater than six inches DBH shall be replaced at a ratio of two new trees per removed tree, while all trees less than six inches DBH shall be replaced at a ratio of one new tree per removed tree. Where new street trees cannot be planted due to portions of rights-of-way having been previously paved or otherwise rendered unsuitable to plant trees, a fee-in-lieu of planting is required. Such fee shall be determined by the city arborist per city policy and deposited into the City Street Tree Account.	☐ Amend existing language ☒ Develop new language ☐ No change Add tree replacement ratio.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
17.70.080.A Landscape standards – Multifamily, commercial, industrial and utility park development	A. Street Trees 1. Trees shall be provided along all public streets, spaced as follows: a. No more than 40 feet apart on arterial streets b. No more than 50 feet apart on collectors and local access streets 2. Trees shall be: a. Located within the street right-of-way if permitted by the city or other custodial state or local agency; or b. Located no more than 10 feet from the street line when located within a lot. 3. Trees may be spaced at irregular intervals in order to accommodate sight distance requirements for driveways and intersections. 4. Street trees shall be planted prior to final plan approval. The planning official shall approve spacing and species.	A. Street Trees 1. Trees shall be provided along all public streets, spaced as follows: a. No more than 40 feet apart on arterial streets b. No more than 50 feet apart on collectors and local access streets 2. Trees shall be: a. Located within the street right-of-way if permitted by the city or other custodial state or local agency; or b. Located no more than 10 feet from the street line when located within a lot. 3. Trees may be spaced at irregular intervals in order to accommodate sight distance requirements for driveways and intersections and installation of LID BMPs. 4. Street trees shall be planted prior to final plan approval. The director ~~planning official~~ shall approve spacing and species. 5. No street tree shall be planted with less than 300 cubic feet of total soil volume.	☒ Amend existing language ☒ Develop new language ☐ No change Allow tree spacing to be adjusted to accommodate the installation of LID BMPs (#3). Add language from City arborist (#5).
17.70.080.D Landscape standards – Multifamily, commercial, industrial and utility park development	Not applicable	D. When street trees are removed or severely damaged, trees greater than six inches DBH shall be replaced at a ratio of two new trees per removed tree, while all trees less than six inches in diameter DBH shall be replaced at a ratio of one new tree per removed tree. Where new street trees cannot be planted due to portions of rights-of-way having been previously paved or otherwise rendered unsuitable to plant trees, a fee-in-lieu of planting is required. Such fee shall be determined by the city arborist per city policy and deposited into the City Street Tree Account.	☐ Amend existing language ☒ Develop new language ☐ No change Add tree replacement ratio.
17.70.090.A-D Landscape Standards – Parking Lots	A. Type IV landscaping shall be provided within all surface parking containing 10 or more parking stalls or 3,000 square feet of vehicle use area. B. Vehicle use area includes the parking lot, driveways and service areas. C. For parking lots with 10 to 30 stalls, seven percent of the vehicle use area shall be landscaped. D. For parking lots with 31 or more stalls, 10 percent of the vehicle use area shall be landscaped. …	A. Type IV landscaping shall be provided within all surface parking containing 10 or more parking stalls or 3,000 square feet of vehicle use area. B. Vehicle use area includes the parking lot, driveways and service areas. C. For parking lots with 10 to 30 stalls, ~~seven~~ ten percent of the vehicle use area shall be landscaped. D. For parking lots with 31 or more stalls, ~~10~~ fifteen percent of the vehicle use area shall be landscaped. E. At the discretion of the director, required parking lot landscaping area percentages may be reduced for development within historical overlay zones if the applicant cannot meet minimum parking requirements (See Chapter 17.35 SMC and Chapter 17.37 SMC). …	☒ Amend existing language ☒ Develop new language ☐ No change Increase parking lot landscaped area (C and D), but allow a deviation for historical overlay zones (E).
17.70.090.E-H Landscape Standards – Parking Lots	E. The minimum area per planting segment shall be 100 square feet. F. The maximum area per planting segment shall be 1,500 square feet for parking lots with more than 30 stalls. G. Planting areas shall be distributed throughout the parking lot. The maximum distance between any parking stall and required parking area landscaping shall be no more than 50 feet. H. Shade trees shall be provided at the rate of a minimum of one per planter and/or one per 100 square feet of planter. …	F~~E~~. The minimum area per planting segment shall be 100 square feet, with minimum dimensions of not less than six feet on any side, and not less than 300 cubic feet of soil, in planters containing trees. ~~F. The maximum area per planting segment shall be 1,500 square feet for parking lots with more than 30 stalls.~~ G. Planting areas shall be distributed throughout the parking lot. The maximum distance between any parking stall and required parking area landscaping shall be no more than 50 feet. H. Shade trees shall be provided at the rate of a minimum of one per planter and/or one per 100 square feet of planter. Planting areas incorporated into LID BMPs may be exempted from the requirement for shade trees, up to a maximum of 10 percent of the landscaping area required to have shade trees. …	☒ Amend existing language ☒ Develop new language ☐ No change Incorporate language from City arborist (F). Remove maximum area per planting segment to allow more flexibility in parking lot design (former F). Add language to allow deviation in shade tree percentage if LID BMPs are installed (H).

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
17.70.090.I Landscape Standards – Parking Lots	I. Permanent curbs or structural barriers shall be provided to protect the landscape plantings from vehicle overhang.	I. Permanent curbs or structural barriers shall be provided to protect the landscape plantings from vehicle overhang, except where curb cuts are placed to allow water to enter LID BMPs.	☒ Amend existing language ☐ Develop new language ☐ No change Add language to explicitly allow curb cuts for water entering LID BMPs.
17.70.130.A and B Maintenance of plant materials	A. Replacement. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved landscape development plan and shall maintain all landscape plant material. B. Maintenance Assurance. The planning official shall require a maintenance assurance device for a period of one year from the completion of planting in order to ensure compliance with the requirements of this section.	A. Replacement. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved landscape ~~development~~ plan per SMC 17.70.030 and shall maintain all landscape plant material. B. Maintenance Assurance. The planning official shall require a maintenance assurance device for a period of ~~one year~~ two years from the completion of planting in order to ensure compliance with the requirements of this section.	☒ Amend existing language ☐ Develop new language ☐ No change Update terminology for consistency with SMC 17.70.030. Extend maintenance assurance to 2 years for consistency with SMC 15.18.100.
17.77.030.C.9 Permit required for construction of wireless communication facilities	C. Application Requirements – New Wireless Communication Facility. The following information shall be included in a wireless communication facility permit application for a new wireless communication facility or a proposed modification that would substantially change the physical dimensions of an existing WCF: … 9. A landscape plan stamped by a landscape architect licensed in Washington State indicating the type, locations, sizes and quantities of plant materials and other landscape elements proposed to screen wireless communication facility components, including details and specifications for soil preparation, drainage, irrigation and planting necessary to ensure proper establishment and long-term health and vigor. The landscape plan shall provide a discussion of how the chosen materials at maturity will screen the site. …	C. Application Requirements – New Wireless Communication Facility. The following information shall be included in a wireless communication facility permit application for a new wireless communication facility or a proposed modification that would substantially change the physical dimensions of an existing WCF: … 9. A landscape plan stamped by a landscape architect licensed in Washington State per SMC 17.70.030 and screening per SMC 17.70.060 ~~indicating the type, locations, sizes and quantities of plant materials and other landscape elements proposed to screen wireless communication facility components, including details and specifications for soil preparation, drainage, irrigation and planting necessary to ensure proper establishment and long-term health and vigor. The landscape plan shall provide a discussion of how the chosen materials at maturity will screen the site~~. **…**	☒ Amend existing language ☐ Develop new language ☐ No change Remove duplicative landscape plan language and add a reference to the landscaping and screening sections in Chapter 17.70 SMC.
17.77.070.C Inspection and maintenance	All landscaping shall be maintained at all times and shall be promptly replaced if not healthy and successful.	The property owner or developer shall maintain all landscaping at all times, and shall promptly replace landscaping that is not healthy and successful. In some cases, the property owner or developer may defer prompt replacement of unhealthy or dead plant materials to a time of year when extensive irrigation is not required for plant establishment and growth, but only when first approved by the director. ~~All landscaping shall be maintained at all times and shall be promptly replaced if not healthy and successful.~~	☒ Amend existing language ☒ Develop new language ☐ No change Strengthen language and allow flexibility with planting replacement timelines.

City of Snoqualmie Proposed Revisions

Name of Document/Code/Policy Reviewed: SMC Title 19 –Environment

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
Global	"storm water"	Change "stormwater" to a single word throughout Title 19	☒ Amend existing language ☐ Develop new language ☐ No change Update for consistency with King County and Ecology.
19.12.020 Critical areas definitions	C. "Alteration" means any human-induced action which changes the existing condition of a critical area. Alterations include, but are not limited to: grading; filling; dredging; draining; channelizing; cutting, pruning, limbing or topping, clearing, relocating or removing vegetation; applying manure, herbicides or pesticides or any hazardous or toxic substance; discharging pollutants except storm water; grazing domestic animals; paving, construction, or application of gravel; modifying for surface water management purposes; or any other human activity that changes the existing landforms, vegetation, hydrology, wildlife or wildlife habitat of a critical area.	C. "Alteration" means any human-induced action which changes the existing condition of a critical area. Alterations include, but are not limited to: grading; filling; dredging; draining; channelizing; cutting, pruning, ~~limbing or~~ topping, clearing, relocating or removing vegetation; applying manure, herbicides or pesticides or any hazardous or toxic substance; discharging pollutants except stormwater ~~storm water~~; grazing domestic animals; paving, construction, or application of gravel; modifying for surface water management purposes; or any other human activity that changes the existing landforms, vegetation, hydrology, wildlife or wildlife habitat of a critical area.	☒ Amend existing language ☐ Develop new language ☐ No change Remove limbing term for consistency with Chapter 15.20.
19.12.020 Critical areas definitions	Not applicable	I. "Cutting" means as defined in SMC 15.20.020.	☐ Amend existing language ☒ Develop new language ☐ No change Add reference to definition in SMC 15.20.020 instead of including a duplicate definition here.
19.12.020 Critical areas definitions	Not applicable	L. "Drainage facility" means as defined in SMC 15.18.040.	☐ Amend existing language ☒ Develop new language ☐ No change Add reference to definition in SMC 15.18.040 instead of including a duplicate definition here.
19.12.020 Critical areas definitions	Not applicable	R. "Invasive species" means a species that is (1) nonnative (or alien) to the Puget Sound or the Central Puget Lowland region, and (2) whose introduction causes or is likely to cause economic or environmental harm, or harm to human health. Invasive species can be plants, animals, and other organisms (e.g., microbes); human actions are the primary means of invasive introductions.	☐ Amend existing language ☒ Develop new language ☐ No change Add definition for invasive species.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
19.12.020 Critical areas definitions	Not applicable	X. “Noxious weeds” means as defined in SMC 15.20.020.	☐ Amend existing language ☒ Develop new language ☐ No change Add reference to definition in SMC 15.20.020 instead of including a duplicate definition here.
19.12.020 Critical areas definitions	Not applicable	Y. “Pruning” means as defined in SMC 15.20.020.	☐ Amend existing language ☒ Develop new language ☐ No change Add reference to definition in SMC 15.20.020 instead of including a duplicate definition here.
19.12.020 Critical areas definitions	Not applicable	EE. “Topping” means as defined in SMC 15.20.020.	☐ Amend existing language ☒ Develop new language ☐ No change Add reference to definition in SMC 15.20.020 instead of including a duplicate definition here.
19.12.040.A.5 Allowed activities	A. The following development, modifications, activities, and associated uses are allowed as provided below, provided they are consistent with the provisions of other local, state, and federal laws and requirements and ensure minimal impacts to and no net loss of ecological functions: … 5. Normal and routine maintenance or repair of existing utility or street rights-of-way or utility structures. Utility or street rights-of-way shall be maintained in a manner that meets the objectives of safe and efficient use of the right-of-way, while eliminating the use of chemical herbicides within the corridors. Normal and routine maintenance includes vegetation management performed in accordance with best management practices that is part of ongoing maintenance of structures, infrastructure, or utilities; provided, that such management actions are part of regular and ongoing maintenance, do not expand further into the critical area, are not the result of an expansion of the structure or utility, and do not directly impact an endangered or threatened species. …	A. The following development, modifications, activities, and associated uses are allowed as provided below, provided they are consistent with the provisions of other local, state, and federal laws and requirements and ensure minimal impacts to and no net loss of ecological functions: … 5. Normal and routine maintenance or repair of existing utility or street rights-of-way or utility structures including drainage facilities. Utility or street rights-of-way shall be maintained in a manner that meets the objectives of safe and efficient use of the right-of-way, while eliminating the use of chemical herbicides within the corridors. Normal and routine maintenance includes vegetation management performed in accordance with best management practices that is part of ongoing maintenance of structures, infrastructure, or utilities; provided, that such management actions are part of regular and ongoing maintenance, do not expand further into the critical area, are not the result of an expansion of the structure or utility, and do not directly impact an endangered or threatened species. …	☒ Amend existing language ☐ Develop new language ☐ No change Add language to specify that maintenance of drainage facilities is allowed.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
19.12.040.A.6 Allowed activities	A. The following development, modifications, activities, and associated uses are allowed as provided below, provided they are consistent with the provisions of other local, state, and federal laws and requirements and ensure minimal impacts to and no net loss of ecological functions: … 6. Removal of state-listed invasive and noxious weeds, and additional aggressive non-native species, including Japanese knotweed, Scot's broom, English ivy, Himalayan and evergreen blackberry; provided, only hand labor and light equipment that minimizes disturbance to the critical area or buffer are used, and chemical applications approved for use adjacent to streams and wetlands, provided best management practices are used. …	A. The following development, modifications, activities, and associated uses are allowed as provided below, provided they are consistent with the provisions of other local, state, and federal laws and requirements and ensure minimal impacts to and no net loss of ecological functions: … 6. Removal of ~~state-listed~~ invasive plants and noxious weeds, and additional aggressive non-native species, including Japanese knotweed, Scot's broom, English ivy, Himalayan and evergreen blackberry; provided, only hand labor and light equipment that minimizes disturbance to the critical area or buffer are used, and chemical applications are approved for use adjacent to streams and wetlands, provided best management practices are used. …	☒ Amend existing language ☐ Develop new language ☐ No change Modify language to link to new invasive species definition (which includes plants).
19.12.120.A.3 Steep slope hazard areas	A. Alterations. No development or alteration shall be allowed in steep slope hazard areas unless the development or alteration is one of the following: … 3. Surface water conveyance approved by the city in conformance with the Surface Water Design Manual; …	A. Alterations. No development or alteration shall be allowed in steep slope hazard areas unless the development or alteration is one of the following: … 3. Surface water or stormwater conveyance approved by the city in conformance with the stormwater management requirements in Chapter 15.18 SMC ~~Surface Water Design Manual~~; …	☒ Amend existing language ☐ Develop new language ☐ No change Remove specific Surface Water Design Manual reference and replace with a reference to Chapter 15.18 SMC.
19.12.120.A.6 Steep slope hazard areas	A. Alterations. No development or alteration shall be allowed in steep slope hazard areas unless the development or alteration is one of the following: … 6. Trimming and limbing of vegetation on steep slopes approved by the city; provided that the soils are not disturbed.	A. Alterations. No development or alteration shall be allowed in steep slope hazard areas unless the development or alteration is one of the following: … 6. Trimming and cutting ~~limbing~~ of vegetation on steep slopes approved by the city; provided that the soils are not disturbed.	☒ Amend existing language ☐ Develop new language ☐ No change Update terminology for consistency with Chapter 15.20.
19.12.160.C.2 Streams	C. Permitted Uses and Alterations … Mitigation shall be required for any impact to the critical area or its buffer from these permitted uses and alterations: … 2. Stream Relocations … Class 3 and Class 4 streams may only be relocated provided the in-stream resources are preserved or enhanced, all appropriate floodplain protection measures are used, and the requirements of the Surface Water Design Manual, Chapter 15.18 SMC, Surface and Storm Water Management, and all other applicable permit and code requirements have been met. …	C. Permitted Uses and Alterations … Mitigation shall be required for any impact to the critical area or its buffer from these permitted uses and alterations: … 2. Stream Relocations … Class 3 and Class 4 streams may only be relocated provided the in-stream resources are preserved or enhanced, all appropriate floodplain protection measures are used, and the stormwater management requirements in ~~of the Surface Water Design Manual,~~ Chapter 15.18 SMC~~, Surface and Storm Water Management~~, and all other applicable permit and code requirements have been met. …	☒ Amend existing language ☐ Develop new language ☐ No change Remove specific Surface Water Design Manual reference.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*
19.12.160.C.7 Streams	C. Permitted Uses and Alterations … Mitigation shall be required for any impact to the critical area or its buffer from these permitted uses and alterations: … 7. Storm Water Facilities. Storm water detention/water quality pond discharges are permitted, provided the provisions of the Surface Water Design Manual are met and the city finds that the wetland functions can be preserved or enhanced and provided surface water discharges to streams from detention facilities, presettlement ponds, or other surface water management structures will not negatively affect the rate of flow nor decrease the water quality of the stream. …	C. Permitted Uses and Alterations … Mitigation shall be required for any impact to the critical area or its buffer from these permitted uses and alterations: … 7. Drainage~~Storm Water~~ Facilities. ~~Storm water detention/water quality pond d~~Discharges from drainage facilities are permitted, provided the stormwater management requirements in Chapter 15.18 SMC ~~provisions of the Surface Water Design Manual are~~ have been met and the city finds that the wetland functions can be preserved or enhanced and provided stormwater~~surface water~~ discharges to streams from drainage facilities~~detention facilities, presettlement ponds, or other surface water management structures~~ will not negatively affect the rate of flow nor decrease the water quality of the stream. …	☒ Amend existing language ☐ Develop new language ☐ No change Remove specific Surface Water Design Manual reference and replace with a reference to Chapter 15.18 SMC. Update terminology to be more inclusive of other types of drainage facilities.
19.12.160.C.9 Streams	C. Permitted Uses and Alterations … Mitigation shall be required for any impact to the critical area or its buffer from these permitted uses and alterations: … 9. Roads and Rights-of-Way. Roads and other rights-of-way are permitted, provided no practical alternative exists and adequate provision is made to protect or enhance the stream through appropriate mitigation. Roads shall be designed and maintained to prevent erosion and restriction of the natural movement of groundwater as it affects the critical area. Roads must be located to conform to the topography so that minimum alteration of natural conditions may be required. … Roads shall be constructed so as to minimize adverse impacts on the hydroperiod of the stream or to the habitat functions to a degree acceptable to the city. A restoration plan for the area, designed per the standards of a mitigation plan, shall be required.	C. Permitted Uses and Alterations … Mitigation shall be required for any impact to the critical area or its buffer from these permitted uses and alterations: … 9. Roads and Rights-of-Way. Roads and other rights-of-way are permitted, provided no practical alternative exists and adequate provision is made to protect or enhance the stream through appropriate mitigation. Roads shall be designed and maintained to prevent erosion and restriction of the natural movement of groundwater as it affects the critical area. Roads must be located to conform to the topography so that minimum alteration of natural conditions may be required. … Roads shall be designed and constructed per the stormwater management requirements in Chapter 15.18 SMC ~~so as to minimize adverse impacts on the hydroperiod of the stream or to the habitat functions to a degree acceptable to the city~~. A restoration plan for the area, designed per the standards of a mitigation plan, shall be required.	☒ Amend existing language ☐ Develop new language ☐ No change Remove specific language related to hydroperiods and replace with a reference to Chapter 15.18 SMC.
19.12.170.H.3 Wetlands	H. Permitted Uses and Alterations … Mitigation per the requirements of this chapter shall be required for any impact to the critical area from these permitted uses and alterations: 3. Storm Water Facilities. Storm water detention/water quality pond discharge facilities located in the outer 25 percent of a prescribed wetland buffer are permitted when required by engineering constraints, and when such discharges are designed to be infiltrated into appropriate soils or discharged as surface sheet flow in appropriate slope conditions. Such discharges and facilities must meet the provisions of the Surface Water Design Manual. The city must review and approve the submittal to determine that wetland functions will be preserved or enhanced, that storm water discharges to the upper buffers will not negatively affect the hydroperiod of the wetland, and that there will be no adverse impacts to the water quality of the wetland;	H. Permitted Uses and Alterations … Mitigation per the requirements of this chapter shall be required for any impact to the critical area from these permitted uses and alterations: 3. Drainage ~~Storm Water~~ Facilities. ~~Storm water detention/water quality pond discharge~~ Drainage facilities located in the outer 25 percent of a prescribed wetland buffer are permitted when required by engineering constraints, and when such discharges are designed to be infiltrated into appropriate soils or discharged as surface sheet flow in appropriate slope conditions. Such discharges and facilities must meet the stormwater management requirements in Chapter 15.18 SMC~~provisions of the Surface Water Design Manual~~. The city must review and approve the submittal to determine that wetland functions will be preserved or enhanced, that stormwater ~~storm water~~ discharges meet the requirements in Chapter 15.18 SMC~~to the upper buffers will not negatively affect the hydroperiod of the wetland~~, that stormwater discharges to the wetland's outer buffer will not negatively affect the hydroperiod of the wetland except as allowed by SMC Section 15.18.180, and that there will be no adverse impacts to the water quality of the wetland;	☒ Amend existing language ☐ Develop new language ☐ No change Remove specific Surface Water Design Manual reference and specific language related to hydroperiods and replace with a reference to Chapter 15.18 SMC. Update terminology to be more inclusive of other types of drainage facilities.

Section Reference	*Existing Text*	*Proposed Revisions to Existing Text*	*Preferred Approach*

19.12.170.J Wetlands

J. Mitigation Ratios. When alteration of wetland or buffers requires mitigation by compensation, compensation for impacts shall be provided at the following ratios shown in the table below:

Table 19.12.170-2. Mitigation Ratios

Category and Type	Creation or Reestablish-ment	Rehabili-tation Only	Enhance-ment Only	Mitigation Bank
Category IV All	1.5:1	3:1	6:1	See SMC 19.12.180
Category III All	2:1	4:1	8:1	See SMC 19.12.180
Category II All	3:1	6:1	12:1	See SMC 19.12.180
Category I Forested	6:1	12:1	24:1	See SMC 19.12.180
Category I Bog	Not considered possible[2]	6:1 rehab of bog	Case-by-case basis[2]	See SMC 19.12.180
Category I Natural Heritage Site	Not considered possible[2]	6:1 rehab of a natural heritage site	Case-by-case basis[2]	See SMC 19.12.180
Category I Based on Score for Functions	4:1	8:1	16:1	See SMC 19.12.180

[1] See the following document for additional guidance: Washington State Department of Ecology, U.S. Army Corps of Engineers Seattle District, and U.S. Environmental Protection Agency Region 10. March 2006. Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance (Version 1). Washington State Department of Ecology Publication No. 06-06-011a. Olympia, WA.

[2] Class I bogs and natural heritage sites are deemed irreplaceable wetlands, and therefore no amount of compensation would replace these ecosystems. Avoidance is the best option. In the rare case when impacts cannot be avoided, replacement ratios will be determined on a case-by-case basis, and will be significantly higher than for other Class I wetlands.

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Category III All	2:1	4:1	8:1	See SMC 19.12.180
Category II All	3:1	6:1	12:1	See SMC 19.12.180
Category I Forested	6:1	12:1	24:1	See SMC 19.12.180
Category I Bog	Not considered possible[2]	6:1 rehab of bog	Case-by-case basis[2]	See SMC 19.12.180
Category I Natural Heritage Site	Not considered possible[2]	6:1 rehab of a natural heritage site	Case-by-case basis[2]	See SMC 19.12.180
Category I Based on Score for Functions	4:1	8:1	16:1	See SMC 19.12.180
Buffer	Minimum of 1:1[3]	Minimum of 1:1[3]	Minimum of 1:1[3]	See SMC 19.12.180

[1] See the following document for additional guidance: Washington State Department of Ecology, U.S. Army Corps of Engineers Seattle District, and U.S. Environmental Protection Agency Region 10. March 2006. Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance (Version 1). Washington State Department of Ecology Publication No. 06-06-011a. Olympia, WA.

[2] Class I bogs and natural heritage sites are deemed irreplaceable wetlands, and therefore no amount of compensation would replace these ecosystems. Avoidance is the best option. In the rare case when impacts cannot be avoided, replacement ratios will be determined on a case-by-case basis, and will be significantly higher than for other Class I wetlands.

[3] The City may require a buffer enhancement ratio greater than 1:1 for exceptional second growth forest or mitigation of an already functioning buffer based on the critical area report, buffer modification or consideration of vegetation structure slope and flow paths.

☒ Amend existing language
☐ Develop new language
☐ No change

Add row for buffers based on direction from City staff.

APPENDIX C

Approved Ordinance

ORDINANCE NO. 1198

AN ORDINANCE OF THE CITY OF SNOQUALMIE, WASHINGTON, AMENDING VARIOUS SECTIONS IN TITLE 12, TITLE 13, TITLE 15, TITLE 16, TITLE 17, AND TITLE 19 OF THE SNOQUALMIE MUNICIPAL CODE IN ORDER TO IMPLEMENT MANDATORY PROVISIONS OF THE 2015 AMENDMENTS TO THE WESTERN WASHINGTON PHASE II NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM MUNICIPAL STORMWATER PERMIT ISSUED BY THE DEPARTMENT OF ECOLOGY; PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the federal Clean Water Act, 33 U.S.C. § 1251 *et seq.* establishes a national goal of eliminating the discharge of pollutants to navigable waters of the United States by, among other things, the issuance of permits under the National Pollutant Discharge Elimination System ("NPDES") and the establishment of programs for the control of nonpoint sources of pollution; and

WHEREAS, the Clean Water Act, 33 U.S.C. §§ 1316(c) and 1342, authorizes a State, where approved by the EPA Administrator, to develop and implement standards of performance for new sources of pollutants, and to administer the State's own NPDES permit program(s) under State law in order to regulate discharges into navigable waters within its jurisdiction; and

WHEREAS, pursuant to RCW 90.48.260, the Legislature designated the Washington Department of Ecology as the state water pollution control agency for all purposes of the Clean Water Act, including for purposes of administering the National Pollution Discharge Elimination System (NPDES) program within the State of Washington; and

WHEREAS, in 2007, Ecology issued NPDES Municipal Stormwater permits in two phases, and subsequently updated them in 2009. Phase I permits were issued to large municipalities and county governments with populations over 100,000 (as determined by the

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Publish: 12/22/2017
Effective: 12/28/2017

1990 census); Phase II Permits were issued to smaller governmental entities with populations under 100,000; and

WHEREAS, in RCW 90.48.260(3)(b), the Legislature directed Ecology to issue an updated NPDES municipal stormwater general permit applicable to western Washington municipalities for any permit first issued on January 17, 2007, with an updated permit becoming effective beginning August 1, 2013; and

WHEREAS, the Legislature further directed Ecology that the provisions of the updated NPDES municipal general stormwater permit relating to new requirements for low-impact development and review and revision of local development codes, rules, standards, or other enforceable documents to incorporate low-impact development principles must be implemented simultaneously, and go into effect no earlier than December 31, 2016, or the time of the scheduled update under RCW 36.70A.130(5), as existing on July 10, 2012, whichever is later; and

WHEREAS, pursuant to RCW 90.48.260, in January 2007, the Washington State Department of Ecology (Ecology) issued a Phase II municipal stormwater permit (Phase II Permit) for Western Washington, and updated and reissued the Phase II Permit in August 2012, effective until 2018, with subsequent updates in 2013 and 2015; and

WHEREAS, the City is a new permitee under the 2013-2018 permit and is subject to Ecology's Phase II Permit timeline; and

WHEREAS, the NPDES Phase II Permit requires that 2013 permittees shall review, revise, and make effective their local development-related codes, rules, standards, or other enforceable documents to incorporate and require Low-Impact Development (LID) principles and LID Best Management Practices (BMPs); and

WHEREAS, City Staff, in consultation with Herrera Environmental Consultants, determined the necessary amendments to ensure consistency with the Phase II Permit; and

WHEREAS, the City has reviewed and evaluated all recommended code amendments to provide consistency with the Phase II Permit;

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Snoqualmie, Washington, as follows:

Section 1. Amendment of Table of Contents of Chapter 12.16 of the Snoqualmie Municipal Code. The Table of Contents of Chapter 12.16 of the Snoqualmie Municipal Code is hereby amended to read as follows:

Chapter 12.16
STREET DESIGN STANDARDS

Article I. Definitions

12.16.010 Generally.

12.16.020 Builder.

12.16.030 Building department.

12.16.040 City.

12.16.050 City council.

12.16.060 City engineer.

12.16.070 City planning commission.

12.16.080 Contractor.

12.16.090 Developer.

12.16.093 Director.

12.16.095 Drainage facilities.

12.16.100 Drainage guidelines.

12.16.110 Inspector.

12.16.120 King County road standards.

12.16.130 New construction.

12.16.135 Permeable pavement.

12.16.140 Private property owner.
12.16.150 Professional engineer.
12.16.160 Public works department.
12.16.170 Reconstruction.
12.16.180 Registered land surveyor.
12.16.190 Roadway width.
12.16.200 Street committee.
12.16.210 Walkway.
12.16.205 Two-track driveways.

Article II. General Provisions

12.16.220 Purpose of design standards.
12.16.230 Compliance.
12.16.240 Applicability – Property utilizing public right-of-way.
12.16.250 Applicability – Remodeled building exterior.
12.16.260 Requirements for single-family residences.
12.16.270 Requirements for commercial and multifamily buildings.
12.16.280 General procedure for project approval.

Article III. New Construction – Minimum Standards for Design of Streets

12.16.290 Structural design.
12.16.300 Vertical clearance.
12.16.310 Lateral clearance.
12.16.320 Bridges.
12.16.330 Roadway geometrics.
12.16.340 Construction specifications.
12.16.350 Traffic-control devices.
12.16.360 Pedestrian facilities.
12.16.370 Bridge railings.

Article IV. New Construction – General Guidelines

12.16.390 Lateral clearance.

12.16.400 Utility location.

12.16.410 Railroad grade crossings.

12.16.420 Storm drainage.

12.16.430 Off-street parking.

12.16.440 Safety features.

Article V. New Construction – Design Details for City Streets

12.16.450 Neighborhood collector streets.

12.16.460 Access streets.

Article VI. Drainage

12.16.470 Drainage plan.

12.16.480 Storm drains in curb and gutter section.

12.16.490 Catchbasins, manholes and inlets.

~~12.16.500 Runoff control policies.~~

~~12.16.510 Runoff diversion.~~

~~12.16.520 Peak discharge control.~~

~~12.16.530 Oil separation devices.~~

~~12.16.540 Erosion and siltation control.~~

Article VII. Utilities

12.16.550 Street right-of-way primarily for traffic.

12.16.560 Standard utility locations.

12.16.570 Underground pipe materials and installation.

12.16.580 Scheduling of utilities installation and relocation.

12.16.590 General requirements.

Article VIII. Roadside Features

12.16.600 Driveways.

12.16.610 Rock retaining walls.

12.16.620 Side slopes.

12.16.640 Survey monuments.

Article IX. Inspection

12.16.650 Approval of plans prior to commencement of work.

12.16.660 Engineer – Authority.

12.16.670 State standards to apply.

12.16.680 Street inspections.

12.16.690 Developers required to notify.

12.16.700 Revisions to inspection sequence.

Article X. Deposits, Fees and Obligations to the City

12.16.710 Cash deposits.

12.16.720 Checking fees.

12.16.730 Inspection fees.

12.16.740 Developer agreement.

12.16.750 Performance bond.

12.16.760 Guarantee bond.

12.16.770 Standard forms.

12.16.780 Design standard detail and drawings.

Article XI. Violations

12.16.790 Misdemeanor – Penalty.

Section 2. Amendment of Article I (Definitions) of Chapter 12.16 of the Snoqualmie Municipal Code. Article I (Definitions) of Chapter 12.16 of the Snoqualmie Municipal Code is hereby amended to add the following new sections:

12.16.093 Director.

"Director" means the dDirector of community developmentpParks and pPublic wWorks.

12.16.095 Drainage facilities.

"Drainage facilities" means as defined in SMC 15.18.040.

12.16.135 Permeable pavement.

"Permeable pavement" means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir.

12.16.205 Two-track driveways.

"Two-track driveways", also known as "Hollywood" or "wheel strip" driveways, means a single-lane driveway where the driving surface (i.e., pavement) is separate in the middle by a landscape strip, usually consisting of grass.

Section 3. Amendment of Section 12.16.100 of the Snoqualmie Municipal Code.

Snoqualmie Municipal Code Section 12.16.100 is hereby amended to read as follows:

12.16.100 Drainage guidelines.

"Drainage guidelines" refers to the surface water design manual adopted in SMC 15.18~~"Requirements and Guidelines for Drainage Control in King County" adopted as the city standard~~. (Ord. 483 § 1.20, 1980).

Section 4. Amendment of Section 12.16.340 of the Snoqualmie Municipal Code.

Snoqualmie Municipal Code Section 12.16.340 is hereby amended to read as follows:

12.16.340 Construction specifications.

Current editions of Standard Specifications of the Washington State Department of Transportation (WSDOT), or the American Public Works Association (APWA), shall be used. in addition, the City allows the use of WSDOT's General Special Provisions (GSPs) for Porous Hot Mix Asphalt (PHMA), Porous Warm Mix Asphalt (PWMA) and Pervious Concrete (PConcrete) developed by the Construction Materials Committee of the American Public Works Association (APWA) Washington. (Ord. 483 § 4.1(6), 1980).

Section 5. Amendment of Section 12.16.360 of the Snoqualmie Municipal Code.

Snoqualmie Municipal Code Section 12.16.340 is hereby amended to read as follows:

12.16.360 Pedestrian facilities.

There shall be a minimum four-foot (clear) surfaced walkway on each side of the street unless topography or other special conditions favor one walkway only, such as heritage trees, significant trees, and drainage facilities; special conditions warranting exceptions require approval by the dDirector. The city will designate the minimum width and locations of walkways. (Ord. 483 § 4.1(8), 1980).

Section 6. Amendment of Section 12.16.400 of the Snoqualmie Municipal Code.

Snoqualmie Municipal Code Section 12.16.400 is hereby amended to read as follows:

12.16.400 Utility location.

Except as noted under SMC 12.16.390, where applicable, local standards for utility locations such as the Snoqualmie Ridge Phase 2 Standards govern in lieu of the location requirements of this Chapter. ~~should be followed~~. (Ord. 483 § 4.2(2), 1980).

Section 7. Amendment of Section 12.16.420 of the Snoqualmie Municipal Code.

Snoqualmie Municipal Code Section 12.16.420 is hereby amended to read as follows:

12.16.420 Storm drainage.

Storm drainage shall be managed in accordance with ~~per~~ the requirements in Chapter 15.18 SMC. ~~Normally, storm drainage should be handled by underground collection systems, but other means may be used where permitted.~~ (Ord. 483 § 4.2(4), 1980).

Section 8. Amendment of Sections 12.16.470 - .490 of the Snoqualmie Municipal Code. Snoqualmie Municipal Code Sections 12.16.470, 12.16.480 and 12.16.490 are hereby amended to read as follows:

12.16.470 Drainage plan.

~~D~~rainage facilities on city roads shall ~~generally~~ conform to the surface water design manual adopted in Chapter 15.18 SMC. Requirements for drainage plan submittals are also included in the surface water design manual adopted in Chapter 15.18 SMC. ~~"Requirements and Guidelines for Drainage Control in King County," current edition. This is hereafter referred to as "drainage guidelines." Note the requirements for a drainage plan, beginning on page 1 of that publication, and "Drainage Policies and/or Recommendations," which follows in the~~

latter part of the same manual. This drainage plan shall be submitted either integral with the plan and profile for the road design, if graphic space permits, or on separate plan and data sheets. In either case the drainage plan shall include runoff calculations keyed to topographic maps; location, specific size, grade, and elevation data on all hydraulic features; and facilities for retention and for grease and siltation control. (Ord. 483 § 5.1, 1980).

12.16.480 Storm drains in curb and gutter section.

A. SUnderground storm drainage shall be provided for curb street section whenever the length of surface drainage exceeds 300 feet on road grade extending either direction from the crest or sag of vertical curves.

B. Storm drain pipe other than pipe connecting inlets to the main storm drain shall be a minimum 12-inch diameter and of specified rubber-gasketed corrugated metal or rubber-gasketed concrete pipe. Runoff shall be computed and, if the flow requires it, larger pipe shall be used.

C. Storm drain pipe connecting inlets to the main storm drain by structure, i.e., catch_basin or manhole, shall be minimum eight-inch diameter rubber-gasketed corrugated metal or rubber-gasketed concrete pipe, with a maximum length of 55 feet.

D. Connections of storm drain pipe leading from an inlet location may be made into a main storm drain without structure, subject to case-by-case approval by the engineer and subject to the following requirements:

1. The inletting structure shall be a catch_basin and not a simple inlet lacking a catch or drop section.

2. Inlet-connection and main storm drain pipes shall be of same material and type, either rubber-gasketed corrugated metal or rubber-gasketed concrete pipe.

3. Length of the inlet connection shall not exceed 55 feet.

4. Standard shop-fabricated tees, wyes, and saddles shall be used, except that connections with concrete pipe may be field-tapped.

E. Zinc-coated (galvanized) corrugated iron or steel pipe shall be coated with protective Treatment 1 in accordance with Section 9-05.4(3) of the State Standard Specifications.

F. Subject to approval by the engineer, other pipe materials and methods, such as but not limited to plastic or cast-in-place concrete pipe, may be used provided that conditions make it feasible, recognized specifications are available to control quality, and acceptable user experience with the product is shown.

G. The rubber gasket requirement above may be waived by the engineer if it can be shown that joint leakage will not be an adverse factor.

H. Storm drain gradients shall be such as to assure minimum flow velocity of three feet per second when flowing full.

I. Closed (underground) drain lines shall not be located with the centerline closer than five feet to any property line separating adjacent lots or tracts. A drainage easement shall be located entirely within a single lot or tract, except where linear extent of the drain line may involve additional properties. (Ord. 483 § 5.2, 1980).

12.16.490 Catch basins, manholes and inlets.

A. Maximum space on surface drainage courses between inlets or catch basins shall be 200 feet on road grades up to one and a half percent. When the road grade is one and a half percent to three percent, maximum spacing shall be 300 feet; when the grade is three percent or greater, maximum spacing shall be 400 feet.

B. Maximum spacing on main storm drains between access structures, whether catch basins or manholes, shall be 600 feet.

C. Curb inlets without drop section or catch may be used provided they are connected to a main storm drain by catch basin.

D. Adequate measures shall be taken to limit surface drainage from yards and roof drains so as to prevent water damage or nuisance within the right-of-way. Such measures may include but are not limited to the following:

1. Three-inch pipe laid subsurface from yard inlet to nearest catch basin or curb inlet;

2. Three-inch pipe laid from yard inlet under sidewalk and out through curb face. This method is not permissible when curb is on high side of superelevation or in any situation in which street drainage cannot be confined to gutter receiving yard runoff;

3. Eight-inch pipe stubbed from catch basin or curb inlet structure to back of sidewalk and plugged, to provide future connection to one or more yard drains. (Ord. 483 § 5.3, 1980).

Section 9. Repeal of Sections 12.16.500 - .540 of the Snoqualmie Municipal Code.

Snoqualmie Municipal Code Sections 12.16.500, 12.16.510, 12.16.520, 12.16.530 and 12.16.540 are hereby repealed.

Section 10. Amendment of Section 12.16.590 of the Snoqualmie Municipal Code.

Snoqualmie Municipal Code Sections 12.16.590 is hereby amended to read as follows:

12.16.590 General requirements.

A. It is the desire of the city to provide water and sanitary sewer service to all areas within the city limits, and in some cases beyond. If the proposed development is in reasonable proximity to existing sanitary sewers or water mains, and the existing facilities can be made adequate to handle the increased load anticipated from the new development, the developer will be required to connect to the existing facilities, and contribute to the capital improvement costs involved to make such facilities adequate.

B. All sanitary sewers shall be designed in accordance with the ~~state of~~ Washington State Department of Ecology's "Criteria for Sewage Works Design," (Orange Book 2008) ~~dated February, 1978~~, including all amendments thereto, and Chapter 5 of the Snoqualmie Ridge II Development ~~Phase 2~~ Standards. The design and construction of sewage pump stations shall meet the following criteria; provided, the city engineer may approve deviations from these criteria when an equivalent result can be attained by alternative designs, without endangering the public health or the safety of city utility workers:

1. All sewage pump stations shall be equipped with a minimum of two submersible pumps in a wet well.

2. Each pump discharge line shall be equipped with a check valve and an isolation, full port plug valve. The check and isolation valves shall be in a separate valve vault. Check valves shall be repairable in place and readily removable. In large lift stations (1.0 million gallons per day and larger), check valves shall be above ground in a control building.

3. The wet well shall be sized to match the sewage flow demands and pump characteristics of that pump station.

4. All metals within or upon the wet well, including guide rods and guide cables, shall be stainless steel. Ductile/cast iron or aluminum may be used for some parts (pump housings, etc.) if approved by the city engineer. Hatches shall be aluminum, odor tight and at least three feet above the base flood elevation.

5. The wet well shall be equipped with an appropriately sized vent attached to the control building and terminating a minimum of one foot above the ridge of the roof.

6. Odor control equipment shall be required in large lift stations located within 200 feet of residential, institutional, or commercial land uses.

7. A magnetic flow meter shall be installed on the discharge line of large lift stations.

8. A building shall be provided for electrical controls, telemetry and auxiliary power. It shall be large enough to provide adequate space for operation and maintenance of the equipment. In large lift stations, the building shall also enclose the wet well valves, check valves, diesel tank and odor control equipment.

9. The building walls shall be eight-inch split face, reinforced CMU (concrete masonry units), khaki or natural color. Vacant cells shall be filled with perlite or vermiculite insulation. Other durable, low maintenance material may be used only as approved by the city engineer.

10. The building roof shall be standing seam steel with a 25-year warranty, hemlock green, and with R-19 insulation in the ceiling.

11. Auxiliary power shall be supplied by an appropriately sized resident generator set powered by a natural gas engine. In large lift stations or where natural gas is unavailable, the generator set shall be shall be powered by diesel engine.

12. Auxiliary power shall be controlled by an automatic switch for power failure, a timer for automated exercising, telemetry and local hand.

13. The building shall be equipped with powered cross-ventilation that operates during generator operation. Louvers shall open upon power failure.

14. The pump control panel shall have:

a. A front panel mounted "start, stop, auto" switch for each pump and a switch to manually select the lead and lag pumps;

b. The ability to accept lead/lag selection as a discrete signal from the telemetry panel;

c. A dry contract output for use by the telemetry system to indicate each pump that has been called to run; and

d. A phase failure relay to shut down pumps and dry contact status output to the telemetry panel.

15. A telemetry panel shall be designed, provided and installed to monitor input and output signals as required by the city engineer.

16. Field sensors shall be provided and connected to the telemetry panel as directed by the city engineer as follows:

a. Limit switches shall be connected to each check valve;

b. An "operator in trouble" button with dry contacts shall be located in the house;

c. A motion detecting intrusion switch with dry contacts shall be located in the house;

d. A smoke detector shall be located in the house.

17. The headquarters SCADA software shall be modified to include all signals provided by the RTU and pump control panel required above.

18. Software shall include database development, screens, reporting, integration with maintenance and alarm software now or hereafter used by the city.

C. All water mains shall be designed in accordance with the state of Washington Department of Social and Health Services, Division of Health. Water mains shall be flushed, disinfected and flushed again. Water samples shall be taken and analyzed in accordance with the requirements of the State Division of Health prior to the connection of any service lines.

D. All proposed utilities, together with construction details, shall be submitted on plan and profile paper to the city engineer for approval, and shall be stamped by a professional engineer, licensed to practice in the state of Washington.

E. All drainage easements, utility easements, and slope easements required inside and outside the platted area shall be submitted with final plans for approval. (Ord. 812 § 1, 1998; Ord. 483 § 6.5, 1980).

Section 11. Amendment of Section 12.16.600 of the Snoqualmie Municipal Code.

Snoqulamie Municipal Code Sections 12.16.600 is hereby amended to read as follows:

12.16.600 Driveways.

A. Permissible dimensions, slope and detail shall be as indicated on drawings and as further specified in the following subsections.

B. Conditions of Approval of New Driveways.

1. Driveways directly giving access onto arterials may be denied if alternate access is available.

2. All abandoned driveway areas on any street shall be removed and the curbing and sidewalk, or shoulders and ditch section shall be properly restored.

3. Maintenance of driveway approaches and all sidewalks shall be the responsibility of the owner whose property they serve.

4. For a commercial establishment on a shoulder and ditch type road, where development of adjoining lands and highway traffic assume rural characteristics as determined by the engineer, the following rule shall apply: The entire frontage area shall be graded and paved to the property line with asphalt, ~~or~~ Portland cement concrete, or permeable pavement. Surface drainage shall be intercepted and carried in a closed system. Access control to the property by means of a six-inch curbing will be required.

C. Location of New Driveways.

1. A residential driveway is one that normally services one parcel. A driveway serving more than one parcel shall be classed as a commercial driveway or a private street.

2. On frontage 75 feet or less, no more than one driveway shall be constructed. On frontages over 75 feet, two or more driveways may be permitted, subject to approval by the engineer.

3. No portion of driveway width shall be allowed within five feet of extensions of property lines in residential areas or nine feet in commercial areas except that driveways may utilize full width of narrow access right-of-way to property if this provides the only access to the lot being served.

4. The maximum change in driveway grade shall be:

On crest vertical curves: eight percent per 10 feet;

On sag vertical curves: 12 inches per 10 feet.

D. Existing driveways may be reconstructed as they exist provided such reconstruction is compatible with the reconstructed road.

E. Notwithstanding any other provisions, driveways shall not be allowed where they are determined by the engineer to create a hazard or impede the operation of traffic on the roadway. (Ord. 483 § 7.1, 1980).

F. Two-track driveways are allowed in residential settings.

Section 12. Amendment of Section 12.16.680 of the Snoqualmie Municipal Code.

Snoqualmie Municipal Code Sections 12.16.680 is hereby amended to read as follows:

12.16.680 Street inspections.

On all street construction, inspections will be done by the engineer and/or his designated inspectors. Unless otherwise instructed by the city engineer, inspections will be made as follows:

A. Inspection No. 1. Prior to clearing and construction, if site has a high potential for sediment transport.

~~B. Inspection No. 2. During construction to verify proper installation and maintenance of required erosion and sediment controls in accordance with the surface water design manual adopted in Chapter 15.18 SMC; Temporary water detention/retention and siltation control in accordance with "Drainage Policies and/or Recommendations" in latter part of drainage guidelines;~~

CB. Inspection No 32. All underground storm drains, sanitary sewers and water mains at stage that trenching and placing of pipe is in progress up to completion, but prior to cover. Inspection shall include checking for proper grade, alignment, bedding condition, testing of pipelines, connections to existing facilities, and to include proper backfill and compaction;

DC. Inspection No. 43. General roadway, at different construction stages of drainage system, underground utilities, and roadway grading until suitable subgrade is complete, including gravel ballast if required;

ED. Inspection No. 54. General roadway, at state that crushed gravel surfacing or base course has been placed, as well as curbing and sidewalk;

FE. Inspection No. 65. General roadway, while paving is in progress;

GF. Inspection No. 76. Final air testing of sewer installation in plats after all other utilities have been installed and plat improvements are complete;

HG. Inspection No. 87. Overall roadway, final, after paving, ~~clearing of drainage system~~ and all necessary cleanup;

I. Inspection No. 9. Permanent drainage facilities, upon completion of construction and prior to final approval to ensure proper installation of permanent drainage facilities;

JH. Structural Inspections. At critical stages of foundation, placement and assembly of components, and final completion and test, as directed by the engineer. (Ord. 483 § 8.2, 1980).

Section 13. Amendment of Section 12.16.760 of the Snoqualmie Municipal Code.

Snoqulamie Municipal Code Sections 12.16.760 is hereby amended to read as follows:

12.16.760 Guarantee bond.

A one-year guarantee bond or its equivalent in cash shall be posted in the manner and style prescribed by the city prior to the plat being recorded with the county and/or prior to the property being sold. Service connections cannot be made until this requirement is fulfilled. Unless stated otherwise, the one-year guarantee on utilities is a guarantee on all workmanship and materials of the utility for a period of one year from the date of acceptance of the plat and its improvements, not one year from completion of installation of improvements. Prior to acceptance of the one-year guarantee, the developer shall maintain and operate all utilities. In a similar manner, all streets shall be guaranteed for two years from the date of acceptance of the plat and its improvements and drainage facilities shall have a two-year performance bond per SMC 15.18.100. (Ord. 483 § 9.6, 1980).

Section 14. Amendment of Chapter 12.17 of the Snoqualmie Municipal Code.

Chapter 12.17 of the Snoqulamie Municipal Code, "Trees in Rights-of-Way and Other Public Places," is hereby amended to read as follows:

Chapter 12.17

TREES IN RIGHTS-OF-WAY AND OTHER PUBLIC PLACES

Sections:

12.17.010 Findings.
12.17.020 Purpose.
12.17.030 Scope.
12.17.040 Definitions.
12.17.050 City tree plan to be prepared.
12.17.060 City projects and maintenance activities to conform to plan.
12.17.070 Landmark trees.
12.17.080 Trees on private property overhanging public rights-of-way.
12.17.090 Damage to city trees.
12.17.100 Violations – Penalty.

12.17.010 Findings.

A. The city of Snoqualmie acknowledges the importance of trees to the community's health, safety, and welfare.

B. Trees improve the quality of air and water, reduce storm water runoff and help prevent soil erosion.

C. Trees increase the aesthetic quality of a community and the sense of community pride.

D. Preservation, management and enhancement of trees in public rights-of-way and other public places is consistent with the city's mission and goals and objectives of the comprehensive plan.

E. The city recognizes the importance of trees to the ambiance of a city, the environment and property values. (Ord. 1052 § 2, 2010).

12.17.020 Purpose.

The purpose of this chapter is to provide for the maintenance, replacement and enhancement of city trees, and to provide for the preservation of landmark trees, to secure the benefits conferred by a prudently managed urban forest. (Ord. 1052 § 2, 2010).

12.17.030 Scope.

Except as provided in SMC 12.17.070, this chapter applies to city trees and other vegetation in public rights-of-way and other public places. (Ord. 1052 § 2, 2010).

12.17.040 Definitions.

The following words shall have the definitions ascribed, unless from the context another meaning is clearly intended.

A. "City tree" means a tree, shrub, bush, and/or other woody plant on land in public rights-of-way of all streets, avenues or ways within the city, within parks, upon the grounds of city buildings and facilities, or otherwise located upon public property within the city.

B. "Diameter at breast height (DBH)" means the diameter of a tree trunk measured at 4.5 feet above grade.

CB. "Director" means the Ddirector of pParks and puPblic woWrks.

DB. "Heritagel-andmark tree" means a tree designated by the city council as significant because of association with historic figures or events, rarity or extraordinary aesthetic value, or provision of exemplary habitat and cultural value due to age and species.

EC. "Large tree" means a tree more than 45 feet in height at maturity.

FD. "Medium tree" means a tree more than 30 feet but less than 45 feet in height at maturity.

G. "Significant tree" means any evergreen tree of at least 15 inches DBH, and any deciduous tree, other than red alder and cottonwood trees, at least 12 inches DBH. Red alder and cottonwood trees of any size are not considered significant trees.

HE. "Small tree" means a tree of less than 30 feet in height at maturity.

IF. "Tree" means a tree, shrub, bush, and/or other woody plant with a mature height of at least 12 feet. (Ord. 1052 § 2, 2010).

12.17.050 City tree plan to be prepared.

A. A plan for the planting, maintenance, replacement and enhancement of city trees, including the preservation of landmark trees, shall be jointly prepared by the dDirectors of pParks and puPblic wWorks and parks and recreationCcommunity deDvelopment. The plan shall address the recommended location, spacing, soil preparation, nursery stock requirements, planting, establishment, pruning, and annual or other periodic maintenance of street trees and trees in parks and open space areas. The plan shall also address a regular plan for replacement of dead or diseased city trees.

B. The Ddepartment of Pparks and pOublic wWorksrecreation shall maintain a master tree list of recommended small, medium and large tree species, and their appropriate uses as city street trees and park and open space trees. The list may be updated by the director of parks and recreation as necessary.

C. The city tree plan, and any amendments thereto, shall be approved by city council by resolution. (Ord. 1052 § 2, 2010).

12.17.060 City projects and maintenance activities to conform to plan.

A. The design, construction and reconstruction of city streets, parks, city buildings and city facilities shall conform to the standards established in the city tree plan as nearly as feasible.

B. The dDirectors of paPrks and recreation and pPublic wWorks shall carry out the plan's recommendations for maintenance of city trees and replacement of dead or diseased city trees, or so much of it as shall be feasible within the availability of funds in approved budgets. (Ord. 1052 § 2, 2010).

12.17.070 Landmark trees.

A. The director of parks and recreation shall maintain a register of trees designated as landmark heritage trees because of association with historic figures or events, rarity or extraordinary aesthetic value, or provision of exemplary habitat and cultural value due to age and species.

B. The director of parks and recreation shall nominate city trees for designation as landmark heritage trees, and prepare a report for city council setting forth the basis and supporting information for such nomination.

C. City council shall designate landmark heritage trees by resolution containing sufficiently specific identification of the tree or trees so designated.

D. After designation of a city tree as a landmark heritage tree, it shall not be removed unless city council makes at least one of the following findings:

1. The tree is dead or diseased and poses a danger to public safety.

2. After consideration of potential alterations to the project to preserve the tree, there is no feasible alternative to accomplishing a public project without removal of the tree.

3. The tree is causing damage to city streets, rights-of-way or buildings or facilities that cannot be corrected without removal of the tree.

4. There are other facts city council deems of greater public value to justify removal of the tree. (Ord. 1052 § 2, 2010).

12.17.080 Trees on private property overhanging public rights-of-way.

Every owner of any tree overhanging any street or right-of-way within the city shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of eight feet above the surface of the street or sidewalk. Such owners shall remove all dead, diseased or dangerous trees, or broken or decayed limbs which constitute a menace to the safety of the public. The Ddirector ~~of public works~~ shall have the right to prune any tree or shrub on private property when it interferes with the proper spread of light along the street from a streetlight or interferes with visibility of any traffic control device or sign. (Ord. 1052 § 2, 2010).

12.17.090 Damage to city trees.

Any person negligently damaging or deforming a city tree shall be liable to the city for the cost of replacement ~~of the~~ trees, including the cost of nursery stock in close as size to the damaged or deformed tree(s) as is feasible and the city's costs for soil preparation, planting and actual or estimated costs of establishment. Damaged trees greater than six inches at DBH shall be replaced at a ratio of two new trees per one damaged tree, while all trees less than six inches at DBH shall be replaced at a ratio of one new tree per damaged tree. (Ord. 1052 § 2, 2010).

12.17.100 Violations – Penalty.

A. It shall be a misdemeanor for any person to intentionally damage or deform any city tree.

B. It shall be a gross misdemeanor for any person to intentionally damage or deform a landmark tree. (Ord. 1052 § 2, 2010).

Section 15. Amendment of Chapter 13.10 of the Snoqualmie Municipal Code.

Chapter 13.10 of the Snoqulamie Municipal Code is hereby amended to read as shown on Exhibit A attached hereto.

Section 16. Amendment of Section 15.04.080 of the Snoqualmie Municipal Code. Section 15.04.080 of the Snoqulamie Municipal Code is hereby amended to read as follows.

15.04A.080 Uniform Plumbing Code adopted.

A. The 2015 Edition of the Uniform Plumbing Code ("UPC") and Uniform Plumbing Code Standards ("UPCS"), as published by the International Association of Plumbing and Mechanical Officials as adopted by RCW 19.27.031 and as it may hereafter be amended by the State Building Code Council in Chapters 51-56 and 51-57 WAC, excluding Chapter 1, "Administration," Chapter 12, "Fuel Piping," Chapter 15, "Firestop Protection" and those requirements of Uniform Plumbing Code relating to venting and combustion air of fuel-fired appliances as found in Chapter 5 and those portions of the code addressing building sewers, is hereby adopted by reference, together with the following appendices and as amended in this section:

B. The following chapters of the appendix are adopted:

1. Appendix Chapter A, "Recommended Rules for Sizing the Water Supply System";

2. Appendix Chapter B, "Explanatory Notes on Combination Waste and Vent Systems";

3. Appendix Chapter C, "Alternate Plumbing Systems";

4. Appendix Chapter I, "Installation Standards."

C. Section 708.0 is hereby amended to read as follows:

708.0 Grade of Horizontal Drainage Piping. Horizontal drainage piping shall be run in practical alignment and a uniform slope of not less than one-fourth (1/4) inch per foot (20.9 mm/m) or two (2) percent toward the point of disposal provided that, where it is impractical due to the depth of the street sewer or to the structural features or to the arrangement of any building or structure to obtain a slope of one-fourth (1/4) of an inch per foot (20.9 mm/m) or two (2) percent, any such pipe or piping four (4) inches (100 mm) or larger in diameter may have a slope of not less than one-eighth (1/8) of an inch per foot (10.9 mm/m) or one (1) percent, when first approved by the Authority Having Jurisdiction. Horizontal drainage piping connected to any duel

flush gravity tank water closet shall have a slope of not less than one-fourth (1/4) inch per foot (10.9 mm/m).

D. Section 1101.11.2.2.2 is hereby amended to read as follows:

1101.11.2.2.2 Combined Systems. Where feasible, ~~R~~roof drains shall be managed using the downspout infiltration and dispersion BMPs outlined in the Surface Water Design Manual adopted in Chapter 15.18 SMC ~~where feasible~~. Roof drains are not required to be connected to the storm drain system.

If roof drain connections to the storm drain system are necessary, t~~T~~he secondary roof drains shall connect to the vertical piping of the primary storm drainage conductor downstream of any horizontal offset below the roof. The primary storm drainage system shall connect to the building ~~storm water~~stormwater that connects to an underground public storm ~~sewer~~drain system. The combined secondary and primary roof drain systems shall be sized in accordance with Section 1106.0 based on double the rainfall for the local area. A relief drain shall be connected to the vertical drain piping using a wye type fitting piped to daylight on the exterior of the building. The piping shall be sized as required for a secondary drain with a 4 inch maximum.

Section 17. Amendment of Section 15.05.060 of the Snoqualmie Municipal Code. Section 15.05.060 of the Snoqulamie Municipal Code is hereby amended to read as follows:

15.05.060 Model home permits authorized.

Notwithstanding any other provision of this code, one or more model home permits may be issued prior to final plat recording when the requirements of this section are met. Model home permits shall be administered under the permit administration provisions of the Uniform Building Code as adopted in SMC 15.04.010, subject to the following requirements:

A. The number of model home permits which may be issued for any approved preliminary plat, or division thereof, shall be determined by the director.

B. If the lots to be used for model home purposes are in a block of two or more contiguous lots, temporary uses may be incorporated onto one or more lots, including temporary offices, parking, parks and playgrounds, subject to the approval of the director of planning and parks, and subject to obtaining a temporary use permit, which shall authorize the temporary uses

for a period of one year. The director may extend the temporary use permit for up to two additional periods of six months each.

C. Lots must be clear of restrictions or easements that may be subject to line changes before recording.

D. Plat engineering plans must be approved.

E. ~~Storm water~~Stormwater management facilities must be in place and/or approved for recording. Temporary erosion control must be completed.

F. Roads must be constructed to final alignment and grade such that the building inspector can determine if connecting driveways meet city of Snoqualmie standards.

G. Fire flow for the final plat must be constructed and operational.

H. Plat restoration bonds must have been received.

I. Street and lot addressing must be complete.

J. A plot plan for each lot is required.

K. Plan review and building permit fees must be paid.

L. A covenant must be provided to the city in recordable form providing that not more than one residential structure within the approved preliminary plat may be occupied prior to final plat recording.

M. The developer's request shall include the following:

1. Building plot plans (22 inches by 34 inches) must be included as part of the plan set.

2. A statement from the developer, and builder of the model home if not the developer of the lots, that indemnifies and holds the city of Snoqualmie, its successors, and assigns harmless for any consequences resulting from starting construction prior to recording of the final subdivision, including cost of defense, claimed by persons within or outside of this subdivision. The developer and builder, if not the same, shall sign said indemnification and an acknowledgment that he/she/they did so as a free and voluntary act.

N. A model home permit for a registered plan may requested, subject to the provisions of SMC 15.05.040. (Ord. 808 § 2, 1998; Ord. 793 § 1, 1997).

Section 18. Amendment of Section 15.15.160 of the Snoqualmie Municipal Code. Section 15.12.160 of the Snoqulamie Municipal Code is hereby amended to read as follows:

15.12.160 Specific standards.

A. Residential Construction.

1. New construction and substantial improvement of any residential structure shall have the lowest floor (including basement) elevated to at least one foot above the base flood elevation. The following elevation requirements for the first floor of additions to existing residential structures shall apply:

a. A vertical addition not increasing the footprint of the residential structure shall require elevation of the structure only if it constitutes a substantial improvement.

b. A lateral addition to a residential structure which constitutes a substantial improvement shall require elevation of the structure, regardless of when construction of the structure commenced.

c. A lateral addition to a residential structure which does not constitute a substantial improvement shall require elevation of the addition to the base flood elevation in effect at the time the residential structure was built if the start of construction of the structure occurred on or after June 25, 1984.

d. A lateral addition to a residential structure which does not constitute a substantial improvement shall not require elevation of the addition if the start of construction of the structure occurred prior to June 25, 1984.

2. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, unless they are designed to automatically equalize hydrostatic pressure on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must be certified by a registered professional engineer or architect or must meet the following minimum criteria:

a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;

b. The bottom of all openings shall be no higher than one foot above grade; and

c. Openings may be equipped with break-away type screens, louvers or other coverings or devices; provided, that they permit the automatic entry and exit of floodwaters.

B. Nonresidential Construction.

1. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to or above the level of the base flood elevation or, together with attendant utility and sanitary facilities, shall:

a. Be floodproofed so that below one foot above the base flood level the structure is watertight with walls substantially impermeable to the passage of water;

b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

c. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this subsection based on their development and/or review of the structural design, specifications and plans, and such certification is provided to the building official.

2. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as provided for residential structures.

3. Applicants for floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level; for example, a building floodproofed to one foot above the base flood level will be rated as at the base flood level.

C. Manufactured Homes.

1. All manufactured homes to be placed or substantially improved within the area of special flood hazard shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is one foot or more above the base flood elevation, and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

2. For purposes of this section, "substantial damage" of a manufactured home shall mean any damage the cost of which to repair or reconstruct exceeds 50 percent of the market value of the manufactured home before the repair or reconstruction is started.

D. Recreational Vehicles. Recreational vehicles placed on site within zones A1 – 30, AH and AE on the FIRM shall either:

1. Be on site fewer than 180 consecutive days;

2. Be fully licensed and ready for highway use, be on its wheels or jacking system, be attached to the site only by quick disconnect type utilities and security devices, and have no permanent attached additions; or

3. Meet the requirements of the elevation and anchoring requirements for manufactured homes.

E. Critical Facilities. Construction of new critical facilities shall be, to the extent possible, located outside of the limits of the base floodplain. Construction of new critical facilities shall be permissible within the base floodplain if no feasible alternative site is available. Critical facilities constructed within the base floodplain shall have the lowest floor elevated to three feet or more above the base flood elevation at the site. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base floodplain shall be provided to all critical facilities to the extent possible.

F. Fill.

1. Subject to the provisions of subsection (F)(2) of this section, no fill shall be permitted except where provision has been made on the subject property to balance the capacity to store floodwaters and accommodate potential surface flow in an amount equal to the amount of floodwater likely to be displaced by the fill; provided, provision may be made to balance the capacity to store floodwaters off the subject property, when it can be demonstrated that the property upon which the balancing capacity is being created is located such that no increase in the base flood discharge will result. Care shall be taken to prevent erosion and surface runoff to adjacent properties. All fill shall be compacted at the time of placement.

2. Any person may place not more than five yards of material used solely for landscape maintenance or gardening at a residence or business in any one calendar year; provided, written notification shall be given to the building official within five business days after the placement of such fill. Such right shall not be assignable, nor shall it carry over from year to year or otherwise be cumulative.

G. Clearing and Grading. Clearing and grading shall be approved only when the application provides:

1. A plan and profile of the site to be cleared;

2. Identification of the flora to be protected, or removed;

3. A reclamation plan to prevent erosion; and

4. A drainage plan in accordance with Chapter 12.16 SMC, where a street project is proposed.

H. Bank Improvements. Where proposed development or improvements include modification or work along the banks of the Snoqualmie River or Kimball Creek, application shall first be made to the State Department of Fisheries and Game for a State Hydraulics Permit. Application for the permit required by this chapter shall not be made until after the state permit is approved, and a certified copy has been provided to the city.

I. Hazardous Materials.

1. The placement, transfer or storage of chemicals, petroleum products or by-products, fertilizers, insecticides, pesticides, lime, cement or other material that, when inundated, will constitute a hazard to life, health and safety, or adversely affect the quality of surface waters, in quantities greater than those declared to be exempt pursuant to the Uniform Building Code is prohibited within areas of special flood hazard.

2. Where a clearing and grading permit is sought in connection with any development for which a shorelines substantial development permit is required, the application shall be reviewed by the city shorelines administrator prior to issuance of a clearing and grading permit. (Ord. 1015 § 1, 2007; Ord. 890 § 3, 2001; Ord. 856 § 10, 2000; Ord. 776 § 1, 1996; Ord. 643 § 1, 1990; Ord. 621 § 1, 1989).

Section 19. Amendment of Chapter 15.18 of the Snoqualmie Municipal Code.

Chapter 15.18 of the Snoqulamie Municipal Code is hereby amended to read as set forth in Exhibit B hereto.

Section 20. Amendment of Chapter 15.20 of the Snoqualmie Municipal Code.

Chapter 15.20 of the Snoqulamie Municipal Code is hereby amended to read as follows:

Chapter 15.20
CLEARING AND GRADING

Sections:

15.20.010 Legislative findings.

15.20.020 Definitions.

15.20.030 Clearing and grading permit – When required.

15.20.040 Clearing and grading permit – Application requirements.

15.20.050 Clearing and grading permit – Application review.

15.20.060 Clearing and grading permit – Requirements.

15.20.070 Drainage and erosion and sedimentation control.

15.20.080 Clearing and grading permit – Permit revocation and enforcement.

15.20.090 Clearing and grading permit – Expiration.

15.20.100 Bonds and liability insurance.

15.20.110 Hazards and emergency.

15.20.120 Administration.

15.20.010 Legislative findings.

The city council finds as follows:

A. Clearing and grading activities may cause adverse impacts to surface water quality and quantity, to fish and wildlife habitat and to the aesthetic resources of the city.

B. The potential adverse consequences from clearing and grading activities could further jeopardize human safety, property values and the public welfare.

C. It would promote the public health, safety and welfare to require review and approval of proposed clearing and grading activities that have the potential to cause such adverse impacts and to provide appropriate measures to control the potential adverse consequences thereof.

D. This chapter establishes the administrative procedure for issuance of permits, provides for approval of plans and inspection of clearing and grading operations, and provides for penalties for the violation of this chapter. (Ord. 1082 § 2, 2011).

15.20.020 Definitions.

As used in this chapter, the words set out in this section shall have the following meanings:

A. "Berm" means a mound or raised area used to screen a site.

B. "Civil engineer" means a professional engineer licensed in the state of Washington to practice in the field of civil engineering.

C. "Clearing" means the cutting or removal of vegetation by physical, mechanical, chemical or other means.

D. "Compaction" means the densification of imported or native soil materials by mechanical means.

E. "Critical root zone (CRZ)" means the minimum area of protection around the trunk of a tree. The CRZ is based on the area that results from measuring, at diameter breast height (DBH), 12 inches outwards from the trunk for every inch of trunk diameter.

FE. "Cutting" means the severing of the main trunk of a tree or the severing of stems of any tree or vegetation between the soil surface and a point which represents 25 percent of the vegetation's total height. Tree cutting shall be limited to branch removal and branch reduction, unless otherwise justified by a TRAQ qualified Certified Arborist. Where branch removal and branch reduction is not sufficient to address the hazard, trees should be reduced in height to a habitat snag to remove the hazard rather than cut at or near the base of the tree.

G. "Diameter at breast height (DBH)" means the diameter of a tree trunk measured at 4.5 feet above grade.

HF. "Director" means the dDirector of the Community Development dDepartment ~~of parks and public works~~.

IG. "Environmentally ~~sensitive area~~critical area" or "~~sensitive area~~critical area" means any area so identified pursuant to the ~~sensitive area~~critical areas ordinance, codified in Chapter 19.12 SMC.

JH. "Erosion" means the wearing away of the ground surface as a result of the movement of wind, water, and/or ice.

KI. "Excavation" means the removal of earth material.

LJ. "Fill" means the deposit of earth material by mechanical means.

MK. "Geologist" means a person who has earned a degree in geology from an accredited college or university, with a minimum of four years experience in landslide, erosion and seismic hazards identification and mitigation.

