

ORDINANCE NO. 1086

AN ORDINANCE OF THE CITY OF SNOQUALMIE, WASHINGTON, PROVIDING FOR ZONING TO BECOME EFFECTIVE UPON ANNEXATION OF CERTAIN REAL PROPERTY WITHIN THE CITY OF SNOQUALMIE URBAN GROWTH AREA IN THE MILL PLANNING AREA

WHEREAS, King County has urged the City of Snoqualmie to annex certain real property within the Mill Planning Area of the City's unincorporated Urban Growth Area, and

WHEREAS, the method of annexation has not yet been determined but may include annexation by interlocal agreement pursuant to RCW 35A.14.460, and

WHEREAS, the 1994 Snoqualmie Vicinity Comprehensive Plan approved by the Planning Commission and City Council includes land use designations for the maximum area under consideration for annexation, and

WHEREAS, the land use designations for the area under consideration for annexation should be implemented by providing for its zoning to the corresponding districts pursuant to title 17 of the Snoqualmie Municipal Code, to-wit, Planned Commercial/Industrial, SMC 17.20.050, Open Space 1 and Open Space 2, SMC 17.25.020, and Planned Residential, SMC 17.15.020, with such zoning to be effective immediately upon annexation, and

WHEREAS, the Planning Commission held hearings on May 2, 2011 and July 5, 2011 and City Council has held two public hearings at least thirty days apart, to-wit, on May 23, 2011, and July 11, 2011, and has determined that the adoption of the proposed zoning regulation to become effective upon annexation would promote the public health, safety and welfare, now, therefore, be it ORDAINED by the City Council of the City of Snoqualmie, Washington, as follows:

Section 1. Effective immediately upon its future annexation, if any, the land

depicted in Exhibit A and legally described in Exhibit B shall be zoned as follows:

A. The portion of the Annexation Area located outside of the 100 Year Floodway as depicted on the applicable FEMA Flood Insurance Rate Maps and designated as Planned Commercial/Industrial on the Snoqualmie Vicinity Comprehensive Plan Land Use Map shall be zoned Planned Commercial/Industrial, pursuant to section 17.20.050 SMC.

B. The portion of the Annexation Area located east of parcel 2924089028 and east of a line extended southward from the S.E. corner of said parcel to connect with the western point of the UGA line on the north boundary of parcel 2924089017 and designated as Planned Residential on the Snoqualmie Vicinity Comprehensive Plan Land Use Map shall be zoned Planned Residential, pursuant to SMC 17.15.050.

C. The portion of the Annexation Area located south and west of S.E. Mill Pond Road and designated as Open Space on the Snoqualmie Vicinity Comprehensive Plan Land Use Map shall be zoned Open Space 1 (OS-1), pursuant to SMC 17.25.020(1).

D. The portion of the Annexation Area located within the 100 Year Floodway as depicted on the applicable FEMA Flood Insurance Rate Maps located north and east of S.E. Mill Pond Road and designated as Open Space on the Snoqualmie Vicinity Comprehensive Plan Land Use Map shall be zoned Open Space 2 (OS-2) , pursuant to chapter 17.25.020(2) SMC.

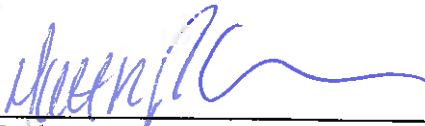
Section 2. The planning official is hereby authorized and directed forthwith upon the annexation of the land described in this ordinance to amend the official zoning map to include the property annexed to show the zoning designations provided herein.

Section 3. Prior to approval of any new utility connections, short plat, subdivision, or

other new development within the annexation area, review of applicable Comprehensive Plan policies, an Annexation Implementation Plan and a Planned Commercial/Industrial Plan for the PCI zoned portion of the Annexation Area and/or Planned Residential Plan for the PR zoned portion of the Annexation Area shall have been prepared and approved by City Council, as provided in the Pre-annexation Agreement approved by City Council on October 24, 2011.

Section 4. This ordinance shall be effective from and after its adoption and the expiration of five days after its publication as provided by law, provided, that the zoning designations provided herein shall become effective only upon the annexation of such land.

PASSED by the City Council of the City of Snoqualmie, Washington, this 24th day of October 2011.



Matthew R. Larson, Mayor

Attest:

