

RESOLUTION NO. 907

**A RESOLUTION OF THE CITY OF SNOQUALMIE, WASHINGTON,
DETERMINING PERMITTED USES ON SNOQUALMIE RIDGE II PARCEL S-21
PURSUANT TO CONDITION 1.11 OF THE MIXED USE FINAL PLAN FOR
SNOQUALMIE RIDGE II.**

WHEREAS, on June 28, 2004, the City of Snoqualmie (the City) and the Quadrant Corporation (the Developer) executed a Development Agreement pursuant to chapter 36.70B.180 - .210 RCW governing the development of Snoqualmie Ridge II, a mixed use development the remaining development property of which is now owned by the Snoqualmie Ridge II Development LLC (SR II) as successor Developer, and located in the City on the Lake Alice Plateau, and

WHEREAS, on August 9, 2004, the Snoqualmie City Council approved a Mixed Use Final Plan ("Final Plan") for Snoqualmie Ridge II conforming to the requirements of the Development Agreement, and

WHEREAS, Condition 1.11 establishes the permitted uses in Parcel S-21, and provides the permitted uses in Parcel S-21 include a church, a park and ride and residential uses, provides retail uses may be permitted in response to a Retail Study required by Condition 1.9.3, and further provides that no applications for residential development may be submitted for Parcel S-21 until after completion of the Retail Study, subject to any potential modification to uses permitted or required on Parcel S-21 by the City Council in response to the Retail Study, and

WHEREAS, Condition 1.9.3 of the MUFP requires that a Retail Market and Demand Study (Retail Study) be conducted by an independent consultant, and

WHEREAS, the City of Snoqualmie and Quadrant mutually selected Economics Research Associates (ERA) to conduct the Retail Study, and agreed upon the scope of the study, consistent with MUFP Condition 1.9.3.2, and

WHEREAS, ERA submitted its Final Report for the Retail Market Analysis for Snoqualmie dated March 16, 2006, and

WHEREAS, the Retail Market Analysis supports the addition of retail and other commercial uses to the uses permitted on Parcel S-21 under Condition 1.11, and

WHEREAS, SR II applied for a land use determination pursuant to Condition 1.11 of the Mixed Use Final Plan for Snoqualmie Ridge II on April 28, 2009, and filed an amended application on May 20, 2009; and

WHEREAS, the Development Agreement at section 6.4.1 directs that the Flexibility Objectives shall be considered by the City in evaluating proposed modifications to the Mixed Use Final Plan, and.

WHEREAS, the Development Agreement at section 1.5 defines "Flexibility Objectives" to mean the ability to incorporate new information; respond to changing community and market needs; encourage reasonably priced housing; respond to changes in technology or patterns of living and working; and encourage modifications that provide comparable benefit or functional equivalence with no significant reduction of public benefits, environmental protection, or increased materials cost or loss of revenue potential to Quadrant or to the City;" and

WHEREAS, Public Hospital District No. 4 owns and operates Snoqualmie Valley Hospital, and desires to relocate the hospital to a portion of Parcel S-21, and

WHEREAS, the planning official has reviewed the Parcel S-21 use designation for a hospital, associated commercial medical office uses, and other retail, hospitality and commercial uses, along with a conceptual plan for the hospital and associated medical office buildings uses on the western portion, and has determined that in consideration of the flexibility objectives contained in the Development Agreement, allowing for such uses responds to changing community and market needs and would provide comparable benefit or functional equivalence to use of the parcel for institutional uses currently allowed on parcel S-21, including a church/daycare/private school, with no significant reduction of public benefits, environmental protection, or increased materials cost or loss of revenue potential to Quadrant or to the City; and

WHEREAS, the planning official has further determined that the proposal for siting the relocated Snoqualmie Valley Hospital and related commercial medical office buildings and uses on a portion of parcel S-21 is in substantial conformance with the approved Final Plan under the criteria of SMC 17.30.150, and that an amendment of the Final Plan is not required pursuant to SMC 17.30.190, and

WHEREAS, the SEPA official has reviewed the impacts of the designation of required and permitted uses on Parcel S-21 and made a determination that such impacts are within the range of impacts reviewed in the environmental review for the Snoqualmie Ridge II Final Plan and are adequately mitigated through the mitigations implemented for the Snoqualmie Ridge II Final Plan, subject to additional conditions as set forth below, now, therefore, be it

