

CHAPTER 1

1.000 INTRODUCTION

1.010 General

This document will guide the development of Snoqualmie Ridge in accordance with the Mixed Use Final Plan approved by the City of Snoqualmie in 1995. These Standards will assist applicants in preparation of specific development applications and guide the City's review of those applications.

1.020 Project Statement

The Final Plan for Snoqualmie is intended to harmonize with the historic character and small town appeal of the City of Snoqualmie. The Land Use Plan incorporates the elements which create a sense of community in the City-- such as people-oriented neighborhoods, alleys and neighborhood parks. These Snoqualmie Ridge Development Standards establish the design and construction criteria to implement the Land Use Plan.

1.030 Development Standards

These Snoqualmie Ridge Development Standards shall be cited routinely in the text as the "Standards" or "Development Standards".

1.040 Governing Documents

These Development Standards are among several documents regulating development. Here are some others

1.041 Mixed Use Final Plan

Foremost in the Development Standards hierarchy is the 1995 Mixed Use Final Plan, approved in September, 1995. It implements goals, policies, and requirements of the Snoqualmie Comprehensive Plan, the Annexation Implementation Plan for Snoqualmie Ridge (Sub-Element J-1) and the Mixed Use Ordinance and the 1990 Interlocal Agreement. It is the governing document for Snoqualmie Ridge.

1.042 Snoqualmie Ridge Documents

Covenants, Conditions and Restrictions (CC&Rs) have been established by the developer for issues specific to Snoqualmie Ridge in accordance with Mixed Use Conditions 9-13. The CC&Rs are a private contract between property owners for specific restrictions and internal (non-City) governance.

Residential Design Guidelines fulfill Mixed Use Approval Conditions #9-13. They govern architectural design, materials, landscaping, and other elements affecting the visual character of the new residential neighborhoods. They govern residential design issues in Snoqualmie Ridge in place of any conflicting standards found elsewhere in the Snoqualmie Zoning Code, consistent with Mixed Use Conditions 9-13. The Snoqualmie Zoning Code, however, shall govern all areas not governed by the Snoqualmie Ridge Residential Design Guidelines. The Design Guidelines will be implemented through a design review process by the Snoqualmie Ridge New Construction Committee prior to any submittal to the City.

Development Standards fulfill Mixed Use Conditions 9-13 governing street, platting, utility, and other development standards in Snoqualmie Ridge in place of the City Zoning Code. These development standards shall govern future development applications in place of any conflicting standards found elsewhere in the Snoqualmie Municipal Code, consistent with Mixed Use Conditions 3 through 8; the Snoqualmie Municipal Code however, shall govern all areas not governed by the Snoqualmie Ridge Development Standards. The development standards will be implemented through the subdivision process.

1.043 Snoqualmie Municipal Code

The Mixed Use Ordinance is intended “to encourage development proposals not constrained by fixed development standards.” SMC 17.30.070(C). The ordinance therefore authorizes development standards that depart from those found in the Snoqualmie Municipal Code when different standards would “advance the achievement of the stated purposes and objectives of the mixed use district at the completion of the development.” The Snoqualmie Ridge Development Standards described in Section 1.032, above, meet this intent and govern future development of Snoqualmie Ridge in place of the Snoqualmie Municipal Code. To the extent, however, that the Snoqualmie Ridge Development Standards do not provide specific standards for Snoqualmie Ridge, the standards of the Snoqualmie Municipal Code govern implementation of the final plan.

Final Plan Conditions #3-8 further spell out the relationship between the Snoqualmie Ridge Development Standards and the Snoqualmie Municipal Code.

1.050 Design and Construction Standards

The purpose of these requirements is to standardize design and construction elements

where necessary for consistency and to assure, so far as practical, that the minimum requirements of the public are met. These requirements include:

- safety
- convenience
- pleasant appearance
- economical construction and maintenance

The standards also will provide a basis for City review of specific development applications.

These standards are intended to assist, but not to substitute for, competent work by design professionals.