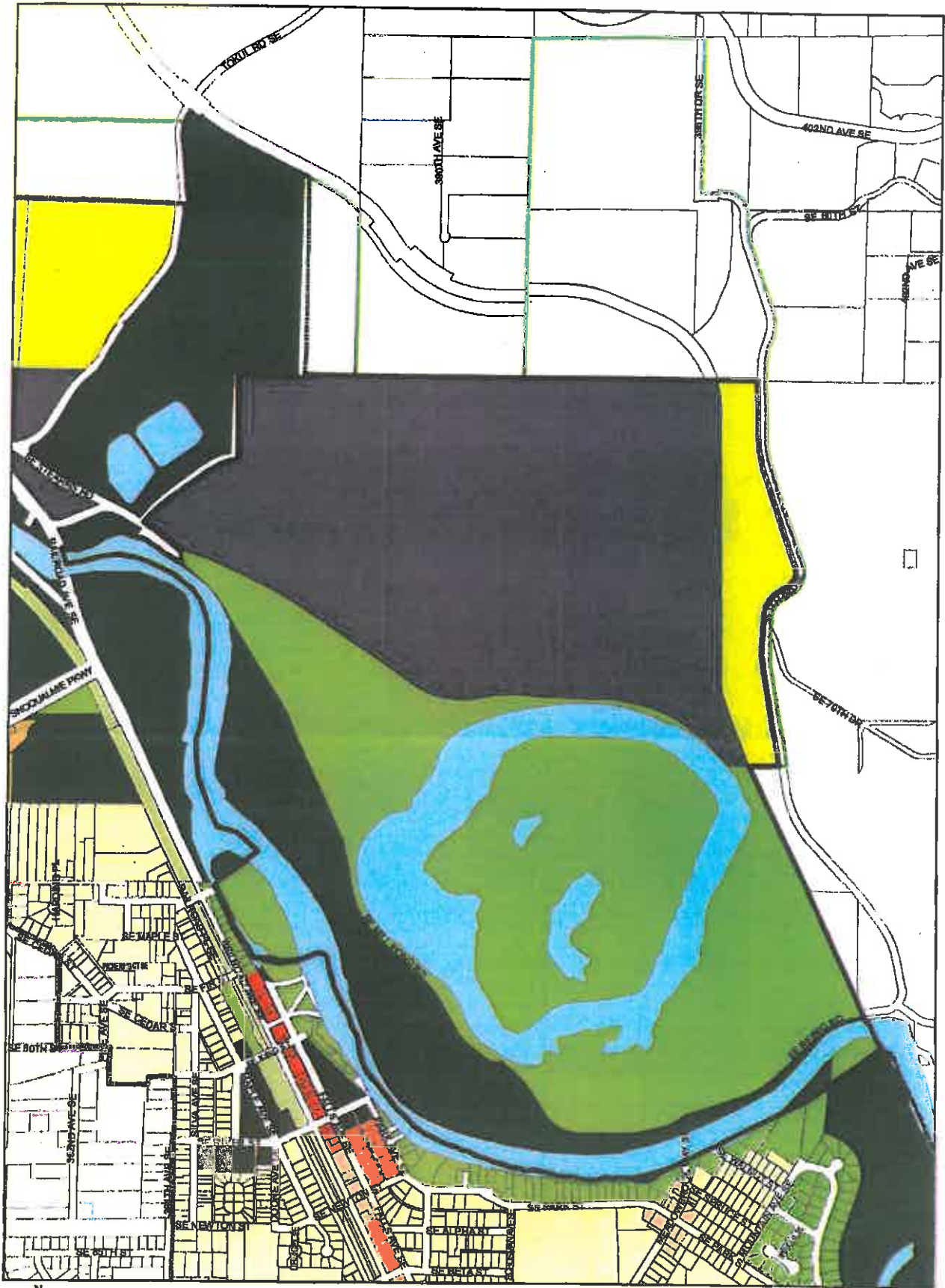


Jodi Warren, MMC, City Clerk

Approved as to form:



Patrick B. Anderson, City Attorney



DATA SOURCE:
KING COUNTY GIS
CITY OF SNOQUALMIE

0 175 350 700
Feet

1 inch = 700 feet

JUNE 20, 2011

CITY OF SNOQUALMIE MILL PLANNING AREA PROPOSED ANNEXATION ZONING MAP

LEGEND

Constrained Residential	Planned Com/Industrial
Planned Residential	Utility Park
Business General	Open Space 1
Business Office	Open Space 2
Business Retail 1	Open Space 3
Business Retail 2	
Urban Growth Boundary	Proposed Annexation Boundary
Snoqualmie City Limits	

All users of this data shall be advised that the maps herein are approximate and are intended only to provide an indication of what the data represent. The City of Snoqualmie does not warrant any accuracy, and this is not a survey. The City of Snoqualmie does not assume any liability for use of this data for any purpose. ALL DATA IS EXPRESSLY PROVIDED "AS IS" AND WITHOUT WARRANTY. The City of Snoqualmie does not assume any liability for use of this data for any purpose. The City of Snoqualmie does not assume any liability for use of this data for any purpose. The City of Snoqualmie does not assume any liability for use of this data for any purpose.

EXHIBIT B

LEGAL DESCRIPTION OF MAXIMUM AREA TO BE ANNEXED

THAT PORTION OF SECTIONS 29, 30 & 32, TOWNSHIP 24 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN LYING NORTHERLY AND EASTERLY OF THE PLAT OF SNOQUALMIE FALLS AS RECORDED IN VOLUME 6 OF PLATS AT PAGE 51 ON SEPTEMBER 25, 1890, RECORDS OF KING COUNTY, WASHINGTON AND NORTHERLY AND EASTERLY OF THE CITY OF SNOQUALMIE MUNICIPAL BOUNDARIES AS ESTABLISHED BY CITY ORDINANCE NUMBERS 265, 514, 566/569, 650/659 AND 876 AND WESTERLY OF URBAN GROWTH AREA (UGA) BOUNDARY ESTABLISHED BY KING COUNTY ORDINANCE NO. 11575;

EXCEPT THE RIGHT OF WAY OF 396TH DRIVE SE

SITUATE IN THE COUNTY OF KING AND STATE OF WASHINGTON

CONTAINING ALL OR PORTIONS OF KING COUNTY TAX PARCELS

292408-9002 292408-9003 292408-9006 292408-9009 292408-9011
292408-9013 292408-9015 292408-9017 292408-9018 292408-9022
292408-9023 292408-9028 302408-9001 302408-9004 302408-9015
302408-9069 302408-9070 322408-9002 322408-9006 322408-9008
322408-HYDR 785020-HYDR