RESOLVED by the City Council of the City of Snoqualmie, Washington, as follows:

Section 1. The required and permitted uses for Parcel S-21 are hereby modified pursuant to Condition 1.11 of the Mixed Use Final Plan for Snoqualmie Ridge II as follows: hospital and medical office buildings, and retail sales and service, hospitality and commercial uses, including hotel, restaurants, gas stations, convenience markets, automobile service stations, oil change stores, tire stores, plant nursery / garden supply, office, and other similar retail or commercial uses. Residential uses shall be prohibited on Parcel S-21.

Section 2. Access to Parcel S-21 shall be from SE 99th subject to the following conditions:

A. If a hospital is proposed on Parcel S-21, hospital development approvals shall require public access from S.E. 99th Street for the hospital and any medical office buildings directly associated with the hospital. The hospital developer shall be responsible for obtaining permits required for access from and improvements to S.E. 99th Street, including rural frontage improvements described at Condition 5.7 of the Mixed Use Final Plan for Snoqualmie Ridge II, and necessary channelization on 99th and the Snoqualmie Parkway. Unless and until a traffic signal is installed (as discussed below), the intersection of Snoqualmie Parkway and SE 99th shall be channelized as shown on Attachment A.

B. Commencing three months after the opening of a hospital, SR II shall pay one-half the costs of City monitoring of traffic volumes and levels of service for the movements from SE 99th to Snoqualmie Parkway ("the monitored movements"),

provided, the City and SR II may agree based upon observed conditions for the monitored movements that monitoring may be waived or deferred for some additional period of time. Monitoring frequency and protocols shall be established by agreement between the City and SR II prior to the issuance of the building permit for the first building to be constructed on Parcel S-21. If monitoring discloses the level of service for the monitored movements has fallen below level of service E, then the provisions of subsection D shall apply.

C. If other development that would take access from SE 99th is proposed for Parcel S-21 in addition to a hospital and medical office buildings, each application shall include a traffic assessment sufficient to enable the City to determine whether traffic volumes and patterns associated with the specific proposal are likely to cause the monitored movements to fall below level of service E. If any such traffic assessment indicates that the level of service is likely to fall below level of service E, then the provisions of subsection D shall apply.

D. If this subsection is triggered by monitoring under subsection B or additional proposed development under subsection C, then SR II shall pay one-half the cost for the City to conduct a traffic signal warrant analysis. If the City determines that a traffic signal is warranted under any volume or safety traffic signal warrant (but excluding "system" warrants), and the City determines that a traffic signal should be installed, then the City may require SR II to install a traffic signal and make any required modifications to channelization subject to the provisions of subsection E.

E. If a traffic signal is required under subsection D or H of this section, then its cost shall be paid as follows:

1. If a hospital is developed on Parcel S-21, then the Hospital District shall participate on a proportionate share basis with SR II for costs of signal design and installation;

2. The City and SR II shall amend the Development Agreement to provided for redesignaton of the SR II traffic mitigation fee specified in Development Agreement Sec. 8.1.1 (\$150/unit) to the 99th Street signal, to provide for payment to SR II of all fees collected to date for that purpose (excluding those already expended as of May 31, 2009), and to provide for continued payment of the proceeds of this mitigation fee to SR II quarterly through build-out to partially reimburse SR II for the costs of the traffic signal.

3. The City and SR II shall execute a latecomer agreement, or explore other lawful means, to obtain contributions from other benefitted properties that did not contribute to the cost of the traffic signal.

F. If the owner of the Leisure Time Resort property or the owner of any other property taking access from SE 99th to the Snoqualmie Parkway seeks approval for a new or more intensive use than existed at the time that the SR II EIS was issued, then its impacts to local traffic including the intersection should be identified and mitigated under SEPA and other applicable law at that time.

G. Nothing in these conditions is intended to prevent the design and implementation of alternative access and traffic mitigation improvements from those specified herein by voluntary agreement.

H. If additional access to Parcel S-21 is sought directly from the Snoqualmie Parkway, then additional SEPA review shall be required and additional mitigation measures may be imposed.