1.051 Standard Specifications

All construction, work and materials shall conform to the standards of the City of Snoqualmie as contained in the "Standard Specifications for Water Work", the "Design Standards for Streets, Plat Road, and Related Construction on the City Right of Way" and the City of Snoqualmie municipal code, hereinafter referred to as the "City Standards", except where Snoqualmie Ridge Development standards provide otherwise. Construction, workmanship and materials shall conform to the current edition of the Standard Specifications for Road, Bridge and Municipal Construction as prepared by the Washington State Department of Transportation (WSDOT) and the Washington State Chapter of the American Public Works Association (APWA), except where the Snoqualmie Ridge Development Standards provide otherwise.

1.052 Standard Drawings

The WSDOT/APWA Standard Plans for Road, Bridge and Municipal Construction and the Standard details contained in the City Standards shall be used to supplement but not supersede the standard details contained in the Snoqualmie Ridge Development Standards.

1.053 Design Standards

The design of public works facilities, shall be developed in accordance with the latest edition (except as otherwise noted) and amendments of the following:

1. Snoqualmie Ridge Development Standards
2. Snoqualmie Ridge Master Drainage Plan, October 1995
3. City Standards
4. AASHTO 1990, AA Policy of Geometric Design of Highways and Streets"
5. Washington State Department of Transportation, "Design Manual."
6. FHWA and Washington State Department of Transportation Manual on

Uniform Traffic Control Devices (MUTCD)

7. Highway Research Board's Manual entitled "Highway Capacity"
8. WSDOT/APWA, "Standard Plans for Road, Bridge, and Municipal Construction" shall be used as a guide in cases where they fit design conditions.

1.054 As-Built Drawings

Prior to the acceptance of the work, the developer/contractor shall furnish the City Engineer one neatly and legibly marked set of reproducible mylar drawings of permanent items showing any and all changes in the final locations of all significant items of work including, but not limited to, curb and gutter, storm drain lines, water lines, sewer lines, catch basins, manholes, fire hydrants, valves, and new and existing utilities. Marking of the drawings shall represent all changes, vertical and horizontal, and be done at the time the material and equipment is installed.

1.060 Applicability

These standards shall govern all new construction and upgrading of facilities for Snoqualmie Ridge both in the right-of-way and on-site for transportation and transportation-related facilities, storm drainage facilities, sewer and water improvements, residential and commercial development, and park, recreation, and open space facilities. In addition, these development standards satisfy the requirements of Mixed Use Condition 13.

1.070 Definitions and Terms

"Architect" -- Any Washington State licensed professional architect or landscape architect who represents the developer.

"Average Daily Traffic" or ADT -- The average number of vehicles passing a specified point during a 24-hour period. Annual average daily traffic (AADT) denotes that daily traffic that is averaged over one calendar year.

"Building Coverage" -- That portion of a lot contained within the foundation of any structure(s) including the foundation.

"Side Sewer" -- See SMC 13.04.010(27)

"City Engineer" -- See SMC 12.16.060

"Easement" -- See SMC 16.04.050

"Engineer" -- Any Washington State licensed professional engineer who represents the developer. See also "Professional Engineer" in SMC 12.16.150.

"Height" -- "Height" as applied to a building or structure means the vertical distance measured from the average elevation of the proposed finished grade around the building

or structure to the highest point of a flat roof and to the mean height between eaves and ridge of a peaked roof. (SMC 17.10.020(4). **Exception:** Within Parcels A,B,C and D (see Mixed Use Final Plan) "height" as applied to a building or structure shall mean the vertical distance measured from the proposed finished ground floor elevation of the structure to the highest point of the roof.

"Hollywood Driveways" -- A single lane driveway where the driving surface (i.e. pavement) is separated in the middle by a landscape strip, usually consisting of grass.

"Interceptor" -- A sewer that receives flow from a number of main or trunk sewers, force mains, etc.

