

**STAFF REPORT APPENDIX A
COMPREHENSIVE PLAN POLICY CONSIDERATION**

Obj./Policy#	Objective/Policy	Comments
8.B.1.2	<p>Annexation proposals must meet all of the following criteria:</p> <ul style="list-style-type: none"> a. the annexation represents a logical extension of the city’s boundaries and contributes to more unified area-wide planning, or the boundaries of the annexation area allow existing city boundaries to be made more uniform through the elimination of irregular boundary lines and unincorporated islands of land; b. adequate municipal services exist to serve the area, or a plan reasonably susceptible of being accomplished, including funding, is in place; c. the boundaries of the proposed annexation are drawn in a manner that makes the provision of public services geographically and economically feasible; d. the annexation proposal includes a legally binding commitment to fairly and equitably share on a pro-rata basis the cost of future public and institutional needs, such as: parks and open space, schools, fire protection services, roads, utilities and public facilities. 	<ul style="list-style-type: none"> a. The annexation area is within the city’s urban growth area as has been designated in the King County Comprehensive Plan and/or Snoqualmie Valley Community Plan since the 1980’s. The annexation area abuts current city limits and is a logical extension of the city’s boundaries. Including the annexation area within city jurisdiction will allow for City planning and regulatory control of its urban growth area. b. Municipal services include water, wastewater, stormwater, streets, parks, administration, police, fire and emergency response. Adequate services exist to serve the existing uses located within the annexation area. The ability to adequately serve future development will be assessed and mitigated with future use and development application(s) and project approvals. The City’s water, wastewater and stormwater comprehensive plans address infrastructure needs based on anticipated build out within the city’s UGA. c. The annexation area is contiguous with current city limits for 60% of its boundaries, is bounded on its eastern, noncontiguous side by 396th Dr. SE, and traversed across the western portion by SE Mill Pond Rd, both existing public roads which provide access to the area. The former mill site portion of the annexation area is currently served by City water and wastewater. Extension of utilities necessary to serve future development will be a requirement of project approval(s). d. The proposed Preannexation Agreement includes a requirement that the annexation area shall be subject to a proportional share of existing City bonded indebtedness. Future development will be required to provide right-of-way for and construct any new streets and utilities determined to be necessary as part of project review, consistent with city standards. Any future residential uses within the annexation area will be required to provide parks and open space consistent with adopted level of service standards, and will be subject to school impact fee requirements. Impacts on other capital facilities will be analyzed in the context of more site specific development proposals and will be addressed through application of city code and/or project mitigation requirements.

8.B.2	Maintain effective control over growth and development within the urban growth area and encourage consistency with comprehensive plan goals and policies by requiring more specific area planning prior to annexation.	The annexation will allow the City to have local planning and regulatory control of growth and development within its UGA. Until the unincorporated portions of the City's urban growth area are annexed into the City, development would be approved under the King County comprehensive plan and development regulations rather than the Snoqualmie comprehensive plan and development regulations. The proposed Preannexation Agreement contains provisions that would prohibit any further development within the annexation area until more detailed planning is completed. This includes planning to address applicable comprehensive plan policies for the Mill Planning Area, as well as detailed planning required for areas to be zoned Planned Commercial/Industrial and Planned Residential.
8.B.2.1	Require the preparation, whether by the City or property owner, of an annexation implementation plan for the entire applicable planning area prior to annexation of any individual property to the City. The annexation implementation plan shall be reviewed and approved by the City prior to approval of an annexation. Ensure annexation of individual properties conform substantially to the policies of the annexation implementation plan. Require the preparation of a pre-annexation zoning regulation pursuant to the provisions of RCW 35A.14.330 and 340.	The proposed Preannexation Agreement provides for the deferral of this planning. This policy was developed to address annexation proposals that would accommodate immediate development within a portion of a planning sub-area. The Mill Planning area policies also contemplate sub-area planning in the context of a specific development proposal, envisioning redevelopment of the mill site. Since the proposed annexation was not requested by either property owner, but instead requested by King County simply to transfer jurisdiction, and no development is currently proposed, it is appropriate to defer these planning requirements. No development will be permitted within the annexation area until such planning and associated environmental review is completed.
8.B.2.2	Annexation implementation plans are intended to implement, but not be part of, the City's comprehensive plan.	
8.B.2.3	Annexation implementation plans are intended to be the general policy guide for development of any property proposed for annexation. Require the annexation implementation plan to portray at a minimum, proposed land uses; primary road network and connections; and primary utility systems, including locations for sewer mains and lift stations; water mains, pump stations and reservoirs; and major storm water facilities.	The proposed Preannexation Agreement requires completion of this planning before the City will accept any applications for development within the annexation area.
8.B.2.4	Ensure that annexation implementation plans conform with the applicable planning area policies identified in Section 8.C below.	See comments under section 8.C.
8.B.2.5	Ensure annexation implementation plans promote a viable mix of residential, commercial, parks, open space and public land uses that are integrated into the community in a manner that preserves and	Pursuant to policy 8.B.2.2, the annexation implementation planning is intended to implement the comprehensive plan, and therefore the mix of uses will primarily be based on the land use designations set