Section 3. All development of parcel S-21 shall comply with SRII master Drainage Plan, as amended ("MDP"). The following additional conditions shall apply, to the extent necessary to meet MDP requirements:

A. Flow splitting of the discharge from Ponds S-21A to Wetland SW-1 shall be in accordance with Table 4-1 in the appendix to the MDP Amendment.

B. An area of approximately two acres, which is identified in the MDP Amendment as a tributary to Pond S-21A, is deferred to the proposal for development of the eastern portion of Parcel S-21. When developed, this area will be drained to Basin A either by:

1. draining the area to and treating/detaining stormwater within Pond S-21A as assumed in the Amendment, or
2. treating and detaining the area in another pond, and routing the discharge to Wetland SW-1 and off-site along SE 99th Street.

C. The hospital site shall include a drainage easement for that portion of Parcel S-21 in Basin A that is not within the hospital site plan, to assure storm water discharges from future development in that area can be routed to Pond S-21A or to discharge at the project boundary in Basin A.

D. Subsequent development proposals for Parcel S-20 shall include plans to divert runoff the 1.84 acres of rooftop to hydrate the buffer of Wetland SW-3.

E. Subsequent development proposals for the eastern portion of Parcel S-21 shall be evaluated for consistency with impervious density criteria as calculated in Table 2.

F. Pond 21A shall be sized to provide Basic Menu water quality treatment and Level 2 flow control (as specified in the MDP Amendment for Basin A facilities) for runoff from the proposed site, discharge from Wetland SW-3, and any remaining areas within Parcel S-21 to be drained under subsequent proposals to Pond S-21A.

Section 4. Development standards shall be as follows:

A. Development of hospital, office/professional and hotel/motel uses on Parcel S-21 shall be reviewed administratively through a review for consistency with the development standards for the Snoqualmie Ridge Business Park, as modified as the City and SR II may agree to be appropriate for the specific uses proposed.

B. The City and SR II shall jointly develop standards to guide administrative review of retail and commercial uses in lieu of project review by the Design Review Board, provided, such standards shall not prohibit drive-through uses or require any buildings to be set to the Snoqualmie Parkway. To the extent such standards, including buffer standards for the eastern portion of Parcel S-21, are based upon and constitute only minor alterations to the approved Snoqualmie Ridge Development Standards for the Snoqualmie Ridge Business Park and Snoqualmie Ridge Neighborhood Center as modified for the specific use proposed, Planning Commission recommendation and City Council approval shall not be required. New development standards not based upon the Snoqualmie Ridge Business Park or Snoqualmie Ridge Neighborhood Center development standards shall required Planning Commission recommendation and City Council approval, provided, SR II may elect to submit proposals for specific project

review to the Design Review Board under the Snoqualmie Municipal Code in lieu of proposing new development standards.

Section 5. Additional conditions applicable to this land use determination are as follows:

A. There shall be connectivity between Parcels S-20 and S-21, which shall be constructed as an emergency access road normally closed with bollards or other similar means.

B. Development plans for the hospital site shall include an acceptable location and dimension to accommodate vehicle and pedestrian connection between the hospital site and the easterly portion of Parcel S-21.

C. The hospital shall be permitted to erect such signage as required for hospitals pursuant to the Washington Administrative Code. The hospital shall be permitted to have lighted signage on the hospital and on the parcel, under the Snoqualmie Ridge Business Park standards as modified, or new development standards to be approved. Other signage for the hospital and the development of Parcel S-21 as a whole at the corner of the Snoqualmie Parkway and SE 99th and at the hospital entrance(s) on SE 99th shall be provided for in the development standards process for Parcel S-21 addressed in Section 4. The City may condition approval of such signs upon measures required to minimize glare and impacts on the night sky, including allowing only external sign lighting that is directed downward, consistent with entry monument lighting standards for the Snoqualmie Ridge Business Park.

Section 6. This resolution fully resolves the permitted and required uses on Parcel S-21 pursuant to Condition 1.11 of the Final Plan.

Section 7. This Resolution shall be effective upon its adoption, and remain in effect until superseded by the Snoqualmie Ridge II governing documents.

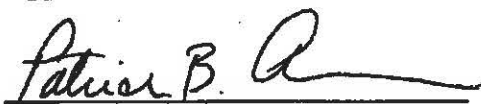
PASSED by the City Council of the City of Snoqualmie, Washington, this 8th day of June 2009.