"Lateral" -- See SMC 13.04.010(11)

"Lot Street Frontage" -- The distance between the two points where the lot lines intersect the boundary of public street right-of-way.

"New Construction Committee" -- A committee composed of representatives of the developer and/or property owners that reviews and approves architectural, landscaping and plat configurations as described in the Design Guidelines and elsewhere in these Development Standards prior to any submittal to the City.

"Plans" -- The plans, profiles, cross sections, elevations, details, and supplementary specifications, signed by a professional engineer or architect (licensed to practice by the State of Washington) and approved by the City Engineer, which show the location, character, dimensions, and details of the work to be performed.

"Planter Strips" -- landscaped area between a sidewalk and curb or bordering an alley.

"Private Sewer" -- See SMC 13.04.010(16)

"Private Street" -- Private vehicular access provided for by an access tract, easement, or other legal means to serve property that is privately owned and maintained.

"Project" -- General term encompassing all phases of the work to be performed and is synonymous to the term "improvement" or "work".

"Public Sewer" -- See SMC 13.04.010(19)

"Public Street" -- Publicly owned and maintained street.

"Right-of-Way" -- A general term denoting public land, property, or interest therein (e.g., an easement) acquired for or devoted to a public street, public access or public use. See also SMC 16.04.050(P).

"Road" -- Used interchangeably with street.

"Setback" -- The distance buildings must be removed from a lot line, and is measured from a property boundary to the closer of the outside of a building's wall or overhang.

"Sewer Main" or "Trunk" -- A sewer that receives flow from one or more laterals.

"Shall" -- means that the action is mandatory and must be performed.

"Should" -- means that the action must be performed unless the City determines that in a

particular instance the overall intent and objectives of the Standards would be furthered by excusing performance in that instance.

“SMC” - City of Snoqualmie Municipal Code.

“Street” -- Used interchangeably with road. (See also “Public Street” SMC 12.18.020.C).

“Use of Pronoun” -- As used herein, the singular shall include the plural, and the plural the singular; any masculine pronoun shall include the feminine or neuter gender and vice versa; and the term “person” includes natural person or persons, firm, co-partnership, corporation or association, or combination thereof.

“Utility” -- A company providing public service including, but not limited to, gas, oil, electric power, street lighting, telephone, telegraph, water, sewer, stormwater control, or cable television, whether or not such company is privately owned or owned by a governmental entity.

1.080 **Changes to Standards**

Changes to standards may be granted for specific approvals or permits, affordable housing, or project-wide applications.

1.081 **Modifications to Standards for Specific Approvals or Permits**

Deviations and minor modifications of these standards may be requested as provided in Mixed Use Final Plan Conditions number 6 and 141, provided, within the Neighborhood Center Retail area, national or regional chain or franchise standards or desires shall not be sufficient basis for the granting of any deviation.

1.082 **Amendments to Standards**

From time to time, amendments may be needed to add, delete, or modify the provisions of these Standards. These Standards may be amended upon approval of the City Council, and thus shall become effective immediately and incorporated into the existing provisions.

1.090 **Land Division**

For subdivisions, binding site plans, or other land division applications refer to SMC Title 16.

1.100 **Plan and Submittal Format**

- A. Detailed plans, prepared by a licensed engineer or architect, must be submitted to the City for plan review and approval prior to the commencement of any construction. Applicant's engineer and/or architect shall be registered as such in the State of Washington. All plans must be signed and stamped by the applicant's engineer and/or architect prior to submittal for plan review. Final plans shall be approved by the City Engineer prior to the start of construction.

- B. Four folded copies of the plans are required to be submitted for first review. All drawings shall be on 24" x 36" sheet size. Original sheets shall be good quality reproducible ink on mylar. Approved plan drawings shall become the property of the City of Snoqualmie.
- C. Plans and profile drawings are required for all proposed transportation related improvements; street illumination; traffic signalization; storm drainage facilities; and sewer and water improvements. Profiles for water plans are only required at potential vertical conflicts with other utilities. On occasion, the scope of a project (i.e., relocating one hydrant) may not require engineered plans and can instead be handled through the building permit process.
- D. Specifications shall be required and submitted with the plans if General Notes do not adequately cover the project requirements.