NL. "Geotechnical engineer" means a person with a Washington State license in civil engineering who has at least four years of professional employment as a geotechnical engineer with experience in landslide, erosion and seismic hazards identification and mitigation.

OM. "Grade" means the elevation of the ground surface.

PN. "Grading" means any combination of excavating, filling, or disturbance of the soil layer that consists of decaying organic matter.

Q. "Impervious surface" means as defined in SMC 13.10.010.

R. "Land disturbing activity" means any activity that results in a change in the existing soil cover (both vegetative and non-vegetative and/or the existing soil topography). Land disturbing activities include, but are not limited to, demolition, construction, clearing, grading, filling, excavation, and compaction. Land disturbing activity does not include tilling conducted as part of agricultural practices, landscape maintenance, or gardening.

S. "Low Impact Development Best Management Practices (LID BMPs)" means as defined in SMC 15.18.040.

T. "Noxious weeds" means any plant which is highly destructive, competitive or difficult to control by cultural or chemical practices, such as those plants on the State Noxious Weed List contained in Chapter 16-750 WAC, or listed by the King County Noxious Weed Control Board.

U. "Pruning" means removing branches or occasionally roots from a tree or other plant, using approved practices, to achieve a specified objective.

VQ. "Reclamation" means the final grading and land and vegetative restoration of a site.

W. "Significant tree" means any evergreen tree of at least 15 inches DBH, and any deciduous tree, other than red alder and cottonwood trees, at least 12 inches DBH. Red alder and cottonwood trees of any size are not considered significant trees.

XP. "Site" means any lot or parcel of land on which an activity covered by this chapter is performed or permitted. "Site" may include a combination of contiguous lots or parcels on which an indivisible activity covered by this chapter is performed or permitted.

YQ. "Slope" means an inclined ground surface, expressed as a ratio of horizontal distance to vertical distance.

ZR. "Temporary erosion control" means measures or works needed to control conveyance or deposition of earth, turbidity, or pollutants during construction or site development, but which are no longer needed when the project is completed or when ground conditions have been stabilized by permanent erosion control measures. Temporary erosion control may include on-site or off-site measures.

AA. "Topping" means the indiscriminate placement of cuts to reduce a tree's size. Topping is not an acceptable pruning practice in the city.

BBS. "Tree" means a woody plant, usually with a single main stem or trunk, which reaches a height at maturity of at least 12 feet. ~~a woody plant, usually with a single main stem or trunk, which reaches a height at maturity of at least 12 feet. A "significant tree" means any evergreen tree of at least 15 inches in diameter, measured four feet from ground surface, and any deciduous tree, other than red alder and cottonwood trees, at least 12 inches in diameter, measured four feet from ground surface. Red alder and cottonwood trees of any size are not considered significant trees.~~

CCT. "Vegetation" means live organic plant material growing at or above the soil surface. (Ord. 1082 § 2, 2011).

15.20.030 Clearing and grading permit – When required.

A. A clearing and grading permit shall be required for all clearing and grading activity except as provided for in subsections B and C of this section.

B. No clearing and grading permit shall be required for the following activities (hereinafter "exempt activities"), regardless of where they are located:

1. Normal and routine maintenance of existing lawns, ~~and~~ landscaping, and LID BMPs ~~provided the use of chemicals does not significantly impact any sensitive area as defined in Chapter 19.12 SMC~~;

2. Permitted agricultural uses in ~~sensitive areas~~critical areas as provided for in SMC 19.12.030 (B)(4);

3. Emergency tree removal to prevent imminent danger or hazard to persons or property;

4. Normal and routine horticultural activities associated with existing commercial orchards, nurseries or Christmas tree farms~~, provided, that the use of chemicals does not significantly impact any sensitive area as defined in Chapter 19.12 SMC~~. This exception shall not include clearing or grading for expansion of such existing operations;

5. Normal and routine maintenance of existing public and private parks and golf courses; provided, that the use of chemicals does not significantly impact any sensitive area as defined in Chapter 19.12 SMC. This exception shall not include clearing and grading for expansion of such existing parks and golf courses;

6. Removal of noxious weeds as defined in Chapter 16-750 WAC from areas of geologic instability and the buffers of streams and wetlands, provided the use of chemicals does not significantly impact any sensitive area as defined in Chapter 19.12SMC;

7. Pruning and cuttinglimbing of vegetation for maintenance of above-ground utilities, provided all reasonable measures are used to protect any sensitive areacritical area as defined in Chapter 19.12 SMC;

8. Clearing and grading for roads, utilities or trails approved under a residential plat, provided the performance standards of this chapter are met;

9. Clearing associated with an approved building permit, provided the building permit conditions comply with the performance standards of this chapter;

10. Alteration of a sensitive areacritical area that involves clearing and grading if approved under the provisions of the sensitive areascritical areas ordinance, Chapter 19.12 SMC.

C. For clearing and grading activity that is not located in a sensitive areacritical area or sensitive areacritical area buffer as defined in Chapter 19.12 SMC or an area subject to flood hazard regulation as defined in Chapter 15.12 SMC, no clearing and grading permit shall be required for the following activities:

1. Clearing of less than 5,000 board feet timber, or clearing of less than one acre7,000 square feet of brush or vegetation that does not consist of merchantable timber as defined by Chapter 76.09 RCW, on any parcel of land in any single year;

2. On-site excavation or fill with an unsupported vertical height of less than five feet for basements, building footings, retaining walls, parking lots or other structures authorized by a valid building permit;

3. Maintenance of existing driveways or private access roads within the existing graded area, provided the performance standards of SMC 15.20.060 are met;

4. Clearing and grading by a public agency for the following routine maintenance activities:

a. Roadside ditch cleaning, provided the ditch does not contain salmonids;

b. Pavement maintenance;

c. Normal gravel shoulder maintenance;

d. Culvert maintenance;

e. Approved flood control or surface water management facilities maintenance;

5. Cemetery graves;

6. Grading ~~Any excavation~~ of less than ~~five feet not involving more than~~ 100 cubic yards or creation of less than 2,000 square feet of new impervious surface.~~of material on any one site;~~

~~7. Any fill of less than three vertical feet not involving more than 100 cubic yards of material on any one site.~~ (Ord. 1082 § 2, 2011).

15.20.040 Clearing and grading permit – Application requirements.

A. Contents of Application. An application for a clearing and grading permit shall be filed with the Community Development dDepartment ~~of public works~~ on a form furnished by the director. No application shall be accepted unless it is completed consistent with the requirements of this chapter. Each application shall:

1. Identify and describe the work to be covered by the permit for which application is made;

2. Describe the land on which the proposed work is to be done by lot, block, tract and house and street address, or similar description that will readily identify and locate the proposed site;

3. Identify and describe any ~~sensitive areas~~critical areas on or adjacent to the site, as defined by Chapter 19.12 SMC;

4. Identify any significant trees to be cut, and/or amounts of vegetation to be removed;

5. Estimate the quantities of work involved;

6. Provide plans and specifications as required in subsections B and C of this section;

7. Include a completed environmental checklist, if required under SEPA, or other statement of compliance with the State Environmental Policy Act and Chapter 19.04 SMC;

8. Identify the geotechnical engineer who will be coordinating the construction work;

9. Be signed by the property owner or his or her authorized agent;

10. Include a written consent to entry of the real property upon which the clearing and grading activity is to occur, and upon which any associated temporary of permanent erosion and sedimentation controls are to be located, for purposes of inspection and enforcement; and

11. Provide such other information as may be required by the director.

B. Plans and Specifications. Each application shall be accompanied by three sets of plans and specifications and other supporting data, including plans for temporary and permanent erosion and sedimentation controls, a soils engineering report and engineering geology report, and such other additional reports as may be required under Chapter 15.18 SMC. Additional sets of plans and specifications shall be provided to the city upon request by the director. When required by the director, the plans and specifications shall be prepared and signed by a geotechnical/civil engineer registered to practice in the state of Washington. To avoid duplication, the director may waive the requirement under this Chapter for any report also required by Chapter 15.18 or such other chapter of this Code.

C. Information on Plans. Plans shall be drawn to an engineer's scale on reproducible material and shall be of sufficient clarity to indicate the nature and extent of the work proposed and to show that the provisions of this chapter will be met. The first sheet of each set of plans shall give the location of the work and the name and address of the owner and the person by whom they were prepared. The plans shall include the following information, where applicable, depending on whether the application is for clearing or grading or both:

1. General vicinity of the proposed site(s);

2. Property limits and accurate contours of existing ground and details of terrain and area drainage;

3. Limiting dimensions, elevations or finished contours to be achieved by grading, and proposed drainage channels and related construction;

4. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams, berms, settling ponds, and other protective devices to be constructed as a part of the proposed work, together with

maps showing the drainage area and the estimated runoff of the area served by any drains in accordance with Chapter 15.16 SMC;

5. Location of any existing or proposed buildings, structures, existing utilities and easements on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners of property which may be affected by the proposed grading operations;

6. Information concerning construction methods, fill material specifications, source of fill material, compaction information, all routes and other construction information when known and applicable to the proposed work;

7. Temporary and permanent erosion and sedimentation control plan;

8. An inventory of significant trees within the project area when significant trees are present. Identification of and location of significant trees and a landscaping and restoration plan, when applicable; and

9. If the clearing or grading is proposed to take place in or adjacent to a ~~sensitive area~~critical area as regulated in Chapter 19.12 SMC, or in a flood hazard area as regulated in Chapter 15.12 SMC, provide information as required by that chapter;

10. Other information as may be required by the director.

D. Preapplication Review and Fees. Clearing and grading permits shall require preapplication review pursuant to Chapter 14.20 SMC. The permit fee shall be $500.00, together with actual city costs incurred in processing the clearing and grading permit application, including without limitation any costs incurred by the Director for outside engineering or other expert consultant review of the application. An application shall not be deemed complete without payment of the deposit established in preapplication review. (Ord. 1082 § 2, 2011).

15.20.050 Clearing and grading permit – Application review.

A. The director shall provide comments regarding the adequacy of the application to the applicant within two weeks of receipt of the application. The director shall promptly notify the applicant, in writing, when the application is complete.

B. The director shall act on the application, either approving, approving with conditions, or denying the permit, within 90 days after notifying the applicant that the application is complete; provided, however, that this 90-day

period shall be tolled pending completion of an EIS pursuant to the State Environmental Policy Act, if one is required. Conditions on an approved permit shall be designed to ensure compliance with the standards set forth in SMC 15.20.060. (Ord. 1082 § 2, 2011).

15.20.060 Clearing and grading permit – Requirements.

A. Unless otherwise recommended in the approved soils engineering and/or engineering geology report, the requirements for grading activity shall be as follows:

1. Cut Slopes. Slopes shall be no steeper than is safe for the intended use and shall not be steeper than two horizontal to one vertical, unless otherwise recommended by a geotechnical engineer.

2. Fills. Fills which are intended to support structures shall be constructed in conformance with the requirements of this section.

a. Slope Limitation. Fill slopes shall not be constructed on natural slopes steeper than two to one.

b. Preparation of Ground. The ground surface for fills over five feet in height shall be prepared by removing vegetation, topsoil and other unsuitable materials; scarifying to provide a bond with the new fill; and, where existing slopes are steeper than five horizontal to one vertical, by benching into competent material as determined by a geotechnical engineer. The bench under the toe of a fill on a slope steeper than five horizontal to one vertical shall be at least 10 feet wide, unless otherwise recommended by a geotechnical engineer.

c. Fill Material. No material other than earth material shall be used, buried or placed in fills, unless authorized by the director.

d. Compaction. All fills shall be compacted to a minimum of 90 percent of maximum density. Deviation from this in compaction requirements may be is allowed by the Director in areas where infiltration facilities (such as bioretention facilities) are planned.

e. Slope Stability. Fills shall be constructed using appropriate materials, compaction methods and construction techniques, so that stable fills are created. Slopes shall be prepared and maintained to control erosion. Except where cut slopes are not subject to erosion, slope protection approved by the director shall be installed immediately upon achieving final grade or as soon as weather permits. Fill slopes shall be no steeper than two horizontal to one vertical.

B. The following requirements apply to clearing and grading activity:

1. Significant Trees. In general, all significant trees shall be preserved in areas designated for open space, setbacks or landscaping. The placement of structures and impervious surfaces in development projects shall be designed to maximize the number of significant trees that can and will be preserved on the site. Grading within the ~~drip line~~critical root zone of significant trees that are to be retained shall be prohibited to prevent damage to significant trees.

2. Soil Amendment and Maintenance of Moisture Holding Capacity.

a. The duff layer and native topsoil shall be retained in an undisturbed state to the maximum extent practicable. Soil amendments shall be provided in accordance with the requirements in Chapter 15.18 SMC.~~Any duff layer or topsoil removed during grading shall be stockpiled on site in a designated controlled area not adjacent to public resources or sensitive areas. The material shall be reapplied to other portion of the site where feasible.~~

b. Soils in a~~A~~reas ~~in excess of one acre~~ that have been cleared and graded shall be amended in accordance with the requirements in Chapter 15.18 SMC.~~have the soil moisture holding capacity restored to that of the original undisturbed soil native to the site to the maximum extent practicable. The soil in any area that has been compacted or that has had some or all of the duff layer or underlying topsoil removed shall be amended to mitigate for lost moisture holding capacity. The amendment shall take place between May 1st and October 1st. Replaced topsoil shall be a minimum of eight inches thick, unless the applicant demonstrates that a different thickness will provide conditions equivalent to the soil moisture holding capacity native to the site. Replaced topsoil shall have an organic matter content of between eight to 13 percent dry weight and a pH suitable for the proposed landscape plants.~~

3. Clearing Generally.

a. The director may require minor alterations in the arrangement of buildings and other elements of the proposed development in order to achieve maximum retention of significant trees~~; provided, that such alterations would not result in significant increased expense or significant reduction in intensity of development.~~

b. The director may require the applicant to plant replacement trees of a size and species to be approved by the director if significant trees are removed by the applicant as part of the development proposal.

c. ~~The director may require p~~Protection techniques are required for significant trees including, without limitation, restrictions on excavations, fills and impervious surfaces within the ~~drip line~~critical root zone and the requirement of temporary rigid construction fencing around the ~~drip line~~critical root zone.

d. The director may require, where appropriate, replacement plantings in areas cleared for construction that are not ultimately occupied by structures or other impervious surfaces.

C. The provisions of this section notwithstanding, lands within ~~sensitive area~~s~~critical areas~~ as defined by the city ~~sensitive area~~s~~critical areas~~ ordinance shall be further subject to the provisions set forth in Chapter 19.12 SMC, and lands within flood hazard areas shall be further subject to the provisions of Chapter 15.12 SMC. (Ord. 1082 § 2, 2011).

15.20.070 Drainage and erosion and sedimentation control.

A. Temporary erosion and sedimentation control requirements are as follows:

1. A~~n temporary~~ erosion and sedimentation control (~~T~~ESC) plan and associated required documentation is required for all construction involving a land disturbing activity requiring a clearing and grading permit. The ~~T~~ESC plan shall be prepared in accordance with the Surface Water Design Manual adopted in Chapter 15.18 SMC. The ESC plan shall clearly indicate the construction sequence for establishment of all erosion control work, both temporary and permanent, for the drier season and wetter winter months. The ~~T~~ESC plan shall provide a monitoring discharge point for each plan to allow turbidity monitoring of water being discharged from the site. For projects other than small sites, as defined in the Surface Water Design Manual adopted in Chapter 15.18 SMC, the plan shall be designed by, and carry the seal of, a civil engineer having certified erosion and sediment control lead (CESCL) certification. ~~The erosion control plan shall be based on the best management practices and other requirements identified in the Surface Water Design Manual~~.

2. Erosion and sedimentation control devices shall be installed prior to initiation of construction activities and maintained by the permittee over the entire duration of the project until all possibility for erosion has passed and permanent vegetation has been established, as determined by director.

3. The TESC plan shall be designed to prevent, to the maximum extent practicable, the transport of sediment from the site to drainage facilities, surface waters, and adjacent properties. Turbidity in construction runoff at any monitoring point that exceeds 100 NTUs at any time up to the 10-year/24-hour storm event, as measured at the city's rain gauge, shall constitute a violation of the clearing and grading permit, subject to stop work and enforcement.

4. Updates to the TESC plan can be required at any time during the term of the permit if the approved TESC plan is found to be ineffective or construction sequencing or other changed site conditions makes it necessary to modify the original TESC plan to make it compliant with the requirements of the Surface Water Design Manual adopted in Chapter 15.18 SMC.

B. Permanent erosion control and vegetation restoration shall be as follows:

1. Permanent erosion control shall be considered and set forth in the original design of the project to provide erosion control following completion of clearing and grading and any other construction.

2. Erosion control shall include, but not be limited to, permanently installed landscaping, terracing or other grading design methods, drainage facilities such as ponds or catch basins, and retention or reestablishment of native vegetation.

3. Vegetation shall be restored in accordance with Chapter 17.70 SMC ~~as specified by the director~~ on those areas of the site with ~~disturbed by the~~ land ~~alteration activity~~disturbing activities which are not covered by permanent impervious surface improvement (e.g., buildings, parking lots, etc.) within seven days of the completion of grading or clearing, unless seasonal or weather conditions are unfavorable. In this case, temporary erosion control measures shall be installed and maintained until restoration can be completed. The soils shall be stabilized in the area of vegetation restoration prior to that restoration to the satisfaction of the director or designee and in compliance with other applicable soil ~~restoration~~ amendment and landscaping requirements for the project.

C. Maintenance. It shall be the responsibility of the permittee to maintain all erosion control and drainage devices in good operating condition during the lifetime of the permit. The permittee shall clean and repair or replace all erosion control facilities or devices as often as necessary and as directed by the director to maintain their effectiveness and level of performance. In addition, the permittee shall be responsible for assuring that any such facilities damaged during floods, storms, or other adverse weather conditions are returned to normal operating condition within 24 hours of receipt of notice from the director.

D. Exempt activities under SMC 15.20.030(B) and (C) shall use best management practices to control erosion and sedimentation that may result from such activities. The public works director shall make literature explaining the requirements for best management practices for erosion and sedimentation control available at City Hall and on the city website. Any person undertaking any exempt activity shall install erosion and sedimentation control measures in accordance with best management practices prior to commencement of any exempt activity, and shall notify the public works department in writing of intent to perform the exempt activity not less than seven days prior to commencement. The public works department shall inspect the erosion and sedimentation control measures installed, and may require different or additional best management practices be followed. There shall be no charge for such inspection. (Ord. 1082 § 2, 2011).

15.20.080 Clearing and grading permit – Permit revocation and enforcement.

A. If the director becomes aware of conditions that raise doubts concerning the validity of the original information or plans used to obtain the permit, the director may temporarily suspend work pursuant to the permit, investigate the conditions and, if the director determines that the original design data used to obtain the permit are not valid, he or she may revoke the original permit, and may require the applicant to apply for a new permit.

B. The director may order all or part of the permitted work stopped for any period of time for the following reasons:

1. The applicant fails to comply with the conditions of the permit;

2. The permit was granted on the basis of erroneous information submitted to the city by the engineer or applicant;

3. The weather or weather-created conditions cause off-site or downstream drainage or water quantity or quality problems; or

4. The work has become a hazard to life, endangers property, or adversely affects the use or stability of a public way or drainage course.

C. If clearing or grading inconsistent with the provisions of this chapter, including but not limited to clearing and grading without a permit required by this chapter, has occurred on a site, the director may require the applicant to submit a restoration plan for approval, and to restore the site in accordance therewith. The director may impose a time schedule for completion of the restoration plan. Any violation of this chapter shall further

constitute a public nuisance subject to abatement and a misdemeanor subject to penalty of a fine of up to $500.00 and/or imprisonment for 90 days. Each day of violation shall constitute a separate offense. (Ord. 1082 § 2, 2011).

15.20.090 Clearing and grading permit – Expiration.

A clearing and grading permit shall be valid for one year from the date of issuance by the city. If work authorized by the permit is not completed within this one-year period, or if the work is originally planned to take more than one year, the applicant may apply to the director for a one year extension, which may be granted subject to reasonable conditions deemed necessary by the director. Any permit applicant shall have 180 days from the date of permit approval by the city to obtain the necessary bonds and meet other permit requirements prior to issuance of the permit. Failure to obtain the necessary bonds and satisfy other permit requirements prior to issuance within this 180 days shall result in expiration of the approval. (Ord. 1082 § 2, 2011).

15.20.100 Bonds and liability insurance.

A. The director shall require all persons conducting clearing and grading activities that require approval pursuant to this chapter to post bonds or other security acceptable to the city attorney, provided bonds or other security shall not be required for clearing and grading approvals that do not require any reclamation or other performance conditions that could result in the expenditure of city funds to remedy if the applicant failed to comply with such performance conditions. The bond or other security shall be in an amount determined by the director to equal 150 percent of the estimated cost of conformance with the conditions of the clearing and grading permit. The bond or security shall stay in effect until all areas subject to the permit are stabilized as determined by the director. The bond or other security may be released after the director determines that all conditions of the clearing and grading permit, including any monitoring requirements, have been completed satisfactorily. The city may collect against the bond or other security when work is not completed in a reasonable or timely fashion or is found to be in violation of the conditions associated with the clearing or grading permit. The director or his designee shall make a comprehensive inspection of the site to confirm that the permit conditions have been met prior to exoneration of the bond.

B. Violation of Condition of Bond. In the event of a failure to comply with the conditions of any bond posted under this section as determined by the director, the city attorney shall give written notice to the person posting the bond and to the surety of such violation, and failing to obtain response within 10 days after the giving of such notification, the director may order the work required to be satisfactorily completed or perform all necessary corrective work to stabilize and restore disturbed areas and eliminate hazards caused by the failure to complete the work or other violation of condition. The surety executing such bond shall continue to be firmly

bound, up to the limits of the bond, under a continuing obligation for the payment of all necessary costs and expenses that may be incurred or expended by the city in causing any and all such required work to be done. In no event shall the liability of the surety exceed the amount stated in the bond regardless of the time the bond remains in force.

C. Liability Insurance. The person conducting the clearing or grading activity shall maintain for the duration of the activity a liability insurance policy with limits of $1,000,000 per claimant, $1,000,000 per occurrence and $50,000 property damage, naming the city as an additional insured, and insuring the city against any liability for any accident, negligence, injury or any other claim or liability whatsoever arising from the clearing and grading activity. Proof of insurance shall be provided to the director prior to issuance of the clearing and grading permit. This requirement may be waived for activities for which commercial insurance policies are not available provided the applicant can provide other assurances acceptable to the city. (Ord. 1082 § 2, 2011).

15.20.110 Hazards and emergency.

Whenever the director determines that an existing site, as a result of clearing or grading, excavation, embankment, or fill, has become a hazard to life and limb, or endangers property, or adversely impacts the safety, use or stability of a public way or drainage channel, the owner of the property upon which the clearing, grading, excavation, embankment or fill is located, or other person or agent in control of the property, upon receipt of notice in writing from the director, shall, within the period specified therein, restore the site affected by such clearing or grading or repair or eliminate such excavation or embankment or fill so as to eliminate the hazard and be in conformance with the requirements of this chapter. (Ord. 1082 § 2, 2011).

15.20.120 Administration.

A. Enforcement. The director is authorized to enforce the provisions of this chapter.

B. Inspections and Other Actions. The director or designee is authorized to make such inspections and take such actions as may be required to enforce the provisions of this chapter.

C. Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of this chapter, or whenever the director or designee has reasonable cause to believe that a violation of this chapter may exist, the director or his designee may enter such premises at all reasonable times to inspect the same or perform any duty imposed upon the director by this chapter; provided, that if such property is occupied, a reasonable effort shall first be made to locate the owner or other person having charge or control of the premises to request entry.

D. Decisions. The director shall approve, condition or deny a proposal based on the requirements of this chapter or any enforcement action pursuant to the provisions of SMC 15.20.080.

E. Administrative Rules. The director shall have the authority to adopt administrative rules not inconsistent with the provisions of this chapter that are necessary for the implementation of this chapter and to incorporate best management practices in any alterations authorized under this chapter. (Ord. 1082 § 2, 2011).

Section 21. Amendment of Chapter 16.04 of the Snoqualmie Municipal Code. Chapter 16.04 of the Snoqulamie Municipal Code is hereby amended to read as shown in Exhibit C attached hereto.

Section 22. Amendment of Title 17 of the Snoqualmie Municipal Code. Title 17 of the Snoqulamie Municipal Code is hereby amended to read as set forth in Exhibit D attached hereto.

Section 23. Amendment of Title 19 of the Snoqualmie Municipal Code. Title 19 of the Snoqulamie Municipal Code is hereby amended to read as set forth in Exhibit E attached hereto.

Section 24. – Severability. If any one or more section, subsection, or sentence of this ordinance or the Snoqualmie Municipal Code amendments adopted in Section 1 herein is held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance or the Snoqualmie Municipal Code sections, and the same shall remain in full force and effect.

Section 25. – Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk, and either the Community Development Department Director or the Parks and Public Works Department Director, as applicable, code revisers are authorized to make necessary corrections to this ordinance and Snoqualmie Municipal Code sections, including the correction of clerical errors; references to other local, state or federal laws, codes,

rules, or regulations; or ordinance or Snoqualmie Municipal Code section numbering and section/subsection numbering.

Section 26. – Effective Date. This ordinance shall be effective five (5) days after passage and publication, as provided by law.

PASSED by the City Council of the City of Snoqualmie, Washington, this 11th day of December, 2017.

Matthew R. Larson, Mayor

Attest:
Jodi Warren, MMC City Clerk

Bob C. Sterbank, City Attorney

Adopted: 12/11/2017
Publish: 12/22/2017
Effective: 12/28/2017

EXHIBIT A

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Chapter 13.10
STORMWATER~~STORM WATER~~ UTILITY

Sections:

13.10.005 Purpose.

13.10.010 Definitions.

13.10.020 Rate policy.

13.10.030 Determination of equivalent service area.

13.10.040 Undeveloped property.

13.10.045 Connection charges.

13.10.050 Rates and charges.

13.10.060 Property exempt from payment of rates.

13.10.070 Billing.

13.10.005 Purpose.

A. The purpose of this chapter is to establish such rates and charges applicable to different customer classes that generate stormwater and/or that receive ~~receiving~~ stormwater service within the city service area. City stormwater service operations collect, convey, manage, and mitigate the quantity and quality of stormwater runoff; and meet the regulatory requirements of the National Pollutant Discharge Elimination System municipal stormwater permit.

B. The City's combined Water, Sewer and ~~A~~ Stormwater Utility ~~Fund~~ was established on February 24, 1997 by the City Council's adoption of Resolution 782. The Combined Utility's purpose is, among other things, ~~established~~ to support City stormwater management activities. City stormwater management activities include planning, design, construction, operations and maintenance, replacement, and administration of the public stormwater system, and activities necessary for compliance with the Western Washington Phase II National Pollutant Discharge Elimination System municipal stormwater permit. Such activities include, but are not limited to, public education and outreach; illicit discharge detection and elimination; stormwater site plan review; construction inspections; stormwater facility inspections; habitat restoration; and urban forest management.

13.10.010 Definitions.

For purposes of this chapter, the meaning of terms shall be as set forth below unless the context clearly indicates otherwise:

A. "City" means the city of Snoqualmie, Washington.

B. "Developed" means the state, status, or condition of the subject property at the time the proposed project has been completed, which may include existing buildings, impervious areas, and topography as it may be affected.

C. "Drainage facility" means as defined in SMC 15.18.040.

DC. "Equivalent service unit" or "ESU" means 2,600 square feet of impervious area, subject to the provisions of SMC 13.10.030. The ESU is the measure of impervious area upon which rates of the utility are based.

ED. "Impervious area" means a~~that~~ hard surface area that~~which~~ either prevents or retards the entry of water into the soil mantle as under natural conditions before development; and/or that causes water to run off the surface in greater quantities or at an increased rate of flow compared to the flow~~from that~~ present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas; areas that are paved, graveled or made of~~,~~ ~~concrete or asphalt paving, gravel roads,~~ packed or oiled earthen materials;~~,~~ ~~and oiled macadam~~ or other surfaces that ~~which~~ similarly impede the natural infiltration of surface water or stormwater~~and storm water runoff~~. Permeable pavement, vegetated roofs, and pervious surfaces with underdrains designed to partially or fully collect stormwater runoff are considered impervious surface while an o~~O~~pen uncovered flow control or water quality facility is not~~retention/detention facilities shall not be deemed to be impervious surfaces for purposes of this chapter~~.

FE. "Rainwater harvesting system" means a system designed for collecting and storing roof runoff for domestic or irrigation uses.

G. "Rate" means the monthly fee levied by the ~~storm water~~stormwater utility upon all developed real property within the boundaries thereof.

HF. "Storm drain system" means the system of gutters, pipes, streams, or ditches used to carry surface water and stormwater from surrounding lands to streams, lakes, or engineered treatment facilities. ~~all of the facilities, appurtenances, and property owned by the city for the collection, conveyance, treatment, and discharge of surface and storm waters within the city.~~

IG. "Undeveloped conditions" means the state, status or condition of the subject property prior to any development of the property that has occurred.

JH. "Utility" means the ~~storm water~~stormwater utility, the boundaries of which shall be coextensive with the corporate limits of the city. (Ord. 943 § 1, 2003; Ord. 809 § 1, 1998).

13.10.020 Rate policy.

It is the policy of the city that the rate structure to be applied in establishing rates to be paid by each parcel of developed real property within the utility shall be based upon the amount of impervious area contained within each parcel of real property. (Ord. 809 § 1, 1998).

13.10.030 Determination of equivalent service area.

The utility shall determine the number of ESUs contained within each parcel of developed real property within the city. Any single-family detached residence shall be deemed to constitute one ESU, regardless of square footage of impervious surface. For each other parcel of developed real property, the utility shall measure the impervious area of such parcel to determine the number of ESUs contained therein by dividing the total impervious area of such parcel by 2,600 and rounding the result to the nearest whole number. The result shall be the number of ESUs contained on such property; provided each developed parcel shall be deemed to contain at least one ESU, regardless of such computation. (Ord. 943 § 2, 2003; Ord. 809 § 1, 1998).

13.10.040 Undeveloped property.

Undeveloped properties shall be deemed not to make use of the service of the ~~storm water~~storm drain system, and no ESUs shall be assigned to such properties nor rates charged therefor. (Ord. 943 § 3, 2003; Ord. 809 § 1, 1998).

13.10.045 Connection charges.

A. General.

1. There shall be a charge for each new ~~storm water~~stormwater connection in such amount as city council shall from time to time establish by ordinance.

2. The city shall collect connection charges in order that each connecting property shall bear its equitable share of the cost of the public ~~storm water~~storm drain system.

3. The connection charges collectible pursuant to this section shall be waived for ~~storm water~~stormwater connections within the Snoqualmie Ridge 1 and 2 Planning Areas, as shown on Figure 7.2 of the city's comprehensive plan, Snoqualmie 2032, unless the ~~storm water~~stormwater connection is requested for any of the purposes set forth in subsection (B)(2) of this section, in which case the applicable connection charges shall not be waived.

B. A new customer is:

1. Any customer requesting a building permit for a new structure, parking lot, driveway, or construction of any impervious area; and/or

2. Any customer adding to the square footage or impervious area of an existing building, parking lot, driveway or creation of other impervious areas.

C. The general facilities charge (GFC) is a charge imposed upon new customers to recover the customer's equitable share of the cost of the system and is used for funding construction of future general facilities.

D. Each new customer shall pay the general facilities charge in effect on the date of application for building or other permit, or change of service as provided herein.

E. The 2017 ~~storm water~~stormwater GFC shall be imposed in the amount shown below, per ESU, according to the following examples:

Customer Class	ESU Factor	General Facilities Charge
Single-family residential	1.00	$328
10-unit multi-family building	10.00	$3,280

F. Beginning on January 1, 2018, and on January 1st of each year thereafter, the 2017 ~~storm water~~stormwater GFC shall be increased based on the changes in the Engineering News-Record construction cost index for the Seattle area as determined the prior December. (Ord. 1187 § 19, 2017).

13.10.050 Rates and charges.

The following monthly ~~storm water~~stormwater rates and charges are hereby imposed:

A. Except as provided in subsection B of this section, the following monthly ~~storm water~~stormwater rates per equivalent service unit (ESU) are hereby imposed for all developed properties within the corporate limits of the city:

Rate	2017	2018	2019	2020
Per ESU	$20.45	$21.61	$22.83	$24.12

B. A "low income residential customer" means an individual:

1. Who owns or rents and resides in the residence where the discounted rate(s) are being requested;

2. Whose residence has a separate water meter;

3. Whose total household annual income meets the U.S. Department of Housing and Urban Development income limits for very low income in King County, Washington. Household annual income shall include that of a spouse or any co-resident(s), where "annual income" is defined as adjusted gross income as indicated in the most recent federal income tax return. In the absence of a federal income tax return, the director of administrative services may consider other documentation of household annual income;

4. Who is not nor is any other adult member of the household claimed as a dependent on another federal income tax return; and

5. Who is named customer on the city's utility bill or can prove that he or she is the named tenant in a lease or rental agreement for that residence.

C. The director of administrative services shall create an application form and a renewal form for customers requesting the low income residential customer discount provided by subsection D of this section.

1. Applications shall be available at City Hall or mailed to any city customer upon request.

2. The low income residential customer seeking the discount must complete an application renewal form annually in order to continue receiving the discount.

3. A notice of renewal of application will be mailed annually by the city to low income residential customers then receiving the low income discount. The completed renewal application form and required attachments must be returned to the city within 30 days or the discount will no longer apply.

4. Discounts will commence on the next subsequent billing date following application.

5. A low income residential customer who applied for and received a low income discount in the prior year, and whose low income residential customer discount was discontinued as a result of the customer's failure to submit the renewal form within the required 30 days, may request a one-time-only retroactive application of the low income discount for not more than two billing cycles or two months.

6. A low income residential customer is not eligible for the low income discount if their annual water consumption is in excess of 100 ccf (hundred cubic feet) per year on a calendar year basis. An applicant may appeal the criteria to the director of administrative services and must provide a convincing justification for the excess usage.

D. The ~~storm water~~stormwater bill of a low income residential customer whose application is determined by the director of administrative services to meet the criteria of subsections B and C of this section will be discounted by 30 percent. (Ord. 1187 § 20, 2017).

13.10.060 Property exempt from payment of rates.

The following categories of developed property shall be exempt from the payment of rates of the utility:

A. City street rights-of-way; and

B. State highway rights-of-way; provided the state of Washington shall agree to construct, maintain, repair and improve all drainage facilities contained within such street rights-of-way, at no cost to the city. (Ord. 809 § 1, 1998).

13.10.070 Billing.

A. The rates imposed by this chapter shall be billed in conjunction with the city's monthly billings to the property owner or occupant for water, sanitary sewer and garbage. The person or legal entity responsible for payment of the water, sanitary sewer and garbage bill for the parcel shall also be responsible for payment of the rates of the utility; provided the owner of the real property shall be liable for payment of the rates of the utility in all cases.

B. Charges for rates of the utility remaining unpaid 15 days after the current billing due date shall be deemed delinquent, and shall incur a late charge of one and one-half percent per month.

C. The city shall have a lien upon the real property served for unpaid charges for rates of the utility, which lien may be foreclosed as provided by state law.

D. In the event the city shall bring legal action to collect charges for rates of the utility, the city shall be entitled to recover, in addition to the rates determined to be due and owing, its reasonable attorneys' fees and other costs of collection. (Ord. 809 § 1, 1998).

EXHIBIT B

Chapter 15.18
SURFACE WATER AND STORMWATER~~STORM WATER~~ MANAGEMENT

Sections:

15.18.010 Legislative findings.

15.18.020 Purposes.

15.18.030 Intent and priority of applicable documents.

15.18.040 Definitions.

15.18.050 When drainage review required.

15.18.060 Prerequisites to commencement of construction.

15.18.070 City costs for drainage review.

15.18.080 Responsibility for construction of drainage facilities.

15.18.090 Completion of permanent drainage~~storm water~~ facilities required before final approval.

15.18.100 Requirements for all drainage~~storm water~~ facilities.

15.18.110 Requirements for drainage~~storm water~~ facilities to be conveyed to the city of Snoqualmie.

15.18.120 Maintenance of drainage facilities not conveyed to the city of Snoqualmie.

15.18.130 Water quality standards adopted by reference.

15.18.140 Stormwater Pollution Prevention Manual adopted by reference.

15.18.150 Illicit discharges to storm drain~~water~~ system or water prohibited.

15.18.160 Establishing or maintaining unauthorized connection to the municipal storm drain~~water~~ system.

15.18.170 Liability insurance required.

15.18.180 Use of wetlands for ~~storm water control~~ stormwater management prohibited.

15.18.190 Administration.

15.18.200 Enforcement.

15.18.210 Severability.

15.18.010 Legislative findings.

A. Building and development projects including redevelopment which create or increase impervious surfaces may cause ~~surface and storm water~~ stormwater runoff in greater quantities or at an increased rate of flow compared to existing conditions before development.

B. The potential adverse consequences of such increased ~~surface and storm water~~ stormwater runoff may include increased likelihood of urban flooding, degradation of water quality, and damage from erosion and sedimentation to the natural drainage system, public and private property and fish and wildlife habitat.

C. It would promote the public health, safety and welfare to require proposed development to evaluate its impacts to the ~~surface and~~ storm ~~water~~ drainage system and to provide appropriate measures when determined necessary to control probable adverse consequences. (Ord. 1081 § 2, 2011).

15.18.020 Purposes.

The purposes of this chapter are to:

A. Provide for a comprehensive review process to evaluate ~~surface and storm water~~ stormwater runoff from building and development projects inciuding redeveiopment in the city and provide appropriate controls when necessary;

B. Minimize water quality degradation from pollutants and siltation from ~~surface and storm water~~ stormwater runoff;

C. Control erosion and sedimentation of creeks, streams, rivers, ponds and other water bodies from ~~surface water~~ stormwater runoff; and

D. Decrease damages to public and private property caused by ~~surface water~~ stormwater runoff.

E. Ensure that LID is the preferred and commonly-used approach to site development with the goals of minimizing impervious surfaces, minimizing native vegetation loss, and minimizing stormwater runoff in all types of development. (Ord. 1081 § 2, 2011).

15.18.030 Intent and priority of applicable documents.

A. It is the intent of this chapter that all projects meet or exceed the thresholds, definitions, minimum requirements and exceptions/variance criteria of the following documents, all of which are hereby incorporated in this chapter as if set forth at length, in descending order of priority:

1. Appendix I of the Western Washington Phase II Municipal ~~Storm Water~~Stormwater Permit;

2. Appendix I-E, Flow Control Exempt Surface Waters, of the Washington State Department of Ecology Stormwater Management Manual for Western Washington, ~~February 2005~~2012, amended in 2014;

3. The City of Snoqualmie Addendum to the 20162~~2009~~ King County Surface Water Design Manual; and

4. The 20162~~2009~~ King County Surface Water Design Manual.

B. If a project meets the thresholds, definitions, minimum requirements and variance/exception criteria of a higher priority document under subsection A of this section, any conflicting thresholds, definitions, minimum requirements and variance/exception criteria of a lower priority document shall not apply.

~~C. If any provision contained in the 2009 King County Surface Water Design Manual is not required by Appendix I of the Western Washington Phase II Municipal Storm Water Permit, it shall not apply.~~ (Ord. 1081 § 2, 2011).

15.18.040 Definitions.

In addition to the definitions contained in the documents incorporated by reference in this chapter, the words set out in this section shall have the following meanings as used in this chapter:

A. "Bioretention" means a shallow depression landscaped with plantings designed to temporarily store and promote infiltration of stormwater runoff.

B~~A~~. "~~Best~~ management practices (BMPs)" means schedules of activities, prohibitions of practices, general good housekeeping practices, pollution prevention and educational practices, maintenance procedures, and structural or managerial practices to prevent or reduce the discharge of pollutants directly or indirectly to storm water, receiving waters, or storm water conveyance systems. BMPs also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage.

C~~B~~. "Clean Water Act" means the federal Water Pollution Control Act (33 USC Section 1251 et seq.), and any subsequent amendments thereto.

D~~C~~. Unless otherwise specified, "Department" means the Community Development ~~d~~Department ~~of parks and public works~~ of the city of Snoqualmie.

E~~D~~. Unless otherwise specified, "Director" means the director of the Community Development ~~d~~Department ~~of parks and public works~~ of the city of Snoqualmie.

F. "Drainage facility" means a constructed or engineered feature that collects, conveys, stores, treats, or otherwise manages stormwater runoff or surface water. Drainage facilities include, but are not limited to, a constructed or engineered stream, lake, wetland, or closed depression, or a pipe, channel, ditch, gutter, flow control facility, flow control BMP, water quality facility, erosion and sediment control facility, or any other structure and appurtenance that provides for drainage.

GE. "Drainage review" means an evaluation by the department of a proposed project's compliance with the drainage requirements of this chapter.

HF. "Ground water" means water in a saturated zone or stratum beneath the surface of the land or below a surface water body.

IG. "Hazardous materials" means any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

JH. "Hyperchlorinated" means water that contains more than 10 milligrams per liter chlorine.

KI. "Illicit discharge" means any direct or indirect non-storm water discharge to the city's storm drain system, except as expressly allowed by this chapter.

LJ. "Illicit connection" means any man-made conveyance that is connected to a municipal separate storm sewer without a permit, excluding roof drains and other similar type connections. Examples include sanitary sewer connections, floor drains, channels, pipelines, conduits, inlets, or outlets that are connected directly to the municipal separate storm sewer system.

M. "Low Impact Development (LID)" means a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design.

N. "Low Impact Development Best Management Practices (LID BMPs)" means distributed stormwater management practices, integrated into a project design, that emphasize pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID BMPs are referred to as flow control BMPs in

the King County Surface Water Design Manual and include, but are not limited to, bioretention, permeable pavements, roof downspout controls, dispersion, soil quality and depth, and minimal excavation foundations.

OK. "Municipal separate storm sewer system" (MS4) means a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels, or storm drains):

1. Owned or operated by the city of Snoqualmie;

2. Designed or used for collecting or conveying storm water;

3. Which is not part of a publicly owned treatment works (POTW). "POTW" means any device or system used in treatment of municipal sewage or industrial wastes of a liquid nature which is publicly owned; and

4. Which is not a combined sewer. "Combined sewer" means a system that collects sanitary sewage and storm water in a single sewer system.

PL. "National Pollutant Discharge Elimination System (NPDES) storm water discharge permit" means a permit issued by the Environmental Protection Agency (EPA) (or by the Washington Department of Ecology under authority delegated pursuant to 33 USC Section 1342(b)) that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.

QM. "Non-storm water discharge" means any discharge to the storm drain system that is not composed entirely of storm water.

R. "Permeable pavement" means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir.

SN. "Person" means any individual, association, organization, partnership, firm, corporation or other entity recognized by law and acting as either the owner of a premises or as the owner's agent.

TO. "Pollutant" means anything which causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; nonhazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects and accumulations, so that the same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers;

hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; and noxious or offensive matter of any kind.

UP. "Premises" means any building, lot, parcel of land, or portion of land, whether improved or unimproved, including adjacent sidewalks and parking strips.

VQ. "Project" means a building or development project, including redevelopment, that requires a city permit or approval and will result in the construction of new or a combination of new and replaced impervious surface.

WR. "Storm drainage system" means ~~publicly owned facilities, including the city's municipal separate storm sewer system, by which storm water is collected and/or conveyed, including but not limited to any roads with drainage systems, municipal streets,~~ the system of gutters, pipes, streams, or ditches used to carry surface water and stormwater runoff from surrounding lands to streams, lakes, or engineered treatment facilities~~curbs, inlets, piped storm drains, pumping facilities, retention and detention basins, natural and human made or altered drainage channels, reservoirs, and other drainage structures~~.

XS. "Stormwater~~Storm water~~" means runoff during and following precipitation and snowmelt events, including surface runoff and drainage.

YT. "Storm water pollution prevention plan (SWPPP)" means a document which describes the best management practices and activities to be implemented by a person to identify sources of pollution or contamination at a premises and the actions to eliminate or reduce pollutant discharges to stormwater~~storm water~~, stormwater~~storm water~~ conveyance systems, and/or receiving waters to the maximum extent practicable.

ZU. "Surface Water Design Manual" means the 2016~~2009~~ King County Surface Water Design Manual and the City of Snoqualmie Addendum to the 2016 King County Surface Water Design Manual. (Ord. 1081 § 2, 2011).

15.18.050 When drainage review required.

Drainage review shall be required when any project meets or exceeds the threshold conditions defined in the City of Snoqualmie Addendum to the Surface Water Design Manual ~~and~~ or a city of Snoqualmie permit or approval is required for the project. (Ord. 1081 § 2, 2011).

15.18.060 Prerequisites to commencement of construction.

No project shall be permitted to commence construction until either the Director ~~it has been~~ determined in writing that the project is ~~to be~~ exempt from drainage review or the drainage review determined to be necessary for the project has been completed, including approval of a stormwater~~storm water~~ plan for the project, approval of engineering plans for any required drainage facilities, and delivery to the director of a consent in writing signed by the owner of the property upon which the drainage facilities are to be located to enter upon real property for the purposes of inspection and enforcement of the provisions of this chapter. (Ord. 1081 § 2, 2011).

15.18.070 City costs for drainage review.

All city costs incurred for drainage review, engineering plan review, and construction inspection, and all costs associated with conveyance of those drainage facilities to be conveyed to the city of Snoqualmie, shall be the responsibility of the developer according to the procedures set forth in Chapter 14.20 SMC. (Ord. 1081 § 2, 2011).

15.18.080 Responsibility for construction of drainage facilities.

A. Unless otherwise provided, it shall be the responsibility of the developer or property owner of a project to design, construct and maintain drainage facilities that comply with the standards and minimum requirements of this chapter.

B. No work related to permanent or temporary stormwater~~storm drainage~~ control for a permitted development may proceed without the approval of the director.

C. Erosion and sediment control measures associated with both the temporary~~interim~~ and permanent storm drain~~age~~ systems shall be:

1. Constructed in accordance with the approved plan prior to any grading or land clearing other than that associated with an approved erosion and sediment control plan; and

2. Satisfactorily sequenced and maintained until all improvements, restoration, and landscaping associated with the permit and approvals for the project are completed and the potential for on-site erosion has passed.

D. The applicant shall have constructed and have in operation those portions of the drainage facilities necessary to accommodate the control of stormwater~~surface and storm water~~ runoff discharging from the site before the construction of any other improvements or buildings on the site, or before final recording of a plat or

short plat, unless upon written request of the applicant, the city engineer authorizes recording before construction of drainage facilities in order to minimize impacts that may result from construction of drainage facilities during inappropriate times of the year, with a bond sufficient to ensure timely completion. (Ord. 1081 § 2, 2011).

15.18.090 Completion of permanent drainage~~storm water~~ facilities required before final approval.

All permanent drainage~~storm water~~ facilities shall be inspected by the city and must be clean and fully operational prior to the final city approval allowing occupancy, use or sale of the project. No performance bond shall be permitted to obtain such final project approval prior to completion and approval of any required permanent drainage~~storm water~~ facilities, except pursuant to SMC 15.18.080(D). (Ord. 1081 § 2, 2011).

15.18.100 Requirements for all drainage~~storm water~~ facilities.

A. A performance bond shall be posted in the amount of 150 percent of the estimated cost of construction of the drainage facilities to ensure completion of the drainage facility within the time specified for completion.

B. Upon release of the performance bond, a maintenance/guarantee bond shall be posted for 10 percent of the cost of construction to ensure that any defects in material or workmanship are repaired and that the drainage facility functions in accordance with its design specifications for a period of two years.

C. The developer shall grant the city of Snoqualmie an easement permitting access for inspection and performance of any required maintenance or repair required to protect the public health and welfare prior to conveyance to the city. Any costs expended by the city shall be an obligation of the developer. (Ord. 1081 § 2, 2011).

15.18.110 Requirements for drainage~~storm water~~ facilities to be conveyed to the city of Snoqualmie.

If permanent drainage~~storm water~~ facilities are to be conveyed to the city of Snoqualmie, the following additional requirements shall be met:

A. A developer extension agreement shall be entered prior to commencement of construction, describing specifically the facilities conveyed by reference to approved engineering plans, and the conditions under which the city shall accept the drainage facilities.

B. The drainage facilities shall be operated and maintained by the developer for a period of at least two years before conveyance to the city.

C. A complete and accurate set of ~~reproducible mylar~~ as-builts in high-quality, searchable PDF and AutoCAD format must be provided to and approved by the city.

D. Electronic files meeting all city standards for electronic files, including file format and GIS standards, have been provided to and approved by the city. (Ord. 1081 § 2, 2011).

15.18.120 Maintenance of drainage facilities not conveyed to the city of Snoqualmie.

A. The person holding title to the property and the developer required to construct a drainage facility shall remain responsible for the drainage facility's ongoing performance, operation and maintenance.

B. Maintenance of drainage facilities shall conform to the operation and maintenance plan approved as part of the stormwater~~storm water~~ plan.

C. It shall be a gross misdemeanor for any person responsible for maintenance of a drainage facility to refuse or fail to perform required maintenance after written notice from the director to perform required maintenance. (Ord. 1081 § 2, 2011).

15.18.130 Water quality standards adopted by reference.

The city of Snoqualmie hereby adopts by reference the water quality standards established under authority of Chapter 90.48 RCW and contained in Chapter 173-201A WAC as they now exist or may hereafter be amended. (Ord. 1081 § 2, 2011).

15.18.140 Stormwater Pollution Prevention Manual adopted by reference.

A. The King County Stormwater Pollution Prevention Manual, Best Management Practices for~~of~~ Commercial, Multi-Family and Residential Properties, April 2016~~January 2009~~, is hereby adopted by reference.

B. Maintenance of records documenting implementation of applicable best management practices shall be the responsibility of each property owner. (Ord. 1081 § 2, 2011).

15.18.150 Illicit discharges to storm drain~~water~~ system or water prohibited.

A. Prohibited Discharges – Prohibition of Illegal Discharges. No person shall throw, drain, or otherwise discharge, cause or allow others under its control to throw, drain or otherwise discharge into ~~the municipal storm~~a drainage facility and/or surface and ground waters any materials other than stormwater~~storm water~~.

B. Examples of prohibited contaminants include but are not limited to the following:

1. Trash or debris.

2. Construction materials.

3. Petroleum products including but not limited to oil, gasoline, grease, fuel oil and heating oil.

4. Antifreeze and other automotive products.

5. Metals in either particulate or dissolved form.

6. Flammable or explosive materials.

7. Radioactive material.

8. Batteries.

9. Acids, alkalis, or bases.

10. Paints, stains, resins, lacquers, or varnishes.

11. Degreasers and/or solvents.

12. Drain cleaners.

13. Pesticides, herbicides, or fertilizers.

14. Steam cleaning wastes.

15. Soaps, detergents, or ammonia.

16. Swimming pool, ~~or~~ spa, or hot tub cleaning wastewater, or filter backwash.

17. Chlorine, bromine, or other disinfectants.

18. Heated water.

19. Domestic animal wastes.

20. Sewage.

21. Recreational vehicle waste.

22. Animal carcasses.

23. Food wastes.

24. Bark and other fibrous materials.

25. Lawn clippings, leaves, or branches.

26. Silt, sediment, concrete, cement or gravel.

27. Dyes.

28. Chemicals not normally found in uncontaminated water.

29. Any other process-associated discharge except as otherwise allowed in this section.

30. Any hazardous material or waste not listed above.

C. Allowable Discharges. The following types of discharges shall not be considered illegal discharges for the purposes of this chapter unless the director of the Department of Parks and Public Works determines that the type of discharge, whether singly or in combination with others, is causing or is likely to cause pollution of surface water or groundwater:

1. Diverted stream flows.

2. Rising ground watersgroundwaters.

3. Uncontaminated ground watergroundwater infiltration, as defined in 40 CFR 35.2005(20).

4. Uncontaminated pumped ground watergroundwater.

5. Foundation drains.

6. Air conditioning condensation.

7. Irrigation water from agricultural sources that is commingled with urban stormwaterstorm water.

8. Springs.

9. Uncontaminated ~~w~~Water from crawl space pumps.

10. Footing drains.

11. Flows from riparian habitats and wetlands.

12. Discharges from emergency fire fighting activities.

13. Dye testing is allowable but requires verbal notification to the director at least one day prior to the date of test.

D. Conditional Discharges. The following types of discharges shall not be considered illegal discharges for the purposes of this chapter if they meet the states conditions, or unless the director of the Department of Parks and Public Works determines that the type of discharge, whether singly or in combination with others, is causing or is likely to cause pollution of surface water or groundwater:

1. Potable water, including water from water line flushing, hyperchlorinated water line flushing, fire hydrant system flushing, and pipeline hydrostatic test water. Planned discharges shall be dechlorinated to a concentration of 0.1 ppm or less, pH-adjusted, if necessary and volumetrically and velocity controlled to prevent resuspension of sediments in the storm drain~~water~~ system;

2. Lawn watering and other irrigation runoff are permitted but shall be minimized;

3. De-chlorinated swimming pool, spa, and hot tub discharges. These discharges shall be de-chlorinated to a concentration of 0.1 ppm or less, pH-adjusted and reoxygenized if necessary, volumetrically and velocity ~~and in volumes and velocities~~ controlled to prevent re-suspension of sediments in the storm drain~~water~~ system. Discharges shall be thermally controlled to prevent an increase in temperate of the receiving water. Swimming pool cleaning wastewater and filter backwash shall not be discharged to the storm drain system;

4. Street and sidewalk wash water, water used to control dust, and routine external building wash down that does not use detergents are permitted if the amount of street wash and dust control water used is minimized. At active construction sites, street sweeping must be performed prior to washing the street;

5. Non-storm water discharges covered by any NPDES permit; provided, that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations; and provided, that written approval has been granted for any discharge to the storm drain system;

6. Other non-storm water discharges. The discharges shall be in compliance with the requirements of a ~~storm water~~ pollution prevention plan ~~(SWPPP)~~ reviewed by the city which addresses control of such discharges.

E. Prohibition of Illicit Connections.

1. The construction, use, maintenance, or continued existence of illicit connections to the storm drain system is prohibited.

2. This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.

3. A person is considered to be in violation of this chapter if the person connects a line conveying sewage to the MS4, or allows such a connection to continue. (Ord. 1081 § 2, 2011).

15.18.160 Establishing or maintaining unauthorized connection to the municipal storm drain~~water~~ system.

A. It shall be a misdemeanor to establish any unauthorized connection to the municipal storm drain~~water~~ system.

B. It shall be a gross misdemeanor to maintain or fail or refuse to remove any unauthorized connection to the municipal storm drain~~water~~ system after written notice from the director to remove such unauthorized connection to the municipal storm drain~~water~~ system. (Ord. 1081 § 2, 2011).

15.18.170 Liability insurance required.

The applicant required to construct the drainage facility pursuant to this chapter shall maintain a combined single limit per occurrence liability policy in the amount established annually by the city risk management program, which shall name the city of Snoqualmie as an additional insured and protect the city of Snoqualmie from liability relating to the construction or maintenance of the drainage facility until construction approval or acceptance of ownership of the drainage facility by the City of Snoqualmie for maintenance, whichever is last.

Proof of this required liability policy shall be provided to the director prior to commencing construction of any drainage facility. If this liability insurance is not kept in effect as required, the city of Snoqualmie may initiate enforcement. (Ord. 1081 § 2, 2011).

15.18.180 Use of wetlands for stormwater management~~storm water control~~ prohibited.

Notwithstanding any other provision of this code, ~~storm water treatment and flow control~~drainage facilities shall not be built within a natural vegetated buffer or wetland, provided:

A. Conveyance systems may be approved by the city when there is no feasible alternative;

B. ~~Storm water detention/water quality pond discharge~~ Drainage facilities may be located in the outer 15 feet of a wetland buffer when required by engineering constraints, and when such discharges are designed to be infiltrated into appropriate soils or discharged as surface sheet flow in appropriate slope conditions, pursuant to SMC 19.12.180(F)(3); and

C. Drainage f~~F~~acilities may be allowed in wetlands approved for hydrologic modification and/or treatment in accordance with Guidesheet 1~~B~~ in Appendix I-D of the Washington State Department of Ecology Stormwater Management Manual for Western Washington (2012, amended in 2014~~2005~~). (Ord. 1081 § 2, 2011).

15.18.190 Administration.

A. Administration.

1. The Community Development Department director and the Director of the Parks and Public Works Department are ~~is~~ authorized to promulgate and adopt administrative rules under the procedures specified in Chapter 2.05 SMC for the purpose of implementing and enforcing the provisions of this chapter. Adopted administrative rules are available to the public from the department, including but not limited to the Surface Water Design Manual.

2. The Community Development Department director is authorized to develop procedures for applying adopted rules and regulations during the review of permit applications for the development of land. These procedures may also be contained in the Surface Water Design Manual.

B. Inspections. The director or designee and/or the Director of the Parks and Public Works Department is authorized to make such inspections and take such actions as may be required to enforce the provisions of this chapter.

C. Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of this chapter, monitor for proper function of drainage facilities or whenever the Community Development Department or Parks and Public Works Department director or designee has reasonable cause to believe that violations of this chapter are present or operating on a subject property or portion thereof, the director or designee may enter such premises at all reasonable times to inspect the same or perform any duty imposed upon the director by this chapter; provided, that if such premises or portion thereof is occupied, the director or designee shall first make a reasonable effort to locate the owner or other person having charge or control of the premises or portion thereof and demand entry.

D. Access. Proper ingress and egress shall be provided to the Community Development Department or Parks and Public Works Department director or designee to inspect, monitor or perform any duty imposed upon the director by this chapter. The director or designee shall notify the responsible party in writing of failure to comply with this access requirement. Failing to obtain a response within seven days from the receipt of notification, the director or designee may order the work required completed or otherwise address the cause of improper access. The obligation for the payment of all costs that may be incurred or expended by the city in causing such work to be done shall thereby be imposed on the person holding title to the subject property. (Ord. 1081 § 2, 2011).

15.18.200 Enforcement.

The director is authorized to enforce the provisions of this chapter, the ordinances and resolutions codified in it, and any rules and regulations promulgated thereunder pursuant to the enforcement and penalty provisions. The remedies in this chapter are in addition to any other remedy provided by law. (Ord. 1081 § 2, 2011).

15.18.210 Severability.

If any provision of this chapter or its application to any person or property is held invalid, the remainder of the chapter or the application of the provisions to other persons or property shall not be affected. (Ord. 1081 § 2, 2011).

EXHIBIT C

Chapter 16.04
GENERAL PROVISIONS

Sections:

16.04.010 Purpose.

16.04.020 Applicability.

16.04.030 Exemptions.

16.04.035 Treatment of lots platted prior to June 9, 1937.

16.04.040 Conformance with other regulations.

16.04.050 Definitions.

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16.04.080 Filing of applications.

16.04.090 Mailing of notices.

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16.04.130 Fees.

16.04.140 Violations.

16.04.150 Relief for innocent purchaser.

16.04.160 Variances.

16.04.170 Provision of public and semipublic lands.

16.04.180 General layout of lots.

16.04.190 Roads.

16.04.200 Utilities.

16.04.210 Land dedication and open space.

16.04.220 Drainage easements.

16.04.230 Short subdivisions, subdivisions and binding site improvement plans within the M-U mixed use district.

16.04.010 Purpose.

This title is adopted pursuant to authority of Chapter 58.17 RCW to regulate the subdivision of land and to promote the public health, safety and general welfare in accordance with standards established by the state of Washington to prevent the overcrowding of land; to lessen congestion on the streets and highways; to promote effective use of the land; to promote safe and convenient travel by the public on streets and highways; to provide for adequate light and air; to promote the proper arrangement of streets, lots, easements, pathways and other private or public ways; to provide for adequate and convenient open spaces, utilities, recreation, and access for service and emergency vehicles; to provide for adequate water, drainage, sewer and other public facilities; to promote a coordination of development as land develops; to conserve natural beauty and other natural resources; to maintain and perpetuate environmental quality; to provide for the expeditious review and approval of proposed subdivisions which conform to zoning standards and local plans and policies; to adequately provide for the housing and commercial needs of the citizens of the state; and to require uniform monumenting of land subdivisions and conveyance by accurate legal description. (Ord. 669 § 2, 1991).

16.04.020 Applicability.

This title shall apply to all divisions of land into two or more lots or tracts, any one of which is less than one-thirty-second of a section, or less than 20 acres if the land is not capable of description as a fraction of a section of land, for the purpose of sale, lease, or transfer. It shall apply to plats, replats, subdivisions, short subdivisions and binding site improvement plans. The provisions of this chapter shall apply to all applications under any chapter of this title. (Ord. 669 § 2, 1991).

16.04.030 Exemptions.

The provisions of this title shall not apply to:

A. Cemeteries and other burial plots while used for that purpose.

B. Any division of land made by testamentary provisions or the laws of descent.

C. Any division of land within which the smallest parcel is one thirty-second of a section or larger, or 20 acres or larger if the land is not capable of description as a fraction of a section of land. For purposes of computing the size of any lot under this section, the lot size shall include that area up to the centerline of any road or street bordering the lot.

D. Any deeding of land to the city; provided, however, that any remaining lot or lots which do not comply with the requirements of this code relating to zoning, access or health and safety shall not be considered as building sites by the city.

E. Any division of land for the purpose of adjustment of one or more boundary lines between adjacent lots or tracts, subject to the following provisions:

1. Adjustments to boundary lines may only be approved to consolidate existing lots, or to effect minor changes to existing property lines.

2. Adjustments to boundary lines shall not result in the creation of any new lot or tract, substandard lot or substandard yard or setback, nor increase the degree of nonconformity of any existing legal nonconforming lot.

3. Adjustments to boundary lines shall not significantly change the configuration, shape or pattern of more than four existing lots, nor require the relocation of an existing public street or the creation of a new public or private street to provide access to the lots after the adjustment of boundary lines.

4. All requirements of this section shall be narrowly and strictly construed and applied, and the responsible official shall resolve any reasonable question as to whether the proposed adjustment of boundary lines creates a new lot or a substandard lot in favor of denial of the boundary line adjustment.

5. The ~~planning official~~director shall prepare a written decision on all proposed adjustments of boundary lines, setting forth the basis therefor. The decision may be to approve, approve with conditions or deny.

6. The applicant shall prepare a true and correct graphic representation to a scale prescribed by the ~~planning official~~director. The graphic representation shall be produced in recordable form upon one or more sheets of 18-inch by 25-inch mylar or similar reproducible material, with two-inch borders. All previously existing and adjusted boundary lines shall be depicted, and all conditions of approval established by the ~~planning official~~director shall set forth as notes thereon. The approval of the ~~planning official~~director shall be indorsed upon such graphic representation prior to recording.

7. The right to appeal a decision of the ~~planning official~~director pursuant to this subsection is limited to those owners of record of any and all property whose boundaries are changed by the boundary line adjustment. (Ord. 897 § 1, 2002; Ord. 769 § 10, 1996; Ord. 669 § 2, 1991).

16.04.035 Treatment of lots platted prior to June 9, 1937.

A. For purposes of this section, a "pre-1937 lot" is any lot platted prior to June 9, 1937.

B. Subject to the provisions of subsection (C) of this section, any five or more contiguous pre-1937 lots in a single ownership as of the effective date of this section, any subsequent conveyance of one or more thereof notwithstanding, shall not be treated as separate legal lots for the purpose of the application of any of policy, ordinance, code or regulation of the city. Four or fewer pre-1937 lots in common ownership shall be treated as separate legal lots.

C. Any pre-1937 lot contiguous to four or more pre-1937 lots in common ownership as of the effective date of this ordinance shall be treated as a separate legal lot if, and only if, such lot contained a separate habitable residence served by municipal water and sewer, or approved septic if not required to be connected to the municipal sewer, as of the effective date of this ordinance.

D. Pre-1937 lots subject to this section which are not treated as separate lots shall require short subdivision, subdivision or binding site improvement plan pursuant to the requirements of Chapter 58.17 RCW and this title create separate lots, parcels or tracts for all purposes relating to the application of any policy, ordinance, code or regulation of the city. Pre-1937 lots may be re-subdivided only if they meet all requirements of this code in effect at the time of filing a complete application for subdivision, short subdivision or binding site improvement plan. (Ord. 897 § 2, 2002).

16.04.040 Conformance with other regulations.

A. No subdivision, short subdivision or binding site improvement plan shall be approved unless found to be in conformance with all adopted and applicable city ordinances, plans and policies, including but not limited to Chapters 19.12, 15.18, 15.20 SMC, and the provisions of any adopted subarea master plan.

B. All records of surveys in connection with any plat, short plat or binding site improvement plan shall be in conformance with Chapter 58.09 RCW. (Ord. 669 § 2, 1991).

16.04.050 Definitions.

The following definitions apply throughout this title unless, from the context, another meaning is clearly intended.

A. "Alley" means a strip of land dedicated to public use, less than 21 feet wide, between property lines, which provides access to adjacent properties.

B. "Applicant" means a person who applies for any approval under this chapter and who is an owner of the subject property or the authorized agent of the owner.

C. "Binding site improvement plan" means a drawing to the scale of one inch equals 100 feet, or a scale prescribed by the ~~planning official~~director, which (1) identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces and any other matters specified by Chapter 16.12 SMC; (2) contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as established through a discretionary review process; and (3) contains provisions requiring that development be in conformity with the site plan.

D. "Block" means a group of lots, tracts, or parcels within defined and fixed boundaries.

E. "Bond" means a written certificate guaranteeing to pay up to a specified amount of money if specified work is not performed, or any similar mechanism whereby the city has recourse to an identified fund from which to secure performance of specified work.

F. "Buffer strip" means an area or strip of land, located to provide separation between land uses such as between residential areas and business, commercial and industrial areas. Parks, playgrounds and the sites of public buildings may serve as buffers.

G. "Dedication" means the deliberate appropriation of land by an owner for general and public uses, reserving no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. Dedication should be evidenced by filing or recording with the county auditor a document of conveyance or a final plat or short plat showing the dedication thereon; and the acceptance by the public shall be evidenced by the written approval of such plat or conveyance for filing by the city.

H. "Director" means the director of community development ~~of the city~~ or his or her designee, or such other official as the mayor may designate.

I~~H~~. "Division of land" means the separation of any parcel of land into two or more lots or tracts.

J. "Drainage facility" means as defined in SMC 15.18.040.

K~~I~~. "Easement" means specific air, surface, or subsurface rights conveyed for use by someone other than the owner of the subject property or to benefit some property other than the subject property.

L~~J~~. "Final plat" means the final drawing of the subdivision and dedication prepared for filing of record with the county auditor and containing the elements and requirements set forth in this title.

MK. "Lot" means a fractional part of subdivided lands having fixed boundaries, and having sufficient area and dimension to meet minimum zoning requirements for width and area.

NL. "Owner" means all persons, partnerships, corporations, and other entities that have an ownership interest (including purchasers and sellers under a real estate contract) in the subject property.

~~M. "Planning official" means the director of community development of the city or his or her designee, or such other official as the mayor may designate.~~

ON. "Plat" means a map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys or other divisions and dedications.

PO. "Preliminary plat" means a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks and other elements of a plat or subdivision which shall furnish a basis for the approval or disapproval of the general layout of a subdivision.

QP. "Right-of-way" means land dedicated primarily to the movement of vehicles and pedestrians and providing for primary access to adjacent parcels. Secondarily, the land provides space for utility lines and appurtenant and similar components.

RQ. "Short plat" means a map or representation of a short subdivision.

SR. "Short subdivision" means the division of land into lots or tracts for the purpose of sale, lease, or transfer under the process described in Chapter 16.08 SMC.

TS. "Site" means a lot or combination of lots improved with a single residence, structure, or similar use.

UT. "Standard record of survey" means a record of survey form approved and provided by the city.

VU. "Subdivision" means the division or redivision of land into lots or tracts for the purpose of sale, lease or transfer of ownership, under the process described in Chapter 16.10 SMC.

WV. "Tract" means a fractional part of subdivided lands having fixed boundaries, not meeting the requirements for a lot, or created for a special use, including public spaces, storm drainage features or sensitive area protection, other than for a building lot. (Ord. 769 § 11, 1996; Ord. 669 § 2, 1991).

16.04.060 Administration.

The provisions of this title shall be administered by the ~~planning official~~director. (Ord. 669 § 2, 1991).

16.04.070 Presubmission conference.

Before making any application under this title, the applicant shall arrange to review the proposal informally with the ~~planning official~~director in a presubmission conference. The proposal shall be described in writing, and include as much of the information required for submission of an application as may be available. The conference shall take place prior to detailed work by an engineer or surveyor. The conference shall include discussion of the comprehensive plan, street plan, shoreline master plan, zoning, availability of sewer and water, development concepts, other city requirements and permits, and the environmental impact of the subdivision. The possibilities of future development on adjacent land shall also be discussed. The purpose of such a conference is to identify potential problems in order for the application to be processed without delay, and matters discussed at such conference shall not be deemed to be binding upon either party. (Ord. 669 § 2, 1991).

