

EXHIBIT “K”

CHAPTER 1

1.000 INTRODUCTION

1.010 General

This document will guide the development of Snoqualmie Ridge in accordance with the Mixed Use Final Plan approved by the City of Snoqualmie in 1995. These Standards will assist applicants in preparation of specific development applications and guide the City's review of those applications.

1.020 Project Statement

The Final Plan for Snoqualmie is intended to harmonize with the historic character and small town appeal of the City of Snoqualmie. The Land Use Plan incorporates the elements which create a sense of community in the City-- such as people-oriented neighborhoods, alleys and neighborhood parks. These Snoqualmie Ridge Development Standards establish the design and construction criteria to implement the Land Use Plan.

1.030 Development Standards

These Snoqualmie Ridge Development Standards shall be cited routinely in the text as the "Standards" or "Development Standards".

1.040 Governing Documents

These Development Standards are among several documents regulating development. Here are some others

1.041 Mixed Use Final Plan

Foremost in the Development Standards hierarchy is the 1995 Mixed Use Final Plan, approved in September, 1995. It implements goals, policies, and requirements of the Snoqualmie Comprehensive Plan, the Annexation Implementation Plan for Snoqualmie Ridge (Sub-Element J-1) and the Mixed Use Ordinance and the 1990 Interlocal Agreement. It is the governing document for Snoqualmie Ridge.

particular instance the overall intent and objectives of the Standards would be furthered by excusing performance in that instance.

“SMC” - City of Snoqualmie Municipal Code.

“Street” -- Used interchangeably with road. (See also “Public Street” SMC 12.18.020.C).

“Use of Pronoun” -- As used herein, the singular shall include the plural, and the plural the singular; any masculine pronoun shall include the feminine or neuter gender and vice versa; and the term “person” includes natural person or persons, firm, co-partnership, corporation or association, or combination thereof.

“Utility” -- A company providing public service including, but not limited to, gas, oil, electric power, street lighting, telephone, telegraph, water, sewer, stormwater control, or cable television, whether or not such company is privately owned or owned by a governmental entity.

1.080 Changes to Standards

Changes to standards may be granted for specific approvals or permits, affordable housing, or project-wide applications.

1.081 Modifications to Standards for Specific Approvals or Permits

Deviations and minor modifications of these standards may be requested as provided in Mixed Use Final Plan Conditions number 6 and 141, provided, within the Neighborhood Center Retail area, national or regional chain or franchise standards or desires shall not be sufficient basis for the granting of any deviation.

1.082 Amendments to Standards

From time to time, amendments may be needed to add, delete, or modify the provisions of these Standards. These Standards may be amended upon approval of the City Council, and thus shall become effective immediately and incorporated into the existing provisions.

1.090 Land Division

For subdivisions, binding site plans, or other land division applications refer to SMC Title 16.

1.100 Plan and Submittal Format

- A. Detailed plans, prepared by a licensed engineer or architect, must be submitted to the City for plan review and approval prior to the commencement of any construction. Applicant's engineer and/or architect shall be registered as such in the State of Washington. All plans must be signed and stamped by the applicant's engineer and/or architect prior to submittal for plan review. Final plans shall be approved by the City Engineer prior to the start of construction.