1.101 Plan Review - New Construction Committee

All plans associated with Preliminary Plats and Final Plats shall be reviewed and approved by the New Construction Committee prior to submission to the City. Refer to the Design Guidelines for submittal requirements.

1.102 Plan Review - City

All plans are to be submitted to the City for review. The language and form of any necessary offsite easements or dedications shall be submitted for review along with the plans. All plan review fees must be paid before the engineering plan review process will begin.

The initial turnaround time for the first review of plans submitted is normally two weeks. The engineer is then requested to submit the original drawings for approval or is notified of additional required revisions. Additional review time will be required if revisions are necessary.

Approved plans will be returned to the engineer only after the construction inspection fees have been paid.

1.103 Construction Control

Work performed for the construction or improvement of City roads and utilities whether by or for a private developer, by City employees, or by a City contractor, shall be in accordance with approved plans. It is emphasized that no work shall be started until such plans are approved. Any revision to such plans shall be approved by the City before being implemented. Failure to receive the City's approval can result in removal or modification of construction at the contractor's or developer's expense to bring it into conformance with approved plans. Minor plan modifications such as service location changes may be made in the field with approval by the City. Such changes shall be shown on the as-built drawings.

1.110 Inspection

All work performed within the public right-of-way or easements, or as described in these standards, whether by or for a private developer, by City employees, or by a City contractor, shall be in accordance with the WSDOT/APWA Standard Specifications, any approved plans and these standards. Unless otherwise approved, any revision to construction plans must be approved by the City before being implemented.

It is the responsibility of the developer, contractor, or their agents to notify the City in advance of the commencement of any authorized work. A preconstruction meeting and/or field review shall be required before the commencement of work. Inspection fees shall be paid on or before the preconstruction meeting, or at the time of final plan approval, whichever is sooner. Any necessary offsite easements or dedications are required before plan approval.

It is the responsibility of the developer, contractor or their agents to have an approved set of plans and any necessary permits on the job site whenever work is being accomplished.

The City shall have authority to enforce these standards as well as other referenced or pertinent specifications. The City will appoint project engineers, assistants and inspectors as necessary to inspect the work.

All specific inspections, test measurements or actions required for all work and materials are set forth in their respective chapters herein. Tests shall be performed at the developer's or contractor's expense. (See also SMC 12.16.680).

Failure to comply with the provisions of these standards may result in stop work orders, removal of work accomplished, or other penalties as established by ordinance.

A project is considered final when a letter of acceptance is issued by the City to the party responsible for the project.

No water meters shall be released for any lot or building served by a project until final acceptance of the water extension has been granted, unless specifically approved in writing by the City Engineer or until satisfactory purity and pressure testing have been demonstrated.

1.120 Fees

Fees, charges or bonding requirement are established by the City Council by the passage of a resolution adopting a fee, charge, and bonding requirement schedule except where specifically set forth in the City of Snoqualmie Municipal Code (SMC).

All plan review fees are due upon submittal of plans for review.

All inspection fees are due before final, approved plans are released.

In addition, there are various miscellaneous service and connection fees and charges. All applicants are urged to request an estimate of these fees and charges from the City as soon as practical.

1.130 Bonding

[RESERVED]

1.140 Utility Locations

- A. Utilities as defined in Section 1.055, within a right-of-way or easement on new roads or in roadways where existing utilities are not in conflict, shall be located as shown in typical sections on Drawings 2-02 through 2-06 (located at the end of Chapter 2). When practical, utilities are encouraged to be located in alleys. Where existing utilities are in place, new utilities shall conform to these standards as nearly as practical, yet be compatible with the existing installations. Deviations of location shall be approved by the City Engineer. Existing utilities shall be shown using the best information available. This verification may require exploration/excavation (potholing) if utilities are in conflict with proposed design.
- B. All new utilities other than regional power transmission lines or those located on private property owned by the utility shall be installed underground by the utility owning said facility and new and existing facilities shall comply with provisions as set forth in franchise agreements between the City and the utility when applicable. Determination of the location/placement of regional power transmission lines will be subject to a separate approval process in accordance with Condition 95.

