

# **EXHIBIT “J”**

Resolution No. 427

A RESOLUTION OF THE CITY OF SNOQUALMIE, WASHINGTON,  
REGARDING PROCESSING OF DEVELOPMENT APPLICATIONS FOR THE  
SNOQUALMIE RIDGE MIXED USE PROJECT

WHEREAS, the City Council approved a Mixed Use Final Plan for Snoqualmie Ridge by Resolution No. 420, adopted September 15, 1995, and

WHEREAS, the Mixed Use process under Title 17.30 of the Snoqualmie Municipal Code is intended to promote flexibility in the processing of mixed use developments, and to encourage development proposals not constrained by fixed development standards, and

WHEREAS, not all necessary deviations from existing development standards can be identified at the time of Mixed Use Final Plan approval, and that deviations from standards will be proposed as implementation of the Mixed Use Final Plan proceeds, and

WHEREAS, Condition 6 of the Snoqualmie Ridge Mixed Use Final Plan provides as follows:

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.

and,

WHEREAS, the staff has requested clarification regarding the definition of "development standards" under Condition 3 and directions regarding processing requests

for deviations from development standards as authorized in Condition No. 6 of the Mixed Use Final Plan Conditions for Snoqualmie Ridge, and

WHEREAS, the Mayor, staff and City Council agree that City Council should be informed of deviations from development standards under Condition 6, variances, and field changes, now, therefore, be it

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

Section 1. This Resolution is intended solely to clarify Condition 3 and Condition 6 of the Snoqualmie Ridge Mixed Use Final Plan, and shall not constitute an amendment thereof.

Section 2. The term “development standards” under Condition 3 may include provisions of any title of the Snoqualmie Municipal Code that regulates the design and construction of Snoqualmie Ridge, including chapter 13.04, Sewer Regulation; title 17, Zoning; chapter 12.16, Street Design Standards; chapters 19.12, Sensitive Areas; 15.18, Surface Water and Storm Water Management; and 15.12, Clearing and Grading, in addition to the matters specifically identified in Condition 3, but excluding chapter 15.04, Uniform Codes, 15.06, Additional Fire Protection Requirements, and chapter 15.24, Energy Code.

Section 3. In processing requests for deviation from existing development standards made as part of an underlying development permit application subject to administrative approval by staff, the request shall first be presented by staff to the City Council Community Development Committee. The Community Development Committee shall make a determination whether the request may be processed as a

deviation under Condition 6, applying the criteria of Condition 6 and SMC 17.30.150, or shall require processing under applicable provisions of the Mixed Use Final Plan or the Snoqualmie Municipal Code. Staff is hereby authorized to rely on the decision of the Chair of the Community Development Committee as the delegee of City Council in processing all such requests for minor deviations from development standards under Condition 6. In the event the Community Development Committee is uncertain as to how a particular request should be processed, the Chair should consult with the Chair of other Council committees which have responsibility for the subject matter of the particular request.

Section 4. With respect to applicable administrative variances which staff is authorized to grant under provisions of the Snoqualmie Municipal Code, it shall be the responsibility of staff to keep the Community Development Committee fully informed as to applications and decisions for such variances. Staff should advise the Community Development Committee prior to approval of the variance in all instances.

Section 5. With respect to major field changes occurring during construction and which require immediate decisions by staff, staff shall advise the Community Development Committee as soon as reasonably practicable that such field change has been made. In all other circumstances, staff should endeavor to advise the Community Development Committee in advance of approval of all requested major field changes where such prior notification is possible. Minor field changes shall not require notification to the Community Development Committee. In the event staff is in doubt as to whether a field change is major or minor, staff should at a minimum advise the Community Development Chair by telephone.

PASSED by the City Council of the City of Snoqualmie, Washington, this 23rd  
day of January, 1996.

Jeanne Hansen  
Jeanne Hansen, Mayor

Attest:

Jill C Long  
Jill C Long, City Clerk