

EXHIBIT “L”

RESOLUTION NO. 712

A RESOLUTION OF THE CITY OF SNOQUALMIE, WASHINGTON, APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF SNOQUALMIE AND THE QUADRANT CORPORATION RELATING TO THE DEVELOPMENT OF REAL PROPERTY LOCATED WITHIN THE SNOQUALMIE URBAN GROWTH AREA, COMMONLY KNOWN AS "SNOQUALMIE RIDGE PHASE II" AND AUTHORIZING THE MAYOR TO SIGN

WHEREAS, RCW 36.70B.170 – 210 authorizes local governments to enter into Development Agreements with the owners of real property outside their boundaries as part of a proposed annexation, and

WHEREAS, the Quadrant Corporation has petitioned for annexation of certain real property commonly known as Snoqualmie Ridge II, and

WHEREAS, the City and Quadrant have negotiated a Development Agreement, including development standards and mitigations to apply to the development of Snoqualmie Ridge II upon its annexation, and

WHEREAS, a public hearing was held on the Development Agreement on March 3, 2004, and

WHEREAS, City Council approved Resolution 702 on March 31, 2004, approving the form of a proposed Development Agreement including SR II Mixed Use Final Plan Conditions (Attachment B to Exhibit A to Resolution 702), and

WHEREAS, after further consideration, it has been determined that in furtherance of the Mixed Use Final Plan purposes and objectives, and consistent with the land use proposal and mitigation measures analyzed in the EIS and addressed in the Master Drainage Plan, Final Plan Conditions 12.1 and 12.2 should be modified from the form approved in Resolution 702 to specifically permit the filling of up to 0.84 acres of

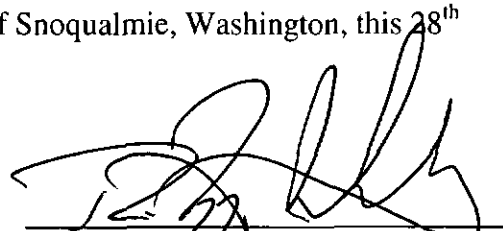
712-
map
attached

wetlands subject to all federal and state requirements and further subject to the approval of a mitigation plan by the City, and

WHEREAS, City Council believes the Development Agreement, in the modified form attached hereto as Exhibit A, including all attachments thereto, should be approved, now, therefore, be it

RESOLVED the document entitled "DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF SNOQUALMIE AND THE QUADRANT CORPORATION RELATING TO THE DEVELOPMENT OF REAL PROPERTY LOCATED WITHIN THE SNOQUALMIE URBAN GROWTH AREA, COMMONLY KNOWN AS 'SNOQUALMIE RIDGE PHASE II'" in the form attached here is hereby approved and the Mayor is authorized to sign the same.

PASSED by the City Council of the City of Snoqualmie, Washington, this 28th day of June 2004.




R. Fuzzy Fletcher/CML, Mayor

Attest:



Jodi Warren/CMC, City Clerk

Approved as to Form:



Patrick Anderson, City Attorney

DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF SNOQUALMIE AND THE QUADRANT CORPORATION RELATING TO THE DEVELOPMENT OF REAL PROPERTY LOCATED WITHIN THE SNOQUALMIE URBAN GROWTH AREA, COMMONLY KNOWN AS "SNOQUALMIE RIDGE PHASE II"

This Development Agreement is entered into this 31st day of March, 2004, by and between the City of Snoqualmie, a Washington municipal corporation, (hereafter "City") and THE QUADRANT CORPORATION, a Washington corporation, (hereafter "Quadrant") pursuant to the authority of RCW 36.70B.170 - 210. Quadrant and the City are collectively referred to as the "Parties."

RECITALS

- A. The City is a municipal corporation organized and operating under the Optional Municipal Code, title 35A RCW, located in King County, Washington.
- B. Quadrant is a Washington corporation owning real property legally described in EXHIBIT A hereto (the Property) located outside of and contiguous to the boundaries of the City within the City's Urban Growth Area as designated by King County. Quadrant has petitioned for annexation of the Property by the City.
- C. The State Legislature has specifically authorized local governments to enter into Development Agreements with the owners of real property outside their boundaries as part of a proposed annexation, pursuant to RCW 36.70B.170 - 210.
- D. Quadrant proposes to develop the Property which consists of two parts, SR II North and SR II South. SR II North consists of two non-contiguous parcels, referred to as the Northwest Parcel and the Northeast or Lineweaver Parcel.
- E. In June 2001, King County adopted a Snoqualmie Urban Growth Area Subarea Plan, which contained ten policies intended to guide future annexation and development of SR II.
- F. On February 18, 2003, Quadrant filed an application for an Annexation Implementation Plan and Mixed Use Final Plan for SR II to apply to both the North and South parcels. The application was deemed complete on March 5, 2003.
- G. The City issued a SEPA determination of significance on November 7, 2002. A scoping hearing was held on November 26, 2002. Scoping comments were received until November 29, 2002. The Draft EIS was published on June 2, 2003. Public comments were received on the DEIS until July 1, 2003. The Final EIS was published on February 23, 2004. Those documents adequately identify probable significant adverse environmental impacts and recommend mitigation measures to address those identified impacts. The analysis and recommendations from those environmental documents have