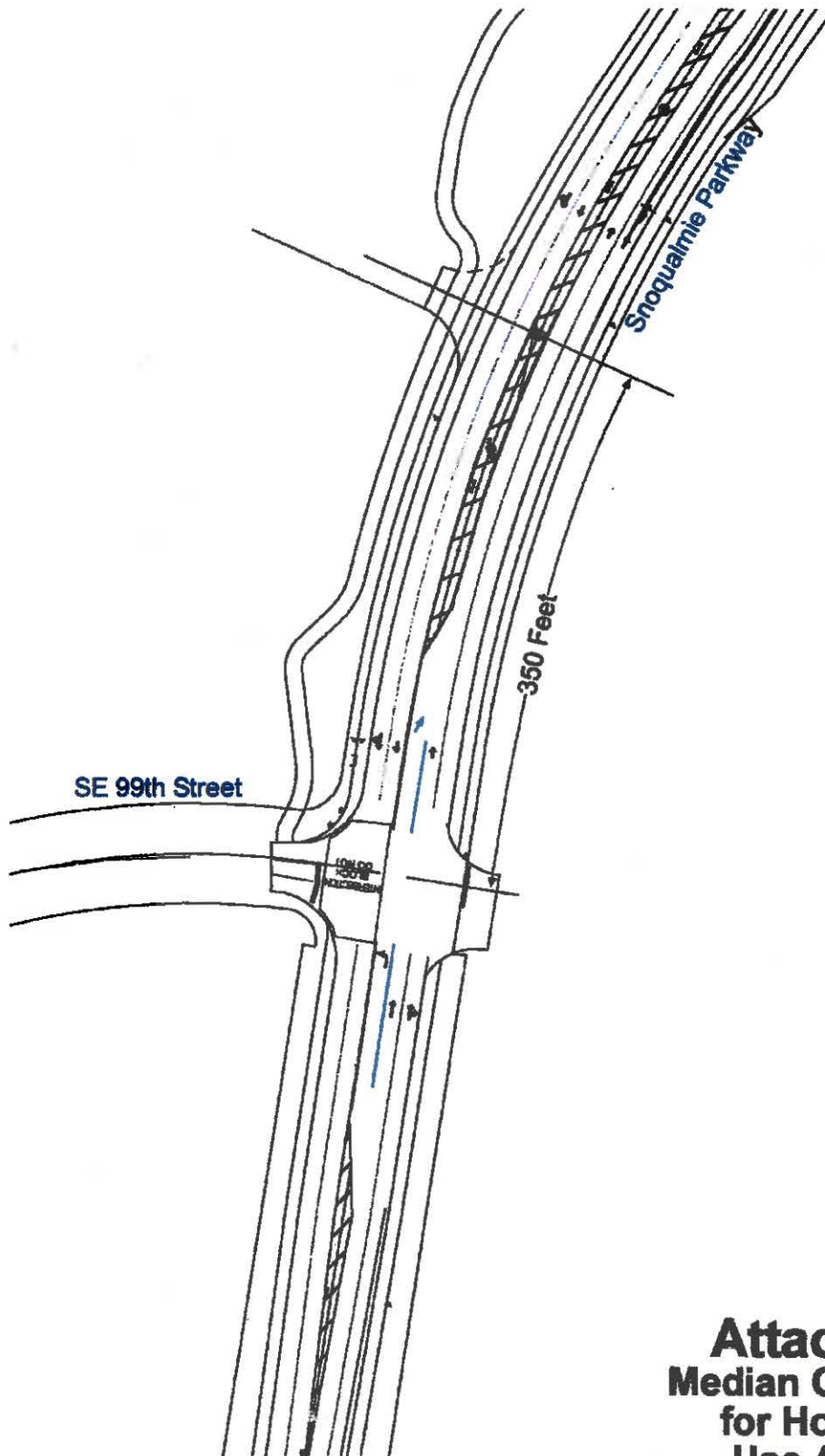

Matthew R. Larson, Mayor

Attest:


Jodi Warren/CMC, City Clerk

Approved as to form:


Patrick B. Anderson, City Attorney



(Not to Scale)

Attachment A

Median Channelization for Hospital/MOB Use Application