

CHAPTER V

DESIGN SUBMITTAL AND APPROVAL

- A. NEW CONSTRUCTION COMMITTEE
- B. MODIFICATIONS COMMITTEE
- C. PROCEDURE

Approved: 11/6/96

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A system of conservation based solely on economic self-interest is hopelessly lopsided. It tends to ignore, and thus eventually to eliminate, many elements in the land community that lack commercial value, but that are (as far as we know) essential to its healthy functioning. It assumes, falsely, I think, that the economic parts of the biotic clock will function without the uneconomic parts. It tends to relegate to government many functions eventually too large, too complex, or too widely dispersed to be performed by government. An ethical obligation on the part of the private owner is the only visible remedy for these situations.

Aldo Leopold
A Sand County Almanac, 1949

Before the start of site improvements or construction, all new residential development must be approved in writing by the NCC as provided in the CC&Rs and these Residential Design Guidelines.

All residential properties in Snoqualmie Ridge are subject to the Declaration of Covenants, Conditions and Restrictions for Snoqualmie Ridge Residential Property (CC&Rs). All owners of residential properties are members of the Snoqualmie Ridge Residential Owners Association (ROA). The CC&Rs should be reviewed for legal clarification for all entitlement procedures.

DESIGN SUBMITTAL AND APPROVAL

A. NEW CONSTRUCTION COMMITTEE

The New Construction Committee (NCC) has exclusive jurisdiction over all original exterior construction and private lot frontage landscaping up to the point of initial occupancy except for issues covered in Chapters 8 and 11 of the Snoqualmie Ridge Development Standards and Snoqualmie Municipal Code. These chapters cover issues such as landscaping in the public right-of-way, building height, lot coverage and setbacks. In addition to review by the NCC, these elements are subject to review by the City at the point of preliminary plat or building permit application. The NCC reviews design applications, interprets the Design Guidelines and approves or denies all proposals for residential construction in Snoqualmie Ridge. Interior layout is not reviewed unless it directly affects the exterior appearance or privacy of other lots.

The composition of the NCC is set forth in the CC&Rs. The committee will meet as often as its business requires. All new residential development must be approved in writing by the NCC as provided in the CC&Rs and these Residential Design Guidelines. Municipal buildings are subject to review by the NCC. The NCC may make non-binding recommendations to the City regarding compliance with these design guidelines.

B. MODIFICATIONS COMMITTEE

The Modifications Committee has exclusive jurisdiction over all exterior building modifications, additions or alterations after initial occupancy. It may delegate its authority as to a particular neighborhood to the appropriate board or committee of the neighborhood.

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The composition of the MC is set forth in the CC&Rs. The committee will meet as often as its business requires. All modifications to the exterior of existing residential property must be approved in writing by the Modifications Committee as provided in the CC&Rs and the Residential Design Guidelines.

C. PROCEDURE

No work on a site improvement or residential structure may be initiated within Snoqualmie Ridge until approved by the New Construction Committee or Modifications Committee. (Refer to the CC&Rs).

Approval by the appropriate committee does not waive requirements for City of Snoqualmie permits, nor does obtaining City permits waive the need for NCC or MC approval.

Approval by the appropriate committee satisfies the requirements of SMC 17.80, Design Review, as provided by Final Plan Condition 13.

1. PRE-DESIGN PHASE

A mandatory pre-design meeting enables the applicant to discuss the proposed project prior to completing final drawings, to clarify questions about the design guidelines and approval process, or to receive informal comments on preliminary concepts. More than one pre-design meeting may be scheduled if the applicant desires.

Conceptual drawings may be presented to the appropriate committee before or at the pre-design meeting. Any combination of drawings-or simply a discussion with no drawings at all- may be appropriate for this preliminary review.

Depending on the nature of the project, the committee may ask for more information or suggest that certain alternatives or issues be addressed in the final submittal. The committee may waive requirements, or ask for additional information to reach an informed decision.

2. DESIGN PHASE


Applicant prepares and submits applications. Information beyond the minimum may be submitted. The committee will review the application to make sure it is complete, then notify the applicant of a review date.

Plans and specifications should be submitted to:

X Mailing Address:
Snoqualmie Ridge PCA
36001 SE Ridge Street
Snoqualmie, WA 98065

Residential New Construction Committee

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3. APPLICATION REVIEW

The committee shall meet and issue a decision within 10 working days after it receives properly submitted plans. If the committee fails to act by then, the application shall be deemed approved and the applicant is entitled to a Certificate of Approval (CofA).

When an application is approved, CofA shall be issued. This CofA must accompany a plat or building permit application to the City. Enforcement of any NCC requirements is the sole responsibility of the NCC and the applicant. Both committee and City approvals must be obtained prior to the start of any site or building improvements. Committee approval does not replace approvals from the City, except that issuance of the CofA shall satisfy the requirements of SMC 17.80, Design Review.

NCC approval is valid for one year from its issuance or from the date of City final plat approval, whichever is later, even if ownership of the site changes.

MC approval is valid for one year from its issuance or from the date of City approval, whichever is later, even if ownership of the site changes.

4. MODIFICATIONS

A Certificate of Approval (CofA) from the Modifications Committee (MC) is required prior to any exterior modification (e.g. painting) or addition to a structure or lot. (Figure 4.2)

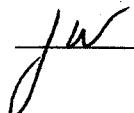
Previously approved colors and landscaping or fences specifically mentioned in these guidelines may be installed without submittal to the MC. Approved colors are available from the Residential Homeowners Association.

5. CONSTRUCTION

Securing home construction permits is the applicant responsibility. All construction shall conform to the final submittal as approved by the NCC and applicable City approvals.

6. COMPLETION OF PROJECT

The NCC has the right to access a building site at any time to inspect for compliance with approved plans. If any construction has occurred without approval by the committee or with significant deviations from approved plans and specifications, the committee may issue a notice of violation to the owner. The notice shall describe the



violation and any corrective action. Until a resolution agreeable to the committee has been implemented, no further applications for construction or modification submitted by the owner will be approved.

7. AMENDMENTS TO APPROVALS

Changes in site plans, plats or architectural plans after initial approval require a separate committee review and approval process.

8. DIFFERING DESIGN PROPOSALS

An applicant may propose a design that differs from these design guidelines:

- ◆ When dictated by site-specific circumstances such as unusual topography, natural constraints, or aesthetic or environmental considerations; or
- ◆ When the different design would promote the construction of affordable housing as defined in the Affordable Housing Action Plan attached to the Final Plan.

The different design may be approved only if it is consistent with the purposes and intent of the design guidelines, as set forth in Chapter I, and with the approved Final Plan.

9. APPEALS

The committee responsible for a decision may reconsider any action after it becomes final if any of the following apply:

- ◆ The action was based in whole or in part on erroneous information
- ◆ The action when taken failed to comply with applicable laws or regulations.
- ◆ An error of procedure occurred which prevented consideration of interests of persons directly affected by the action.
- ◆ An appeal is filed within 30 days of the approval.

10. AMENDMENTS TO GUIDELINES

The Residential Owners Association board of directors may amend or supplement the design guidelines in accordance with the CC&Rs. It is intended that these guidelines be reviewed from time to time and revised in response to changing conditions.

The NCC shall notify the City of Snoqualmie by mail at least 10 days in advance of any meeting called for the purpose of approving any amendment to the residential design guidelines, and shall provide the City with a copy of the proposed amendment. Any such amendment shall be subject to the approval of the City; provided that if the City of Snoqualmie fails to approve or disapprove any amendment submitted to it within thirty (30) days of submittal, the City's approval shall be considered given.