16.04.080 Filing of applications.

A. All applications pursuant to this title shall be delivered to the ~~planning official~~director, and may be accompanied by applications for other approvals which may be required as a condition of approval of a proposed division of land under this title, including but not limited to the regulations identified in SMC 16.04.040. The ~~planning official~~director shall note the date of receipt of the application, and shall notify the applicant within 15 days of receipt of any deficiencies found in any application under this title. If no deficiencies are found, and all applicable fees are paid, the ~~planning official~~director shall accept the application as fully complete and the application shall be deemed filed as of the date of submittal. If any deficiencies are found, the application shall be returned to the applicant, and shall not be accepted for filing until such deficiencies are corrected. The ~~planning official~~director shall note on the application the date as of which he or she deems a complete application to have been filed.

B. The applicant shall be responsible for the accuracy of all data and information submitted on or with an application. Any application found at any time to be materially inaccurate or misleading shall be returned to the applicant with a letter stating that the application must be corrected and returned to the ~~planning official~~director. A fee in accordance with an adopted fee schedule will be charged for this procedure.

C. All applications for a proposed division of land pursuant to this title shall be considered under the provisions of this title, and zoning and other land use control regulations of this code, in effect on the land at the time of filing of a fully complete application. (Ord. 669 § 2, 1991).

16.04.090 Mailing of notices.

When notice is required to be mailed to adjoining property owners in connection with any application under this title, a list containing the names and addresses of such adjoining property owners, together with pre-addressed envelopes with sufficient postage affixed, shall be provided to the city by the applicant for the mailing of such notices. (Ord. 669 § 2, 1991).

16.04.100 Consent to access.

The applicant shall permit free access to the land which is the subject of any application under this title to all public agencies considering the application for the period of time extending from the time of application to the time of final action. Public agencies shall notify the applicants prior to making a site inspection. (Ord. 669 § 2, 1991).

16.04.110 Performance sureties.

A. The ~~planning official~~director may but shall not be required to allow an assigned savings account or bond in the amount of 150 percent of the estimated cost of any improvements required as a condition of a subdivision, short subdivision or binding site improvement plan which remain to be completed at the time of the final approval, as a guarantee that the required improvements will be constructed within one year of the date of recording of the final plat. The estimated cost shall be based upon information furnished by the applicant, and approved as reasonable by the ~~planning official~~director. Such security shall be released upon the latter of the satisfactory completion of all required improvements and the expiration of any applicable warranty periods.

B. Sureties or other performance guarantees acceptable to the city may be required by the city council to ensure the successful operation for up to two years of any improvements required pursuant to this title.

C. The provisions of this section are not intended to limit the duration of sureties which may be required under any other chapter of this code. (Ord. 669 § 2, 1991).

16.04.120 Inspections.

Required improvements shall be inspected and approved for acceptance by the city. The cost of all inspections, plan checking, testing, sampling, and other work incidental to approval of the required improvements shall be charged to the applicant and paid before final approval of the short plat or plat. The city may arrange for inspections to be conducted by properly qualified consultants and may charge the applicant for the cost of such inspections. No bridge, water system, or sewer system shall be accepted unless the design and construction thereof shall have been certified by the city engineer, or a civil engineer licensed by the state and acceptable to the city, to be in accordance with all applicable state and local requirements. (Ord. 669 § 2, 1991).

16.04.130 Fees.

Applicants for permits or other approvals pursuant to this title shall pay to the city the applicable fees identified on the approved fee schedule, as the city council may from time to time adopt by resolution. No application under this title shall be deemed to be complete unless accompanied by all applicable fees. (Ord. 669 § 2, 1991).

16.04.140 Violations.

Except as provided in SMC 16.04.150, any person, firm, corporation or association, or any agent of any person, firm, corporation or association, who violates any provision of this title relating to the sale, offer for sale, lease or transfer of any lot or tract is guilty of a gross misdemeanor, and each sale, offer for sale, lease or transfer of each separate lot, tract or parcel of land in violation of any provision of this title is a separate and distinct offense. Any other violation of this title shall be considered a misdemeanor and shall be punishable as provided by law. (Ord. 669 § 2, 1991).

16.04.150 Relief for innocent purchaser.

The city shall not issue any permit for construction on, modification to, or use of any property divided or segregated in violation of this title or state law, unless the city specifically approves a permit based on the following criteria:

A. That the applicant purchased the property as an innocent purchaser for value without actual notice that the property was divided or segregated in violation of this law;

B. That the public interest will not be adversely affected by approving the permit. In determining the public interest, the city shall use substantially the same criteria as would be used in reviewing a preliminary plat application under this title. (Ord. 669 § 2, 1991).

16.04.160 Variances.

A. An applicant for a short subdivision or subdivision may apply for a variance from any development standards set forth in this title where there exist extraordinary conditions such as topography, access, location, shape, size, drainage or other physical features of the site or other adjacent development which result in unusual hardship or extraordinary difficulties to the owner in attempting to make use of the land. Such application shall accompany the preliminary application, shall include information necessary to support the application, and shall outline the provisions from which the variance is sought.

B. All applications for variances shall be heard by the hearing examiner. Notice of the hearing shall be mailed to all property owners within 500 feet of the affected property not less than 10 days prior to the date of the hearing. For a variance for a short subdivision, the decision of the hearing examiner shall be final unless appealed. For subdivisions, the hearing examiner's recommendation on the variance request shall be made part of the record forwarded to the city council for action. In making recommendations for approval of variances the hearing examiner may include conditions that will further the objectives of the standards or requirements so varied.

C. The hearing examiner and the city council shall base their recommendation and decision respectively upon the finding of an unusual hardship or extraordinary difficulties if the minimum requirements of this title are strictly applied, and further find that:

1. The public welfare, use and interest are protected;

2. The granting of the variance will not confer a special privilege to the subject property that is denied other lands in the same district;

3. The development is in keeping with the intent of these regulations;

4. The variance would not have the effect of nullifying the intent and purpose of the zoning code, the comprehensive plan, or this title; and

5. The extraordinary conditions or unusual hardship do not result from the actions of the applicant. (Ord. 1131 § 1, 2014; Ord. 769 § 12, 1996; Ord. 669 § 2, 1991).

16.04.170 Provision of public and semipublic lands.

The city may require the applicant to make land available, by dedication, for school sites, parks and open space, rights-of-way, utilities infrastructure, or other similar public or semipublic uses of land if such dedication is reasonably necessary as a result of the short subdivision, subdivision or binding site improvement plan. (Ord. 669 § 2, 1991).

16.04.180 General layout of lots.

A. All lots within a short subdivision or subdivision must meet the minimum size and dimension requirements established for the property pursuant to the zoning code, or other land use regulations. For subdivisions, the minimum lot area shall be deemed to have been met if the average lot area is not less than the minimum lot area required by the zoning code. In computing the average lot area, not more than 10 percent of the total

number of lots may contain area less than the prescribed minimum for the zoning district. No lots shall be permitted which contain an area less than 75 percent of the prescribed minimum for the zoning district.

B. Lots must be shaped to permit reasonable use and development of the lot.

C. The short plat or plat must be designed to allow for reasonable subdivision and use of adjoining properties. (Ord. 669 § 2, 1991).

16.04.190 Roads.

A. All lots must have direct legal access to either a right-of-way or a vehicular access easement or tract meeting the requirements of this title. The city shall determine on a case-by-case basis whether access will be by right-of-way or vehicular access easement or tract. If vehicular access within the short plat or plat will be provided by means other than rights-of-way, the short plat or plat must contain easements or tracts which will provide the legal right of access to each of the lots served. The city may require that the legal right of access be granted to other adjoining properties in order to provide a safe and efficient circulation system within the city.

B. Roads shall be designed with appropriate consideration for existing and projected roads, anticipated traffic patterns, topographic and drainage conditions, public convenience and safety, and the proposed uses of the land served.

C. The standard width and engineering design of public and private rights-of-way shall conform with Chapter 12.16 SMC.

D. Where necessary to connect to existing roads, or to provide for future overall area circulation, roads may be required to extend to the outside boundaries of the subdivision.

E. Road grades, curves, and intersections shall provide adequate sight and stopping distances for traffic safety.

F. Subdivisions shall incorporate provisions for controlling access onto arterial roads in accordance with accepted engineering practices.

G. When proposed, privately owned and maintained road rights-of-way serving lots may be approved only when it is determined that:

1. There will be no resulting public safety hazard;

2. Such roads will be built to city road standards; and

3. The right-of-way is not required to be public, pursuant to subsection H of this section.

H. Dedication to the city of public right-of-way shall be required within or along the boundaries of the subdivision or short plat or along any lot(s) within, under the following circumstances:

1. Where the six-year improvement plan indicates the necessity of a new right-of-way or portion thereof for street purposes; or

2. Where necessary to extend or to complete the existing neighborhood street pattern.

I. If the plat contains a private road, there shall be inscribed on the face of the plat the following language:

WARNING: The City of Snoqualmie has no responsibility to build, improve, maintain or otherwise service the private roads within or providing access to property described in this plat.

(Ord. 669 § 2, 1991).

16.04.200 Utilities.

A. The applicant shall provide connections for potable water service to each lot created.

B. The applicant shall install a water system that will provide adequate fire flow and all firefighting infrastructure and appurtenances required by the fire marshal.

C. The applicant shall comply with the construction phase and permanent storm water control requirements of Chapter 15.08 SMC.

D. The applicant shall install a sanitary sewer system hookup to serve each lot.

E. Arrangements shall be made by the applicant to install utility lines for electricity and telephone service underground.

F. Utility lines, other than in rights-of-way and vehicular access easements or tracts, shall be within easements centered on property lines wherever possible. Except in unusual circumstances, easements for utilities shall be at least 10 feet in width. The city may require that utilities be extended to the perimeter of the plat or short plat adjoining other properties, and easements be granted therefor, in order to provide an efficient utility system within the city. (Ord. 669 § 2, 1991).

16.04.210 Land dedication and open space.

A. All subdivisions shall provide a minimum of 10 percent of the total gross area of the subdivision for parks, open space, green belt and buffer strips. If a requirement for a greater percentage has been established in another applicable ordinance, plan or policy, the greater requirement shall apply. At least one-half of such area shall be usable for active recreation.

B. Open space, parks, or common areas shall be efficiently located and provided with adequate access.

C. Fees in lieu of dedication of land for parks and open space may be permitted by the city council in accordance with state law. (Ord. 669 § 2, 1991).

16.04.220 Drainage easements.

Where a subdivision is traversed by a watercourse, drainage channel, or stream, provision shall be made for a drainage easement in favor of the city, conforming substantially with the alignment of the watercourse and of an adequate width for maintenance and erosion control purposes. This requirement shall not entail any responsibility for watercourse maintenance on the part of the city. The city may require the applicant to provide for maintenance of such drainage courses. (Ord. 669 § 2, 1991).

16.04.230 Short subdivisions, subdivisions and binding site improvement plans within the M-U mixed use district.

A. The provisions of this section shall prevail over conflicting provisions in the remainder of this title with respect to short subdivisions, subdivisions and binding site improvement plans within the M-U mixed use district.

B. Short subdivisions, subdivisions and binding site improvement plans located within the M-U mixed use district shall be reviewed subsequent to or concurrently with a mixed use final plan, in accordance with Chapter 17.26 SMC.

C. The review procedures for short subdivisions, subdivisions and binding site improvement plans within the M-U mixed use district shall be in accordance with the applicable review procedures of this title to the extent they are not inconsistent with this section. The procedure for such applications may be combined with the procedures of other applicable city ordinances. Public hearings and hearing notices required by other ordinances may be consolidated, provided that the notice procedure which provides the longest notice period shall be followed.

D. The city shall ensure that the short subdivision, subdivision or binding site improvement plan within the M-U mixed use district is consistent with and implements the provisions of the mixed use final plan and Chapter 17.26 SMC. One or more findings addressing the subdivision's consistency with and implementation of the mixed use final plan shall be made a part of the ~~planning official~~director's decision on short subdivisions and the planning commission's recommendation and city council's decision on subdivisions.

E. The application for a short subdivision, subdivision or binding site improvement plan shall include all the information required by other applicable chapters of this title. Additionally, the application shall include the following:

1. A detailed landscape plan per SMC 17.70.030;

2. A detailed plan of the proposed treatment of the perimeter of the development, including materials and techniques used, such as screens, fences, and walls per SMC 17.70.060;

3. Specific design standard for minimum lot area, width, frontage and yard requirements, standards, building heights, and parking provisions, as applicable;

4. Proposed restrictive covenants;

5. Proposed articles of incorporation and bylaws of the lot owners association or other mechanism to assure permanence and maintenance of common open space and recreational facilities, as well as drainage facilities per SMC Chapter 15.18;

6. A detailed description of architectural design standards to be applied to the project;

7. A description of how the proposal meets applicable policies of the Snoqualmie vicinity comprehensive plan and the approved mixed use final plan. (Ord. 669 § 2, 1991).

EXHIBIT D

Title 17
ZONING

Chapters:

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17.10 Definitions

17.15 Residential District Regulations

17.20 Commercial/Industrial District Regulations

17.25 Conservation/Resource District Regulations

17.30 MU Mixed Use District Regulations

17.35 Historic Overlay Zones and Landmarks

17.37 Downtown Historic District Retail Overlay Zone

17.40 Floodway Overlay Zone

17.50 Planned Unit Development Regulations

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GENERAL PROVISIONS

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17.05.100 Administration and enforcement.

17.05.010 Short title.

This title shall be known and may be cited as "The Snoqualmie Zoning Code." (Ord. 744 § 2, 1995).

17.05.020 Authority.

This code is adopted pursuant to and in accordance with the authority vested in the governing body of the city of Snoqualmie, Washington, by Chapters 35A.63 and 36.70A RCW. (Ord. 744 § 2, 1995).

17.05.030 Purpose.

The purpose of this code is to promote the health, safety, and welfare of the current and future residents of the city of Snoqualmie. The zoning code implements the policies of the city's comprehensive plan. It is the intention of this code to assure coordination, quality and order in the development of land to meet the needs of existing and future populations, while giving due consideration to the protection and enhancement of the land, environment, natural resources, and quality of life. (Ord. 744 § 2, 1995).

17.05.040 Application of provisions.

In the interpretation and application of the provisions of this title, such provisions shall be held to be the minimum requirements. It is not the intent of this title to repeal, abrogate, annul, or in any way impair or interfere with any existing provisions of law or ordinance or any rules or regulations previously adopted pursuant to law, relating to the use of buildings or land, nor is it intended to interfere with or abrogate or annul any easements, covenants, or other agreements between parties; provided, however, that where this title

imposes a greater restriction upon the use, erection, alteration or extension of buildings, or use of land, or upon the number of square feet of lot area per building or structure, or where the yard or building line requirements are more restrictive than the requirements imposed by such existing provision of law or ordinance, or by such rules or regulations or by such covenants or agreements, the provision of this title shall control. (Ord. 744 § 2, 1995).

17.05.050 Establishment of use districts.

In order to classify, segregate, and regulate the uses of land, buildings, and structures, the city is divided into the following use districts:

A. R-C Constrained residential district;

B. R-1 Single-family district;

C. R-2 Two- and three-family district;

D. R-3 Medium density residential district;

E. PR Planned residential district;

F. B Community retail business district;

G. OP Office park district;

H. PCI Planned commercial/industrial district;

I. I Industrial district;

J. PO Parks and open space district;

K. UP Utility park district;

L. MU Mixed use district. (Ord. 744 § 2, 1995).

17.05.060 Unclassified areas.

All lands not classified according to the classification in SMC 17.05.050 on the official zoning map, and all lands, if any, of the city not shown on the official zoning map, shall be considered unclassified and, pending

future classification, shall be subject to the restrictions and regulation of the R-C district, single-family residence. (Ord. 744 § 2, 1995).

17.05.070 Official zoning map.

A. The boundaries of the use districts as established in SMC 17.05.050 are shown on the official zoning map, which may consist of one or more panels. The official zoning map, together with all explanatory matters thereon, is adopted by reference and declared to be a part of this title. The regulations of this title governing the uses of land, buildings and structures, the height of buildings and structures, and other matters set forth in this title are established and declared to be in effect upon all land included within the boundaries of each and every district shown upon the zoning map. The boundaries of the use districts shall be determined and defined or redefined, from time to time, by the adoption of district maps covering the city showing the geographical area and location of the districts. The official zoning map shall be, upon its final adoption, a part of this title, and the map, and all notations, references and other information shown thereon, thereafter shall be made a part of this title as though all matters and information set forth on the map were fully described in this title.

B. The official zoning map, and each panel thereof, shall be identified by the signature of the mayor, attested by the city clerk, and shall bear the seal of the city. The original of the official zoning map shall be retained in the office of the city clerk. (Ord. 744 § 2, 1995).

17.05.080 Rules of interpretation.

When uncertainty exists as to the boundaries of any use district shown on the official zoning map, the following rules of interpretation shall apply:

A. Where district boundaries are indicated as approximately following the centerline of streets, alleys, highways, or railroad tracks, the actual centerline shall be construed to be the boundary.

B. Where district boundaries are indicated as running approximately parallel to the centerline of a street, the boundary line shall be construed to be parallel to the centerline of the street.

C. Where district boundaries are indicated on such map as approximately following the lot or tract lines, the actual lot or tract lines shall be construed to be the boundary of such use district.

D. Where a district boundary on the official zoning map divides a tract in unsubdivided property, the location of the use district boundary, unless the same is indicated by dimensions thereon, shall be determined by use of the scale appearing on the official zoning map.

E. Unmapped shorelands shall be considered to be within the same land use district as the adjacent upland as shown on the official zoning map.

F. Where a public street or alley is officially vacated or abandoned, the regulations applicable to the abutting property to which the vacated portion reverts shall apply to such vacated or abandoned street or alley.

G. Where a district boundary line divides a lot which was in single ownership at the time of passage of the ordinance codified in this title, the planning commission may permit, as a special exception, the extension of the regulations for either portion of the lot not to exceed 50 feet beyond the district line into the remaining portion of the lot.

H. In case uncertainty exists which cannot be determined by application of the foregoing rules, the planning commission shall determine the location of such use district boundaries. (Ord. 744 § 2, 1995).

17.05.090 Title compliance.

Except as provided in this title:

A. No building or structure shall be constructed and no existing building or structure shall be moved, altered, added to or enlarged, nor shall any land, building, structure or premises be used, for any purpose or in any manner other than a use listed in this title as permitted in the use district in which such land, building, structure, or premises is located.

B. No building or structure shall be constructed, nor shall any existing building or structure be moved, reconstructed or structurally altered, to exceed the height of the limit established by this title for the use district in which such building or structure is located.

C. No building or structure shall be constructed, nor shall any building or structure be moved, altered, enlarged or rebuilt, nor shall any open spaces surrounding any building or structure be encroached upon or reduced in any manner, except in conformity with the building site requirements and the area and yard regulations established by this title for the use district in which such building or structure is located.

D. No required yard or other open space provided about any building or structure shall be considered as providing a yard or open space for any other building or structure. (Ord. 744 § 2, 1995).

17.05.100 Administration and enforcement.

The ~~planning official~~director, as the duly authorized representative of the mayor, is charged with the responsibility of carrying out the provisions of the zoning code. He/she may be provided with the assistance of such other persons as the mayor may direct. The ~~planning official~~director shall administer the zoning ordinance as follows:

A. Interpretations. All interpretations of this title shall be made by the ~~planning official~~director or his/her delegate. All interpretations shall be reduced to writing and an orderly retrievable record shall be kept.

B. Certificate of Zoning Compliance – Performance Bond. No building or structure shall be occupied, and no land shall be used nor shall any use regulated by this code be changed, until the ~~planning official~~director shall have issued a certificate of zoning compliance, certifying that the use complies with the requirements of this code, and all conditions imposed upon such use have been satisfied or that a bond or other equivalent security has been posted to secure performance of such conditions. The performance bond, or equivalent, shall be in a form acceptable to the city attorney, and shall be in the amount of 150 percent of the estimated cost of satisfying all remaining conditions.

C. Enforcement. The ~~planning official~~director, or his/her delegate, shall be responsible for taking any action necessary to enforce this title. If the ~~planning official~~director shall find that any of the provisions are being violated, he/she may notify the person responsible and seek voluntary compliance, or in appropriate cases issue a cease and desist order to the person responsible for such violation, indicating the nature of the violation, ordering the responsible person to cease and desist from such violation, setting forth the action necessary to correct the violation and establishing a date certain for such action to be taken. The cease and desist order shall require the discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures; or of additions, alterations, or structural changes thereto; discontinuance of any illegal work being done; or shall take any other action authorized by this title to insure compliance with or prevent violations of its provisions. Willful violation of a cease and desist order shall constitute a misdemeanor. Violation of a cease and desist order shall be deemed willful if such violation shall continue with knowledge of the contents of such order, provided, the cease and desist order shall be stayed during the pendency of any appeal thereof as provided in Chapter 17.85 SMC.

D. Filing of Complaints. Whenever a violation of this title occurs, any person may file a complaint in regard thereto. All such complaints must be in writing, and shall be filed with the ~~planning official~~director who shall properly record such complaint, conduct a preliminary investigation and take such other action as he/she deems necessary.

E. Penalty. Violation of the provisions of this title or failure to comply with any of its requirements, other than willful violations of a cease and desist order, shall constitute a civil infraction, subject to a penalty of $250.00. Each day such violation continues shall be considered a separate infraction. Nothing herein contained shall prevent the city from seeking such other legal or equitable remedies as may be available to prevent or remedy any violation. (Ord. 744 § 2, 1995).

Chapter 17.10
DEFINITIONS

Sections:

17.10.010 General interpretation.

17.10.020 Definitions.

17.10.010 General interpretation.

A. Words and phrases defined in this chapter shall have the meanings set forth herein for purposes of this title. Words and phrases defined in other titles of this code, including uniform codes adopted by reference, shall have the meaning set forth in this code, unless the context clearly indicates to the contrary. Words and phrases not defined in this chapter or elsewhere in this code shall have their usual and customary meanings.

B. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number shall include the singular; and words in the masculine gender shall include the feminine.

C. The word "person" shall include a corporation, partnership, co-partnership, or association as well as an individual.

D. "Shall" is mandatory; and "may" is permissive.

E. The particular always controls the general. (Ord. 744 § 2, 1995).

17.10.020 Definitions.

A. "Accessory use" means a use incidental and subordinate to the principal use and located on the same lot or in the same building as the principal use.

B. "Accessory dwelling unit" means a dwelling unit on the same lot or in the same building as a single-family dwelling unit which is the principal use of the lot.

C. "Assisted living quarters" means a dwelling unit in a building consisting of two or more units in which various levels of personal assistance are available to residents, and may include support services as deemed necessary such as food preparation and dining areas, group activity areas, medical supervision and similar activities.

D. "Bay window" means a window that extends from the main exterior wall of a residential structure, has sidewalls not more than 60 degrees out of plane with the main exterior wall, is primarily constructed of glazing supported by conventional light framing, and has a width of not more than the lesser of 30 percent of the main exterior wall from which it protrudes or 14 feet.

E. "Bed and breakfast" means a single-family dwelling within which bedrooms are available for paying guests.

F. "Bioretention" means as defined in SMC 15.18.040.

GF. "Boarding house" means a single-family dwelling within which roomers or boarders are housed or fed.

HG. "Building" means a structure having a roof.

IH. "Child day care center" means a day care facility for more than 12 children, not in a provider's home.

JI. "Cluster" means a grouping of dwellings to increase dwelling densities on some portions of the development area in order to leave other portions free of buildings.

KJ. "Co-housing" means a type of housing development which originated in Denmark in the early 1970s, in which units are individually owned, but meeting and dining facilities are shared. Co-housing communities place an emphasis on resident participation in planning and design, intentional neighborhood design, shared community facilities and self management.

LK. "Collective garden" means a collective garden for the purpose of producing, processing, transporting, and/or delivering cannabis for medical and/or recreational use, as further defined in RCW 69.51A.085.

ML. "Commercial service" means a business primarily characterized by the rendering of nonprofessional services to the general public and includes, by way of illustration, real estate, insurance, finance and securities investments, laundromats, dry cleaners, mailing/shipping services, diet and fitness centers, and appliance or small machine repair (excluding automotive).

NM. "Corporate offices" means establishments primarily engaged in providing internal office administration or service to other companies as opposed to services to the general public. Corporate office uses include, by way of illustration, business headquarters or administration, call centers, research offices, and professional services of a large scale. Generally, the majority of the traffic generated from a corporate office comes from its employees and not the general public.

ON. "Convenience store" means a retail store containing less than 2,000 square feet of gross floor area that is designed and stocked to sell primarily food, beverages, and other household supplies to customers who typically purchase only a few items.

PO. "Data center" means a facility used to house computer systems and associated components, such as telecommunications and storage systems for the storage, management and dissemination of data, generally including redundant or backup power supplies, redundant data communications connections, environmental controls (e.g., air conditioning, fire suppression) and various security devices. Large data centers can be industrial scale operations that have large electricity requirements and can be a source of air pollution from diesel exhaust.

QP. "Day care facilities" means establishments for group care of nonresident adults or children, including day care centers and family day care homes.

RQ. "Designated manufactured home" means a double-wide manufactured home constructed after June 15, 1976, with a pitched roof and exterior siding similar to site-built homes, and placed on a permanent foundation.

SR. "Development" means the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance, and any extension of the use of land.

T. "Diameter at breast height (DBH)" means the diameter of a tree trunk measured at 4.5 feet above grade.

U. "Director" means the director of community development, or equivalent position.

V.S. "Dispensary" means a person who dispenses marijuana or cannabis for medical use to "qualifying patients" and/or "designated providers" as those terms are defined in RCW 69.51A.010.

WT. "Dwelling" or "dwelling unit" means any building or portion of a building which contains complete housekeeping facilities for one family, including provisions for sleeping, eating, cooking and sanitation, physically separated from any other dwelling unit which may be in the same building.

XU. "Extended care facilities" means establishments for group care of resident adults that provide nursing and personal care services including medical supervision, counseling, rehabilitation, meal preparation, group activities, and similar activities.

YV. "Family" means one person, or two or more related persons, or not more than five unrelated persons living together as a single housekeeping unit.

ZW. "Family day care home" means a day care facility for up to 12 children in a provider's home, and licensed by the state.

AAX. "Formula take-out food restaurant" means a restaurant or establishment that (1) is required to offer standardized menus, ingredients and interior or exterior design; and (2) serves or delivers its food or beverages in disposable containers.

BBY. "Front yard" means the yard bordering on a street, and in the case of a corner lot may be either frontage.

CCZ. "Garden window" means factory assembled glazing in a frame of vinyl, aluminum or similar material, extends no closer than 36 inches to the floor below, and otherwise meets the size requirements for a bay window.

DDAA. "Gross floor area" means the total area of a building measured by taking the outside dimensions of the building at each floor level intended for occupancy or storage.

EE. "Ground cover" means grass, forbs, shrubs, and trees less than four inches DBH.

FFBB. "Heavy/resource based industrial" means establishments engaged in the mechanical or chemical transformation of natural resource raw materials, substances or components into new products, where such processing may use heavy equipment or machinery, involves outdoor activities, produces environmental disturbances including but not limited to noise, dust, smoke, fumes, vibration or glare, may involve the use, storage, production, transport or discharge of polluting or hazardous wastes or by-products, and typically involves outdoor storage of materials, products and equipment.

GGCC. "Height" as applied to a building or structure means the vertical distance measured from the average elevation of the proposed finished grade around the building or structure to the highest point of a flat roof and to the mean height between eaves and ridge of a peaked roof.

HH. "Heritage tree" means a tree designated by the city council as significant because of association with historic figures or events, rarity, extraordinary aesthetic value, or provision of exemplary habitat and cultural value due to age and species.

IIDD. "Home occupation" means a business or professional use carried on in a dwelling by a member of a family residing in the dwelling which is incidental to the use of the premises as a dwelling.

JJEE. "Hotel" means a building or portion of a building for the transient rental of units for sleeping purposes, with individual toilet facilities, and which may include dining, conference and meeting rooms and accessory shops and services catering to the general public.

KKFF. "Light industrial/manufacturing" means establishments engaged in the mechanical or chemical transformation of materials, substances or components into new products, when such processing is carried on indoors, produces minimal environmental disturbances including but not limited to noise, dust, smoke, fumes, vibration or glare, does not involve the use, storage, production, transport or discharge of polluting or hazardous wastes or by-products, and does not involve outdoor storage of materials or products.

LLGG. "Lot" means a fractional part of subdivided lands having fixed boundaries and includes tracts or parcels.

MMHH. "Lot lines" means the property boundaries of a lot.

NN. "Low impact development (LID)" means as defined in SMC 15.18.040.

OO. "Low impact development best management practices (LID BMPs)" means as defined in SMC 15.18.040.

PPII. "Manufactured home" means a building or portion of a building, designed for long-term residential use, manufactured off-site, transported whole or in portions to a lot.

QQJJ. "Marijuana" or "cannabis" means all parts of the plant Cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. The term does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination.

RRKK. "Marijuana-infused products" means products that contain marijuana or marijuana extracts and are intended for human use. The term "marijuana-infused products" does not include useable marijuana.

SSLL. "Marijuana processor" means a person licensed by the State Liquor and Cannabis Board to process marijuana into useable marijuana and marijuana-infused products, package and label useable marijuana and

marijuana-infused products for sale in retail outlets, and sell useable marijuana and marijuana-infused products at wholesale to marijuana retailers.

TTMM. "Marijuana producer" means a person licensed by the State Liquor and Cannabis Board to produce and sell marijuana at wholesale to marijuana processors and other marijuana producers.

UUNN. "Marijuana retailer" means a person licensed by the State Liquor and Cannabis Board to sell useable marijuana and marijuana-infused products in a retail outlet.

VVOO. "Mobile home" means a manufactured dwelling unit built upon a chassis, which may or may not be placed on a permanent foundation.

WWPP. "Modular home" means a structure or part of a structure capable of being transported from the place of fabrication to the site on which it is to be erected, where it is placed on a permanent foundation which, together with the assembled structure, meets all the provisions of the Uniform Building Code for dwelling units.

XXQQ. "Motel" is a building or buildings, detached or in connected units, which are used for sleeping purposes, with individual toilet facilities, which may or may not have kitchen facilities, designed primarily for the accommodation of automobile travelers.

YYRR. "Multiple-family" or "multifamily" means a building containing two or more dwelling units.

ZZSS. "Native vegetation" means vegetation comprised of plant species, other than noxious weeds, which are indigenous to the Pacific Northwest Puget Sound Region and which reasonably could have been expected to naturally occur on the site.

AAATT. "Neighborhood retail" means pedestrian oriented retail sales or service businesses limited in intensity, built in scale with, and located to serve primarily the immediately surrounding neighborhood.

BBB. "Noxious weeds" means as defined in SMC 15.20.020.

CCCUU. "Parcel" means a discrete quantity of land of any size which may be lawfully conveyed separately, which may or may not be subdivided or improved.

DDD. "Permeable pavement" means as defined in SMC 15.18.040.

EEEVV. "Permitted use" means any use authorized alone or in conjunction with any other use in a specified district.

~~WW. "Planning official" means the director of community development, or his or her designee.~~

FFF~~XX~~. "Premises" means any building, structure, lot, parcel or tract.

GGG~~YY~~. "Principal use" or "primary use" means the use for which a lot, structure or building, or the major portion thereof, is designed or actually employed.

HHH~~ZZ~~. "Professional services" means businesses that provide services of a professional nature to clients either on- or off-site. Professional services include, by way of illustration, advertising, architecture, landscape architecture, engineering, planning, law, medicine, dentistry, optometry, massage, chiropractic, accounting, and any similar type of business.

III~~AAA~~. "Rear yard" means the yard bordering the rear property line, which is the nonfrontage lot line that connects side iot lines.

JJJ~~BBB~~. "Recreation space" means covered and uncovered space designed and intended for active or passive recreational activity, including but not limited to sports facilities, playgrounds or wooded areas, and excluding driveways, parking areas and rockeries.

KKK~~CCC~~. "Retail outlet" means a location licensed by the State Liquor and Cannabis Board for the retail sale of useable marijuana and marijuana-infused products.

LLL~~DDD~~. "Retail sales" means businesses characterized by the sale of tangible goods directly to consumers.

MMM~~EEE~~. "Retail services" means businesses characterized by personal services to the general public that typically also have a retail component. Retail services include, by way of illustration, barber, beauty, or nail salons, shoe repair, photo shops, and copy shops. Retail services do not include the sales, servicing, repair, or storage of motor vehicles.

NNN~~FFF~~. "Setback" means the distance buildings, structures or uses must be removed from a lot line, and in the case of a building, is measured from a property boundary to a building's closest vertical wall.

OOO~~GGG~~. "Shell building" means a building intended to be divided into an unknown number of units.

PPP~~HHH~~. "Shelters for temporary placement" means housing units within the city that provide housing to persons on a temporary basis for a duration not to exceed four weeks.

QQQ~~III~~. "Side yard" means the yard adjacent interior lot lines other than the rear lot line.

RRR. "Significant tree" means any everoreen tree of at least 15 inches DBH, and any deciduous tree, other than red alder and cottonwood trees, at least 12 inches DBH. Red alder and cottonwood trees of any size are not considered significant trees.

SSSJJJ. "Single-family" means a detached dwelling unit, other than a mobile home, containing one dwelling unit.

TTTKKK. "Special needs housing" means housing that is provided for persons and, where applicable, their dependents who, by virtue of disability or other personal factors, face impediments to independent living and who require special assistance and services in order to sustain appropriate housing on a permanent, long-term or transitional basis. Special needs housing includes shelters for temporary placement, transitional housing facilities and group homes, for up to six residents in care, that function as a single housekeeping unit and provide supportive services, including but not limited to counseling, rehabilitation and medical supervision.

UUULLL. "Specialty light industrial/manufacturing" means a small-scale light industrial/manufacturing business under 10,000 square feet in total floor area whose products are of an art/craft or specialty food or beverage nature, which contains a storefront retail sales component which is open during normal retail business hours for the zoning district, and may provide an opportunity for customers or the general public to observe the product fabrication or manufacturing process. Specialty light industrial/manufacturing uses include, by way of illustration, microbreweries, coffee roasters, candy makers, and pottery, glassblowing and jewelry-making studios and any similar type of business.

VVVMMM. "Structure" means that which is built or constructed, including any piece of work artificially built up or composed of parts joined together in some definite manner and having a permanent location on the ground.

WWWNNN. "Transitional housing facilities" means housing units within the city owned by public housing authorities, nonprofit organizations or other public interest groups that provide housing to persons on a temporary basis for a duration not to exceed 24 months in conjunction with job training, self sufficiency training, and human services counseling; the purpose of which is to help persons make the transition from homelessness to placement in permanent housing.

XXX. "Two-track driveway" means as defined in Chapter 12.16 SMC.

YYYOOO. "Use" means the nature of the occupancy, the type of activity, or the character and form of improvements to which land is devoted or may be devoted.

ZZZPPP. "Useable marijuana" means dried marijuana flowers. The term "useable marijuana" does not include marijuana-infused products.

AAAA. "Vegetated roof" means a pervious growing medium, plants, and a moisture barrier constructed on top of a conventional flat roof or a sloped roof.

BBBBQQQ. "Width," when referring to the width of a lot, means the mean horizontal distance between the side lot lines.

CCCCRRR. "Yard" means the area between a lot line and a building or structure. (Ord. 1171 § 4, 2016; Ord. 1128 § 1, 2014; Ord. 1066 § 2, 2010; Ord. 980 § 1, 2005; Ord. 901 § 1, 2002; Ord. 744 § 2, 1995).

Chapter 17.15
RESIDENTIAL DISTRICT REGULATIONS

Sections:

17.15.010 Purpose.

17.15.020 Residential districts.

17.15.030 Use regulations.

17.15.040 Area, height, setback and miscellaneous provisions.

17.15.050 Planned residential provisions.

17.15.055 R-2 district design standards.

17.15.060 Recreation space requirements.

17.15.070 Special provisions applicable to certain legal nonconforming lots within constrained residential district (R-C).

17.15.010 Purpose.

The purpose of the residential districts is to allow for different types, sizes and price ranges of high quality residential uses in the city. The districts provide for a variety of urban residential densities with appropriate transitions, and for clustered lot uses. (Ord. 744 § 2, 1995).

17.15.020 Residential districts.

The following residential districts are hereby established:

A. Single-Family District (R-1). Single-family detached residential district. The R-1 district shall have the following subdistricts on the basis of minimum lot area: R-1-4 (4,000 square feet); R-1-7.5 (7,500 square feet); and R-1-10 (10,000 square feet).

B. Two- and Three-Family District (R-2). Small scale multiple-family district which may be used as a transitional district between the single-family and higher density multiple-family residential districts. Allow duplex, triplex and quadriplex development.

C. Multiple-Family District (R-3). Low-rise multiple-family district which may be used as a transition zone between the other residential districts and higher intensity nonresidential uses. Encourage a variety of housing types and residential environments by allowing three- and fourplex developments, walk up apartment, and townhouses.

D. Constrained Residential District (R-C). Low density single-family detached residential district. This district is characterized by large parcels subject to significant environmental constraints and lack of adjacent sewer service.

E. Planned Residential (PR). Master planned, principally residential development that encourages a range of housing types, sizes and cost and allows for a limited amount of compatible neighborhood residential uses. (Ord. 1151 § 2, 2015; Ord. 744 § 2, 1995).

17.15.030 Use regulations.

The use regulations for these districts are found in Chapter 17.55 SMC, Use and Other Regulations. (Ord. 744 § 2, 1995).

17.15.040 Area, height, setback and miscellaneous provisions.

A. The following table indicates restrictions and regulations for minimum lot areas, setbacks, and building height for all residential structures permitted in the R-C, R-1, R-2 and R-3 residential districts:

Table 1 – Area, Height, Setback and Miscellaneous Provisions

		R-C	R-1-10	R-1-7.5	R-1-4	R-2	R-3
1.	Minimum lot area – square feet (sf)	20,000[1]	10,000[5]	7,500[5]	4,000[5]	6,000[8]	6,000
2.	Minimum lot area per dwelling – sf[2]	5 acres	10,000	7,500	4,000	NA	NA
3.	Maximum density – dwelling units/acre[7]	NA	NA	NA	NA	25	30
4.	Minimum front yard setback for all principal buildings[4]	25 ft.	25 ft.	20 ft.	15 ft.	10 ft.	0 ft.
5.	Minimum front yard setback for porches for principal buildings[4]	15 ft.	15 ft.	13 ft.	8 ft.	7 ft.[4]	7 ft.[4]
6.	Minimum setback for all principal buildings and uses on a corner lot and building face which does not contain the main entry[4]	25 ft.	20 ft.	15 ft.	12 ft.	10 ft.	10 ft.
7.	Minimum rear yard setback for all permitted principal buildings and uses[4]	20 ft.	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.

Table 1 – Area, Height, Setback and Miscellaneous Provisions

		R-C	R-1-10	R-1-7.5	R-1-4	R-2	R-3
8.	Minimum rear yard setback for all accessory buildings and uses[4]	10 ft.	10 ft.	3 ft.	3 ft.	3 ft.	3 ft.
9.	Minimum side yard setback for all permitted principal buildings and uses[4]	10 ft.	10 ft.	5 ft.	5 ft.	5 ft.[6]	5 ft.[6]
10.	Maximum side yard setback for all accessory uses[4]	5 ft.	5 ft.	3 ft.	3 ft.	3 ft.	3 ft.
11.	Maximum height for all permitted principal structures[3, 4]	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
12.	Maximum height for all permitted principal structures on lots 40 feet in width or less[3, 4]	NA	30 ft.	30 ft.	30 ft.	35 ft.	35 ft.
13.	Minimum width of lot	100 ft.	70 ft.	60 ft.	40 ft.	40 ft.[9]	40 ft.
14.	Minimum width of lot with alley access	100 ft.	60 ft.	50 ft.	40 ft.	30 ft.[9]	40 ft.

[1] The minimum lot area is less than the minimum lot area per dwelling to allow for the clustering of lots when developed together on a larger property.

[2] Minimum lot area does not apply to accessory dwelling units.

[3] Church spires, church towers, flagpoles, antennas, and fire towers of a safe height may be permitted as a conditional use.

[4] See subsection D of this section. See SMC 17.15.055 for additional setback requirements for the R-2 district.

[5] See subsections F and G of this section.

[6] See subsection B of this section.

[7] Based on unconstrained, developable area. Applies to development of duplex, triplex, quadriplex or attached single-family units only. Accessory dwelling units shall not count toward maximum density.

[8] Applies to subdivision for single-family detached lots only.

[9] 30 ft. minimum required for development, but subdivisions allowed to create fee simple townhouse lots smaller than this minimum.

Note: Where there is a discrepancy between SMC 17.15.040 Table 1 buffer width requirements and the required landscaping widths pursuant to Chapter 17.70 SMC Table 1, Required Landscaping for Perimeter Lot Lines, the SMC 17.14.040 Table 1 buffer width requirements shall take precedence. (Note added by request of the city, October 2015.)

B. For the R-2 and R-3 districts, a zero lot line setback is allowed for new attached single-family (e.g. townhome) units only for those lot lines internal to the development; the side yard setback from property lines adjacent to a parcel not being developed with an attached single-family residence is the same setback required for detached single-family residences in that zone, such that proposed attached single-family residences may directly abut one another but must be set back from adjacent properties the same distance as if they were detached single-family residences. Except as set forth herein, setbacks shall be provided pursuant to Table 1 for all perimeter lot lines.

C. Impervious Surface Coverage. To minimize building footprints and to maintain natural ~~storm water~~stormwater drainage and infiltration, impervious surface area limits shall be as set forth in Table 2. The following notes and exceptions to impervious area calculations apply:

1. Lot density refers to the number of proposed dwelling units (except accessory dwelling units) per developable acre, excluding any on-site ~~sensitive area~~critical areas and associated buffers. Apartments, townhouses, duplexes, and cottage housing developments shall base their lot density on the defined project area. Detached single-family developments shall use their lot size to determine the lot density, per the following:

a. Density < 3.5 du/acre = lot size < 12,446 square feet.

b. Density 3.5 – < 5.0 du/acre = lot size 12,446 to 8,713 square feet.

c. Density 5.0 – < 7.0 du/acre = lot size 8,712 to 6,224 square feet.

d. Density 7.0 – < 10.0 du/acre = lot size 6,223 to 4,357 square feet.

e. Density 10.0 – < 15.0 du/acre = lot size 4,356 to 2,905 square feet.

f. Density 15.0 or greater du/acre = lot size 2,904 square feet or less.

2. Spaced decks built over unpaved surfaces, two-track driveways, and vegetatedgreen roofs may be discounted at a 50 percent rate in terms of impervious area calculations. For example, 2,000 square feet of green vegetated roof shall be counted as 1,000 square feet of impervious area.

3. Permeable pavement areas including, but not limited to, pedestrian pathways, driveways, and parking areas, may be discounted up to the demonstrated infiltration rate for the specified pavement system per the city's storm water regulations, Chapter 15.18 SMC.

Table 2 – Impervious Area Standards for Residential Uses

	Lot Density (dwelling units/acre)					
	< 3.5 du/acre	**3.5 – 4.99 du/acre**	**5 – 6.99 du/acre**	**7 – 9.99 du/acre**	**10 – 14.99 du/acre**	**15 or more du/acre**
Maximum impervious area	30%	35%	40%	45%	50%	60%

D. Provisions for Existing Legal Lots within the R-C District That Are Less Than Five Acres in Area.

1. Existing legal lots created prior to the establishment of the R-C district can be developed with one single-family dwelling, but cannot be further subdivided.

2. Lots 10,000 square feet or greater in area shall be subject to the height, setbacks and miscellaneous provisions established in Table 1 of this section for the R-1-10 district, except that lot coverage and impervious surface limits shall be as established for the R-C district.

3. Lots between 7,500 square feet and 9,999 square feet in area shall be subject to the height, setbacks and miscellaneous provisions established in Table 1 of this section for the R-1-7.5 district.

4. Lots 4,000 square feet or greater in area shall be subject to the height, setbacks and miscellaneous provisions established in Table 1 of this section for the R-1-4 district.

5. Boundary line adjustments between two legal nonconforming lots in the R-C district may reduce the size of one lot, provided the smaller lot must contain at least 4,000 square feet and conform to applicable lot width requirements and new flag lots shall not be allowed. Where lots abut an alley right-of-way, all adjusted lots must retain access from the alley; street access will not be allowed for any lots.

E. For new construction and elevation of existing homes above the base flood elevation, the following requirements shall apply:

1. Where a lot borders on an alley, access and parking shall be from the alley. For existing homes being elevated, this may require modification of access and parking from a front or side yard driveway to driveway access and parking off the adjacent alley.

2. Front- or side-loaded garages shall be set back from the front wall of the house at least five feet.

3. Houses must be oriented towards streets, interior private roadways, or common open spaces and not to adjacent properties. Specifically:

a. Houses that face onto a common open space that abuts and is oriented towards the street are acceptable.

b. The primary home entrance shall face the street or common open space and be clearly visible from the street or common open space.

c. Where lots front on arterials but are served by alleys, garage setbacks shall be a minimum of 15 feet from the alley to provide for additional off-street parking.

F. Development Standards for the R-1-7.5 and R-1-10 Districts.

1. At least 80 percent of the lots in a subdivision shall meet the required minimum lot size for the applicable district. To encourage a mix of lot sizes, the other 20 percent of the lots may have reduced sizes, to the following lot size standards:

a. For the R-1-7.5 district – 6,000 square feet.

b. For the R-1-10 district – 7,500 square feet.

c. Lot width, setbacks and lot coverage requirements for the reduced size lots shall be those specified for the R-1-7.5 district.

G. Development Standards for the R-1-4 District.

1. Lot sizes: 10 percent of the lots shall equal 150 percent of the minimum lot size.

2. Minimum lot width for lots that are 150 percent of minimum lot size shall be 50 feet.

H. Requirements for Existing Flag Lots.

1. Minimum lot size shall be 150 percent of the minimum for the applicable district.

2. Buildings on flag lots with a lot size less than 10,000 square feet shall be one story with a maximum height of 16 feet, provided additional height will be allowed for the principal dwelling to allow for elevation above the base flood level pursuant to SMC 15.12.160.

I. Two-story single-family residential homes existing as of October 6, 2003, that may be elevated above the base flood level at some point in the future for conformance to the flood hazard regulations shall be exempt from the 27-foot maximum height limit and subject to a 35-foot maximum height limit upon elevation, regardless of lot width.

J. The following architectural features on principal buildings and uses may encroach by up to three feet into setbacks, provided, no feature shall intrude into the setback closer to the property line than where fire-resistive construction is required: planter boxes, fireplace structures not wider than eight feet, not more than one bay window, nor more than one garden window, and other similar features. (Ord. 1151 § 3, 2015; Ord. 1069 § 1, 2010; Ord. 942 § 1, 2003; Ord. 901 § 2, 2002; Ord. 744 § 2, 1995).

17.15.050 Planned residential provisions.

A. The provisions of this section shall apply to parcels of two acres or more in the planned residential district. On parcels of less than two acres, permitted uses shall be as specified for the R-1-4 district.

B. The purpose of the planned residential district is to provide, on parcels of two acres or more, for imaginative, well-designed, master planned principally residential development containing compatible and complementary uses, including opportunity for a range of housing types, sizes and prices, and which may include a limited quantity of neighborhood retail uses, which:

1. Promotes compact urban development;

2. Is at a scale and traditional neighborhood development pattern which serves to maintain and enhance existing small town character and pedestrian orientation;

3. Provides for public amenities such as passive and active recreation areas, open space, and trails;

4. Promotes or encourages the opportunity for district-wide coordination and continuity of pedestrian and bicycle corridors; and

5. Gives due consideration to development which exists or which can reasonably be anticipated on adjacent or nearby lands, both with respect to common infrastructure requirements and compatibility of uses.

C. In the planned residential district, no land subject to the provisions of this section shall be subdivided, and no building or structure other than one single-family residence with customary accessory uses shall be constructed, without an approved plan.

D. In the event two or more contiguous parcels in common ownership lie in whole or part in both the planned residential district subject to the provisions of this section, and the planned commercial/industrial district subject to the requirements of Chapter 17.20 SMC, the owner may optionally elect to present one plan for all parcels, and the location of the residential and commercial/industrial uses thereon need not adhere strictly to the boundaries of each respective district so long as the minimum requirements for uses in each district respectively are met in the overall plan. Additional adjacent property with zoning designations other than PR and PCI may be included, provided they constitute no more than 15 percent of the total acreage of the proposal.

E. The following requirements shall apply for residential development requiring an approved plan within the planned residential district, unless a specific deviation herefrom has been authorized pursuant to subsection G of this section:

1. All developments shall include a mixture of housing types, sizes and price ranges. Projects of two but less than 10 acres shall include at least two of the following housing types, and projects of 10 or more acres shall include three of the following housing types, which shall be dispersed and integrated within neighborhoods:

a. Single-family detached homes, whether conventional, modular or manufactured construction;

b. Town homes;

c. Condominiums;

d. Duplexes;

e. Multiplexes of three to six units;

f. Apartments;

g. Cohousing.

2. For projects of 10 or more acres containing greater than 100 units, excluding designated affordable housing units, the number of single-family detached dwellings shall range from a minimum of 50 percent to a maximum of 80 percent. Of the remaining number of dwellings, other than single-family detached dwellings, no more than 75 percent shall be the same type of dwelling unit (e.g., duplexes, multiplexes, townhouses, or apartments).

3. No single-family residential lot shall exceed 10,000 square feet.

4. The maximum residential density shall be 12 units per acre.

5. The minimum residential density shall be four units per acre.

6. Duplexes shall be of a design, type and scale to resemble a typical single-family home.

7. Multiplexes shall be of a design, type and scale such that the exterior appearance visually resembles a large single-family home.

8. Area, height and setback requirements shall be as specified in Table 1, SMC 17.15.040, for comparable lot size and residential use.

9. Open space requirements shall be as follows:

a. For projects of two but less than 10 acres in size, at least 10 percent of the total acreage of the development proposal must be dedicated as common usable open space in the form of mini-parks, tot lots, neighborhood parks or green. Fees in lieu of dedicated common open space may be allowed subject to approval by the city.

b. For projects of 10 or more acres, at least 35 percent of the total acreage of the development proposal must be allocated to common open space; provided, for projects subject to the provisions of subsection D of this section, 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 ~~sensitive areas~~critical areas, regional trail corridors and community parks.

c. Common usable open space areas shall be distributed throughout the development and integrated within neighborhoods.

10. A sidewalk system shall be provided throughout the development, interconnecting all dwelling units with other dwelling units, nonresidential uses and common open space. Sidewalks shall promote pedestrian activity within each site and throughout the development and shall be provided as follows:

a. Sidewalks shall be a minimum of four feet in width;

b. Sidewalks shall be separated from motor vehicle circulation.

11. Bikeways shall be provided where possible, linking parks, open space and public areas with neighborhoods and other local and regional bikeways.

12. The planned residential development shall incorporate traditional neighborhood design strategies as follows:

a. At least 50 percent of the neighborhood lots shall have vehicular access from alleys, with garages located at the rear of the lot.

b. The block layout shall be designed to create blocks that are generally rectilinear in shape, a modified rectilinear shape or another distinct geometric shape. Irregularly shaped blocks are generally discouraged, except where topographic or other conditions necessitate such a configuration. To the greatest extent possible, blocks shall be designed to have a maximum length of 1,000 feet.

c. The street layout shall be a modified grid street pattern adapted to the topography, unique natural features, environmental constraints and open space areas. The use of cul-de-sacs and other roadways with a single point of access shall be minimized. Linkages with the existing or planned public street system shall be provided where possible.

d. Neighborhood street rights-of-way shall provide a planting strip between the street and sidewalk. LID BMPs are allowed in planting strips.

13. Parcels included in a development application in a planned residential district shall be under common ownership or control, or be the subject of a joint application by owners of all of the property included.

14. Proposed circulation, solid waste disposal and recycling, water, sewer and ~~storm water~~stormwater management systems shall be designed in such a manner to allow adequate and efficient expansion to accommodate development which can reasonably be anticipated on adjacent or nearby lands.

F. Neighborhood retail uses may be allowed within planned residential developments on parcels of 10 or more acres. Neighborhood retail uses shall be subject to the following requirements:

1. Neighborhood retail lots shall be no more than 4,000 square feet in area;

2. Neighborhood retail uses must be located on a corner, and may not occupy more than two lots;

3. Parking shall be located to the rear of the building and have access from an alley. This requirement may be waived at the discretion of the director when it is in conflict with Chapter 19.08 SMC or Chapter 19.12 SMC;

4. Neighborhood retail uses shall be clearly subordinate and complementary to the principal residential character of the development, to serve the needs of the residents thereof.

G. Deviation from development standards of general applicability throughout the city, but not from development standards deemed necessary to protect health, safety or the environment, may be authorized when the city council, with the advice of the planning commission, finds that such deviation would advance the purpose of the district as set forth in subsection B of this section. ~~Deviations deemed necessary or appropriate to accomplish low-impact development, which for purposes of this title shall mean the use of a variety of techniques to avoid to the extent feasible the collection, concentration and point discharge of storm water to a receiving body, shall be encouraged.~~ Any such deviations shall be included in the approved plan for the planned residential development.

H. The application shall include all of the materials required for a planned unit development pursuant to SMC 17.50.090(B), together with a list of all development standards of general applicability from which a deviation is proposed, and a statement of how such deviation will achieve the purpose set forth in subsection A of this section.

I. The notice, hearing and decision process for applications for approval of a plan for development in the planned residential district shall be as set forth in Chapter 17.50 SMC, Planned Unit Development Regulations. (Ord. 933 § 1, 2003; Ord. 769 § 23, 1996; Ord. 744 § 2, 1995).

17.15.055 R-2 district design standards.[1]

The following design and development standards shall apply to all new construction, substantial improvements, and modifications to existing buildings within the R-2 district:

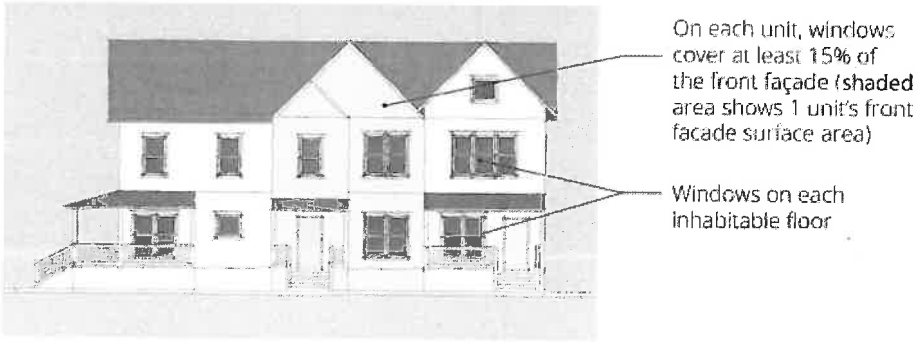
A. The R-2 district shall allow duplex, triplex, quadriplex, and attached townhouse buildings containing no more than four units per building.

B. Site Design and Building Orientation.

1. Relationship to the Street and Privacy. To create safer and more comfortable public and private realms, site design shall provide for "eyes on the street" and interaction between the building interior and public realm while maintaining a sense of privacy and ownership over private space through the following:

a. Building Orientation. With the exception of accessory dwelling units above garages, buildings and all dwelling units within them shall be oriented to the adjacent street or an internal courtyard with frontage on the street and have individual (or potentially shared, in the case of upper story triplex and quadriplex units) ground-related entries accessible and clearly visible from the street. If a lot is located on Silva Ave. SE, the front facade and majority of entries shall face Silva Ave. SE. Configurations where a rear facade or back of a rear yard faces a street (other than an alley) are prohibited.

b. Interaction with Street (Transparency). To provide visibility from the building interior onto the sidewalk or open space, as well as for streetscape appeal, the building's facades that face the street shall feature windows on all floors. At least 15 percent of the front facade living space (all vertical surfaces facing the street) shall include transparent windows. (See window design elements below.)



c. Public-Private Transition. The boundary between the public right-of-way and private space shall be defined and bridged through the following:

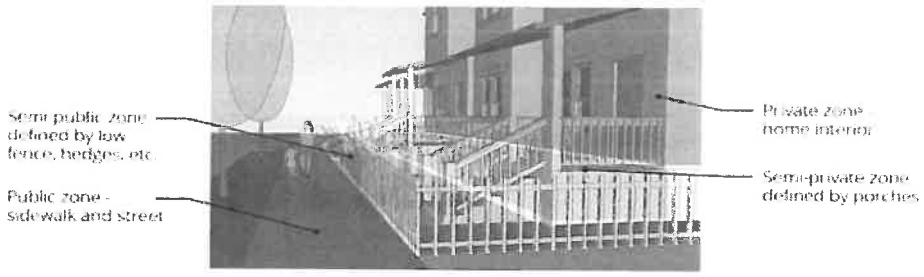
i. Setbacks. Setbacks from property lines shall be as set forth in Table 1 of SMC 17.15.040. Residences should be set back from the street right-of-way 10 to 15 feet (preferably 10 feet). Porches and stoops may protrude into the front setback (while allowing at least 90 square feet of front yard space). Second story balconies may protrude into the front setback up to five feet.



Traditional Snoqualmie homes have well-defined semi-private front yards, in this case, with a low fence.

ii. Alley Setback. A 10-foot setback from the alley right-of-way shall be provided for primary uses and structures. Accessory structures, such as garbage enclosures, may be set back five feet from the alley right-of-way.

iii. Threshold for Semi-Private Space. A physical "threshold" feature such as a low hedge, retaining wall, rockery, gate, low fence, railing, or a combination of such elements shall be provided on private property to distinguish the public sidewalk from the private yard or patio. Thresholds may screen but not block views to and from the street and should help define individual units. Retaining walls should not be taller than four feet; multiple terraces may be used to accommodate greater grade changes.



Thresholds and porches define the transition between public and private spaces.



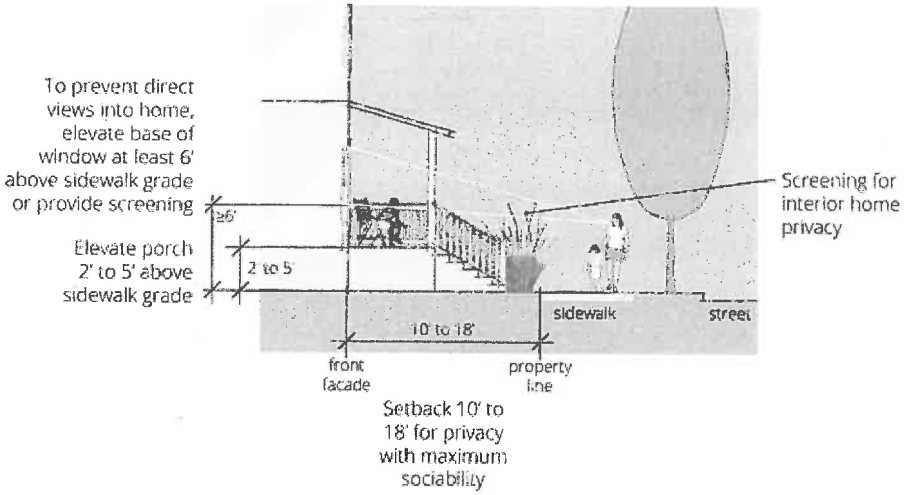
Retaining walls define semi-public zone; patios and covered entrances define semi-private zone.



Elevated entries allow for sociability while protecting privacy. This example shows close to the maximum allowed elevated height.

iv. Front Porches, Stoops and Ground Floor Elevations. To ease the transition between the homes and the public area and increase opportunities for social exchange, all ground floor units facing a street or common open space shall provide a front porch or stoop elevated

between two and five feet above the sidewalk grade. This guideline does not apply to designated ADA accessible units. In addition, the ground floor windows should be located so that pedestrians on the sidewalk cannot see directly into the lower half of the interior space, either by elevating the base of the window to at least six feet above grade or by providing screening. The ground floor interior space facing the street should be habitable, unless infeasible due to elevation of the first floor living space to meet flood hazard regulations and/or to locate garages under units.



Porch and window elevation and setbacks for privacy with street activation.

v. Covered Entries. To protect people entering the building from weather, entries facing the public realm shall be covered over an area at least four feet by four feet. To accommodate two seats and the entry, porches and stoops shall be a minimum of six feet by six feet.



Elevated front porch defines semi-private zone and encourages interaction between residents and street.



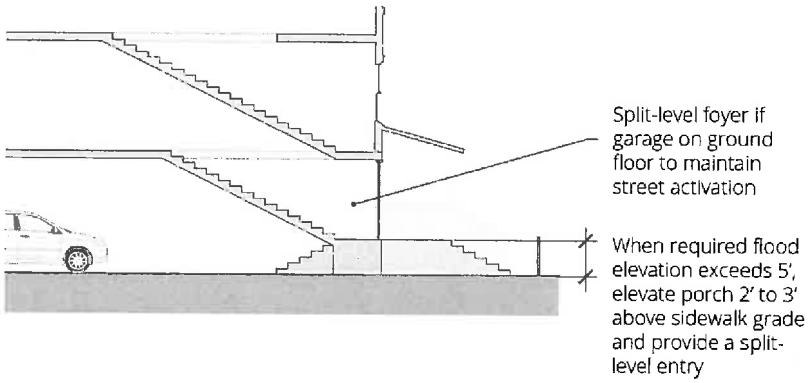
Minimum covered entry acceptable.

d. Privacy on Side Facades. To maintain privacy between neighboring residential properties, windows should not directly face windows of adjacent homes (i.e., they should be staggered).

2. Street Level Entries with Flood Zone Requirements.

a. The first floor of living space must be elevated at least three feet above the 100-year flood elevation, as defined on the current applicable flood insurance rate map, or as required by Chapter 15.12 SMC, whichever is greater.

b. If a garage constitutes the ground floor due to site constraints and/or elevation of the building, to reduce the need for tall front stairs and/or ramps and to maintain a close relationship with the street, each dwelling unit's porch or stoop shall be elevated between two and five feet above the sidewalk grade, with a corresponding interior split level entry foyer providing stairway access to the ground floor garage level and the elevated first floor level. This standard does not apply to designated ADA accessible units.

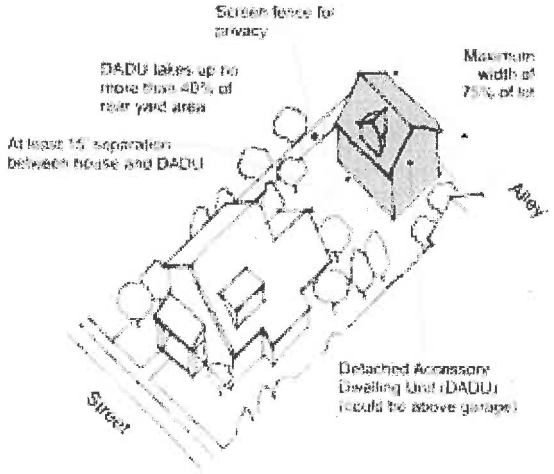


Split-level foyer for flood requirements.

3. Alley Access and Parking. All vehicle access and parking shall come from the adjacent alley. Vehicle access from streets is prohibited. Subdivision of a lot that separates any new lot from existing alley access is prohibited.



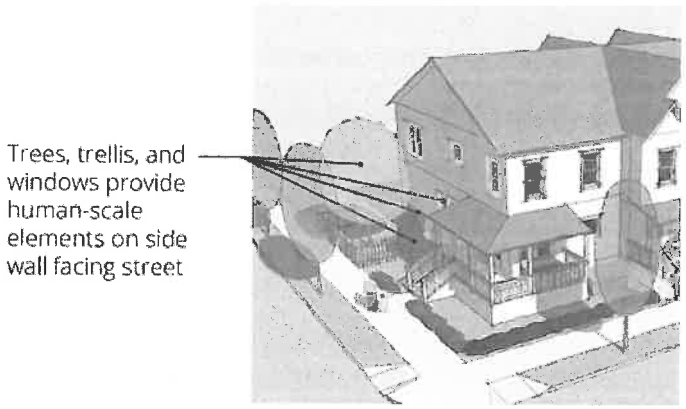
Example of alley-facing garages with accessory dwelling units above.



4. Blank Walls.

a. Corner Lots. To avoid blank walls and inactive spaces, lots that front two streets or one street and a common open space shall provide pedestrian-friendly architectural treatments, such as wrap-around porches, quality trim and materials (see the building design materials and windows subsections below), and windows and/or balconies facing both sides of the public realm. No ground floor wall shall have a length of 15 feet or greater (measured parallel to the street) without a window, door, porch, special landscaping (e.g., vertical trellis, trees, and shrubs), or other architectural building element that provides visual interest at the pedestrian scale. Townhouse developments, duplexes, triplexes, and quadriplexes on corner lots shall place at least one main entry on each street, unless there is a compelling reason for a shared entry that eliminates the need for multiple entries.

b. Ground Floor Garage Walls at Front Facade. To avoid blank walls and inactive spaces on the front facade due to ground floor garages, the ground floor front facade shall contain a window and be screened with shrubs, trees, trellises, or other landscaping or architectural design elements. LID BMPs may also be proposed for this effect, so long as the proposed landscaping design provides the required screening.



Side wall treatment.



Example of corner lot with quality windows and materials facing both streets with appropriate rear yard privacy screening.

C. Building Design. The following standards encourage building design that reflects Snoqualmie's historic residential architectural character.

1. Massing Modulation. Building design shall distinguish individual units, except where it is desirable for the building to appear as one home (potentially the case for duplexes, triplexes, and quadriplexes). The maximum length of any continuous front line shall be 30 feet. Front facades longer than 30 feet (measured parallel to the street right-of-way) shall be articulated in one or more of the following ways:

a. Vertical modulation of the front facade by stepping out or back at least five feet;

b. Change of materials;

c. Recessed or projected balconies or porches; and

d. A break in the roof line such as a gable.



Individual units emphasized through gables and porches.



Quadriplex designed to fit in a primarily single family neighborhood, so individual units are not distinguished.



Vertical modulation distinguishes individual units and breaks up a long street-facing facade.

2. Roof Pitch. To reinforce local architectural patterns, primary roof pitches shall range from 6:12 to 12:12. Secondary rooflines, such as porches or projections, may be different than the primary pitches. Roof overhangs shall be a minimum of 12 inches and preferably 18 inches, excluding the gutter. Knee braces should be used when appropriate for the style.



Appropriate roof pitches, overhangs, and modulation through upper bay projection.

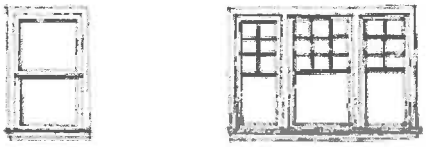
3. Window Design. Design for all windows facing streets and common areas shall comply with the following requirements, provided the director may accept an alternative proposal that meets the intent of these standards:

a. To reinforce the scale and pattern of local residential architecture, the majority of individual windows shall be vertical in orientation, no less than a ratio of 1.0 horizontal to 1.6 vertical. Windows may be grouped to provide a horizontal proportion. Transom and accent windows are exempt from this requirement.

b. Arched windows are discouraged.

c. If used, mullion widths shall be a minimum of three-fourths inch. Snap-on mullion simulators are prohibited; only "true divided" panes or "grid between glass" simulators are permitted.

d. Trim around windows shall be at least three and one-half inches wide.



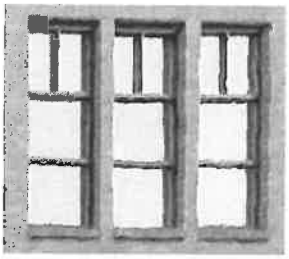
Wood sash, double-hung and other vertically oriented windows are appropriate for Snoqualmie's character and may be grouped to achieve larger window areas.



Avoid horizontally oriented windows and aluminum sash.



Examples of vertically oriented windows in Snoqualmie with adequately wide mullions and trim.



Acceptable recessed windows.



Appropriate windows with contemporary townhouse design. This also shows an appropriate interior court with common open space.

4. Materials and Colors. Building design and construction shall comply with the following:

a. Building exteriors shall be constructed of high quality, durable materials. Preferred materials include wood, brick, and locally sourced natural stone.

b. If using exterior insulation finishing systems (EIFS) or other synthetic stucco finishes, it must be rimmed in durable materials and shall not extend below two feet above grade.

c. Plywood, T111, and similar processed sheet products are prohibited.

d. Adjacent buildings should not have identical color schemes.

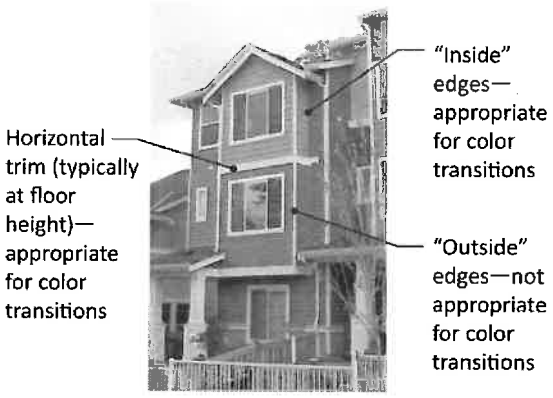
e. Multiple colors should be used on building facades, and color transitions should:

i. Reflect material changes and the individuality of each residence; and

ii. Occur at horizontal lines or vertical "inside" edges (e.g., where a bay window meets the rest of the house).

f. Trim should be a lighter color than the body of the home.

