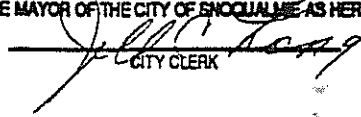


EXHIBIT “I”


CITY CLERK

RESOLUTION NO. 420

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SNOQUALMIE, WASHINGTON, ADOPTING THE FINDINGS AND RECOMMENDATION OF THE PLANNING COMMISSION AS MODIFIED HEREIN AND APPROVING THE MIXED USE FINAL PLAN FOR SNOQUALMIE RIDGE WITH CONDITIONS


WHEREAS, the Weyerhaeuser Real Estate Company filed an application for approval of a Mixed Use Final Plan for Snoqualmie Ridge on October 17, 1995, and

WHEREAS, this matter came on for joint hearings before the Planning Commission and City Council on May 30, 1995, and June 28, 1995, on public notice as required by law. Testimony and exhibits were offered and received. The Planning Commission deliberated this matter at public meetings on June 7, 13, 15, 19, 21 and 28, 1995; July 6, 11, 13, 19, 26 and 31, 1995; and August 9, 15, and 30, 1995, and,

WHEREAS, the Planning Commission adopted Resolution 95-02 on August 30, 1995, recommending approval of the Mixed Use Final Plan for Snoqualmie Ridge, with its findings and recommended conditions attached thereto, addressing the findings required by chapter 17.30 of the Snoqualmie Municipal Code, and

WHEREAS, the City Council deliberated this matter at public meetings on September 11, 14 and 15, and

WHEREAS, the City Council hereby adopts the findings of the Planning Commission as modified in Attachment A hereto, and adopts the recommended conditions as modified in Attachment B hereto, which are hereby incorporated herein by this reference, and


CITY CLERK

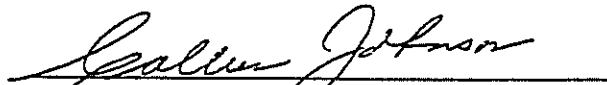
WHEREAS, the City Council, having considered the matter and made all findings required by chapter 17.30 of the Snoqualmie Municipal Code, concludes that the proposed Mixed Use Final Plan for Snoqualmie Ridge, should be APPROVED WITH CONDITIONS, now, therefore, be it

RESOLVED by the City Council of Snoqualmie, Washington, as follows:

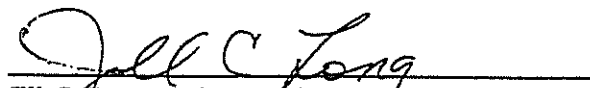
Section 1. The Mixed Use Final Plan maps for Snoqualmie Ridge, consisting of 6 sheets, to-wit: Land Use Plan, Circulation Plan, Open Space, Parks and Trails Plan, Water System Plan, Sanitary Sewer System Plan and Proposed Utility Corridors, dated 9-15-95, is hereby APPROVED WITH CONDITIONS, upon the conditions set forth in Attachment B hereto, including Attachments B-1 through B-15 inclusive, appended to Attachment B.

Section 2. A certified copy of this Resolution, including attachments, together with the Mixed Use Final Plan maps as approved in Section 1, shall be recorded with the Department of Records and Elections for King County, and shall constitute the Final Plan for Snoqualmie Ridge pursuant to chapter 17.30 of the Snoqualmie Municipal Code.

PASSED this 15TH day of September, 1995.


Colleen Johnson, Mayor Pro Tem

Attest:


Jill C. Long, City Clerk

Attachment A

CITY OF SNOQUALMIE
SNOQUALMIE RIDGE MIXED USE FINAL PLAN

FINDINGS

The Planning Commission of the City of Snoqualmie hereby makes the following findings:

