

**STAFF REPORT APPENDIX B  
CONSIDERATION OF KING COUNTY ZONING P-SUFFIX CONDITIONS**

#	Condition	Comments
A.1	Minimum 50 ft. buffers on all property boundaries adjacent to residential areas.	This issue will be addressed as part of the planning to address the City's annexation policies that is required by the Preannexation Agreement and preannexation zoning ordinance.
A.2	Joint planning between King County and the City required for redevelopment of mill site for uses other than forest products manufacturing, pursuant to an interlocal agreement. City shall provide comments on the application. County shall consider City comments and transit its decision to the City. City approves or denies County decision in its entirety – cannot modify. City review limited to listed development conditions/standards.	City would be able to comment on a development application but does not make the decision for property located in its urban growth area that will ultimately be part of the city and served by city services. The county has the decision making authority and City must approve or deny the County decision. Not clear what happens if City denies.
B.1	Property owner shall pay proportionate share of capital cost of expansion of any city utility or service necessitated by the proposed development to ensure burdens which would otherwise not occur will not be imposed on existing residents or facilities.	This is standard practice and will be addressed when there is a proposed development. All development in the City has been required to pay its share of capital costs for utility or service expansion. For example, Snoqualmie Ridge paid for the necessary upgrades to the City's water and wastewater treatment plants, as well as collection and distribution systems. The annexation area will also be required to assume its share of existing city bonded indebtedness.
C.	As indicated in Policy SQP-79, the City and County recognize the historic industrial use and support continued industrial use of the property. Industrial use of the property other than forest product manufacturing should not be construed as a public nuisance per se where carried on in a reasonable manner and in compliance with any applicable regulations even though it may have impacts on nearby rural properties. Consideration shall be given to the existing rural, resource-related character of the City of Snoqualmie and to the nature and extent of impacts on surrounding properties.	The City's comprehensive plan land use designations and associated zoning districts that would be applied to the former mill property would prohibit reestablishment of heavy industrial uses. Only light industrial, office and certain commercial uses would be allowed. The floodway portions of the former mill site would be zoned for open space, with a range of recreational and other low intensity uses allowed. The Preannexation Agreement prohibits any development within the annexation area until further sub-area annexation implementation planning is completed that addresses the City's annexation policies. The Planned Commercial/Industrial and Planned Residential zoning district regulations also require additional site-specific master planning prior to approval of development. These planning processes, along with their associated SEPA environmental review will give consideration to potential for impacts on surrounding properties and will include appropriate mitigation measures.
D.	A portion of the property shall be set aside for open space. Open space may include the floodway and trail along the Snoqualmie River.	The proposed Preannexation Agreement requires the property owners to provide a trail corridor for completion of the Snoqualmie Valley regional trail across the annexation area, and also requires provision of a corridor along the Snoqualmie River for the City's planned Riverwalk trail. The Floodway portion of the annexation area will be zoned Open Space. The Planned Commercial/Industrial and Planned Residential district regulations require that at least 35% of the total acreage within a development proposal must be dedicated to open space, natural areas, parks, greens or common areas.
E.	Drainage Facilities	
E.1	A master drainage plan consistent with the criteria in the King County Surface Water Design Manual for the entire property shall be prepared.	This condition assumes development and must be applied in the context of a development proposal. The City maintains surface and stormwater regulations

		equivalent to those of King County. Drainage review is required for all projects within a floodplain. A master drainage plan is required for a commercial building permit or planned development that will eventually construct more than 50 acres of impervious surface, or where the nature, intensity, location or other feature of the development is such that in the discretion of the Public Works director significant adverse impacts may result to the natural and manmade drainage system which cannot be adequately assessed and mitigated through drainage review alone.
E.2	Surface water drainage control systems shall prevent the following unacceptable impacts: <ul style="list-style-type: none"> <li>a. Aggravation of existing flooding problems</li> <li>b. Destabilization of natural drainage systems;</li> <li>c. Unstable soil conditions; and</li> <li>d. Degradation of water quality in the Snoqualmie River.</li> </ul>	This condition assumes development and must be applied in the context of a development proposal. All development will be subject to the City's surface and stormwater regulations, sensitive area regulations and flood hazard regulations, which will address all of the listed impacts.
F.	Transportation	
F.1	A transportation plan shall be prepared which considers applicable City and County plans and policies.	This condition assumes development and must be applied in the context of a development proposal. The annexation implementation plan required by the proposed Preannexation Agreement prior to any development will address and portray alignments for the primary roads that will be needed to serve the developed planning area. For development proposals within the Planned Commercial/Industrial and Planned Residential districts, a master plan will be required that addresses transportation facilities needed to serve the specific proposal. Transportation impacts will also be addressed through project level SEPA environmental analysis associated with each future development proposal.
F.2	The property owner shall develop a Transportation Management Plan to minimize the necessity for single occupancy automobile usage.	This condition assumes development and must be applied in the context of a development proposal and future business license. Pursuant to Chapter 12.22 SMC, employers that employ 100 or more full time employees at a single worksite who are scheduled to begin their regular workday between 6:00 am and 9:00 am on two or more workdays are considered "affected employers." Affected employers are subject to commute trip reduction goals and must develop and implement a CTR program that will encourage its employees to reduce VMT per employee and SOV commute trips.
G.	Sensitive Areas	
G.1	The old Mill Pond shall be restored to improve its habitat and water quality functions, including removal of sinker logs and fill. The restoration plan shall be reviewed and approved by the King County wetland biologist and Resource Planning Section staff.	This issue will be addressed as part of the required planning to address the City's annexation policies.
G.2	Bank restoration along the reach of the Snoqualmie River, if necessary as a result of the proposed development.	This condition assumes development and must be applied in the context of a development proposal. The City's sensitive area and shoreline management regulations will apply to development adjacent the Snoqualmie River. The need for bank restoration will be determined as part of project review and compliance with applicable regulations.

G.3	Public access along the Snoqualmie River and the southern portion of the old Mill Pond.	The proposed Preannexation Agreement requires the property owners to dedicate property within the portion of the annexation area to be subject to the Open Space 1 (OS-1) District Regulations to the City of Snoqualmie for a riverwalk trail corridor. The corridor provided shall be located within the Snoqualmie River critical area buffer and shall measure 20 ft. wide.
G.4	The property owner will not oppose annexation if the proposed development requires extension of additional city services.	The property owners do not oppose annexation. The DirtFish Rally School office is already served by city water and sewer. The need for extension of additional city services will be evaluated in the context of future development proposal(s).
G.5	P-suffix conditions apply to redevelopment of the mill site with other industrial uses, not forest product manufacturing.	The proposed PC/I zoning would prohibit heavy industrial uses. Light industrial uses would be allowed. The proposed Preannexation Agreement and preannexation zoning ordinance prohibit any development until further planning to address the comprehensive plan annexation policies is completed.
G.6	The rezone process may be used to modify the zone boundary based on additional information regarding the more precise location of the zero rise flood boundary.	Regardless of zone boundaries, the City's Flood Hazard regulations will apply to all area within the 100-year floodplain as may be amended by FEMA and the Sensitive Area regulations will apply to any proposed development that contains or is adjacent to (within 500 ft.) a sensitive area.