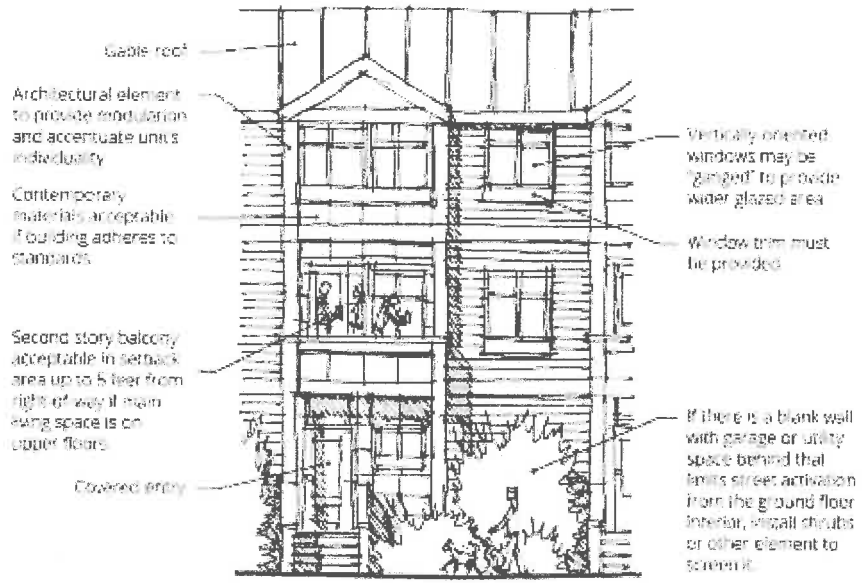
g. The gutter color should closely match the trim color. Downspouts and corner boards (if used) should match the color of the adjacent wall surface.



Appropriate color transitions.



Example of three-unit townhouses on a corner lot that meet standards.



Example of townhouses with ground floor garage and contemporary materials that meet standards.

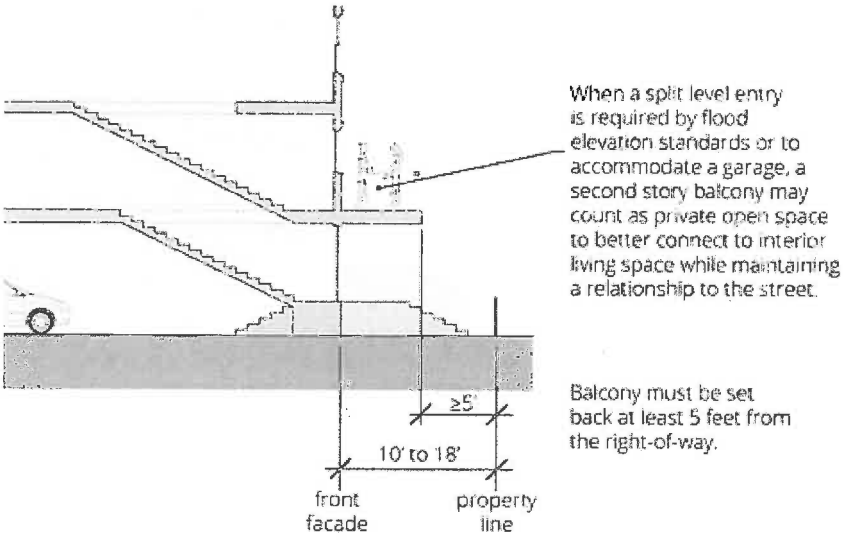
5. Roof Vents and Mechanical Equipment. To the degree practical, vent stacks, metal chimneys and pipes shall be clustered to avoid rooftop clutter, and where practical located on the roof slope facing away from public streets.

D. Open Space.

1. Private Open Space. A minimum of 200 square feet of private open space shall be provided for each unit (not applicable to approved accessory dwelling units). Private open space may include back yards, front yards, balconies, and porches, or any combination thereof, provided at least 100 square feet of outdoor storage space is provided behind the unit or within garages to avoid front porches or balconies being used for storage. Back yards may have no dimension less than 10 feet and balconies or porches counting toward private open space may have no dimension less than eight feet.



Appropriate back yard.



Balconies, porches, and front yards may count toward private open space.

2. Common Open Space. Common open space may be provided instead of private open space, provided, front yards, balconies, porches, stoops and outdoor storage space shall not count toward the 200-square-foot per unit minimum. The minimum dimension of any common open space shall be 15 feet by 20 feet.



Appropriate shared common space adjacent to private rear yards.



Appropriate shared common space facing front entries.

E. Landscaping.

1. A planted area of at least 20 square feet in area shall be provided between individual, noncontiguous garages, with no dimension less than four feet, and shall include a street tree and a combination of shrubs or groundcover (refer to city arborist or street tree list if available for appropriate species).

2. Except for driveway areas, the alley setback shall be planted as a Type III landscape area, pursuant to the requirements of Chapter 17.70 SMC.

3. Perimeter Buffers. Perimeter landscape buffers shall be provided pursuant to Chapter 17.70 SMC to provide separation between incompatible adjacent land uses or activities. Perimeter landscape buffers shall not be required between multifamily developments; however, landscape plantings shall be provided to accommodate a change in design within a site or between adjacent sites. Preservation of native vegetation or existing healthy non-native trees and shrubs within perimeter buffer areas shall be encouraged.

4. Foundation Plantings. To create an effective change from public to private space, and to "anchor" the building to the ground, foundation plantings shall be provided around all individual buildings.

5. Fences. Fences located between buildings and public streets shall be no taller than three feet. Other fences, including those used to screen parking areas, shall be a maximum of six feet in height. Fences shall be made of wood, wrought iron, or masonry, and compatible with the architectural style of the building(s).

F. Internal Pedestrian Paths and Circulation.

1. Pedestrian access shall be provided in accordance with the Americans with Disabilities Act.

2. A pedestrian walkway shall be provided from the street to each front entry.

3. Internal walkways shall be provided as needed to connect parking spaces and internal open space features to building entries.

4. Pedestrian paths shall be at least ~~three and one-half~~four feet wide and should be separated from vehicular areas by landscape areas.

5. Overall on-site pedestrian circulation routes shall be shown on site plans. Pedestrian pathways shall be integrated with the required on-site landscaping, including landscaping within common areas.

G. Service, Loading and Garbage Areas. Trash and recycling receptacles shall be provided as required by SMC 15.10.020. Trash/recycling receptacles and satellite dishes or other communications equipment shall be located on the lot in such a manner that they are visually obscured from adjacent residential uses, streets, public walkways or trails, and public parks or open space areas. Trash and recycling containers shall be enclosed on all sides with solid walls or fences and gates. Enclosures shall be designed to be compatible with the architectural style and materials of the project as a whole. (Ord. 1151 § 4, 2015).

17.15.060 Recreation space requirements.

In all zoning districts, any proposed multiple-family structure, complex, or development of four or more units shall provide on the premises and for the use of the occupants a minimum amount of recreation space according to the following provisions:

A. Required Area.

1. For each proposed dwelling unit in the multiple-family complex or development, a minimum of 200 square feet of recreation space shall be provided. Any multiple-family structure, complex, or development shall provide a minimum of 1,000 square feet of total recreation space.

2. The front, side, and rear yard setback areas required by the applicable zoning district shall not qualify as recreation space, except that 10 percent of the required landscape areas may be permitted in the calculation of the total recreation space.

3. In the event the total area required under subsection A of this section is less than 3,000 square feet, that portion required to be outdoors and uncovered shall be one continuous parcel of land.

B. Indoor or Covered Space.

1. No more than 50 percent of the required recreation space may be indoor or covered space.

2. No more than 50 percent of the total required recreation space may be used for single-purpose permanent facilities such as swimming pools, tennis courts, and similar facilities.

C. Uncovered Space.

1. A minimum of 50 percent of the total required recreation space shall be open or uncovered; up to 100 percent of the total requirement may be in open or uncovered recreation space.

2. No more than 50 percent of the uncovered recreation space requirement may be located on slopes greater than four horizontal to one vertical (4:1) slope.

D. General Requirements.

1. Multiple-family complexes which provide dwelling units with two or more bedrooms shall provide adequate recreation space for children. Such space shall be at least 25 percent but not more than 50 percent of the total recreation space required under subsection A above and shall be designated, located, and maintained in a safe condition.

2. Adequate fencing, plant screening, or other buffer shall separate the recreation space from parking areas, driveways, or public streets. (Ord. 744 § 2, 1995).

17.15.070 Special provisions applicable to certain legal nonconforming lots within constrained residential district (R-C).

Notwithstanding any other provision of this title, allowable uses on lots within the constrained residential district having a lot area of less than five acres shall be as established in SMC 17.55.020 for the R-1 residential district. (Ord. 942 § 2, 2003; Ord. 898 § 2, 2002).

1

Code reviser's note: Ord. 1151 adds these provisions as Section 17.15.060. The section has been editorially renumbered to prevent duplication.

Chapter 17.20
COMMERCIAL/INDUSTRIAL DISTRICT REGULATIONS

Sections:

17.20.010 Purpose.

17.20.020 Commercial/industrial districts.

17.20.030 Use regulations.

17.20.040 Area, height, setback and miscellaneous provisions.

17.20.050 Planned commercial/industrial provisions.

17.20.010 Purpose.

The purpose of the commercial/industrial districts is to provide land for several different intensities and types of business, industrial, office, retail, service and entertainment uses which complement, enhance and support the mix of land uses within the city of Snoqualmie. The commercial/industrial districts are intended to provide a variety of economic opportunities, a tax base for the city, as well as the necessary goods, services, and employment opportunities to accommodate visitors and support the residents of the city. Each district shall be regulated by its own zoning criteria, however, all districts share in the goal of providing well designed, quality commercial and industrial developments that further the city's goals and policies as stated in the Snoqualmie Vicinity Comprehensive Plan. Each district should ensure that new development is integrated with the existing community and furthers the goals of the city through such methods as pedestrian orientation and circulation, transportation, site planning and design, signage, lighting, public open space, public facilities and other means to maintain and create physical and social linkages along with enhancing the character of the community. A mix of primarily commercial and some residential uses should be allowed in commercial districts with commercial uses at the street level and residential generally above. Commercial areas should be designed with the pedestrian, bicycle and automobile in mind. Business opportunities which support the full range of rural activities occurring in the adjacent rural areas, including support services for agriculture and forestry are encouraged. Impact generating industrial uses should be buffered from other uses and be sited carefully to minimize environmental impacts. (Ord. 744 § 2, 1995).

17.20.020 Commercial/industrial districts.

The following commercial/industrial districts are hereby established:

A. Business-General District (BG). The business-general district is intended to accommodate a broad range of retail and commercial uses, including businesses and services that are of a larger scale or are inappropriate for the historic downtown area, such as certain automotive services and limited light-industrial uses.

B. Business-Office District (BO). The business-office district is intended principally for providing space within the city for smaller-scale office uses, but also allows for some retail and service uses.

C. Business-Retail District (BR). The business-retail district is intended to serve as the core pedestrian-oriented shopping area within the historic downtown area, with uses serving as shopping catalysts to other businesses within the district. Ground floor retail sales and services are encouraged with offices and professional services on upper floors. The business-retail district should support the downtown historic district by encouraging the use of architectural styles which reflect the history of the city and the railroad depot. The business-retail district is divided into two subdistricts, as follows:

1. BR-1. The BR-1 subdistrict contains all properties located within the downtown historic district retail overlay zone pursuant to Chapter 17.37 SMC, and is intended for shopping and dining in a pedestrian-oriented environment.

2. BR-2. The BR-2 subdistrict contains all properties within the BR district outside of those listed within the BR-1 subdistrict.

D. Office Park District (OP). The office park district is intended to provide areas appropriate for commercial and office uses, such as medical, dental, and other professional services.

E. Planned Commercial/Industrial District (PCI). The planned commercial/industrial district is intended to provide areas in the city for master planned commercial/industrial uses, which might include single- or mixed-use retail, office, light industrial and open space uses. All development on parcels of two acres or larger upon which more than one principal structure is to be constructed shall be subject to the requirements of this chapter.

F. Industrial District (I). The industrial district is intended to provide areas for a broad range of light industrial uses, and includes heavy/resource-based industrial uses as conditional uses. (Ord. 1066 § 3, 2010; Ord. 980 § 2, 2005; Ord. 744 § 2, 1995).

17.20.030 Use regulations.

Use regulations for the commercial districts are found in Chapter 17.55 SMC, Use and Other Regulations. (Ord. 744 § 2, 1995).

17.20.040 Area, height, setback and miscellaneous provisions.

A. ~~The following table~~ Table 17.20.040-1 indicates restrictions and regulations for the lot area, setbacks, and height of all structures permitted in the commercial districts, subject to the additional provisions for height set forth in subsections CB ~~B~~ and DC ~~C~~ of this section:

Table 17.20.040-1. Restrictions and Regulations for Lot Area, Setbacks, and Height for Structures in Commercial Districts.

	Zoning District					
	BG	**BO**	**BR**	**OP**	**PCI**	**I**
1. Minimum Lot Area (square feet)	5,000	5,000	3,600	5,000	5,000	10,000
2. Minimum Lot Width	30'	30'	30'	30'	none	none
3. Minimum Front Yard Setback[1]	0'	0'	0'	10'	20'	20'
4. Minimum Side Yard Setback[1]	0'	0'	0'	5'	10'	10'
5. Minimum Rear Yard Setback[1]	0'	0'	0'	5'	10'	10'
6. Maximum Height of Structure[2]	35'	35'	35'	35'	40'	40'

[1] Where a more intense use abuts a less intense use, setbacks shall be equal to the width of the required landscape area.

[2] Church spires, church towers, flagpoles, antennas, and fire towers of a safe height may be permitted as a conditional use.

B. Table 17.20.040-2 indicates the maximum impervious area allowed for commercial and industrial uses based on lot area.

Table 17.20.040-2 – Impervious Area Standards for Commercial/Industrial Uses

Lot Area	≤ 10,000 sf	> 10,000 sf
Maximum impervious area	100%	80%

CB. Customary Rooftop Appurtenances.

1. Customary rooftop appurtenances include elevator shaft extensions and roofs, rooftop access stairways and roofs, mechanical equipment for heating, ventilation and air conditioning systems, and parapet walls used to screen the roof and customary rooftop appurtenances.

2. No element or feature of a structure, other than customary rooftop appurtenances and their screens, may exceed the applicable height limitation established for each use in each use zone.

3. Abandonment. Customary rooftop appurtenances which are abandoned or no longer serve the building or tenant space with which they are associated shall be removed by the building owner within 90 days of the date they were abandoned or their service discontinued. Customary rooftop appurtenances associated with buildings or tenant spaces which are vacant but which are undergoing renovation and/or are available for lease or rent shall not be considered abandoned.

4. Required Screening.

a. New construction shall, to the extent feasible, visually screen rooftop appurtenances by incorporating them into the roof form, or by using architectural designs such as roof wells or clerestories having a slope of at least three feet vertical to 12 feet horizontal. Such roof forms and architectural designs may extend five feet above the height limit.

b. New or replacement customary rooftop appurtenances on existing buildings and new customary rooftop appurtenances on new buildings where compliance with subsection (B)(4)(a) of this section is not feasible shall be surrounded by a solid screening enclosure equal in height to the appurtenances being screened. The screen must be integrated into the architecture of the building.

c. Exemptions from screening requirements are allowed for the following appurtenances:

i. Rod, wire, and dish antennas approved pursuant to Chapter 17.77 SMC are exempt from the requirements of subsections (B)(4)(a) and (b) of this section where screening would interfere with the effective operation of these antennas.

ii. A customary rooftop appurtenance screened by alternative measures, including but not limited to landscaping maintained at a height equal to the height of the appurtenance, painting to match the building roof, or the use of premanufactured self-screening appurtenances, is exempt from the requirements of subsections (B)(4)(a) and (b) of this

section if the ~~planning official~~director determines that such alternative screening will be as effective in minimizing rooftop clutter as a solid screening enclosure.

5. Allowable Height and Size.

a. Customary rooftop appurtenances may exceed the applicable height limitation shown in subsection A of this section by a maximum of four feet if the area of all appurtenances and screening does not exceed 10 percent of the total area of the building footprint.

b. The ~~planning official~~director may approve a modification to the standards of subsection (B)(5)(a) of this section if:

i. No reasonable alternative to the increased height or size, such as utilizing alternative equipment design or technology or locating the appurtenances at or below grade or within the structure, exists, and the amount of increase and the size of the appurtenance and its screening is the minimum amount necessary; and

ii. The applicant submits accurate graphic representations or other information that demonstrates that:

(A) Views from adjacent properties will not be significantly blocked; and

(B) Visibility of the appurtenances from adjacent properties and streets will be minimized; and

(C) Aesthetic impacts resulting from the increased height and/or area will be minimized through appropriate screening, architectural integration, and/or location or consolidation of the appurtenance(s); and

iii. The height of the customary rooftop appurtenance, including the combined height of mechanical equipment or elevator penthouse and appurtenances mounted on top of the penthouse, shall in no event exceed the lesser of the following:

(A) The height of the story immediately below the appurtenance, or

(B) Fifteen feet above the applicable height limitation shown in subsection A of this section; and

iv. In no event shall the total area occupied by rooftop appurtenances or enclosed within their screening exceed 25 percent of the total area of the building footprint.

c. The ~~planning official~~director shall not approve or deny a modification pursuant to subsection (B)(5)(b) of this section without first providing notice of the modification request to the owners and residents of each adjoining property and providing opportunity for comment. The ~~planning official~~director shall use mailing labels provided by the applicant, or, at the discretion of the ~~planning official~~director, by the city. Said comment period shall not be less than seven calendar days. The fee for processing a modification request shall be as established by resolution of the city council.

D~~C~~. Height Exceptions for Solar Panels and Small Wind Energy Generators. Small wind energy generators and solar panels may extend up to 18 inches above the maximum building height for the district.

E~~D~~. The provisions of Chapter 17.77 SMC related to personal wireless service facilities supersede the provisions of this section to the extent a customary appurtenance falls within the definition of a personal wireless service facility. (Ord. 1128 § 2, 2014; Ord. 980 § 3, 2005; Ord. 744 § 2, 1995).

17.20.050 Planned commercial/industrial provisions.

A. The purpose of the planned commercial/industrial district is to provide for imaginative, well-designed, master-planned commercial/industrial development containing compatible and complementary uses, including mixed or single retail, wholesale, service and professional businesses, second-story residential uses above such businesses, office and light industrial uses, on parcels of two or more acres, which:

1. Optimizes the efficiency of the use of land;

2. Is at a scale which serves to maintain existing small-town character;

3. Optimizes the opportunity for public amenities such as open space, parks and trails;

4. Promotes or encourages pedestrian and bicycle orientation and provides the opportunity for district-wide coordination and continuity of pedestrian and bicycle corridors; and

5. Gives due consideration to development which can reasonably be anticipated on adjacent or nearby lands, both with respect to common infrastructure requirements and compatibility of uses.

B. In the planned commercial/industrial district, no land shall be used, subdivided, cleared, graded or filled and no building or structure shall be constructed, altered or enlarged on a parcel of two acres or larger except under the authority of an approved plan pursuant to this section; provided, an approval under this section shall not be required for road and utility corridors, or for temporary uses and structures for which no grading, clearing or building permit is required. The approved plan shall authorize development on land which is not to be further divided, and shall provide the basis and standards for processing of a binding site improvement plan or subdivision on land which is to be further divided for sale or lease of lots, parcels or pads.

C. On parcels in the planned commercial/industrial district of less than two acres, permitted uses shall be as specified for the business-general (B-G) district.

D. In the event two or more contiguous parcels in common ownership lie in whole or part in both the planned commercial/industrial district subject to the provisions of this section and the planned residential district subject to the requirements of Chapter 17.15SMC, the owner may optionally elect to present one plan for all parcels, and the location of the residential and commercial/industrial uses thereon need not adhere strictly to the boundaries of each respective district so long as the minimum requirements for uses in each district respectively are met in the overall plan. Additional adjacent property with zoning designations other than PCI and PR may be included, provided they constitute no more than 15 percent of the total acreage of the proposal.

E. The planned/commercial industrial district allows and encourages a mix of uses, both vertically and horizontally, but does not require such a mixture.

F. Tracts included in a development proposal in a planned commercial/industrial district must be in one ownership or control, or be the subject of a joint application by owners of all of the property included.

G. At least 35 percent of the total acreage for the development proposal must be dedicated to open space, natural areas, parks, or greens, commons or public assembly areas; provided, for projects subject to the provisions of subsection D of this section, the common open space may be provided within the area subject to the plan as a whole.

H. Proposed circulation, solid waste disposal and recycling, and water, sewer and ~~storm water~~stormwater management systems shall be designed in such a manner to allow adequate and efficient expansion to accommodate development which can reasonably be anticipated on adjacent or nearby lands.

I. It is the intention of this section to encourage development proposals not constrained by fixed development standards, and toward that end, deviation from development standards of general applicability throughout the

city may be authorized when the city council, with the advice of the planning commission, finds that such deviation would advance the purpose of the district as set forth in subsection A of this section, provided deviation shall not be allowed from development standards deemed necessary to protect health, safety or the environment. Any such deviations shall be included in the approved plan for the planned commercial/industrial development.

J. The application shall include all of the materials required for a planned unit development pursuant to SMC 17.50.090(B), together with the following information, together with a list of all development standards of general applicability from which a deviation is proposed, and a statement of how such deviation will achieve the purpose set forth in subsection A of this section.

K. The notice, hearing and decision process for applications for approval of a plan for development in the planned commercial/industrial district shall be as set forth in Chapter 17.50 SMC, Planned Unit Development Regulations. (Ord. 980 § 4, 2005; Ord. 933 § 2, 2003; Ord. 769 § 24, 1996; Ord. 744 § 2, 1995).

Chapter 17.25
CONSERVATION/RESOURCE DISTRICT REGULATIONS

Sections:

17.25.010 Purpose.

17.25.020 Conservation/resource districts.

17.25.030 Use regulations.

17.25.040 Area, height, setback and miscellaneous provisions.

17.25.010 Purpose.

The purpose of the conservation/resource districts is to provide land that should not be developed intensively for urban purposes in order to provide an ample supply of open space, protect natural features and processes, provide active and passive recreational opportunities, conserve agricultural resources, protect and enhance important wildlife corridors, and generally sustain a high quality natural environment. (Ord. 744 § 2, 1995).

17.25.020 Conservation/resource districts.

The following conservation/resource districts are hereby established:

A. Parks and Open Space District (OS). This district is intended to provide areas appropriate for active and passive recreation, certain agricultural uses, peripheral open space greenbelts, ~~sensitive areas~~critical areas, a viable system of wildlife corridors, floodplain protection, pedestrian and equestrian trails, certain institutional uses, open space for public health and welfare, and protection of lands unsuitable for development. The parks and open space district has three subcategorizations for differing uses, as follows:

1. OS-1. The OS-1 district is intended for natural open space preservation, informal low-intensity recreation, and limited agricultural uses. This district includes large tracts of public land, such as the portions of Three Forks Natural Area and Meadowbrook Farm within the city limits, the Two Sisters Return property, as well as additional lands unsuitable for development that should remain in a relatively undeveloped state for wildlife habitat or ~~sensitive areas~~critical areas protection.

2. OS-2. The OS-2 district is intended for formal and active park uses, as well as other recreational uses such as golf courses and riding stables. This district includes the developed parks within the city (outside of mixed use districts), including neighborhood and community parks, pea-patch lots, and the Snoqualmie Point Park property.

3. OS-3. The OS-3 district includes land owned by the city and the Northwest Railway Museum on which the Northwest Railway Museum runs its tourist train. This district is intended to accommodate the uses of the museum, while maintaining the overall open space character of the property.

B. Utility Park District (UP). The utility park district is an area containing unique natural resources and is intended to provide areas appropriate for hydroelectric generation and associated facilities, public or private parks and open space with appropriate visitor-related commercial services, utility treatment plants and other municipal facilities. (Ord. 980 § 5, 2005; Ord. 744 § 2, 1995).

17.25.030 Use regulations.

Use regulations for the conservation/resource districts are found in Chapter 17.55 SMC, Use and Other Regulations. (Ord. 744 § 2, 1995).

17.25.040 Area, height, setback and miscellaneous provisions.

The following table indicates restrictions and regulations for the lot area, lot width, setbacks and height for all structures permitted in the conservation/resource districts.

	Zoning District	
	OS	UP
1. Minimum Lot Area (square feet)	10,000	10,000
2. Minimum Lot Width (feet)	100'	100'
3. Minimum Front Yard Setback (feet)	30'	30'
4. Minimum Side Yard Setback (feet)	20'	20'
5. Minimum Rear Yard Setback (feet)	30'	30'
6. Maximum Height of Structure[1] (feet)	35'	35'

[1] Church spires, church towers, flagpoles, antennas, and fire towers of a safe height may be permitted as a conditional use.

(Ord. 980 § 6, 2005; Ord. 744 § 2, 1995).

Chapter 17.30
MU MIXED USE DISTRICT REGULATIONS

Sections:

17.30.010 Legislative findings.

17.30.020 Purposes and objectives.

17.30.030 Mixed use approval required.

17.30.040 Mixed use approval – When not required.

17.30.050 Mix of uses encouraged but not required.

17.30.060 Uses permitted.

17.30.070 Development standards.

17.30.080 Preapplication conference.

17.30.090 Application for mixed use approval.

17.30.100 Filing of application.

17.30.110 ~~Planning official~~Director review.

17.30.120 Planning commission public hearing, report and recommendation.

17.30.130 City council action.

17.30.140 The final plan.

17.30.150 Subsequent approvals and permits.

17.30.160 Concurrent processing of development proposal applications.

17.30.170 Sureties.

17.30.180 Expiration of mixed use approval.

17.30.190 Amendment of final plan.

17.30.010 Legislative findings.

The city council finds as follows:

A. Those portions of the city platted and developed prior to the adoption of zoning codes include residential uses in close proximity to retail, commercial and professional uses, and are characterized by small lot sizes, high density and minimal setbacks. This development pattern encourages pedestrian access to employment opportunities and goods and services.

B. Traditional Euclidean zoning tends to isolate residential uses from employment centers and retail, business and commercial uses, and to promote automotive rather than pedestrian modes of transportation.

C. A mix of various types, sizes and costs of residential uses in close proximity to employment opportunities and retail, business and professional uses, within one neighborhood, can if properly planned contribute to a neighborhood vitality and community identity that is consistent with the city's historical character.

D. Areas exist within the corporate limits of the city and within the city's identified expansion areas, which due to their size and undeveloped state, afford the city with an opportunity for implementing well planned projects of varying land use mixtures.

E. By requiring new neighborhoods to be developed pursuant to a mixed use final plan, the transportation, public utilities, open space, recreation and public facilities needs and environmental impacts created by such new neighborhoods can be best identified and mitigated.

F. A decision making process providing for discretionary review, guided by articulated purposes and objectives, with the public participation and input, will best serve the public interest in shaping the future of the city.

G. It would promote the public health, safety and welfare to encourage new neighborhoods in the city that allow a mix of uses, a variety of housing types, and flexibility in lot size, building setbacks and design standards. (Ord. 744 § 2, 1995).

17.30.020 Purposes and objectives.

A. The MU district is established to achieve the following purposes:

1. To enable development within the city with imaginative site and building design in a compatible mixture of land uses that will encourage pedestrian rather than automotive access to employment opportunities and goods and services;

2. To ensure sensitivity in land use and design to adjacent land uses in the MU district, and avoid the creation of incompatible land uses;

3. To ensure that all development gives adequate consideration to and provides mitigation for the impacts it creates with respect to transportation, public utilities, open space, recreation and public facilities, and that circulation, solid waste disposal and recycling, water, sewer and storm drain ~~storm water~~ systems are designed to the extent feasible to be adequate to serve future adjacent development that can reasonably be expected; and

4. To ensure that development protects and preserves the natural environment to the maximum extent possible, including but not limited to protection of the water quality of the Snoqualmie River, contribution to the long-term solution of flooding problems, protection of wetlands and ~~sensitive areas~~critical areas and protection of viewsheds.

B. Each proposal for development within the MU district shall be in conformity with the Snoqualmie Vicinity Comprehensive Plan, subarea master plan or annexation implementation plan, and advance the achievement of the foregoing purposes of the MU district and the following objectives:

1. The preservation or creation of open space for the enjoyment of the residents of the city, employees of businesses located within the city and the general public;

2. Creation of attractive, pedestrian-oriented neighborhoods with a range of housing types, densities, costs and ownership patterns;

3. The provision of access to employment opportunities and goods and services in close proximity to, interspersed with or attached to residential uses;

4. The provision of a balanced mix and range of land uses within and adjacent to the development that minimize the necessity for the use of automobiles on a daily basis;

5. The use of the highest quality architectural design and a harmonious use of materials;

6. The provision of a range of street sizes and designs, including narrow streets designed principally for the convenience of pedestrians as well as streets of greater width designed primarily for vehicular traffic;

7. The provision of commons, greens, parks or civic buildings or spaces as places for social activity and assembly for the community; and

8. The provision of clustered development to preserve open space within the corporate limits of the city while still achieving an appropriate overall density for the city.

C. The planning commission in its recommendation and the city council in its decision shall weigh the degree to which a proposal advances or hinders each purpose and objective, and shall determine in their sole discretion whether, on balance, the proposal merits approval. (Ord. 744 § 2, 1995).

17.30.030 Mixed use approval required.

A. Subject to the provisions of SMC 17.30.040, no land shall be used, subdivided, cleared, graded or filled and no building or structure shall be constructed, altered or enlarged within the MU district except under the authority of an approved final plan pursuant to SMC 17.30.140 issued through the process established in this chapter.

B. For purposes of this chapter, "development proposal" shall mean a proposal for any of the activities for which prior mixed use approval is required pursuant to subsection A of this section. (Ord. 744 § 2, 1995).

17.30.040 Mixed use approval – When not required.

A. Road and utility transmission corridors, including electric, telephone, natural gas, television cable, water and sewer, may be constructed in and across the MU district without an approved final plan, when recommended by the planning commission and approved by the city council, as necessary to serve citywide or regional needs. All proposed road and utility transmission corridors in the MU district intended solely to serve existing or future development in the MU district shall be considered as part of an application for mixed use approval, and may not be considered pursuant to the authority of this section.

B. Temporary uses and structures for which no grading, clearing or building permit is required may be approved by the ~~planning~~ director without an approved final plan upon a determination that structures can be removed and the area restored to its previous condition without altering the natural characteristics of the property or a significant feature thereof to an appreciable degree.

C. Temporary uses and structures for which a clearing, grading or building permit is required may be approved without an approved final plan when recommended by the planning commission and approved by the city council, upon a determination that structures can be removed and the area restored to its previous condition without altering the natural characteristics of the property or a significant feature thereof to an appreciable degree.

D. All approvals under the provisions of this section may include conditions appropriate to ensure to the maximum extent possible that the use or structure approved does not create an impediment to the eventual development of the property to achieve the purposes and objectives of this chapter. Any proposal may be denied if it is found to create a significant impediment to the eventual development of the property to achieve the purposes and objectives of this chapter which cannot be mitigated by appropriate conditions. (Ord. 744 § 2, 1995).

17.30.050 Mix of uses encouraged but not required.

The MU district allows and encourages a mixture of land uses, both vertically and horizontally, on one parcel or several contiguous combined parcels, but does not require such a mixture of uses on site, provided the development proposal when considered in relation to surrounding development achieves the purposes and objectives of this chapter. (Ord. 744 § 2, 1995).

17.30.060 Uses permitted.

A. All principally and conditionally permitted uses in this title may be allowed in the MU district pursuant to an approved final plan, except uses permitted only in the I industrial district pursuant to Chapter 17.20 SMC, which are prohibited in the MU district, and except as further provided in subsection B of this section.

B. The following uses may be allowed in the M-U district only upon a special finding by the city council, with the advice of the planning commission, pursuant to subsection C of this section:

1. All uses requiring an unclassified use permit pursuant to Chapter 17.60 SMC;

2. All uses permitted only in the PCI planned commercial/industrial districts pursuant to Chapter 17.20 SMC.

C. The uses specified in subsection B of this section may be permitted in the MU zone only upon a special finding by the city council that the proposal is for:

1. Public facilities deemed necessary by the city to protect or promote the public health, safety and welfare;

2. An unclassified use that:

a. Promotes the public health, safety and welfare,

b. Can be carried on within a development proposal without greater traffic, noise, glare, air or water pollution impacts than other uses not subject to the prohibition of this section, and

c. Does not materially hinder the achievement of the objectives of this chapter; or

3. An industrial use that can be carried on within a development proposal without greater traffic, noise, glare, air or water pollution or other environmental impacts than other uses not requiring a special finding. (Ord. 744 § 2, 1995).

17.30.070 Development standards.

A. The development standards in this section shall apply to development proposals within the MU district unless an adopted sub-area plan or annexation implementation plan specifies different standards, in which case the standards specified in the subarea plan shall apply.

B. Subject to the provisions of subsection A of this section, the following development standards shall apply to all development within the MU district:

1. The minimum acreage for a mixed use final plan shall be 10 acres;

2. At least 35 percent of the total acreage within the proposed final plan must be dedicated to open space, natural areas, parks, recreation areas, or village greens, commons or public assembly areas, excluding streets and parking areas. Fees-in-lieu of dedication of land for such uses may be permitted by the city council, in accordance with state law. Such fees shall be used to acquire comparable open space functional equal to or better than that available on the site of the proposed final plan;

3. The tract or tracts of land included in a proposed mixed use final plan in an MU district must be in one ownership or control, or be the subject of a joint application by the owners of all the property included. The holder of a written option to purchase may be deemed the owner of such land for purposes of this subsection;

4. Proposed circulation, solid waste disposal and recycling, water, sewer and ~~storm water~~stormwater management systems shall be designed in such a manner to allow adequate and efficient future expansion to accommodate development which can reasonably be anticipated on adjacent or nearby lands; and

5. The siting of compatible land uses shall be encouraged to the greatest extent possible through the use of sensitive site planning, use of landscaping, buffering and open space, and conformance to the performance standards described in SMC 17.55.070.

C. It is the intention of this chapter to encourage development proposals not constrained by fixed development standards, and toward that end, deviation from the development standards set forth in subsection D of this section or other standards of this code, except those specified in subsection A of this section, may be authorized when the city council finds, with the advice of the planning commission, that compared to such standards such deviation would advance the achievement of the stated purposes and objectives of the MU district at the completion of the development.

D. Unless required by a subarea plan, annexation implementation plan, or otherwise authorized, development standards in the MU district shall be as follows:

1. Maximum density: 12 units per acre;

2. Maximum building height: four stories; and

3. Maximum FAR (floor area ratio) for commercial, industrial and multifamily residential structures of 0.8.

E. Off-street parking shall be as required in Chapter 17.65 SMC; provided, such requirements may be reduced when more than one building or use can jointly use parking spaces or it can otherwise be demonstrated that an adequate parking supply exists in the particular circumstances, which may include, by way of example only, that different land uses have different hourly patterns of use, or because different land uses exist on or nearby the site, a person may satisfy more than one trip destination from one parking space. In such cases, a parking supply plan shall be submitted indicating the amount of shared parking to be provided and substantiating the rationale for the shared parking. (Ord. 744 § 2, 1995).

17.30.080 Preapplication conference.

A preapplication conference between the applicant or his representative and the ~~planning official~~director is required prior to submission of an application for approval of a mixed use final plan. The purpose of this conference shall be for the applicant to familiarize the ~~planning official~~director with the proposed mixed use final plan, and to initially acquaint the applicant with the city's project processing procedures. (Ord. 744 § 2, 1995).

17.30.090 Application for mixed use approval.

All applications for approval of a development proposal in the MU district shall, at a minimum, include the following:

A. A site plan, which includes one or more drawings at a scale prescribed by the ~~planning official~~director, showing the following:

1. The location of the site and its relationship to the surrounding areas, including the current land use, natural features and the zoning of both the site and the surrounding areas;

2. The existing site conditions, including contours at five-foot intervals, water bodies, soil types, geologic conditions and forest cover;

3. The approximate location and size of all existing and proposed uses, including notations of maximum heights; types of dwelling units, buildings, structures and other improvements; density per type; and renderings of a typical streetscape and/or typical lot configuration;

4. The location and approximate size in acres or square feet of all areas to be conveyed, dedicated or reserved as open space, natural areas, parks, recreation areas, or greens, commons or public assembly areas or similar public uses;

5. The existing and proposed circulation system of arterial and collector streets, including if known, the approximate general location of local streets, off-street parking, service and loading areas, and major points of access to public rights-of-way, with notations of proposed public or private ownership as appropriate;

6. The existing and proposed pedestrian circulation system, including approximate locations of bicycle lanes and trails, including internal connections to regional trails;

7. The existing and proposed major trunkline utility systems, including sanitary sewers, storm sewers, gas, electric power and water;

8. The existing and proposed public transportation services and facilities.

B. In addition to the graphic illustrations set forth above, the applicant shall submit the following in a high-quality, searchable PDF format, or other such form as the ~~planning official~~director may specify:

1. A legal description of the subject property;

2. The program for development, including phasing or completion schedules, if any, and the anticipated project completion date;

3. Proposed design standards for minimum lot area, width, frontage, and yard requirements, street standards, building heights, and parking provisions, as applicable;

4. A list of the items, issues or subjects to be provided for by restrictive covenants and/or design and architectural guidelines;

5. Proposed provisions to assure the permanence and maintenance of common open space and recreational facilities;

6. Proposed landscape standards to apply to open space and yards, and the proposed treatment of required buffers, if any, and the perimeter of the development, including materials and techniques to be used, such as types of vegetation, screens, fences and walls;

7. The proposed method of street lighting and signing;

8. The proposed plan for solid waste disposal and recycling and a proposal for adequate maintenance of such facilities;

9. A statement identifying applicable policies of the Snoqualmie Vicinity Comprehensive Plan and any applicable subarea master plan or annexation implementation plan, and demonstrating how the development proposal meets such policies and the purposes and objectives of this chapter; and

10. The signature of the applicant or agent authorized to act on behalf of the applicant, with evidence of the agent's authority.

C. The application shall include information as required by applicable ordinances and policies regarding impacts of the development proposal on flooding issues, and proposals for the applicant to support and participate in long-term permanent flood damage reduction solutions.

D. The application shall include a SEPA checklist or a written request for a determination of significance, acknowledging that an environmental impact statement will be required, in lieu of such checklist.

E. Such other information or studies shall be provided as the ~~planning official~~director may deem necessary to fully evaluate the proposed mixed use final plan's compliance with this chapter, any applicable subarea master plan or annexation implementation plan policy and other applicable ordinances and regulations of the city. (Ord. 744 § 2, 1995).

17.30.100 Filing of application.

The application shall be made on forms prescribed by the ~~planning official~~director. The applicant shall pay all costs incurred by the city that are associated with processing the mixed use proposal, including engineering, inspection, legal and administrative costs. The city administrator shall establish a deposit requirement to cover the city's estimated costs of processing the application, from which city costs shall be deducted, and when such sum is exhausted, additional deposits in an amount equal to the estimated further city costs shall be required. The initial deposit and all subsequent deposits of funds in the amounts so established shall be conditions of processing the application. (Ord. 744 § 2, 1995).

17.30.110 ~~Planning official~~Director review.

A. The ~~planning official~~director shall within 45 days after receipt determine whether the application is complete, and shall notify the applicant of such determination in writing; provided, this section shall not be construed to limit the authority of the ~~planning official~~director to require additional information during the processing of the application. The applicant shall submit any additional information necessary to complete the application. The applicant may be asked to provided additional copies of the completed application Wwithin 15 days after the application is determined to be complete~~, the applicant shall provide an additional 25 copies of the completed application for distribution by the planning official to members of the city council and planning commission and to the appropriate city departments, and one copy on a mylar base, suitable for reproduction~~.

B. The ~~planning official~~director or designee shall circulate ~~the~~ copies of the completed application for review and comments, and shall prepare a staff report, including conclusions and recommendations, for the use of the planning commission and city council. (Ord. 744 § 2, 1995).

17.30.120 Planning commission public hearing, report and recommendation.

A. The planning commission shall hold at least one public hearing on the mixed use application, and shall give notice thereof pursuant to Chapter 17.85 SMC. The planning commission shall meet within 30 days after the date the application is determined to be complete or within 30 days after the issuance of a draft environmental impact statement, whichever is later, to schedule a date for the public hearing. Additional public hearings may be held during the course of the planning commission's consideration of the mixed use application as it shall deem appropriate.

B. The planning commission shall by resolution make a recommendation to approve, approve with conditions or deny the proposed mixed use final plan, and shall set forth any recommended conditions, and any recommended finding pursuant to SMC 17.30.060 relating to permitted uses and SMC 17.30.070(C) relating to deviations from development standards of this chapter and code. The recommendation of the planning commission shall be based upon its findings, which shall be included in the resolution, as to whether the development proposal substantially complies with the Snoqualmie Vicinity Comprehensive Plan, the policies of any applicable subarea master plan, the requirements of any applicable annexation implementation plan and the purposes and objectives of this chapter, and including but not limited to the following:

1. The legislative findings, purposes and objectives of SMC 17.30.010 and 17.30.020 specifically advanced by the proposal;

2. Adequacy of the provisions for each of the following, where applicable:

a. Water supply,

b. Wastewater treatment facilities,

c. ~~Storm water~~Stormwater management,

d. Electrical power supply,

e. School impact mitigation,

f. Affordable housing,

g. Open space, natural areas, parks, recreation areas, or greens, commons or public assembly areas,

h. Municipal services and facilities,

i. Fiscal impact guarantees,

j. Transportation systems management, and

k. Viewshed protection;

3. Environmental impacts and mitigation, including but not limited to the following, where applicable:

a. Wetlands protection,

b. ~~Sensitive areas~~Critical areas protection,

c. Water quality protection,

d. Flood hazard zone protection, and

e. Air quality protection. (Ord. 744 § 2, 1995).

17.30.130 City council action.

After receipt of the planning commission findings and recommendation, and upon consideration of the ~~planning official's~~director's or designee's staff report and any other evidence it deems relevant, the city council shall consider the mixed use application at a public meeting, not more than 90 days after receipt by the city council;

provided, on application made prior to expiration of the 90-day period, city council may on good cause shown extend the time for consideration for one additional period of up to 90 days. It shall be the responsibility of the applicant to request consideration by city council at a public meeting within the time period allowed, and any application not brought before city council within such time period shall be deemed abandoned. After such deliberation as it may deem necessary, the council may by resolution approve, approve with conditions or deny the proposed mixed use final plan, which resolution shall contain the council's findings and decision, which may incorporate by reference the findings and recommendation of the planning commission in whole or in part. (Ord. 813 § 1, 1998; Ord. 769 § 25, 1996; Ord. 744 § 2, 1995).

17.30.140 The final plan.

A. The site plan and conditions, as approved by city council, shall constitute the "final plan" for purposes of this chapter. Approval of the final plan does not of itself authorize development, but provides the standards against which applications for subsequent approvals and permits for development proposals are to be reviewed. The final plan is intended to provide a broad conceptual framework within which future discretionary review, including but not limited to subdivisions, binding site improvement plans and design review, will be conducted.

B. Approval of the final plan constitutes mixed use approval.

C. The final plan shall be recorded with the county department of records and elections.

D. The ~~planning official~~director shall maintain a true, accurate and complete copy of the final plan. (Ord. 744 § 2, 1995).

17.30.150 Subsequent approvals and permits.

A. Applications for subsequent permits and approvals shall be approved only when substantially in conformance with the approved final plan.

B. The ~~planning official~~director shall determine within 45 days after receipt whether any application subsequent to approval of the final plan is substantially in conformance therewith; provided, subdivisions shall be subject to the process mandated by state law and any applicable city regulations.

C. The subsequent application shall be considered substantially in conformance with the approved final plan when the proposal:

1. Is within the scope and intent of the final plan;

2. Is of a similar size and scale and does not present appreciably different environmental effects from those identified during the final plan review process;

3. Does not reduce overall acreage identified as dedicated public areas, open space or buffering areas;

4. Does not materially change the balance of uses; and

5. Does not exceed the limitations of any development standards approved pursuant to SMC 17.30.070.

D. Notice of the ~~planning official's~~director's determination as to whether a subsequent application is substantially in conformance with the approved final plan shall be mailed to the applicant and published, and such determination shall be final unless appeal is taken to the city council within 15 days after the date of publication.

E. Applications for subsequent subdivisions or permits for construction shall include the proposed covenants, conditions and restrictions, and any other matter required as a condition of the final plan.

F. A determination of consistency with the final plan shall not exempt the subsequent application from the necessity of obtaining any other required local, state or federal permits or compliance with any other applicable requirements. (Ord. 744 § 2, 1995).

17.30.160 Concurrent processing of development proposal applications.

Applications for development approvals, including but not limited to subdivisions, may be submitted with applications for mixed use approval and may, to the extent practicable, be processed concurrently. (Ord. 744 § 2, 1995).

17.30.170 Sureties.

When the final plan approves phased development, conditions shall be established for sureties or other performance guarantees acceptable to the city for infrastructure, open space, landscaping and any other performance required as a condition of mixed use approval. (Ord. 744 § 2, 1995).

17.30.180 Expiration of mixed use approval.

A mixed use approval shall expire and become void unless substantial construction is commenced within three years of the date of approval of the final plan, or within a longer period if specifically authorized in the phasing or construction schedules approved in the final plan and is substantially completed within the approved phasing or construction schedules; provided, such time periods shall be tolled during the pendency of any litigation

related to the mixed use project that prevents the applicant from commencing or completing such construction; and further provided, that prior to the expiration of the mixed use approval, an applicant may apply directly to city council for one or more extensions not to exceed one year each. The city council shall approve such extension or extensions upon a finding of good cause. (Ord. 744 § 2, 1995).

17.30.190 Amendment of final plan.

All provisions of this chapter shall apply to applications for amendment of an approved final plan, except such application need only detail the proposed changes. All changes to the approved final plan, which are not determined to be in substantial conformance therewith pursuant to SMC 17.30.150, including any request to materially alter the entire phasing schedule contained in a mixed use approval, shall require amendment of the final plan. (Ord. 744 § 2, 1995).

Chapter 17.35
HISTORIC OVERLAY ZONES AND LANDMARKS*

Sections:

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17.35.250 On-site motor vehicle and bicycle parking standards.

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17.35.270 Residential design guidelines.

17.35.280 Historic district guidebook.

17.35.290 Severability.

*Prior legislation: Ord. 744.

17.35.010 Legislative findings.

The city council finds as follows:

A. There exist districts within the city, principally containing business uses but also containing residential and other uses, which were platted and built upon before the advent of current zoning and building codes, referred to and defined in this chapter as "historic districts," and more specifically as the "downtown historic overlay zone" and the "Meadowbrook historic overlay zone."

B. Within the downtown historic district there exists a smaller district containing buildings, sites, structures and objects of more specific historical, cultural, architectural, engineering, geographic, ethnic and archaeological significance, referred to and defined in this chapter as the "historic downtown commercial landmark district."

C. The protection, enhancement, and perpetuation of the historic districts and the landmark district is necessary in the interest of the prosperity, civic pride and general welfare of the people of Snoqualmie.

D. The cultural and historic resources within the historic districts and the downtown landmark district are a significant part of the heritage, education and economic base of Snoqualmie. The economic, cultural and aesthetic well-being of historic downtown Snoqualmie cannot be maintained or enhanced by disregarding its heritage and by allowing the unnecessary destruction or defacement of such resources.

E. Many buildings and uses within the historic districts, due to their age and condition, small lot size and high degree of lot coverage, suffer from unique problems when required to adhere strictly to current zoning and building regulations.

F. It is unduly difficult to repair, remodel or improve existing buildings in the historic districts for existing uses or to establish new uses therein, whenever such actions cause the building or use to be required to meet current zoning and building regulations.

G. Variances from the requirements of current zoning and building codes are an inappropriate means of dealing with the problems of the historic districts, as such problems arise from characteristics applicable to a large number of buildings within such districts rather than from the unique characteristics of each individual property.

H. This state of affairs contributes to the continued physical deterioration of buildings, and to the loss of the ability to sustain viable business uses, in the historic districts.

I. Preservation and enhancement of the historic districts is deemed essential to preserve the identity and integrity of the historical community and promote sociological integration as new development occurs in other parts of the city.

J. It is in the public interest to protect, enhance, and perpetuate the historic districts and historic downtown commercial landmark district, and also to provide appropriate relief from the requirements of the strict application of current zoning and building codes, when so doing will serve to preserve and enhance buildings and uses in the historic districts and the public health and safety are not thereby endangered. (Ord. 874 § 2, 2001).

17.35.020 Purposes of chapter.

The purposes of this chapter are to:

A. Designate, preserve, protect, enhance, and perpetuate those sites, buildings, districts, structures and objects which reflect significant elements of the city's, county's, state's and nation's cultural, aesthetic, social, economic, political, architectural, ethnic, archaeological, engineering, historic and other heritage;

B Foster civic pride in the beauty and accomplishments of the past;

C. Stabilize and improve the economic values and vitality of landmarks;

D. Protect and enhance the Snoqualmie tourist industry by promoting heritage-related tourism;

E. Promote the continued use, exhibition and interpretation of significant sites, districts, buildings, structures, and objects for the education, inspiration and welfare of the people of Snoqualmie;

F. Promote and continue incentives for ownership and utilization of landmarks;

G. Assist, encourage and provide incentives to public and private owners for preservation, restoration, rehabilitation and use of landmark buildings, sites, districts, structures and objects;

H. Work cooperatively with other jurisdictions to identify, evaluate, and protect historic resources in furtherance of the purposes of this chapter;

I. Provide for the most efficient process for review of all construction, alteration, or demolition of buildings and structures with the historic districts and the downtown landmark district to achieve the foregoing purposes. (Ord. 874 § 2, 2001).

17.35.030 King County Code sections incorporated by reference.

Except so far as expressly altered in this chapter, the following sections of Chapter 20.62 of the King County Code, copies of which shall be maintained on file by the city clerk and available for public inspection and copying during normal business hours, are hereby incorporated by reference herein and made a part of this chapter specifically applicable only to sites, buildings, structures and objects within the downtown landmark district defined in this chapter:

A. KCC 20.62.020, Definitions, except as follows:

1. Paragraph D is changed to read "Commission" as the "Snoqualmie landmarks and heritage commission";

2. Paragraph F is changed to read "Council" as the "Snoqualmie City Council";

B. KCC 20.62.040, Designation Criteria, except all references to "King County" are changed to read "Snoqualmie";

C. KCC 20.62.050, Nomination Procedure;

D. KCC 20.62.070, Designation Procedure, except all references to "King County" are changed to read "Snoqualmie";

E. KCC 20.62.100, Evaluation of Economic Impact;

F. KCC 20.62.110, Appeal Procedure; and

G. KCC 20.62.140, Special Valuation for Historic Properties. (Ord. 874 § 2, 2001).

17.35.040 Definitions.

The following words shall have the following meanings in this chapter; provided, that in the event of a conflict, the definitions of Chapter 20.62 KCC incorporated by reference shall control with respect to sites, buildings, structures and objects within the downtown landmark district:

A. "Applicant" means any person, corporation or other legal entity applying for a permit for a regulated improvement, a business license for which a change of use permit is required or any subdivision or short subdivision within a designated historic district overlay zone.

B. "Approved color" shall mean a color from a palette approved by the historic design review board and maintained on file by the historic preservation officer.

C. "Architectural features" means the exterior architectural treatment and general arrangement of the portions of a building or structure and its site open to external view, including but not limited to the kind, color and texture of building materials, type of windows and doors, attached and detached signs, landscaping, screening, parking areas, exterior lighting, walkways and other appurtenances. With respect to landmarks only, it shall have the same meaning as "significant feature" as defined in King County Code 20.62.020(X), to wit: any element of a landmark which the commission has designated pursuant to this chapter as of importance to the historic, architectural or archeological value of the landmark.

D. "Contributing building or site" shall mean a building or site located within a landmark district as defined herein, which is of historical significance and has substantially retained its original appearance, and is identified as such in the landmark designation report.

E. "Historic district" means the downtown historic district overlay zone and the Meadowbrook historic district overlay zone, the boundaries of which are as shown on the official zoning map. The respective boundaries of the historic districts are as established in Ordinance No. 744.

F. "Historic preservation officer" shall mean the director of community developmentplanning, or equivalent city official however denominated, or his or her designee.

G. "Landmark district" means the historic downtown commercial landmark district, the boundaries of which are shown on the official zoning map. The boundaries of the historic downtown commercial landmark district are as established by the Snoqualmie landmarks and heritage commission pursuant to authority of Ordinance No. 746. The term "landmark district" shall also include any additional districts which may be established subsequent to the adoption of this chapter.

H. "Noncontributing building or site" shall mean any building or site not specifically designated as a contributing building or site in a landmark district.

I. "Regulated improvement" means any construction, addition, demolition, repair, remodeling, moving or change to an architectural feature of any building, structure or site, public or private, landscaping, and any placement of street furniture within a designated historic district or to a designated landmark. The term shall also include any proposed subdivision or short subdivision of land, boundary line adjustment, rezone or change of use within a historic district.

J. "Street furniture" means improvements located within the street, public right-of-way, parking areas or other open areas, including but not limited to light standards, utility poles, newspaper stands, bus shelters, planters, benches, retaining walls, litter containers and telephone booths. (Ord. 874 § 2, 2001).

17.35.050 Snoqualmie historical design review board – Created.

A. There is hereby created the Snoqualmie historical design review board consisting of five members, at least three of whom shall reside within the city. The members of the historic design review board shall be appointed by the mayor and confirmed by city council. The historic design review board shall be made up as follows:

1. One member shall be a member of the Snoqualmie planning commission.

2. One member shall be a property owner or business within the downtown or Meadowbrook historic district overlay zone.

3. One member shall be a property owner or business owner within the downtown commercial landmark district.

4. One member shall be the special member of the Snoqualmie landmarks and heritage commission.

5. One member shall be a person with demonstrated interest or expertise in historic architecture, local history or historic preservation.

B. The historical design review board shall by resolution adopt rules governing its organization and procedures. The board shall meet not less than once a month, and shall establish its regular meeting date and time by resolution. The board shall hold special meetings on such notice as is required by law as may be required to render historical design review decisions in a timely manner.

C. The board may in its discretion refer any matter coming before it to the Snoqualmie landmarks and heritage commission for historical design review; provided, such referral shall be made within 30 days of receipt of a complete application.

D. The director ~~of planning and parks~~ or his or her designee shall advise the historical design review board, and additional advice and training may be requested as deemed appropriate from the King County office of cultural resources. (Ord. 874 § 2, 2001).

17.35.060 Snoqualmie landmark and heritage commission – Created.

A. There is hereby created the Snoqualmie landmark and heritage commission, which shall consist of the King County landmarks and heritage commission as established pursuant to Chapter 20.62 KCC, with a special member appointed by the mayor and confirmed by city council. Such special member shall have demonstrated interest and competence in historic preservation.

B. The special member shall be appointed for a three-year term; provided, such special member shall serve until his or her successor is duly appointed and confirmed. Such special member may be reappointed. In the event of a vacancy, another qualified person shall be appointed for the remainder of the unexpired term.

C. The special member shall serve without compensation except for reimbursement of out-of-pocket expenses incurred in connection with commission meetings or programs, which expenses shall be reimbursed by the city in accordance with approved city policies for reimbursement of expenses.

D. The Snoqualmie landmarks and heritage commission shall conduct no proceedings pursuant to this chapter until its rules and regulations, including procedures consistent with this chapter, have been filed with the city clerk.

E. The Snoqualmie landmarks and heritage commission shall have exclusive authority to issue certificates of appropriateness for projects relating to designated landmarks outside a historic district overlay zone, and to issue certificates of appropriateness for any single-family residence specifically designated as a landmark, whether located within or without a historic district overlay zone. In such circumstances, the determination shall be made in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, as published by the U.S. Department of the Interior National Parks Service (1995), which shall prevail over any conflicting standards established in this chapter. (Ord. 874 § 2, 2001).

17.35.070 Landmarks.

A. The nomination and designation of buildings, sites, structures and objects of more specific historical, cultural, architectural, engineering, geographic, ethnic and archaeological significance as landmarks shall be accomplished pursuant to the sections of the King County Code incorporated by reference in SMC 17.35.030.

Landmark designations made by the Snoqualmie landmarks and heritage commission shall be maintained on file by the city clerk.

B. Upon the Snoqualmie landmark and heritage commission's filing of certification of the designation such buildings, sites, structures and objects as landmarks with the city clerk, such buildings, sites, structures and objects shall be subject to the regulations, standards, guidelines and procedures of this chapter, whether located within or without a historic overlay zone.

C. Historical design review approval shall constitute the certificate of appropriateness for all projects involving designated landmarks; provided, for any project within a designated landmark district, the applicant may elect to have review conducted by the Snoqualmie landmarks and heritage commission in lieu of review by the historical design review board to insure consistency with county requirements and eligibility for county-wide incentive programs. Upon such election, the determination shall be made in accordance with applicable provisions of the King County Code and the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, as published by the U.S. Department of the Interior National Parks Service (1995), which shall prevail over any conflicting provisions or standards established in this chapter. (Ord. 874 § 2, 2001).

17.35.080 Historic district overlay zones – Created.

A. There is hereby created within the city a special purpose zoning classification to be known as the historic district overlay zone. The purpose of the historic district overlay zone is to preserve and enhance buildings and uses of historic, cultural and aesthetic value within the city.

B. The historic district overlay zones, the boundaries of which are established in Ordinance No. 744, shall be as follows:

1. Downtown historic district overlay zone; and

2. Meadowbrook historic district overlay zone.

C. The boundaries of the historic district overlay zones shall be shown upon the official zoning map. (Ord. 874 § 2, 2001).

17.35.090 Downtown historic commercial landmark district – Created.

Pursuant to nomination and designation by the Snoqualmie landmark and heritage commission there is hereby created within the city a special purpose zoning classification to be known as the historic downtown commercial

landmark district. The purpose of the downtown commercial landmark district is to provide special protections to buildings, sites, structures and objects of more specific historical, cultural, architectural, engineering, geographic, ethnic and archaeological significance. The boundaries of the downtown historic commercial landmark district and the designation of contributing buildings within such district as established by the Snoqualmie landmark and heritage commission pursuant to the process authorized by Ordinance No. 746 is hereby ratified and confirmed. The district boundary map and the list of contributing buildings and structures within the downtown historic commercial landmark district is on file with the city clerk. (Ord. 874 § 2, 2001).

17.35.100 Historic district overlay zone and landmark district – Supplemental.

The historic district overlay zone and landmark district are supplemental to the underlying zone classification. When conflict arises between regulations of this chapter and the underlying zone classification, or other provisions of this title, the regulations of this chapter shall prevail. (Ord. 874 § 2, 2001).

17.35.110 Uniform application of historic design standards and procedures.

The regulations, standards, guidelines and procedures of this chapter shall be uniformly applicable within designated historic districts and landmark districts, and to subsequently designated landmarks, if any, except as specifically provided herein. The provisions hereof shall apply to both contributing and noncontributing buildings and sites and to new construction for projects located within designated historic overlay zones and to designated landmarks wherever located within the city; provided, the standards of this chapter shall not apply to single-family residences, whether within or without a landmark district, unless the residence has been specifically nominated and designated as a landmark. (Ord. 874 § 2, 2001).

17.35.120 Types of projects requiring historical design review –Designated.

There are hereby established three types of projects for which historical design review shall be required, to be known as Type I, Type II and Type III, as follows:

A. Type I projects include the following:

1. Routine maintenance, and repair or replacement of exterior features of contributing buildings or structures that use the same materials and design as used on the building before 1940, and using approved colors;

2. Exterior painting of noncontributing buildings or structures, using approved colors; and

3. Temporary signs to be placed for not more than 60 days.

B. Type II projects include the following:

1. For contributing buildings or structures, any alteration in exterior appearance or replacement of historic materials with nonhistoric materials;

2. For noncontributing buildings or structures, any exterior repairs (other than emergency repairs needed for the immediate protection of property, life or safety) or alterations other than those designated as Type I;

3. All permanent signs;

4. All additions to any building or structure; and

5. All new construction.

C. Type III projects include the demolition or removal of a building, structure or significant feature, including removal of a significant portion thereof, excavation of a designated landmark site; or excavations, test boring, site clearing or grading activity on an archeological site. (Ord. 874 § 2, 2001).

17.35.130 Work prohibited prior to completion of historical design review.

No work shall be commenced on a project for which historical design review is required until historical design review approval has been obtained. The building official shall require evidence of historical design review approval prior to issuing any building, grading or demolition permit for a building, structure or site within a designated historic district. No work shall be performed on a designated landmark outside of a historic district overlay zone unless a certificate of appropriateness has been obtained from the Snoqualmie landmarks and heritage commission. (Ord. 874 § 2, 2001).

17.35.140 Application for historical design review.

A. The application for historical design review shall be made upon such form as may be prescribed by the historic preservation officer, and shall include the following:

1. A site plan and elevations, with annotations of materials and dimensions, at such scale as may be prescribed by the historic preservation officer (site plan may be waived for building-mounted sign in the discretion of historic preservation officer);

2. Completed application for applicable permit, and plan set and specifications for building permit application, if required for the proposed work;

3. One or more clear recent photographs of the building or site;

4. One or more historical photographs or other evidence of the appearance of the building or site prior to 1940, which shall be maintained on file by the historic preservation officer and made available as required;

5. A brief description of the intended work; and

6. Samples of paint and materials to be used.

B. The historic preservation officer may require the submission of other information, photographs or drawings as deemed necessary for historical design review, and the application shall not be deemed complete until such requested information has been submitted. The historic preservation officer may specify the size of materials, which shall be sufficiently large to be useful during presentations to the board and public. (Ord. 874 § 2, 2001).

17.35.150 Historical design review.

A. Type I projects shall be reviewed by the historic preservation officer, who shall approve, approve with conditions, or refer the project to the historical design review board. The historic preservation officer shall render a decision on a Type I project or refer such project to the historical design review board within 15 calendar days from the receipt of a complete application. If a Type I project is referred to the historical design review board, the board shall render its decision on such project at the next regular meeting of the board, unless the applicant consents to a longer period of time, or the board determines that additional information must be submitted in order for it to render its decision.

B. Type II and Type III projects shall be reviewed by the historic preservation officer, who shall inform the King County office of cultural resources of all such applications. The historic preservation officer shall make a staff report and recommendation to the historical design review board. The historic preservation officer shall request the technical assistance of the King County historic preservation program staff with respect to any proposed project with a landmark district or relating to a designated landmark outside a landmark district. The board may request the technical assistance of the King County historic preservation program staff with respect to any proposed project not located within a landmark district or relating to a designated landmark. The board shall consider the application at a regular or special meeting open to the public within 45 days after the receipt of a complete application. The board shall render its decision within 30 days after the meeting at which the application was considered, which may be to approve, approve with conditions or deny the application;

provided, such time periods may be extended by the board in the event modifications to the project require consideration at more than one meeting of the board.

C. The standards established in this chapter are mandatory. The board may consider variances from the strict application of the standards if the applicant demonstrates the need for such a variance; and provided, that the request is in keeping with the intent and purposes of this chapter. The board shall take the following factors into consideration with respect to decisions on variances:

1. The extent to which the project would adversely affect the character of the building or the overall historic district;

2. The reasonableness of the proposed project in light of other alternatives available to achieve the objectives of the owner and the applicant; and

3. The extent to which the proposed variance may be necessary to meet the requirements of a law or regulation, such as the building code, including the Washington State Barrier Free regulations, the Model Toxic Control Act or the Flood Hazard regulations.

D. Type III projects, to the extent that they represent an irreplaceable loss to the historic fabric of the city in the opinion of the board, may only be approved when the action is required to alleviate a threat to public health and safety, when needed due to economic impacts, or when required to accomplish a significant public purpose. The commission shall consider such application at a public meeting within 45 days after the date of referral, and render its decision within 30 days after the meeting at which the application was considered.

E. The respective decisions of the historic preservation officer, historical design review board and Snoqualmie landmarks and heritage commission shall be in writing, and state applicable findings and decision, including any conditions; provided, the historical design review board may adopt all or portions of the staff report as their findings and conditions. A copy of the findings and decision shall be provided by personal delivery or by registered mail, return receipt requested, to the property owner and applicant within five days after the decision, and shall be provided by ordinary mail to each person who has requested a copy of such findings and decision. (Ord. 874 § 2, 2001).

17.35.160 Reconsideration.

In the event new information becomes available, or if the owner or applicant believes that the decision of the historical design review board was based upon erroneous findings, the owner or applicant may file a request for reconsideration within 14 days of the date of delivery or 17 days of the date of certified mailing of the decision.

Such request shall be filed with the historic preservation officer, and shall include all supporting documentation. The request for reconsideration shall be heard and decided within 70 days of the date of filing of the request. A request for reconsideration shall not be deemed a prerequisite for appeal of any decision. (Ord. 874 § 2, 2001).

17.35.170 Appeal.

A. The findings and decision of the historic preservation officer for a Type I project may be appealed to the historical design review board by the property owner or applicant by filing a notice of appeal within 10 days after delivery of the decision or within 13 days after the date of the certified mailing of the decision. The board shall render its decision on the appeal at its next regular meeting more than 14 days after the date of filing of the appeal. The decision of the board shall be final.

B. Decisions of the historical design review board for a Type II or Type III project located within the landmark district may be appealed to the Snoqualmie landmarks and heritage commission by filing a notice of appeal within 21 calendar days after delivery of the decision or 24 calendar days after the date of certified mailing. The commission shall hear the appeal within 45 days and render its decision within 70 days of the date of filing.

C. Decisions of the historical design review board for projects within a designated historic district but outside the landmark district may be appealed to the city council by filing a notice of appeal within 21 calendar days after delivery of the decision or 24 calendar days after the date of certified mailing. The city council shall hear the appeal within 45 days and render its decision within 70 days of the date of filing.

D. All notices of appeal shall be filed with the city clerk, which shall identify the decision being appealed and shall contain a statement of the factual and legal grounds for the appeal.

E. The decisions of the Snoqualmie landmarks and heritage commission or the city council shall be final unless appealed to the superior court pursuant to the Land Use Petition Act within the time period therein provided. (Ord. 874 § 2, 2001).

17.35.180 Objectives and principles of historic design review.

The historic preservation officer and the historic design review board shall be guided by the following objectives and principles in applying the specific standards set forth herein.

A. The overall objective is to preserve historic buildings and the unique sense of place that make Snoqualmie distinctive and attractive.

B. The key method of achieving the overall objective is to maintain the historic details and materials of each contributing building. Design standards for contributing buildings are intended to be more stringent for contributing buildings.

C. Changes to noncontributing buildings or structures or the construction of new buildings or structures should enhance the overall character by using forms, details, colors and materials similar to those of contributing buildings or structures.

D. The standards and guidelines contained herein are based on the Secretary of the Interior's Standards for Rehabilitation, which may be consulted for assistance in understanding the intent hereof. (Ord. 874 § 2, 2001).

17.35.190 Standards of general applicability.

The following standards apply to all regulated improvements:

A. Retain and preserve the historic character of contributing buildings. Avoid removal of historic materials or alteration of the features that characterize the property.

B. Make changes to any building or structure constructed prior to 1940 as authentic as possible, based upon that building's own history and materials. Preserve pre-1940 era changes to an original building if such changes have historic significance of themselves or are good examples of that era. For buildings constructed prior to 1940, changes should reflect the building's earlier appearance as shown in pre-1940 photographs. Materials, style and detailing should reflect this period as much as possible.

C. Any changes to post-1940 building shall reflect to the extent possible the features and character of the surrounding structures and overall historic overlay zone in which it is located. This shall be accomplished through size, massing and setback, roof configuration, window and door type and placement, materials and color.

D. Prior to maintenance or repair work, each building's historic features shall be identified and a plan developed to retain, maintain and repair such historic features. The identification of historic features shall be based upon the use of photographs from different periods, if possible, to understand the historic development of the building, its style and features and its uses.

E. Repair rather than remove or replace deteriorated historic features. If replacement is necessary, use a new feature that matches the old feature in design, texture, color and other visual qualities, and where possible, matches the original materials.

F. Avoid changes that create a false sense of history, such as the addition of architectural features from another era. Respect the physical record of each building's own time, place and past uses. If a feature is missing, replace it only if there is physical or historical evidence demonstrating the original appearance.

G. Preserve distinctive features, finishes or examples of craftsmanship or construction techniques that are characteristics of the property.

H. Use the gentlest means possible to clean all surfaces. Avoid irreversible damage by improper cleaning of historic materials, such as sandblasting of brick.

I. Preserve a building's character even if its interior use changes. If property is no longer used for its historic use, adopt methods to ensure that the new use minimizes changes to the building's defining characteristics and surroundings.