SR II Mixed Use Final Plan Conditions City Council Final Modified June 28, 2004

1. LAND USE PLAN APPROVAL

1.1. Three alternatives are shown on the Land Use Plan Maps (the "SR II Final Plan Maps") and are approved as part of the Snoqualmie Ridge II Mixed Use Final Plan (the "SR II Final Plan"). See Attachments A-1 (South) and A-1 (North), (or collectively, "Attachment A-1") The SR II Final Plan Maps provide for Mixed Use Final Plan approval for Applicant's development of SR II consistent with three alternative scenarios for ownership and development of the properties presently owned by Snoqualmie Valley School District No. 410 ("District") within the boundaries of SR II as follows:

Alternative 1: a maximum of 1,850 dwelling units on land owned by Applicant, Mixed Use Final Plan approval for a middle school on the middle school site, and the potential for the School District to file a future Mixed Use Final Plan application to seek Mixed Use Final Plan approval for a high school on the High School site.

Alternative 2: a maximum of 2,000 dwelling units on the Applicant parcels, and one of the school sites (either the middle school site or the high school site). The alternative includes Mixed Use Final Plan approval for a middle school on the middle school site, if the high school site is used for housing, but does not include Mixed Use Final Plan approval for a high school on the high school site if the middle school site is used for housing.

Alternative 3: a maximum of 2,150 dwelling units on the Applicant parcels and both of the School District sites. No school construction under this alternative.

Conditions regarding the scope of this Final Plan approval as regards the District property are set forth in Conditions 1.3, 1.5, and 1.6 below.

1.2. Attachment A-1 shows the approximate locations of sensitive areas and buffers, parks, trails and open spaces, perimeter buffers; the location, and range of densities for residential uses; and the location and approximate acreage of non-residential uses and reflects each of the three alternatives. The location of the principal roads are shown on the Circulation Plans, Attachments A-2 (South) and A-2 (North), (or collectively "Attachment A-2"). The proposed water distribution systems for each alternative are shown on Attachments A-3 (South) and A-3 (North), (or collectively "Attachment A-3"). The proposed sewer system plans for each alternative are shown on Attachments A-4 (South) and A-4 (North), (or collectively "Attachment A-4"). Collectively, the SR II Final Plan Map that constitutes the Mixed Use Final Plan approval consists of Attachments A-1 through A-4.

in SR I. The Parties agree that those portions of the SRDS described in Attachment C will be changed after the date of this MUFPP approval and prior to any development on the site.

- 2.2. A memorandum shall be recorded against the SR II property giving notice that the SR II Development Standards in place at the time of preliminary plat or binding site plan approval shall govern within a proposed plat or binding site improvement plan.
- 2.3. Compliance with the SR II Development Standards shall satisfy the requirements of SMC 17.80, Design Review, for all projects consistent with those SR II Development Standards.
- 2.4. Any proposal to vary from or modify the SR II Development Standards shall be governed by the requirements for modification or variation contained therein, and as further described in the Development Agreement to be executed by the City and the Applicant concurrent with this Mixed Use Final Plan Approval.

3. PERIMETER BUFFERS AND PARKWAY BUFFER

- 3.1. Vegetated buffers shall be provided around the perimeter of the Project where rural residential development presently exists adjacent to SR II, in accordance with the Buffer Plan and specification included as Attachment D. Clearing, grading, fencing, and supplemental plantings shall occur as reflected in Attachment D to implement final buffer design. The perimeter buffer in the northern parcel along both the western edge and the southern edge shall be installed by the Applicant coincident with the initial grading activity that is required to construct the berm and establish the rough grade of the lots adjacent to the berm in Parcels N-1, N-2, and/or N-7 under Alternative 2, prior to road, utility or other lot grading or other construction activity in either of these parcels.

The perimeter buffer in the southern parcel shall be installed by the Applicant coincidentally with the initial grading activity that is required to construct the berm and establish the rough grade of the lots adjacent to the berm in Parcels S-4, S-6, and S-22, prior to road, utility, or other lot grading or other construction activity in these parcels. At the Applicant's option, the perimeter buffers may be installed earlier and the City agrees to review a clearing and grading permit in advance of the preliminary plat if the Applicant elects to install the perimeter buffers prior to preliminary plat approval.

- 3.2. The southern boundary of Parcel S-1 shall not require a 50- or 100-foot perimeter buffer. Instead, that parcel shall include a minimum 20-foot building setback from the existing SE 96th Street right-of-way. The outer 10 feet of that setback shall be landscaped with Type II landscaping, consistent with the requirements of SMC 17.70. In addition, any existing vegetation contained within the right-of-way shall be retained, except that necessary to construct the parkway intersection improvements described in Condition 5.5.2 below.
- 3.3. The Applicant shall submit proposed buffer construction plans to the City for review and approval as part of the clearing and grading permit submittal or as part of the preliminary plat submittal. The Applicant may receive a clearing and grading permit for the perimeter