

RESOLUTION NO. 11-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SNOQUALMIE, WASHINGTON, RECOMMENDING CITY COUNCIL APPROVAL OF AN ORDINANCE 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, RCW 35A.14.460 provides for a city planning under RCW 36.70A to initiate an annexation process for unincorporated territory by adopting a resolution commencing negotiations for an interlocal agreement as provided in chapter 39.34 RCW between the county and the city, provided the territory proposed for annexation is within the city's urban growth area designated under RCW 36.70A.110, and

WHEREAS, King County has invited the City of Snoqualmie to work cooperatively with the County to pursue annexation of a portion of the City's Mill Planning Area in the City of Snoqualmie's Urban Growth Area into the City of Snoqualmie, and

WHEREAS, on March 28, 2011, the City Council approved Resolution 992, authorizing the Mayor to take such action as deemed necessary to commence annexation of a portion of the Mill Planning Area within the City of Snoqualmie's Urban Growth Area, and

WHEREAS, RCW 35A.14.330 authorizes the City to adopt a zoning regulation that would apply to property at such time as the property is annexed into the City; and

WHEREAS, the City Council is the body who makes the decision regarding what property should be included within an annexation and,

WHEREAS, pursuant to section 17.85.010(A) SMC, the Planning Commission only has the responsibility to recommend zoning regulations that would apply to whatever annexation scenario, if any, is ultimately approved by the City Council; and

WHEREAS, pursuant to section 17.85.010(A), the Planning Commission held public hearings on May 2, 2011 and July 5, 2011 to receive public comment on the proposed zoning to become effective upon annexation; and

WHEREAS, section 17.85.010(C)(1) SMC specifies that amendments shall be in conformity with the adopted land use policy of the city as established in the Snoqualmie Vicinity Comprehensive Plan, and

WHEREAS, the 1994 Snoqualmie Vicinity Comprehensive Plan approved by the Planning Commission and City Council, including amendments in 2003, 2006, and 2009 provides land use designations for the annexation area as follows:

1. Planned Residential for the area generally located between the former railroad right-of-way and 396th Drive SE;
2. Planned Commercial/Industrial for the portion of the annexation area located within the 100 –Year Floodplain as depicted on the applicable FEMA Flood Insurance Rate Maps; and
3. Open Space for the portions of the annexation area located within the 100-Year Floodway, as depicted on the applicable FEMA Flood Insurance Rate Maps;

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF SNOQUALMIE to recommend the City Council establish zoning to become effective upon annexation of the proposed properties within the Mill Planning Area as set forth in the attached ordinance.

PASSED, by the Planning Commission of the City of Snoqualmie, Washington this 29th day of August, 2011.

Chair



Attest:

Gwyn Berry for Nancy Tucker

Planning Director