J. Design new additions and exterior alterations to preserve historic materials. New work shall be designed so that it is differentiated from the old and is compatible with the massing, size, scale and architectural features of the old sections.

K. Design new additions or alterations such that, if they were to be removed in the future, the essential form and historic integrity of the property would be unimpaired. (Ord. 874 § 2, 2001).

17.35.200 Site planning standards.

The following site planning standards are established in order to ensure that new construction, additions, alterations and other regulated improvements fit in compatibly with the existing historic pattern of site development.

A. Orient buildings toward the principal street, with the primary entrance facing the street front. Avoid buildings or entrances facing to the side.

B. Locate off-street parking to the rear or side of the building whenever possible. Rear access to parking is preferred. Parking may not dominate the street front. No additional curb cuts shall be permitted on Railroad Avenue or on the west side of Falls Avenue between River and King streets, except for curb cuts of no more than 18 inches in width to allow water to enter LID BMPs. Elsewhere, the number and size of curb cuts and driveways shall be minimized. Shared driveways are encouraged.

C. Maintain the predominant street front along the east side of Railroad Avenue by building to the property line. Setbacks not exceeding three feet may be permitted if permanently dedicated to use for seating, landscaping or planter boxes. In other areas, the setback for commercial structures shall be no more than three feet.

D. Place mechanical and electrical equipment, utility equipment and services areas, including trash and recycling receptacles in unobtrusive locations and screen from view. (Ord. 874 § 2, 2001).

17.35.210 Architectural design standards.

The following architectural design standards are established in order to ensure that remodeling, new construction and other alterations enhance the district's pre-World War II building fabric and sense of place.

A. Construct new or replacement structures to be similar to but not mimic other existing contributing structures in the district. Use architectural styles and materials representative of the pre-World War II era.

B. Continue the pattern of massing, height, bulk and setbacks established by the existing pre-World War II structures. All new commercial or industrial structures shall relate specifically in style, massing, materials and fenestration to at least one contributing structure, preferably to one in close proximity to the new structure.

C. Maintain approximately the same height as one of the adjacent structures, to a maximum height of 30 feet.

D. Organize commercial building facades with the three-part horizontal division and vertical columns typically found in Snoqualmie's pre-World War II structures. Primary facades should have a clear base, middle and top. Box-like designs should be avoided.

E. Emphasize primary building entrances with a recessed entry and transom windows.

F. Break up street-facing walls more than 30 feet wide with recesses, columns, bays or entryways. Avoid long uninterrupted walls.

G. Design and maintain rooflines to reflect traditional commercial roof configurations and pitches found in contributing buildings. These configurations include gabled, flat and shed-roof styles, usually with a decorative parapet wall.

H. Accent the roof line with a dominant parapet wall in one of the styles commonly found in Snoqualmie. The most common styles include pediment, cornice molding, cresting and stepped front.

I. Make details on each building appropriate to its style. Most buildings are simple in style with minimal detailing.

J. Use traditional finish materials found in the Snoqualmie historic area, including brick, stucco, and horizontal or vertical wood siding. Modern materials and synthetic substitutes are to be avoided where they are easily visible from the street.

K. If synthetic siding is used where it is not easily visible, it shall conform to the existing siding in dimension, profile and relationship to corner boards, window trim and other architectural details. Trim or details shall not be permanently removed.

L. On Railroad Avenue, include an awning or other sidewalk covering suitable to the style of the building, consistent with the awning and canopy standards set forth in the next section.

M. Choose paint and material colors appropriate to the style and setting of the building. Colors should coordinate with the entire facade and not conflict with adjacent buildings. Color schemes should be simple, in keeping with the community's history. The historic design review board shall establish an approved color palette, which shall be maintained by the historic preservation officer and be available for public inspection and use.

N. Assure that rooftop mechanical equipment is not visible from the street.

O. Retain original window and door openings, keeping the original placement, size and spacing. Whenever possible, repair and re-use original openings and trim, including glass, sash, lintels and sills, steps, doors and hardware.

P. Retain original types and styles of windows, such as doublehung, casement or large commercial. Avoid modern window styles.

Q. Provide generous amounts of clear glass for the ground floor of buildings facing sidewalks to allow passersby to see into the building. Include windows on the second floors of street-facing facades. Alignment, proportions and groupings of windows should relate to the first floor building elements. Windows should have detailing suitable to the building's style and materials.

R. Avoid the use of vinyl or other synthetic materials, or anodized aluminum, on window or door frames on the principal facade.

S. Use replacement glass when needed of similar size, color and reflective quality as the original.

T. Design exterior lighting to enhance the building design, with fixtures of a design and size suitable to the building's style. Excessively bright or colored lighting is prohibited, except for temporary holiday decorations. (Ord. 874 § 2, 2001).

17.35.220 Awning and canopy standards.

The following awning and canopy standards are established to maintain the key character feature of Railroad Avenue, which is the continuous line of canopies that provide protection from the weather for pedestrians.

A. Design awnings and canopies to complement the architecture and scale of the building and not obscure its features or dominate the facade.

B. Lighting under awnings and canopies may be used only to illuminate the storefront, a sign under the awning or canopy, or the sidewalk, but not to illuminate the awning or canopy itself.

C. Buildings more typical of the Sunset Highway (1919-1930) era are encouraged to use flat canopies, either suspended or cantilevered.

D. Buildings more typical of the pre-1910 era may use either flat canopies or cloth awnings. Use only a shed-roof (slanted) awning style with a loose valance and avoid any modern appearance. They may be made of cotton-based canvas, canvas duck or dyed woven acrylic, in a range of solid deep or neutral colors such as dark red, blue, brown or green, or gray, black or tan.

E. Pre-1910 buildings may, as an option, use a canopy supported by posts if the street right-of-way allows (as on Falls Avenue).

F. Prohibited materials include glossy fabrics or finishes, bright or fluorescent (or day glo) colors, rounded or dome-like awnings, plastic lightweight fiberglass, aluminum or stock metal awnings, and backlit or internally lit awnings.

G. Design awnings and canopies to extend approximately six feet from the face of the building but to reach no more than 18 inches from the vertical edge of the curb. The lowest point of an awning or canopy must provide a minimum of eight feet of clearance above the sidewalk. (Ord. 874 § 2, 2001).

17.35.230 Sign standards.

The following sign standards are established to provide an attractive and inviting pedestrian atmosphere and overall image for downtown Snoqualmie while highlighting and marketing specific businesses and their individuality.

A. All requirements of Chapter 17.75 SMC apply in addition to the specific standards set forth in this section.

B. Make signs part of the building's overall architectural concept. The size, material, color, lettering, number and arrangement must be harmonious with the building design. Individually crafted signs are preferable to mass-produced signs or those advertising specific brands. Freestanding pole signs or monument signs are prohibited.

C. Use lighting that is harmonious with the overall design. Use only external lighting, with no internal or backlit signs. For external lighting, the light source must be directed down, lighting the sign from above, and shielded from view.

D. Signs must not obscure or detract from the buildings architectural features, or those of an adjacent building.

E. All signs, except approved temporary signs, must be permanently and securely attached, to avoid damage to the building and to ensure safety. Sign supports, poles and other hardware must be the minimum size needed for a safe installation and not overpower the building or the sign itself or detract from other architectural features.

F. Painted wood, or a wood-like material is preferred. Avoid glossy synthetic-looking materials.

G. Use neon appropriately. This includes small neon signs, with letters no larger than six inches, placed inside show windows or under canopies or awnings. Projecting neon signs are allowed above canopies if they are made of metal in a vintage style suitable to the Sunset era (1920-1930).

H. A broad variety of colors are appropriate for signs. Make the sign colors part of the overall design of the building. Bright colors must be used only for accent, not for major potions of the sign. No fluorescent (day glo) or similar bright colors may be used.

I. Allowable sign types and characteristics include:

1. Painted signs, painted either directly on the building or on wood attached to the building.

2. Signs painted on doorways or display windows.

3. Suspended signs under canopies, not to exceed one foot high by three feet wide.

4. Neon, in shop windows, under canopies or projecting in vintage styles.

5. Interpretive or directional signs, as approved by the historic design review board, placed in prominent locations that do not interfere with pedestrian traffic.

J. Prohibited sign types and characteristics include:

1. Flashing or animated signs, including pennants, banners, streamers or balloons.

2. Signs on roofs or on top of parapets.

3. Backlit or internally lit signs.

4. Fluorescent (day glo) or similar bright colors, or the use of other bright colors as the background color of a sign.

5. Theater type (triangular projecting) marquees.

6. Inflatable signs.

7. Signs or lettering on fabric awnings. Lettering and graphics may be used on the edges of fixed canopies or awnings.

K. Temporary signs are subject to the following:

1. Temporary signs may be allowed on construction or remodeling sites, one per site, 20 square feet or less.

2. Other temporary signs, banners or exterior posters may be used for not more than 60 days, with approval of the historic preservation officer.

3. Coordinated noncommercial banners or flags associated with special events may be permitted for not more than 60 days, with approval of the historic preservation officer.

4. Temporary private public safety signs may be located as needed. (Ord. 874 § 2, 2001).

17.35.235 Sandwich board signs within the downtown historic district.

A. In addition to other permitted sign types, one sandwich board sign for commercial purposes may be permitted only for businesses located within the downtown historic district but not having frontage on Railroad Avenue for a sandwich board sign to be located at an approved location within the public right-of-way of Railroad Avenue. In approving proposed locations, the director ~~of planning~~ shall consult with other city departments to ensure that such placement complies with all Washington State Barrier Free regulations and does not interfere with vehicle sight distance upon adjacent streets. Sandwich board signs within the downtown historic district shall conform to all requirements of SMC 17.75.025.

B. A sandwich board sign located within the public right-of-way shall require license issued by the director ~~of planning~~ specifying the approved location and any other special conditions necessary for the safety of pedestrian and vehicular traffic. Such license may only be issued for a sandwich board sign for which a permit is simultaneously issued pursuant to the provisions of SMC 17.75.025. Except as otherwise provided herein, the permit fee and license fees shall both be applicable to sandwich board signs placed within public rights-of-way or upon other publicly owned property.

1. Applications for a sandwich board sign license shall be upon forms prescribed by the director ~~of planning~~, which shall include the undertaking of the applicant to hold the city and all of its elected and appointed officers, employees and agents harmless against any and all liability of any nature arising out of the placement of the sandwich board sign authorized by the license.

2. Applications for a sandwich board sign license shall include proof of insurance adequate to cover claims of injury or property damage caused by the sandwich board.

3. The approval of the building official shall be endorsed upon the license, certifying that the placement of the sandwich board sign at the approved location complies with the requirements of the Washington State Barrier Free and Americans with Disabilities Act regulations as they now exist or may hereafter be amended.

4. In considering competing applications for the placement of sandwich board signs within public right-of-way or upon other publicly owned property at the same location, preference shall be given to businesses engaged in the sale of goods, food or beverages at retail and open to the public during regularly scheduled hours. If there are more applicants for licenses for a specific location than may be authorized for such location, then licenses shall be awarded up to the maximum number authorized for the location on the basis of lottery or chance under the supervision of the director ~~of planning~~.

5. Subject to the other provisions of this section, the term of the license shall continue indefinitely from month to month until terminated by the director, subject to payment of the license fee, which shall be $15.00 per month payable in advance; provided, the city council may from time to time by resolution amend the license fee or establish a differential license fee schedule for various locations or other relevant factors.

6. A license issued pursuant to this subsection shall not constitute a property right for any purpose, and may be terminated at any time by the director ~~of planning~~ for noncompliance with the requirements of this section or the special conditions of the permit or license, or to grant a license for the same location to another applicant entitled to a preference under this subsection.

C. The city council may by resolution establish and from time to time alter the authorized locations for and number of sandwich board signs allowed within the public right-of-way on Railroad Avenue, and establish any other special requirements for sandwich board signs, on the advice of the director ~~of planning~~ and the building official as to compliance with Washington State Barrier Free regulations. (Ord. 911 § 1, 2002).

17.35.240 Landscaping, setback, maximum lot coverage and street furniture standards.

The following landscaping, setback, maximum lot coverage and street furniture standards are established to provide an attractive image while not impeding traffic nor destroying the traditional historic atmosphere.

A. Landscaping, setback and maximum lot coverage requirements shall be established by the historic design review board for all regulated improvements which would cause the application to be subject to maximum lot coverage or setback requirements under any provision of this title, as follows:

1. No landscaping shall be required for any commercial use on lots of 10,000 square feet or smaller; ~~provided~~however, ~~a planting plan for~~ portable planters and/or hanging baskets are encouraged and may be required, and should be accompanied by the preparation of a plant maintenance plan. For any commercial use on lots larger than 10,000 square feet, an approved landscape plan may be required, to accomplish the purposes of Chapter 17.70 SMC, unless precluded by an existing building, but with yard requirements established to be harmonious with adjacent buildings.

2. Maximum lot coverage requirements may be waived or altered, subject to the requirements for landscaping, sidewalks or other pedestrian rights-of-way, on-site parking and required setbacks.

B. No trees or flowering shrubs identified on an inventory of significant trees or shrubs adopted by the city shall be removed from any site within the boundaries of a designated historic district without a finding by the historic

design review board that such tree or shrub does not have aesthetic or historic significance; provided, nothing contained herein shall prevent normal maintenance and trimming or the removal of dead or diseased plant materials.

C. Screen parking lots with trees or shrubs.

D. Use planters of moderate size (extending no more than 24 inches into the sidewalk) and made of wood, clay, terra cotta or other materials with a natural appearance. Do not use planters of shiny metal, glossy plastic or other materials that appear modern.

E. Wooden benches and other pedestrian amenities are encouraged. Use benches that have a simple design, are made of natural-looking materials, and extend no more than 24 inches into the sidewalk. Avoid modern designs.

F. Construct walkways of plain concrete, ~~or of~~ brick, ~~or~~ concrete pavers, pervious concrete, porous asphalt, or permeable pavers. ~~Avoid modern materials such as e~~Exposed aggregate is not allowed.

G. Select street lights that provide lighting for pedestrians (10 to 15 feet high) rather than just high-level lighting for the streets. Use fixtures suitable to the historic character of the area, avoiding modern designs.

H. Use trash containers that extend no more than 24 inches into the sidewalk. (Ord. 874 § 2, 2001).

17.35.250 On-site motor vehicle and bicycle parking standards.

On-site parking standards are established to ensure that the application of modern parking standards to properties in the historic district do not destroy the historic character of the district.

A. On-site motor vehicle and bicycle parking requirements shall be waived or reduced from the requirements of Chapter 17.65 SMC, to the extent adequate off-site parking is shown to be available. The adequacy of available parking for a particular project shall be determined on a case-by-case basis, considering the necessity of on-site parking arising from the intended use, and its nature, intensity and hours of operation. On-site motor vehicle parking requirements shall be waived as to any parcel for which the city has requested and received a relinquishment of access to existing on-site parking as part of a street improvement project.

B. The city parking facilities adjacent to Railroad Avenue shall be deemed available to all commercial uses on Railroad Avenue, Maple Avenue and Falls Avenue between Newton and Northern Streets. It is hereby declared to be the policy of the city that angle parking is preferred to maximize the number of available spaces, when

vehicle movements can be made with reasonable safety, and that the acquisition and development of public parking facilities should be pursued.

C. The following parking regulations are hereby established for designated historic districts:

1. On-street motor vehicle parking shall be limited to four hours between the hours of 8:00 a.m. and 6:00 p.m., seven days a week, on both sides of Railroad Avenue between King and River Streets.

2. Parking in city parking facilities shall be limited to 24 hours; provided, the city may issue festival parking permits for longer periods in appropriate circumstances. (Ord. 1058 § 1, 2010; Ord. 1056 § 1, 2010; Ord. 874 § 2, 2001).

17.35.260 State Historic Building Code adopted by reference.

A. The Washington State Historic Building Code, Chapter 51-19 WAC, as promulgated by the Washington State Building Code Council, as the same now exists or may hereafter be amended, is hereby adopted by reference.

B. All buildings and structures within any historic overlay zone established pursuant to this chapter are hereby declared to be historic buildings for purposes of application of the Historic Building Code.

C. The provisions of the Uniform Fire Code, as adopted by reference in SMC Title 15, as it now exists or may hereafter be amended, and the additional fire protection requirements of Chapter 15.06 SMC shall apply to buildings and structures in a designated historic district, but the requirements thereof may be modified in a particular case in accordance with the provisions of the Uniform Fire Code. (Ord. 874 § 2, 2001).

17.35.270 Residential design guidelines.

These residential design guidelines, which are encouraged but are not mandatory, are established to assist owners and occupants of homes within the historic overlay zones to maintain the historic character of the neighborhood and the value and historic integrity of the property.

A. Whenever possible, retain the distinctive features of the building. Before beginning work, identify its most important features. These usually include the roof configuration, the siding, windows, doors, porches and detailing.

B. Repair original features whenever possible rather than replacing them.

C. When repair is impossible, use features as similar to the original as possible. Consider material, design, color, texture and other visual qualities when selecting a replacement.

D. Do not add features that were never a part of the house, such as Victorian detailing that makes the house appear older or fancier than it was originally. Learn about the history of the house and emphasize it, not the history of another house.

E. In remodeling or new construction, recognize and honor the rhythm of the existing street, in terms of spacing, setback, building size and massing, rooflines and window and door type and placement.

F. Treat original finishes with sensitivity. Avoid sandblasting, which destroys wood or brick.

G. Avoid covering wood siding with vinyl, metal asphalt or other modern materials.

H. If replacement of siding is necessary, retain window trim and other detailing.

I. Take care in adding modern changes. Decks should be on the side or rear rather than on the main facade or the roofline. Modern details such as sliding or aluminum windows or skylights should not be visible from the front.

J. Create new additions that are compatible with the house and neighborhood but do not mimic the old construction.

K. Before painting the exterior, consult with the historic preservation officer for color suggestions. Colors that go well with those on the neighboring houses will enhance the entire neighborhood.

L. Windows and doors are major character-defining features in Snoqualmie houses. Try to retain the same type, placement and size. Use wood replacement windows if possible. If a new material must be used, select one that looks as much like wood as possible.

M. Plantings, trees, fences and outbuildings are important to historic character, and should be retained and maintained in good condition.

N. Wood, either painted or unpainted, is the most appropriate material for fences. Picket fences are most common. Fences in front or corner side yards should be no more than three and one-half feet high. Avoid chain link fences in visible locations. Be sure they are not traffic obstructions. Fences in rear yards and interior side yards should not exceed six feet in height.

O. When remodeling or changing a newer house, return to the basic character of the surrounding neighborhood. Consider using siting, massing, materials, paint schemes and orientation typical of nearby older homes.

P. Garages that are detached or in the rear of the property are preferred.

Q. In remodels or new construction, limit the height to the predominant height on the block. Use massing, dimensions, and proportions of neighboring houses. Maintain the traditional gabled or hipped roof configurations. (Ord. 874 § 2, 2001).

17.35.280 Historic district guidebook.

The historic preservation officer is hereby authorized and directed to develop and maintain a historic district guidebook, containing information and illustrations to assist owners and applicants in complying with the requirements of this chapter. (Ord. 874 § 2, 2001).

17.35.290 Severability.

If any provision of this chapter is declared unlawful for any reason, the remainder hereof shall be unaffected by such declaration of invalidity. (Ord. 874 § 2, 2001).

Chapter 17.37
DOWNTOWN HISTORIC DISTRICT RETAIL OVERLAY ZONE

Sections:

17.37.010 Created.

17.37.020 Definition of "retail use."

17.37.030 Special use regulations within downtown historic district overlay zone.

17.37.040 Waiver of special use regulations.

17.37.050 Revocation of waiver for fraud.

17.37.060 Severability.

17.37.010 Created.

There is hereby created a special purpose zoning classification to be known as the downtown historic district retail overlay zone, which shall include all lots and parcels fronting on Railroad Avenue S.E. from the southerly margin of the right-of-way of S.E. Northern Street at its intersection with Railroad Avenue to a line intersecting Railroad Avenue defined as the southerly property boundary of 8250 Railroad Avenue S.E., commonly known as the Town Pump extended. (Ord. 869 § 1, 2000).

17.37.020 Definition of "retail use."

A. For purposes of this chapter, "retail use" means a business primarily characterized by the sale of goods or merchandise to the local public and tourists for personal, household or business consumption, and rendering of services incidental to the sale of such goods, a business providing entertainment or recreation, a business engaged in the sale of food and/or beverages for on-premises consumption, or barber, beauty or nail salon, but excluding the sales, fueling, repair or storage of motor vehicles, excluding adult-oriented businesses of any nature and excluding any drive-through food or beverage service.

B. The ~~planning official~~director shall determine whether existing uses and any proposed new use is a retail use for purposes of this chapter, and shall consider whether the proposed use has the following retail characteristics:

1. The establishment is engaged to a significant degree in business to attract the general public to sell tangible goods to consumers for their own personal or household use, or to render personal, entertainment or recreational services to customers on the premises;

2. The business may process, repair, or manufacture some or all of the products it sells, such as jewelry, candy, baked goods, apparel, pottery, or consumer electronics, however, such processing, repair, or

manufacturing shall be of items sold on the premises, whether or not also sold at wholesale, and shall be of a scale compatible with the retail component of the business.

C. By way of illustration only, the following are retail uses:

1. General merchandise, such as apparel, books, arts and crafts, furniture, and home furnishings;

2. Jewelry, records/compact discs/videos, consumer electronic equipment, hardware, sporting goods, stationery and office supplies, and toys;

3. Convenience goods such as food and grocery stores, pharmacies and drug stores;

4. Restaurants, other than drive-through food service, and taverns;

5. Personal services, such as barber shops and beauty salons, tailors, florists and shoe repair, which include incidental sale of related goods;

6. Movie theaters and bowling alleys; and

7. Museums and galleries.

D. By way of further illustration, the following are nonretail uses:

1. Professional service businesses such as advertising, architecture, landscape architecture, engineering, planning, law, medicine, music instruction, interior design, dentistry, accounting, insurance, real estate, finance and securities investments, and any similar type business;

2. Any drive-through food or beverage service;

3. Motor vehicle related uses, including sales, fueling, repair or storage;

4. Uses that require outside storage of stock, vehicles or machinery; and

5. Wholesale sales, other than those by a business also engaged in retail sales. (Ord. 869 § 1, 2000).

17.37.030 Special use regulations within downtown historic district overlay zone.

A. Subject to the underlying use regulations of this title, and subject to the provisions of SMC 17.37.040, within the historic district overlay zone at least 75 percent of the storefronts on Railroad Avenue S.E. shall be occupied by retail uses, and no more than 25 percent of storefronts shall be occupied by nonretail uses. For

purposes of this section, a "storefront" shall mean separately owned or leased ground floor premises with a separate entrance on Railroad Avenue S.E. A building may have one or more storefronts. City-occupied buildings fronting on Railroad Avenue S.E. shall not be included within the definition of "storefront."

B. The ~~planning official~~director shall establish and maintain a list by address of all storefronts within the downtown historic district retail overlay zone and a determination of whether such storefront is occupied by a retail use. The list shall include a calculation of the percentage of storefronts occupied by retail uses as of the date of the list. The list shall be updated prior to the issuance of any business license for a business intending to locate in any storefront fronting on Railroad Avenue S.E. within the downtown historic district retail overlay district. No business license shall be issued for any business proposing to locate in a ground floor storefront on Railroad Avenue S.E. within the downtown historic district retail overlay zone unless the ~~planning official~~director certifies that the issuance of such business license is in compliance with the requirements of subsection A of this section; provided, the renewal of business licenses for businesses in existence as of the effective date of the ordinance codified in this chapter shall not be prohibited by this section.

C. Second story uses and storefronts fronting on Falls Avenue S.E. or Maple Avenue S.E. shall be subject to the underlying zoning only and shall not be subject to the special use regulations of this chapter. (Ord. 869 § 1, 2000).

17.37.040 Waiver of special use regulations.

A. The owner or authorized agent of the owner of any premises subject to the special use regulations of SMC 17.37.030 may apply for a waiver of such regulations upon making a written application therefor describing the premises by address, the last retail use, the date such premises became vacant, the proposed nonretail use, and the date such proposed nonretail lease is proposed to commence. The application shall be supported by declaration signed under penalty of perjury setting forth the facts supporting the application. The grounds for such waiver shall be as follows:

1. Such premises are vacant;

2. Such owner or agent has made a good faith effort to lease the premises for a retail use for a period greater than 120 days from the latter of the date of vacancy and the date of commencement of efforts to lease the premises for a retail use;

3. Such owner or agent has offered the premises for lease for a retail use at a rate no higher than the rate for the proposed nonretail use and upon other terms and conditions at least as favorable;

4. Despite such good faith efforts, such owner or agent has not been able to lease the premises for a retail use and such premises remain vacant; and

5. Such owner or agent has not offered the premises to a potential nonretail user prior to the date of application for the waiver.

B. Such application and declaration shall be supported by copies of the following documentation:

1. Copies of all published and nonpublished advertising or other solicitations offering the premises for lease, including but not limited to newspaper advertisements, circulars or flyers, and advertisements used by brokers or agents, with annotations as to the date and place of publication;

2. A list of potential retail users contacted or expressing interest in leasing the premises, and the reason of each potential user for not leasing the premises, if known; and

3. Any other document the owner or agent desires to have considered by the ~~planning official~~director.

C. The ~~planning official~~director shall issue a written decision allowing or denying the waiver within 14 days of receipt of a complete application; provided, the application shall be allowed unless the ~~planning official~~director affirmatively finds that one or more of the grounds of subsection A of this section have not been met, or the application or declaration is fraudulent or not made in good faith. The ~~planning official~~director's decision shall be mailed to the applicant by certified mail, return receipt requested, and by ordinary mail. The date of the decision shall be deemed to be the date of mailing.

D. The decision of the ~~planning official~~director may be appealed to the planning commission by filing a written notice of appeal with the city clerk, setting forth the factual and legal basis of the appeal within 10 days of the date of the ~~planning official~~director's decision. The planning commission shall hold a hearing thereon at a regular meeting not less than seven nor more than 30 days from the date of filing of the appeal, and shall immediately deliberate and decide the matter upon conclusion of the hearing. The planning commission shall issue a written decision signed by the chairman within five business days after the hearing, which written decision shall be final unless appealed to superior court. (Ord. 884 § 1, 2001; Ord. 869 § 1, 2000).

17.37.050 Revocation of waiver for fraud.

The planning commission may revoke a waiver granted pursuant to SMC 17.37.040, and any business license issued in reliance thereon, after a hearing on notice to the property owner and holder of the business license, upon the grounds that such waiver was obtained by a material misrepresentation in the application, declaration

or supporting documents. For purposes of this section, a "material misrepresentation" is a false statement upon which reliance was placed in order to find the existence of one or more of the grounds for granting the waiver. (Ord. 869 § 1, 2000).

17.37.060 Severability.

In the event any of the provisions of this chapter shall be held to be invalid by a court of competent jurisdiction, the finding of invalidity of such provision shall not affect the validity of the remaining provisions hereof. (Ord. 869 § 1, 2000).

Chapter 17.40
FLOODWAY OVERLAY ZONE

Sections:

17.40.010 Legislative findings.

17.40.020 Definitions.

17.40.030 Floodway overlay zone – Created – Purpose – Boundaries.

17.40.040 Floodway overlay zone – Supplemental.

17.40.050 Planning commission approval required for alternative uses within floodway overlay zone.

17.40.060 Planning commission – Criteria.

17.40.010 Legislative findings.

The city council finds as follows:

A. There exist properties within the city lying within the floodway of the Snoqualmie River which are located within residentially zoned districts.

B. Pursuant to state statute, local flood plain management ordinances must prohibit certain land uses within designated floodways, including the construction of new residential structures and certain repairs, reconstruction or improvement of existing residential structures, collectively referred to as substantial improvements. Federal regulations regarding eligibility for flood insurance also require similar land use restrictions in designated floodways.

C. The city has adopted the land use restrictions in designated floodways required by state and federal regulations in the city's flood hazard regulation. By virtue of such land use restrictions, construction of new residential structures and substantial improvement of existing residential structures is prohibited on properties within the floodway, notwithstanding that the principally permitted use of such properties under SMC Title 17 is residential.

D. It would promote the public health, safety and welfare to provide for alternate uses for properties within residential districts when application of the land use restrictions of Chapter 15.12 SMC prohibits the construction of new residential structures or substantial improvement of existing structures upon such property, provided, such alternate uses are subject to planning commission review and approval for compatibility with uses and structures in the vicinity, both as to architectural features and as to traffic, parking and other impacts of the alternative use. (Ord. 744 § 2, 1995).

17.40.020 Definitions.

The following words shall have the following meanings in this chapter:

A. "Alternative use" means a use which is neither principally permitted nor permitted as a conditional use within the residential zoning classification in which the property for which application is made is located.

B. "Flood hazard regulation" means Chapter 15.12 SMC, as it now exists or may hereafter be amended, or any successor regulation regulating land uses within a flood prone area.

C. "Floodway" shall have the same meaning in this chapter as in the flood hazard regulation.

D. "Residential district" means the zoning districts enumerated in SMC 17.15.020. (Ord. 744 § 2, 1995).

17.40.030 Floodway overlay zone – Created – Purpose – Boundaries.

A. There is hereby created within the city a special purpose zoning classification to be known as the floodway overlay zone. The purpose of the floodway overlay zone is to provide for the authorization of alternative uses of residentially zoned properties within a designated floodway, subject to the provisions of this chapter.

B. The boundaries of the floodway overlay zone or zones within the city shall be those portions of residential districts lying within a floodway. (Ord. 744 § 2, 1995).

17.40.040 Floodway overlay zone – Supplemental.

The floodway overlay zone is supplemental to the underlying zone classification. When conflict arises between the regulations of this chapter and the underlying zone classification, the provisions of this chapter shall prevail. (Ord. 744 § 2, 1995).

17.40.050 Planning commission approval required for alternative uses within floodway overlay zone.

A. Within any floodway overlay zone, no alternative use shall be permitted without approval of the planning commission.

B. Applications for alternative uses under this chapter shall be reviewed by the ~~planning official~~director, who shall make a staff report and recommendation to the planning commission. Applications under this chapter shall be combined with any design review required by this title.

C. The planning commission may approve, approve with conditions or deny the application for alternative use, provided, it shall make its findings and decision in writing, a copy of which shall be provided to the applicant by personal delivery or certified or registered mail, return receipt requested. (Ord. 744 § 2, 1995).

17.40.060 Planning commission – Criteria.

In reviewing applications for alternative uses, the planning commission shall be guided by the following criteria:

A. The nature, size and scale of alternative uses and structures associated with such uses shall be limited to those which may be conducted in proximity to the permitted residential uses in the neighborhood which the planning commission deems affected by the proposed alternative use, without traffic, noise, light and glare and aesthetic impacts upon such residential area which the planning commission in the exercise of its sound discretion deems to be significantly greater than a those of a permitted residential use.

B. By way of illustration only, and not by way of limitation, the following uses may be approved as alternative uses, depending upon application of these criteria to the subject property and the surrounding residential area: business or professional offices; services such as barbers, beauticians, or electronic or small appliance repair; and retail businesses such as art and craft supply, bookstores or art galleries.

C. The structure for the proposed alternative use shall be of a size and architectural design of the same period and style as is generally typical of residential structures in the affected area.

D. Parking and landscaping requirements for approved alternative uses shall be as determined by the planning commission, and may vary from such requirements as may be established for commercial districts. Such requirements shall be included in the planning commission's findings and decision. (Ord. 744 § 2, 1995).

Chapter 17.50
PLANNED UNIT DEVELOPMENT REGULATIONS

Sections:

17.50.010 Purpose.

17.50.020 General requirements.

17.50.030 Land use areas included.

17.50.040 Permitted uses.

17.50.050 Application of land use regulations.

17.50.060 General standards.

17.50.070 Specific application of standards.

17.50.080 Off-street parking.

17.50.090 Planned unit development permit.

17.50.100 Application procedures for building permit.

17.50.110 Expiration of time limits.

17.50.120 Design guidelines.

17.50.010 Purpose.

A. The intent of these provisions is to allow, on relatively large tracts, flexibility in grouping, placement, size and use of buildings which will ensure a better development than would otherwise result from the application of bulk and use regulations of the zone in which the tract is located.

B. A planned unit development may be authorized even though the location and bulk of the buildings and setbacks do not conform in all respects with the regulations of the zone in which the tract is located; provided, that such development meets all the requirements of this chapter. (Ord. 744 § 2, 1995).

17.50.020 General requirements.

General requirements in a planned unit development are as follows:

A. The site shall consist of at least two acres, including interior street and alley areas.

B. A planned unit development proposal may be initiated by the owner or owners of all the property involved within the proposed project, or by a governmental agency.

C. Adequate guarantee shall be provided to insure permanent retention of all open area resulting from the application of these regulations, either by private reservation or by dedication to the public or combination thereof, including all common open areas shared by the occupants of the planned unit development.

D. Off-street parking facilities shall be provided as required by the section on parking in the zoning code.

E. The development should not be in conflict with the comprehensive plan.

F. The total development as authorized shall be completed within two years of the date of authorization, unless another period is stipulated or the time for completion is extended by the council.

G. Dedicated streets within or contiguous to the development and essential thereto shall be improved in accordance with plans and specifications prepared by the city engineer at the developer's cost and expense and approved by the city engineer. Such street improvements shall conform to the "city's design standards for streets, plat road, and related construction of city right-of-way" and shall include full street width grading, slope protection, asphalt or concrete roadway surfacing, and adequate drainage. Private streets within the development shall be improved in accordance with plans and specifications approved by the city engineer at the developer's cost and expense. All surface and underground improvements within private streets shall be inspected by the city engineer, during the construction at the developer's cost and expense, and shall conform to standards established therefor by the city engineer.

H. The following utility improvements shall be installed at the developer's cost and expense in accordance with plans and specifications prepared by the project engineer and/or city engineer and approved by the city engineer and title thereto shall be conveyed to the city prior to construction of any structure in the development:

1. Water mains and hydrants;

2. Sanitary sewers;

3. Storm drains.

Necessary utility easements approved by the city engineer shall be conveyed to the city and shall be of sufficient width to assure installation and maintenance of the utility facilities located therein. (Ord. 744 § 2, 1995).

17.50.030 Land use areas included.

Planned unit developments may be established in all districts, and upon final approval of a proposal concerning a specific parcel or parcels of land. (Ord. 744 § 2, 1995).

17.50.040 Permitted uses.

Only uses allowed in the underlying district are permitted within planned unit developments. (Ord. 744 § 2, 1995).

17.50.050 Application of land use regulations.

The approval of a planned unit development may include modifications in the requirements and standards of the underlying land use district classification of the property upon which the project is located, subject to the limitations provided by the standards set forth in this chapter except that no planned unit development shall include waiver, modification or variance from the requirements of a shorelines management district. (Ord. 744 § 2, 1995).

17.50.060 General standards.

A planned unit development shall:

A. Accomplish, by the use of permitted flexibility and variation in design, a planned development that is as good or better than that resulting from the traditional lot-by-lot development, with total net improvement to be gained by combinations and options of: placement, type and bulk of building structures, coordinated open space, recreation facilities, other public facilities, such as walkways, controlled circulation, conservation of natural features, decreased water and air pollution, aesthetic features, harmonious design and similar elements;

B. Avoid an overburden on the present or planned projected capacity of public utilities, services and roads, as compared to that which would be required by lot-by-lot development of the underlying land use district. (Ord. 744 § 2, 1995).

17.50.070 Specific application of standards.

The following standards shall apply to all planned unit developments:

A. The density of dwelling units allowed by the underlying zoning may be exceeded by no more than 20 percent to promote clustering.

B. Height may be varied from the underlying land use district provided topography and arrangement does not unreasonably impair primary scenic views (e.g., mountains, lakes, unique skyline) of the nearby surrounding areas, as compared to lot-by-lot development.

C. The perimeter of the project shall be compatible with the land use of adjoining properties. Compatibility includes, but is not limited to, size, scale, mass and architectural design.

D. Improvements on the site shall be sight-screened with adequate landscaping so as to provide a compatible visual effect as seen from the adjoining properties.

E. One or more major egress circulation points shall be functionally connected to public rights-of-way.

F. Open space shall be so arranged as to be an integrated part of the project, not isolated and apart therefor.

G. A minimum of 25 percent of the gross land area of every planned unit development project shall be comprised of open space. Recreation space required pursuant to SMC 17.15.080 may be included as part of the required open space.

H. Roads and streets, whether public or private, within and contiguous to the site shall be in compliance with city engineers' guidelines for construction of streets. (Ord. 744 § 2, 1995).

17.50.080 Off-street parking.

Off-street parking shall be at the same ratio for types of buildings and land uses as prescribed in parking requirements of this code. (Ord. 744 § 2, 1995).

17.50.090 Planned unit development permit.

The following procedures are required for approval of construction for the proposed planned unit development:

A. A preapplication conference between the developer or his representative and the ~~planning official~~director is recommended prior to submittal of planned unit development application. The purpose of this meeting is to acquaint the applicant with all requirements of the zoning code and other pertinent ordinances and regulations.

B. All applications shall include the following:

1. Vicinity map showing the location of the site and its relationship to surrounding areas, including the land use, natural features and zoning of both the site and the surrounding areas;

2. A map of the site drawn to a scale of not less than one inch equaling 100 feet showing the following:

a. The existing site conditions, including contours at five foot intervals, water bodies, unique natural features, and forest cover,

b. The location and floor area size of all existing and proposed buildings, structures, and other improvements, including maximum heights, types of dwelling units, density per type, and nonresidential structures. Such drawings should be sufficient to convey the basic exterior architectural intent of the proposed improvements,

c. The location and size in acres or square feet of all areas to be conveyed, dedicated or reserved as common open spaces, public parks, recreational areas, and similar public or semi-public uses,

d. The existing and proposed circulation system of arterial, collector, and local streets, including off-street parking, service, loading areas, and major points of access to public rights-of-way. Notations of proposed ownership, private or public, should be included where appropriate,

e. The existing and proposed pedestrian circulation system, including trails,

f. The existing and proposed utility systems, including sanitary sewers, storm sewers, water, electric, gas and telephone,

g. A landscape plan in general schematic form indicating treatment of open space and yards,

h. The proposed treatment of the perimeter of the development, including materials and techniques used, such as screens, fences and walls,

i. The proposed method of street lighting and signing,

j. The noise and lighting characteristics of the proposed development;

3. In addition to the graphic illustrations listed above, the applicant shall submit a written statement providing the following information:

a. Program for development including staging or timing of development, if any,

b. Proposed ownership pattern upon completion of the project,

c. Basic content of any restrictive covenants,

d. Provisions to assure permanence and maintenance of common open space through a homeowners association, or similar association, condominium development, or other means acceptable to the city;

4. An application for preliminary plat may be submitted with the development application, if necessary. Fees for the subdivision shall be in addition to those of the development application.

C. Filing of Application. Applications for approval of the development shall be made on forms prescribed by the ~~planning official~~director and which shall be accompanied by a filing fee, as required in SMC 17.85.030.

D. Planning Commission Public Hearing. The planning commission shall hold at least one public hearing on the proposed development and shall give notice thereof pursuant to Chapter 17.85 SMC. The public hearing shall not be held before completion of all necessary and appropriate review by city departments. This review shall be completed within 14 days of receipt of application.

E. Planning Commission Recommendation. Following the public hearing, the planning commission shall make a report of its findings and recommendations with respect to the proposed planned unit development permit, and shall forward the report within 30 days of the public hearing to the city council. Such report shall include, but need not be limited to, the following items:

1. Suitability of the site areas for the proposed development;

2. Requirements of the subdivision code of the proposed development;

3. Mitigating of adverse environmental impacts;

4. Compliance of the proposed development to the provisions of this chapter;

5. Time limitations, if any, for the entire development and specified stages;

6. Development in accordance with the Snoqualmie Vicinity Comprehensive Plan and other relevant plans.

F. City Council Action. After receipt of the planning commission report, the city council shall give approval, approval with modifications, or disapproval to the proposed planned unit development permit. (Ord. 744 § 2, 1995).

17.50.100 Application procedures for building permit.

The following procedures are required for approval of construction for the proposed planned unit development:

A. Time Limitation. A complete application for the initial building permit shall be filed by the applicant within 12 months of the date on which the city council approved the development. An extension of time for submitting an application may be requested in writing by the applicant, and an extension not exceeding six months may be granted by the city council. If application for the initial building permit is not made within 12 months or within the time for which an extension has been granted, the plan shall be considered abandoned, and the development of the property shall be subject to the requirements and limitations of the underlying zone and subdivision code.

B. Application. Application for building permit shall be made on forms prescribed by the planning department and shall be accompanied by a fee as prescribed by the building code.

C. Documentation Required. All schematic plans either presented or required in the approved plans shall be included in the building permit application presented in finalized, detailed form suitable for recording and engineering. These plans shall include, but are not limited to, landscape, utility, open space, circulation, and site or subdivision plans. Final plats and public dedication documents must be approved by the city council before the issuance of any building permits.

D. Sureties Required for Staging. If the planned unit development is to be developed in stages, sureties shall be required for the complete planned unit development. The various stages or parts of the development shall provide the same proportion of open space and the same overall dwelling unit density as provided in the final plan.

E. ~~Planning Official~~Director Action. The ~~planning official~~director or designee shall determine whether the project plans submitted with the building permit are in compliance with and carry out the objectives of the approved development. Following approval of the ~~planning official~~director, the city clerk shall file a copy of the approved plan with the official records of the city and the originals shall be recorded with the King County Department of Records and Elections. (Ord. 744 § 2, 1995).

17.50.110 Expiration of time limits.

Construction of improvements in the planned unit development shall begin within 12 months from the date of filing of the final plan by the city clerk. An extension of time for beginning construction may be requested in writing by the applicant, and such extension not exceeding six months may be granted by the ~~planning official~~director upon showing of good cause. If construction does not occur within 18 months from the date of

filing of plans by the city clerk, subsequent plan approval shall be required as for a new application. (Ord. 744 § 2, 1995).

17.50.120 Design guidelines.

The site and building design of a planned unit development shall comply with each of the following guidelines:

A. The planned unit development shall be sensitive in land use and districts.

B. The proposed circulation system can efficiently and easily be tied to future adjacent projects.

C. That the proposed circulation system can adequately serve new developments which can reasonably be expected in the planned unit development.

D. Creation of incompatible land uses shall be avoided through sensitive site planning, use of landscaping and open space, and conformance to performance standards described in Chapter 17.36 SMC.

E. Each development shall provide not less than 10 percent of the gross site area for community or site open space. Such space shall be in addition to parking and required landscape areas.

F. The planning commission shall review the proposal in light of the aforementioned guidelines during the public hearings. (Ord. 744 § 2, 1995).

Chapter 17.55
USE AND OTHER REGULATIONS

Sections:

17.55.010 Purpose.

17.55.020 Table of uses.

17.55.025 Prohibited uses.

17.55.030 Conditional uses.

17.55.040 Nonconforming structures, lots and uses.

17.55.050 Temporary uses.

17.55.060 Accessory buildings, structures, and uses.

17.55.070 Accessory dwelling units.

17.55.080 Performance standards.

17.55.090 Day care facilities.

17.55.100 Home occupations.

17.55.110 Elementary and secondary schools.

17.55.120 Natural resource extraction.

17.55.010 Purpose.

The purpose of this chapter is to list the use and other regulations of property for all the zoning districts in one chapter. In this manner repetition is reduced and users of this code will be able to refer to one chapter to obtain this information. (Ord. 744 § 2, 1995).

17.55.020 Table of uses.

Table 1 lists uses that are regulated by the zoning code, except unclassified uses in Chapter 17.60 SMC, and uses within the mixed use district, Chapter 17.30 SMC. The uses are listed and a corresponding letter is printed for each zoning district. The letter "X" means the use is prohibited for that particular district. The letter "P" designates uses that are permitted in a particular district. The letter "C" means that a use may be permitted in a particular district, subject to a conditional use permit. The presumption established by this chapter is that all legitimate uses of land are permissible within at least one zoning district. Therefore, because the list of permissible uses set forth cannot be all-inclusive, those uses that are listed shall be interpreted liberally to include other uses that have similar impacts to the listed uses.

Table 1. Table of Uses

Land Use Descriptions			R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCI	I	OS-1	OS-2	OS-3	UP
1.0	Residential																	
	1.1	Single-Family Dwellings																
		1.1.1 Site-Built, Modular and Designated Manufactured Home	P	P	P[6]	P	X	X	P[6]	X	X	X	X	X	X	X	X	X
		1.1.2 Accessory Dwelling Unit	P	P	P	P	X	X	P	X	X	X	X	X	X	X	X	X
		1.1.3 Co-Housing	C	C	C	P	X	X	C	X	X	X	X	X	X	X	X	X
	1.2	Multiple-Family Dwellings	X	X	P	P	X	X	P	X	X	X	X	X	X	X	X	X
	1.3	Homes Emphasizing Special Services or Supervision																
		1.3.1 Day Care I	P	P	P	P	X	X	P	P	P	X	X	X	X	X	X	X
		1.3.2 Day Care II	C	C	X	C	P[1]	P	P	P	P	P	P	X	X	X	X	X
		1.3.3 Special Needs Housing	C	C	C	C	X	X	C	X	X	P	X	X	X	X	X	X
	1.4	Miscellaneous Rooms for Rent Situations																
		1.4.1 Bed and Breakfast	C	C	X	C	C[1]	C	C	P	P	X	X	X	X	X	X	X
		1.4.2 Boarding Houses	X	X	X	C	C[1]	C	C	C	C	C	X	X	X	X	X	X
	1.5	Second Story SF or MF Dwelling Units above Nonresidential Uses	X	X	X	C	P	P	P	P	P	C	C	X	X	X	X	X
	1.6	Home Occupations	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X
2.0	Commercial/Business																	
	2.1	Retail/Service																
		2.1.1 Groceries/Supermarket	X	X	X	X	P	P	P	X	P	C	P	X	X	X	X	X

Table 1. Table of Uses

Land Use Descriptions			R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCI	I	OS-1	OS-2	OS-3	UP
		2.1.2 Convenience Stores	X	X	X	P	P	P	P	X	P	C	P	X	X	X	X	X
		2.1.3 Retail Sales	X	X	X	P[4]	P	P	P	P[5]	P	X	P	X	X	X	X	X
		2.1.4 Retail Services	X	X	X	P[4]	P	P	P	P	P	X	P	X	X	X	X	X
		2.1.4a Hair/Beauty/Nail Salon	X	X	X	P[4]	P	P	P	P	P	X	P	X	X	X	X	X
		2.1.4b Tattoo Parlor	X	X	X	X	P[1]	P	P	P	P	X	P	X	X	X	X	X
		2.1.4c Shoe Repair	X	X	X	X	P[1]	P	P	P	P	X	P	X	X	X	X	X
		2.1.4d Copy/Print/Photo Shop	X	X	X	X	P[1]	P	P	P	P	P	P	P	X	X	X	X
		2.1.5 Commercial Services	X	X	X	X	P[1]	P	P	P	P	X	P	X	X	X	X	X
		2.1.5a Banks	X	X	X	X	X	P	P	P	P	X	P	X	X	X	X	X
		2.1.5b Check Cashing/Quick Loan Stores	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X
		2.1.5c Pawn Shops	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X
		2.1.5d Dry Cleaner	X	X	X	X	X	P	P	P	P	X	P	X	X	X	X	X
		2.1.6 Art Galleries	X	X	X	P	P	P	P	P[5]	P	X	P	X	X	X	X	X
		2.1.7 Restaurants and Taverns	X	X	X	P	P	P	C/P[7]	P[6]	P	X	C	X	X	X	X	X
		2.1.8 Formula Take-Out Food Restaurants	X	X	X	X	P[3]	X	P[5]	P[5]	X	X	X	X	X	X	X	X
		2.1.9 Espresso/Snack Stands	X	X	X	X	P	X	P[5]	P[5]	P	P	P	X	X	X	X	X
		2.1.10 Drive-Through Associated with Restaurant or Espresso/Snack Stand	X	X	X	X	X	P	X	X	P	X	C	X	X	X	X	X
	2.2	Office/Professional																
		2.2.1 Professional Services	X	X	X	P	P[1]	P	P	P	P	P	P	X	X	X	X	X

Table 1. Table of Uses

Land Use Descriptions			R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCI	I	OS-1	OS-2	OS-3	UP
		2.2.2 Corporate Offices	X	X	X	X	P[1]	P	P	P	P	P	P	C	X	X	X	X
		2.2.3 Call Centers	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X
		2.2.4 Data Centers	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X
	2.3	Entertainment Uses																
		2.3.1 Theater, Auditorium	X	X	X	P	P	P	P	P	P	C	P	C	X	X	X	X
		2.3.2 Enclosed Commercial Recreation (bowling, arcades, etc.)	X	X	X	P	P	P	P	X	P	X	X	X	X	X	X	X
		2.3.3 Unenclosed Commercial Recreation (mini-golf, batting cages, amusement rides, etc.)	X	X	X	X	X	X	X	X	P	C	C	C	X	X	X	X
	2.4	Hotels and Motels	X	X	X	X	C	C	C	C	C	C	X	X	X	X	X	X
	2.5	Wholesale Sales	X	X	X	X	X	C	C	C	P	P	P	C	X	X	X	X
	2.6	Small Animal Veterinarian Clinic	X	X	X	C	X	P	P	P	P	C	P	X	X	X	X	X
	2.7	Automotive Uses																
		2.7.1 Vehicle Sales	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X
		2.7.2 Gas Stations	X	X	X	X	X	X	X	X	X	X	P[2]	P[2]	X	X	X	X
		2.7.3 Vehicle Service/Repair	X	X	X	X	X	X	X	X	P	X	P	P	X	X	X	X
		2.7.4 Autobody/Painting	X	X	X	X	X	X	X	X	C	X	P	P	X	X	X	X
		2.7.5 Car Wash	X	X	X	X	X	X	X	X	P	X	P	P	X	X	X	X
		2.7.6 Towing Services	X	X	X	X	X	X	X	X	C	C	X	P	X	X	X	X
	2.8	Funeral Home/Crematory	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X

Table 1. Table of Uses

Land Use Descriptions			R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCI	I	OS-1	OS-2	OS-3	UP
	2.9	Cemetery	C	C	X	C	X	X	X	C	C	C	C	X	X	X	X	X
3.0	Industrial Uses																	
	3.1	Light Industrial/Manufacturing	X	X	X	X	X	X	X	X	C	X	P	P	X	X	X	X
	3.2	Commercial Warehouse	X	X	X	X	X	X	X	X	C	X	P	P	X	X	X	X
	3.3	Resource Extraction	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X
	3.4	Heavy/Resource-Based Industrial	X	X	X	X	X	X	X	X	X	X	X	C[2]	X	X	X	X
	3.5	Salvage/Junk Yard	X	X	X	X	X	X	X	X	X	X	X	C[2]	X	X	X	X
	3.6	Specialty Light Industrial/Manufacturing	X	X	X	X	C	C	C	C	C	X	P	P	X	X	X	X
4.0	Institutional																	
	4.1	Schools (elementary, middle, or high school)	C	C	X	C[1]	C[1]	C	C	C	C	C	C	C	X	X	X	X
	4.2	Churches and Religious Institutions	C	C	X	P[1]	P[1]	P	P	P	P	X	P	C	X	X	X	X
	4.3	Health Services																
		4.3.1 Hospitals	X	X	X	X	X	X	C	C	C	P	P	C	X	X	X	X
		4.3.2 Extended Care Facilities	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X
		4.3.3 Assisted Living Quarters	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	X
	4.4	Museums/Interpretive Centers	C	C	X	P	P	P	P	P	P	P	P	C	C	C	P	C
	4.5	Community Centers	C	C	X	P	P	P	P	P	P	P	P	C	C	C	X	C
	4.6	Social/Fraternal/Youth Clubs, Lodges, Halls	X	X	X	X	P[1]	P	P	P	P	P	P	P	X	X	X	X
5.0	Recreation																	

Table 1. Table of Uses

Land Use Descriptions			R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCI	I	OS-1	OS-2	OS-3	UP
	5.1	Golf Course	C	C	X	P	X	X	X	X	X	X	X	C	X	C	X	X
	5.2	Country Club	C	X	X	P	X	P	P	P	P	C	P	C	X	C	X	X
	5.3	Swimming Pool	C	C	X	P	X	P	P	P	P	C	P	C	X	C	X	X
	5.4	Riding Stables	C	X	X	C	X	X	X	X	X	X	P	X	C	C	X	X
6.0	Public/Service																	
	6.1	Parks and Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	6.2	Public Utilities	P	P	X	C	C	P	P	P	P	P	P	P	C	C	C	P
	6.3	Municipal Government Facilities																
		6.3.1 Police and Fire	C	C	X	P	P	P	P	P	P	P	P	P	X	X	X	X
		6.3.2 Offices	X	X	C	P	P	P	P	P	P	P	P	P	X	X	X	X
		6.3.3 Library	X	C	C	P	P	P	P	P	P	P	P	P	X	X	X	X
		6.3.4 Wastewater Treatment Plant	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
7.0	Agricultural																	
	7.1	Commercial Greenhouse	C	C	X	C	X	C	C	C	C	C	P	P	C	C	X	X
	7.2	Commercial Farm/U-Pick	P	C	X	C	X	X	X	X	C	C	P	C	C	C	X	X
	7.3	Large Animal Veterinarian Facility	C	X	X	X	X	C	C	C	C	X	P	C	X	X	X	X
	7.4	Public/Pea Patch Gardens	P	P	P	P	X	P	P	P	P	P	P	P	P	P	X	P
8.0	Storage and Parking																	
	8.1	Commercial/Municipal Parking Lot	X	X	X	C	P	P	P	P	P	C	P	P	X	P	X	X
	8.2	Enclosed Commercial Storage Facility	X	X	X	X	X	X	X	X	X	C	P	P	X	X	X	X

Table 1. Table of Uses

Land Use Descriptions			R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCI	I	OS-1	OS-2	OS-3	UP
	8.3	Outdoor Storage Lot	X	X	X	X	X	X	X	X	X	C	P	P	X	X	X	X

[1] Second floor only within downtown retail overlay district per Chapter 17.37 SMC.

[2] Outside floodplain only.

[3] Must meet all applicable historic district standards, Chapter 17.35 SMC.

[4] Subject to planned residential standards, SMC 17.15.050.

[5] Allowed as ground floor uses only as part of a vertical mixed use building.

[6] Must comply with design standards applicable to other residential uses in this zone.

[7] Conditional for all parcels except those with a storefront block frontage. Permitted for parcels with a storefront block frontage.

(Ord. 1172 § 3, 2016; Ord. 1151 § 5, 2015; Ord. 1128 § 3, 2014; Ord. 1066 § 4, 2010; Ord. 980 § 7, 2005; Ord. 957 § 1, 2004; Ord. 744 § 2, 1995).

17.55.025 Prohibited uses.

Notwithstanding any other provision of this title, the following uses are hereby declared to be contrary to the public health, safety and welfare, and shall be prohibited in all districts of the city:

A. Regional petroleum transmission pipelines or other regional transmission pipelines carrying hazardous materials that if leaked could have adverse environmental impacts upon water supplies, wetlands, rivers or streams.

B. The production, processing, and retail sale of marijuana and marijuana-infused products, intended for medical and/or recreational use. The establishment, location, operation, licensing, maintenance, or continuation

of any use of property in the city by a marijuana producer, processor, retailer, dispenser and/or collective garden, for medical and/or recreational use, is prohibited. (Ord. 1171 § 5, 2016; Ord. 833 § 1, 1999).

17.55.030 Conditional uses.

The purpose of a conditional use is to establish review and permit approval procedures for unusual or unique types of land uses in certain zoning districts which, due to their nature, require special consideration of their impacts on the neighborhood and land uses in the vicinity. Those uses identified by a "C" in the Table of Uses or otherwise identified as a conditional use in this title require a conditional use permit.

A. Application for conditional use permits shall be made to the planning department on forms prescribed by that office. In order for the application to be considered complete, the following documents must be submitted:

1. Completed application form with environmental data;

2. Affidavit of ownership or interest in property;

3. Scaled site and building elevation plans;

4. Vicinity map;

5. Complete list of all property owners within 500 feet of the subject site;

6. Any other graphic materials required to adequately describe the proposal;

7. Filing fee.

Upon completion of environmental review of the proposed project, the planning department shall schedule a public hearing before the hearing examiner to consider the conditional use permit. Public notice and procedure for such hearing shall be in accordance with Chapter 17.85 SMC.

B. The hearing examiner shall be guided by the following criteria in granting a conditional use permit:

1. The proposed use will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the district in which the subject property is situated;

2. The proposed use shall meet or exceed applicable performance standards;

3. The proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building, and site design;

4. The proposed use shall be in keeping with the goals and policies of the comprehensive plan;

5. All measures should be taken to minimize the possible adverse impacts which the proposed use may have on the area in which it is located.

C. Whenever a conditional use permit has been granted, it shall be considered expired unless a building permit conforming to plans for which the CUP was granted is obtained within one year. Substantial construction shall be completed within two years from the date the CUP becomes effective unless a renewal is granted or unless the grant of the CUP specifically provides for a greater time period. The hearing examiner may authorize longer periods for conditional use permits if appropriate for the project. An approved application for conditional use permit may be renewed by the hearing examiner for one year. No more than one renewal may be issued for any CUP. The fee for a renewal shall be one-half of the original permit fee. No hearing is required for renewal of the conditional use permit.

D. The hearing examiner may revoke or modify a conditional use permit under certain circumstances. Such revocation or modification shall be made on any one or more of the following grounds:

1. That the approval was obtained by fraud;

2. That the use for which such approval was granted has at any time ceased for one year or more;

3. That the permit granted is being exercised contrary to the terms or conditions of such approval or in violation of any statute, resolution, code, law, or regulation; or

4. That the use for which the approval was granted was so exercised as to be detrimental to the public health or safety.

E. Individuals who are aggrieved may petition the hearing examiner to initiate revocation proceedings. Before a conditional use permit may be revoked, a public hearing shall be held. Procedures concerning notice, reporting and appeals shall be the same as required by this title for the initial consideration of a conditional use permit application.

F. A performance bond shall be required by the hearing examiner for any elements of the proposed project which are deemed crucial to the protection of the public welfare. Such bond shall be in an amount equal to 150 percent of the cost of the installation or construction of the applicable improvements.

G. A disapproved application for a conditional use permit may not be resubmitted for a period of six months from the date of disapproval. (Ord. 1131 § 4, 2014; Ord. 769 § 26, 1996; Ord. 744 § 2, 1995).

17.55.040 Nonconforming structures, lots and uses.

It is the purpose of this section to establish limitations on the expansion and extension of nonconforming uses and structures which adversely affect the development and perpetuation of desirable residential, commercial, and industrial areas with appropriate groupings of compatible and related uses.

A. Nothing in the ordinance codified in this title shall require a change in any lawfully existing building, structure or use, or in the plan, design or designated use of a proposed building or structure for which a complete building permit application has been filed prior to the effective date of adoption of or amendment to the ordinance codified in this title.

B. An authorized use or structure may be constructed on a pre-existing legal lot, as defined, and contain less area than required by the zone district in which it is located; provided, the front, side, and rear yard requirements, as well as other applicable dimensional standards of this title are met.

C. Where at the effective date of adoption or amendment of the ordinance codified in this title, lawful use of land exists that is made nonconforming under the terms of this title as enacted or amended, such use may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such nonconforming use shall be enlarged or increased nor extended to occupy a greater area than was occupied at the effective date of adoption or amendment of the ordinance codified in this title;

2. No nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of the ordinance codified in this title;

3. If any such nonconforming use ceases for any reason for a period of more than 24 months, any subsequent use shall conform to the regulations specified by this title for the district in which such use is located;

4. If no structural alterations are made, any nonconforming use of a structure, or structure and premises, may be changed to another nonconforming use; provided, that the hearing examiner by making findings in the specific case, shall find that the proposed use is more appropriate to the zone than the existing nonconforming use. In permitting such change, the hearing examiner may require appropriate conditions and safeguards in accord with the provisions of this title;

5. Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use shall thereafter conform to the regulations for the zone in which such structure is located, and the nonconforming use may not thereafter by resumed.

D. Where a lawful structure exists at the effective date of adoption or amendment of the ordinance codified in this title that could not be built under the terms of this title by reason of restrictions on area, lot coverage, height, yards, or other characteristics of the structure, it may be continued so long as it remains otherwise lawful subject to the following provisions:

1. No such structure may be enlarged or altered in a way which increases its degree of nonconformity. Alterations, additions, or enlargements may be allowed as long as the work done does not extend further into any required yard or violate any other portion of this title.

2. Should such structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, in the judgment of the city's building official, it shall not be reconstructed except in conformity with provision of this title.

3. Should such structure be moved for any reason or any distance whatever, it shall thereafter conform to the regulations for the zone in which it is located after it is moved.

4. Residential structures and uses located in any single or multiple-family residential zoning district and in existence at the time of adoption of this code shall not be deemed nonconforming in terms of density provisions of this code. Such buildings may be rebuilt after a fire or other natural disaster to their original dimensions and bulk but may not be changed except as provided in SMC 17.05.090.

E. If any building is devoted in whole or in part to any nonconforming use, work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring or plumbing to an extent not exceeding 50 percent of the current replacement value of the building.

F. Nothing in this title shall be deemed to prevent the strengthening or restoring to a safe condition of any nonconforming building or part thereof declared to be unsafe by order of any city official charged with protecting the public safety, nor prevent elevation of any structure in a flood prone area.

G. Adoption of the provisions in SMC Title 17 shall not be construed to require a change in any aspect of a structure or facility covered thereunder, including without limitation parking lot layout, loading space requirements, and curbcuts, for any structure or facility which existed on the adoption of this code. If a change of use takes place, or an addition is proposed, which requires an increase in the parking area by an increment less than 100 percent, the requirements of Chapter 17.65 SMC shall be complied with for the additional parking area. If a change of use takes place, or an addition is proposed, which requires an increase in the parking area by an increment greater than 100 percent, the requirements of Chapter 17.65 SMC shall be complied with for the entire parking area.

H. Adoption of the landscaping regulations contained in this title shall not be construed to require a change in the landscape improvements for any legal landscape area which existed on the date of adoption of this code, unless and until a change of use or alteration of the structure is proposed. At such time as an expansion is proposed for a use, structure, and associated premises which does not comply with the landscape requirements of this title, a landscape plan which substantially conforms to the requirements of this code shall be submitted to the hearing examiner for approval prior to issuance of a building permit. The hearing examiner may modify the strict standards imposed by this title when, in his judgment, the existing and proposed additional landscaping and screening materials together will adequately screen or buffer possible use incompatibilities, soften the barren appearance of parking or storage areas, and/or adequately lend natural charm to the premises appropriate to the use district and location of the site.

I. A legal use does not become nonconforming because the district in which it is located is changed to a district which requires a conditional use permit for the use, or because the use is changed from an allowed use to a conditional use within the same zone; provided, however, the use may not be expanded nor buildings be enlarged without first obtaining a conditional use permit pursuant to requirements of SMC 17.55.030. (Ord. 769 § 27, 1996; Ord. 744 § 2, 1995).

17.55.050 Temporary uses.

A temporary use shall be defined as a use which is temporary in nature, including but not limited to construction offices and facilities related to building site during construction, seasonal sales and bazaars, public gatherings,

and which use, if commercial in nature, generally is permitted to occur only within a zoning district in which the use would be allowed if permanent.

A. A temporary use permit shall be required for each occurrence of a permissible temporary use. Applications for temporary use permits shall be submitted to the ~~planning official~~director. The application shall contain the following:

1. Name and address of the applicant responsible for the operation of the temporary use;

2. A description of the location of the proposed temporary use and/or structures to be occupied or otherwise utilized;

3. A description of the activity for which the permit is being sought;

4. A statement regarding the hours of operation and the duration of the temporary use.

B. Subject to the requirements of SMC 17.55.050, the following uses may be operated as temporary uses:

1. Noncommercial asphalt or concrete mixing plant necessary for construction in the immediate surrounding area. Each permit shall specify the relationship of the plant location to the construction activity. Each permit shall be valid for a period of six calendar months.

2. Bazaar, carnival or fair; provided, that each permit shall be valid for a period of not more than five days and that a period of at least 90 days shall intervene between the termination of one permit and the issuance of another at the same location.

3. Christmas tree sales. Prohibited only in residential districts. No permit shall be issued prior to the 15th day of November of each year and each permit shall be valid for a period of 45 days.

4. Produce stand. Permitted only in the B district. Each permit shall be valid for a period of 90 days and may be renewed for an additional 30-day period in one calendar year.

5. Public gathering for a single purpose event. Each permit shall be valid for a period of not more than five days and that a period of at least 90 days shall intervene between the termination of one permit and the issuance of another at the same location.

6. Temporary building or construction yard; provided, that the use is incidental and necessary for current construction in the immediate surrounding area. Each permit shall specify the location of the building/yard and its relationship to the construction activity. Each permit shall be valid for six months.

7. Temporary real estate sales office; provided, that use is incidental and necessary for the sale or rental of property in the immediate surrounding area. Each permit shall be valid for six calendar months.

8. Temporary construction office; provided, that use supports construction activity taking place within the immediate area. The office shall be operated by and for the direct use of the contractor, owner, or developer of the construction project and shall be located on the construction site or in the immediate area where the construction is taking place. Each permit shall show the construction area and the location of the temporary office in relation to the construction site or area. A mobile home may be utilized as a temporary construction office. The permit shall be valid for a period of 12 months. (Ord. 744 § 2, 1995).

17.55.060 Accessory buildings, structures, and uses.

A. Accessory buildings, structures and uses include any buildings, structures or uses located or conducted upon the same lot (or on a contiguous lot in the same ownership) as the principal building, structure or use to which it is related, and which is:

1. Clearly incidental to, and customarily found to be associated with, such principal building and its permitted uses according to the applicable zoning district;

2. Operated and maintained for the benefit or convenience of the owners, occupants, employees, customers or visitors of the lot with the principal use.

B. Any use which complies with the following applicable zone conditions may be allowed as an accessory use to a principle use:

1. Meets the definitional requirements as stated in subsection A of this section.

2. Does not include structures or structural features inconsistent with the principal use.

3. Whether operated wholly or partly within the structures containing the principal use or in a separate detached structure, the gross floor area utilized by an accessory use or uses shall not exceed 50 percent of the gross floor area of the principal use.

4. Separate detached structures containing an accessory use or uses shall be, at the minimum, 10 feet from structures containing a principal use, and floor area shall not exceed 50 percent of the building area of the primary structure.

5. When the principal use is a boarding house, nursing home, hospital, elementary school or secondary school, a restaurant and/or cafeteria may be considered as permissible accessory uses. (Ord. 744 § 2, 1995).

17.55.070 Accessory dwelling units.

Accessory dwelling units, when permitted as an allowable use, shall be subject to the following standards and criteria:

A. Only one accessory dwelling shall be created per lot in single-family zones.

B. An accessory dwelling unit may be constructed in either an existing or new single-family residence (principal unit).

C. The accessory dwelling unit may be attached to, or detached from, the principal unit.

D. Any additions to the principal unit, or a new detached accessory unit, shall not exceed the allowable lot coverage or encroach into the existing setbacks.

E. Either the primary residence or the accessory dwelling unit shall be owner occupied. An application for a certificate of zoning compliance for an accessory dwelling unit shall include a letter from the owner(s) stating that the owner(s) shall occupy one of the dwelling units on the premises, except for bona fide temporary absences for up to four months out of each year.

F. The accessory dwelling unit shall not be larger than 10 percent of the lot area or 600 square feet, whichever is smaller, and shall have no more than one bedroom.

G. One off-street parking space, in addition to that which is required for the underlying zone, shall be provided. Parking spaces include garages, carports, driveways or other off-street areas reserved for vehicles.

H. The accessory dwelling unit shall be designed so that, to the degree reasonably feasible, the appearance of the principal unit and lot remain that of a single-family residence.

I. The design and size of the accessory dwelling unit shall conform to the building, plumbing, electrical, mechanical, fire, health and any other applicable codes. When there are practical difficulties involved in carrying out the provisions of this section, the building official may grant modifications for individual cases.

J. The living space of all accessory dwelling units established in the floodplain shall be elevated to one foot above the 100-year flood elevation. (Ord. 744 § 2, 1995).

17.55.080 Performance standards.

A. Purpose. The purpose of this section is to provide guidelines and standards relating to natural and manmade limitations on development. The following performance standards apply to all land uses within the city. Continuous compliance with the performance standards shall be required of all uses, except as otherwise provided for in these regulations. No building or land in any district shall be used for or occupied in any manner so as to create a dangerous, noxious, or otherwise objectionable condition.

B. Air Quality. Performance standards regarding air quality shall be as follows:

1. Odors. Odors from gases or other odorous matter shall not occur in quantities as to be unreasonably offensive beyond the exterior property lines of the lot or site.

2. Smoke. For all districts except the industrial district, smoke shall not be emitted from any source in a greater density of gray than that described as No. 1 on the Ringlemann Chart. Within the industrial district visible gray smoke of a shade not darker than that described as No. 2 on the Ringlemann Chart may be emitted for not more than four minutes in any 30 minutes. Provisions applicable to visible gray smoke shall also apply to visible smoke of a different color but with an equivalent apparent opacity.