1.150 Easements

- A. Where public utilities and/or their conveyance systems cross private lands, an easement must be granted to the City. The Public Works Department will generally process, record and file all easements. If the property is platted, any easements not shown on the plat may be conveyed when the short plat or final plat is recorded. All easements not shown on a plat must be prepared by a licensed land surveyor or engineering firm capable of performing such work.
- B. Minimum easement widths shall be 10 feet for a single utility and 15 feet for dual utilities. Temporary construction easements shall be 30 feet minimum in total width, including the permanent easement. When trench depths exceed five feet or where pipe diameter or vault widths exceed four feet, a wider easement may be required by the City Engineer. Narrower easements may be approved by the City Engineer when they accomplish the purpose of the easement.
- C. Offsite easements are required to be submitted in draft, unsigned for review and approval prior to plan approval. Signed copies are required prior to plan approval. Any change in design which places an amenity, e.g., water, sewer,

sidewalk, etc., outside of the easement may necessitate stopping of construction until plan and easements can be resubmitted and approved. Plan review fee shall be based on the rate as established for third submittal fee.

1.160 Traffic Control

- A. The developer/contractor shall be responsible for interim traffic control during construction on or along traveled roadways. Traffic control shall follow the guidelines of the WSDOT/APWA Standard Specifications. All barricades, signs and flagging shall conform to the requirements of the Manual on Uniform Traffic Control Devices (MUTCD).

City utilities constructed within King County right-of-way shall follow all traffic control requirements as set forth by King County Department of Public Works and the MUTCD.

- B. When road closures and detours cannot be avoided the contractor/developer shall notify the City's Construction Inspector. The City may require a detour plan to be prepared, submitted and approved prior to closing any portion of a City roadway.

1.170 Call Before You Dig

All developers/contractors are responsible for timely notification of all utilities work in advance of any construction in right-of-way or utility easements. The utilities one-call Underground Location Center phone number is 1-800-424-5555.

1.180 City of Snoqualmie Affordable Housing Action Plan for Snoqualmie Ridge

30% of homes or apartments at Snoqualmie Ridge are subject to an affordable housing requirement as specified in Condition 36 and Attachment B-11 of the Mixed Use Final Plan. Attachment B-11 is known as the "City of Snoqualmie Affordable Housing Action Plan for Snoqualmie Ridge". This shall be cited in this text as "the Action Plan".

Paragraph 3 of the Action Plan requires that the number of affordable housing units and the sale or rental price points for such units shall be determined and made a condition of approval of any subdivision containing such affordable housing units.

To comply with the Action Plan, an attachment shall be made to the preliminary plat application that includes the following information:

Section One: Number and location of affordable housing units:

This section shall declare minimum numbers of homes or apartments that would be sold or rented to each of three income categories. These categories are households with incomes below 80% of median income, incomes at 80% to 99% of median income, and incomes at 100% to 120% of median income. The section shall also declare which parcels will receive the designated homes or apartments by income category. Individual lots or apartments will not be identified within each parcel, only a gross number of lots. Minimum numbers of affordable homes or apartments may be exceeded. The amount

of excess achieved in the lower or middle income categories may be credited against minimums in a higher category (e.g. exceeding the minimum by 10 homes may reduce the minimum in a higher category by 10) provided the project total targets are still achievable.

Section Two: Price Points

Paragraph 3 of the Action Plan requests maximum home prices or rental rates to be determined by reference to median income within the upper Snoqualmie Valley. The upper Snoqualmie Valley comprises Census Tracts 326, 327.01, 327.02, and 328. The most recent available data should be used to determine median income levels by household size for these Census Tracts. An average may then be used.