	enhances Snoqualmie’s unique community character.	forth for the annexation area in Element 3. This policy was developed to address large scale annexation and development proposals like Snoqualmie Ridge.
8.B.2.6	Annexation implementation plans may be amended in the process of review and approval of more specific final plans based upon information provided by environmental review, in response to changes over time in housing and employment needs, neighboring land uses and evolving City and King County policies.	
8.B.2.7	Require all future development approvals, including mixed use final plan approvals, planned residential approvals, planned commercial approvals, subdivision approvals or other development approvals to conform substantially with the annexation implementation plan.	The proposed Preannexation Agreement requires the annexation implementation planning and associated SEPA environmental review is completed prior to submittal of applications for more specific Planned Commercial/Industrial or Planned Residential Plans for properties within those zoning districts. The PC/I and PR project level plans will be reviewed for conformance with the approved annexation implementation plan.
8.B.2.8	Where the area proposed for annexation abuts areas designated rural or resource by King County, require development within the annexation area be designed so that the rural and resource areas are buffered for protection from more intensive land uses.	The proposed Preannexation Zoning ordinance would establish Planned Commercial/Industrial and Planned Residential zoning districts for the portions of the annexation area that abut areas designated rural by King County. This policy will be addressed in the annexation implementation planning process to be completed prior to any development, and will also be addressed as part of the more project-specific Planned Commercial/Industrial and Planned Residential plans required by code.
8.B.2.9	When the proposed annexation area contains sensitive areas as defined by applicable ordinances, require the annexation implementation plan to include a sensitive areas study which addresses steep slopes, geologic hazard areas, wetlands, stream corridors and frequently flooded areas for the proposed annexation area at a minimum.	This is addressed by the proposed Preannexation Agreement. The PAA requires a sensitive area study to be completed within 30 days of the effective date of annexation to address the Snoqualmie Mill Ventures property used by the DirtFish Rally School. The sensitive area study will analyze potential impacts from the existing uses, as well as any special/temporary use events held on the property, and ensure that all aspects of their operation will comply with the requirements of chapter 19.12 SMC. As stated in the Preannexation Agreement, conditions imposed on the operation of existing uses as a result of the sensitive area study shall be deemed to be conditions of the business license or temporary use/special event permit. Sensitive areas will also be required to be addressed as part of the annexation implementation plan for the annexation area as a whole, and also as part of the any future development applications for any proposal for a site that includes, is adjacent to, or could significantly impact a sensitive area.

8.B.4	Maintain effective control over growth and development in the 100-year floodplain within the urban growth area and ensure consistency with Comprehensive Plan goals and policies in the annexation implementation plan prepared for such areas.	The proposed Preannexation Agreement requires completion of an annexation implementation plan that addresses this policy prior to any further development. The proposed Open Space zoning within the 100 year floodway, as well as compliance with the City's shoreline management, sensitive areas and flood hazard regulations will prohibit any significant development within the floodway. The City's flood hazard regulations prohibit fill in the floodplain, and the City's surface and stormwater management regulations will ensure that the quantity and quality of runoff from future development is properly controlled.
8.C.3.1	The annexation implementation plan should acknowledge that achieving a long-term solution and an implementation program to reduce and minimize flood damages within the City is a high priority.	The annexation implementation plan will address this policy.
8.C.3.2	Require the annexation implementation plan to include a study which demonstrates the cumulative impact of future development on the 100-year floodplain and which identifies methods of equitably controlling these impacts. Such study should include the participation of the City of Snoqualmie.	The annexation implementation plan required to be completed prior to any development within the annexation area will address this policy to the extent future development is defined.
8.C.3.3	Require an annexation proposal to include an independent survey to quantify the initial topographic elevations used in the City's 1984 Flood Insurance Study as the community's base flood elevation, and the current floodplain elevations created by the mill site berm and sort yard fill.	The policy has been addressed. In 1999 The City hired Geologics, Inc. to analyze the quantity of fill from the placement of the Mill Pond Road berm and sort yard fill behind the berm. The City filed a code enforcement complaint with King County for unlawful filling, primarily the Mill Pond Road berm, and pursued it vigorously between 1999 and 2002, when a Hearing Examiner dismissed the City's complaint on the basis that it would require retroactive application of codes enacted after the events.
8.C.3.4	Require removal of the floodway and floodplain encroachment (fill) as a condition of annexation to assure restoration of the pre-fill floodplain functions.	See above.
8.C.3.5	Require that the natural flood storage and conveyance function of the floodplain be preserved to insure no increase in future flood hazards. The maintenance of this function and the impact of development on natural systems should be assessed during development review.	The proposed Preannexation Agreement requires annexation implementation planning prior to expansion of existing uses or other new development, including consideration of this policy. Future development will be subject to the City's Sensitive Area, Flood Hazard, Shoreline Management, and Surface and Stormwater regulations, which will also fulfill the intent of this policy.
8.C.3.6	Ensure that development in the annexation area protects and preserves the natural environment to the maximum extent possible, including but not limited to protection of water quality of the Snoqualmie River, contribution to the long term solution of flooding	The proposed Preannexation Agreement, which requires completion of annexation implementation planning and associated SEPA environmental review prior to any expansion of existing uses or further development within the annexation area, including