3. Dust. Dust, dirt, fly ash or airborne solids from any sources shall not be in a density greater than that described as No. 1 on the Ringlemann Chart.

4. Gases. Toxic gases or matter shall not be emitted in quantities which may be damaging to health, animals, vegetation or property or which can cause any excessive soiling beyond the exterior of the property lines of the lot or site.

C. Vibration. In all districts except planned commercial/industrial and industrial, vibration from any machine, operation or process shall not be perceptible beyond the property lines of the lot or site. In the planned commercial/industrial and industrial districts, vibration from any machine, operation or process which exceeds three thousandths of one inch displacement or three tenths *g*peak acceleration, whichever is greater, as

measured at any point outside the property lines of the lot or site shall be prohibited. The latter shall apply in the frequency range of zero to 5,000 cycles per second. Shock absorbers or similar mounting shall be allowed to permit compliance with this specification.

D. Heat. No use shall produce heat perceptible beyond its lot lines.

E. Glare. No use shall produce direct light or glare beyond its property lines.

F. Noise. Emission of noise and vibration shall not exceed those maximum permissible levels specified in SMC 8.16.050(H).

G. Liquid or Solid Waste. Discharge of any material which can contaminate any water supply, interfere with bacterial processes in sewage treatment or otherwise emit dangerous or offensive material into public or private sewer, water body, or into the ground, except in compliance with Washington State Department of Ecology standards shall not be permitted.

H. Storage and Waste Disposal.

1. All outdoor storage facilities for fuel, raw materials, and products which are stored outdoors shall be enclosed by an approved fence designed for safety.

2. Storage of highly flammable or explosive material shall be stored in bulk above ground.

3. All storage of hazardous material shall be completely enclosed in nonpermeable containers.

4. All materials or wastes which might cause fumes or dust, or constitute a fire hazard shall be stored in containers adequate to eliminate such hazards. (Ord. 744 § 2, 1995).

17.55.090 Day care facilities.

The purpose of this section is to establish general requirements for all day care facilities and to establish specific requirements for family day care homes, and child day care centers, nursery schools and private kindergartens or prekindergarten.

A. Day care shall include the following:

1. Adult day care, such as adult day health centers or social day care as defined by the Washington State Department of Social and Health Services;

2. Nursery schools for children under minimum age for education in public schools;

3. Privately conducted kindergartens or pre-kindergartens when not a part of a public or private school;

4. Child day care centers;

5. Family day care homes;

6. Programs covering after-school care for school children.

B. Day care facilities shall be classified as follows:

1. Day care I – a maximum of 12 adults or children in any 24-hour period; and

2. Day care II – over 12 adults or children in any 24-hour period.

C. Day Care Facilities. All day care facilities within the city shall:

1. Comply with all building, fire, safety, health code and business licensing requirements;

2. Conform to lot size, building size, setbacks and lot coverage standards applicable to the zoning district, unless the structure is a legal nonconforming structure;

3. Be certified by the State Department of Licensing as providing a safe passenger loading area;

4. Include signage, if any, that conforms to applicable regulations; and

5. Limit hours of operation to facilitate neighborhood compatibility, while also providing appropriate opportunity for persons who use family day care and who work a nonstandard work shift.

D. Family Day Care Homes.

1. Prior to state licensing, family day care providers shall provide proof of written notification to the record owners of immediately adjoining properties.

2. Prior to issuance of a city business license, the provider shall provide proof of state licensing.

E. Child day care centers, nursery schools and private kindergarten and prekindergarten shall provide and maintain a minimum of 75 square feet of outdoor play area for each child cared for, with a total minimum play area of not less than 1,000 square feet. (Ord. 1069 § 2, 2010; Ord. 744 § 2, 1995).

17.55.100 Home occupations.

The purpose of this section is to allow business activities of a type and scale which will have only minimal impacts on the primary residential character of the surrounding neighborhood to be conducted as home occupations. After obtaining a certificate of zoning compliance for compliance with the requirements of this section, residents of a dwelling unit may conduct one or more home occupations when permitted as an allowable use, subject to the following:

A. The total area devoted to all home occupation(s) shall not exceed 20 percent of the floor area of the dwelling unit. Areas with attached garages and storage buildings shall not be considered part of the dwelling unit for purposes of calculating allowable home occupation area but may be used for conduct of the home occupation.

B. All the activities of the home occupation(s) shall be conducted indoors, within the dwelling unit or garage, except for those related to growing or storing of plants used by the home occupation(s). No accessory building other than a garage shall be used for any purpose connected with the home occupation, including storage, except a shed otherwise allowable as an accessory building may be used for storage in connection with a home occupation related to growing or storing of plants.

C. No more than one nonresident shall be employed on the premises by the home occupation(s).

D. Sales shall be limited to:

1. Mail order sales; and

2. Telephone sales with off-site delivery; and

3. On-site sales of products solely incidental to the principal activity of providing service to patrons.

E. Services to patrons shall be arranged by appointment or provided off-site.

F. The home occupation may use or store one vehicle not exceeding a weight capacity of one ton, the principal use of which is pickup of materials used by the home occupation(s) or the distribution of products from the site.

G. The home occupation(s) shall meet the following criteria, as determined in the sound discretion of the ~~planning official~~director:

1. No equipment shall be used which results in a change to the fire rating of the structure(s) used for the home occupation(s); visual or audible interference in radio or television receivers, or electronic equipment located off-premises; or fluctuations in line voltage off-premises.

2. Light, noise, vibration, odor and glare impacts shall not be greater than those associated with activities which may be conducted under the residential use.

3. No hazardous materials shall be used or stored in connection with the home occupation except such materials in such quantities as may be lawfully used or stored in connection with the residential use.

H. Permitted signage shall be limited to one facade or freestanding sign not exceeding two square feet.

I. All exterior aspects of the home occupation shall not disrupt the residential character of the area.

J. Without limitation of the applicability of the criteria enumerated in subsection G of this section, the following activities shall be prohibited as home occupations:

1. Automobile, truck and heavy equipment repair;

2. Autobody work or painting;

3. Parking and storage of heavy equipment; and

4. Storage of building materials for use on other properties. (Ord. 744 § 2, 1995).

17.55.110 Elementary and secondary schools.

Public and private elementary and secondary schools shall be subject to the following standards:

A. The maximum lot coverage shall be 30 percent.

B. The maximum height shall be 35 feet, provided a maximum height of 60 feet may be authorized for any school building located in the floodway as defined in Chapter 15.12 SMC when floodway regulations restrict the construction of new buildings on the site, and the school district in an approved capital facilities plan projects that student population will exceed the capacity of the existing school buildings. When such increased maximum height is allowed by the conditional use permit for vertical expansion of new, replacement or existing school buildings, due consideration shall be given to mitigating view impacts to nearby residences, but such view impacts shall not be a basis for denial of the conditional use permit.

C. School sites shall have frontage or direct access to a collector or arterial road.

D. No building shall be located closer than 50 feet from any property boundary for schools containing 50 or more students.

E. No building shall be located closer than 25 feet from any property boundary for schools serving less than 50 students. (Ord. 1114 § 1, 2013; Ord. 744 § 2, 1995).

17.55.120 Natural resource extraction.

(Reserved). (Ord. 744 § 2, 1995).

Chapter 17.65
PARKING REQUIREMENTS

Sections:

17.65.010 Purpose.

17.65.020 General motor vehicle parking requirements.

17.65.030 General motor vehicle parking requirements – Multiple-family, office, commercial and industrial uses.

17.65.040 Computation of required off-street motor vehicle parking spaces.

17.65.050 Adjustment of required motor vehicle parking space.

17.65.060 Parking for the handicapped.

17.65.070 Compact car allowance.

17.65.080 Separate lot off-street motor vehicle parking.

17.65.090 Shared parking.

17.65.100 Carpool and vanpool parking.

17.65.110 Bicycle parking requirements.

17.65.120 Off-street loading requirements.

17.65.130 Uses not specified.

17.65.140 Landscaping and screening.

17.65.150 Filing of plans.

17.65.010 Purpose.

It is the purpose of this chapter to regulate the number, size and location of automobile and bicycle parking spaces for residential, commercial, industrial and institutional development within the city of Snoqualmie. Specific requirements for parking spaces to be provided are included in the Table 1: Minimum and Maximum Automobile Parking Spaces, and Table 2: Minimum Required Bicycle Parking. (Ord. 744 § 2, 1995).

17.65.020 General motor vehicle parking requirements.

A. All required parking must be off-street and shall have access to a street or alley. Parking and loading shall be provided and maintained as required by this chapter for all permitted uses which are established after the effective date of this code.

B. These requirements shall not be retroactive to permitted uses existing on the date this code becomes effective but shall apply to any expansion of these uses which occurs after that date.

C. Off-street parking and loading facilities shall be provided on the same lot as the permitted use which it is intended to serve, unless a special plan for shared parking or separate lot off-street parking is followed under SMC 17.65.080 and 17.65.090.

D. No structure shall be erected or enlarged, nor shall any use be enlarged, if such action will eliminate existing required off-street parking areas.

E. Parking and loading spaces shall be arranged in such a manner that no part of any parked vehicle shall extend beyond the property line. (Ord. 744 § 2, 1995).

F. Permeable pavement should be installed in parking lots where feasible per infeasibility criteria in the Surface Water Design Manual adopted in Chapter 15.18 SMC.

17.65.030 General motor vehicle parking requirements – Multiple-family, office, commercial and industrial uses.

A. Parking spaces required by each of two or more permitted uses located on the same district lot need not be separated and may be used jointly.

B. Off-street parking space dimensions shall be as follows:

1. Compact spaces shall be a minimum of 7.5 feet wide;

2. Standard spaces shall be a minimum of 8.0 feet wide;

3. Standard spaces shall be a maximum of 8.5 feet wide;

4. Standard and compact spaces shall be a minimum of 14.5 feet and a maximum of 18.0 feet in length;

5. Exceptions to the above maximum dimensions shall be granted for handicapped spaces and uses which must accommodate RV, truck or trailer parking.

C. Parking drive aisle widths shall be as follows:

1. Drive aisles for one-way traffic and either compact or standard spaces shall be 12 to 24 feet wide

2. Drive aisles for two-way traffic and either compact or standard spaces shall be 20 to 24 feet wide

3. When spaces are adjacent to or in the proximity of a building and the parking area is located on ground level, then the minimum drive aisle shall be 20 feet wide.

D. Parking and loading areas shall be graded for proper drainage and provided with a suitable surface, as approved by the city engineer.

ED. Each parking or loading space must be usable and readily accessible.

FE. Required parking and loading areas shall be provided with designated entrances and exits located so as to minimize traffic congestion and avoid undue interference with public use of streets, alleys and walkways.

GF. Parking and loading areas provided in accordance with the requirements of this resolution shall not be used for the sale, repair, assembly or disassembly, storage or servicing of vehicles or equipment. Unlicensed and inoperable vehicles shall not be stored in any required parking or loading space. (Ord. 744 § 2, 1995).

17.65.040 Computation of required off-street motor vehicle parking spaces.

A. Off-street parking areas shall contain at a minimum and no more than the maximum number of parking spaces established in Table 1; provided, that parking maximums in the mixed use and planned commercial/industrial districts shall be established as a function of plan approval.

B. Off-street parking ratios expressed as number of spaces per square feet means the usable or net square footage of floor area, exclusive of nonpublic areas. Nonpublic areas include but are not limited to building maintenance areas, storage areas, closets, or restrooms.

C. If the formula for determining the number of off-street parking spaces results in a fraction, the number of off-street parking spaces shall be rounded to the nearest whole number with fractions of 0.5 or greater rounding up and fractions below 0.5 rounding down.

D. When the city has received a shell building permit application, off-street parking requirements shall be based on the possible tenant improvements or uses authorized by the zone designation and compatible with the limitation of the shell permit. When the ranges of possible uses result in different parking requirements, the director will establish the amount of parking based on a likely range of uses. (Ord. 744 § 2, 1995).

17.65.050 Adjustment of required motor vehicle parking space.

A. An applicant may be allowed to provide fewer than the minimum number of required parking spaces by submitting a parking demand study that describes how parking demand can be met with a reduced parking

requirement. In such cases, the director may approve a reduction of up to 50 percent of the minimum required number of spaces.

B. For industrial or office uses, the required minimum number of parking spaces may be reduced by 10 percent when the property owner agrees to a transportation demand management program approved by the ~~planning official~~director.

C. The ~~planning official~~director may allow more than the maximum number of parking spaces if the following conditions are met:

1. The need for additional parking spaces cannot reasonably be met through provision of on-street parking or shared parking with adjacent or nearby uses.

2. The applicant has implemented a program to reduce demand for parking spaces, including a program for employee or patron ridesharing, transit use, bicycling or walking.

3. In community or neighborhood business centers, an applicant may be allowed to exceed the maximum number of allowed parking spaces if, for each additional parking space permitted, an equal number of parking spaces or land area is dedicated for park-and-ride use between 6:00 a.m. and 6:00 p.m., or other public uses determined appropriate by the ~~planning official~~director.

D. The nonresidential portions of mixed use developments shall provide no more than 150 percent of the sum of the standard parking minimums for the individual uses located in the development. (Ord. 744 § 2, 1995).

17.65.060 Parking for the handicapped.

Parking for the handicapped shall be provided as required in Chapter 51-20 WAC. (Ord. 744 § 2, 1995).

17.65.070 Compact car allowance.

A. A maximum of 30 percent of the total required off-street parking stalls may be permitted and designated for compact cars in commercial and retail areas. For industrial uses, compact stalls shall not exceed 30 percent of the total off-street parking requirement.

B. Each compact stall shall be designated as such.

C. Dimensions of compact parking stalls shall conform to the standards as depicted in Table 2 following this chapter.

D. The maximum compact car allowance may be exceeded if an applicant submits a vehicle composition study, relevant to the type of development, which demonstrates that a greater number of compact vehicles should be accommodated. (Ord. 744 § 2, 1995).

17.65.080 Separate lot off-street motor vehicle parking.

Under the following conditions, required off-street parking may be provided on a district lot separate from that containing the permitted use:

A. The separate district lot must be within 300 feet of the district lot containing the permitted use and must be located within a district where the parking of vehicles is a permitted use.

B. A plan is submitted to the ~~planning official~~director that includes a statement by the owner or owners of the entire land area to be included within the plan and that includes sufficient evidence to the satisfaction of the ~~planning official~~director that the applicants are willing to contractually commit to the arrangement. The plan must include the location and layout of the required off-street parking spaces and their distance in relationship to the permitted use.

C. The proposed off-site parking may not be part of the required parking of another use unless that use can be demonstrated to the satisfaction of the ~~planning official~~director to occupy the parking at different times than the proposed off-site use.

D. All special plans which have been approved shall be recorded and shall be binding upon the owners of the land area and their successors and assigns.

E. Special plans may be amended or withdrawn only upon approval of the ~~planning official~~director. (Ord. 744 § 2, 1995).

17.65.090 Shared parking.

The amount of off-street parking required by SMC 17.65.040 may be reduced by an amount determined by the ~~planning official~~director when shared parking facilities for two or more uses are proposed, provided:

A. The parking facilities are designed and developed as a single on-site common parking facility, or as a system of on-site and off-site facilities, if all facilities are connected with improved pedestrian facilities and no building or use involved is more than 800 feet from the most remote shared facility.

B. The amount of the reduction shall not exceed 25 percent for each use, unless:

1. The normal hours of operation for each use are separated by at least one hour; or

2. A parking demand study is prepared by a professional traffic engineer and submitted by the applicant documenting that the hours of actual parking demand for the proposed uses will not conflict and those uses will be served by adequate parking if shared parking reductions are authorized;

3. The ~~planning official~~director will determine the amount of reduction, provided the total number of parking spaces in the common parking facility is not less than the minimum required spaces for any single use.

C. A covenant or other contract for shared parking between the cooperating property owners is approved by the director. This covenant or contract must be recorded with King County records and elections division as a deed restriction on both properties and cannot be modified or revoked without the consent of the director; and

D. If any requirements for shared parking are violated, the affected property owners must provide a remedy satisfactory to the ~~planning official~~director or provide the full amount of required off-street parking for each use, in accordance with the requirements of this chapter, unless a satisfactory alternative remedy is approved by the ~~planning official~~director. (Ord. 744 § 2, 1995).

17.65.100 Carpool and vanpool parking.

A. Ten percent, but not fewer than one of the required parking spaces for industrial, institutional and office developments shall be designated for use as a carpool/vanpool parking.

B. The carpool/vanpool spaces shall be clearly marked "Reserved – Carpool/Vanpool Only."

C. Designated carpool/vanpool spaces shall be the closest employee parking spaces to the building entrance normally used by employees except for any handicapped spaces provided.

D. Parking in reserved areas shall be limited to vanpools and carpools established through ride share programs by public agencies and to vehicles meeting minimum rideshare qualifications set by the employer. (Ord. 744 § 2, 1995).

17.65.110 Bicycle parking requirements.

A. Applicability.

1. Bicycle parking requirements shall apply to all commercial, office, industrial, mixed use and multifamily residential developments.

2. Any construction, renovation, or alteration of an existing use above $20,000 in value shall bring the property into conformance with these regulations.

B. General Requirements for Bicycle Facilities.

1. In any development required to provide 10 or more parking spaces, bicycle parking shall be provided.

2. For each bicycle parking space required, a stationary rack shall be provided which can accommodate bicyclists' locks securing the frame and wheels, or a lockable enclosure in which the bicycle is stored.

3. Bicycle parking shall have direct access to both the public right-of-way and to the main entrance of the principal use.

4. For facilities with multiple buildings, building entrances or parking lots, bicycle parking shall be located in areas of greatest use and convenience to bicyclists.

5. Bicycle parking facilities shall be separated from motor vehicle parking and maneuvering areas by a barrier or sufficient distance to prevent damage to the parked bicycles.

6. If any motor vehicle parking is covered, required bicycle parking must also be covered.

7. Each required bicycle parking space shall be at least two feet wide and six feet long and, when covered, provide a vertical clearance of seven feet. An access aisle of at least five feet wide shall be provided and maintained beside or between each row of bicycle parking. Vertical clearance may be four feet in an enclosed bicycle locker.

8. Each required bicycle parking space must be accessible without moving another bicycle.

9. All bicycle racks, lockers, or other facilities shall be securely anchored to the ground or to a structure and must hold bicycles securely by means of the frame. The frame must be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels.

10. Lighting shall be provided in a bicycle parking area so that all facilities are thoroughly illuminated and visible from adjacent sidewalks or motor vehicle parking lots during all hours of use. Bicycle parking shall be at least as well-lit as motor vehicle parking.

11. Areas set aside for required bicycle parking must be clearly marked and reserved for bicycle parking only.

12. Where bicycle parking facilities are not directly visible and obvious from the public right(s)-of-way, entry and directional signs shall be provided to direct bicyclists from the public right-of-way to the bicycle parking facility. Directions to employee parking facilities may be signed or supplied by the employer as appropriate.

13. Outdoor bicycle parking facilities shall be surfaced in the same manner as the automobile parking area or with a suitable surface (i.e., asphalt, concrete, pavers, or similar material) maintained in a smooth, durable, and well-drained condition.

14. Bicycle parking may be provided within the public right-of-way in zoning districts where no front setback is required, subject to approval of the ~~planning official~~director.

C. Short-Term Bicycle Parking:

1. The required minimum number of short-term bicycle parking spaces for each use category is shown on Table 2. Short-term bicycle parking spaces are meant to accommodate visitors, customers, messengers, and other persons that can be expected to depart within two hours.

2. Short-term bicycle parking shall be located on site within 50 feet of well-used entrances and not farther from the entrance than the closest motor vehicle parking space. Short-term bicycle parking may be located within city right-of-way in areas without building setbacks, subject to approval of the director and provided it meets the other bicycle parking requirements.

3. Bicycle parking for multiple uses, such as a commercial center, may be clustered in one or several locations but must meet all other requirements for bicycle parking.

4. For buildings with multiple entrances, required bicycle parking shall be distributed proportionally at the various public entrances.

D. Long-Term Bicycle Parking.

1. The minimum number of long-term bicycle parking spaces for each use category is shown on Table 2.

2. Long-term bicycle parking spaces are meant to accommodate employees, students, residents, commuters, and other persons that can be expected to leave their bicycle parked more than two hours.

3. Employee and residential parking should offer a high level of security, i.e., bicycle lockers or a locked cage or room with locking facilities inside. If stationary bike racks are used, the parking facility must be monitored to ensure long-term security.

4. Where no short-term bicycle parking is required, long-term parking spaces should be made available to visitors, customers, messengers, and others with legitimate short-term needs.

5. For buildings with multiple entrances, required bicycle parking shall be distributed near the various public entrances, while employee parking shall be located at the employee entrance, if applicable.

6. Fifty percent of the required bicycle parking at park-and-ride lots shall be lockable enclosures. (Ord. 744 § 2, 1995).

17.65.120 Off-street loading requirements.

A. Off-street space for standing, loading and unloading service shall be provided in such a manner as not to obstruct freedom of traffic movement on streets, alleys or sidewalks. For all office, commercial, and industrial uses, each loading space shall consist of at least a 10-foot by 30-foot loading space with 14-foot height clearance for small trucks, such as pick-up trucks, or a 12-foot by 65-foot loading space with 14-foot height clearance for large trucks, including tractor-trailers. Table 2, following this chapter, prescribes the number of spaces required.

B. These requirements may be reduced by the hearing examiner upon appeal and after hearing, where the hearing examiner finds that such reduction will not result in injury to neighboring property or obstruction of fire lanes or traffic and will be in harmony with the purposes and intent of this chapter. (Ord. 769 § 28, 1996; Ord. 744 § 2, 1995).

17.65.130 Uses not specified.

In the case of a use not specifically mentioned in Table 1, the requirements for off-street parking facilities shall be determined by the planning department. Such determination shall be based upon the requirements for the most comparable use specified in Table I. (Ord. 744 § 2, 1995).

17.65.140 Landscaping and screening.

Landscaping and screening requirements for parking areas shall be as provided in Chapter 17.70 SMC. (Ord. 744 § 2, 1995).

17.65.150 Filing of plans.

Detailed plans of off-street parking areas indicating the proposed development, including the location, size, shape, design, curb-cuts, adjacent street, circulation of traffic, ingress and egress to parking lots and other features and appurtenances of the proposed parking facility, shall be filed with and reviewed by the planning department. The parking area shall be developed and completed to the required standards before certificate of zoning compliance is issued. (Ord. 744 § 2, 1995).

Table 1

Parking Requirements

	Automobile Parking Spaces Minimum	Automobile Parking Spaces Maximum	Carpool/ Vanpool Parking Spaces	Bicycle Parking Short-Term	Bicycle Parking Long-Term
Residential:					
Single-Family	2 per unit				
Single-Family Accessory Dwelling	1 per unit				
Two- and Three-Family	1 per unit[a]	200%			1 per unit
Multiple-Family – Apt./Condo.	1 per unit[a]	200%		1 per 10 du	1 per unit
Bed and Breakfast	1 per room	125%			1 per 5 rooms
Extended Care Facility	10 min.; 1 per 4 beds	125%	5%		1 per 20 rooms
Business and Commercial:					
Groceries/Supermarkets	1 per 300 g.s.f.	150%	2.5%	1 per 5,000 g.s.f.	1 per 5,000 g.s.f.

Table 1

Parking Requirements

	Automobile Parking Spaces Minimum	Automobile Parking Spaces Maximum	Carpool/ Vanpool Parking Spaces	Bicycle Parking Short-Term	Bicycle Parking Long-Term
Shopping Center	1 per 250 g.s.f.	125%	2.5%	1 per 4,000 g.s.f.	1 per 6,000 g.s.f.
Retail Sales and Service	1 per 250 g.s.f.	125%	2.5%	1 per 4,000 g.s.f.	1 per 6,000 g.s.f.
Office & Professional – General	1 per 300 g.s.f.	150%	8%	1 per 5,000 g.s.f.	1 per 5,000 g.s.f.
Office & Professional – Med./Dent.	1 per 250 g.s.f.	125%	8%	1 per 4,000 g.s.f	1 per 4,000 g.s.f.
Business/Office Park	1 per 500 g.s.f.	150%	8%	1 per 10,000 g.s.f.	1 per 5,000 g.s.f.
Drive-In/Fast Food Restaurant	1 per 80 g.s.f.	125%		1 per 2,000 g.s.f.	1 per 5,000 g.s.f.
Restaurants & Taverns	1 per 4 persons[2]	150%		1 per 2,000 g.s.f.	1 per 2,000 g.s.f.
Theaters, Auditoriums	1 per 4 fixed seats[2]	125%	2.5%	1 per 60 seats	1 per 60 seats
Social/Fraternal Clubs, Lodges, etc.	1 per 4 persons[2]	125%	2.5%	1 per 2,000 g.s.f.	1 per 2,000 g.s.f.
Hotels, Motels	1 per room	125%	2.5%	1 per 10 rooms	.5 per 10 rooms

Table 1

Parking Requirements

	Automobile Parking Spaces Minimum	Automobile Parking Spaces Maximum	Carpool/ Vanpool Parking Spaces	Bicycle Parking Short-Term	Bicycle Parking Long-Term
Cemeteary[4]					
Institutional:					
Elementary Schools	1.5 per staff member	125%	5%		4 per 4/5 gr. room
Middle Schools	1.5 per staff member	125%	5%		4 per classroom
High Schools	1/staff; 1/5 students	125%	8%		8 per classroom
Religious Institutions	1 per 4 seats	125%	5%	1 per 80 seats	1 per 80 seats
Hospitals	1 per bed	125%	8%		1 per 5 beds
Museums, Interpretive Centers	1 per 200 g.s.f.	150%	5%	1 per 1,000 g.s.f.	1 per 1,000 g.s.f.
Public Libraries	1 per 200 g.s.f.	150%	8%	1 per 1,000 g.s.f.	1 per 1,000 g.s.f.
Community Center[4]					
Industrial:					
Light Industrial/Manufacturing	1 per 750 g.s.f.	150%	5%	[4]see note	1 per 10,000 g.s.f.

Table 1

Parking Requirements

	Automobile Parking Spaces Minimum	Automobile Parking Spaces Maximum	Carpool/ Vanpool Parking Spaces	Bicycle Parking Short-Term	Bicycle Parking Long-Term
Warehousing	1 per 1,000 g.s.f.	125%	5%		1 per 20,000 g.s.f.
Heavy/Resource Based Industrial	1 per 750 g.s.f.	125%	5%		1 per 20,000 g.s.f.
Recreation:					
Golf Course (see above for rest/retail uses)	5 per golf hole	125%	3%	[4]see note	[4]see note
Trail Head[4]	10 per mile		1 per facility		
Swimming Pool – Public[4]			5%		
Public/Service:					
Parks & Open Space[4]					
Public Utilities[4]					
Municipal Facilities – Police & Fire[4]					
Municipal Facilities – Offices	1 per 300 g.s.f.	150%	8%	1 per 5,000 g.s.f.	1 per 3,000 g.s.f.
Agricultural:					
	1 per 200 g.s.f.	150%			

Table 1

Parking Requirements

	Automobile Parking Spaces Minimum	Automobile Parking Spaces Maximum	Carpool/ Vanpool Parking Spaces	Bicycle Parking Short-Term	Bicycle Parking Long-Term
Commercial Greenhouse/Nursery				1 per 2,000 g.s.f.	1 per 2,000 g.s.f.
Commercial Farm/U-Pick[4]					
Veterinarian	2 per exam. room	150%		[4]see note	[4]see note
Storage & Parking:					
Enclosed Comm. Storage/Mini-Storage	1 per 20 units	125%			

1. Where bicycle parking is required, a minimum of 4 spaces must be provided.

2. Based on occupancy.

3. May be reduced 50% for senior citizen housing with approval by ~~planning official~~director.

4. To be determined by ~~planning official~~director.

Table 2

Loading Space Requirements

Square Feet of Gross Floor Area (Except Basement Area)

Number of Spaces	Retail and Department Store Use, Manufacturing Storage, etc. (30 percent minimum large spaces)	Office Buildings, Hotels, Hospitals and Institutions
1	Under 10,000	3,000 to 100,000
2	10,000 to 25,000	100,000 to 335,000
3	25,000 to 85,000	335,000 to 625,000
4	85,000 to 155,000	625,000 to 945,000
5	155,000 to 235,000	945,000 to 1,300,000
6	235,000 to 325,000	1,300,000 to 1,695,000
7	325,000 to 425,000	1,695,000 to 2,130,000
8	425,000 to 535,000	2,130,000 to 2,605,000
9	535,000 to 655,000	2,605,000 to 3,120,000
10	655,000 to 755,000	3,120,000 to 3,675,000
11	775,000 to 925,000	

Chapter 17.70
LANDSCAPE REQUIREMENTS

Sections:

17.70.010 Purpose.

17.70.020 Applicability.

17.70.030 Landscape plan requirements.

17.70.040 Landscape development – General requirements.

17.70.050 Plant size, height and spacing requirements.

17.70.060 Landscape types – Perimeter landscaping.

17.70.070 Landscape standards – Single-family development.

17.70.080 Landscape standards – Multifamily, commercial, industrial and utility park development.

17.70.090 Landscape standards – Parking lots.

17.70.100 Landscape standards – Planned unit development.

17.70.110 Existing vegetation in lieu of landscape development.

17.70.120 Modification to standards.

17.70.130 Maintenance of plant materials.

17.70.140 Performance assurance.

17.70.010 Purpose.

The purpose of this chapter is to provide guidelines and regulations which will:

A. Maintain and protect property values;

B. Create a well designed landscaped environment which measurably improves the overall quality of the project and enhance the visual appearance of the community;

C. Preserve the natural landscape character of the Pacific Northwest and promote the use native and drought tolerant plantings;

D. Provide a smooth transition between adjacent properties and buffer conflicting land uses;

E. Provide screening for such unsightly areas as parking lots, storage areas, utility boxes or service yards so as to minimize the negative visual impact to the public. (Ord. 744 § 2, 1995).

17.70.020 Applicability.

A. A landscape plan is required and shall be submitted to the city with all zoning applications and/or for a building permit for the following:

1. Residential subdivisions with respect to public right-of-way, open space or utility tract landscaping;

2. Multifamily residential uses;

3. Planned unit developments;

4. Commercial uses;

5. Industrial uses;

6. Conservation/resource district uses.

B. Review of a landscape plan submitted with a building permit that does not include any other land use approval shall be approved by the ~~planning official~~director. Landscape plan review required as part of any other land use decision shall be processed as part of that land use decision.

C. Any subdivision, planned unit development, mobile home park, or structure legally existing in the city on the effective date of this code shall be exempt from compliance with these landscape regulations. (Ord. 769 § 29, 1996; Ord. 744 § 2, 1995).

17.70.030 Landscape plan requirements.

The applicant has the option of submitting a preliminary landscape plan prior to final approval. The preliminary landscape plan need not include the detail required for final approval, although areas of proposed landscaping should be shown and should indicate the type of landscaping proposed. The final landscape plan shall include the following information:

A. Three sets of landscape plans drawn to a scale of 1" = 50' or larger (e.g., 1" = 30', 1" = 20'). The plan should include a bar scale for reference;

B. Name and address or location of the project;

C. Vicinity map;

D. Scale, north arrow and date of the plan;

E. All property lines, easements, rights-of-way, streets, walks, vehicular drives, parking lots, existing and proposed structures, building entrances, freestanding lights, service or loading areas, signs, open spaces, plazas and recreation amenities with materials noted;

F. Existing and proposed contours (minimum 5-foot intervals), elevations, and critical spot elevations;

G. Location, sizes and species of existing significant trees and heritage trees ~~as defined in Chapter 15.20 SMC~~ within required landscape areas. Natural areas should be designated as such;

H. Dimensioned landscaped areas;

I. Location of all trees, shrubs and ground cover to be planted;

J. Any proposed or existing physical elements (such as fencing, walls, curbing, benches) that may affect the overall landscape;

K. Parking layout, including circulation, driveway location, parking stalls and curbing;

L. Location of irrigation system. The source of water and type of irrigation system shall be noted;

M. A legend shall be included which shows symbols and type of plant;

N. All plant materials shall be shown on the landscaping plan at three-quarters mature size in appropriate relation to the chosen scale of the plan;

O. The plan shall state the estimated date for installation and completion of all plantings and finish materials;

P. Construction drawings for landscaping shall be submitted when requested by the city;

Q. The landscape plan shall identify the location and dimensions of any designated ~~sensitive areas~~critical areas and required ~~sensitive area~~critical area buffers;

R. Such other submissions consistent with this chapter as may be required by the ~~planning official~~director;

S. A plant schedule shall be included which indicates the scientific and common names, quantities, sizes and spacing for all plants in the landscape plan. Quantities are not required on a preliminary landscape plan;

T. Location of areas of soil that will be protected from disturbance, location of areas of disturbed soils that will be amended, and specifications for soil preparation. (Ord. 744 § 2, 1995).

17.70.040 Landscape development – General requirements.

General requirements for required landscaped areas are as follows:

A. Arrangements of plants shall enhance building designs and attractively screen parked vehicles and unsightly areas, soften visual impact of structures and enhance views and vistas.

B. At least 30 percent of required landscape plantings, other than street trees, shall be comprised of native vegetation.

C. At least 50 percent of required landscape plantings shall be comprised of drought tolerant species.

D. Existing vegetation may be included in the landscape plan to augment new plantings.

E. Landscape plans shall incorporate pedestrian and bicycle trails in conformance with a pedestrian and/or bicycle circulation plan adopted by the city.

F. Where wetlands, shorelines and other environmentally ~~sensitive areas~~critical areas affect a proposed development, the landscape plan shall include measures for their protection and enhancement.

G. All landscaped areas shall be graded to prevent erosion and to facilitate the installation, growth and maintenance of the landscaping. Berms or mounds should be no steeper than 3 (H): 1 (V). All turf areas located in public right-of-ways shall have a grade of no greater than 3:1.

H. Trees and very large shrubs should be located with consideration to underground and overhead utility lines or public improvements.

I. Landscaping shall be designed to insure adequate visibility and safety of vehicular traffic, bicyclists, pedestrians and other users, on and off the proposed site. Evergreen trees shall not be located where they will prevent pedestrian movement or where they will obstruct the visual line of sight of a public right-of-way.

J. ~~In the required perimeter landscape area, t~~The applicant shall retain all significant trees and heritage trees which will not constitute a safety hazard as determined by an ISA-certified arborist, and approved by the director. Areas devoted to access and areas to be cleared for required roads, utilities, sidewalks, trails or storm drainage improvements ~~are~~ may be exempt from this requirement if approved by the director.

K. Plants that are not allowed in landscaped areas include, but are not limited to, ivy, holly, and noxious weeds on the King County noxious weed list. (Ord. 744 § 2, 1995).

17.70.050 Plant size, height and spacing requirements.

The following standards apply to all landscaping required by this chapter:

A. Minimum sizes at installation are as follows:

1. 1.75-inch caliper street trees;

2. 1.5-inch caliper other deciduous trees;

3. 8-foot minimum height vine maples and other multi-stemmed trees;

4. 6-foot minimum height evergreen trees;

5. 2-foot minimum height for medium and tall shrubs.

B. Maximum size. Species approved within a landscape plan shall have a growth pattern in scale with the development and be consistent with the preservation of significant views and the preservation of significant trees. (Ord. 744 § 2, 1995).

17.70.060 Landscape types – Perimeter landscaping.

The following landscape types shall be required along perimeter lot lines for all abutting compatible uses and abutting uses in transition areas, as specified in Table 1; and along street frontages as specified in SMC 17.70.080:

A. Type I Full Screen.

1. Purpose. To provide a "full screen" that functions as a visual barrier between incompatible uses and adjacent to freeways.

2. Type I landscaping shall consist of:

a. A mix of primarily evergreen trees and shrubs placed to form a continuous screen;

b. At least 70 percent evergreen trees;

c. Evergreen trees spaced no more than 15 feet on center;

d. Deciduous trees spaced no more than 20 feet on center;

e. Evergreen shrubs that achieve a height of four to six feet within three years spaced no more than four feet apart; and

f. Living ground cover planted to achieve full coverage of the ground surface within three years.

B. Type II Filtered Screen.

1. Purpose. To provide a "filtered screen" that functions as a visual separator between commercial and industrial uses; between differing types of residential development; and to screen industrial uses from the street.

2. Type II landscaping shall consist of:

a. A mix of evergreen and deciduous trees and shrubs spaced to create a filtered screen;

b. At least 50 percent deciduous trees and at least 30 percent evergreen trees;

c. Evergreen trees spaced no more than 15 feet on center;

d. Deciduous trees spaced no more than 20 feet on center;

e. A mix of evergreen and deciduous shrubs that achieve a height of four to six feet within three years spaced no more than five feet apart; and

f. Living ground cover planted to achieve full coverage of the ground surface within three years.

C. Type III Visual Buffer.

1. Purpose. To provide a visual separation of uses from streets and a visual separation of compatible uses to soften the appearance of street, parking areas and building facades.

2. Type III landscaping shall consist of:

a. A mix of evergreen and deciduous trees spaceds to create a continuous canopy;

b. At least 6070 percent deciduous trees and at least 20 percent evergreen trees;

c. Evergreen and deciduous trees spaced no more than 25 feet on center;

d. A mix of evergreen and deciduous shrubs that do not exceed a height of four to six feet at maturity spaced no more than four feet apart. Shrubs greater than four feet in height should not impair sight distances or create a safety hazard; and

e. Living ground cover planted to achieve full coverage of the ground surface within three years.

D. Type IV Parking Area Landscaping.

1. Purpose. To provide shade and visual relief while maintaining clear sight lines within parking areas.

2. Type IV landscaping shall consist of:

a. ~~Canopy-type d~~Deciduous trees or ~~broadleaf~~ evergreen trees;

b. Evergreen or deciduous shrubs that do not exceed a height of four feet at maturity spaced no more than four feet apart. Shrubs greater than four feet in height should not impair sight distances or create a safety hazard;

c. Living ground cover planted to achieve full coverage of the ground surface within three years; and

d. At least 70 percent of the required trees shall be deciduous unless submitted plans show adequate soil preparation and volume to support additional evergreen trees. (Ord. 744 § 2, 1995).

17.70.070 Landscape standards – Single-family development.

The following standards apply to residential subdivisions on property located within the R-C, R-1-4, R-1-7.5, PR and MU districts:

A. Residential Streets. Trees shall be provided along all public streets as follows:

1. Trees shall be spaced no more than 40 feet apart on arterials.

2. Trees shall be spaced no more than 50 feet apart on collector and local access streets.

3. Street trees shall be planted prior to final plan approval. The ~~planning official~~director shall approve spacing and species.

4. Trees may be spaced at irregular intervals in order to accommodate sight distance requirements for driveways and installation of LID BMPs. However, when this is proposed, the required number of street trees based on the maximum spacing must still be installed in the overall street tree planting areas.

5. No street tree shall be planted with less than 300 cubic feet of total soil volume.

B. Other Reserve Tracts and Open Space.

1. Preserve existing vegetation to the maximum extent possible.

2. The ~~planning official~~director may require enhancement of existing vegetation if necessary to screen proposed uses or adjacent to such tract. (Ord. 744 § 2, 1995).

C. When street trees are removed or severely damaged, trees greater than six inches ~~at~~ DBH shall be replaced at a ratio of two new trees per removed tree, while all trees less than six inches ~~at~~ DBH shall be replaced at a ratio of one new tree per removed tree. Where new street trees cannot be planted due to portions of rights-of-way having been previously paved or otherwise rendered unsuitable to plant trees, a fee-in-lieu of planting is required. Such fee shall be determined by the city arborist per city policy and deposited into the City Street Tree Account.

17.70.080 Landscape standards – Multifamily, commercial, industrial and utility park development.

In addition to other requirements of this chapter, the following standards shall apply in the R-2, R-3, B, OP, PCI, I and MU districts:

A. Street Trees.

1. Trees shall be provided along all public streets, spaced as follows:

a. No more than 40 feet apart on arterial streets;

b. No more than 50 feet apart on collectors and local access streets.

2. Trees shall be:

a. Located within the street right-of-way if permitted by the city or other custodial state or local agency; or

b. Located no more than 10 feet from the street line when located within a lot.

3. Trees may be spaced at irregular intervals in order to accommodate sight distance requirements for driveways and intersections and installation of LID BMPs.

4. Street trees shall be planted prior to final plan approval. The ~~planning official~~director shall approve spacing and species.

5. No street tree shall be planted with less than 300 cubic feet of total soil volume.

B. Perimeter Landscape Areas. See Table 1.

C. Street Frontage. The required landscaped areas shall be equal to the front yard setback specified for the applicable zoning district and shall consist of Type III landscaping. (Ord. 744 § 2, 1995).

D. When street trees are removed or severely damaged, trees greater than six inches ~~at~~ DBH shall be replaced at a ratio of two new trees per removed tree, while all trees less than six inches in diameter ~~at~~ DBH shall be replaced at a ratio of one new tree per removed tree. Where new street trees cannot be planted due to portions of rights-of-way having been previously paved or otherwise rendered unsuitable to plant trees, a fee-in-lieu of planting is required. Such fee shall be determined by the city arborist per city policy and deposited into the City Street Tree Account.

17.70.090 Landscape standards – Parking lots.

A. Type IV landscaping shall be provided within all surface parking containing 10 or more parking stalls or 3,000 square feet of vehicle use area.

B. Vehicle use area includes the parking lot, driveways and service areas.

C. For parking lots with 10 to 30 stalls, ~~seven~~ ten percent of the vehicle use area shall be landscaped.

D. For parking lots with 31 or more stalls, ~~10~~ fifteen percent of the vehicle use area shall be landscaped.

E. At the discretion of the director, required parking lot landscaping area percentages may be reduced for development within historic overlay zones if the applicant cannot meet minimum parking requirements (See Chapter 17.35 SMC and Chapter 17.37 SMC).

~~F~~E. The minimum area per planting segment shall be 100 square feet, with minimum dimensions of not less than six feet on any side, and not less than 300 cubic feet of soil, in planters containing trees.

~~F. The maximum area per planting segment shall be 1,500 square feet for parking lots with more than 30 stalls.~~

G. Planting areas shall be distributed throughout the parking lot. The maximum distance between any parking stall and required parking area landscaping shall be no more than 50 feet.

H. Shade trees shall be provided at the rate of a minimum of one per planter and/or one per 100 square feet of planter. Planting areas incorporated into LID BMPs may be exempted from the requirement for shade trees, up to a maximum of 10 percent of the landscaping area required to have shade trees.

I. Permanent curbs or structural barriers shall be provided to protect the landscape plantings from vehicle overhang, except where curb cuts are placed to allow water to enter LID BMPs.

J. Landscape planting areas shall project out into the pavement as peninsulas or islands (surrounded on at least two sides by pavement).

K. Trees shall be planted at least four feet from the outside edge of the planting area. (Ord. 744 § 2, 1995).

17.70.100 Landscape standards – Planned unit development.

The applicable standards of SMC 17.70.080 and 17.70.090 shall apply as minimums depending upon the uses proposed in the PUD. (Ord. 744 § 2, 1995).

17.70.110 Existing vegetation in lieu of landscape development.

If the proposal is required to provide natural vegetative buffers for ~~sensitive area~~critical areas located on or adjacent to the project site, the ~~planning official~~director may waive the landscape area and planting requirements of SMC 17.70.060 through 17.70.100 and may permit the use of vegetation that exists within a ~~sensitive area~~critical area buffer required by Chapter 19.12 SMC in lieu of landscape development if the width of that vegetated area equals at least twice the dimension required by Table 1. Supplemental compatible landscaping may be added adjacent to the ~~sensitive area~~critical area buffer to create the necessary width. (Ord. 744 § 2, 1995).

17.70.120 Modification to standards.

A. Request for Modifications. The applicant may request a modification of the landscaping requirements set forth in this chapter; provided, that modifications shall not allow disturbance of protected or environmentally ~~sensitive areas~~critical areas and that street frontage landscaping shall be maintained.

B. Review. For any landscape plan that does not include any other land use approval, the ~~planning official~~director may approve modifications to the standards set forth in SMC 17.70.060 through 17.70.140 if the proposed landscaping is superior to that which could be achieved by strict compliance with those standards. For modifications proposed in landscape plans submitted with any other land use approval, those modification shall be reviewed as part of that associated land use decision.

C. Findings. In approving modifications to the standards set forth in SMC 17.70.060 through 17.70.140, the ~~planning official~~director or other land use decisionmaker shall prepare written findings that the proposed modification is justified based on one of the following:

1. The modifications retain significant trees equal in number to what would otherwise be required; or

2. The modifications retain existing vegetation in consolidated locations promoting the natural vegetated character of the site; or

3. The modifications better accommodate or improve the existing physical conditions of the subject property; or

4. The modifications incorporate elements to provide for wind protection or to maintain solar access. (Ord. 769 § 30, 1996; Ord. 744 § 2, 1995).

17.70.130 Maintenance of plant materials.

A. Replacement. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved landscape ~~development~~ plan per SMC 17.70.030 and shall maintain all landscape plant material.

B. Maintenance Assurance. The ~~planning official~~director shall require a maintenance assurance device for a period of two years ~~one year~~ from the completion of planting in order to ensure compliance with the requirements of this section. (Ord. 744 § 2, 1995).

17.70.140 Performance assurance.

A. The required landscaping must be installed prior to issuance of the certificate of zoning compliance unless the ~~planning official~~director determines that a performance assurance device, for a period of not more than one year, will adequately protect the interests of the city. In no case may the property owner delay performance for more than one year.

B. If a performance assurance device is permitted under this section, the ~~planning official~~director shall require an assurance device in conformance with SMC 17.05.100(B). (Ord. 744 § 2, 1995).

Table 1

Required Landscaping for Perimeter Lot Lines

		Transition Areas				
Subject Property Zone	**Abutting Compatible Use**	**Abutting Single-Family**	**Abutting Multifamily**	**Abutting Comm./Indust.**	**Abutting Utility Park**	**Abutting Parks/Open Space**
Nonresidential Uses in R-1, R-2 zones	10' Type III	20' Type I	15' Type I	10' Type II	10' Type I	20' Type II
R-2 Duplex/Triplex	10' Type III	10' Type II	10' Type II	10' Type II	10' Type I	10' Type II
R-3 Multifamily	10' Type II	20' Type II	10' Type II	10' Type I	10' Type I	10' Type II
Commercial Industrial	10' Type III	30' Type I	20' Type I	10' Type III	10' Type II	20' Type II
Utility Park		30' Type I	30' Type I	30' Type I		40' Type I
Parks and Open Space		**	**	**	**	**

**To be determined by the ~~planning official~~director.

Chapter 17.75
SIGNS*

Sections:

17.75.010 Purpose.

17.75.020 General requirements.

17.75.025 Sandwich board signs.

17.75.030 Sign permit -- Application requirements.

17.75.040 Variances.

17.75.050 Sign permit – Review.

17.75.070 Blade signs.

*Code reviser's note: Ordinances 973, 995 and 1026, on file in the city clerk's office, provide interim sign regulations pending an update of the sign code.

17.75.010 Purpose.

The purpose of this chapter is to provide regulations and requirements governing the use and location of signs in order to protect the natural beauty of the city and promote flexibility and originality in business advertising. (Ord. 744 § 2, 1995).

17.75.020 General requirements.

The following requirements apply to all signs except authorized traffic and informative signs, signals, or devices:

A. No signs of the flashing or animated variety are permitted in any district, including but not limited to strings of pennants, banners or streamers, wind or electrical animated objects, and balloons.

B. Signs of a commercial nature shall advertise only the business or activity being conducted on the immediate premises.

C. No sign shall be erected at any location where by reason of the position, shape or color of such sign it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device.

D. No sign other than public traffic signs or signals shall be placed within 10 feet of any intersection as measured from the nearest intersection of street right-of-way lines, except sandwich board signs when otherwise permitted by this title.

E. Signs shall be permitted as follows in residential districts:

1. In residential zones, no lighted signs shall be permitted;

2. Signs of not more than 20 square feet shall be permitted to identify multiple-family dwellings, hotels, clubs, lodges, hospitals, and public and similar uses when mounted against the building or more than 10 feet from any property line;

3. Signs identifying home occupations shall not exceed three square feet in area and shall be no closer than 10 feet to any property line or shall be flat against the building.

F. For sale, for rent, and for lease signs are temporarily permitted, not to exceed six square feet in area, if located on the subject premises and located no closer than five feet to any property line.

G. Subdivision Signs. Signs advertising the sale or lease of lots or buildings within new subdivisions of at least two and one-half acres are permitted, provided they are not illuminated and do not exceed 30 square feet in area. Not more than one such sign shall be located at each major approach to the subdivision. The display of such signs shall be limited to a period of two years. Prior to the expiration thereof, the applicant may request an extension from the hearing examiner. The sign shall be removed prior to the expiration of the two-year period or extension thereof. If the sign has not been removed, the city may enter upon the premises upon which the sign is located and remove such sign at no liability of the city and at the expense of the owner.

H. Public Safety Signs. Temporary private ground or wall signs exclusively relating to the safety of the public (e.g., "no parking today," "use covered walkway," "do not enter," "danger," "loading zone") may be located as needed for public safety without limitations as to number, size, or location so far as the requirements of this chapter are concerned.

I. Signs Permitted in Commercial and Industrial Zones. The following signs shall be permitted per property or separate business premises:

1. One sign located flat against a building or marquee shall be permitted per property or separate business premises, provided such sign does not exceed 20 square feet;

2. One post-mounted sign, provided such sign does not exceed 15 feet above the adjacent ground grade and which shall not exceed 20 square feet in area; or one projecting, suspended, or awning sign shall be permitted per property which does not exceed 10 square feet in area and is at least eight feet above the

sidewalk, and not more than 15 feet above the adjacent grade, and does not project more than five feet into a public right-of-way;

3. One blade sign.

J. No sign shall be located upon a roof or parapet of a building or structure, except as specifically permitted by SMC 17.35.235; signs shall be located 50 feet or more from any lot in a residential zone and 100 feet from any school ground or public park.

K. No signs except those established and maintained by the city, county, state or federal government, or sandwich board or projecting signs otherwise permitted by this title and complying with all requirements for such signs, shall be located in, project into or overhang a public right-of-way. The owners of sandwich board and projecting signs, including blade signs, that are located in, project into or overhang a public right-of-way shall prior to approval of a sign permit execute and deliver to the city a hold harmless agreement in a form approved by the city attorney, holding the city harmless against any and all claims of any nature whatsoever arising out of the presence of such sign in or over the public right-of-way.

L. Construction Signs. During construction, repair or alteration of a structure, temporary signs which denote the architect, engineer, contractor or builder or which denote the name of the structure and its use or occupants-to-be may be placed within the required yard setbacks as ground or wall signs. Each sign shall be 20 square feet or less in size and no more than one such sign shall be permitted for each architect, engineer, contractor, builder, or denoting the name, use and occupants-to-be of the structure.

M. Bulletin Boards. Bulletin boards used to display announcements of meetings to be held on the premises on which such boards are located shall be permitted for churches, schools, community centers, and public, charitable or institutional uses. Unless otherwise permitted in the zone, such signs shall contain no more than 15 square feet in area. Such signs may be used as wall signs, or ground signs when located a minimum of 10 feet from any property line. One such sign shall be permitted for each use or activity.

N. Temporary Signs.

1. Agricultural Signs. Directional signs to seasonal agricultural crops shall be allowed for a maximum of 45 days. Signs shall maintain a "clear-sight triangle" which is typically a triangle with two 25-foot sides extending from the street corner along the curbs, and shall be out of the public right-of-way. A temporary sign permit shall be obtained for each sign. A sign plan shall be submitted justifying the proposed

location(s) as the minimum necessary to direct traffic to the agricultural crop. Signs shall be no larger than 16 square feet.

2. Temporary Signs in the Public Interest [Reserved].

O. Parking Control Signs. Sandwich board signs as defined in SMC 17.75.025 used solely for the purpose of parking control or traffic control on private property may be placed upon the property of the owner of the sign without a permit, provided such signs shall comply with the requirements of SMC 17.75.025(C). (Ord. 911 § 2, 2002; Ord. 769 § 31, 1996; Ord. 744 § 2, 1995).

17.75.025 Sandwich board signs.

A. For purposes of this title, a "sandwich board" sign shall mean a one- or two-faced A-frame style sign that is readily movable and has no permanent attachment to a building, structure or the ground, and may include other styles of freestanding one- or two-sided signs that otherwise meet the requirements for sandwich board signs.

B. In addition to other permitted sign types, one sandwich board sign may be permitted for any commercial purpose when completely upon private property and upon the business premises, provided such sign meets all other requirements of this section.

C. No face of a sandwich board sign, when permitted by this title, shall exceed 24 inches by 36 inches; and further provided, the foregoing notwithstanding, no sandwich board sign shall be of such a size that it intrudes into any area required to be free of impediments pursuant to the Washington State Barrier Free or Americans with Disabilities Act regulations as they now exist or may hereafter be amended. All signs shall be of sound construction and designed to the satisfaction of the building official to withstand high winds.

D. The permit shall be issued by the director ~~of planning~~, and the fee for the issuance of such permit shall be $50.00; provided, the city council may from time to time by resolution establish a different fee. The application for such permit shall be upon a form prescribed by the director ~~of planning~~, and shall include the proposed location and dimensions of the sandwich board sign, a map drawn to a standard scale showing the location of the sign in relation to streets, sidewalks, buildings, and other features within 20 feet, and either a drawing or photograph of the sign. Applications for permits for sandwich board signs shall be exempt from the requirements of other provisions of this title, and shall be processed by the director ~~of planning~~ or designee on an expedited basis. Such permits shall remain valid for an indefinite period so long as the permitted sandwich board sign meets the requirements of this section and is in compliance with any conditions of the permit; and further provided, that in addition to the permit, a valid sandwich board license has been obtained pursuant to

subsection E of this section and the license fee paid. A legible moisture resistant copy of the approved license shall be affixed to the underside of the sign at all times.

E. Sandwich board signs shall not be affixed to, mounted upon or placed upon vehicles parked within the public right-of-way.

F. 1. The director ~~of planning~~ shall administer the permitting provisions of this section.

2. The building official, the code enforcement officer or any police officer may enforce the provisions of this section relating to unpermitted sandwich board signs.

3. Any sandwich board sign placed in violation of any of the provisions of this section may be summarily removed.

4. Any sandwich board sign removed pursuant to this subsection may be returned to the owner only upon the owner's securing of a permit, and a license if required; provided, any sandwich board sign removed from public or private property more than two times may be destroyed.

G. Willful violation of the requirement to obtain a permit or license for a sandwich board sign, as evidenced by three or more actions to enforce such requirements by removal of any sign owned by the same owner, shall constitute a misdemeanor. (Ord. 911 § 3, 2002).

17.75.030 Sign permit – Application requirements.

All permit applications shall include a general land use application; drawings showing all dimensions (size and shape), types of materials, location of the proposed sign on the site, and illumination proposals; information demonstrating conformance with the Uniform Building Code requirements; and the permit fee. Signs within the historic district, except temporary signs, shall also address the design review board criteria for signs, SMC 17.35.070(C). Any off-premises sign application shall also include written approval by the property owner upon whose property the sign is to be placed. (Ord. 744 § 2, 1995).

17.75.040 Variances.

The hearing examiner may issue sign variances upon receipt of written application and detailed plans, provided the subject sign(s) is in keeping with the intent and purposes of this chapter. (Ord. 769 § 32, 1996; Ord. 744 § 2, 1995).

17.75.050 Sign permit – Review.

All proposed signs in the historic district shall be reviewed by the design review board except temporary signs, which shall be reviewed by the ~~planning official~~director. All proposed signs other than those requesting a variance from the requirements of this chapter or those located within the historic district shall be processed by the ~~planning official~~director following review and comment as specified above, and provided the proposed sign(s) is within the intent and purposes of this chapter, complies with this chapter's provisions, and will not be contrary to the public interest, detrimental to the public welfare or safety, or injurious to property in the vicinity. Signs must be inspected by the building official and must conform with the Uniform Building Code and Uniform Sign Code. (Ord. 769 § 33, 1996; Ord. 744 § 2, 1995).

17.75.070 Blade signs.

A. For purposes of this section, a "blade sign" shall mean a rigid projecting or suspended sign that is perpendicular to the building facade, and for which the primary audience is pedestrians.

B. Blade signs shall meet the following requirements:

1. Have a size not exceeding four square feet;

2. Have a minimum vertical clearance of eight feet;

3. Be located under a canopy or awning if the building has one or otherwise be located at a maximum height of 10 feet above the sidewalk. If an existing canopy or awning is too low to allow for proper clearance, the blade sign may be located on the side edge of the canopy;

4. Contain only the business name and a logo or graphic;

5. Be constructed of wood, MDO, MDF or metal;

6. Be rigidly attached to a sign bracket; and

7. Be illuminated only by exterior incandescent lights. (Ord. 911 § 4, 2002).

Chapter 17.77
WIRELESS COMMUNICATION FACILITIES

Sections:

17.77.010 Purpose and objectives.

17.77.020 Definitions.

17.77.030 Permit required for construction of wireless communication facilities.

17.77.040 Location of wireless communication facilities.

17.77.050 General design and development standards.

17.77.060 Standards for specific types of facilities.

17.77.070 Inspection and maintenance.

17.77.080 Permit approval process for modifications not constituting a substantial change to the physical dimensions of an eligible support structure.

17.77.090 Use of public buildings, facilities and lands.

17.77.100 Testing of facilities required – Radio frequency (RF) and noise emissions.

17.77.110 Collocation.

17.77.120 New permit required for sale or assignment.

17.77.130 Abandonment or discontinuation of use.

17.77.140 Cumulative impacts.

17.77.150 Conflict with other provisions.

17.77.160 Minor administrative adjustment to standards.

17.77.170 Violation – Penalty.

17.77.010 Purpose and objectives.

A. Provision of Opportunities for Wireless Communication Services Providers. The purpose of this chapter is to regulate the placement of wireless communication facilities (WCFs) within the city consistent with applicable federal, state and local laws and regulations, while providing for an orderly development of the city and protecting the health, safety, and general welfare of the city's residents and property owners.

B. Preservation of Character. A primary objective of this chapter is to preserve the existing visual and aesthetic character of the city and its neighborhoods, as well as minimizing the noise impacts generated by WCFs. Preserving the visual and aesthetic character of the city includes the protection of views within the city that create a special character for the community, particularly views of Mount Si, Snoqualmie Falls, and the Snoqualmie River; and minimizing the intrusion of noise, visual, and aesthetic impacts associated with WCF uses into residential neighborhoods.

C. The following are additional objectives of this chapter:

1. Regulate the placement of wireless communication facilities in such a manner as to allow for the provision of adequate wireless communications services to citizens, the traveling public and others within the city, and to accommodate the need for connection of such services to wireless facilities in adjacent and surrounding communities;

2. Establish development regulations consistent with the goals and policies of the Snoqualmie Comprehensive Plan 2014, as subsequently updated or amended;

3. Provide for appropriate locations for WCFs, consistent with applicable federal, state and local laws and regulations and coverage needs of the city's residential, educational, public safety, business and other users, as well as visitors;

4. Encourage the use of appropriate technology that has minimal adverse environmental, noise, and visual impacts on the city and the prompt removal of abandoned facilities;

5. Prioritize the location of WCFs upon existing nonresidential structures and regulate the design, siting, screening and construction of WCFs in such a manner that minimizes to the greatest extent feasible the visual and aural impact of such facilities on nearby residents, properties and community character;

6. Establish standards for WCFs to mitigate the visual and noise impacts associated with those facilities;

7. Allow the use of some developed streets for certain WCFs in order to reduce the impact of WCFs upon residential areas of the city where the siting of WCFs in residential zoning districts is otherwise desired by a WCF provider;

8. Allow the placement of WCFs upon existing high voltage transmission towers in private rights-of-way in commercial and certain mixed use zones to reduce the need of such facilities within residential areas and to reduce the impacts of WCFs upon residential and other properties; and

9. Regulate the placement of WCFs on a competitively neutral basis. (Ord. 1168 § 2 (Att. A), 2015).

17.77.020 Definitions.

A. "Antenna" means a system of poles, panels, rods, reflecting discs or similar devices used for the transmission or reception of radio frequency signals.

B. "Antenna array" means two or more devices used for the transmission or reception of radio frequency signals, microwave or other signals for commercial communications purposes.

C. "Applicant" means any person, firm or entity seeking to place a WCF within the boundaries of the city.

D. "Attached wireless communication facility" means a wireless communication facility that is affixed to an existing structure, for example, an existing building, tower, water tank, utility pole, light pole, or other structure, which does not include an additional wireless communication support structure.

E. "Base station" means a structure or equipment at a fixed location that enables Commission-licensed or Commission-authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined in this section or any equipment associated with a tower.

1. The term "base station" includes, but is not limited to, equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as fixed wireless services such as microwave backhaul.

2. The term "base station" includes, but is not limited to, radio transceivers, antennas, coaxial or fiber optic cable, regular and back-up power supplies, and comparable equipment, regardless of technological configuration (including distributed antenna systems and small-cell networks).

3. The term "base station" includes any structure other than a tower that, at the time the relevant application is filed with the city under this chapter, supports or houses equipment described in subsections (E)(1) and (2) of this section that has been reviewed and approved under the applicable siting process specified in this chapter, even if the structure was not built for the sole or primary purpose of providing such support.

4. The term does not include any structure that, at the time the relevant application is filed with the city under this chapter, does not support or house equipment described in subsections (E)(1) and (2) of this section.

F. "Camouflaged" means a wireless communication facility that is designed to blend into the surrounding environment through the use of shape, color and texture to cause an object to visually appear to become a part of something else. Examples of camouflaged facilities may include architecturally screened roof-mounted antennas, building-mounted antennas painted to match the existing structure, towers made to look like trees, and antenna support structures designed to look like flagpoles or light poles.

G. "Carrier" means a wireless communication services provider.

H. "Collocation" means the mounting or installation of additional equipment on an existing tower, base station, building or other structure for the purpose of either transmitting or receiving, or both, radio frequency signals for communications purposes.

I. "Concealment" means fully hidden from view. For example, a WCF is concealed when it is completely hidden or contained within a structure, such as a building, wall, roof or pole.

J. "Developed street" means any public right-of-way classified as an alley (in commercial areas only), residential access street, collector street, minor arterial, or principal arterial and which is partially or fully developed and open to transportation or pedestrian use by the public at large.

K. "Director" means the director of ~~planning~~/community development.

L. "Equipment enclosure" means a structure, shelter, cabinet, or vault used to house and protect the electronic equipment necessary for processing wireless communication signals. Associated equipment may include air conditioning and emergency generators.

M. "Eligible facilities request" means any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving:

1. Collocation of new transmission equipment;

2. Removal of transmission equipment; or

3. Replacement of transmission equipment.

N. "Eligible support structure" means any tower or base station, as defined in this section, that is existing at the time the relevant application is filed with the city under this chapter.

O. "Existing structure" means any existing tower, pole, base station, building, or other structure capable of supporting wireless service facilities, not including park play structures or accessory structures. A constructed tower or base station is "existing" for purposes of this chapter if it has been reviewed and approved under the applicable siting process specified in this chapter; provided, that a tower that has not been reviewed and approved because it was not in a zoned area when it was built, but was lawfully constructed at that time, is existing for purposes of this definition.

P. "FCC" or "Commission" means the Federal Communications Commission.

Q. "Height" means the vertical distance measured from preexisting ground level to the highest point on the WCF, including but not limited to the antenna or antenna array, except that for a WCF attached to the top of a building, "height" shall be measured from the average finished grade around the building.

R. "Licensed carrier" means any person, firm or entity licensed by the FCC to provide personal wireless services, which is in the business of providing same.

S. "Macrocell facility" means a large wireless communication facility that provides radio frequency coverage served by a high power cellular base station. Generally, macrocell antennas are mounted on ground-based towers, rooftops and other existing structures, at a height that provides a clear view over the surrounding buildings and terrain. Macrocell facilities typically cover large geographic areas with relatively high capacity and are capable of hosting multiple wireless service providers.

T. "Minor facility" means a wireless communication facility consisting of up to three antennas, each of which is either: (1) four feet in height and with an area of not more than 580 square inches; or (2) if a tubular antenna, no more than four inches in diameter and no more than six feet in length; and the associated equipment cabinet that is six feet or less in height and no more than 48 square feet in floor area.

U. "Mount" means to attach an antenna or antenna array to a street pole, building, structure, monopole or other approved support structure.

V. "Nonsubstantial modification" means a modification that does not substantially change the physical dimensions of a tower or base station.

W. "Personal wireless services" means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services, as defined by federal law and regulations.

X. "Residential property" means all portions of any property which contains a residence and all portions of any vacant property which is zoned for residential use, or which has been designated for residential use in an approved mixed use final plan.

Y. "Site" means, for towers other than towers in the public rights-of-way, the current boundaries of the leased or owned property surrounding the tower and any access or utility easements appurtenant to the site at the time of an application under this chapter, and, for other eligible support structures, further restricted to that area in

proximity to the structure and to other transmission equipment already deployed on the ground at the time of an application under this chapter.

Z. "Small cell facility" means a personal wireless services facility that meets both of the following qualifications:

1. Each antenna is located inside an antenna enclosure of no more than three cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than three cubic feet; and

2. Primary equipment enclosures are no larger than 17 cubic feet in volume. The following associated equipment may be located outside the primary equipment enclosure and, if so located, are not included in the calculation of equipment volume: electric meter, concealment, telecom demarcation box, ground-based enclosures, battery back-up power systems, grounding equipment, power transfer switch, and cut-off switch.

AA. "Small cell network" means a collection of interrelated small cell facilities designed to deliver personal wireless services.

BB. "Stealth structure" means wireless communication facilities, including, but not limited to, microcells, antennas, equipment cabinets, and any other ancillary equipment that is integrated as an architectural feature of a structure so that the purpose of the facility for providing wireless services is not readily apparent as seen from any street or any adjacent property, improved or unimproved. The addition of landscaping, walls, fences, or grading as camouflaging or screening techniques does not make an otherwise visible facility a stealth facility.

CC. "Street pole" means telephone, electric, or street light poles located in a developed street.

DD. "Substantially change the physical dimensions of an eligible support structure" means a modification that meets any of the following criteria:

1. For towers other than towers in the public rights-of-way, the modification increases the height of the tower by more than 10 percent or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10 percent or more than 10 feet, whichever is greater. For purposes of this definition, an increase in height shall be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, an increase in height shall be measured from the top dimension of the

tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of Section 6409 of the federal Middle Class Tax Relief Act, 47 U.S.C. Section 1455(a);

2. For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than 20 feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;

3. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no preexisting ground cabinets associated with the structure, or involves installation of ground cabinets that are more than 10 percent larger in height or overall volume than any other ground cabinet(s) associated with the structure;

4. It entails any excavation or deployment outside the current site, with "site" as defined in this section;

5. It would defeat the concealment elements of the eligible support structure for which the modification is proposed; or

6. It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment; provided, however, that this limitation does not apply to any modification that, while noncompliant, does not exceed the thresholds identified in subsections (DD)(1) through (4) of this section.

EE. "Support structure" means the structure to which antenna and other necessary associated hardware is mounted. Support structures include but are not limited to the following:

1. Guyed Tower. A freestanding or supported wireless communication support structure which consists of metal crossed strips or bars and is steadied by wire guys in a radial pattern around the tower.

2. Lattice Tower. A self-supporting wireless communication support structure which consists of metal crossed strips or bars to support antennas and related equipment.

3. Monopole. A freestanding vertical support structure consisting of a single pole sunk into the ground and/or attached to a foundation, without guy wires or ground anchors, typically with a platform or bracket for mounting one or more antennas.

FF. "Temporary WCF" means a nonpermanent WCF installed on a short-term basis, for the purpose of evaluating the technical feasibility of a particular site for placement of a WCF, for addressing a short-term capacity need for an event through use of a "cell on wheels" (COW), and/or for providing emergency communications during a natural disaster or other emergency that may threaten the public health, safety and welfare. Examples of temporary WCFs include, but are not limited to, placement of an antenna upon a fully extended bucket truck, crane, or other device capable of reaching the height necessary to evaluate the site for placement of a WCF.

GG. "Tower" means any structure built for the sole or primary purpose of supporting any Commission-licensed, Commission-authorized antennas and their associated facilities, including structures that are constructed for wireless communications services, including, but not limited to, private, broadcast, and public safety services, as well as fixed wireless services such as microwave backhaul, and the associated site.

HH. "Transmission equipment" means equipment that facilitates transmission for any Commission-licensed or Commission-authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and back-up power supply.

II. "Viewshed" means scenic views of natural and built areas and features, including, but not limited to: tree-covered hillsides; the "feathered edge" along ridgelines surrounding the city; views of the built environment that contain significant architectural or historical features; natural features such as lakes, rivers, streams or mountains; an area of landscaping of local or regional significance; or a public art work.