1. The Weyerhaeuser Real Estate Company (WRECO) submitted its revised application for approval of a Mixed Use Final Plan for Snoqualmie Ridge on October 17, 1994.
2. The City has conducted environmental review in accordance with the requirements of the State Environmental Policy Act, issuing the Snoqualmie Ridge Mixed Use Final Plan Draft Supplemental Environmental Impact Statement on April 26, 1995, and a Final Supplemental Environmental Impact Statement on August ____, 1995.
3. The property which is the subject of the application is described as: Portions of Sections 23, 25, 26 and 35 of Township 24 N, Range 7 E, WM, in the City of Snoqualmie, Washington, and consists of approximately 1,343 acres.
4. The property is zoned Mixed Use, and is subject to the requirements of chapter 17.30, Mixed Use District Regulations, of the Snoqualmie Municipal Code. The findings required to be made by the Planning Commission on a mixed use application are set forth in SMC 17.30.120(B).
5. The property is subject to a certain Annexation Implementation Plan, Ordinance No. 740, formerly Subelement J.1 of the 1983 Snoqualmie Vicinity Comprehensive Plan. The function of the Annexation Implementation Plan is to provide standards for the Mixed Use Final Plan, which when approved, implements and supersedes the Annexation Implementation Plan for subsequent specific development under the approved Final Plan.
6. These findings are Attachment A to a Resolution of the Planning Commission approving the Mixed Use Final Plan for Snoqualmie Ridge with conditions. When in these findings, the term "conditions of approval" is used, such reference is to the conditions contained as Attachment B, including Attachments B-1 through B-15 inclusive, appended to the same Resolution.
7. Subject to the conditions of approval, the Mixed Use Final Plan transmitted with these Findings, substantially complies with the 1994 Snoqualmie Vicinity Comprehensive Plan, the policies of the applicable Annexation Implementation Plan, and the purposes and objectives of the Mixed Use District Regulations, as more specifically set forth below. Requirements of plans, policies and ordinances are set forth in *italics*, with the findings of the Planning Commission following.

ATTACHMENT B

MIXED USE FINAL PLAN CONDITIONS FOR SNOQUALMIE RIDGE

Mixed Use Final Plan Maps

1. The maps and land use table, (Attachment B-1) approved as part of the Snoqualmie Ridge Mixed Use Final Plan (the "Final Plan") show the approximate locations of sensitive areas and buffers, open spaces, and perimeter buffers; the location, approximate acreage and range of densities for residential uses; the location and approximate acreage of non-residential uses; and the location of the principal roads and utility systems to serve Snoqualmie Ridge and adjacent properties. These maps and the land use table shall be implemented through the appropriate development applications. At the time of development application, the final location and types of roads, utilities, parks and trails, buffers and parcel boundaries and areas (including open space and sensitive area tracts) shall be proposed. The final locations may vary slightly from the locations shown in the Final Plan maps pursuant to the provisions for substantial conformance review of SMC 17.30.150, provided that such changes do not significantly reduce buffers or open space internal to the project do not reduce at all buffers along the perimeter of the project, do not significantly change the mix, general location, densities or scale of uses and do not alter trail circulation patterns. Such variations may be proposed by either the City or the Applicant.
2. The Final Plan maps show potential future access to adjacent properties. Any final decision regarding access to adjacent properties shall be subject to the public hearing and review process described in the 1994 Snoqualmie Vicinity Comprehensive Plan, policy 6.F.2.4. It is the intent of these Final Plan maps to show the potential for access, but to defer any final decision regarding access and the particular location of such access to this subsequent review process.

Development Standards

3. For purposes of these conditions, "development standards" means any applicable provision of Snoqualmie Municipal Code related to the design and construction of this development, including, but not limited to: lot sizes, setbacks and yard requirements, height requirements, street standards, and utility standards.
4. The development standards specifically approved with this Final Plan shall govern future development applications in place of any conflicting standards found elsewhere in the Snoqualmie Municipal Code.
5. Development standards adopted by the City after the date of the Final Plan which are different than those specifically approved in the Final Plan shall apply to Snoqualmie Ridge only if determined by the City Council to be necessary to address imminent public health and safety hazards, or, in the case of subsequently adopted more restrictive standards that are not necessary to address imminent public health and safety hazards, shall apply if the applicant elects to use these standards in place of those approved in the Final Plan.
6. The Applicant or the City, during the review of subsequent development approvals for Snoqualmie Ridge, may request additional deviations from existing development standards contained in the Final Plan or the Snoqualmie Municipal Code, provided that such deviation results in overall development substantially in conformance with the approved Final Plan pursuant to the provisions of SMC 17.30.150 and does not cause any reduction in the buffer areas required between Snoqualmie Ridge and adjacent uses. Such requests for additional development standard deviation shall be reviewed and approved by the City as part of the particular development permit approval for which it is requested.
7. Building permit applications shall be subject to the building codes in effect when each building permit application is submitted.
8. Preliminary subdivisions and binding site improvement plans approved to implement the Final Plan shall be valid for a period of five years, with possible one year extensions.

Covenants and Design Guidelines

9. Three sets of covenants and design guidelines and standards, specifically governing development in the office/business