Once median income for each household size has been determined, it is possible to set price points. The following assumptions shall be used. Rental rates assume that renting families pay 30% of gross monthly income for rent. Home purchase prices assume a 20% down payment, a 30-year mortgage at a fixed interest rate, and payments of principal and interest equal to 30% of gross monthly income. For the purpose of determining interest payments, the average mortgage rate for a 6 month period preceding preliminary plat submittal shall be used.

For purposes of determining price points, it is assumed that a studio or one bedroom apartment up to 600 square feet of total floor area will be priced for a family of one, a one bedroom apartment over 600 square feet of total floor area will be priced for a family of two, a two bedroom apartment or home will be priced for a family of three, and an apartment or house with three or more bedrooms will be priced for a family of four.

Three tables shall be included. The first shall illustrate average median gross income for the Census Tracts by family size (1-4) and the three income categories. The second shall do the same for maximum monthly rent averages. The third shall do the same for maximum purchase price averages.

1.190 Monitoring of Achievement of Objectives

The Design Guidelines, which have been adopted concurrently with these Development Standards, are being implemented by the New Construction Committee, a private entity established within the Snoqualmie Ridge CC&Rs. The Design Guidelines are intended to implement numerous objectives set forth within the Snoqualmie Ridge Mixed Use Final Plan, in particular those listed in Mixed Use Final Plan Condition 11 and as reflected by Mixed Use Final Plan Attachments B-10-1 through B-10-7. The New Construction Committee is under control of the developer, so implementation of the Design Guidelines will be an act of self-policing. To ensure that the Design Guidelines are adequately implemented throughout the life of the project, the following monitoring program is hereby established to enable the City to become involved in the implementation of the Design Guidelines if it is determined that self-policing is not resulting in satisfactory implementation of the Design Guidelines.

A. *City Attendance at meetings of New Construction Committee.*

The City shall be provided by WRECO or its successor with an agenda for, and

permitted to attend, all meetings of the New Construction Committee.

B. *Monitoring*

Prior to the submittal of building permits for any final plat, WRECO or its successor shall provide copies of plans and elevations for each elevation type approved by the New Construction Committee for the plat. This requirement does not apply to plats which will contain custom lots which are monitored on a building permit by building permit basis.

- C. After two hundred permits have been filed with the City, and thereafter at the established monitoring points implementing Mixed Use Final Plan Condition 14.c., WRECO or its successor shall provide to the City, in a form acceptable to the City, a detailed report which describes the manner in which specified portions of the Design Guidelines have been complied with. The report shall explain compliance with Guidelines in narrative, with additional quantitative detail as bulleted below. Video documentation may also be used to demonstrate compliance with the Guidelines.

Chapter One: Introduction

B. Purpose and Intent

Chapter Two: Architectural Design Guidelines

A. Neighborhood Character

B. General Construction Requirements

- *Quantity of each type of approved elevation filed for building permit*

C. Homes

3. Entrances

- Percentages of homes filed for building permits with porches or stoops

6. Garages

- Percentages of homes with various garage types (i.e., front-loading, side loading, rear of lot front loading, and alley loading).
- For elevations with front-loading garages, the number of feet the garage is located from the front plane of the house.

14. Windows

D. Yards

1. Fences/Gates/Walls/Trellis

6. Walkways and Driveways

- D. *Evaluation of Achievement of Objectives*
After each such report, the City and WRECO shall meet to discuss the degree of achievement to date of the objectives set forth in the Design Guidelines, the reasons for any objective for which achievement falls below expectations, and the possible steps to increase the achievement of objectives.
- E. *Hearing Examiner Authority*
If, after such conference, the City believes that regulatory action is appropriate to better implement the specified portions of the Design Guidelines, with respect to all subsequent preliminary plats, the City may propose and the Hearing Examiner may recommend in conditions of preliminary approval, specific reasonable minimum requirements with respect to such portions.