JJ. "Wireless communication facility" or "WCF" means any unstaffed facility for the transmission and/or reception of radio or microwave signals used for wireless communication services, including, but not limited to, antennas, dish antennas, microwave antennas, and other types of equipment for the transmission or receipt of such signals, including telecommunications towers and similar supporting structures, equipment cabinets or buildings, parking areas, and other accessory development. This definition does not apply to amateur radio stations as defined by the FCC, Part 97 of the Commission's Rules.

KK. "Wireless services" means wireless data and telecommunications services, including commercial mobile services, commercial mobile data services, unlicensed wireless services, and common carrier wireless exchange access services, as defined by federal laws and regulations.

LL. "Wireless service facilities" means facilities for the provision of wireless services. (Ord. 1168 § 2 (Att. A), 2015).

17.77.030 Permit required for construction of wireless communication facilities.

A. The placement or modification of any WCF at any location within the city is subject to the provisions of this chapter.

B. No wireless communication facility shall be installed, constructed, enlarged or modified without an approved wireless communication facility permit, and a conditional use permit as applicable, issued pursuant to the provisions of this chapter. Approval of a wireless communication facility permit does not eliminate the requirement for a building permit for any building or structure associated with such facility if otherwise required by the International Building Code (IBC), or for compliance with all applicable requirements of the IBC.

C. Application Requirements – New Wireless Communication Facility. The following information shall be included in a wireless communication facility permit application for a new wireless communication facility or a proposed modification that would substantially change the physical dimensions of an existing WCF:

1. Applications must be submitted on behalf of and signed by a licensed carrier for a facility specifically needed to address that carrier's demonstrated gap in coverage and/or lack of capacity to meet current or projected system demand.

2. Geographic Service Area. The applicant shall identify the geographic service area for the proposed facility, including a map showing all of the licensed carrier's existing facilities in the local service network associated with the proposed WCF. The application shall describe how this service area fits into and is necessary for the carrier's service network and explain how the proposed facility is the minimum facility needed to address a demonstrated gap in coverage and/or lack of capacity to meet current or projected system demand in the carrier's service area.

3. Visual Impact. Except as otherwise specified in subsection (C)(5) of this section, the applicant shall provide a visual impact analysis showing the maximum silhouette, viewshed analysis, color and finish palette, and proposed screening for all components of the proposed facility. The analysis shall include photo-simulations and other information as necessary to determine visual impact of the facility as seen from multiple directions. The applicant shall include a map showing where the photos were taken.

4. Technological Design Options and Alternative Site Analysis. For new WCFs and substantial modifications, the applicant shall include an analysis of alternative sites and technological design options

for the facility within and outside of the city that are capable of filling the same service coverage and capacity gap as the proposed site with an equivalent or lesser visual impact. If a new tower is proposed, the applicant must demonstrate the need for a new tower, and why alternative locations and/or alternative macrocell design alternatives, such as antennas attached to existing nonresidential buildings/structures and/or collocations, cannot be used to meet the demonstrated gap in coverage or lack of capacity to meet current or projected service demand.

5. For applications for new small cell antennas or minor facility installations, provide photo-simulations of the proposed facility at varying distances from adjacent residential, adjacent designated landmark properties, adjacent properties located within designated historic/landmark districts, and public rights-of-way.

6. Narrative. The application shall include a written narrative that describes in detail all of the equipment and components to be included in the facility, e.g., antenna(s) and arrays, equipment cabinet(s), back-up generator(s), air conditioning unit(s), lighting, fencing, etc. The following information shall also be provided:

a. Height. Provide an engineer's diagram showing the height of the facility and all of its aboveground components. Carriers must provide evidence that establishes that the proposed facilities are designed to the minimum height required from a technological standpoint for the proposed site to address the carrier's demonstrated coverage gap and/or lack of capacity. If the tower height will exceed the height restrictions for the proposed location, this narrative shall include a discussion of the physical constraints (topographical features, etc.) making the additional height necessary, and shall include consideration of location, siting or design alternatives that would avoid the need for the new facility or the requested height.

b. Construction. Describe the anticipated construction techniques and time frame for construction or installation of the facilities. This narrative shall include all temporary staging and the type of vehicles and equipment to be used.

c. Maintenance. Describe the anticipated maintenance and monitoring program for the antennas, back-up equipment, and landscaping.

d. Noise/Acoustical Information. Provide manufacturer's specifications for all noise-generating equipment such as air conditioning units and back-up generators, and a depiction of the equipment location in relation to adjoining properties, along with a report prepared by a qualified professional

regarding the operating decibel (dB) level of the proposed WCF installation, as measured at the property line nearest the proposed location.

e. Collocation. In the case of new multi-user towers or similar support structures, the applicant shall submit engineering feasibility data and a letter stating the applicant's willingness to allow other carriers to collocate on the proposed facilities wherever technically feasible.

7. A site plan at one inch equals 20 feet scale showing the specific placement of the wireless communication facility components on the site; and showing the location of existing structures, trees, and other significant site features.

8. A site plan, details and specifications stamped by a professional engineer licensed in Washington State, including manufacturer cut sheets where appropriate, for all facilities to be constructed that indicates compliance with wind loads and other applicable requirements of all applicable federal, state and local building codes and regulations.

9. A landscape plan stamped by a landscape architect licensed in Washington State per SMC 17.70.030 and screening per SMC 17.70.060~~indicating the type, locations, sizes and quantities of plant materials and other landscape elements proposed to screen wireless communication facility components, including details and specifications for soil preparation, drainage, irrigation and planting necessary to ensure proper establishment and long-term health and vigor. The landscape plan shall provide a discussion of how the chosen materials at maturity will screen the site~~.

10. Scaled elevation drawings showing the proposed placement and dimensions of all wireless facility components.

11. Rendered drawings and accompanying color and material palette sheet(s) depicting the proposed colors and materials for the wireless communication facility components.

12. Any additional information the director or city engineer deems necessary in order to make an administrative decision.

13. A lease agreement with the landholder or signed statement from the landholder indicating that:

a. The landholder is not restricted from entering into leases with other carriers, including for collocation upon the applicant's facility; and

b. If the provider fails to remove the facility upon 90 days of its discontinued use, the landholder agrees to remove the facility; and

c. The carrier/applicant is authorized to apply for permits from the city of Snoqualmie.

D. Modifications. An application that proposes a modification or collocation that does not constitute a substantial change to the physical dimensions of an eligible support structure shall include all information reasonably related to determining whether the application meets the definition of "substantial change of an eligible support structure" set forth in this chapter. Such information shall include the following:

1. Summary of site location (address) and information demonstrating ownership of structure to which collocation or modification applies.

2. A site plan at one inch equals 20 feet scale, stamped by a professional engineer licensed in Washington State, including manufacturer cut sheets where appropriate, depicting:

a. The specific placement of the wireless communication facility components on the site;

b. The location of existing structures, trees, and other significant site features;

c. Details and specifications for all facilities to be constructed that demonstrate compliance with electrical power safety, wind load safety and other applicable requirements of all applicable federal, state and local building codes and regulations;

d. Dimensions of support structure prior to collocation, with sufficient detail to enable a determination as to whether the proposed collocation or modification constitutes a "substantial change to the physical dimensions of an eligible support structure" as defined in this chapter; and

e. Property boundaries, required setbacks, and the elevation and dimensions of the proposed collocation or modification.

3. A narrative summary and scope of work to be completed on the site, including any changes to the current site.

4. Documentation of the effect, if any, of the proposed collocation or modification upon the effect of existing concealment elements, including, but not limited to, artificial tree branches or painting to match a supporting facade.

5. Equipment type and specifications, including equipment dimensions and weight, equipment mount type, FCC antenna structure registration number (if applicable), and proposed lighting, if any.

6. Information sufficient to allow a determination of the proposed modification or collocation's compliance with federal, state and local ordinances and codes, including but not limited to this chapter and SMC Titles 15, 17 and 19, along with a certification by the applicant of its agreement to comply with all applicable federal, state and local ordinances and codes.

7. Documentation that the existing eligible structure was lawfully constructed.

8. Documentation of the proposed post-installation maintenance schedule.

9. Ensure jurisdiction's applicable insurance/surety bond/other financial requirements are satisfied for installation.

10. Applications must be submitted on behalf of and signed by a licensed carrier, and include primary and secondary contact information for wireless facility project coordinators (local government and industry) and emergency contact information for use in the event of tower/collocation disruption.

E. The permit fee for each new permit for each site shall be $500.00, together with the actual charges for staff time for processing the application at the rates established by city council, and all consulting costs actually incurred by the city in processing the application. If more than one installation is sought to be approved under a single permit, a full permit fee shall be paid for each installation; provided, that if the facility is exempt from FCC regulation and if the city administrator finds that each separate facility is insignificant in terms of aesthetic impact upon the surrounding neighborhood the city administrator may, in his or her sole discretion, reduce the permit fees to be charged. Such reduction may only be made after public hearing on the permit.

F. The director may engage the services of a consultant with expertise in wireless communication technology, planning and engineering to assist staff or the hearing examiner as may be needed in the review of applications for compliance with all applicable requirements of this chapter. The cost for any such consultant review will be borne by the applicant. (Ord. 1168 § 2 (Att. A), 2015).

17.77.040 Location of wireless communication facilities.

A. Subject to compliance with all applicable requirements of this section and this chapter, WCFs may be located as set forth in Table 1 – Permitted Locations and Permit Type for Wireless Communication Facilities. For purposes of application of the type and location hierarchies set forth in subsections B and C of this section,

the order of ranking for antennas or antenna support structures shall be from highest (e.g., No. 1) to lowest (e.g., No. 8 or 12, as applicable). For a proposal for a level 2 or lower ranking, the applicant must file the information specified in SMC 17.77.030, which demonstrates that despite diligent efforts to adhere to the established hierarchy within the geographic search area, higher-ranking options are neither potentially available nor technologically feasible to address a service provider's demonstrated gap in coverage or demonstrated lack of system capacity, and the proposed site and type of WCF are the least intrusive means by which to address the demonstrated gap in coverage or demonstrated lack of system capacity. The hierarchies set forth in subsections B and C of this section apply to all approvals for new wireless communication facilities, including substantial modifications.

B. WCF Type and Siting Hierarchy. Siting of antennas or support structures shall adhere to the siting hierarchy of this section.

1. WCF antennas attached to existing monopole or other support structure on a city-owned property that already supports a carrier (i.e., collocation);

2. WCF antennas attached to existing monopole or other support structure not on city-owned property that already supports a carrier (i.e., collocation);

3. WCF antennas attached to the following existing structures not on city-owned property, where the existing structure does not already support another WCF (i.e., no collocation):

a. Located on an existing high voltage electrical transmission tower within a designated power line easement;

b. Located on an existing electrical transmission pole within a designated power line easement;

4. Stealth WCF antennas attached to the following city buildings or structures, provided the associated equipment and equipment enclosure(s) can meet all applicable setback, noise and design requirements, in order of preference:

a. Water reservoir tanks;

b. Wastewater and water treatment plant buildings;

c. Fire station;

d. Police station;

e. City Hall;

f. Community parks, as designated in Table 1, footnote 8;

g. Buildings or structures within utility tracts;

h. Located on an existing signal pole within a designated principal arterial right-of-way; or

i. Located on an existing street pole within a designated principal arterial or collector arterial right-of-way;

5. WCF antennas without stealth design attached to existing buildings or structures as specified in subsection (B)(4) of this section, provided location of the associated equipment and equipment enclosure(s) can meet all applicable setback, noise, and design requirements;

6. WCF antennas attached to other existing nonresidential buildings;

7. New freestanding, camouflaged structures located within city-owned community parks (as specified in Table 1, footnote 8) or undeveloped open space parcels, except where prohibited by applicable critical area regulations;

8. New freestanding camouflaged monopole or support structure;

9. New freestanding noncamouflaged monopole or support structure.

C. Locational Hierarchy – Applicable to All WCF Approvals. WCF approvals, whether subject to administrative review or requiring a conditional use permit, shall reflect the following siting priorities based on zoning (in descending order):

1. Within any zoning district when attached to an existing BPA transmission tower or PSE electrical transmission tower or pole within a designated power line easement;

2. Within the utility park zoning district;

3. Within city-owned utility tracts within nonresidential areas as zoned on the official zoning map, or as designated in an approved mixed use final plan or planned residential plan;

4. Within the OS-2 district, city existing and future community parks only (as identified in Table 1 footnotes), except for Sandy Cove Park, and within areas designated as community parks in an approved mixed use final plan, planned commercial/industrial plan or planned residential plan;

5. Within city-owned undeveloped open space tracts greater than one acre in size within an approved development in MU, PR, or PC/I districts, except where prohibited by applicable critical area regulations;

6. Within the planned commercial/industrial districts;

7. Within the Snoqualmie Ridge Business Park (as designated in the approved mixed use final plan for Snoqualmie Ridge), only when attached to existing buildings or structures;

8. Within the commercial zoning district BG or BO;

9. Within commercial zoning district BR-2, or within areas designated for general retail uses in an approved mixed use final plan;

10. Within commercial zoning district BR-1, or within areas designated for neighborhood center retail uses in an approved mixed use final plan or similar master plan;

11. Within the OS-3 district, only when attached to existing buildings or structures;

12. Within city-owned utility tracts within residential areas as zoned on the official zoning map or as designated in an approved mixed use final plan or planned residential plan;

13. Within residential zoning districts, or within areas designated for residential uses in an approved mixed use final plan, planned residential plan or similar master development plan;

14. Within the OS-1 district, only when attached to an existing building or structure.

D. Except for collocations or a modification that does not substantially change the physical dimensions of an eligible support structure, no wireless communication facility shall be allowed on any building or structure, or in any district, that is listed on any federal, state or local historic register unless it is determined by the director that the facility will have no adverse effect on any contributing historic features of the building, site or district, and such facility can be located and constructed in compliance with applicable standards and requirements.

E. A new WCF monopole tower or other macrocell facility may only be permitted when the applicant demonstrates through a technical report as required by SMC 17.77.030(C) that a higher-ranking facility type or

site is not technically or otherwise feasible. Macrocell or minor facility aboveground equipment enclosures shall not be located within front setbacks or front yards.

F. Lattice and guyed towers shall not be permitted in any zoning district.

G. Aboveground equipment enclosures shall not be located within public rights-of-way.

H. New WCFs shall only be located, or existing WCFs expanded, within a designated critical area or buffer where allowed by the applicable critical area regulation, as follows:

1. For floodplain areas, not including other critical areas within the floodplain, Chapter 15.12 SMC, Flood Hazard Regulations;

2. For critical areas within the floodplain, Chapter 19.08 SMC, Shoreline Management Regulations;

3. For critical areas outside of the floodplain, Chapter 19.12 SMC, ~~Sensitive Area~~Critical areas.

I. No macrocell wireless communication facilities shall be located within the Snoqualmie Falls viewshed, as defined as the area visible from the observation platform at Snoqualmie Falls Park or from the public walkways adjacent to the Salish Lodge; provided, WCFs may be visible from the public walkways adjacent to the Salish Lodge if and only if, and to the same extent that, commercial buildings and structures may hereafter be determined to be permitted within that portion of the viewshed.

Table 1 – Permitted Locations and Permit Type for Wireless Communication Facilities (WCF)

	Land Use/Zoning							
Type of Antenna/Facility	**Residential 1-8 du/ac. R-1-4; MUFP[1], PR[1]**	**Residential 9+ du/ac. R-2, R-3, MUFP[2], PR[2]**	**Business BR-1, BR-2, BG, BO, MUFP[3], PR[3]**	**Office OP, PC/I[4], MUFP[4]**	**Light Ind. I, PC/I[5], MUFP[5]**	**Utility Park UP**	**Parks[6] OS 2, PR, PC/I, MUFP**	**Open Space OS 2, 3; PR[6], PC/I[6], MUFP[6]**
Collocations	WCFP	WCFP	WCFP[7]	WCFP	WCFP	WCFP	WCFP	WCFP
Modifications – Substantial Increase	X	X	CUP	CUP	CUP	CUP	CUP	CUP

Table 1 – Permitted Locations and Permit Type for Wireless Communication Facilities (WCF)

Type of Antenna/Facility	Land Use/Zoning							
	Residential 1-8 du/ac. R-1-4; MUFP[1], PR[1]	Residential 9+ du/ac. R-2, R-3, MUFP[2], PR[2]	Business BR-1, BR-2, BG, BO, MUFP[3], PR[3]	Office OP, PC/I[4], MUFP[4]	Light Ind. I, PC/I[5], MUFP[5]	Utility Park UP	Parks[8] OS 2, PR, PC/I, MUFP	Open Space OS 2, 3; PR[6], PC/I[6], MUFP[6]
Modifications – Not Substantial Increase	WCFP	WCFP	WCFP	WCFP	WCFP	WCFP	WCFP	WCFP
Small Cell:								
Mounted on nonresidential buildings; elec. trans. tower/pole; utility/ street/light pole; city water reservoir	WCFP	WCFP	WCFP	WCFP	WCFP	WCFP	WCFP	WCFP
Mounted on existing nonresidential bldg. or structure	WCFP[7]	WCFP[7]	WCFP	WCFP	WCFP	WCFP	WCFP	WCFP
Microcell/Minor:								
Mounted on existing nonresidential bldg. or structure	CUP[7,9]	CUP[7,9]	CUP[7,9]	WCFP	WCFP	WCFP	WCFP	WCFP[7]
Mounted on city water reservoir	WCFP	WCFP	WCFP	WCFP	WCFP	WCFP	WCF	WCFP
Macrocell:								

Table 1 – Permitted Locations and Permit Type for Wireless Communication Facilities (WCF)

Type of Antenna/Facility	Land Use/Zoning							
	Residential 1-8 du/ac. R-1-4; MUFP[1], PR[1]	Residential 9+ du/ac. R-2, R-3, MUFP[2], PR[2]	Business BR-1, BR-2, BG, BO, MUFP[3], PR[3]	Office OP, PC/I[4], MUFP[4]	Light Ind. I, PC/I[5], MUFP[5]	Utility Park UP	Parks[8] OS 2, PR, PC/I, MUFP	Open Space OS 2, 3; PR[6], PC/I[6], MUFP[6]
Mounted on city water reservoir	CUP	CUP	CUP	WCFP	WCFP	WCFP	NA	NA
Mounted on street pole w/in arterial or collector ROW	X	CUP	CUP	WCFP	WCFP	WCFP	NA	CUP
Mounted on elec. dist./trans. tower/ pole not in street ROW	X	CUP	CUP	WCFP	WCFP	WCFP	CUP	CUP
Mounted on existing nonresidential bldg. or structure	CUP[9]	CUP[9]	CUP[7,9]	WCFP[9]CUP	WCFP	WCFP	CUP	CUP
Camouflage structure w/in permitted height	X	X	CUP	WCFP	WCFP	WCFP	CUP	CUP[7]
Monopole structure w/in permitted height	X	X	X	CUP	CUP	WCFP	X	CUP
Camouflage/monopole structure in excess of permitted std. height	X	X	X	CUP[7]	CUP	CUP[7]	CUP only camouflage	CUP[7]
Temporary WCFs [10]	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
Other Types	X	X	X	CUP	CUP	CUP	CUP	X

X = Prohibited

WCFP = Permitted with wireless communications facility permit

CUP = Permitted with conditional use permit and WCF permit

1. Includes residential areas in MU and PR districts planned for one to eight units/acre as designated in an approved MUFP or PR plan.

2. Includes residential areas in MU or PR districts planned for nine or more units/acre as designated in an approved MUFP or PR plan.

3. Includes areas in MU, PR, or PC/I districts designated for neighborhood business or general commercial uses as designated in an approved mixed use final plan, planned residential plan, planned commercial/industrial plan or similar master development plan.

4. Includes areas in MU or PC/I districts designated as office park uses as designated in an approved MUFP or PC/I plan.

5. Includes areas in MU or PC/I districts designated for business/light industrial park uses in an approved MUFP, PC/I plan, or similar master development plan.

6. Includes open space tracts (except Snoqualmie Parkway or perimeter buffer tracts required by an approved MUFP) and ~~sensitive area~~critical area buffer tracts within MU, PR or PC/I districts established through platting or other approval process subsequent to master plan approval.

7. Subject to provisions of historic feature provisions of SMC 17.77.040(D).

8. Refers to these specific parks only: Snoqualmie Community Park; Centennial Fields Community Park; Jeanne Hanson Community Park; Fisher Creek Park; Snoqualmie Point Park; Railroad Park; and future community parks greater than 10 acres in size.

9. Stealth facilities only.

10. Exempt pursuant to SMC 17.77.060(E)(1), (2), and (3).

(Ord. 1168 § 2 (Att. A), 2015).

17.77.050 General design and development standards.

Wireless communication facilities shall conform to the following development standards:

A. Design for Collocation.

1. Monopole facilities shall be designed to accommodate at least three telecommunications providers.

2. Stealth structures shall be designed to accommodate the collocation of other antennas whenever economically and technically feasible or aesthetically appropriate, as determined by the hearing examiner or director, as appropriate.

3. Upon request of the applicant, the director or hearing examiner as applicable may waive the requirement that new support structures accommodate the collocation of other service providers if it finds that collocation at the site is not essential to the public interest, or that the construction of a shorter support structure with fewer antennas will promote community compatibility.

B. General Site and Facility Design Requirements.

1. Support structures shall be designed and placed on the site in a manner that takes maximum advantage of existing trees, mature vegetation, and existing structures so as to:

a. Use existing site features to screen as much of the total wireless communication facility as possible from prevalent views;

b. Use existing site features as a background so that the total wireless communication facility blends into the background with increased sight distances.

2. The director or hearing examiner may condition approval of a WCFP or CUP upon the certain actions identified as necessary to mitigate view, noise, aesthetic, or other impacts of the proposed WCF. Mitigation conditions may include, but are not limited to, the following:

a. A requirement that the WCF be constructed at a particular location on the proposed site;

b. Provision of in-fill landscaping of mature plant materials consistent with landscaping standards of the city;

c. Use of stealth or camouflage techniques for the WCF;

d. Use of noise attenuation materials and/or construction techniques;

e. Use of architectural design standards or particular materials for equipment enclosures and/or fencing.

3. No portion of any antenna array shall extend beyond the property lines.

4. No net loss in required parking spaces or required on-site landscaping shall occur as a result of the installation of any wireless facility or associated equipment.

C. Building-Mounted Wireless Communication Facilities.

1. Building-mounted wireless communication facilities must meet the following criteria:

a. The number of antennas shall be the minimum required for receiving and transmitting signals to provide the needed capacity, frequency and/or coverage pattern as confirmed by the information required by SMC 17.77.030(C).

b. Antennas attached to the side of a building face shall be flush mounted within 12 inches of the building face.

c. Roof-mounted antennas shall be set back as far from the building edge as possible or otherwise screened to minimize visibility from the public right-of-way and adjacent properties, and shall conform to the following height restrictions related to the existing building:

i. Fifteen feet (per ATT comment/change) measured to the top of a tubular antenna above the roof proper at the point of attachment;

ii. Fifteen feet measured to the tip of a whip antenna above the roof proper of the existing building at the point of attachment;

iii. Five feet measured to the top of a parabolic dish above the roof proper of the existing building at the point of attachment; and

iv. Fifteen feet above the roof proper of the existing building at the point of attachment measured to the top of a directional panel antenna.

d. Antennas shall be camouflaged to the extent feasible and located to minimize views from residential structures and rights-of-way.

e. Antennas shall be screened from residential views and public rights-of-way in a manner that is architecturally compatible with the building on which it is located.

2. Antennas for wireless communication facilities to be mounted on existing nonresidential structures, other than buildings or street poles, must meet the following criteria:

a. The number of antennas shall be the minimum required for receiving and transmitting signals for the needed capacity, frequency and/or coverage pattern as confirmed by the information required by SMC 17.77.030(C);

b. The height shall not exceed 15 feet above the top of the structure to which it is mounted; and

c. The antenna shall be camouflaged as the director may require consistent with the nature and location of the structure to which the antenna is mounted.

3. Antennas to be mounted on street or utility poles, where permitted, shall be flush mounted within six inches of the pole or contained within a canister that visually appears to be a continuation of the pole, or if not technologically feasible, as close to the street or utility pole as feasible.

D. Equipment Enclosures.

1. The equipment enclosures and other accessory equipment for building-mounted wireless communication facilities shall be located within the building upon which the antenna is located.

2. The equipment enclosure and other accessory equipment associated with antenna located upon an existing structure which is not a building or upon a new freestanding support structure shall be located underground or within an adjacent building designed to be compatible with surrounding buildings.

3. The director or the hearing examiner may authorize aboveground equipment enclosures when the following criteria are met:

a. There are no residential structures within a distance equal to the total height of the monopole or other structure served by the equipment enclosure, plus 20 feet;

b. The equipment enclosure shall be appropriately screened by a masonry wall, if required to mitigate noise, or a solid, sight-obscuring fence, and shall be landscaped with a Type III landscape buffer of not less than 10 feet in depth from the perimeter of the enclosure site, so that any visible portion of equipment enclosures will be screened from view; and

c. There will be no adverse impact to any public park or other public property from permitting the location of the equipment enclosure above ground;

d. If the facility cannot be seen, or the applicant proposes some combination of fencing, landscaping, and/or architectural treatment to screen the facility, and mitigate equipment noise, the director or hearing examiner may waive or authorize modifications to these requirements.

4. Macrocell facility equipment enclosures, including any buildings, cabinets or shelters, shall not exceed 560 square feet in area and 12 feet in height, including the support structure for the equipment building, provided the hearing examiner may approve greater area when a single equipment enclosure is to be used by more than one service provider and does not exceed 1,500 square feet. The hearing examiner may also waive the height restriction to allow for the stacking of equipment on top of each other upon a finding that there is a practical necessity for stacking and the resulting impact on adjoining properties is minimal or can be minimized by appropriate screening. A waiver of the height limit may also be approved when needed to raise the equipment enclosure above the floodplain and floodproofing is not feasible, when sufficient screening is provided.

5. Accessory equipment buildings, cabinets or shelters shall be used only to house equipment and other supplies in support of the operation of the wireless communication facility or support structure. Any equipment not used in direct support of such operation at the site shall not be located or stored on the site.

E. Appearance. The following standards may be applied as required by the director or hearing examiner, as applicable, to ensure the wireless communication facility minimizes its visual impact:

1. Colors and materials for WCFs shall be nonreflective and chosen to minimize visibility. Unless otherwise required by law, facility surfaces, including support equipment and buildings, shall be painted or textured using colors to match or blend with the primary background to achieve a facility that is compatible with the existing buildings, neighborhood character, and/or that blends with the surrounding setting. The final colors and color scheme shall be approved by the director or hearing examiner, as applicable.

2. All camouflaged facilities shall be designed to visually and operationally blend into the surrounding area in a manner consistent with existing development on adjacent properties. The camouflaged facility shall be designed to closely resemble in size and appearance an object or feature that would be commonly found in the area, including, but not limited to, a flagpole or a native conifer tree. Except for the latter, antennas for such facilities shall be concealed by the support structure. The camouflaged facility shall also be appropriate for the specific site, and should not stand out from its surrounding environment. The design details of any camouflaged "monopine" facility, including the colors, bark, and tree branch spacing, shall be subject to review and approval by the director or hearing examiner, as applicable, as part of the WCF or WCUP decision.

3. Stealth structures shall be designed as an integrated architectural feature of another structure, such as a clock, steeple or bell tower, so that the purpose of the facility for providing wireless services is not readily apparent as seen from any street or any adjacent property.

4. Lighting. Wireless communications facilities or support structures shall not be lighted or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).

5. Signage. No signs, striping, graphics, or other attention-getting devices (unless required by the FCC or FAA) are permitted on any wireless facility. Commercial advertising is strictly prohibited. Signs located at the wireless communication facility shall be limited to ownership and contact information, FCC antenna registration number (if required) and any other information as required by government regulation. Signs shall be affixed to a fence or ancillary facility and limited to no more than two signs unless more are required by law.

6. Landscaping. All existing and required landscaping shall be maintained in a healthy condition by the service provider for the life of the facility.

7. Facility Compatibility. WCF equipment enclosures, buildings, and/or fences or walls shall be designed and constructed to be consistent with the design standards or guidelines for the applicable zoning district, or with the design standards or guidelines adopted pursuant to an approved mixed use final plan, planned residential plan, planned commercial/industrial plan or similar master development plan.

F. Monopole Structure Height.

1. Subject to the other restrictions set forth in this section, the height of monopole structures shall be the minimum necessary to meet the service objectives of the applicant.

2. New monopole structures, including stealth structures, shall be limited to 60 feet in height, including the height of all antennas, provided, the hearing examiner may permit a greater height, not to exceed 150 feet (see subsections (G)(1) and (2) of this section), upon finding that:

a. The location and/or existing elements of the natural or built environment would provide for sufficient screening, and the support structure is placed upon the site in such a way that the topography and/or existing vegetation, together with the proposed landscaping, design, and colors of the facility, significantly screen the facility from view or cause it to blend in with surrounding natural features; or

b. The use of stealth design and technology effectively mitigates for greater monopole height; and

c. The applicant has provided sufficient technical information to document the need for the additional height.

3. All heights shall be measured from original grade or finished grade, whichever is higher.

4. Applicants shall submit as-built drawings following completion and all heights must be confirmed by survey after construction by a licensed surveyor or engineer.

G. Setbacks and Noise.

1. To ensure public safety, new monopole structures located adjacent to any property designated for residential uses on the official zoning map, or within an approved mixed use final plan, planned residential plan or similar master development plan authorized under city code, shall be set back from all residential property lines by a distance at least equal to the total height of the facility, including any antennas or other appurtenances, plus 20 feet. The setback shall be measured from that part of the tower closest to the neighboring residentially designated property.

2. Except as specified in subsection (D)(3)(a) of this section, WCF equipment enclosures shall comply with the setback requirements for the applicable zoning district, provided, setbacks shall be sufficient to meet or exceed the noise standards set forth in the performance standards of SMC 8.16.050(H) and 9.36.020. As part of any wireless communication facility application, the service provider or its representative shall furnish the city with information prepared by a qualified professional regarding the

operating decibel (dB) level of the proposed installation, as measured at the property line nearest the proposed location, to ensure that noise generated by the proposed WCF will comply with the performance standards of SMC 8.16.050(H).

3. Existing or replacement utility poles used as support structures shall not be subject to a setback requirement. (Ord. 1168 § 2 (Att. A), 2015).

17.77.060 Standards for specific types of facilities.

A. Street Pole Mounted.

1. Only one facility shall be permitted on any street pole.

2. Except for small cell facilities, facilities located within developed street rights-of-way shall be located a minimum of 500 feet apart, provided, the director or public works director may approve a shorter distance, subject to the applicant submitting engineering analysis and equipment specifications that demonstrate the reduced distance is necessary to provide adequate coverage and/or capacity.

3. Equipment enclosures for macrocell and minor facilities shall be located underground, unless the equipment enclosure is located on private property in compliance with any applicable front, side or rear yard setback. Macrocell or minor facility above ground equipment enclosures shall not be located within front setbacks or front yards.

4. WCFs shall not be located upon street poles on local or minor access residential streets.

B. WCFs Mounted on Electric Transmission Towers or Utility Poles Outside of Public Rights-of-Way. Where a wireless facility antenna must be vertically separated from the electric or other utility on an existing tower or utility pole in order to allow collocation or to fill a demonstrated coverage gap or lack of system capacity, the structure/pole or antenna may be raised by an amount to accommodate the minimum separation requirement and fill the coverage or capacity gap, not to exceed 30 feet. Any additions shall be constructed of similar materials, and shall have surface treatments which match the color and texture of the host structure/pole.

C. WCFs Mounted on Playfield, Ball Field and Stadium Light Poles. Only one facility shall be permitted on any pole. Facilities, including all associated pole mounted or ground located equipment, proposed to be placed on light poles within city-owned parks must be approved by the city council.

D. Collocation. Existing monopole and antenna support structures may be replaced to accommodate collocation. Monopoles and stealth support structures shall, to the extent feasible, be located within 20 feet of the original existing structure and maintain the design of the original structure. To determine feasibility the applicant shall submit an engineer's report regarding the feasibility of the proposed location and design; the director or hearing examiner as applicable shall determine whether the proposed location is feasible.

E. Exempt Facilities. The following facilities are exempt from the provisions of this chapter:

1. A temporary WCF installed upon the declaration of a state of emergency by the federal, state or local government, or a written determination of public necessity by the city; except that such facility must comply with all federal and state requirements. The WCF shall be exempt from the provisions of this chapter for up to 90 days after the duration of the state of emergency.

2. A temporary, commercial WCF installed for providing coverage of a special event such as news coverage or sporting event, subject to approval by the city of a wireless communications facility permit. The WCF shall be exempt from the provisions of this chapter for up to one week before and after the duration of the special event.

3. Other temporary, commercial WCFs installed for a period of 180 days, subject to a required wireless communications facility permit and renewals at the city's discretion; provided, that such temporary WCF will comply with applicable setbacks and height requirements. (Ord. 1168 § 2 (Att. A), 2015).

17.77.070 Inspection and maintenance.

The following inspection and maintenance requirements apply to all facilities:

A. The city or its agents shall have authority to enter onto the property upon which a wireless facility is located, to inspect the facility for the purpose of determining whether it complies with any approved permit plans, building code, and all other construction standards provided by the city and state or federal law.

B. The city reserves the right to conduct such inspections at any time, upon reasonable notice to the wireless facility owner. In the event such inspection results in a determination that violation of applicable construction and maintenance standards set forth by the city has occurred, remedy of the violation may include cost recovery for all costs incurred in confirming and processing the violation.

C. The property owner or developer shall maintain all landscaping at all times, and shall promptly replace landscaping that is not healthy and successful. In some cases, the property owner or developer may defer

prompt replacement of unhealthy or dead plant materials to a time of year when extensive irrigation is not required for plant establishment and growth, but only when first approved by the director~~All landscaping shall be maintained at all times and shall be promptly replaced if not healthy and successful~~.

D. If a flagpole is used for camouflaging a facility, noncommercial flags must be flown and must be properly maintained.

E. All wireless facility sites shall be kept clean and free of litter.

F. All wireless facility sites shall maintain compliance with current RF emission standards and the FCC, the National Electric Safety Code and all state and local regulations.

G. All equipment cabinets shall display a legible operator's contact number for reporting maintenance problems. (Ord. 1168 § 2 (Att. A), 2015).

17.77.080 Permit approval process for modifications not constituting a substantial change to the physical dimensions of an eligible support structure.

When an applicant asserts in writing that a proposed collocation or modification does not constitute a substantial change to the physical dimensions of an eligible support structure the director shall, within 60 days of the date on which the applicant submits the permit application required by SMC 17.77.030(D), administratively approve the application unless the director determines that the proposed collocation or modification does constitute a substantial change to the physical dimensions of an eligible support structure, as defined in this chapter. For purposes of this section, the 60-day period begins to run when the permit application is filed, but shall be tolled by mutual agreement between the applicant and the director, or when the director determines that the application is incomplete. The 60-day time frame is not tolled by a moratorium on the review of applications. If the director determines that the application is incomplete, the director shall provide written notice to the applicant within 30 days of receipt of the application, specifically delineating the documents or information required by SMC 17.77.030(D) that are missing. The time frame for review begins running again when the applicant makes a supplemental submission in response to the director's notice of incompleteness. Within 10 days following the applicant's supplemental submission, the director may notify the applicant that the supplemental submission did not provide the information identified in the original notice delineating missing information. The time frame is tolled in the case of second or subsequent notices pursuant to the procedures herein; provided, that second or subsequent notices of incompleteness may not specify missing documents or information that were not delineated in the original notice of incompleteness. (Ord. 1168 § 2 (Att. A), 2015).

17.77.090 Use of public buildings, facilities and lands.

The siting of wireless communication facilities on public buildings, facilities and lands, including city rights-of-way and city buildings, is encouraged, subject to the following:

A. Use of public lands must be approved by the city council, through approval of a lease agreement. The term of such lease agreements shall not exceed five years. The form of lease shall be approved by the city attorney.

B. The city administrator shall make a recommendation to city council for the reasonable market value for use of public lands. Reasonable compensation may differ based upon the length of lease allowed, the nature of the facility proposed, lease rates for comparable wireless facilities in other jurisdictions, any impact of the facility upon existing uses of the public land and the usefulness of the facility in providing wireless services to the citizens of Snoqualmie. The director may require the applicant to provide (at the applicant's expense) an analysis of lease rates for comparable facilities in other jurisdictions. (Ord. 1168 § 2 (Att. A), 2015).

17.77.100 Testing of facilities required – Radio frequency (RF) and noise emissions.

A. All WCFs shall comply with applicable FCC regulations regarding radio frequency emission. The failure to comply with all applicable regulations shall be the basis for revocation of a wireless communication facility permit, after a hearing before the hearing examiner, who shall enter written findings and decision thereon.

B. Reports or similar support documents shall be submitted for all facilities confirming compliance with all applicable FCC regulations. Compliance reports shall be required when requested by the director. All tests shall be performed by or under the supervision of a professional engineer competent to perform such testing and interpret the data gathered.

C. If at any time RF emission tests show that a facility exceeds any of the standards established by the FCC, the owner or operator thereof shall immediately discontinue use of the facility and notify the director. Use of such facilities may not resume until the owner or operator demonstrates that corrections have been completed which reduce the RF emissions to levels permitted by the FCC.

D. The owner or operator of a WCF shall conduct tests necessary to demonstrate compliance with all applicable noise regulations regarding the noise emissions of the facility when notified in writing by the director that a noise complaint has been received regarding the WCF. All such tests shall be performed by or under the supervision of a licensed environmental noise consultant competent to perform such tests and interpret the data gathered.

E. When a noise report is required, a report, certified by a licensed environmental noise consultant, setting forth the observed noise levels at the property line of the property upon which the WCF is located shall be submitted. The report shall account for background noise and other noise sources and demonstrate the noise levels emitted by the facility, including any air conditioning or ventilation equipment contained therein. Such report shall address the applicable noise standards specified in this chapter.

F. The director may retain a technical expert in radio frequency emissions and/or noise measurement to verify measurements and certification. The cost of such technical expert shall be borne by the owner or operator of the facility.

G. This section shall not apply during the testing of alternative power sources (i.e., power generators), provided, regular testing or maintenance operation of power generators shall be conducted during normal workday hours between 8:00 a.m. and 6:00 p.m.

H. Federal law prohibits consideration of the environmental effects of radio frequency emissions to the extent that the proposed facilities comply with Federal Communications Commission (FCC) regulations concerning such emissions. (Ord. 1168 § 2 (Att. A), 2015).

17.77.110 Collocation.

A. A permittee shall cooperate with other wireless communication facility providers in collocating additional antennas on support structures and/or on existing buildings, provided said proposed collocators have received a wireless communication facility permit for such use at said site from the city. A permittee shall exercise good faith in collocating with other providers and sharing the permitted site; provided, such shared use does not give rise to a substantial technical level impairment of the ability to provide the permitted use (i.e., a significant measurable interference in broadcast or reception capabilities as opposed to a competitive conflict or financial burden). Such good faith shall include sharing technical information to evaluate the feasibility of collocation. In the event a dispute arises as to whether a permittee has exercised good faith in accommodating other users, the city may require a third party technical study at the expense of either or both the applicant and permittee.

B. All applicants shall demonstrate reasonable efforts in designing their proposal to allow for collocation.

C. Failure to comply with the collocation requirements of this section may result in the denial of a permit application or revocation of an existing permit. (Ord. 1168 § 2 (Att. A), 2015).

17.77.120 New permit required for sale or assignment.

No facility, site or permit may be sold, transferred or assigned, nor shall any sublease be entered into by any provider, until the purchaser, assignee or sublessee has obtained a permit for the facility. Expense incurred in relation to the facility shall not be deemed a basis for a new permit for a purchaser, assignee or sublessee. (Ord. 1168 § 2 (Att. A), 2015).

17.77.130 Abandonment or discontinuation of use.

The following requirements apply to the abandonment and/or discontinuation of use for all facilities:

A. All facilities located on a utility pole shall be promptly removed at the operator's expense at any time a utility is scheduled to be placed underground or otherwise moved.

B. All operators who intend to abandon or discontinue the use of any wireless facility shall notify the city of such intentions no less than 60 days prior to the final day of use.

C. Wireless communication facilities shall be considered abandoned 90 days following the final day of use or operation.

D. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or of determination that the facility has been abandoned, whichever occurs first.

E. The city reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner.

F. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain. (Ord. 1168 § 2 (Att. A), 2015).

17.77.140 Cumulative impacts.

Except for modifications that do not substantially increase the physical dimensions of an eligible support structure, the director or the hearing examiner shall consider the cumulative visual effects of wireless communication facilities mounted on existing structures and/or located on a given permitted site in determining whether additional permits can be granted so as to not adversely affect the character of the city. In the event that the director or hearing examiner determines that a proposed WCF, along with existing WCFs, would have an adverse cumulative impact, the applicant shall be permitted to propose use of the next available lower-ranking site on the hierarchies set forth in SMC 17.77.040(B) and (C) that also fills the demonstrated coverage gap or lack of system capacity. (Ord. 1168 § 2 (Att. A), 2015).

17.77.150 Conflict with other provisions.

In the event of any conflict between the provisions of this chapter and other provisions of this code, the provisions of this chapter shall control with respect to wireless communication facilities. (Ord. 1168 § 2 (Att. A), 2015).

17.77.160 Minor administrative adjustment to standards.

A. The director is authorized to grant minor administrative adjustments to the standards established by this chapter when it shall appear to the satisfaction of the director that such minor adjustment is technically necessary for effective wireless telecommunications, and is generally consistent with the purpose and intent of this chapter; provided, no such minor adjustment shall allow telecommunication facilities in a prohibited location.

B. In assessing whether a proposed minor adjustment is technically necessary, the director is authorized to engage a qualified consultant at the sole cost of the applicant. (Ord. 1168 § 2 (Att. A), 2015).

17.77.170 Violation – Penalty.

Violation of any provision of this regulation shall constitute a civil infraction, punishable by a civil penalty not to exceed $5,000. Each day on which a violation continues shall constitute a separate civil infraction, punishable as provided herein. Violation of any provision of this chapter, if not cured within 30 days after advance written notice, shall constitute adequate cause for the city to request the hearing examiner to modify or revoke any wireless communication facility permit. (Ord. 1168 § 2 (Att. A), 2015).

Chapter 17.85
PUBLIC PROCESS PROCEDURES

Sections:

17.85.010 Amendments.

17.85.020 Variances.

17.85.030 Public process.

17.85.040 *Repealed.*

17.85.010 Amendments.

A. Council Authority – Commission Recommendations. The council may amend, change, modify, or repeal regulations and restrictions as established in this title. Such actions shall be known at "text amendments." The council may change, restrict, or extend the boundaries of the various districts established in this title. Such actions shall be known as "map amendments." Before acting upon any proposed amendment, the same shall be referred by the council to the planning commission. The commission, after due public notice and hearing, shall submit a report to the council containing its recommendation thereon.

B. How Initiated. An amendment may be initiated by the following means:

1. The request of one or more of the owners of property proposed to be affected; or

2. A resolution of intention by the planning commission or city council. An amendment request initiated by a property owner shall be filed with the city clerk on a form prescribed by the ~~planning official~~director, and shall be accompanied by the prescribed filing fee and an advance deposit in the amount established by the city clerk pursuant to SMC 17.85.030.

C. Criteria for Amendments. The planning commission in its findings and recommendation and the city council in its decision shall be guided by the following criteria:

1. The amendment shall be in conformity with the adopted land use policy of the city as established in the Snoqualmie Vicinity Comprehensive Plan, and in the public interest.

2. If the amendment is requested by a property owner and is for a reclassification to any district which allows a commercial, industrial or multifamily residential use, the request shall be accompanied by an architectural site plan showing the proposed development and its relationship to surrounding areas. (Ord. 744 § 2, 1995).

17.85.020 Variances.

A. Purpose. It is the purpose of this section to authorize upon application in specific cases such variances from the provisions of the zoning ordinance or other land use regulatory ordinances as the city may adopt which will not be contrary to the public interest and only where, owing to special conditions, a literal enforcement of the provisions of such ordinance(s) would result in unnecessary hardship.

B. Criteria for Granting Variance Permit. In no case shall a variance be granted from use restrictions. A variance from the other provisions of this code shall not be granted by the hearing examiner unless the hearing examiner finds that all of the following facts and conditions exist:

1. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and in the zone in which the property on behalf of which the application was filed is located;

2. That such variance is necessary because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;

3. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the zone in which the subject property is situated;

4. The authorization of such variance will not adversely affect the implementation of the comprehensive land use plan;

5. That the granting of such a variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same zone or vicinity.

C. Conditions for Granting – Extension. In authorizing the variance, the hearing examiner may attach thereto such conditions that it deems to be necessary or desirable in order to carry out the intent and purposes of this chapter and in the public interest. A variance so authorized shall become void after the expiration of one year or a longer period, as specified at the time of the hearing examiner action, if no building permit has been issued in accordance with the plans for which such variance was authorized, except that the hearing examiner may extend the period of variance authorization without a public hearing upon a finding that there has been no basic change in pertinent conditions surrounding the property since the time of the original approval.

D. Application Requirements. An application to the hearing examiner for the issuance of a variance may be made by any property owner, tenant, authorized agent or any government officer, department, board, or bureau affected on forms prescribed by the ~~planning official~~director. A complete application for variance shall include, but may not be limited to:

1. Completed application form;

2. Site plan or other related map materials which clearly indicate the dimensional characteristics of the site and structures involved;

3. Affidavit of ownership or interest in property;

4. Filing fee.

When a proper and complete variance application has been filed, the planning department shall set a date for public hearing, consistent with public notice requirements of SMC 17.85.030.

E. Prohibited Variance. Under no circumstances shall the hearing examiner grant a variance to permit a use not generally or conditionally permitted in the zone involved, or any use expressly or by implication prohibited by the terms of this title in the zone. (Ord. 769 § 34, 1996; Ord. 744 § 2, 1995).

17.85.030 Public process.

A. Fees. The fees for processing all permit applications or petitions made pursuant to this title, and for processing appeals from any administrative interpretations, rulings or order or findings and decisions of the planning commission made under the authority of this title, shall be established by resolution of the city council. The finance/administrative officer shall cause to be prepared a schedule of land use application and permit fees, to be available to the general public at City Hall, and shall promptly revise the schedule upon adoption by the city council of any subsequent resolution amending any of the fees established herein. When a fee established herein includes the equivalent of city costs incurred, the city official responsible for processing the permit or land use application involved shall determine the amount of estimated city costs anticipated to be incurred, and the applicant shall, as a condition of further action on the application, deposit the estimated amount so determined with the city. The city shall maintain a record of costs incurred in processing the application, and at such time as the costs actually incurred exceed the amount deposited by the applicant, the city may require the deposit of additional sums in the amount equal to the remaining city costs anticipated to be incurred in processing the application, as a condition of further action thereon.

B. Publication. Public notice of any hearing as required by state law or this title shall be deemed to have been given when a notice setting forth the general purpose of any such hearing and the time and place thereof has been published at least one time in the official newspaper doing the city printing, at least 10 days before the date set for such hearing. Public notice of one or more hearings may be included within the same notice.

C. Notice to Property Owners. In cases of conditional use permits, map amendments, variances, and other applicable permit applications, written notice of any hearing shall be mailed to owners of all properties within a 500-foot radius of the exterior boundaries of the subject site. The notice shall be mailed to such property owners no later than 10 days prior to the public hearing. The property ownership records of the King County treasurer shall be used to identify surrounding property owners. In those cases where a public hearing is required to process an application not initiated by the city, responsibility to furnish the names and addresses of property owners, pre-addressed envelopes with sufficient postage affixed, and an appropriate form of affidavit of mailing shall rest with the applicant.

D. Public Hearings. A public hearing is required before the planning commission on conditional use permits, amendments and variances. Required public hearings shall be established within 60 days of the filing of a complete application. The ~~planning official~~director or designee shall prepare a written report for the planning commission, summarizing the essential facts relating to a request, and may, but is not required to, make a staff recommendation. The planning commission shall take testimony at the hearing in the following order:

1. Introduction of matter by ~~planning official~~director;

2. Presentation by applicant or authorized representative;

3. Testimony by the public;

4. Rebuttal testimony by applicant, if any; and

5. Closing presentation of ~~planning official~~director.

E. Actions by Planning Commission. The planning commission shall within 60 days of a public hearing, depending on the type of application, either render a decision or transmit its written findings and recommendation to the city council. The recommendation may be for approval, approval with conditions, or denial of the request. All recommended conditions shall be supported by appropriate findings.

F. City Council Action. Upon receipt of the planning commission's findings and decision, or after the expiration of 60 days after the planning commission hearing, the city council shall consider requests that require council

action. The ~~planning official~~director shall prepare a written report for the city council, summarizing the pertinent testimony at the public hearing, and changes in the staff recommendation made to the planning commission, if any. The city council shall consider the planning commission findings and decision, the ~~planning official~~director's reports, and shall afford the applicant an opportunity to respond thereto. The city council may approve, approve with conditions, or deny a request, or in its sole discretion remand the matter to the planning commission for additional consideration. If the city council approves a request, it shall direct the preparation of necessary approval documents, including ordinances. Any conditions of an approval shall be accomplished by an agreement between the applicant and the city and restrictive covenants, as required, which shall be fully executed and delivered to the city in recordable form prior to adoption of an ordinance or other document. (Ord. 1131 § 6, 2014; Ord. 744 § 2, 1995).

17.85.040 Appeals.

Repealed by Ord. 769. (Ord. 744 § 2, 1995).

Code reviser's note: See SMC Title 14, Development Review, Chapter 2.12 SMC, Planning Commission, and Chapter 2.14 SMC, Hearing Examiner.

EXHIBIT E

Title 19
ENVIRONMENT

Chapters:

19.04 SEPA Procedures and Policies

19.08 Shoreline Management Regulations

19.12 Critical Areas

Chapter 19.04
SEPA PROCEDURES AND POLICIES

Modified Code Sections Only:

Article I. Generally

19.04.030 Additional definitions.

Article II. Categorical Exemptions and Threshold Determinations

19.04.140 Mitigated DNS.

Article I. Generally

19.04.030 Additional definitions.

In addition to those definitions contained within WAC 197-11-700 through 799, when used in this chapter, the following terms shall have the following meanings, unless the context indicates otherwise:

A. "Department" means any division, subdivision or organizational unit of the city established by ordinance, rule or order.

B. "SEPA rules" means Chapter 197-11 WAC adopted by the Department of Ecology.

C. "Ordinance" means the ordinance, resolution, or other procedure used by the city to adopt regulatory requirements.

D. "Early notice" means the city's response to an applicant stating whether it considers issuance of a determination of significance likely for the applicant's proposal (mitigated DNS procedures). (Ord. 546 § 2, 1985).

E. "Director" means the director of community development, or equivalent position.

19.04.040 Designation of responsible official.

For those proposals for which the city is the lead agency, the responsible official shall be the ~~city planning official~~ Director. For these proposals, the responsible official shall make the threshold determination, supervise scoping and preparation of any required EIS, and perform any other functions assigned to the "lead agency" or "responsible official" by those sections of the SEPA rules that are adopted by reference in this chapter. (Ord. 546 § 2, 1985).

Article II. Categorical Exemptions and Threshold Determinations

19.04.100 Adoption by reference.

This article contains the rules for deciding whether a proposal has a "probable significant, adverse environmental impact" requiring an environmental impact statement (EIS) to be prepared. This article also contains rules for evaluating the impacts of proposals not requiring an EIS. The city adopts the following sections by reference, as supplemented in this article:

197-11-300 Purpose of this part.

197-11-305 Categorical exemptions.

197-11-310 Threshold determination required.

197-11-315 Environmental checklist.

197-11-330 Threshold determination process.

197-11-335 Additional information.

197-11-340 Determination of nonsignificance (DNS).

197-11-350 Mitigated DNS.

197-11-360 Determination of significance (DS)/initiation of scoping.

197-11-390 Effect of threshold determination.

(Ord. 546 § 2, 1985).

19.04.140 Mitigated DNS.

...

E. When an applicant submits a changed or clarified proposal, along with a revised environmental checklist, the city shall base its threshold determination on the changed or clarified proposal and should make the determination within 15 days of receiving the changed or clarified proposal:

1. If the city indicated specific mitigation measures in its response to the request for early notice, and the applicant changed or clarified the proposal to include those specific mitigation measures, the city shall issue and circulate a determination of nonsignificance under WAC 197-11-340(2).

2. If the city indicated areas of concern, but did not indicate specific mitigation measures that would allow it to issue a DNS, the city shall make the threshold determination, issuing a DNS or DS as appropriate.

3. The applicant's proposed mitigation measures (clarifications, changes or conditions) must be in writing and must be specific. For example, proposals to "control noise" or "prevent ~~storm water~~stormwater runoff" are inadequate, whereas proposals to "muffle machinery to X decibel" or "construct 200-foot ~~storm water~~stormwater retention pond at Y location" are adequate.

4. Mitigation measures which justify issuance of a mitigated DNS may be incorporated in the DNS by reference to agency staff reports, studies or other documents.

Chapter 19.08
SHORELINE MANAGEMENT REGULATIONS

Modified Code Sections Only:

19.08.080 Commercial development.

19.08.080 Commercial development.

The following performance standards shall be required, in addition to all other applicable regulations, for commercial development within the shorelines of the city:

A. Multiple use concepts, including open space, recreation and open view areas, shall be employed in developing commercial areas. Features such as viewing sites, promenades, benches, shelters, areas for passive recreation and/or access easements may be required as a condition of approval of substantial development permits.

B. Commercial development shall be located, designed, constructed and maintained to incorporate and preserve natural features of the shoreline.

C. Commercial structures shall be prohibited over the water, except for recreational uses necessary to enhance public use of the waterfront.

D. On-site parking shall be located landward of buildings, and shall be located, designed and screened to have minimal visual impact. Design shall be provided for ~~storm water~~stormwater retention, and shall ensure that surface runoff does not pollute adjacent receiving waters or cause soil erosion.

E. There shall be no disruption of trees or natural vegetation along the shoreline unless for public safety, scenic consideration, public access or the footprint of a new or expanded structure.

F. There shall be a height limitation on new or expanded structures of 35 feet measured from average grade level, except that the ridge of pitched roofs on principal structures may extend up to five feet above this height. As used in this subsection, "average grade level" means the average of the natural or existing topography of the portion of the lot, parcel or tract of real property which will be directly beneath the footprint of the proposed building or structure.

G. The setback from the ordinary high water mark for commercial structures within the shoreline, except recreational structures necessary to enhance public use of the waterfront, shall be 100 feet, except where a stable bank more than 25 feet high exists, the setback may be reduced to 75 feet. (Ord. 588 § 1, 1986).

Chapter 19.12
CRITICAL AREAS

Modified Code Sections Only:

19.12.020 Critical areas definitions.

19.12.040 Allowed activities.

19.12.090 General provisions.

19.12.110 Landslide hazard areas.

19.12.120 Steep slope hazard areas.

19.12.160 Streams.

19.12.170 Wetlands.

19.12.020 Critical areas definitions.

A. "Accessory structure" means a structure for a use incidental and subordinate to the principal use or structure. An accessory structure does not contain dwelling or employment space, and is located on the same lot as the principal use or structure.

B. "Adjacent" means within 300 feet of a critical area.

C. "Alteration" means any human-induced action which changes the existing condition of a critical area. Alterations include, but are not limited to: grading; filling; dredging; draining; channelizing; cutting, pruning, ~~limbing or~~ topping, clearing, relocating or removing vegetation; applying manure, herbicides or pesticides or any hazardous or toxic substance; discharging pollutants except ~~storm water~~stormwater; grazing domestic animals; paving, construction, or application of gravel; modifying for surface water management purposes; or any other human activity that changes the existing landforms, vegetation, hydrology, wildlife or wildlife habitat of a critical area.

D. "Animal containment area" means a site where 2,000 pounds or more of animals per acre are kept or where animal waste material is deposited in quantities capable of impacting groundwater resources.

E. "Buffer" means the designated area adjacent to a wetland, stream, geologically hazardous area, or channel migration zone. The buffer is intended to protect the resource in the case of wetlands and streams; to protect against injury or damage to persons and property and to protect against landslide, erosion and other undesirable consequences in the case of geologically hazardous areas; and to protect against injury and damage to persons and property in the case of channel migration zones. Buffers are not applicable to critical

aquifer recharge areas, fish and wildlife habitat areas (except to the extent that buffers for other critical areas serve as fish and wildlife habitat areas), or frequently flooded areas.

F. "Channel migration zone (CMZ)" means the area along a river within which the channel(s) can be reasonably predicted to migrate over time as a result of natural and normally occurring hydrological and related processes when considered with the characteristics of the river and its surroundings as delineated on the Snoqualmie River Channel Migration Area Map, contained in Channel Migration in the Three Forks Area of the Snoqualmie River (King County Department of Natural Resources, Surface Water Management Division, Seattle, WA, 1996), which is hereby incorporated herein by this reference.

G. "Critical aquifer recharge area" means the recharge areas of aquifers which serve as a source of drinking water for which there is no feasible alternative source and which, due to prevailing geologic conditions characterized by high infiltration rates, are susceptible to contamination from activities on the surface.

HV. "Critical area" includes the following areas: (1) wetlands; (2) streams; (3) channel migration zones; (4) areas with a critical recharging effect on aquifers used for potable water; (5) fish and wildlife habitat conservation areas; (6) frequently flooded areas; and (7) geologically hazardous areas. "Sensitive area" has the same meaning as "critical area" for the purposes of this chapter.

I. "Cutting" means as defined in SMC 15.20.020.

JH. "Development proposal" means any activity relating to the use and/or development of land requiring a permit or approval from the city, including but not limited to: commercial or residential building permit, boundary line adjustment, binding site plan, conditional use permit, franchise right-of-way permit, grading and clearing permit, mixed use approval, planned unit development, conditional use permit, variance, short subdivision, special use permit, subdivision, flood hazard permit, unclassified use permit, utility and other use permit, variance, rezone, or any subsequently required permit or approval not expressly exempted by this chapter.

KI. "Director" means the department head of the community development department, or equivalent position.

L. "Drainage facility" means as defined in SMC 15.18.040.

MJ. "Erosion hazard area" means those areas of the city containing soils which, according to the USDA Soil Conservation Service, King County Soils Survey, dated 1973, and any subsequent revisions or additions thereto, and the USDA Soil Conservation Service, Soils Survey for Snoqualmie Pass Area, Parts of King and Pierce Counties, WA, dated December 1992, may experience severe to very severe erosion hazard, and which

occur on slopes of 15 percent or greater. This group of soils includes: Alderwood Gravelly Sandy Loam (AgD), Alderwood-Kitsap (AkF), Beausite Gravelly Sandy Loam (BeD and BeF), Kitsap Silt Loam (KpD), Ovall Gravelly Sandy Loam (OvD and OvF), Ragnar Fine Sandy Loam (RaD), Ragnar-Indianola Association (RdE), Riverwash (Rh), or Coastal Beaches (Cb), and any soil type that could be subject to erosion when disturbed.

NK. "Fish and wildlife habitat conservation area" means an area that provides essential habitat for maintaining listed species of endangered, threatened or critical populations.

OL. "Geologically hazardous areas" means areas that, because of their susceptibility to erosion, sliding, earthquake, or other geological events, may pose hazards to the siting of commercial, residential, or industrial development consistent with public health or safety concerns, without appropriate mitigation.

PM. "Hazardous substance(s)" means:

1. A hazardous substance as defined by Section 101(14) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA); any substance designated pursuant to Section 311(b)(2)(A) of the Clean Water Act (CWA); any hazardous waste having the characteristics identified under or listed pursuant to Section 3001 of the Solid Waste Disposal Act (but not including any waste the regulation of which under the Solid Waste Disposal Act has been suspended by act of Congress); any toxic pollutant listed under Section 307(a) of the CWA; or any imminently hazardous chemical substance or mixture with respect to which the United States Environmental Protection Agency has taken action pursuant to Section 7 of the Toxic Substances Control Act;

2. Hazardous substances that include any liquid, solid, gas or sludge, including any material, substance, product, commodity, or waste, regardless of quantity, that exhibits any of the physical, chemical, or biological properties described in WAC 173-303-090, 173-303-102, or 173-303-103.

QN. "Hazardous waste" includes, but is not limited to, explosives, medical wastes, radioactive wastes, pesticides and chemicals which are potentially harmful to the public health or the environment, including anything defined as a hazardous substance.

R. "Invasive species" means a species that is (1) nonnative (or alien) to the Puget Sound or the Central Puget Lowland region, and (2) whose introduction causes or is likely to cause economic or environmental harm, or harm to human health. Invasive species can be plants, animals, and other organisms (e.g., microbes); human actions are the primary means of invasive introductions.

SO. "Landslide hazard area" means those areas of the city subject to a risk of landslide, including the following areas:

1. Any area with slopes greater than 15 percent and impermeable soils (typically silt and clay) frequently interbedded with granular soils (predominantly sand and gravel) and springs or groundwater seepage;

2. Any area that includes areas with significant visible evidence of groundwater seepage, and which also includes existing landslide deposits regardless of slope;

3. Any area which has shown movement during the Holocene epoch (from 10,000 years ago to present) or which is underlain by mass wastage debris of that epoch as determined by a geologist;

4. Any area potentially unstable as a result of rapid stream incision or stream bank erosion;

5. Any area located on an alluvial fan, presently or potentially subject to inundation by debris flow or deposition of stream-transported sediments.

TP. "Listed species" means those wildlife species that have been listed as endangered, threatened or critical by the U.S. Fish and Wildlife Service, NOAA National Marine Fisheries Service, or Washington Department of Wildlife pursuant to RCW 77.12.020 and Chapter 232-12 WAC as may be amended.

UQ. "Mitigation bank" means a site where wetlands and buffers are restored, created, enhanced, or preserved expressly for the purpose of providing compensatory mitigation in advance of authorized impacts to similar resources.

VR. "Mitigation bank instrument" means the documentation of agency and bank sponsor concurrence on the objectives and administration of the bank. The "bank instrument" describes in detail the physical and legal characteristics of the bank, including the service area, and how the bank will be established and operated.

WS. "Mitigation bank sponsor" means any public or private entity responsible for establishing and, in most circumstances, operating a bank.

X. "Noxious weeds" means as defined in SMC 15.20.020.

Y. "Pruning" means as defined in SMC 15.20.020.

ZT. "Qualified critical area consultant" means a person whom the city determines has the qualifications specified below to conduct critical areas studies pursuant to this chapter, and to make recommendations for

critical areas mitigation. For areas of potential geologic instability, the qualified critical areas consultant shall be a geologist or geotechnical engineer. For wetlands the qualified critical areas consultant shall be a certified professional wetland scientist or a noncertified professional wetland scientist with at least two years of full-time work experience as a wetlands professional, including delineating wetlands using the state or federal manuals, preparing wetland reports, conducting function assessments, and developing and implementing mitigation plans. For streams, the qualified critical areas consultant shall be a specialist in fisheries and hydrology. For fish and wildlife habitat conservation areas, the qualified critical areas consultant shall be a fish or wildlife biologist, zoologist, limnologist or ornithologist. For critical aquifer recharge areas, the qualified critical areas consultant shall be a geologist or civil engineer with a minimum of four years of professional experience in ground water studies and evaluation.

AA~~U~~. "Seismic hazard area" means those areas of the city subject to severe risk of earthquake damage as a result of seismically induced landslides, earth adjustments, settlement or soil liquefaction.

BB~~W~~. "Special waste" means all nonhazardous wastes that have special handling needs or have specific waste properties that require waste clearance by either the solid waste division of the King County department of natural resources and parks or the King County health department, or both. Such wastes are specified in the King County Waste Acceptance Policy (P.U.T. 4-1-4 or future amendments of that rule), and include contaminated soil, asbestos-containing materials, treated biomedical wastes, treatment plant grit and vactor wastes, industrial wastes, tires, and other wastes.

CC~~X~~. "Steep slope hazard area" means those areas of the city where the ground rises at an inclination of 40 percent or more within a vertical elevation change of at least 10 feet (a vertical rise of 10 feet or more for every 25 feet of horizontal distance). A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least 10 feet of vertical distance.

DD~~Y~~. "Stream" means any area of the city where surface waters produce a defined channel or bed which demonstrates clear evidence of the passage of water. The channel or bed need not contain water year-round. The term does not include irrigation ditches, canals, engineered storm or surface water runoff devices or other entirely artificial watercourses unless they are used by salmonids, or unless the created conveyances contain the waters from a stream which was naturally occurring prior to construction/alteration of the conveyance system.

EE. "Topping" means as defined in SMC 15.20.020.

FFZ. "Wetland" or "wetlands" means areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. Wetlands do not include areas that were unintentionally created as a result of blockage of drainage from the construction of a road, street, or highway after July 1, 1990. Wetlands may include those areas intentionally created from nonwetland areas as compensatory mitigation for impacts to wetlands.

GGAA. "Wildland" means an area in which development is essentially nonexistent, except for roads, railroads, power lines, and similar transportation facilities. Structures, if any, are widely scattered.

HHBB. "Wildland/urban interface" means any area where wildland fuels threaten to ignite combustible homes and structures. (Ord. 1176 § 2, 2016).

19.12.040 Allowed activities.

A. The following development, modifications, activities, and associated uses are allowed as provided below, provided they are consistent with the provisions of other local, state, and federal laws and requirements and ensure minimal impacts to and no net loss of ecological functions:

1. Emergencies that threaten the public health, safety and welfare. Altered critical areas or buffers may be required to be restored and/or impacts resulting from emergency actions mitigated, based on review by the city, after the emergency situation is stabilized.

2. Removal of such potential fuels within portions of a critical areas buffer in the urban-wildland interface as determined necessary by the fire chief on a site-specific assessment to create a defensible space within 30 feet of a residence in areas declared by the fire chief to be a wildfire threat zone, pursuant to a plan approved by the fire chief. Such plan shall not authorize any more clearing of a critical area buffer than is necessary to eliminate fuels likely to cause the spread of a wildfire.

3. Structures, improvements and uses in existence on the date this chapter becomes effective and that do not meet the requirements of this chapter. Such existing structures and improvements may be remodeled, reconstructed or replaced, provided:

a. Such actions or improvements are designed to only expand on the side of the existing structure, away from the critical area, and do not make the structure(s) intrude further into the critical area or its buffer; and

b. Do not increase the amount of impervious area within the critical area or buffer; and

c. Do not increase the potential impact to a critical area or, in the case of an existing structure or improvement in areas of potential geologic instability, do not increase the potential of soil movement or risk of harm or damage to existing uses or development, or to the public safety.

4. Existing uses may be maintained but shall not be expanded further into a critical area or its buffer. If an existing use that does not meet the requirements of this chapter is abandoned for a period of one year or more, such use shall not be reestablished.

5. Normal and routine maintenance or repair of existing utility or street rights-of-way or utility structures including drainage facilities. Utility or street rights-of-way shall be maintained in a manner that meets the objectives of safe and efficient use of the right-of-way, while eliminating the use of chemical herbicides within the corridors. Normal and routine maintenance includes vegetation management performed in accordance with best management practices that is part of ongoing maintenance of structures, infrastructure, or utilities; provided, that such management actions are part of regular and ongoing maintenance, do not expand further into the critical area, are not the result of an expansion of the structure or utility, and do not directly impact an endangered or threatened species.

6. Removal of ~~state-listed~~ invasive plants and noxious weeds, and additional aggressive non-native species, including Japanese knotweed, Scot's broom, English ivy, Himalayan and evergreen blackberry; provided, only hand labor and light equipment that minimizes disturbance to the critical area or buffer are used, and chemical applications are approved for use adjacent to streams and wetlands, provided best management practices are used.

7. Removal of dangerous trees, with the director's approval. A certified arborist's evaluation may be required in the discretion of the director if the hazard is not clearly evident.

8. Enhancement and restoration plantings for the purpose of restoring functions and values of critical areas or buffers that do not require construction permits; provided, only hand labor and light equipment that minimizes disturbance to the critical area or buffer are used. Removal or trimming of trees within critical areas or their buffers, and replacing them with lower growing shrubs, for the purpose of creating

or expanding a view corridor shall not be deemed an enhancement or restoration action and is not an exempted activity.

9. The following agricultural activities in existence as of the effective date of Ordinance No. 691:

a. Grazing of livestock, provided best management practices are implemented to protect the water quality;

b. Mowing of hay, grass or grain crops;

c. Tilling, discing, planting, seeding, harvesting and related activities for pasture, food crops, grass seed or sod; provided, that such activities do not involve any expansion into the critical areas or buffer of the area involved from that existing on the date this chapter becomes effective;

d. Normal and routine maintenance of drainage and irrigation ditches, provided they are not used by salmonids; farm ponds, stocked fish ponds, manure lagoons, and created livestock watering ponds; provided, that such activities shall not involve conversion of or expansion into any wetland or buffer not currently being used for such activity and best management practices are used. Maintenance actions within drainage ditches that drain directly to salmonid-bearing waters may require permits from state or federal regulatory agencies.

B. Public Agency or Utility Exception. If the application of this chapter would prohibit a development proposal by a public agency or public utility, the agency or utility may apply for an exception pursuant to this section. After holding a public hearing, the hearing examiner may approve the exception if he/she finds that there is no other practical alternative to the proposed development with less impact on critical areas or their buffers, and the proposal minimizes the impact on critical areas or their buffers. Any decision of the hearing examiner is final unless appealed.