	<p>problems, protection of wetlands and sensitive areas and protection of viewsheds.</p>	<p>consideration of this policy. The PAA requirements for a sensitive area study to address the existing uses will address protection of the natural environment. The City's sensitive area regulations require the protection and preservation of wetlands and streams, and regulate alteration of existing conditions within erosion and landslide hazard areas and channel migration hazard areas. Development will be subject to the requirements of the City's surface and stormwater management regulations to protect water quality. Additional requirements may be imposed through project-specific environmental review. As described below, the long term solution to flooding was addressed with the Corps 205 project.</p>
<p>8.C.3.7</p>	<p>Prior to annexation, require the property owner to have the land tested and analyzed to determine the amount of possible pollution. If contamination is established, require the owner to clean up the contaminants prior to annexation into the City.</p>	<p>The land has been tested. The EPA CERCLIS database reports that the mill site underwent a preliminary assessment in 1991 and resulted in a "No Further Remedial Action Planned" designation. The site is not a documented Superfund site and is not subject to any federal cleanup orders. Weyerhaeuser conducted a number of voluntary studies under the States Model Toxics Control Act and completed recommended remediation per those studies. Ecology records show the site has been awaiting a Site Hazard Assessment under the MTCA for an indeterminate period. The responsibility for any required environmental cleanup remains with the property owner regardless of annexation. This policy will be further addressed as part of the annexation implementation planning required by the Preannexation Agreement prior to any further development on the property.</p>
<p>8.C.3.8</p>	<p>Until a long-term solution to preventing flood damages in the City of Snoqualmie is agreed to by King County and the City, support annexation of the Mill Planning Area only when consistent with all appropriate policies herein.</p>	<p>This policy has been fulfilled to the extent feasible. The long-term solution to flooding to be agreed to by the City and King County was carried out with completion of a Corps 205 Flood Damage Reduction project, which resulted in an estimated 1.5 foot reduction in 100-year flood elevations in the City. Through the City's ongoing Hazard Mitigation Grant Program to date more than 100 homes have been elevated above the base flood level. Puget Sound Energy's modifications of the dam and spillway at Snoqualmie Falls are projected to further reduce flood elevations in Snoqualmie during a 100 year flood. The City coordinated with North Bend to maintain over 500 acres of floodplain as open space with the acquisition of Meadowbrook Farm. The City has also acquired other riverfront and floodplain properties as open space. No additional flood reduction projects in Snoqualmie are presently under consideration by the City, King County or the Corps of Engineers.</p>

8.C.3.9	Require an annexation proposal include assurances that adjacent existing and future residential areas are adequately buffered, both visually and aurally, from the gravel quarry site and sewage treatment plant.	This policy will be addressed as part of the annexation implementation plan and future Planned Commercial / Industrial and Planned Residential Plans.
8.C.3.10	If an annexation proposal occurs prior to reconstruction of Meadowbrook Bridge, require the proposal include a comprehensive assessment of the competence of the existing Meadowbrook Bridge and an associated maintenance agreement with the City as required.	This policy has been addressed. The Meadowbrook Bridge was recently extensively renovated. The truss is not estimated to require any attention for 20 years, and the bridge abutments, which were constructed to be able to accommodate a future 2-lane truss, for 90 years.
8.C.3.11	Require an annexation proposal include a comprehensive transportation analysis to assess impacts on streets and intersections of the City and create the basis for participation in upgrading these facilities as required on an equitable pro-rata basis. Ensure upgrading of facilities does not result in the use of Meadowbrook Way as a truck route.	This policy cannot be adequately addressed until there are more specific use and development proposals for the annexation area by which to evaluate traffic impacts. A transportation impact analysis will be required for future development.
8.C.3.12	Require an annexation proposal include a plan for and commitment to provide trail right-of-way to connect local and regional trails as identified in the comprehensive plan transportation element, Snoqualmie Open Spaces, Parks and Recreation Comprehensive Plan and the King County regional trails plan.	This policy is addressed in the proposed Preannexation Agreement. Section B.10 which requires both property owners to provide right of way for connection of the Snoqualmie Valley trail, and section B.11 requires Weyerhaeuser Real Estate Development Co. to provide right of way along the Snoqualmie River for a riverwalk trail.
8.C.3.13	Require an annexation proposal include assurances that future land uses and development activities will protect the City's north well field area from potential contamination.	The annexation area is topographically down slope of the north well field and therefore uses and development within it should not have the potential to impact it. However, this policy will be addressed as part of the annexation implementation plan, and review of site specific development proposals and associated environmental review.