C. Reasonable Use Exception. If the application of this chapter would deny all reasonable use of the property, development may be allowed which is consistent with the general intent of this chapter and the public interest; provided, that the hearing examiner, after a public hearing and consultation with the city attorney, finds that:

1. This chapter would otherwise deny all reasonable use of the property;

2. There is no other reasonable use with less impact on the critical area or its buffer;

3. The proposed development does not pose an unreasonable threat to the public health, safety or welfare on or off the property; and

4. Any proposed alteration of the critical area or its buffer is the minimum necessary to allow for reasonable use of the property, and will not result in a net loss of critical area functions and values. Any decision of the hearing examiner regarding this reasonable use exception shall be final unless appealed.

D. Farm Plans. Agricultural activities may be conducted consistent with a farm plan approved by the King Conservation District and the city. A qualified consultant shall evaluate agricultural activities, including vegetation management, outlined in a farm plan with the standards established in these chapters.

E. Mitigation Required. Any authorized alteration of a critical area or its buffer under subsections C and D of this section shall be subject to conditions established by the city and shall require mitigation described in an approved mitigation plan that meets the mitigation requirements of this chapter. (Ord. 1176 § 2, 2016).

19.12.050 Designation and protection of critical areas and buffers.

A. Designation. Critical areas are designated in this chapter by defining their characteristics, by defining their locations by adoption of a map, or both. In the case of frequently flooded areas, critical areas are designated in Chapter 15.12 SMC.

B. Protection. Critical areas shall be protected as follows:

1. The city shall not permit or approve any use, activity or development proposal, or authorization to alter the condition of any land, water or vegetation, or to construct or alter any structure or improvement, in, over or on a critical area or its buffer, except in compliance with the requirements of this chapter.

2. No person shall alter, nor direct or permit the alteration of, any critical area or buffer except as allowed in compliance with the requirements of this chapter.

3. The provisions of this chapter apply to all critical areas and buffers as designated or defined by this chapter, whether or not the critical area or buffer has been delineated or mapped. (Ord. 1176 § 2, 2016).

19.12.060 Critical areas study.

A. When Required. Except as provided in subsection B of this section, for any use, activity or development proposal on site that includes, is adjacent to, or could significantly impact a critical area, other than a critical aquifer recharge area, the applicant or developer, at their own expense, shall initiate a critical area study prepared by a qualified critical area consultant to adequately evaluate the potential impacts to such areas from such use, activity or development proposal. The critical areas study shall be conducted by a qualified critical areas consultant, subject to the additional provisions of subsection D of this section. No critical area study shall be required if a critical area study previously has been prepared pursuant to this section; provided, that the previous study contemplated and evaluated the type of use, activity or development to occur on the site; and further provided, wetland delineation studies shall be valid for a maximum period of five years after initial completion.

B. Waivers. The director may waive the requirement for a critical area study upon finding that:

1. There will be no alteration of the critical area or areas and associated buffers, or that the use, activity or development proposal is located in a portion of a wetland or stream buffer adjacent to and upland of an existing road and/or other existing development, such that the development site does not provide significant buffer functions;

2. The development proposal will not impact the critical areas or buffers in a manner contrary to the goals, intent, and requirements of this chapter; and

3. The development proposal meets the minimum standards of this chapter.

C. Contents of Study. The critical area study shall meet the minimum requirements as the director may establish by administrative rule. The city director may, in his or her discretion, require such supplements or amendments to the study as he or she may deem necessary to develop a reasonably comprehensive understanding of the site conditions and potential impacts. Critical area reports relating to wetlands shall be in accordance with the additional criteria found in SMC 19.12.170(B).

D. Additional Review. In situations where the applicant has provided its own critical areas study, the city may require review of the submitted study by staff with the necessary critical areas qualifications or retain another qualified critical areas consultant as adjunct staff to review the adequacy of the critical area study. The costs for such critical areas consultant review shall be borne by the applicant and shall be for services necessary to

review the applicant's critical areas study, meet with the applicant and/or other relevant city staff, and to conduct any necessary field work to evaluate the applicant's critical areas study. The city critical areas consultant ordinarily should not conduct a full independent or duplicative critical area study. In situations where the city has provided the critical area study (at the applicant's expense), the applicant shall have the right, but not the obligation, to submit a second opinion to the city for consideration. The determination of the city as to the adequacy of a critical areas study shall be final unless the issue is raised on appeal of the development proposal approval or permit. No interlocutory appeal of the study results is authorized by this section. (Ord. 1176 § 2, 2016).

19.12.070 Critical area review process.

A. Preapplication Meeting. When a use, activity or development proposal includes or is adjacent to one or more critical areas, the applicant shall meet with the director prior to the submission of any application or development proposal to discuss the goals, purposes, objectives and requirements of this chapter, the scope of any critical area study or studies, the qualifications of the applicant's technical consultants, and the nature of the use, activity or development proposal.

B. Incorporation of Critical Areas Conditions in Permits and Approvals. Review of critical areas studies and suggested conditions and mitigation shall be reviewed during and incorporated into the underlying permit or approval of the use, activity or development approval by whatever person or body has the authority for the underlying permit or approval. The director shall include in every report, recommendation or administrative decision on a use, activity or development proposal such findings as may be necessary to address the provisions of this chapter.

C. Authority to Condition or Deny Proposals. The city may approve, approve with conditions, or deny any development proposal in order to comply with the requirements and carry out the goals, purposes, and objectives of this chapter. In addition to its general authority under this chapter and any other applicable law or chapter, the city shall condition or deny a permit or approval for a use, activity or development proposal if it is determined that it will increase the potential of soil movement or otherwise result in a significant risk of injury to persons or damage to the structure, site or adjacent properties in the case of areas of potential geologic instability, or will result in a risk of significant harm to a wetland or stream or its functional values, or will disturb the qualities that are essential to maintain the habitat in designated fish and wildlife habitat conservation areas, or poses a significant risk of degrading the quality of ground water in a critical recharge area. The city shall

impose mitigation consistent with the requirements of this chapter and as contained in an approved mitigation study.

D. Monitoring.

1. Whenever mitigation is required, the city may require monitoring to ensure the mitigation meets the design performance standards established in the approved mitigation plan. The city may require that a qualified critical area consultant, at the direction of the city and at the applicant's expense, monitor the development proposal site during construction and for a sufficient period of time after construction to ensure satisfactory mitigation of impacts on the critical area. The qualified critical area consultant shall monitor per the provisions outlined in the approved mitigation plan based on the conditions or restrictions imposed by the city and such administrative rules as the director shall prescribe.

2. When monitoring is required, the city shall require the qualified critical area consultant to make written, dated monitoring reports at intervals as may be specified in the approved monitoring plan. The city will review and comment on each monitoring report, and may require any remedial actions as determined necessary to assure success of the mitigation plan. The city will require a final statement from the qualified critical area consultant that, based upon technical data, the mitigation area complies with the performance standards in the approved mitigation plan. Where monitoring reveals a significant deviation from designed performance standards or a failure of mitigation measures, the city may require the applicant to take appropriate corrective action, and the project shall be subject to further monitoring for a time frame to be determined by the city.

E. Assurance Devices. Prior to issuance of any permit or approval which authorizes site disturbance under the provisions of this chapter, the city shall require a bond or other security to assure that all work required by this chapter or any permit condition relating to critical areas is satisfactorily completed in accordance with the approved plans, specifications, permit or approval conditions, and applicable regulations and to assure that all work or actions not satisfactorily completed will be corrected to comply with approved plans, specifications, requirements, and regulations to eliminate hazardous conditions, to restore environmental damage or degradation, and to protect the health, safety and general welfare of the public. If the development proposal is subject to mitigation, the applicant shall post a performance and maintenance bond or other security in a form and amount deemed acceptable by the city to cover long-term monitoring, maintenance, and performance for mitigation projects to ensure mitigation is fully functional for the duration of the monitoring period.

1. Performance Bonds. Mitigation required pursuant to a development proposal must be completed prior to the city's granting of final approval of the development proposal. If the applicant demonstrates that seasonal requirements or other circumstances beyond its control prevent completion of the mitigation prior to final approval, the applicant may post a performance bond, assignment of savings, or other security instrument approved by the city attorney equal to 150 percent of the total cost of the remaining mitigation and guarantees that all required mitigation measures will be completed no later than the time established by the city in accordance with this chapter. The performance bond shall be released following inspection and approval of the bonded improvements.

2. Maintenance/Monitoring Bonds. The city shall require the applicant whose development proposal is subject to a mitigation plan to post a maintenance/monitoring bond, assignment of savings, or other security instrument approved by the city attorney equal to 50 percent of the total estimated maintenance and monitoring cost to guarantee satisfactory workmanship, materials, and performance of structures and improvements. The maintenance bond will be released after meeting the maintenance and mitigation requirements of this chapter and any applicable conditions of approval.

3. All bonds shall be submitted with the appropriate bond quantity worksheet identified by the city. (Ord. 1176 § 2, 2016).

19.12.080 Critical area tracts and notice on title.

A. Critical Area Tracts. Any critical area and its buffer where development or alteration is prohibited or limited pursuant to this chapter shall be placed in a separate critical area tract if determined by the city to be necessary to protect the critical area. Critical area tracts may be required to be conveyed to the city, if deemed necessary to protect the critical area.

B. Notice on Title. The owner of any property that is subject to the provisions of this chapter shall, as a condition of approval pursuant to the provisions of this chapter, record with the records and elections division of King County a notice in a form approved by the city providing notice of the presence of a critical area and/or buffer on the property, the application of this chapter to the property, and that limitations on actions in or affecting such areas may exist. The provisions of this section shall not apply where such notice has already been recorded pursuant to a previous approval, such as a final plat. The form of such notice may be adopted by administrative rule.

1. The notice shall state:

a. The presence of the critical area, buffer, or mitigation area on the property;

b. The allowable use of this property; and

c. The limitations that may exist on action in, or affecting, the critical area, buffer, and/or mitigation area.

2. The notice on the title shall run with the property.

3. The notice on title will not be required if the work on existing structures or uses is valued at less than 50 percent of the assessed value of the existing structure or use, and if it does not increase the area of impact to the critical area or its buffer.

4. This notice on title shall not be required for a development proposal by a public agency or public or private utility:

a. Within a recorded easement or right-of-way; or

b. Where the agency or utility has been adjudicated the right to an easement or right-of-way.

5. The applicant shall submit proof that the notice has been filed for public record for all affected property prior to building permit approval or prior to recording of the final plat in case of subdivisions. (Ord. 1176 § 2, 2016).

19.12.090 General provisions.

The city will apply the following general methods and mechanisms to accomplish the purposes of this chapter. This section shall be applied to all approved development applications and alterations where critical areas may be affected. Remediation and compensation, for wetlands and streams, may be accomplished using mitigation banking described in this section.

A. Mitigation Sequencing. Conditions to protect critical areas and buffers shall be sequenced as follows:

1. Avoid the impact by refraining from certain actions or parts of an action to the extent feasible;

2. Minimize the impacts by limiting the degree or magnitude of the action, by redesigning the proposed project to minimize impacts and/or avoid or reduce impacts by using appropriate technology, best management practices and design strategies;

3. Remediate the impact by repairing, rehabilitating, or restoring the affected environment;

4. Reduce or eliminate the impact over time by preservation and maintenance operations;

5. Compensate for the impacts by creating, replacing, enhancing, or providing substitute resources or environments;

6. Monitor the mitigation provided for the impact and take appropriate corrective measures when necessary.

B. Buffers.

1. Measurement of Buffers. All buffers shall be measured perpendicular from the critical area boundary as surveyed in the field. The width of the buffer shall be determined according to the category of the critical area and the proposed land use, as described in this chapter.

2. Standard Buffers. The standard buffer widths presume the existence of a native forest vegetation community in the buffer zone adequate to protect the critical area functions and values at the time of the proposed activity. If the vegetation or protection is inadequate, the city may require an increase in the buffer width or additional native plantings within the standard buffer width. Provisions to reduce or to average buffer widths to obtain optimal habitat value are provided under the performance standards for each critical area.

3. Buffer Averaging. The director may allow wetland or stream buffer averaging only when the buffer area width after averaging will not adversely impact the critical area and/or buffer functions and values, including wetland hydrology that causes short- or long-term changes in native vegetation composition, soil characteristics, nutrient cycling or water chemistry. At a minimum, any proposed buffer averaging shall meet the following criteria:

a. The resulting buffer area is no less than that which would be provided by the standard buffer;

b. The buffer width shall not be reduced by more than 25 percent at any one point as a result of the buffer averaging, and provided, buffer averaging shall not result in a wetland buffer being reduced to less than 25 feet at any one point in any case;

c. The buffer area is reduced by averaging only in those locations where the least significant upland habitat is present within the standard buffer zone, and the areas for increased buffer incorporate the highest functioning upland habitats, where feasible;

d. The buffer area may be required to be enhanced where the buffer is allowed to be reduced, if the buffer is in a degraded condition;

e. The areas of expanded buffer width are contiguous with the standard buffer;

f. Encroachment into the buffer does not occur waterward of the top of an associated steep slope or into a channel migration zone;

g. Encroachment does not occur into the buffer of an associated wetland except as otherwise allowed; and

h. Buffer averaging shall not result in the relocation of any portion of a buffer onto an adjacent property not in common ownership.

4. Increased Buffer Widths. Buffers of prescribed widths are established in this chapter for various categories of wetlands, streams, geologically hazardous areas and channel migration zones. The director may require increased buffer widths as necessary to protect critical areas when either the critical area is particularly critical to disturbance or the development poses unusual impacts. Examples of circumstances that may require buffers beyond minimum requirements include, but are not limited to:

a. Unclassified uses;

b. The critical area is in a critical drainage basin or documented salmonid spawning or rearing habitat;

c. The critical area is a critical fish habitat for spawning or rearing as determined by the Washington Department of Fish and Wildlife;

d. The land adjacent to the critical area and its associated buffer, and located within the development proposal, is classified as an erosion hazard area; or

e. A trail or utility corridor in excess of 10 percent of the buffer width is proposed for inclusion in the buffer.

C. Building Setback Line. A building setback line of 15 feet shall be required from the edge of a buffer for any building or structure to ensure that the exteriors of the building or structure can be improved, maintained or repaired without encroaching into the buffer. Trails, sidewalks, parking lots, or ~~storm water~~stormwater facilities may be located within the building setback line as long as access for maintenance will not result in adverse impacts to the actual buffer.

D. Land Segregation. Subdivisions, short subdivisions, binding site improvement plans, boundary line adjustments and any other division of land in critical areas and buffers shall be subject to the following provisions:

1. Land that is wholly within a wetland or stream or buffer may not be subdivided or the boundary line adjusted except as approved under a reasonable use permit. In the case of land where one parcel is entirely within a wetland or stream buffer and an adjacent parcel is located partially or entirely out of a wetland or stream buffer, the provisions of subsection B of this section shall apply to boundary line adjustments between the two parcels.

2. Land that is partially within a wetland or stream or buffer may be divided or the boundary line adjusted to create buildable lots; provided, that an accessible and contiguous portion of each new or adjusted buildable lot is:

a. Located outside the critical area and buffer; and

b. Complies with the minimum lot size for the zoning district in which it is located, if applicable.

3. Accessory roads and utilities serving the proposed division of land may be permitted within the wetland or stream and associated buffer only if the city determines that no other feasible alternative exists.

E. Marking or Fencing.

1. Temporary Markers. The outer perimeter of wetland, stream, fish and wildlife habitat conservation areas, steep slopes and their associated buffer and the limits of these areas to be disturbed pursuant to an approved permit or authorization shall be marked in the field prior to site clearing in a manner approved by the city so no unauthorized intrusion will occur. Markers or fencing are subject to inspection by the director or his/her designee prior to the commencement of permitted activities. This temporary

marking shall be maintained throughout construction and shall not be removed until directed by the director, or until permanent signs and/or fencing, if required, are in place.

2. Permanent Markers. Following the implementation of an approved development plan or alteration, the outer perimeter of the critical area or buffer that is not disturbed shall be permanently identified. The director shall approve sign locations during review of the development proposal. Along residential boundaries, the signs shall be at least four inches by six inches in size and spaced one per centerline of lot or every 75 feet for lots whose boundaries exceed 150 feet. At road endings, crossings, and other areas where public access to the critical area is allowed, the sign shall be a minimum of 18 inches by 24 inches in size and spaced one every 75 feet. This identification shall include permanent wood or metal signs on treated wood or metal posts. Signs shall be worded as follows:

CRITICAL AREA BOUNDARY

Protection of this natural area is in your care. Alteration or disturbance is prohibited. Please call the City of Snoqualmie at (425) 888-5337 for more information. Removal of this sign is prohibited.

3. Permanent Fencing. The director shall require permanent fencing where there is a likelihood of the intrusion into the critical area or its buffer based on the development proposal. The director shall also require such fencing when, subsequent to approval of the development proposal, intrusions threaten conservation of critical areas or buffers. The director may use any appropriate enforcement actions including, but not limited to, fines, abatement, or permit denial to ensure compliance.

F. Mitigation Plans.

1. Whenever mitigation is required, the applicant shall prepare and submit a mitigation plan for city review and approval.

2. General Mitigation Requirements. Mitigation for alterations to critical areas shall achieve equivalent or greater biological functions and may include, in the case of streams and wetlands, mitigation for adverse impacts upstream and downstream of the development proposal site. Mitigation sites for wetlands, streams, and fish and wildlife habitat conservation areas shall be located to achieve contiguous habitat to minimize the isolating effects of development on habitat areas. Mitigation of aquatic habitat should be located within the same aquatic system as the area disturbed, unless the applicant provides a sound ecological basis for providing it in as close proximity to the project site as feasible and as approved by the administrator. Mitigation shall address each function affected by the alteration to achieve functional

equivalency or improvement on a per function basis. Increased ratios of mitigation area may be required for wetlands, and the buffers of streams or wetlands, as provided in this chapter.

3. Mitigation Plan Submittal Requirements. The required scope and content of a mitigation plan shall be established by administrative rule promulgated by the director. Mitigation plans for wetlands and streams shall be based upon the Wetland Mitigation in Washington State, Part 2: Developing Mitigation Plans – Version 1 (Ecology Publication Number 06-06-011b, Olympia, WA, March 2006, or as revised), and Selecting Wetland Mitigation Sites Using a Watershed Approach (Western Washington) (Publication No. 09-06-32, Olympia, WA, December 2009) as it now exists or may hereafter be modified in the final guidance document when published.

4. Mitigation Monitoring. The time period for mitigation monitoring shall be established per the administrative rule established per subsection (F)(3) of this section, and shall be subject to the following minimum standards. Monitoring for compensatory mitigation for alteration of a wetland or stream shall occur for a minimum of five years. In the case of forested and scrub-shrub wetlands, monitoring shall occur for a minimum of 10 years, with reports submitted in years 1, 2, 3, 5, 7, and 10 and shall be secured with a bond or assignment for security.

G. Habitat Study. A habitat study shall be required for all development proposals that the director determines may affect the habitat of a listed species. If one or more listed species is using the subject property, the following additional requirements shall apply:

1. The applicant using a qualified professional consultant shall submit a habitat management plan, which at a minimum shall identify the qualities that are essential to maintain viable habitat for listed species using the fish and wildlife habitat conservation area and identify measures to minimize the impact from proposed activities on the habitat. The applicant shall be guided by the document "Management Recommendations for Washington's Priority Habitats and Species," issued by the Washington Department of Wildlife, May 1991, and as may be amended, and by any recovery and management plans prepared by the Washington Department of Wildlife for the listed species pursuant to WAC 232-12-297(11).

2. Conditions shall be imposed, as necessary, based on the measures identified in the habitat management plan.

3. To retain adequate natural habitat for listed species, buffers may be established on a case-by-case basis as described in the habitat management plan.

H. Minimal Impacts and No Net Loss. All the regulations of this chapter shall be applied to uses, activities, modifications and development to ensure minimal impacts to and no net loss of ecological function.

I. Where impact to critical areas or their buffers cannot be avoided, the applicant shall demonstrate that the impact is authorized by the provisions of this chapter or a reasonable use exception. (Ord. 1176 § 2, 2016).

19.12.100 Erosion hazard areas.

Alteration of erosion hazard areas may be permitted subject to the following requirements:

A. Clearing and Grading within Erosion Hazard Areas. Clearing and grading within erosion hazard areas shall conform to the following standards:

1. Clearing of up to 15,000 square feet on any one lot and timber harvest pursuant to a DNR-approved forest practice permit or a city-approved clearing or grading permit may be cleared at any time. All other clearing on erosion hazard areas shall be allowed only from April 1st to November 1st unless otherwise approved by the city.

2. Clearing and grading in erosion hazard areas shall be sequenced as follows:

a. No clearing or grading shall occur in an erosion hazard area until after the area to be cleared and/or graded has been marked in the field and the markings have been approved by the city.

b. Clearing and grading for and installation of temporary erosion and sedimentation control measures in erosion hazard areas shall occur prior to clearing and grading for roads and utilities.

c. Clearing and grading for roads and utilities in erosion hazard areas shall be completed prior to any clearing or grading of lots or building pads and shall be the minimum necessary to accomplish the project engineering designs.

d. Clearing and grading of lots, building pads or other retained vegetation shall subsequently be removed only if it is a specific element of an approved structure and subject to specific development approval from the city.

3. Approved clearing and grading pursuant to this section shall use directional felling, approved skidding plans and other techniques to minimize damage to soils and understory vegetation.

B. Erosion Control Plan. All development must submit an erosion control plan consistent with the requirements of this section and other relevant portions of the Snoqualmie Municipal Code. Approval of such plans shall include mitigation, monitoring and bonds as necessary to ensure satisfactory performance of the conditions of approval.

C. Buffers. There are no buffers for erosion hazard areas. (Ord. 1176 § 2, 2016).

19.12.110 Landslide hazard areas.

A. Alteration of a landslide hazard area on slopes 40 percent or steeper is prohibited except as provided for under the development standards for steep slopes.

B. Alteration of a landslide hazard area on slopes less than 40 percent is prohibited unless the city concludes from the critical area study that the development proposal will not decrease slope stability on adjacent properties and the development proposal can be designed so that the landslide hazard to the project and adjacent property is eliminated or mitigated to meet city-defined factors of safety, per administrative rule.

C. Buffers in Landslide Hazard Areas.

1. The buffer from the top of a slope shall be designed to protect persons and property from damage due to catastrophic slope failure and slope retreat over the lifetime of the use and provide an area of vegetation to promote shallow stability, control erosion and promote multiple benefits to wildlife and other resources. The buffer distance from the top of slope shall be equal to the greater of:

a. The distance from the toe of slope upslope at a slope of 2:1 (horizontal to vertical) to a point that intersects with the site's ground elevation; or

b. A horizontal distance from the top of the slope equal to the vertical height of the slope; or

c. Fifty feet from the top of the slope.

2. The buffer from the toe of a slope shall provide for the safety of persons and property from the run-out resulting from slope failure and shall be the greater of:

a. A horizontal distance equal to the vertical height of the slope; or

b. Fifty feet from the toe of the slope.

D. Buffer Reduction. The buffer may be reduced to a minimum of 15 feet based on analysis of specific development plans provided by a qualified professional that demonstrates to the public works director's satisfaction that the reduction will adequately protect the proposed development, adjacent developments, uses and other nearby critical areas, and will not result in reduced slope stability.

E. Increased Buffer. The buffer may be increased where the community development director determines a larger buffer is necessary to prevent risk of damage to proposed and existing development.

F. Clearing and Grading in Landslide Hazard Areas. When associated with an allowed alteration within a landslide hazard area, clearing and grading activities shall conform to the following standards:

1. Clearing and grading in landslide hazard areas shall be allowed only from April 1st to November 1st.

2. Clearing and grading shall be sequenced as follows:

a. No clearing or grading shall occur in a landslide hazard area until after the area to be cleared and/or graded has been marked in the field and the markings have been approved by the city.

b. Clearing and grading for and installation of temporary erosion and sedimentation control measures in landslide hazard areas shall occur prior to clearing and grading for roads and utilities.

c. Clearing and grading for roads and utilities in landslide hazard areas shall be completed prior to any clearing or grading of lots or building pads and shall be the minimum necessary to accomplish the project engineering designs.

d. Clearing and grading of lots, building pads or other retained vegetation shall subsequently be removed only if it is a specific element of an approved structure and subject to specific development approval from the city.

3. Approved clearing and grading pursuant to this section shall use directional felling, approved skidding plans and other techniques to minimize damage to soils and understory vegetation.

G. Roads and Utilities. Roads and utilities may be permitted within landslide hazard areas and associated buffers if the city determines that no other practical alternative exists.

H. Utility Lines and Pipes. Utility lines and pipes shall be permitted in the landslide hazard area only when the applicant demonstrates that no other practical alternative is available. The line or pipe shall be located above ground and be properly anchored and/or designed so that it will continue to function in the event of erosion. ~~Storm water~~Stormwater conveyance shall be allowed only through a high-density polyethylene pipe with fuse-welded joints, or similar product that is technically equal or superior. (Ord. 1176 § 2, 2016).

19.12.120 Steep slope hazard areas.

A. Alterations. No development or alteration shall be allowed in steep slope hazard areas unless the development or alteration is one of the following:

1. Any alteration on slopes 40 percent or steeper with a vertical elevation change of less than or equal to 20 feet, provided the critical areas study demonstrated that no adverse impact will result;

2. Any alteration of a slope, which has been created through previous legal grading activities, may be regraded as part of an approved development proposal. Any remaining slopes in excess of 40 percent shall be subject to the steep slope protections of this chapter;

3. Surface water or stormwater conveyance approved by the city in conformance with the stormwater management requirements in Chapter 15.18 SMC~~Surface Water Design Manual~~;

4. Trails construction approved by the city;

5. Utility construction approved by the city, if the city determines that no other feasible alternative exists. Utility lines or pipes shall be located above ground and properly anchored and/or designed so that they will continue to function in the event of an underlying slide. ~~Storm water~~Stormwater conveyance shall be allowed only through a high-density polyethylene pipe with fuse-welded joints, or similar product that is technically equivalent or superior;

6. Trimming and ~~limbing~~ cutting of vegetation on steep slopes approved by the city; provided that the soils are not disturbed.

B. Buffers in Steep Slope Hazard Areas.

1. The buffer from the top of a slope shall be designed to protect persons and property from damage due to catastrophic slope failure and slope retreat over the lifetime of the use and provide an area of vegetation to promote shallow stability, control erosion and promote multiple benefits to wildlife and other resources. The buffer distance from the top of slope shall be equal to the greater of:

a. The distance from the toe of slope upslope at a slope of 2:1 (horizontal to vertical) to a point that intersects with the site's ground elevation; or

b. A horizontal distance from the top of the slope equal to the vertical height of the slope; or

c. Fifty feet from the top of the slope.

2. The buffer from the toe of a slope shall provide for the safety of persons and property from the run-out resulting from slope failure and shall be the greater of:

a. A horizontal distance equal to the vertical height of the slope; or

b. Fifty feet from the toe of the slope.

C. Buffer Reduction. The buffer may be reduced to a minimum of 15 feet based on analysis of specific development plans provided by a qualified professional that demonstrates to the public works director's satisfaction that the reduction will adequately protect the proposed development, adjacent developments, uses and other nearby critical areas, and will not result in reduced slope stability.

D. Increased Buffer. The buffer may be increased where the community development director determines a larger buffer is necessary to prevent risk of damage to proposed and existing development. (Ord. 1176 § 2, 2016).

19.12.130 Seismic hazard areas.

A. Alteration of a seismic hazard area shall only be allowed if mitigation is implemented that provides for adequate factors of safety against liquefaction, surface rupture, lateral spreading, seismically induced landsliding, and settlement.

B. Structures in seismic hazard areas shall conform to applicable analysis and design criteria of the International Building Code.

19.12.140 Channel migration and associated erosion hazard zones.

A. The administrator shall assemble all available channel migration and erosion hazard maps and studies from King County and other sources in order to determine the location and severity of known channel migration and erosion hazard zones, and shall maintain maps showing the boundaries of all known channel migration and erosion hazard zones. The administrator is hereby authorized to adopt administrative rules to establish the process and criteria for designating and classifying channel migration and erosion hazard zones. An applicant for a development permit may submit a report by a qualified professional engineer in support of a determination of the boundaries or classification of channel migration and/or erosion hazard areas on a specific property if there is a discrepancy between the approved channel migration zone or erosion hazard map and site-specific conditions or data, or for unmapped potential channel migration zones or erosion hazard areas.

B. No new development may be permitted in the severe channel migration zone unless otherwise allowed under this section.

C. The following activates are allowed within the severe and moderate channel migration zone:

1. Trails and boardwalks;

2. Forest practices;

3. Ongoing agriculture;

4. Bridges, utilities and transportation structures when no other feasible alternative exists;

5. Development with a primary purpose of protecting or restoring ecological functions.

D. Existing structures may be maintained and improved on existing legal lots in the moderate channel migration zone and/or erosion hazard area; provided, the footprint may not be expanded toward the source of channel migration or erosion hazard.

E. New structures may be permitted in the moderate channel migration zone on existing legal lots; provided, that a feasible alternative location outside of the channel migration hazard is not available on site, and the structure and supporting infrastructure, including septic system, are located at the farthest distance from any source of channel migration or erosion hazard.

F. Subdivision of land by any means, including short subdivision or binding site improvement plan, is prohibited within the moderate channel migration zone.

G. New structural flood hazard reduction measures may be allowed in a channel migration zone to protect existing development only where demonstrated through an engineering analysis to be necessary, and when nonstructural methods are infeasible and such measures are located landward of associated wetlands and buffer areas except where no alternative exists as documented in a geotechnical analysis.

19.12.150 Frequently flooded areas.

A. Standards for building and development in frequently flooded areas are set forth in Chapter 15.12 SMC, Flood Hazard Regulations. SMC 15.12.170, Floodways, adopted by Ordinance 621, 1989, and amended by Ordinance 856, 2000, and Ordinance 890, 2001, or hereafter amended, is hereby adopted by reference.

B. No encroachment, including fill, new construction, substantial improvement or other development shall be permitted within the floodway unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge.

C. No new construction or reconstruction of residential structures shall be permitted within the floodway, except for the following:

1. Repairs, reconstruction or improvements to a structure which do not increase the ground floor area; and

2. Repairs, reconstruction or improvements to a structure, the cost of which does not exceed 50 percent of the market value either:

a. Before the repair, reconstruction or improvement is commenced, or

b. If the structure has been damaged, and is being restored, before the damage occurred. Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and are the minimum necessary to assure safe living conditions or to structures identified as historic places shall not be included in the 50 percent limitation.

D. If the requirements of subsection A of this section are met, all new construction and substantial improvement shall comply with all other applicable flood hazard reduction standards of Chapter 15.12 SMC, Flood Hazard Regulations.

E. New structural flood hazard reduction measures are allowed only where demonstrated to be necessary, and when nonstructural measures are infeasible and mitigation is accomplished, and provided, such measures are landward of associated wetlands and buffer areas except where no alternative exists as documented in a geotechnical analysis. (Ord. 1176 § 2, 2016).

19.12.160 Streams.

A. Classification of Streams. Streams shall be classified as follows:

1. Class 1 are Type S (shorelines) streams and include waters, within their bankfull width, as inventoried as "Shorelines of the State" (rivers over 20 cfs, marine shorelines and lakes over 20 acres) under Chapter 90.58 RCW and the rules promulgated pursuant to Chapter 90.58 RCW, including periodically inundated areas of their associated wetlands. "Bankfull width" is the measurement of the lateral extent of the water surface elevation perpendicular to the channel at bankfull depth.

2. Class 2 are Type F (fish) streams and include segments of natural waters other than Type S waters that are within the bankfull widths of defined channels and periodically inundated areas of their associated wetlands, or within lakes, ponds, or impoundments having a surface area of one-half acre or greater at seasonal low water that in any case contain fish habitat or are described by one of the four categories in WAC 222-16-030(2).

3. Class 3 are Type Np (non-fish perennial) streams and include all segments of natural waters within the bankfull width of defined channels that are perennial non-fish habitat streams. Perennial streams are waters that do not go dry at any time during a year of normal rainfall. However, for the purpose of water typing, Type Np waters include the intermittent dry portions of the perennial channel below the uppermost point of perennial flow.

4. Class 4 are Type Ns (non-fish seasonal) streams and include all segments of natural waters within the bankfull width of the defined channels that are not Type S, F, or Np waters. These are seasonal, non-fish habitat streams in which surface flow is not present for at least some portion of a year of normal rainfall and are not located downstream from any stream reach that is a Type Np water. Ns waters must be physically connected by an aboveground channel system to Type S, F, or Np waters.

5. Type C (Conveyance). As defined by the city of Snoqualmie, "Type C waters" are those natural open ephemeral drainage courses (including where bridged, piped or culverted) that are not Type S, F, Np or Ns waters, which contain flow only during or immediately after periods of precipitation, and which flow generally less than 30 days per year.

B. No alteration to a stream or buffer shall be permitted unless the city grants a public agency or utility exception or reasonable use exception, or unless the city finds that the development proposal is one of the permitted uses identified in subsection C of this section and the project as proposed preserves or enhances the important stream and buffer functions and is otherwise consistent with the purposes of this chapter.

C. Permitted Uses and Alterations. Subject to the requirements of the underlying zoning designation and other applicable codes and ordinances, the following uses and alterations shall be permitted within streams or their buffers, in accordance with the standards set forth in this section when done in compliance with the provisions of other applicable codes and ordinances. Mitigation shall be required for any impact to the critical area or its buffer from these permitted uses and alterations:

1. Stream Crossings. Stream crossings may only be permitted when there is no other reasonable access resulting in less impact on the stream and/or its buffer. Stream crossings shall use all reasonably feasible construction techniques to avoid disturbance to the stream bed or bank. In the case of Class 2, Class 3 or Class 4 streams, bottomless culverts or other appropriate methods demonstrated to provide fisheries protection may be used if the applicant demonstrates that such methods and their implementation will pose no harm to the stream bank or bed and will not adversely impact fish habitat as demonstrated in a report from a qualified consultant submitted by the applicant. The applicant shall be responsible to obtain and comply with all other applicable state and federal permits. Crossings shall not occur over salmonid spawning areas unless no other possible crossing site exists. Crossings shall be minimized and serve multiple purposes and properties whenever possible. Construction of stream crossings shall be in conformance with applicable permit limitations established by state resource agencies.

2. Stream Relocations. Class 1 streams shall not be relocated. Class 2 streams shall not be relocated except for public road projects which have been approved by a variance and by applicable state resource agencies. Class 3 and Class 4 streams may only be relocated provided the in-stream

resources are preserved or enhanced, all appropriate floodplain protection measures are used, and the stormwater management requirements ~~in of the Surface Water Design Manual,~~ Chapter 15.18 SMC ~~Surface and Storm Water Management~~, and all other applicable permit and code requirements have been met. A proposal to relocate a Class 2, Class 3 or Class 4 stream must be accompanied by a stream mitigation plan.

3. Stream Channel Stabilization. Stream channel stabilization may only be allowed when movement of the stream channel threatens existing residential or commercial structures, public improvements, unique natural resources, or the only possible existing access to property. Proposals to stabilize a stream channel must be done in compliance with the provisions of this chapter and other applicable codes and ordinances, including but not limited to shoreline regulations pursuant to Chapter 19.08 SMC, Shoreline Management Regulations.

4. Type C Maintenance. Maintenance associated with Type C waters that do not carry anadromous salmonids, and that do not meet the definition of a wetland, may be maintained through use of best management practices developed in consultation with other state and federal agencies with jurisdiction.

5. Educational and Research Activities. Educational and research activities are permitted, not including construction of buildings or other permanent structures.

6. Enhancement or Mitigation. Enhancement or other mitigation plans are permitted, including landscaping in accordance with conditions of development imposed by the city.

7. ~~Storm Water~~Drainage Facilities. ~~Storm water detention/water quality pond d~~Discharges from drainage facilities are permitted, provided the stormwater management requirements in Chapter 15.18 SMC ~~provisions of the Surface Water Design Manual are~~ have been met and the city finds that the wetland functions can be preserved or enhanced and provided stormwater ~~surface water~~ discharges to streams from drainage facilities ~~detention facilities, presettlement ponds, or other surface water management structures~~ will not negatively affect the rate of flow nor decrease the water quality of the stream.

8. Public Utilities. Public utilities may be permitted in the stream buffer, provided no practical alternative exists and adequate provision is made to protect or enhance the function of the stream buffer through appropriate mitigation. Unless located within a road right-of-way permitted pursuant to subsection (C)(9) of this section, sewer utilities may be constructed only in the outer 15 percent of a wetland or stream buffer if engineering design dictates, and if the other requirements of this section are met. All utility corridors should be designed and coordinated to accommodate joint use in order to reduce the number

of such corridors. Proposals to cross wetlands, streams or their buffers must include a mitigation plan, and must be designed to implement best management practices. Upon completion of the utility installation, wetlands, streams, and their buffers must be restored to preproject configurations or enhanced if preproject conditions were degraded, based on an approved mitigation plan which shall require maintenance and monitoring per the provisions of this chapter.

9. Roads and Rights-of-Way. Roads and other rights-of-way are permitted, provided no practical alternative exists and adequate provision is made to protect or enhance the stream through appropriate mitigation. Roads shall be designed and maintained to prevent erosion and restriction of the natural movement of groundwater as it affects the critical area. Roads must be located to conform to the topography so that minimum alteration of natural conditions may be required. Where feasible, roads and utilities shall be similarly aligned to minimize the area of disturbance. Roads shall be designed and constructed per the stormwater management requirements in Chapter 15.18 SMC~~so as to minimize adverse impacts on the hydroperiod of the stream or to the habitat functions to a degree acceptable to the city~~. A restoration plan for the area, designed per the standards of a mitigation plan, shall be required.

10. Other Uses. Other uses may be permitted by the city only following review and approval of a critical area study and upon a determination that such use can be developed in a manner that would not degrade the quantitative and qualitative functioning of the stream.

11. Passive Recreation. Passive recreation may be permitted, provided public access shall only be allowed upon a finding by the director that:

a. Such public access will not adversely affect habitat or water quality values of the critical area or its buffer;

b. Public access shall be limited to previous trails, boardwalks, viewing areas, covered seating, and displays, and must be located in areas which have the lowest sensitivity to human disturbance or alteration;

c. Public access must be specifically developed for interpretive, educational or research purposes by, or in cooperation with, the city, or as part of the adopted Snoqualmie comprehensive plan or other official plan or development approval adopted by the city;

d. No motorized vehicles shall be allowed within a wetland, stream or their buffers except as required for necessary maintenance or security;

e. Vegetative edges, structural barriers, signs or other measures must be provided wherever necessary to protect wetlands by limiting access to designated public use or interpretive areas;

f. Access areas must incorporate design features and materials which protect water quality and allow adequate surface and groundwater movement;

g. Must be located so as not to disturb nesting, breeding and rearing areas;

h. Trails should be located in the outer 25 percent of the buffers. Trail access within the remainder of the buffer or wetland may be allowed provided no practical alternative exists and adequate provision is made to protect or enhance the wetland through appropriate mitigation;

i. If trails are allowed to cross wetlands, boardwalks shall be used to minimize the impact.

12. Trails, Boardwalks and Viewing Areas. A continuous riverwalk trail, boardwalk and public viewing areas within the buffer of the Snoqualmie River and Kimball Creek.

13. Decks, Patios and Walkways. Decks, patios and walkways associated with commercial development and parks/trail development permitted by this chapter and the underlying zoning, provided such facilities are designed and constructed to afford public access to views of the riverfront and provide a public easement as part of an overall public boardwalk and viewing platform system within the buffer of the Snoqualmie River within the Urban Riverfront Environment from southerly margin of S.E. Fir Street to the eastern property line of Riverview Park.

D. Stream Buffers. Streams shall have the following prescribed buffers as specified in Table 19.12.160-1:

Table 19.12.160-1.

Stream Buffer

Stream Classification	External Buffer Width
Class 1 streams and Class 2 streams with anadromous salmonids	100 feet
Class 2 streams	75 feet
Class 3 streams	50 feet
Class 4 streams	25 feet
Snoqualmie River South Fork and right bank of mainstem within the Natural Shoreline Environment[1,2]	200 feet
Snoqualmie River within Urban Riverfront Environment, generally located between S.E. Fir Street and Meadowbrook Way S.E.[1,2]	25 feet

1 Areas of the Snoqualmie River not identified in Table 19.12.160-1 shall use the prescribed Class 1 stream buffer.

2 See Chapter 19.08 SMC for shoreline environments and associated maps.

E. Mitigation. Mitigation shall be required for permitted alterations of streams or their buffers. Stream replacement or enhancement shall result in no net loss of stream functions either on or off site due to the alteration. (Ord. 1176 § 2, 2016).

19.12.170 Wetlands.

A. Wetland Inventory. The city initially conducted a wetland inventory in 1991 and continues to update the inventory as new information becomes available. The wetland inventory maps, on file with the director, are hereby incorporated herein by this reference. Property owners, the director, and/or members of the public may use these as a general guide but the maps do not provide a comprehensive accounting of areas subject to this chapter nor do they provide a definitive critical area designation. The exact location of a wetland and the associated boundary shall be determined through the performance of a field delineation by a qualified wetland

consultant using the approved federal wetland delineation manual and applicable regional supplements as specified by WAC 173-22-035.

B. Report for Wetlands.

1. If the administrator determines that the site of a proposed development includes, is likely to include, or is adjacent to a wetland, a wetland report, prepared by a qualified professional, shall be required. The expense of preparing the wetland report shall be borne by the applicant.

2. Minimum Standards for Wetland Reports. The written report and the accompanying plan sheets shall contain the following information, at a minimum:

a. The name and contact information of the applicant; the name, qualifications, and contact information for the primary author(s) of the wetland critical area report; a description of the proposal; identification of all the local, state, and/or federal wetland-related permit(s) required for the project; and a vicinity map for the project.

b. A statement specifying the accuracy of the report and all assumptions made and relied upon.

c. Documentation of any fieldwork performed on the site, including field data sheets for delineations, rating system forms, baseline hydrologic data, etc.

d. A description of the methodologies used to conduct the wetland delineations, rating system forms, or impact analyses including references.

e. Identification and characterization of all critical areas, wetlands, water bodies, shorelines, floodplains, and buffers on or adjacent to the proposed project area.

f. For each wetland identified on site and within 300 feet of the project site provide: the wetland rating, including a description of and score for each function, per wetland ratings (subsection C of this section); required buffers; hydrogeomorphic classification; wetland acreage based on a professional survey from the field delineation (acreages for on-site portion and entire wetland area including off-site portions); Cowardin classification of vegetation communities; habitat elements; soil conditions based on site assessment and/or soil survey information; and to the extent possible, hydrologic information such as location and condition of inlets/outlets (if they can be legally accessed), estimated water depths within the wetland, and estimated hydroperiod patterns based on visual cues (e.g., algal mats, drift lines, flood debris, etc.). Provide acreage estimates,

classifications, and ratings based on entire wetland complexes, not only the portion present on the proposed project site.

g. A description of the proposed actions, including an estimation of acreages of impacts to wetlands and buffers based on the field delineation and survey and an analysis of site development alternatives, including a no-development alternative.

h. An assessment of the probable cumulative impacts to the wetlands and buffers resulting from the proposed development.

i. A description of reasonable efforts made to apply mitigation sequencing pursuant to mitigation sequencing (SMC 19.12.090) to avoid, minimize, and mitigate impacts to critical areas.

j. A discussion of measures, including avoidance, minimization, and compensation, proposed to preserve existing wetlands and restore any wetlands that were degraded prior to the current proposed land use activity.

k. A conservation strategy for habitat and native vegetation that addresses methods to protect and enhance on-site habitat and wetland functions.

l. An evaluation of the functions of the wetland and adjacent buffer. Include reference for the method used and data sheets.

m. A copy of the site plan sheet(s) for the project must be included with the written report and must include, at a minimum:

i. Maps (to scale) depicting delineated and surveyed wetland and required buffers on site, including buffers for off-site critical areas that extend onto the project site; the development proposal; other critical areas; grading and clearing limits; areas of proposed impacts to wetlands and/or buffers (include square footage estimates).

ii. A depiction of the proposed ~~storm water~~stormwater management facilities and outlets (to scale) for the development, including estimated areas of intrusion into the buffers of any critical areas. The written report shall contain a discussion of the potential impacts to the wetland(s) associated with anticipated hydroperiod alterations from the project.

C. State Ratings System. The categorization of wetlands set forth herein is intended to implement the Washington State Department of Ecology wetland rating system found in the Washington State Wetlands Rating System (Western Washington, Ecology Publication No. 14-06-029) and associated guidance documents as it now exists or may hereafter be revised by the Department of Ecology, which is hereby incorporated herein by this reference. References herein to wetland scores are those scores derived by application of the Washington State Wetlands Rating System. Wetland rating categories shall be applied as the wetland exists at the time of the adoption of this chapter or as it exists at the time of an associated permit application. Wetland categories shall not change due to illegal modifications.

D. Wetland Categorization. Wetlands shall be categorized as follows:

1. Category I. Category I wetlands are those that represent unique or rare wetland types, are more critical to disturbance than most wetlands, are relatively undisturbed and contain ecological attributes that are impossible to replace within a human lifetime, or provide a high level of functions. Category I wetlands in the city include:

a. Wetlands with high conservation value, which are identified by scientists of the Washington Natural Heritage Program as important ecosystems for maintaining plant diversity in our state;

b. Bogs;

c. Mature and old growth forested wetlands larger than one acre; or

d. Wetlands that perform functions at high levels and scoring 23 or more points (out of 27) on the questions related to functions.

2. Category II. Category II wetlands are difficult, though not impossible, to replace, and provide high levels of some functions. These wetlands occur more commonly than Category I wetlands, but still need a relatively high level of protection. Category II wetlands are wetlands with a moderate level of functions, scoring between 20 and 22 points.

3. Category III. Category III wetlands are wetlands with a moderate level of functions, scoring between 16 and 19 points. Such wetlands generally have been disturbed in some ways and are often less diverse or more isolated from other natural resources in the landscape than Category II wetlands.

4. Category IV. Category IV wetlands are wetlands with the lowest levels of functions, scoring fewer than 16 points, and are often heavily disturbed. These wetlands could be replaced, or in some cases improved. However, experience has shown that replacement cannot be guaranteed in any specific case. These wetlands may provide some important functions, and also need to be protected.

E. Impacts to Wetlands Less Than 1,000 Square Feet. The following wetlands are exempt from the buffer provisions contained in this chapter and the normal mitigation sequencing process in SMC 19.12.090. They may be filled if impacts are fully mitigated based on provisions in this chapter. If available, impacts should be mitigated through the purchase of credits from a mitigation bank, consistent with the terms and conditions of the program or bank in order to verify the following conditions, a critical area report for wetlands meeting the requirements in SMC 19.12.180 must be submitted.

1. All isolated Category III and IV wetlands less than 1,000 square feet that:

a. The wetland is not associated with a riparian corridor;

b. The wetland is not associated with other wetlands through surface or groundwater connections;

c. The wetland does not contain habitat identified as essential for local populations of species identified by the Washington Department of Fish and Wildlife as priority species;

d. Compensatory flood storage for the proposed alteration has been provided within city limits with the equivalent to the amount of flood storage removed from the wetland; and

e. If located in the city's 100-year floodplain, the proposal is consistent with the requirements of Chapter 15.12 SMC, Flood Hazard Regulations.

F. Filling or Alteration of Wetlands.

1. No alteration of a wetland or associated buffer, except those covered in this section, shall be permitted unless the city grants a public agency or utility exception or reasonable use exception, or unless the city finds that the development proposal is one of the permitted uses identified in subsection H of this section and the project as proposed preserves or enhances the important wetland and buffer functions and is otherwise consistent with the purposes of this chapter;

2. The fill shall not result in the loss of flood storage and shall be compensated for within city limits;

3. If the fill is located in the city's 100-year floodplain, the proposal must be consistent with the requirements of Chapter 15.12 SMC, Flood Hazard Regulations.

4. The alteration shall not result in deficient buffers that do not adequately protect the remaining wetland.

G. Alterations Prohibited. Unless otherwise allowed by this section, no wetland or associated buffer shall be altered, unless the city finds that the development proposal is one of the permitted uses identified in subsection H of this section and the project as proposed preserves or enhances the important wetland and buffer functions and is otherwise consistent with the purposes of this chapter. Wetlands which conform to subsection E of this section are exempt from the provisions of this subsection.H. Permitted Uses and Alterations. Subject to the requirements of the underlying zoning designation and other applicable codes and ordinances, the following uses and alterations shall be permitted within wetlands or their buffers, in accordance with the standards set forth in this section. Mitigation per the requirements of this chapter shall be required for any impact to the critical area from these permitted uses and alterations:

1. Educational and Research Activities. Educational and research activities are permitted, not including construction of buildings or other permanent structures;

2. Enhancement. Enhancement of habitat is permitted, based on the submittal of an enhancement plan prepared by a qualified consultant, reviewed and approved by the city in accordance with conditions of development imposed by the city;

3. ~~Storm Water~~ Drainage Facilities. ~~Storm water detention/water quality pond discharge~~Drainage facilities located in the outer 25 percent of a prescribed wetland buffer are permitted when required by engineering constraints, and when such discharges are designed to be infiltrated into appropriate soils or discharged as surface sheet flow in appropriate slope conditions. Such discharges and facilities must meet the stormwater management requirements in Chapter 15.18 SMC~~provisions of the Surface Water Design Manual~~. The city must review and approve the submittal to determine that wetland functions will be preserved or enhanced, that stormwater ~~storm water~~ discharges meet the requirements in Chapter 15.18 SMC, that stormwater discharges to the wetland's outer buffer will not negatively affect the hydroperiod of the wetland except as allowed by SMC Section 15.18.180~~to the upper buffers will not~~

~~negatively affect the hydroperiod of the wetland~~, and that there will be no adverse impacts to the water quality of the wetland;

4. Public Utilities. Public utilities may be permitted in the wetland and wetland buffer, provided no practical alternative exists and adequate provision is made to protect or enhance the function of the wetland or stream buffer through appropriate mitigation. Unless located within a road right-of-way permitted pursuant to subsection (H)(5) of this section, sewer utilities may be constructed only in the outer 25 percent of a prescribed wetland buffer if necessary for gravity flow and if the other requirements of this section are met. All construction must be designed to mitigate or protect against erosion, uncontrolled drainage, restriction of groundwater movement, slides, pollution, habitat disturbance, loss of flood-carrying and/or storage capacity, and excessive excavation or fill. Upon completion of installation, wetland and stream buffers must be restored to pre-project configurations, replanted as required and maintained, as necessary, until newly planted vegetation is established. All utility corridors should be designed to accommodate joint use in order to reduce the number of such corridors;

5. Roads and Rights-of-Way. Roads and other rights-of-way are permitted, provided no practical alternative exists and adequate provision is made to protect or enhance the wetland through appropriate mitigation. Roads shall be designed and maintained to prevent erosion and restriction of the natural movement of groundwater as it affects the critical area. Roads must be located to conform to the topography so that minimum alteration of natural conditions may be required. Where feasible, roads and utilities shall be similarly aligned to minimize the area of disturbance. Roads shall be constructed so as to minimize adverse impacts on the hydroperiod of the wetland, and on the habitat functions of the upland buffer to a degree acceptable to the city. A restoration plan for the area, designed per the standards of a mitigation plan, will be required to be reviewed and approved by the city;

6. Other Uses. Other uses may be permitted by the city only following review and approval of a critical area study and upon a determination that such use can be developed in a manner which would not degrade the quantitative and qualitative functioning of the wetland or stream;

7. Passive Recreation. Passive recreation may be permitted, provided public access shall only be allowed upon a finding by the director that:

a. Such public access will not adversely affect habitat or water quality values of the critical area or its buffer;

b. Public access shall be limited to previous trails, boardwalks, viewing areas, covered seating, and displays, and must be located in areas which have the lowest sensitivity to human disturbance or alteration;

c. Public access must be specifically developed for interpretive, educational or research purposes by, or in cooperation with, the city, or as part of the adopted Snoqualmie comprehensive plan or other official plan or development approval adopted by the city;

d. No motorized vehicles shall be allowed within a wetland, stream or their buffers except as required for necessary maintenance or security;

e. Vegetative edges, structural barriers, signs or other measures must be provided wherever necessary to protect wetlands by limiting access to designated public use or interpretive areas;

f. Access areas must incorporate design features and materials which protect water quality and allow adequate surface and groundwater movement;

g. Must be located so as not to disturb nesting, breeding and rearing areas;

h. Trails should be located in the outer 25 percent of the buffers. Trail access within the remainder of the buffer or wetland may be allowed provided no practical alternative exists and adequate provision is made to protect or enhance the wetland through appropriate mitigation;

i. If trails are allowed to cross wetlands, boardwalks shall be used to minimize the impact;

8. Agricultural Activities. Ongoing agricultural activities, including mowing for hay and greenchop in existence prior to 1995, provided such uses do not increase the degree of nonconformity.

I. Wetland Buffers. Wetlands shall have the following prescribed buffers, in accordance with the wetland characteristics and the impact of the adjacent land use, per the following table:

Table 19.12.170-1. Wetland Buffers

Wetland Category	Buffer width (in feet) based on habitat score			
	3 – 4	5	6 – 7	8 – 9
Category I: Based on total score	75	105	165	225

Table 19.12.170-1. Wetland Buffers

Wetland Category	Buffer width (in feet) based on habitat score			
	3 – 4	5	6 – 7	8 – 9
Category I: Bogs and wetlands of high conservation value	190	190	190	225
Category I: Forested	75	105	165	225
Category II: Based on total score	75	105	165	225
Category III (all)	60	105	165	225
Category IV (all)	40	40	40	40

J. Mitigation Ratios. When alteration of wetland or buffers requires mitigation by compensation, compensation for impacts shall be provided at the following ratios shown in the table below:

Table 19.12.170-2. Mitigation Ratios

Category and Type	Creation or Reestablishment[1]	Rehabilitation Only[1]	Enhancement Only[1]	Mitigation Bank
Category IV All	1.5:1	3:1	6:1	See SMC 19.12.180
Category III All	2:1	4:1	8:1	See SMC 19.12.180
Category II All	3:1	6:1	12:1	See SMC 19.12.180
Category I Forested	6:1	12:1	24:1	See SMC 19.12.180
Category I Bog	Not considered possible[2]	6:1 Rehabilitation of a bog	Case-by-case basis[2]	See SMC 19.12.180
Category I Natural Heritage Site	Not considered possible[2]	6:1 Rehabilitation of a natural heritage site	Case-by-case basis[2]	See SMC 19.12.180

Table 19.12.170-2. Mitigation Ratios

Category and Type	Creation or Reestablishment[1]	Rehabilitation Only[1]	Enhancement Only[1]	Mitigation Bank
Category I Based on Score for Functions	4:1	8:1	16:1	See SMC 19.12.180
Buffer	Minimum of 1:1[3]	Minimum of 1:1[3]	Minimum of 1:1[3]	See SMC 19.12.180

[1] See the following document for additional guidance: Washington State Department of Ecology, U.S. Army Corps of Engineers Seattle District, and U.S. Environmental Protection Agency Region 10. March 2006. Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance (Version 1). Washington State Department of Ecology Publication No. 06-06-011a. Olympia, WA.

[2] Class I bogs and natural heritage sites are deemed irreplaceable wetlands, and therefore no amount of compensation would replace these ecosystems. Avoidance is the best option. In the rare case when impacts cannot be avoided, replacement ratios will be determined on a case-by-case basis, and will be significantly higher than for other Class I wetlands.

[3] The city may require a buffer enhancement ratio greater than 1:1 for exceptional second growth forest or mitigation of an already functioning buffer based on the critical area report, buffer modification or consideration of vegetation structure slope and flow paths.

19.12.180 Mitigation banking.

A. The director may approve mitigation banking as a form of compensatory mitigation for wetland and stream impacts when the provisions of this chapter require mitigation and when it is clearly demonstrated that the use of a mitigation bank will provide equivalent or greater replacement of critical area functions and values when compared to conventional on-site mitigation, provided that all of the following criteria are met:

1. Banks shall only be used when they provide significant ecological benefits including long-term conservation of critical areas, important species, habitats and/or habitat linkages, and when they are consistent with the city's comprehensive plan and create a viable alternative to the piecemeal mitigation for individual project impacts to achieve ecosystem-based conservation goals.

2. The bank shall be established in accordance with the Washington State Mitigation Banking Rule, Chapter 173-700 WAC or as revised, and Chapter 90.84 RCW and the federal mitigation banking guidelines as outlined in the Federal Register Volume 60, No. 228, November 28, 1995. These guidelines establish the procedural and technical criteria that banks must meet to obtain state and federal certification.

3. Preference shall be given to mitigation banks that implement restoration actions that have been identified formally by an adopted shoreline restoration plan, watershed planning document prepared and adopted pursuant to Chapter 90.82 RCW, a salmonid recovery plan or project that has been identified on the salmon recovery board habitat project list or by the Washington Department of Fish and Wildlife as essential for fish and wildlife habitat enhancement.

4. Banks shall only be used if the off-site mitigation has a greater likelihood of providing equal or improved critical areas functions than the altered critical area, and there is a clear potential for success of the proposed mitigation at the identified mitigation site.

B. Mitigation banks shall not be subject to the replacement ratios outlined in the replacement ratio table in Table 19.12.170-2, but shall be determined as part of the mitigation banking agreement and certification process. (Ord. 1176 § 2, 2016).

19.12.190 Fish and wildlife habitat conservation areas.

A. Designation. All wetlands and streams and their buffers, together with all publicly owned open spaces of greater than 10 acres, not including land use perimeter buffers, are hereby designated as fish and wildlife habitat conservation areas, including Meadowbrook Farm, the Two Sisters Return Open Space, Snoqualmie Point, Three Forks Natural Area, the Snoqualmie River Open Space and the Kimball Creek Open Space. Other areas shall be designated as fish and wildlife habitat conservation areas based upon a habitat study conducted pursuant to this section.

B. Alteration. Development proposals in or adjacent to a fish and wildlife habitat conservation area shall not disturb the qualities of the habitat that are essential to maintain feeding, breeding or nesting of a listed species that may utilize the habitats within the fish and wildlife habitat conservation area. (Ord. 1176 § 2, 2016).

19.12.200 Critical aquifer recharge areas.

A. Designation. Critical aquifer recharge areas are designated as follows:

1. Category I critical aquifer recharge areas include those areas mapped by King County and determined are highly susceptible to groundwater contamination and that are located within a sole source aquifer or a wellhead protection area.

2. Category II critical aquifer recharge areas include those areas mapped by King County and determined:

    a. Have a medium susceptibility to ground water contamination and are located in a sole source aquifer or a wellhead protection area; or

    b. Are highly susceptible to ground water contamination and are not located in a sole source aquifer or wellhead protection area.

3. Category III critical aquifer recharge areas include those areas mapped by King County and determined have low susceptibility to groundwater contamination.

B. Declassification. An applicant may request that the city and King County declassify a specific area included in the map adopted in subsection A of this section. The application must be supported by a critical areas report that includes a hydrogeologic assessment. The application to declassify an area shall be reviewed by the city and a determination made to amend the map as appropriate.

C. Category I Prohibited Uses. The following new uses or activities are not allowed in Category I critical aquifer recharge areas:

1. Transmission pipelines carrying petroleum or petroleum products;

2. Sand and gravel, and hard rock mining on land that is not zoned for mining as of the effective date of the ordinance codified in this chapter;

3. Mining of any type below the upper surface of the saturated ground water that could be used for potable water supply;

4. Processing, storage, and disposal of radioactive wastes, as defined in Chapter 43.200 RCW;

5. Hydrocarbon extraction;

6. Commercial wood treatment facilities on permeable surfaces;

7. Asphalt and concrete facilities;

8. Animal containment areas;

9. Golf courses;

10. Cemeteries;

11. Wrecking and salvage yards;

12. Landfills for hazardous waste, municipal solid waste, or special waste;

13. On-site septic systems on lots smaller than one acre without a treatment system that results in effluent nitrate-nitrogen concentrations below 10 milligrams per liter;

14. All underground storage tanks, including tanks that are exempt from the requirements of WAC Title 173, with hazardous substances, as defined in Chapter 70.105 RCW, that do not comply with standards of Chapter 173-360 WAC; and

15. Above-ground storage tanks for hazardous substances, as defined in Chapter 70.105 RCW, unless protected with primary and secondary containment areas and a spill protection plan.

D. Category II Prohibited Uses. The following new uses or activities are not allowed in Category II critical aquifer recharge areas:

1. Mining of any type below the upper surface of the saturated ground water that could be used for potable water supply;

2. Disposal of radioactive wastes, as defined in Chapter 43.200 RCW;

3. Hydrocarbon extraction;

4. Commercial wood treatment facilities located on permeable surfaces;

5. Underground storage tanks with hazardous substances, as defined in Chapter 70.105 RCW, that do not meet the requirements of Chapter 173-360 WAC;

6. Above-ground storage tanks for hazardous substances, as defined in Chapter 70.105 RCW, unless protected with primary and secondary containment areas and a spill protection plan;

7. Wrecking yards;

8. Landfills for hazardous waste, municipal solid waste, or special waste;

9. On-site septic systems on lots smaller than one acre without a treatment system that results in effluent nitrate-nitrogen concentrations below 10 milligrams per liter.

E. Category III Prohibited Uses. The following new uses or activities are not allowed in Category III critical aquifer recharge areas:

1. Disposal of radioactive wastes, as defined in Chapter 43.200 RCW;

2. Hydrocarbon extraction;

3. Commercial wood treatment facilities located on permeable surfaces;

4. Underground storage tanks, including tanks that are exempt from the requirements of WAC Title 173, with hazardous substances, as defined in Chapter 70.105 RCW, that do not comply with standards of Chapter 173-360 WAC;

5. Above-ground storage tanks for hazardous substances, as defined in Chapter 70.105 RCW, unless protected with primary and secondary containment areas and a spill protection plan;

6. Wrecking yards; and

7. Landfills for hazardous waste, municipal solid waste, or special waste.

F. Hydrogeologic Assessment. Land uses and activities shall not measurably degrade the quality of groundwater in a critical aquifer recharge area. Development proposals or alterations involving the following uses of land or activities shall prepare and submit, as part of their critical area study pursuant to SMC 19.12.060, a hydrogeologic assessment of the proposed site to determine if the development proposal or alteration will cause contaminants to enter a critical aquifer recharge area:

1. Hazardous substance processing or handling;

2. On-site sewage disposal for subdivisions, short plats, and commercial and industrial sites;

3. Land application of sludge on sites with an application rate of more than 20 dry tons of sludge per 10-year period or 4.3 dry tons per acre per year;

4. Landfills;

5. Animal containment areas;

6. Mining operations;

7. Golf courses;

8. Cemeteries;

9. Asphalt and concrete facilities;

10. Wrecking and salvage yards;

11. Any other activity that the director, in his or her discretion, determines has the potential to threaten the quality of groundwater in a critical aquifer recharge area.

G. Containment. Every development proposal involving hazardous substance processing or handling which is located in or adjacent to a critical recharge area shall provide containment devices adequate in size to contain on site any unauthorized release of hazardous substances from any area where these substances are either stored, handled, treated, used, or produced. Containment devices shall prevent such substances from penetrating into the ground. This provision also applies to releases that may mix with storm runoff.

H. Hazardous Substances Management Plan. Every development proposal involving hazardous substance processing or handling which is located in or adjacent to a critical recharge area shall prepare a plan containing procedures to be followed to prevent, control, collect, and dispose of any unauthorized release of a hazardous substance.

I. Storage Tanks.

1. Building and Fire Code Compliance. All storage tanks proposed to be located in a critical aquifer recharge area must comply with local building code requirements and must conform to the requirements for secondary containment as provided in the current edition of the International Fire Code, adopted in Chapter 15.04A SMC or as amended.

2. Underground Tanks. All new underground tanks located in or adjacent to a critical recharge area shall be designed and constructed so as to:

    a. Prevent releases due to corrosion or structural failure for the operational life of the tank;

    b. Be protected against corrosion, constructed of noncorrosive material, steel-clad with a noncorrosive material, or designed to include a secondary containment system to prevent the release or threatened release of any stored substance; and

    c. Use material in the construction or lining of the tank which is compatible with the substance to be stored.

3. Aboveground Tanks. No new above-ground storage tank located in or adjacent to a critical recharge area shall be installed, used or maintained in any manner which may allow the release of a hazardous substance to the ground, ground waters, or surface water.

J. Agriculture. Agricultural activities in or adjacent to a critical recharge area shall use best management practices to prevent ground quality degradation from livestock waste.

K. Sewage Disposal. All residential, commercial or industrial development proposals located in or adjacent to a critical recharge area and within 150 feet of a public sewer system shall be connected to the sewer system.

L. Golf Courses. Golf course operations proposed in or adjacent to a critical recharge area shall be subject to a golf course maintenance plan using best management practices to protect ground water quality. The plan shall detail the proposed use of fertilizers, herbicides, pesticides, fungicides, or other maintenance agents, with projected application methods and schedules and measures to prevent pollution of groundwater.

M. Commercial Vehicle Repair and Servicing. Commercial vehicle repair and servicing must be conducted over impermeable pads and within a covered structure capable of withstanding normally expected weather conditions. Chemicals used in the process of vehicle repair and servicing must be stored in a manner that protects them from weather and provides containment should leaks occur. No dry wells shall be allowed in critical aquifer recharge areas on sites used for vehicle repair and servicing. Dry wells existing on the site prior to facility development must be abandoned using techniques approved by the Washington State Department of Ecology prior to commencement of the proposed activity.

N. Other Uses. All other uses shall be conditioned in accordance with the applicable state and federal regulations as necessary to protect critical aquifer recharge areas.

19.12.210 Administration and enforcement.

A. This chapter shall be administered by the director, who shall be responsible for the interpretation and application of the provisions hereof. No department of the city shall issue any permit or approval to which the provisions of this chapter apply without the approval of the director.

B. Application for or acceptance of any permit or approval for any use, activity or development proposal constitutes the consent of the applicant for the director to enter the subject site during regular business hours to inspect any use, activity or development proposal for which a permit or approval has been applied for or granted to ensure compliance with the provisions of this chapter, to verify the accuracy of information provided by the applicant or to verify that work is being performed in accordance with approved plans and permits.

C. Stop Work Orders. In the event the director shall determine that any use, activity or construction on a development proposal is not in compliance with the requirements of this chapter or the conditions of any permit or approval relating to critical areas, the director is authorized to issue a stop work order. The stop work order shall be posted prominently on the site. When a stop work order has been posted, the use, activity or construction on the development proposal shall not continue until the violation has been corrected. It shall be a misdemeanor to continue the use, activity or construction on a development proposal after the posting of a stop work order, and it shall further be a misdemeanor to remove a stop work order prior to correction thereof.

D. Enforcement Penalties. Any unauthorized alteration of a critical area or buffer shall constitute a public nuisance subject to abatement, and any knowing and intentional unauthorized alteration of a critical area or buffer shall constitute a misdemeanor. Each day of violation shall constitute a separate offense. The director or his or her designee shall have a right to enter upon any property at reasonable times and to make such inspection necessary to determine compliance with the provisions of this chapter. If the property is occupied, the director shall make reasonable effort to locate the owner or person in charge to request entry. The director is further authorized to take such actions as may be necessary to enforce the provisions of this chapter.

E. Notice to Restore. In addition to all other remedies, the director shall have the authority to issue a notice to restore any unauthorized alteration of a critical area or buffer within a reasonable time specified in the notice. For purposes of this subsection, what constitutes a reasonable time shall be determined with due consideration of the environmental harm caused by the alteration and the potential environmental harm caused by delay in restoration. The notice shall be given by in-person delivery, or mailing to the person responsible for the alteration, to his agent, or to the record owner of the property, and shall be given by certified mail, return receipt requested, and ordinary mail; provided, the failure of the addressee to accept the certified mailing shall not affect the director's authority hereunder. If the site is not restored within the time specified in the notice, then the director may cause the site to be

restored to the extent necessary to prevent further environmental harm, and the person responsible for the alteration shall be responsible for the full cost of such restoration.

F. Permit Revocation. In addition to all other remedies, a permit or approval that is subject to critical areas review may be revoked or suspended upon a finding by the director that the development is proceeding in violation of any of the terms or conditions of the permit or approval relating to the critical areas.

G. Administrative Rules. The director shall have the authority to adopt administrative rules not inconsistent with the provisions of this chapter that are necessary for the implementation of this chapter and to incorporate best management practices in any alterations authorized under this chapter. If any administrative rule prescribed or authorized by this chapter has not been adopted at the time of an application requiring critical areas review, the director shall have the authority to require the use of appropriate guidance documents recommended by the Department of Ecology or standards recommended by the city's qualified critical areas consultant.

19.12.220 Severability.

If any provision of this chapter or its application to any person or property is held invalid, the remainder of the chapter or the application of the provision to other persons or property shall not be affected.

19.12.230 Liberal construction.

This chapter shall be liberally construed to give full effect to the objectives and purposes for which it was enacted.